



Jefferson County Planning Commission
Hybrid Hearing Meeting
AGENDA

January 22, 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 (4:15 p.m. – 6:00 p.m.)

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

<https://jeffco.webex.com/jeffco/j.php?MTID=m6e7862531895815681a3424968c20e95>

Access Information - Webinar Number: 2492 210 5135

Webinar Password: NeUbEfRi627 (63823374 from phones)

Audio Connection: (720) 650-7664 Access Code: 2492 210 5135

Agenda Items:

1. Executive Session (4:15 p.m. - approx. 5:45 p.m.) - Unified Land Use Code - legal advice under C.R.S. § 24-6-402(4)(b)
2. Director/Assistant Director of Planning and Zoning
3. Planning and/or Engineering Manager/Supervisor
4. Other Staff
5. Legal Counsel
6. Administrative Assistant
7. 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=m0b1ecc1dc3a32743930bcc231f3ae72c>

Access Information - Webinar Number: 2482 357 8969

Webinar Password: TrfXedA6g74 (87393326 from phones)

Audio Connection: (720) 650-7664 Access Code: 2482 357 8969

Pages

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

6.1 24-128677RZ

Rezoning (Continued from January 8, 2025)

Owner/Applicant: Sandra J. Dougherty

Location: 5100 Eldridge Street, Golden

Section 18, Township 3 South, Range 69 West

Approximate Area: 0.60 Acres

Purpose: To Rezone from Agricultural-Two (A-2) to Residential-One (R-1)

Case Manager: Sara Kohles

4

6.2 24-125226RZ**Rezoning****Case Name:** 16670 County Road 126 Official Development Plan**Owner/Applicant:** Carol Williams**Location:** 16670 County Road 126, Pine
Section 27, Township 7 South, Range 71 West**Approximate Area:** 0.23 Acres**Purpose:** To Rezone from Commercial One (C-1) to Planned
Development (PD) to allow for existing residential uses.**Case Manager:** Allie McGahee

7. Regular Agenda
No cases scheduled for the Regular Agenda.
8. Adjournment

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: January 22, 2025 (Previous Hearing: January 8, 2025)

BCC Hearing Date: February 11, 2025 (Previous Hearing: January 28, 2025)

24-128677RZ Rezoning

Owner/Applicant: Sandra J. Dougherty

Location: 5100 Eldridge Street, Golden
Section 18, Township 3 South, Range 69 West

Approximate Area: 0.60 Acres

Purpose: To Rezone from Agricultural-Two (A-2) to Residential-One (R-1)

Case Manager: Sara Kohles

Issues: None

Recommendations: Staff recommends Approval

Interested Parties: Neighbors

Level of Community Interest: Low

General Location: Southeast of the intersection of Eldridge St and W 52nd Ave

Case Manager Information: Phone: 303-271-8734 e-mail: skohles@jeffco.us

STAFF REPORT

Case Number:
24-128677RZ

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

To Rezone from Agricultural-Two (A-2) to Residential-One (R-1)

Purpose

5100 Eldridge St Sara Kohles 10/15/2024

Case Name Case Manager Formal Submittal Date

9/12/2024 10/17/2024 1/22/2025 2/11/2025 Building Permit

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

Alison Davey Sandra J. Dougherty

Applicant/Representative, check if same as owner: Owner

5100 Eldridge St Golden 80403 0.60 acres 18 3 South 69 West

Property Address City Zip Area ≈ Section Township Range

300516826 Southeast of the intersection of Eldridge St and W 52nd Ave

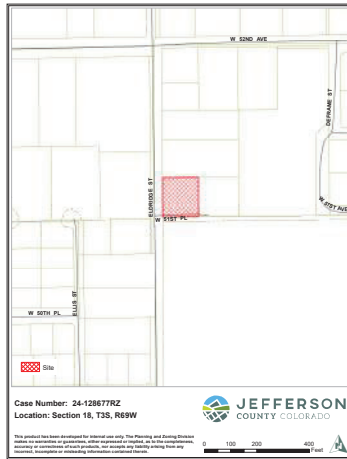
Pin General Location

Land Use and Zoning

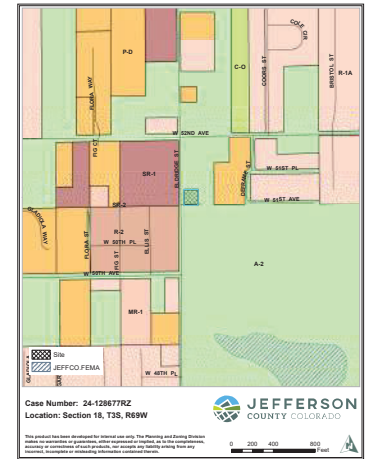
Vicinity



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Residential	A-2	2.5 dwelling units per acre	R-1

Plan Area: North Plains Number of citizens at Community Meetings: 2

PC Recommendations: _____ Level of Community Interest: Low

Key Issues: None

Criteria for Rezoning:

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

✓	○	✗
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐
☒	☐	☐

1. SUBJECT REQUEST



Figure 1: Location of subject property.

The applicant is requesting to rezone from Agricultural-Two (A-2) to Residential-One (R-1). The existing lot size and building setbacks do not conform with A-2 zone district standards. Rezoning to R-1 would bring the existing lot size and buildings into zoning conformance. This Rezoning case was initially scheduled with the Planning Commission on January 8, 2025, but was continued to allow proper notification of registered associations.

2. CONTEXT

The subject property is in the North Plains Area of Jefferson County, near the intersection of Eldridge Street and W 52nd Avenue. The property is a portion of Lot 26 of the Standley Heights subdivision, recorded July 30, 1908 (#00876226) and vacated Right-of-Way (ROW). The property has been zoned as A-2 since May 5, 1946. County records show that the existing house and associated accessory buildings were built in 1952. It is unclear when the existing parcel was created but County records show it dating back to at least 1966. West 51st Place traverses the southern part of the subject property. West 51st Place was vacated by the County and pursuant to BCC Resolution CC19-045 the portion of the vacated right-of-way abutting the subject property vested to the property owner of 5100 Eldridge Street on February 25, 2019 (#2019014335).

The property is approximately 0.60-acres, which does not meet the 10-acre minimum lot size requirement for A-2. Additionally, the existing buildings do not meet the A-2 building setback requirements. The A-2 setback requirements would also limit the owner's ability to build a home addition. Rezoning to R-1 would bring the existing lot size and buildings into conformance with lot and building standards and allow the owner more flexibility when changing buildings on the property.

3. SURROUNDING ZONING/LAND USE

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



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

4. SUMMARY OF PROPOSED CHANGES

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

5. TRANSPORTATION

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

6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

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

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



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

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

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

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

	Summary	Conforms with CMP? ✓ ○ ✗
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	✓
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains,	✓

	wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	

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

Land Use: The subject property is in the North Plains Area Plan. The land use recommendation is residential uses of 2.5 dwelling units per one acre. The applicant is proposing to Rezone to Residential-One (R-1), which requires a 12,500 square foot minimum lot size. The existing lot size of 0.60 acres (approximately 26,136 square feet) could allow two residential lots under the R-1 zone district. That would minimally exceed the CMP recommendation of 2.5 units per acre. However, Staff finds that this proposal is in general conformance with the CMP recommendation, as it is a continuation of existing residential uses and would only theoretically minimally exceed the density recommendation if the owners were to demolish the existing dwelling and then subdivide into two lots, each with a detached single-family dwelling.

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

Community Resources: The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space, and trails. No specific community resources have been identified that would be negatively impacted by the proposed Rezoning. This property is not located in a visual corridor and no historic resources were identified. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

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

- If this request is approved, traffic to the site is anticipated to be minimal, with fewer permitted uses for the property.
- The property is within the Fairmount Fire Protection District service area boundary and the Jefferson County Sheriff’s Office provides law enforcement to the area.
- Water and wastewater services are provided by North Table Mountain Water and Sanitation District.

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

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

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

d. The availability of infrastructure and services.

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

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

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

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

The applicant hosted a virtual community meeting on October 17, 2024. Two members of the community attended the meeting. Those in attendance did not state any concerns or opposition to the proposed Rezoning.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff did not receive any community comments.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to the following agencies:

Jefferson County Agencies

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

External Referral Agencies

- Comcast
- Colorado Division of Water Resources
- Fairmount Fire Protection
- LUMEN

- North Table Water and Sanitation District
- Prospect Recreation & Park District
- XCEL Energy

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

11. NOTIFICATION

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

12. SUBSEQUENT PROCESSES

If the Rezoning is approved, a Building Permit would be required to build an addition to the house. A property merger may also be required to merge the vacated Right-of-Way with the rest of the property in order to meet the front setback requirement for the addition.

SUMMARY OF STAFF ANALYSIS and RECOMMENDATION

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

FINDINGS:

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

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

PLANNING COMMISSION ACTION:

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

COMMENTS PREPARED BY:

Sara Kohles

Sara Kohles
Planner III
January 15, 2025

PROPOSED ZONING

Section 30 - Residential District

(orig. 3-26-13)

A. Intent and Purpose

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

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

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

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

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

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

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

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

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

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

D. Special Uses (3-26-13)

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

F. Fences

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

G. General Requirements

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

H. Animals

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

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

MAPS

Legal Description

Street Location of Property: 5100 Eldridge Street

Is there an existing structure at this address?

Yes X No _____

Type the legal description and address below.

The North 110 feet of the South 150 feet of the West 175 feet of Lot 26, Standley Heights, County of Jefferson, State of Colorado

together with

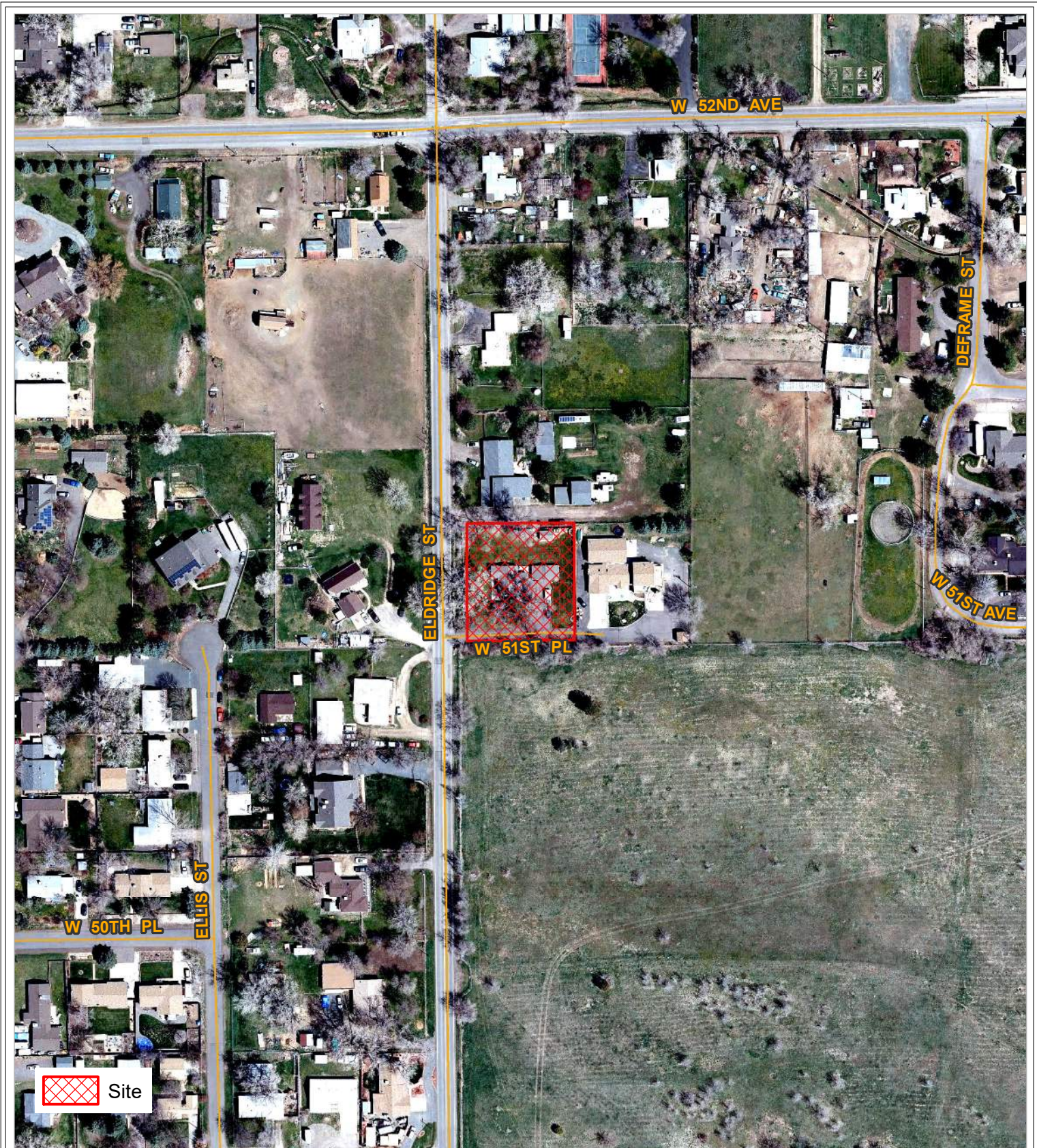
A parcel of land being a portion of SE ¼ of Section 18, T. 3 S., R. 69 W. of the 6th P.M., County of Jefferson, State of Colorado, described as follows:

Beginning at the southwest corner of said Lot 26, Standley Heights, as recorded July 31, 1908 at Reception No. 00876226, said point being on the West Line of the SE ¼ of said Section 18 from which the Northwest Corner thereof bears N 00°03'45" W (basis of bearings herein), 658.40 feet; thence N 89°23'35" E and along the South Line of the N ½ of the N ½ of said SE ¼, 20.00 feet to the True Point of Beginning; thence continuing N 89°23'35" E along said South Line, 149.0 feet; thence N 00°03'45" W, 40.0 feet; thence S 89°23'35" W, 149.0 feet to a point 20.00 feet east of, when measured perpendicularly to, the West Line of said SE ¼; thence S 00°03'45" E, 40.0 feet to the True Point of Beginning

Section 18 Township 3 S. Range 69 W.

Calculated Acreage 0.60 Acres Checked by: Kendell Court

Address Assigned (or verified): 5100 Eldridge Street

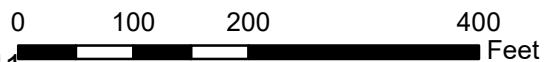


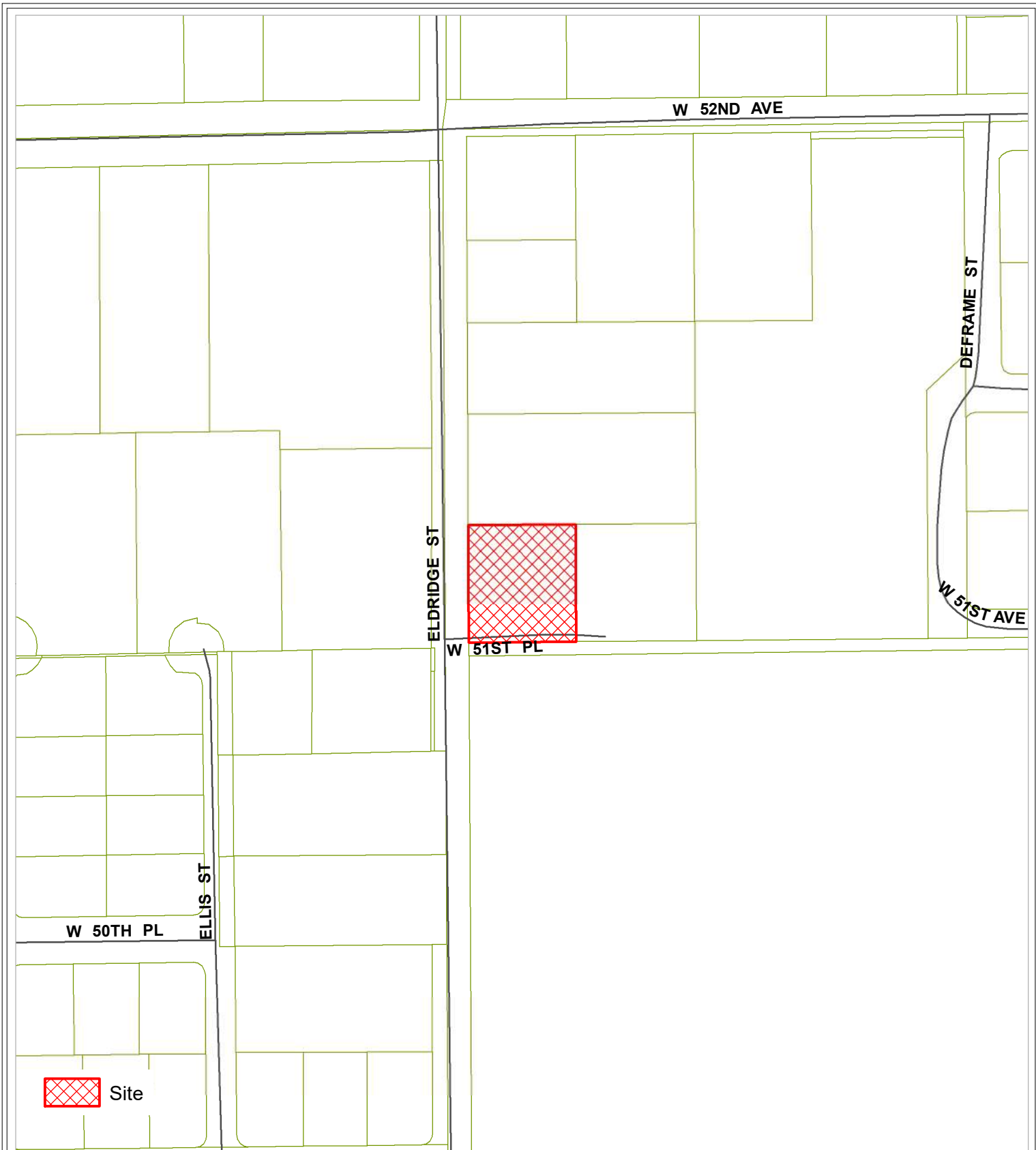
Case Number: 24-128677RZ
Location: Section 18, T3S, R69W



JEFFERSON
COUNTY COLORADO

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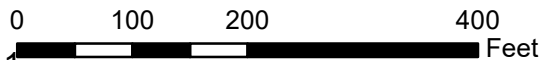


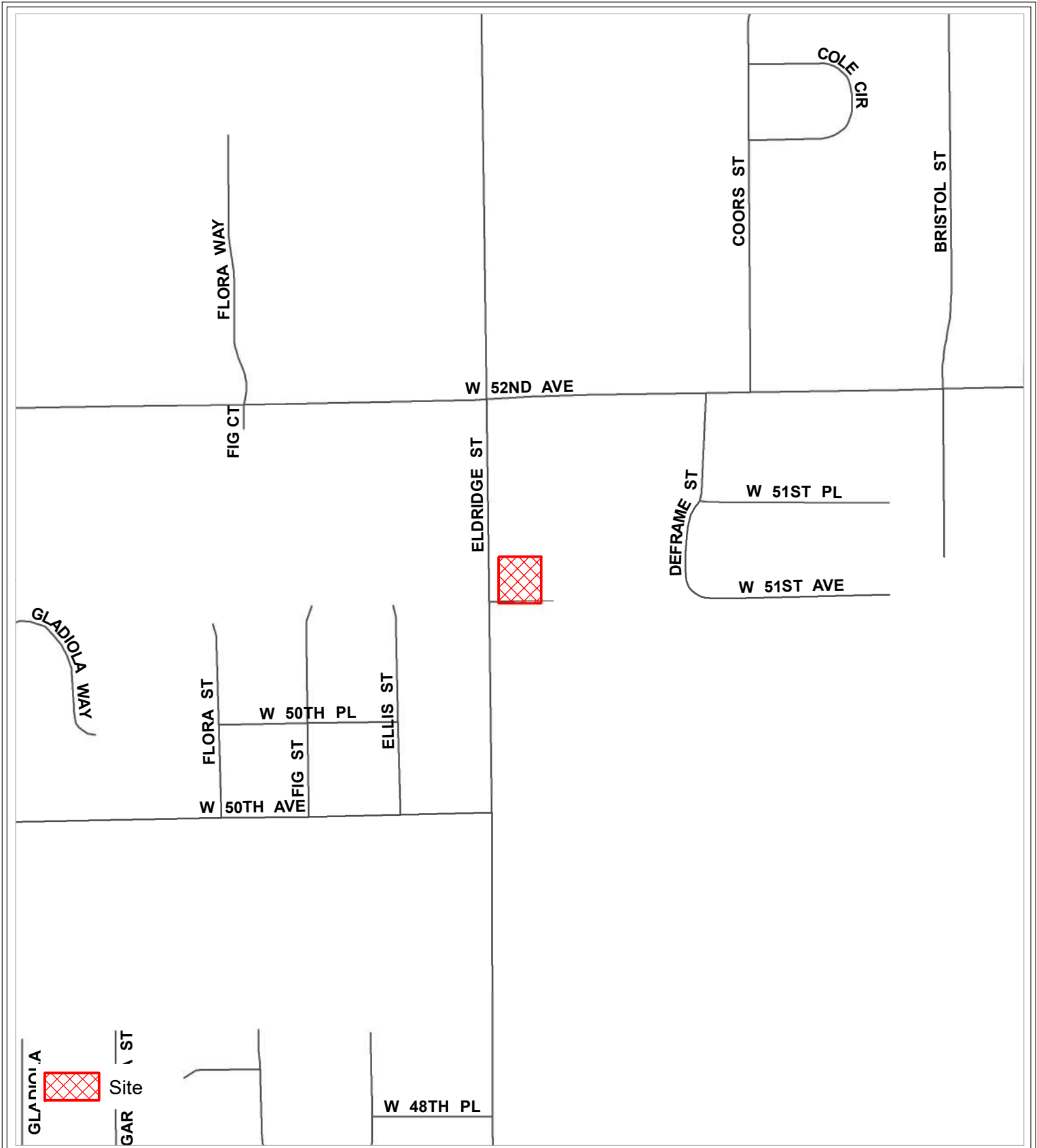
Case Number: 24-128677RZ
Location: Section 18, T3S, R69W



JEFFERSON
 COUNTY COLORADO

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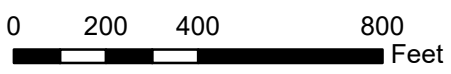


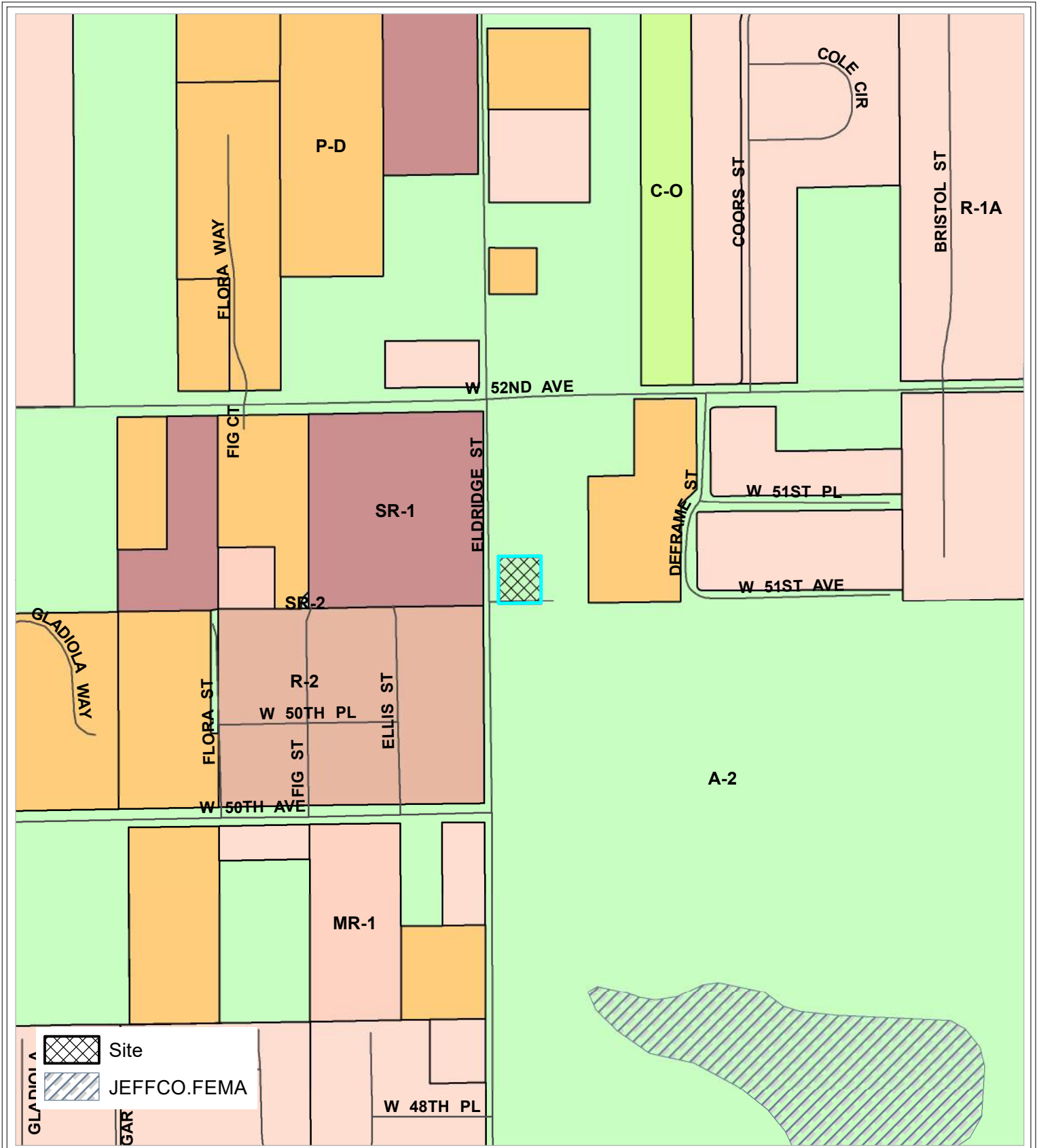


Case Number: 24-128677RZ
Location: Section 18, T3S, R69W



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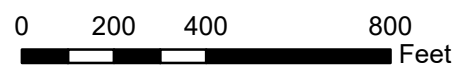
GLADICIA A
GAR

 Site
 JEFFCO.FEMA

Case Number: 24-128677RZ
Location: Section 18, T3S, R69W



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COMMUNITY MEETING SUMMARY



Planning & Zoning Division

COMMUNITY MEETING SUMMARY

Case Number

24-126188 CMT

Meeting Date

10-17-2024

Approx. # of Citizens

2

Signed in

2

Meeting Location

Google Meets (virtual)

Subject Property

5100 Eldridge Street

Property Owner

Sandra Dougherty

Applicant/Representative

Alison Davey

Summary of the Applicant's Presentation

Applicant presented their site plan and building addition. They explained why they were seeking the Rezoning to bring the property into conformance with lot size and setback standards for the existing home and planned 400 sf expansion.

Information Presented/Format of the Meeting

Powerpoint slides

Overall Impression/Tone of Meeting

Owner and consultant were welcoming towards the two guests and helped them navigate the technical aspects of joining the meeting.

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

Only one question from someone who called in wanting to clarify the square footage of the expansion.

REFERRAL COMMENTS

--{EXTERNAL}-- Referral 24-128677RZ

From Matz - DNR, Michael <michael.matz@state.co.us>
Date Thu 11/21/2024 5:18 PM
To Sara Kohles <skohles@co.jefferson.co.us>
Cc Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Evening,

We have received Referral 24-128677RZ Rezoning Application for a change of zone from A-2 to R-1 on a 0.513 acre parcel in the NW 1/4 of the SE 1/4 of Section 18, Township 3S, Range 69W, 6th P.M., Jefferson County, also known as Lot 26 of Standley Heights subdivision, to accommodate a 430 square foot home addition.

This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

A review of our records show no permitted wells on the subject property. The application documents indicate the parcel is served by a water tap supplied by North Table Mountain Water and Sanitation District. So long as any water supplied to the parcel is from a legal source, our office has no comments regarding this referral.

Thank you for the opportunity to review.

Best,

Mike Matz
Water Resources Engineer



P 303.866.3581 x 8241
1313 Sherman Street, Room 821, Denver, CO 80203
michael.matz@state.co.us | www.colorado.gov/water

--{EXTERNAL}-- RE: 24-128677RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

From Robert Ipatenco <ripatenco@fairmountfireco.gov>

Date Tue 11/19/2024 1:18 PM

To Sara Kohles <skohles@co.jefferson.co.us>

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Sara,

Fairmount fire has no objections to the rezoning of this property.

Thanks

Robert Ipatenco

Division Chief / Fire Marshal

Fairmount Fire Protection District

4755 Isabell Street

Golden, Co 80403

O-303-279-2928 x107

ripatenco@fairmountfireco.gov

www.fairmountfire.org [fairmountfire.org]



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

Sent: Tuesday, November 19, 2024 11:55 AM

To: Robert Ipatenco <RIPATENCO@FAIRMOUNTFIRECO.GOV>; PLATREVIEW@LUMEN.COM;
KPARKER@PROSPECTDISTRICT.ORG; VICTORIA@ENTHUSD.COM; ALFONZO_MARTINEZ@CABLE.COMCAST.COM;
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; WENDY@NTMWATER.ORG; BART@NTMWATER.ORG;
SARAH.BRUCKER@STATE.CO.US; JOANNA.WILLIAMS@STATE.CO.US

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

Subject: 24-128677RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

CAUTION:- EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.



Right of Way & Permits

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

December 2, 2024

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

Attn: Sara Kohles

Re: 5100 Eldridge St, Case # 24-128677 RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **5100 Eldridge St Rezone**.

Please be advised that Public Service Company has existing natural gas distribution facilities along Eldridge Street and West 51st Place and overhead electric service line. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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

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

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

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

MEMO

TO: Sara Kohles
 Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
 Jefferson County Environmental Health Services Division

DATE: November 19, 2024

SUBJECT: Case #24-128677 RZ
 Alison Davey
 5100 Eldridge St

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

PROPOSAL SUMMARY

Rezone from Agricultural-Two (A-2) to Residential-One (R-1).

COMMENTS

Jefferson County Public Health (JCPH) provided comments on August 29, 2024 regarding a pre-application process(24-122920 PA) for this case. We reviewed the documents submitted by the applicant for this rezoning process and have the following comments:

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

REZONING REQUIREMENTS (Per Water & Power and Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	11-19-2024	Submit a proof of services letter from the Water and Sanitation District stating that public water and sewer can be provided to the proposed development in accordance with the LDR Regulation (LDR) 21 and	Water/Wastewater
✓	11-19-2024	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30.	Environmental Site Assessment

WATER AND SANITATION (LDR 21 & 22)

The North Table Mountain Water and Sanitation District provided proof of services stating that public water and sanitary services are provided to the existing one-family dwellings.

ENVIRONMENTAL ASSESSMENT (LDR 30)

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

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

ASBESTOS

For any proposed remodeling and or demolition activity, the applicant must submit a Demolition Notification Application Form to the Colorado Department of Public Health and Environment (CDPHE) and obtain a Demolition Permit from the Asbestos Section at (303.692.3100). To get this permit, a certified asbestos inspector must examine the building or portion thereof to be removed and sample all suspect materials. If detected, an Asbestos Abatement Permit must be obtained, and the materials must be removed by a trained and qualified person or company prior to demolition. 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 Please note: buildings of any age may contain ACM and violations of asbestos regulations can result in monetary penalties and project delays.

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.

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: Sara Kohles
Planner

From: Patrick O'Connell
Engineering Geologist

Date: December 10, 2024

Re: 5100 Eldridge St, Case No. 24-128677RZ

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

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

24 128677 RZ - Agency Response

From AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>

Date Wed 12/11/2024 12:10 PM

To Sara Kohles <skohles@co.jefferson.co.us>

Cc Lindsey Wire <lwire@co.jefferson.co.us>

Case Number: 24 128677 RZ

Case Type: Rezoning

Case Name: 5100 Eldridge ST

Review: Engineer (Development Review)

Results: Comments Sent (no further review)

Review Comments: Planning Engineering does not have any concerns with the proposed rezoning.

Scheduled End Date: 10-DEC-24

Reviewer: Lindsey Wire

Description: To Rezone from Agricultural-Two (A-2) to Residential-One (R-1).

24 128677 RZ - Agency Response

From AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>

Date Tue 11/19/2024 12:20 PM

To Sara Kohles <skohles@co.jefferson.co.us>

Cc Mark Weiden <mweiden@co.jefferson.co.us>

Case Number: 24 128677 RZ

Case Type: Rezoning

Case Name: 5100 Eldridge ST

Review: Road & Bridge

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Mark Weiden

Description: To Rezone from Agricultural-Two (A-2) to Residential-One (R-1).

P&Z REFERRAL T&E RESPONSE

To: Sara Kohles

Case #:24-128677 RZ

Case Name, Address, or PIN:

From: Transportation & Engineering

Due Date:December 3, 2024

5100 Eldridge Street

Amanda Attempt Result & Attachments:

Comments Sent (no further review)

Comments Sent (request re-review)

No Comment (no further review)

Drainage

T&E is currently working on a project in the area. See attached information.

No concerns.

Other Notes:

Right-of-Way / Roadway Corridor Expansion Projects

Corridor Projects / ROW

Land owner will need to refund the county \$ _____ for ROW purchased in _____ for _____
 This amount **must** be paid before plat is recorded and / or plans are approved and released for construction.

Documentation attached in AMANDA. Documentation to follow.

Additional ROW needed for upcoming T&E project. Plan sheet attached with required width / area.

Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the county. Please have the applicant submit a cost estimate.

No Concerns.

Other Notes:

Traffic Operations / Transportation Planning

Included in referral

Reviewed
 No | Yes

Transportation Planning

Transportation Engineering

Traffic Study

Signage & Striping Plan

Traffic Signal Plans

Trails or Sidewalks

Street / Road Plans

No Concerns.

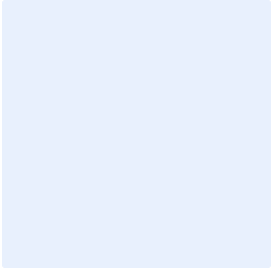
Other Notes:

No concerns. Downzoning to bring an existing structure into compliance will have no impact on the transportation network. The addition will not generate any additional trips based on the use in accordance with the ITE Trip Generation Manual.

Additional Comments

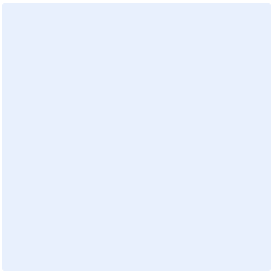
Name:

Comments:



Name:

Comments:



24 128677 RZ - Agency Response

From AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>

Date Thu 11/21/2024 12:49 PM

To Sara Kohles <skohles@co.jefferson.co.us>

Cc Elizabeth Stoner <estoner@co.jefferson.co.us>

Case Number: 24 128677 RZ

Case Type: Rezoning

Case Name: 5100 Eldridge ST

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Elizabeth Stoner

Description: To Rezone from Agricultural-Two (A-2) to Residential-One (R-1).

NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Case Number 24-128677RZ

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

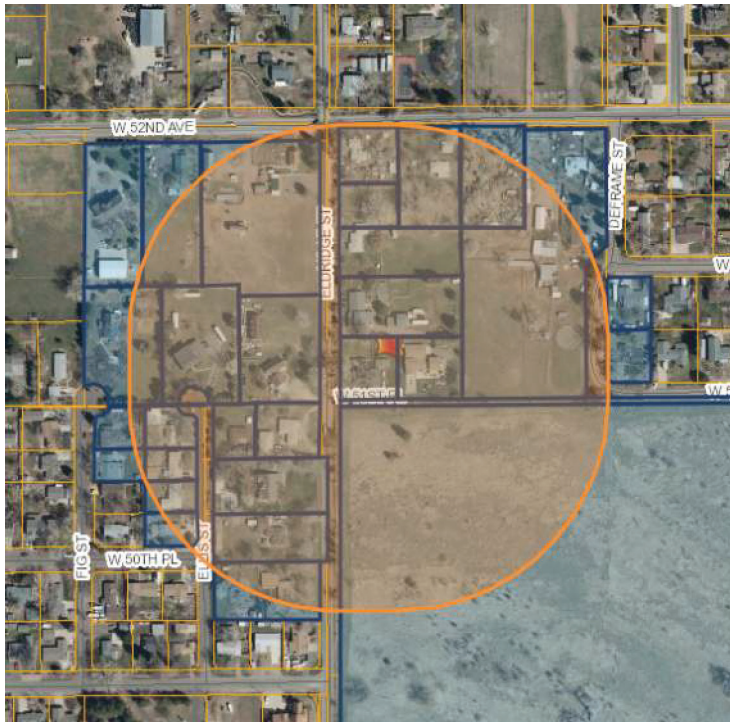
1. Notification of this proposed development was mailed to property owners within a 500 ft radius of the site and Registered Associations located within a one mile radius of the site.

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

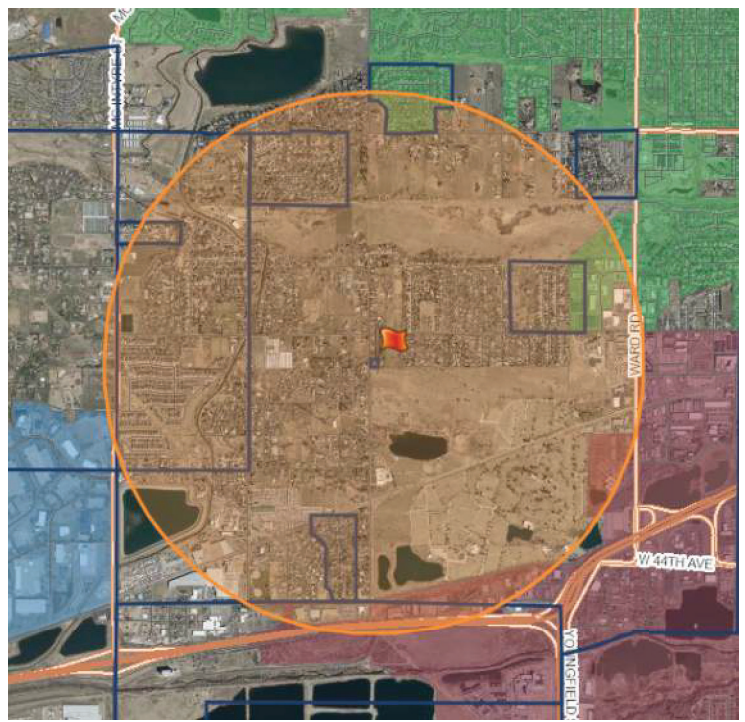
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission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

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

Property Owners



Registered Associations



CURRENT ZONING

Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

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

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

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

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

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

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

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

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

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

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

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

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

1. Lot Standards

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

F. Fences

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

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

G. General Requirements

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

H. Animals

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

I. Non-conforming Lot Size

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

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

ADDITIONAL CASE DOCUMENTS

Development Permit Application



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

Case Number (for Jeffco employee use only): _____

Please select your application request below:

- Rezoning from A-2 to R-1
- Special Use Item No. _____ of the _____ Zone District to permit _____
- Exemption from Platting
- Minor Modification or Revision
- Location and Extent
- Superlot
- Legalization of Property Division
- Rezoning/Special Use
- Site Development Plan Approval
- Superlot Process
- Minor Division of Land
- Rural Cluster
- Subdivision Platting
- Vested Rights

Explanation of Application Request

Application to rezone the property at 5100 Eldridge St. in Golden, CO. The site is currently zoned agricultural, A-2. Due to the site being in non-conformance (in both lot size and setbacks), the owner wishes to rezone it as R-1 so that she may pursue a proposed 430 sf addition to her home.

Documents Submitted

- Architectural Elevations
- Drainage Report
- Exemption Survey
- Fire Protection Report
- Geologic Report
- Historical, Archaeological & Paleontological Report
- Landscape Plan
- Lighting Plan
- Parking Plan
- Proof of Access
- Proof of Ownership
- Radiation Report
- Reduction of the Plat
- Sensory Impact Report
- Soils Report
- Utility Report
- Wastewater Report
- Water Supply Report
- Wildlife, Vegetation & Landscaping Report
- Other: Site & Floor Plan, Will Serve Itr

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

North Table Mountain Water and Sanitation Dist		
<i>Water</i>	<i>Post Office</i>	<i>Electricity</i>
North Table Mountain Water and Sanitation Dist		Fairmount Fire Protection District
<i>Sewage</i>	<i>Parks & Rec</i>	<i>Fire</i>

Jefferson County Staff Use Only

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

Development Permit Application

Case Number: _____

Project Team Contact Information

Sandra Dougherty	SANDRADOUGHERTY@yahoo.com	918-232-8614
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
5100 Eldridge St	Golden	80403
<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>

Alison Davey, architect	alison@viestudios.com	561-603-2488
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
515 Garden St	Golden	80403
<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

5100 Eldridge St	Golden	80403
<i>Address of Subject Property and/or Parcel ID Number</i>	<i>City</i>	<i>Zip</i>
51st Place	0.513	
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>

Legal Description:

Lot 26A, Section 18, Township: 3, Range: 69, Subdivision: Standley Heights.

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 Sandra Dougherty, 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.

Sandra Dougherty
Name

Name

5100 Eldridge St, Golden
Address

Address

918-232-8614 sandradougherty
Phone Email

Phone Email

Sandra Dougherty
Signature

Signature

County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this 19 day of oct, 2024.
(day) (month) (year)

By Sandra Dougherty
(name printed)

Witness my hand and official seal.

Notary Public [Signature]
My Commission expires 07-19-2025
(date)

AHMAD ESMAEILI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214028668
MY COMMISSION EXPIRES 07/19/2025

Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit Alison Davey 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.

Alison Davey

Representative Name

515 Garden St

Address

561-603-2488

alison@viestudios.com

Phone

Email



Owner's Signature

10/19/2024

Date



Oct 16, 2024

Rezoning Application Cover Letter

Property Owner:

Sandra Dougherty
5100 Eldridge St., Golden, CO 80403
Sandradougherty@yahoo.com
(918) 232-8614

Owner's Representative:

Alison Davey, R.A.
Owner's Architect
515 Garden St., Golden, CO 80403
alison@viestudios.com
(720) 805-8298

To Whom It May Concern:

On behalf of the property owner, I am interested applying to rezone the property at 5100 Eldridge St. in Golden, CO. The site is currently zoned agricultural, A-2. Due to the site being in non-conformance (in both lot size and setbacks), the owner wishes to rezone it as R-1 so that she may pursue a proposed 430 sf addition to her home.

The existing site is: Lot 26A, Section 18, Township: 3, Range: 69, Subdivision: Standley Heights. It is a 22,350 sf, or 0.513 acres lot. It includes a 20' access and utility easement of 51st Pl. which was approved as part of a vacation application (along with the adjacent lot 26B) in 2018/19. The most recent survey from 2018 is attached to the application, along with the proposed site plans and elevations for an addition. The site has an existing single family home, with detached garage, carport, and accessory shed structure on the property. The proposed changes are to remain a single family home, increasing the home's square footage to include an additional room(s). The detached garage and shed are not within the project's scope and are to remain unchanged. The access along 51st Pl is to remain unchanged. The existing house is served by all necessary utilities which are to remain as is. There is no foreseen effect on those regarding the proposed addition. To note, it has not been determined at what point in history the Lot 26 was split into 2, making it less than an acre. The current owner bought this property in 2022.

After much research into the lot's history and meeting with planners at your office, we were advised that a rezoning application was the best route forward. We are pursuing a change to an R-1 zone, so that the property can come into conformance, in terms of lot size and existing setbacks. There are several other properties in the immediate vicinity which are zoned R-1, so with the lot being less than an acre, it seems within the neighborhood context to pursue this zone.

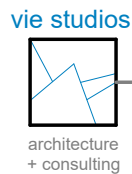
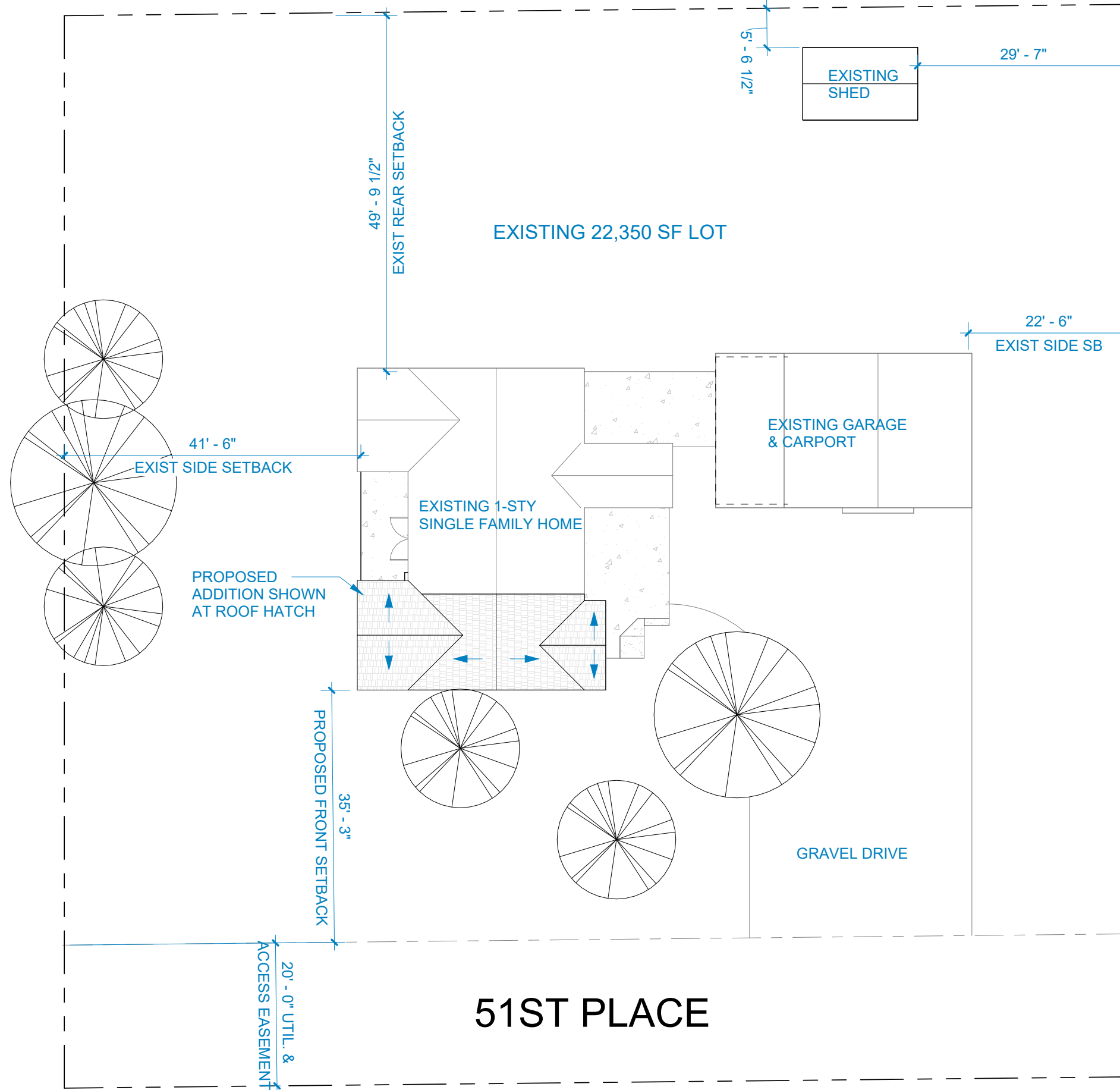
Please let me know if there are any questions during this review.

Sincerely,

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

Alison McKelvie Davey, R.A.
Registered Architect
vie studios, pllc
Phone: (720) 805-8298
alison@viestudios.com

ELDRIDGE ST



DOUGHERTY RESIDENCE

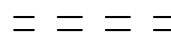

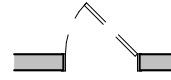
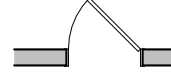
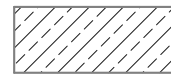

5100 ELDRIDGE ST., GOLDEN, CO 80403
Page 60 of 141

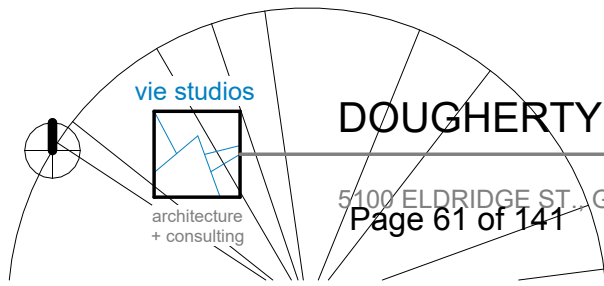
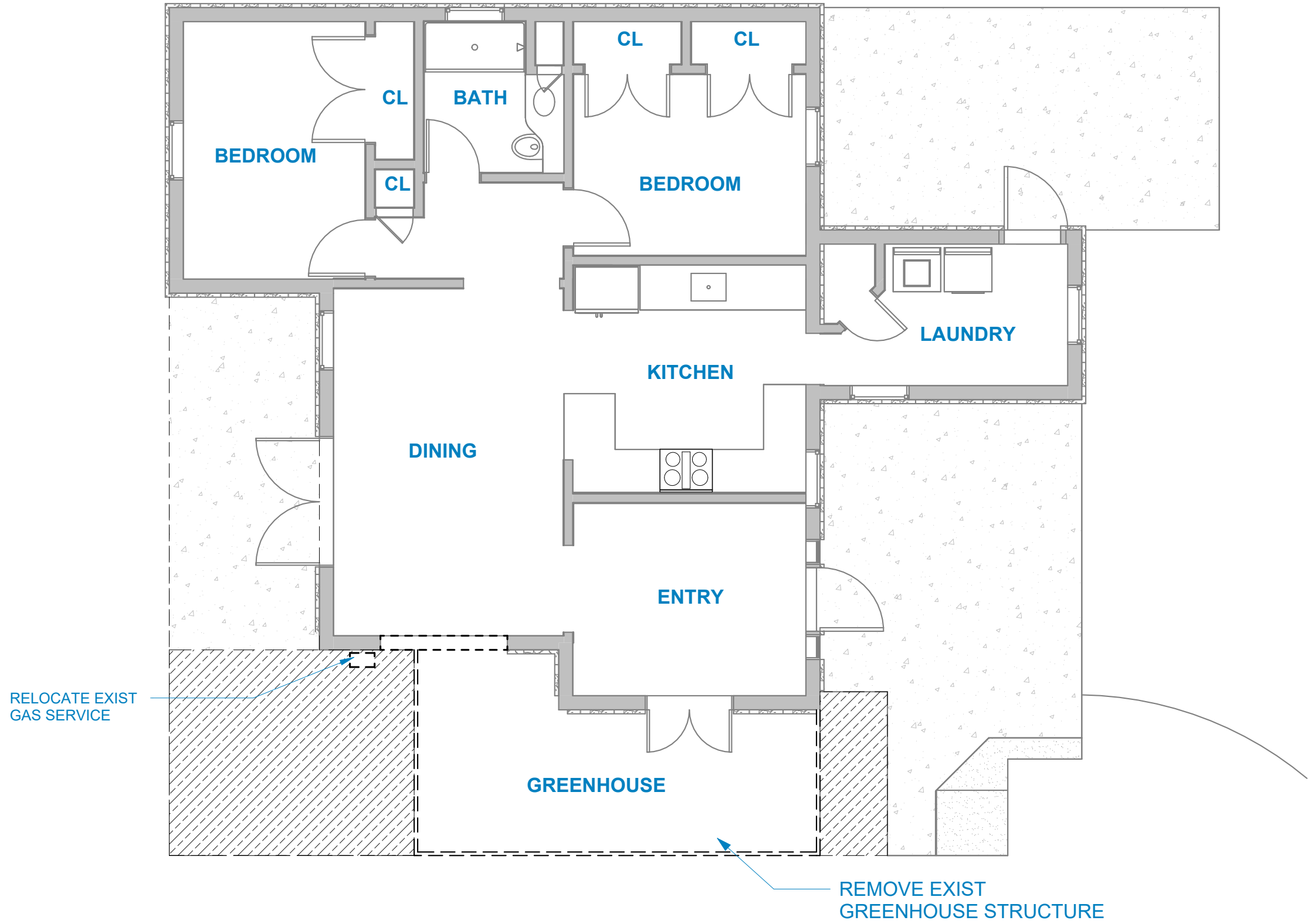
1/16" = 1'-0"

SITE / ROOF PLAN - OPT A

A1 - A

DEMOLITION LEGEND

-  EXIST TO BE DEMOLISHED
-  EXIST CONST TO REMAIN
-  EXIST DOOR TO BE DEMO'D
-  EXIST DOOR TO REMAIN
-  EXIST SURFACE TO BE DEMOLISHED
-  AREA OF EXCAVATION


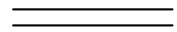

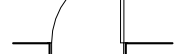


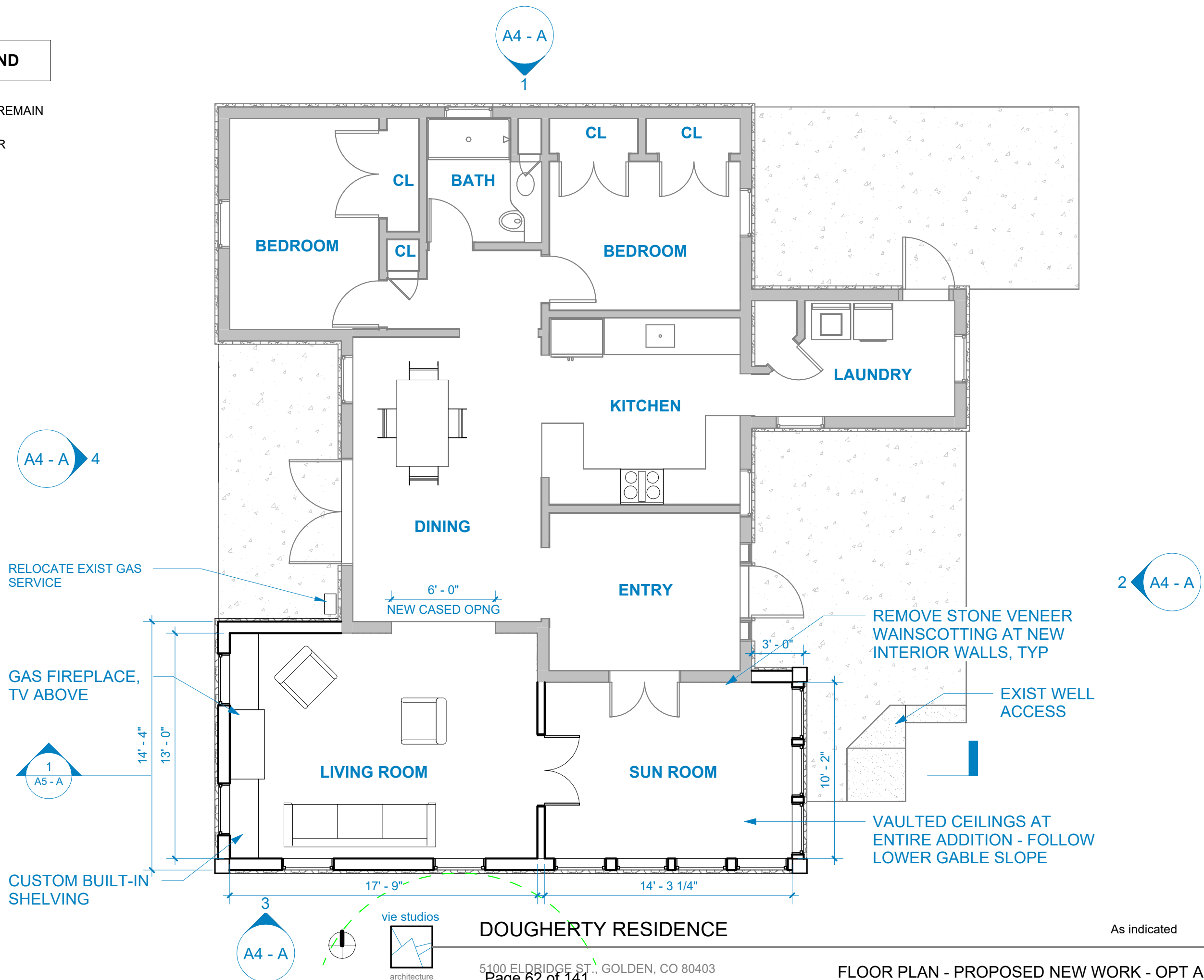
DOUGHERTY RESIDENCE

5100 ELDRIDGE ST., GOLDEN, CO 80403

As indicated

CONSTRUCTION LEGEND

-  EXST CONSTR TO REMAIN
-  NEW WALL CONSTR
-  EXIST DOOR
-  NEW DOOR



DOUGHERTY RESIDENCE

5100 ELDRIDGE ST., GOLDEN, CO 80403

Page 62 of 141

FLOOR PLAN - PROPOSED NEW WORK - OPT A

A3 - A



STONE COLUMNS AT WAINSCOT HEIGHT TRANSITION CORNERS

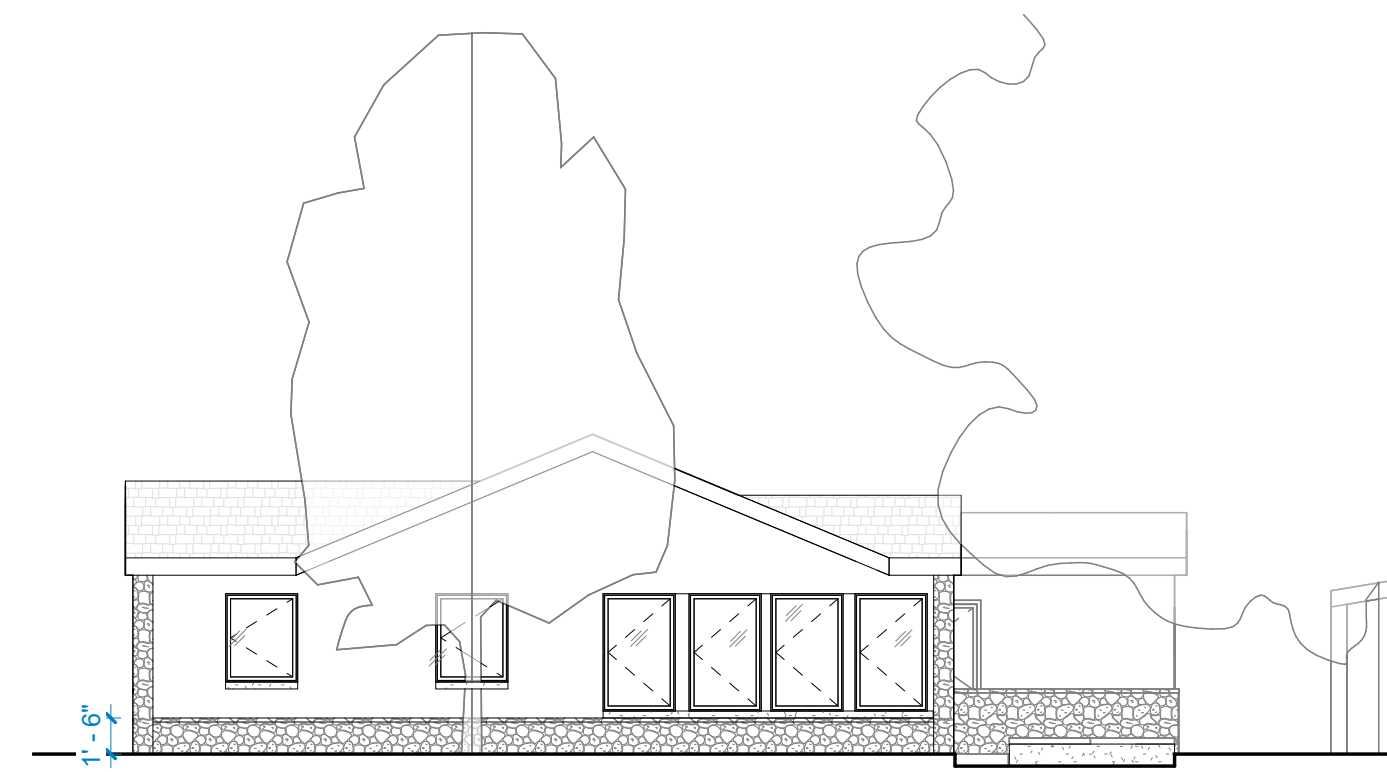
2 EAST ELEVATION - NEW WORK
1/8" = 1'-0"



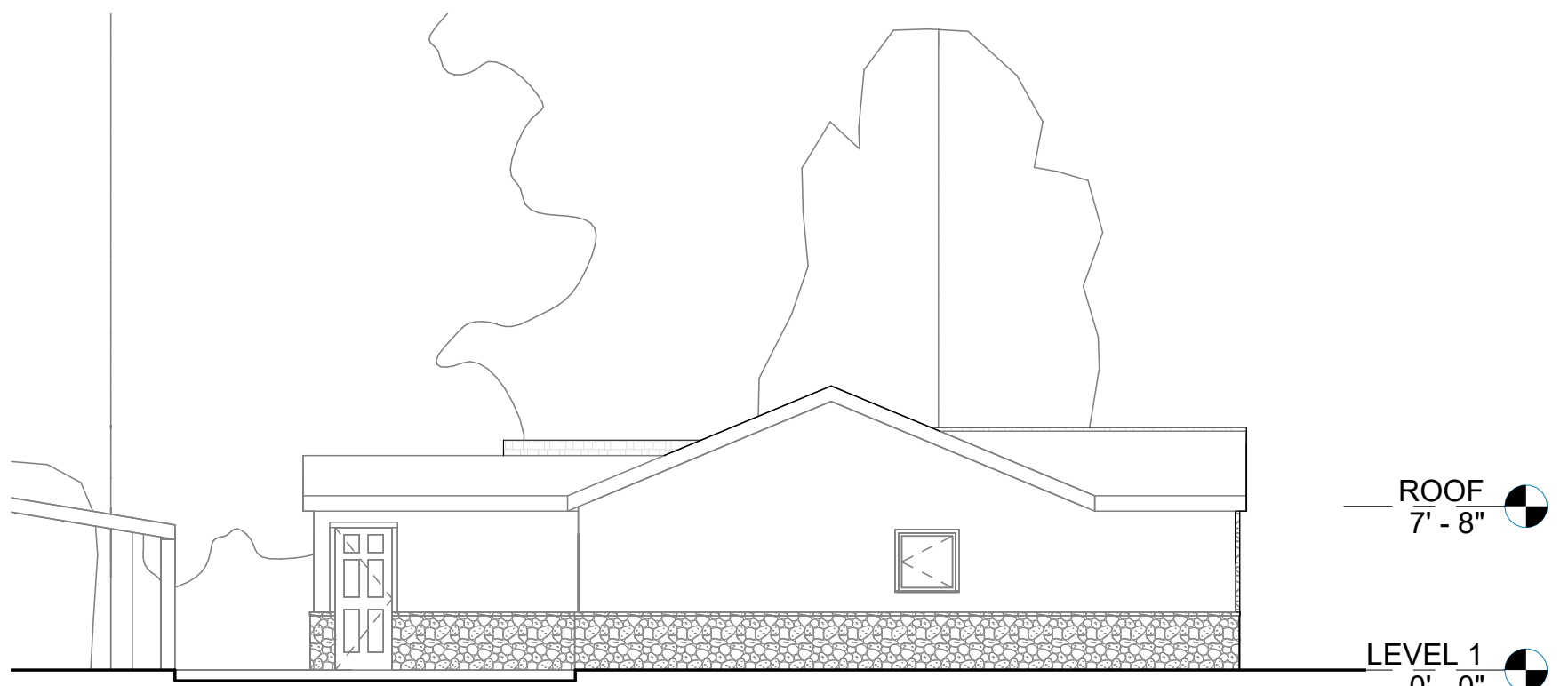
NEW INCOMING GAS LOCATION

ROOF 7'-8"
LEVEL 1 0'-0"

4 WEST ELEVATION - NEW WORK
1/8" = 1'-0"

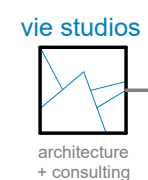


3 SOUTH ELEVATION - NEW WORK
1/8" = 1'-0"



ROOF 7'-8"
LEVEL 1 0'-0"

1 NORTH ELEVATION - NEW WORK
1/8" = 1'-0"



DOUGHERTY RESIDENCE

5100 ELDRIDGE ST., GOLDEN, CO 80403
Page 63 of 141

1/8" = 1'-0"

EXTERIOR ELEVATIONS - PROPOSED OPT A

A4 - A

EXTERIOR WALL ASSEMBLY:
 - GWB
 - CAVITY INSUL.
 - 2X6 @ 24" OC
 - 3/4" RIGID INSUL.
 - BUILDING PAPER
 - METAL LATH
 - STUCCO FINISH (2 COATS)

NEW WINDOW

STONE SILL - MATCH EXIST
 STONE VENEER WATER TABLE - MATCH EXIST

GRADE

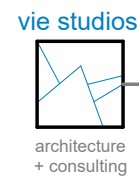
3'-0" MIN

CONC FTG & STEM WALL - SIZES TBD

LEVEL 1
 0' - 0"

2 | 3D VIEW - OPT A

1 | WALL SECTION DETAIL AT NEW EXTERIOR WALL
 1/2" = 1'-0"



DOUGHERTY RESIDENCE

5100 ELDRIDGE ST., GOLDEN, CO 80403
 Page 64 of 141

1/2" = 1'-0"

WALL SECTION & 3D VIEWS - OPT A

A5 - A



State Documentary Fee
Date: September 16, 2022
\$66.00

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **STEVE ABRAHAMSON AND APRIL L. ABRAHAMSON**, whose street address is **5100 ELDRIDGE STREET, GOLDEN, CO 80403**, City or Town of **GOLDEN**, County of **Jefferson** and State of **Colorado**, for the consideration of **(\$660,000.00) ***Six Hundred Sixty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **SANDRA J. DOUGHERTY**, whose street address is **5100 ELDRIDGE STREET, GOLDEN, CO 80403**, City or Town of **GOLDEN**, County of **Jefferson** and State of **Colorado**, the following real property in the County of **Jefferson** and State of Colorado, to wit:

THE NORTH 110 FEET OF THE SOUTH 150 FEET OF THE WEST 175 FEET OF LOT 26, STANDLEY HEIGHTS.

COUNTY OF JEFFERSON, STATE OF COLORADO

United States

also known by street and number as: **5100 ELDRIDGE STREET, GOLDEN, CO 80403**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **September 16, 2022**.

STEVE ABRAHAMSON

APRIL L. ABRAHAMSON

State of **Colorado**)
)ss.
County of **Mesa**)

The foregoing instrument was acknowledged before me on this day of **September 16th, 2022** by **STEVE ABRAHAMSON AND APRIL L. ABRAHAMSON**

Witness my hand and official seal

My Commission expires: 7/11/2026

Notary Public

FIONA JANE BAUTISTA
Notary Public
State of Colorado
Notary ID # 20144027078
My Commission Expires 07-11-2026

When recorded return to: **SANDRA J. DOUGHERTY**
5100 ELDRIDGE STREET, GOLDEN, CO 80403



Commissioner Tighe moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC19-045

1-7

Case Number: 18-100127VA

Applicant: April L. Abrahamson and Steve Abrahamson, Gretchen S. Gillette, Christopher J. Gillette, and David H. Gillette

Owner: Jefferson County

Location: Right-of-way adjacent to 5100 Eldridge Street and 13985 West 51st Place Section 18, Township 3 South, Range 69 West

Purpose: To vacate West 51st Place

Today's Action: Approve

Approximate Area: 0.283 Acre

WHEREAS, April L. Abrahamson and Steve Abrahamson, Gretchen S. Gillette, Christopher J. Gillette, and David H. Gillette filed an application with the Planning and Zoning Division of Jefferson County to vacate West 51st Place; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on January 23, 2019, continued from October 24, 2018, and November 28, 2018, at which time the Planning Commission by formal resolution recommended approval with conditions of the subject vacation application; and

SIGNATURES AND SEALS NOT ORIGINAL



R \$0.00
D \$0.00

2019014335

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WHEREAS, after notice as provided by law, a public hearing was held by this Board on February 12, 2019, continued from November 13, 2018, and December 18, 2018; and

2

WHEREAS, proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of Jefferson County and the Planning and Zoning case file is hereby incorporated into the record; and

WHEREAS, Jefferson County has acquired a public roadway over, through and on the lands described herein; and

WHEREAS, the right-of-way described below is no longer necessary for use by the public; and

WHEREAS, said right-of-way is not within the limits of any city or town and does not form the boundary line of a city, town or county; and

WHEREAS, by a vacation of said right-of-way no land would be left without an established public street/road or private access easement connecting it with another established public street/road; and

WHEREAS, the Jefferson County Planning Commission has recommended approval of the vacation of Jefferson County interests in the subject right-of-way.

WHEREAS, the proposal conforms with the Land Development Regulations because all applicable regulations have been satisfied as indicated in the staff report.

WHEREAS, the proposal is in compliance with title 43, article 2, part 300 of the Colorado Revised Statutes.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Jefferson County, Colorado, that Vacation Case Number 18-100127VA, vacating the public roadway shown on Exhibit A, is APPROVED subject to the following condition:

1. Recordation of a fully executed Access and Utility Easement which will be recorded immediately following recordation of the Vacation Resolution.

3

BE IT FURTHER RESOLVED, by the Board of County Commissioners, pursuant to the authority granted in C.R.S. 43-2-302(1)(f), directs that the portions of vacated right-of-way as described on the legal descriptions attached hereto shall vest in and to the adjoining property owners of the southwest portion of Lot 26 of Standley Heights subdivision, property address 5100 Eldridge Street, receiving the property described on Exhibit B, and property owners of the southeast portion of Lot 26 of Standley Heights subdivision, property address of 13985 West 51st Place, receiving the property described on Exhibit C.

AND BE IT FURTHER RESOLVED, pursuant to Section 43-2-303, C.R.S as amended, all rights, titles or interests of the County of Jefferson, State of Colorado are hereby vacated to a reservation of easements for the continued use of the existing sewer, gas, water or similar pipe lines and appurtenances, existing ditches or canals and appurtenances, and existing electric, telephone, cable television, and similar lines and appurtenances, if any, in the following described parcel attached hereto as Exhibit D.

Commissioner Dahlkemper seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:


Commissioner Lesley Dahlkemper	Aye
Commissioner Casey Tighe	Aye
Commissioner Libby Szabo, Chairman	Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: February 12, 2019

I, Dylan Trujillo, Deputy Clerk to the Board of County Commissioners do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Board of County Commissioners at a regular hearing held in Jefferson County, Colorado on February 12, 2019.

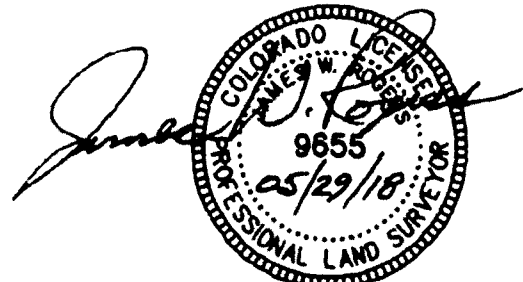
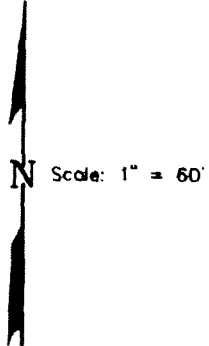
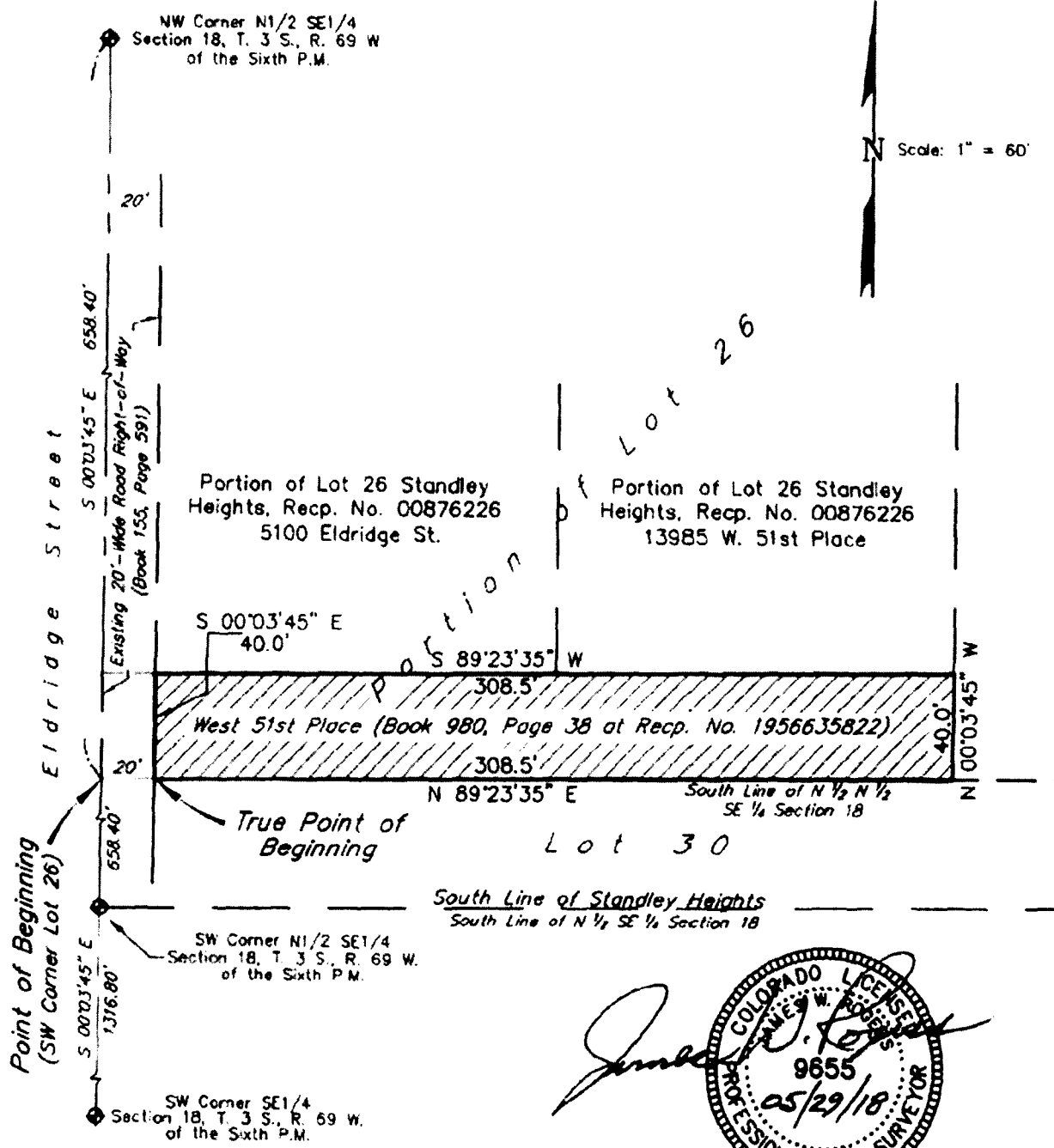




Deputy Clerk to the Board

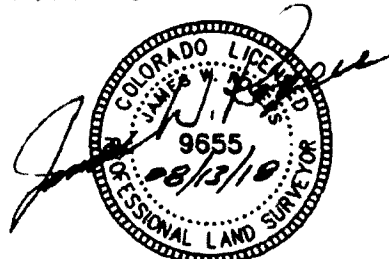
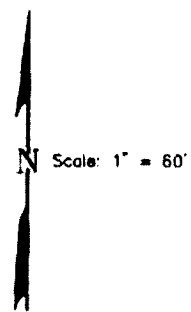
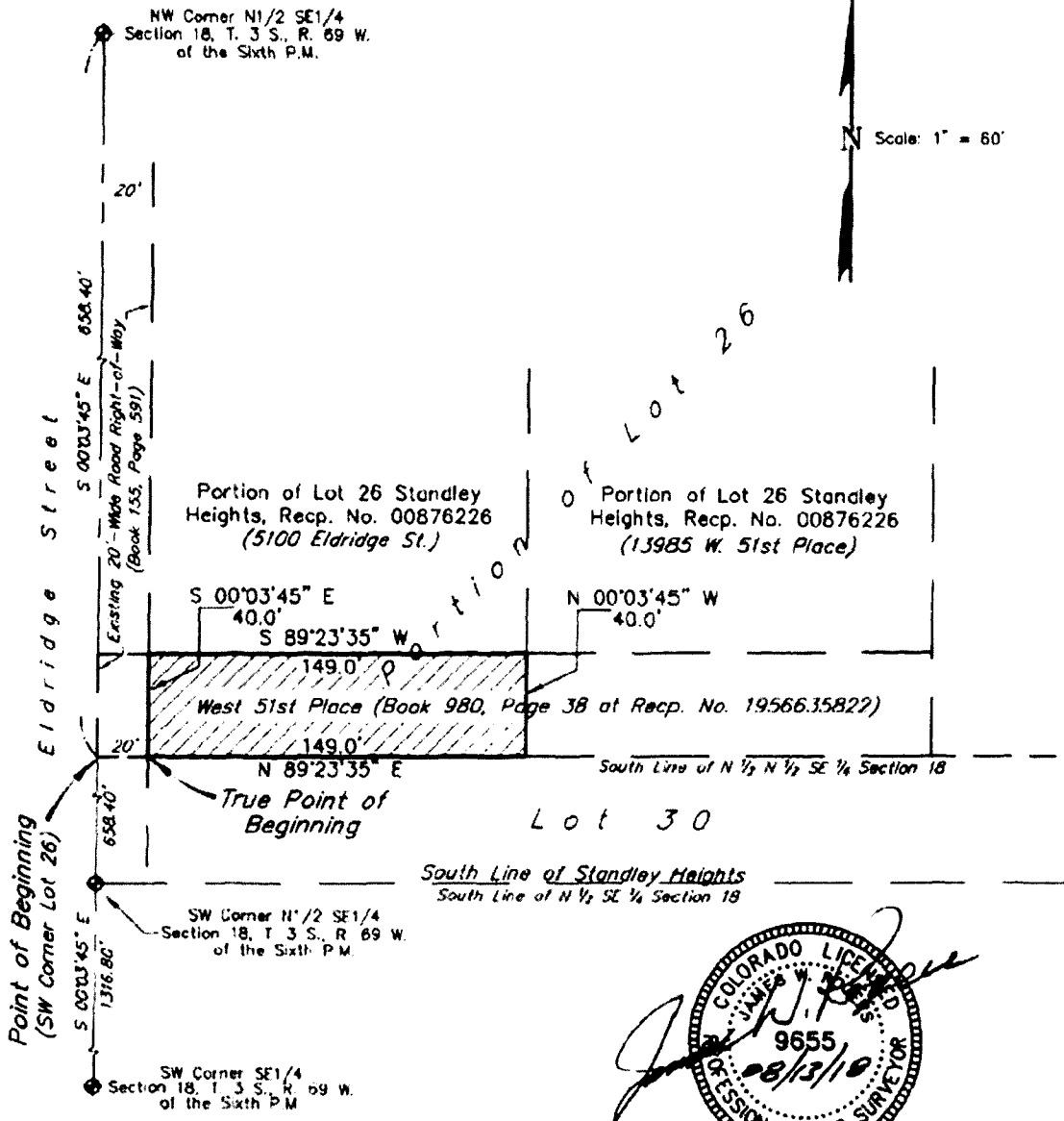
EXHIBIT A

4



Not Valid Without
Signature And Date

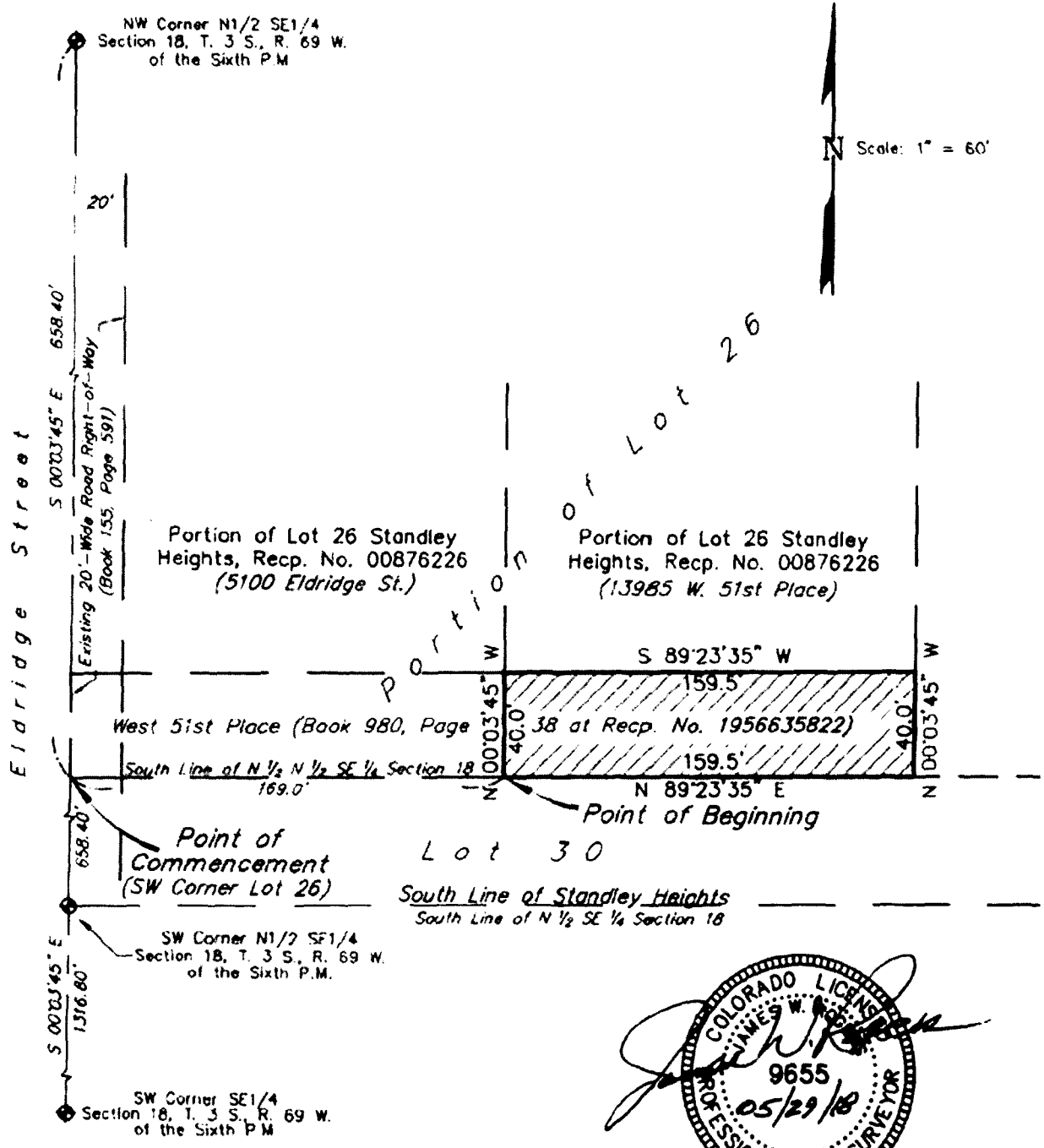
EXHIBIT B



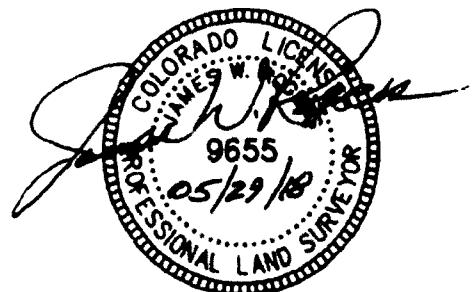
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Signature And Date

EXHIBIT C

6



Scale: 1" = 60'

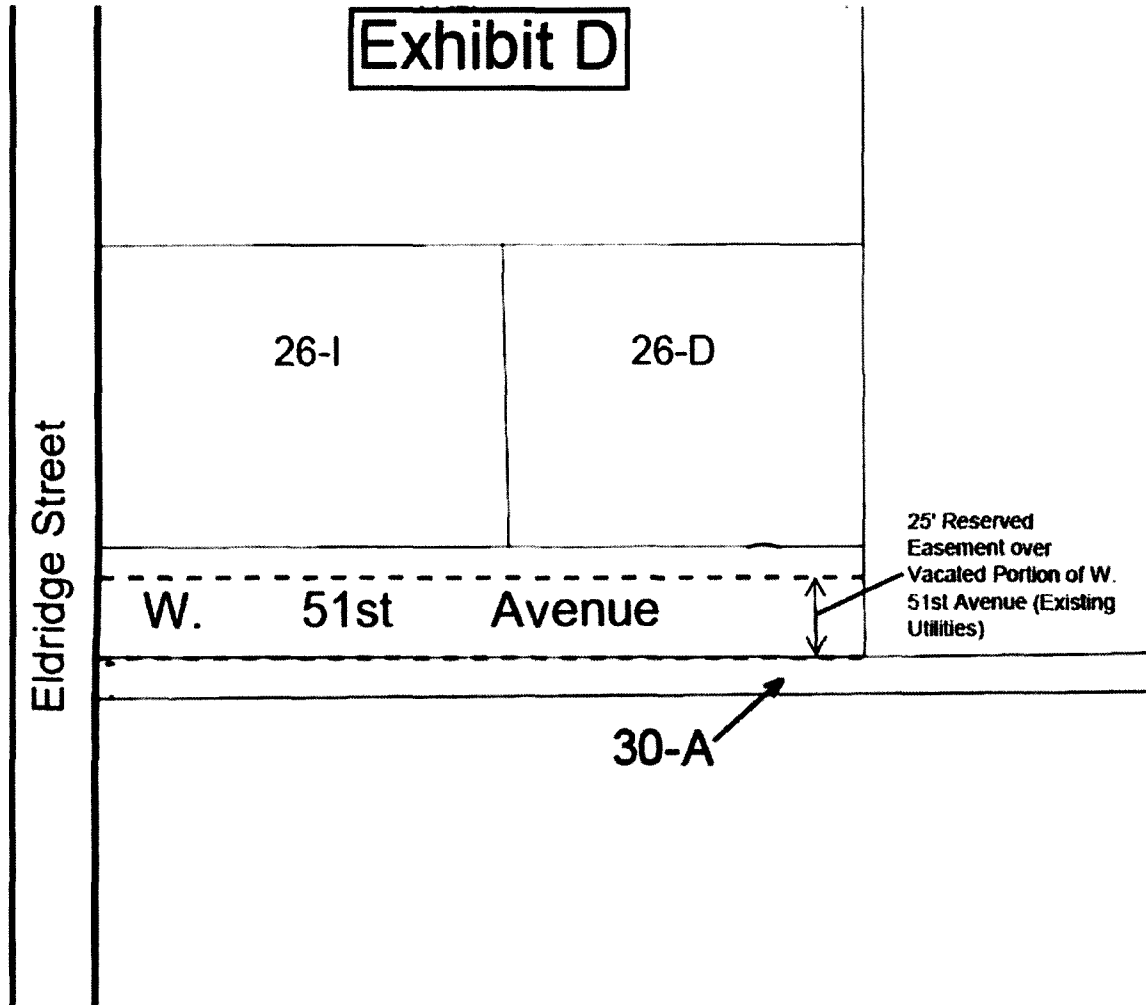


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Signature And Date

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EXHIBIT D

Exhibit D



84
58-

1-10

ACCESS AND UTILITY EASEMENT

This Easement (the "Easement") is made and entered into FEBRUARY 25, 2019, by and between Steve Abrahamson and April L. Abrahamson (hereinafter referred to as "Grantors") and Christopher J. Gillette, Gretchen S. Gillette, and David H. Gillette (hereinafter referred to as "Grantees").

WITNESSETH

Whereas Grantors are the owners of certain real property commonly known as 5100 Eldridge Street, Golden CO 80403 located in the County of Jefferson, State of Colorado, as more particularly described in the attached Exhibits A and B, which real property shall hereinafter be referred to as the Dominant Estate; and

Whereas Grantees are the owners of property, commonly known as 13985 West 51st Place, Golden CO 80403, is specifically referenced in Exhibits A and B and incorporated herein by reference; and

Whereas Grantors have agreed to grant to Grantees a non-exclusive Easement subject to Grantors continued use upon the terms and conditions hereinafter set forth; and

Whereas the parties hereto desire to set forth the terms and conditions of such Easement grant and to reduce the same to writing; and

Whereas the parties hereto desire that this Easement grant contain certain covenants, conditions, and restrictions; and

Whereas the terms hereof shall be deemed to be binding upon the heirs, successors, and assigns of the parties hereto:

AGREEMENT

Grantors have, this date, agreed to convey unto the Grantees, their successors, heirs, and assigns a non-exclusive, perpetual, access and utility Easement on the south (20 feet) of the lot commonly known as 5100 Eldridge Street for the purposes hereinafter set forth as more specifically described on Exhibit A, hereinafter referred to as the "Easement".

The Easement is for the benefit of existing single-family home access of the lot commonly known as 13985 W. 51st Place and appurtenant to the land owned by Grantors as specifically described and referenced in Exhibit A and incorporated herein by reference.

This instrument is not intended to and should not be construed to, dedicate the said Easement areas to the general public, nor shall this instrument be construed to restrict the use and development of the benefited or burdened property except as stated herein.



R \$58.00
D \$0.00

2019014336

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Grantors shall have the right to use and occupy the Easement for any purpose not inconsistent with Grantees' full enjoyment of the rights hereby granted, provided, however, that Grantees, their successors, or assigns shall have the right to construct on the Easement at the sole expense of Grantees and shall be constructed with and in compliance with the now-existing regulations in force and effect and as promulgated by the County of Jefferson, State of Colorado, including, but not limited to, Section 2 of the Jefferson County Zoning Resolutions and Jefferson County Planning and Zoning Driveway and Private Road Standards. In addition to a roadway, the Grantees shall have the right to place within the Easement area any and all utilities, water service, sewer service, cable television utilities, electric utilities, telephone utilities, natural gas, and all related utilities. Grantees shall have the right and the responsibility to maintain, rebuild, reconstruct, erect, and maintain the roadway to be constructed on the Easement area. If Grantees expand the use of the present power line servicing the Dominant Estate, the power line shall be placed underground within the Easement.

2

The Grantees shall maintain the Easement at all times in good condition and repair and shall further be responsible for the repair, maintenance, and construction of the roadway on the Easement. These costs shall be divided among Grantees and Grantors according to Easement use in the attached Exhibit B. The obligation to maintain shall include maintenance such as paving and/or sealing the surface of the driveway, removing debris and trash, and maintenance costs for tree and bush trimming in the Easement.

Any liability for personal injury to Grantees, their employees, agents, and invitees, or to any third persons as a result of or arising out of or relating to the use and occupancy of the Easement shall be borne by Grantees. Further, Grantees, their successors, assigns, employees, or relatives, agree to indemnify and hold harmless Grantors, their successors, and assigns against any loss or damage which could result from, arise out of, or be attributable to the use of the Easement, whether or not such use is permitted hereunder.

Should they so desire, the Grantors shall have the right, at their cost and expense, to construct a gate or other structure at the intersection of the Easement granted hereby and Eldridge Street. However, such gate or other structure will be of such a nature that it does not unreasonably impede the Grantees' rights to utilize the Easement area for the purposes permitted herein. In the event that such structure (gate) is constructed by the Grantors, Grantors shall furnish to the Grantees a key or other mechanism sufficient to allow the Grantees, at any time, to open such gate or other structure. It is anticipated that, at all times, both parties shall have appropriate keys or means of opening such gate or other structure so as to utilize the Easement granted hereby.

All the provisions of this Easement, including the benefits and burdens, run with the land, and the Easement granted hereby shall be binding upon and shall inure to the benefit of the heirs, assigns, successors, tenants, and personal representatives of the parties hereto.

In witness whereof, the parties have caused this Easement to be executed effective as of the day and year first written above.



Case No. 18-100127VA

3

EXHIBIT A

20-Foot Wide Access and Utility Easement
Portion of Lot 26 of Standley Heights
Part of the SE ¼ of Section 18, T. 3 S., R. 69 W. of the 6th P.M.
County of Jefferson, State of Colorado

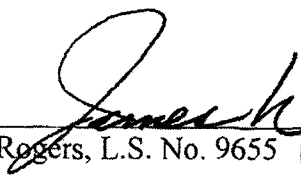
SHEET 1 OF 2

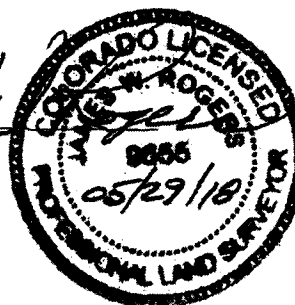
A parcel of land being a portion of SE ¼ of Section 18, T. 3 S., R. 69 W. of the 6th P.M., County of Jefferson, State of Colorado, described as follows:

Commencing at the southwest corner of said Lot 26, Standley Heights, as recorded July 31, 1908 at Reception No. 00876226, said point being on the West Line of the SE ¼ of said Section 18 from which the Northwest Corner thereof bears N 00°03'45" W (basis of bearings herein), 658.40 feet; thence N 89°23'35" E and along the South Line of the N ½ of the N ½ of said SE ¼, 20.00 Feet to the Point of Beginning; thence continuing along said South Line, 149.0 feet; thence N 00°03'45" W, 20.0 feet; thence S 89°23'35" W, 149.0 feet to a point 20.00 feet distant of, when measured perpendicularly from, the West Line of said SE ¼; thence S 00°03'45" E, 20.0 feet to the Point of Beginning

Containing 2,980 square feet, or 0.068 acres, more or less.

The above description was prepared by me, or under my direct supervision, on the 29th Day of May, 2018.


James W. Rogers, L.S. No. 9655

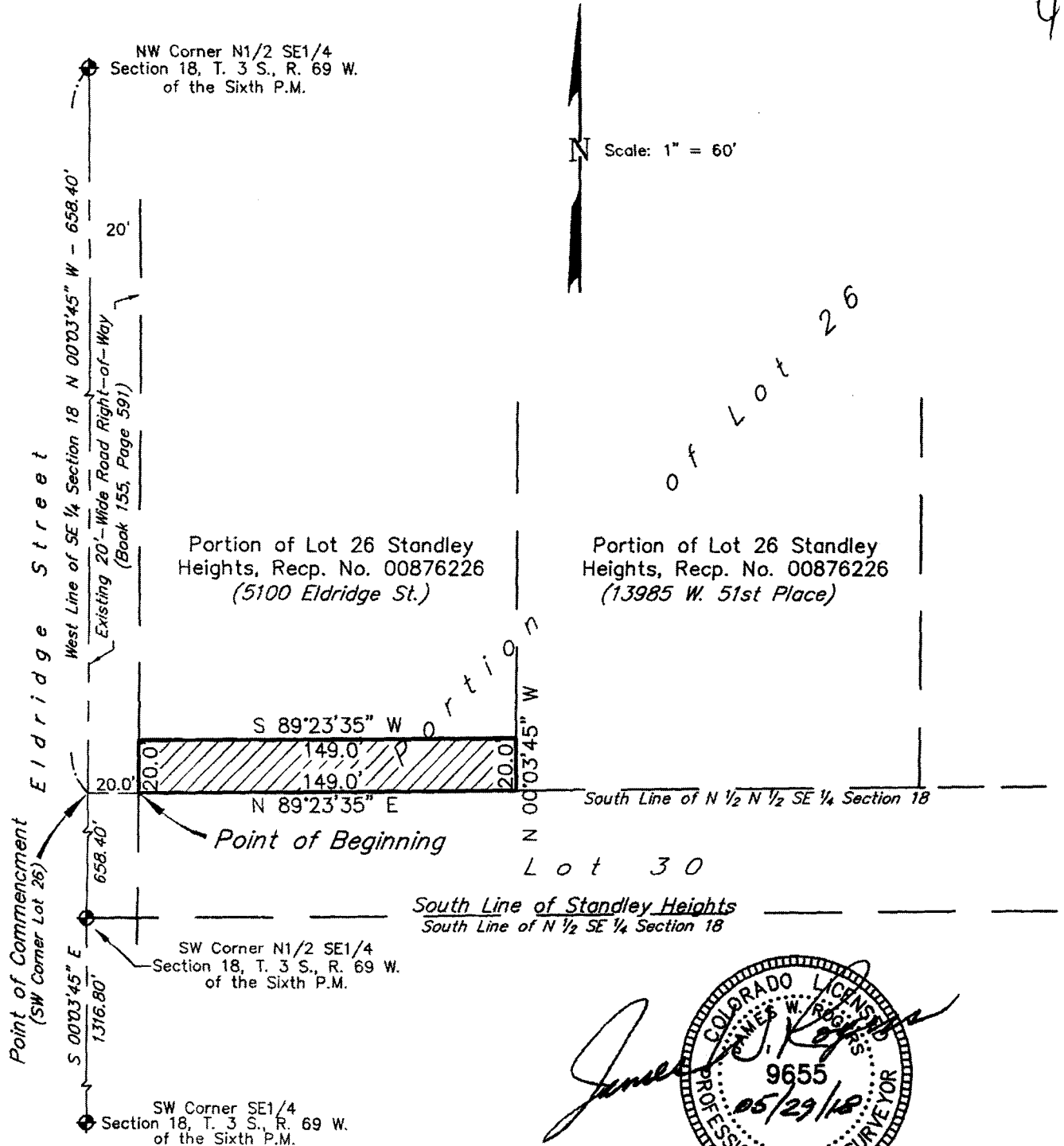


Revised: May 29, 2018
JN: StandHgt
No. 38503

EXHIBIT A

20-Foot Wide Access and Utility Easement
 A Portion of Lot 26 of Standley Heights
 Part of the SE1/4 of Section 18, T. 3 S., R. 69 W. of the 6th P.M.
 County of Jefferson, State of Colorado

4



James W. Rogers
 9655
 05/29/18
 COLORADO LICENSE
 PROFESSIONAL LAND SURVEYOR

Not Valid Without
 Signature And Date
 Revised: May 29, 2018
 Revised: March 5, 2018

Proj.: StandHgt	J.N. 38503	Sheet 2 of 2	Date: December 1, 2017
AEGIS Surveying, Inc.		3395 Yates Street	Denver, Colorado 80212 (303)477-9319

Exhibit B

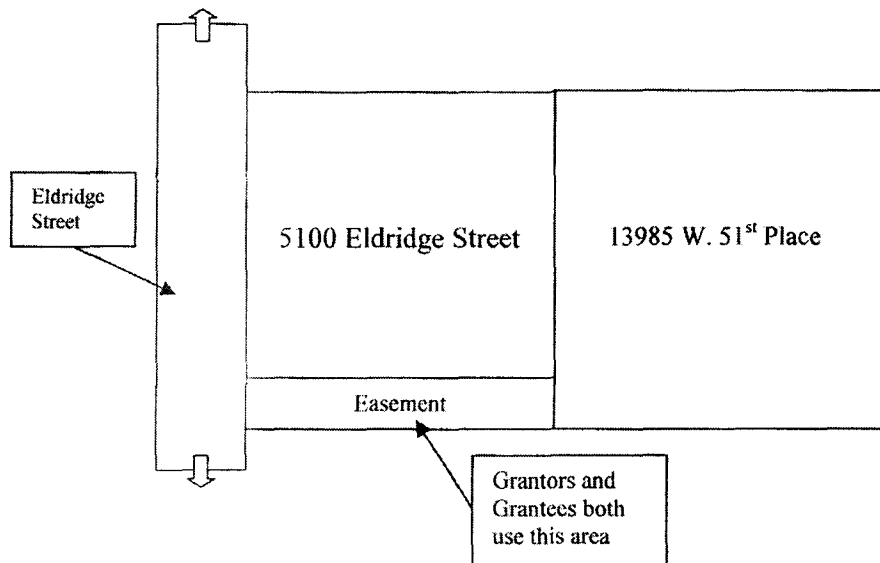
Maintenance, Use and Care, and Repair Costs

Grantees are responsible for 50% of the maintenance costs including repaving drive, sealing paving on drive, tree and shrub removal or maintenance, and trash/debris removal. If Grantees and Grantors require snow plowing of the drive, Grantees and Grantors will divide the snow removal cost for the area marked "Easement" below.

Grantees are responsible for repair to any damage to the Easement caused by Grantees, including paving, trees, gates, fences, mailboxes, and any other physical elements in Easement. The party responsible for the damage will be liable for full cost of repair; if unable to conclusively determine cause of damage, the Grantors and Grantees will split the cost of the repair evenly.

Maintenance Schedule

- Grantors pay for ½ the maintenance costs of Easement
- Grantees pay for ½ the maintenance costs of Easement
- Grantors are not responsible for any costs of paving or maintenance beyond property line of 5100 Eldridge Street
- As indicated in the body of the Easement, if Grantees require construction on or below paving of Easement for utility access, maintenance, or repair, full cost of access, maintenance and repair is the responsibility of Grantees. Including repair of pavement after utility work is completed.



Drawing not to Scale

GRANTOR(s):

BY: April L. Abrahamson
April L. Abrahamson

6

STATE OF COLORADO)

) ss.

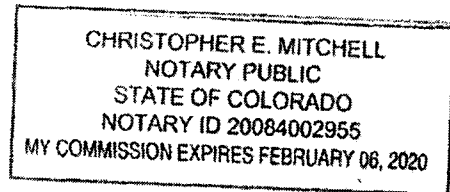
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 7th day of October, 2018, by April L. Abrahamson.

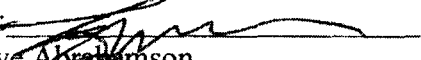
Witness my hand and official seal.

My commission expires 2-06-2020

Notary Public Christopher E. Mitchell



GRANTOR(s):

BY: 
Steve Abrahamson

7

STATE OF COLORADO)

) ss.

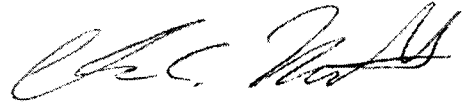
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 9th day of October, 2018, by Steve Abrahamson.

Witness my hand and official seal.

My commission expires 2-06-2020

Notary Public



CHRISTOPHER E. MITCHELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084002955
MY COMMISSION EXPIRES FEBRUARY 06, 2020

GRANTEE(s):

BY: Gretchen Gillette
Gretchen S. Gillette

9

STATE OF COLORADO)

) ss.

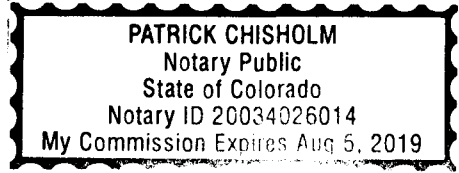
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 8th day of November, 2018, by Gretchen S. Gillette.

Witness my hand and official seal.

My commission expires 8-5-2019

Patrick Chisholm
Notary Public



GRANTEE(s):

BY: 
David H. Gillette

10

Missouri
STATE OF COLORADO)

) ss.

COUNTY OF *Adair*)

The foregoing instrument was acknowledged before me this *16* day of *October*, 20*18*, by David H. Gillette.

Witness my hand and official seal.

My commission expires *May 16, 2022*



BARBARA A. NEWCOMER
My Commission Expires
May 16, 2022
Adair County
Commission #14433663

Notary Public *Barbara A. Newcomer*



September 30, 2024,

FFPD-FP-054-24

Sandra Dougherty
918-232-8614
sandradougherty@yahoo.com

Re: Will Serve
5100 Eldridge Street
Golden, CO 80403

To whom it may concern:

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

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

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

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

Respectfully yours,

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





September 30, 2024

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

RE: Water and Sewer Availability – 5100 Eldridge Street, Jefferson County

Jefferson County,

The North Table Mountain Water and Sanitation District currently serves the referenced property with water and sewer service. The property is located within the District boundaries. The District has plenty of capacity and has no issue continuing to serve this property if 350 square feet of living space is added. If the lot is re-platted each lot will need a water and sewer tap.

Sincerely

Bart Sperry, P.E.
North Table Mountain Water and Sanitation District
District Manager/Engineer

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

NAME OF PROJECT: Private residence

CONTACT PERSON: Sandra Dougherty PH 918-232-8614

PROPERTY LOCATION: 5100 Eldridge Street Golden CO 80403 USA

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.

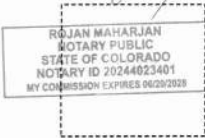
NAME: Sandra Dougherty *Sandra Dougherty* DATE: 10/3/24

State of Colorado)
County of Jefferson) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged before me this 03 day of October, 2024, by Sandra J. Dougherty

WITNESS my hand and official seal:
[Signature]

NOTARY PUBLIC



MY COMMISSION EXPIRES: Page 85 of 141

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: January 22, 2025

BCC Hearing Date: February 25, 2025

24-125226RZ Rezoning

Case Name: 16670 County Road 126 Official Development Plan

Owner/Applicant: Carol Williams

Location: 16670 County Road 126, Pine
Section 27, Township 7 South, Range 71 West

Approximate Area: 0.23 Acres

Purpose: **To Rezone from Commercial One (C-1) to Planned Development (PD) to allow for existing residential uses.**

Case Manager: Allie McGahee

Applicant Team Presenters:

Jodi Dolph, jodi.dolph@kw.com, 303-902-9968, Applicant Representative
Carol Williams, crlwllms@msn.com, 303-838-5763, Property Owner

Issues:

None

Recommendations:

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

Interested Parties:

- Neighbors

Level of Community Interest: Low

Representative for Applicant: Jodi Dolph

General Location: Northeast of the intersection of County Road 126 and 6th Street

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

COMMUNITY MEETING SUMMARY



Planning & Zoning Division

COMMUNITY MEETING SUMMARY

Case Number

24-119868CMT

Meeting Date

8.13.2024

Approx. # of Citizens

1

Signed in

4

Meeting Location

Virtual

Subject Property

16670 County Road 126

Property Owner

Carol Williams

Applicant/Representative

Jodi Dolph

Summary of the Applicant's Presentation

No presentation was given, only one member from community was present

Information Presented/Format of the Meeting

Overall Impression/Tone of Meeting

General curiosity

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

Neighbor was in attendance in support of the applicant - no questions were presented by this neighbor but she expressed support for the applicant and the application.

STAFF REPORT



1. SUBJECT REQUEST

The applicant is requesting to rezone the 0.23-acre subject property (16670 County Road 126) from the existing Commercial One (C-1) zone district to a Planned Development (PD) zone district. The proposed 16670 County Road 126 Official Development Plan (ODP) would allow all uses and provide for all restrictions defined by the Mountain Residential-Three (MR-3) zone district with specific modifications to the side and rear setbacks. The modified setbacks are proposed for existing structures and would legalize the existing structures that do not meet current setback requirements. Additional modifications defined by the ODP require future structures to meet setbacks as required by the MR-3 zone district.

2. CONTEXT



The subject property is in south-west Jefferson County, northeast of the intersection of County Road 126 and 6th Street in Pine Grove. This parcel is adjacent to residential land uses to the north, south, east, and

west. The lots to the north, south, east, and west are zoned Mountain Residential-Three (MR-3) and vary in lot size. This area is primarily characterized by residential land uses. The subject property has been zoned Commercial-One (C-1) since 2013 after a Jefferson County-initiated Rezoning of properties zoned Restricted Commercial-One (RC-1), under resolution reception number 2013040687, and has been used as a Single-Family residence since 1978. The County initiated Rezoning was due to the elimination of all RC-1 zoning in the County and changed all previous RC-1 zoning to C-1.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Mountain Residential – Three (MR-3)	Residential
South:	Mountain Residential – Three (MR-3)	Residential
East:	Mountain Residential – Three (MR-3)	Residential
West:	Mountain Residential – Three (MR-3)	Residential

4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
Setbacks	Primary Structures Front: 35' Side: 20' Rear: 20'	All required MR-3 setbacks, with the addition of specific setbacks for existing primary structure: Side to Street (south): 3' Side to Street (north): 25' Rear (east): 5'
Minimum Lot Size	None	6,250 sq ft

5. TRANSPORTATION

The proposed Rezoning to allow for continued residential use on the subject property is anticipated to have a lesser impact on the transportation network than the maximum trips under the Commercial zone district. Due to this, traffic information was not required with the Rezoning application. Both Transportation Engineering and Planning Engineering did not express concerns related to potential traffic impacts.

6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

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

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

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

The proposed use is compatible with the existing and allowable land uses in the area. The proposed Planned Development is based on the Mountain Residential - Three zone district and is in keeping with the current existing surrounding residential land uses. There are no changes proposed to the current lot size and the proposed setbacks along the north, south, and east property lines are to accommodate the existing residential structure and are proposed to meet the MR-3 setbacks for any rebuilt structures on the property. If the Rezoning is approved, the proposed impacts to the surrounding community would be expected to be minimal.

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

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

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

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

Land Use: The CMP recommends a land use of Area of Stability for the subject area, which discusses commercially zoned properties to generally maintain what exists or to convert to a community or residential use and to maintain lot sizes. The proposed land use is residential and is consistent with what is recommended by the CMP. The intent of this proposed Planned Development (PD) is to allow for continued residential uses that would otherwise be allowed within the MR-3 zone district and would not allow future subdivision of the property. Therefore, the request is consistent with the Land Use goals and policies of the CMP.

Physical Constraints: The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat. The property is not within any floodplains or known geologic hazard areas. The subject property is within the Wildland Urban Interface Overlay District, and any future Building Permits would require compliance with Defensible Space requirements. Therefore, the request is consistent with the Physical Constraints goals and policies of the CMP.

Community Resources: The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails. No specific historic resources have been identified that would be negatively impacted by the proposed development. The proposed use does not have potential impacts to air quality, light, odor and noise pollution, and impacts from noise, smoke, glare, fumes, vibration, and other potential environmental impacts. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

Infrastructure, Water and Services: Existing infrastructure and services are available and adequate to support the uses proposed by this Rezoning. If this request is approved, traffic to the site is anticipated to have negligible impacts on traffic operations, as the current and existing residential use will remain the same. 6th Street is an unpaved non-County maintained road, and County Road 126 is a paved road maintained by the County. The property is within the North Fork Fire Protection District and the Jefferson County Sheriff's Office provides law enforcement to the area. Water services will be provided by an individual well and wastewater services will be provided by an Onsite Wastewater Treatment System. The applicable agencies have reviewed the proposed zoning and there are no concerns. Therefore, the request is consistent with the Infrastructure, Water and Services goals and policies of the CMP.

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

Staff has not identified potential negative impacts of the Rezoning to the surrounding area that could result in impacts to light, air, odor, or noise to the subject or surrounding properties. Visual impacts to surrounding properties will remain the same and will be preserved as the structures will stay the same. The proposed written restrictions contain modifications to allow for the legalization of setbacks for the existing structures and requires future redevelopment to meet current building standards. The proposed ODP is not anticipated to have negative impacts upon the surrounding area.

d. The availability of infrastructure and services.

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

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

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

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

A Community Meeting was held on August 13, 2024. There was 1 citizen in attendance, the general tone of the meeting was respectful, transparent, and friendly. Questions presented by the community member during the meeting related to County processes and in support of the application. Please see the Community Meeting Summary included in this case packet for more details.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff did not receive any community responses regarding this proposal. Staff has not identified unresolved citizen comments.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to 9 Jefferson County Departments & Divisions, 9 external agencies, and 7 registered associations (please see the first referral matrix and HOA mailing list in the case packet for more information). The request was sent on one referral which resulted in modifications to the proposed written restrictions related to formatting. There are no known outstanding issues with the referral agencies.

11. NOTIFICATION

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

12. POST HEARING REVIEW

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

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

13. SUBSEQUENT PROCESSES

If the Rezoning is approved, prior to construction of any buildings or additions on the site a Building Permit would be required. The Building Permit is an administrative approval process.

SUMMARY OF STAFF ANALYSIS

Staff's analysis concludes that the proposed rezoning is in conformance with specific land use goals and policies outlined within the CMP. All potential negative impacts to the surrounding community have been adequately addressed, infrastructure and services are available to support the proposed land use, and the proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area. Staff has no unresolved issues with the proposed rezoning and recommends APPROVAL of the request.

FINDINGS:

Based on the analysis included in this report, staff concludes that the proposal satisfactorily address all of the criteria below which the Planning Commission may consider, as detailed in subsection 6 in this staff report.

1. **The rezoning proposal to allow for continued residential land uses on the subject property is compatible with the existing and allowable residential land uses in the surrounding area.**
2. **The proposal is in general conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations, and all other applicable sections of the Plan goals and policies are met. The Plan recommendation is for an Area of Stability which recommends Commercial zoned properties to convert to Residential use.**
3. **The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered. The negative impacts are found to be minimal and mitigated with the restrictions set forth in the proposed Official Development Plan (ODP) document. Restrictions to mitigate potential visual impacts include restrictions to building and lot development standards for future developments to be defined by the Jefferson County Mountain Residential-Three (MR-3) zone district.**
4. **The subject property is served by North Fork Fire Protection District and the Jefferson County Sheriff's Office. Water service will be provided by an individual well. Wastewater services will be provided by an Onsite Wastewater Treatment System. Services are available and adequate to service the proposed development.**
5. **The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.**

PLANNING COMMISSION ACTION:

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

COMMENTS PREPARED BY:

Allie McGahee

Allie McGahee, Planner III
January 6, 2025

CURRENT ZONING

Section 25 – Commercial District

(orig. 3-26-13)

A. Intent and Purpose

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

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

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Medical and dental offices, clinics and small veterinary clinics with no outside facilities.	X	X	X	X	X	X
Business and professional offices	X	X	X	X	X	X
Laboratory, except those involved in any hazardous process of that emit noxious noise dust, fumes or odor.	X, <5,000 s.f. GLA	X, < 5,000 s.f. GLA	X	X	X	X
State licensed day-care center or preschool or nursery	X	X	X	X	X	X
Grocery Store, Supermarket		X, <10,000 s.f. GLA	X	X	X	X
Gas station, service station or car wash.		X (4 fueling stations max)	X	X	X	X
Auto repair facility		X (max. 4 bays)	X	X	X	X
Fuels stores						X
Convenience retail shopping facility Including but not limited to drug stores, liquor stores, florists, newsstands, hardware stores, livestock feed stores, auto supply stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as butcher shops, candy stores, bakeries, dairy product shops, delicatessens.		X, <5,000 s.f. GLA	X	X	X	X
Restaurants, excluding drive-thru and fast food,		X, <4,000 s.f. GLA.				
Specialty Restaurant, no drive –thru.		X, <1,200 s.f. GLA	X	X	X	X
Restaurants, including specialty, brew-pub, vintner's, fast food, drive-in, drive-thru, or carry-out			X	X	X	X

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, music lessons.		X	X	X	X	X
Outdoor Vending Machines	X	X	X	X	X	X
Low intensity specialty goods and services, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, taxidermy, furniture store, pet store, blue-print, newspaper office, apparel, appliances.		X, <5,000 s.f. GLA	X	X	X	X
Taverns and lounges		X	X	X	X	X
Banks and other financial institutions			X	X	X	X
Craft brewery and craft distillery			X <5,000 s.f. GLA	X <10,000 s.f. GLA	X	X
Arcades, pool halls, dance and other similar studios.			X	X	X	X
Fitness Centers, Martial Arts Studios, and other similar uses		X, <4,000 s.f. GLA	X	X	X	X
Department stores and/or discount stores				X, <75,000 s.f. GLA.	X	X
Nightclubs and discotheques				X	X	X
Entertainment facilities, including but not limited to movie theaters, bowling alleys, skating rinks, pool halls.				X	X	X
Building material retail stores				X	X	X
Building material sales						X
Recreational facilities, including but not limited to swimming, tennis, health and court sports facilities.				X	X	X
Hotels and motels				X	X	X
Private colleges and schools including: trade, vocational and professional schools and student and faculty housing, when located on the same lot or tract as the school for which the housing is being provided.				X	X	X
Rental stores, excluding automobiles, campers, trailers and heavy equipment.		X	X	X	X	X
Motor vehicle, recreational vehicle and trailer sales, leasing or rental (new or used).						X
Rental agencies for heavy equipment						X
Repair for heavy equipment, recreational vehicles, or trailers.						X
Auditoriums, conference rooms and Event Centers					X	X
Ambulance services						X
Shops for custom work to include electrical, plumbing, air conditioning, and similar type shops.				X	X	X

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Fabrication and manufacturing of any type set forth in the I-3 Zone District are permitted, except those uses involved in any hazardous process or that emit noxious noise, dust, fumes or odor and provided that no machinery greater than 5 horsepower is utilized and that activities are enclosed.						X
Wholesale businesses						X
Cold-storage plants						X
Amusement parks						X
Auction house excluding those for animals						X
Home for social rehabilitation or adjustment for up to 20 residents plus staff, not located within 750 ft. of a similar type facility.						X
Temporary shelter for the homeless which is not located within a 750 ft. of another such shelter.						X
Sexually Oriented Businesses located in accordance with the provision of the General Provisions and Regulations Section of this Zoning Resolution.						X
Telecommunications Land Uses shall comply with the provisions of the Telecommunication Uses Section of this Zoning Resolution.	X	X	X	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X	X	X	X
Mini-Storage, Mini-Warehousing				X ¹	X ¹	X ¹

¹ When meeting the design criteria below.

C. Accessory Uses (orig. 3-26-13)

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Construction Trailers during construction only, not to exceed to two years.	X	X	X	X	X	X
Customer and employee parking of operable motor vehicles, either open or covered.	X	X	X	X	X	X
Living Quarters for not more than one family in a commercial building not a dwelling.		X	X	X	X	X
Retail Sale of Permissible Fireworks in a temporary fireworks sales facility provided the facility complies with the requirements of H.4. and obtains a yearly permit from the County.		X	X	X	X	X

D. Special Uses

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

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Holding area for motor vehicles (operable or inoperable) removed from public roads and awaiting disposition by proper legal authorities. Such motor vehicles shall be enclosed by a closed fence (one preventing view) at least 8 feet in height.		X	X	X	X	X
Religious Assemblies or private clubs		X	X	X	X	
A group living facility, other than homes for social rehabilitation, or a home where up to 6 unrelated individuals are living together, that is occupied by more than one registered sex offender.	X	X	X	X	X	X
Oil and gas drilling and production such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use.	X	X	X	X	X	X

E. Lot and Building Standards (orig. 3-26-13; am 7-17-18; am; 5-21-19)

Districts	Setbacks – Structural					Setbacks – Gas Pump			
	Front	Side	Rear	From common wall/interior lot line	Side & Rear adjacent to separate Commercial or Industrial Zone District ¹	Front	Sides	Rear	
RC-1	35 ft.	20 ft.	20 ft.	N/A	20 ft.	NA			
C-1	Convenience	35 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	Neighborhood	40 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	Community	50 ft.	50 ft.	50 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	Regional	50 ft.	50 ft.	50 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
C-2	50 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.	

¹ Or comparable PD Zone District.

Districts	Building Height		Area Required for sub-districts
	Structural	Roof Mounted Solar	
RC-1	35 ft.	45 ft.	N/A
C-1	Convenience	35 ft.	N/A
	Neighborhood	46 ft.	N/A
	Community	60 ft.	N/A
	Regional	80 ft.	N/A
C-2	50 ft.	N/A	None

PROPOSED ZONING

**16670 County Road 126 Official Development Plan
Rezoning Case # 24-125226RZ**

A. Intent

The purpose of this Rezoning is to rezone from Commercial One (C-1) to a Planned Development (PD) to allow for existing residential uses.

B. Written Restrictions

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

1. Setbacks
 - a. Side to Street (south): 3 feet
 - b. Side to Street (north): 25 feet
 - c. Rear (east): 5 feet

2. If the existing structures are removed in the future, any new structures will be built to the setbacks as required by the MR-3 zone district.

APPROVED FOR RECORDING:

This Official Development Plan, titled 16670 County Road 126 Official Development Plan was approved the _____ day of _____ 2025, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

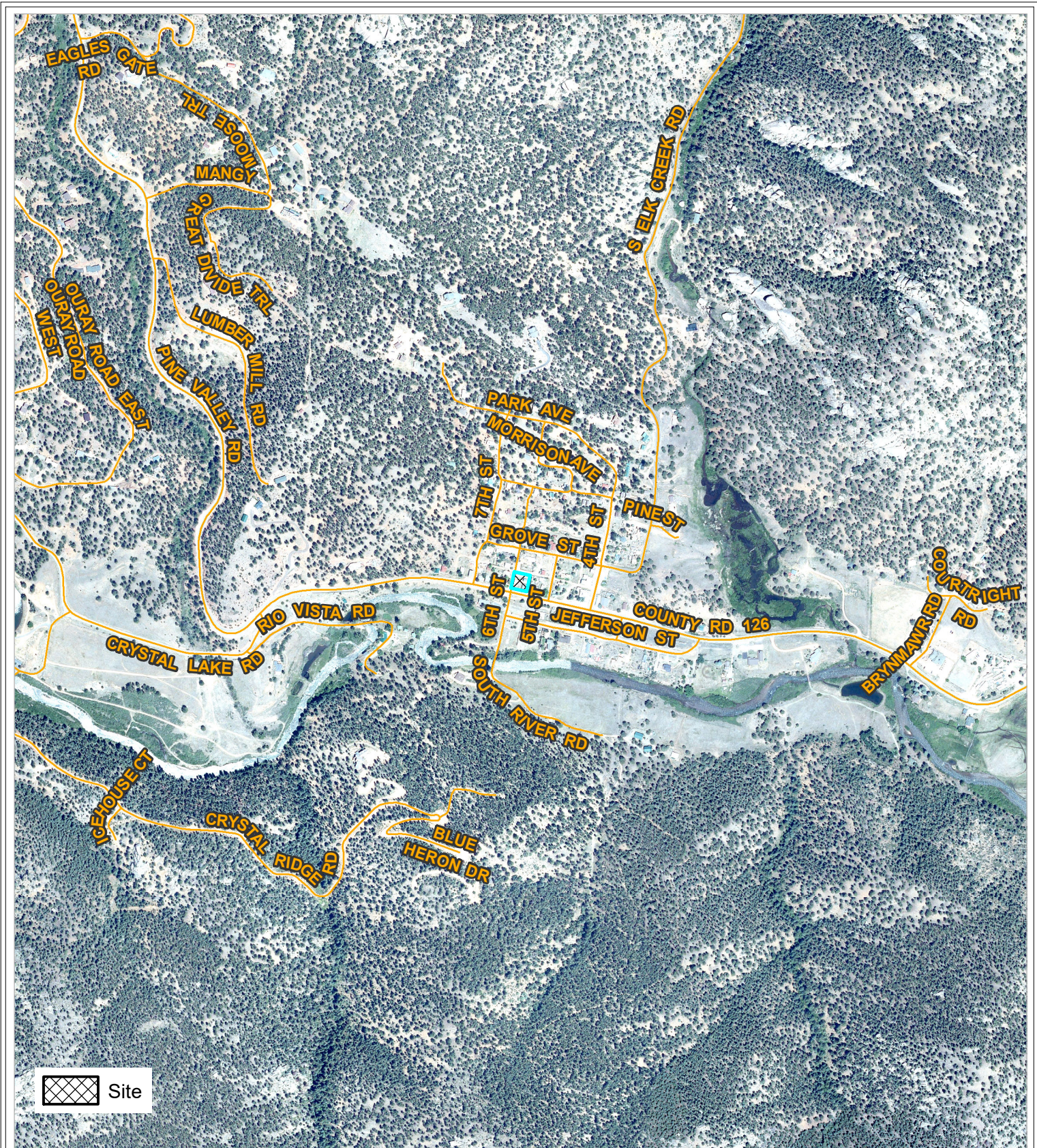
The owner of the property, at the time of approval was: _____

By: Jefferson County Planning and Zoning Director

Signature: _____

Date: _____

MAPS

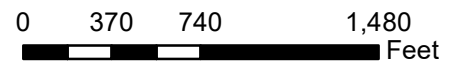


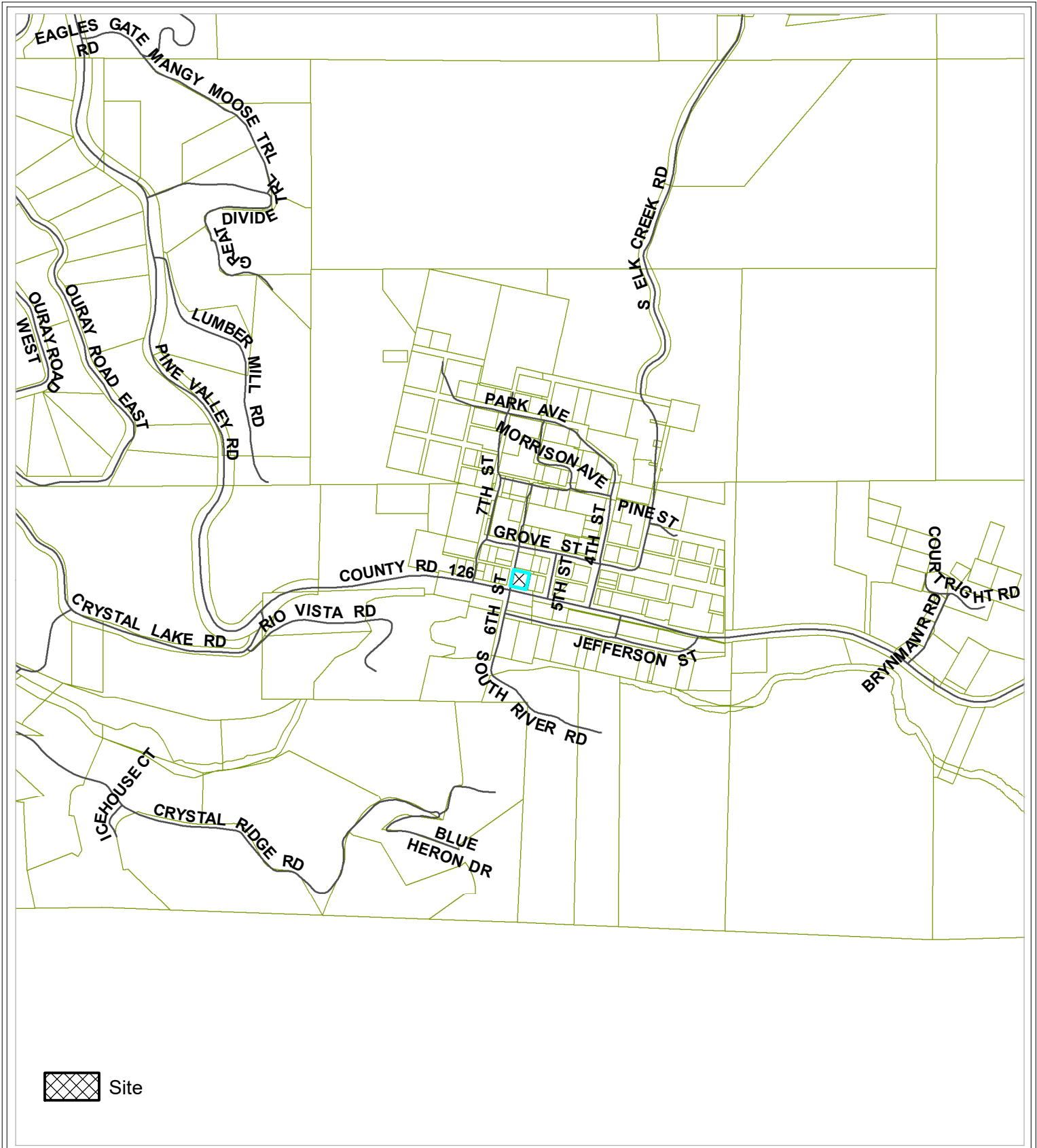
Case Number: 24-125226RZ
Location: Section 27, T7S, R71W



JEFFERSON
 COUNTY COLORADO

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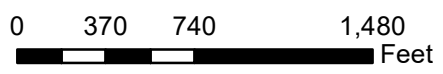


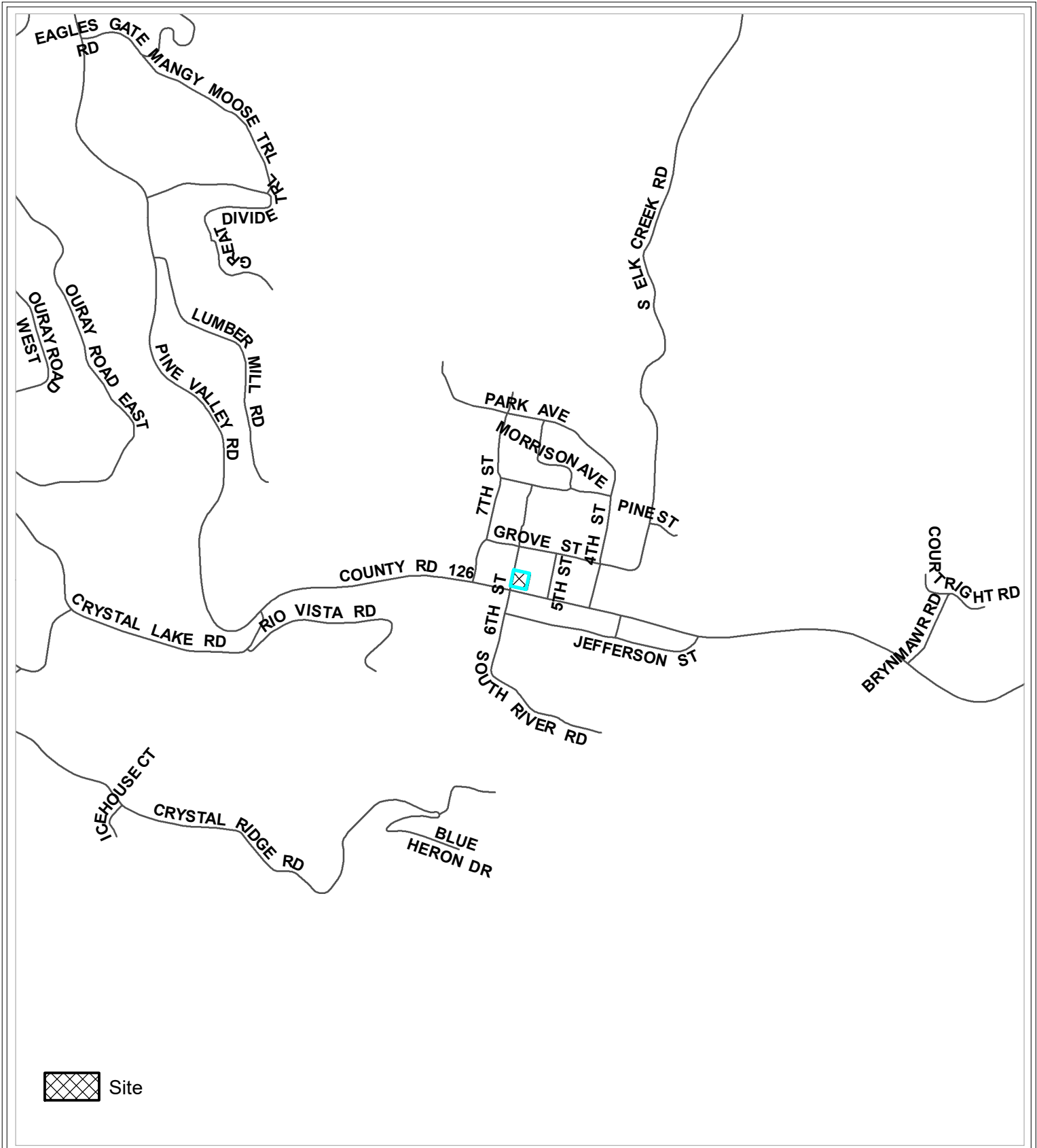


Case Number: 24-125226RZ
Location: Section 27, T7S, R71W



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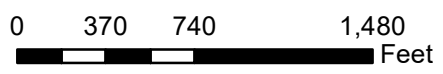


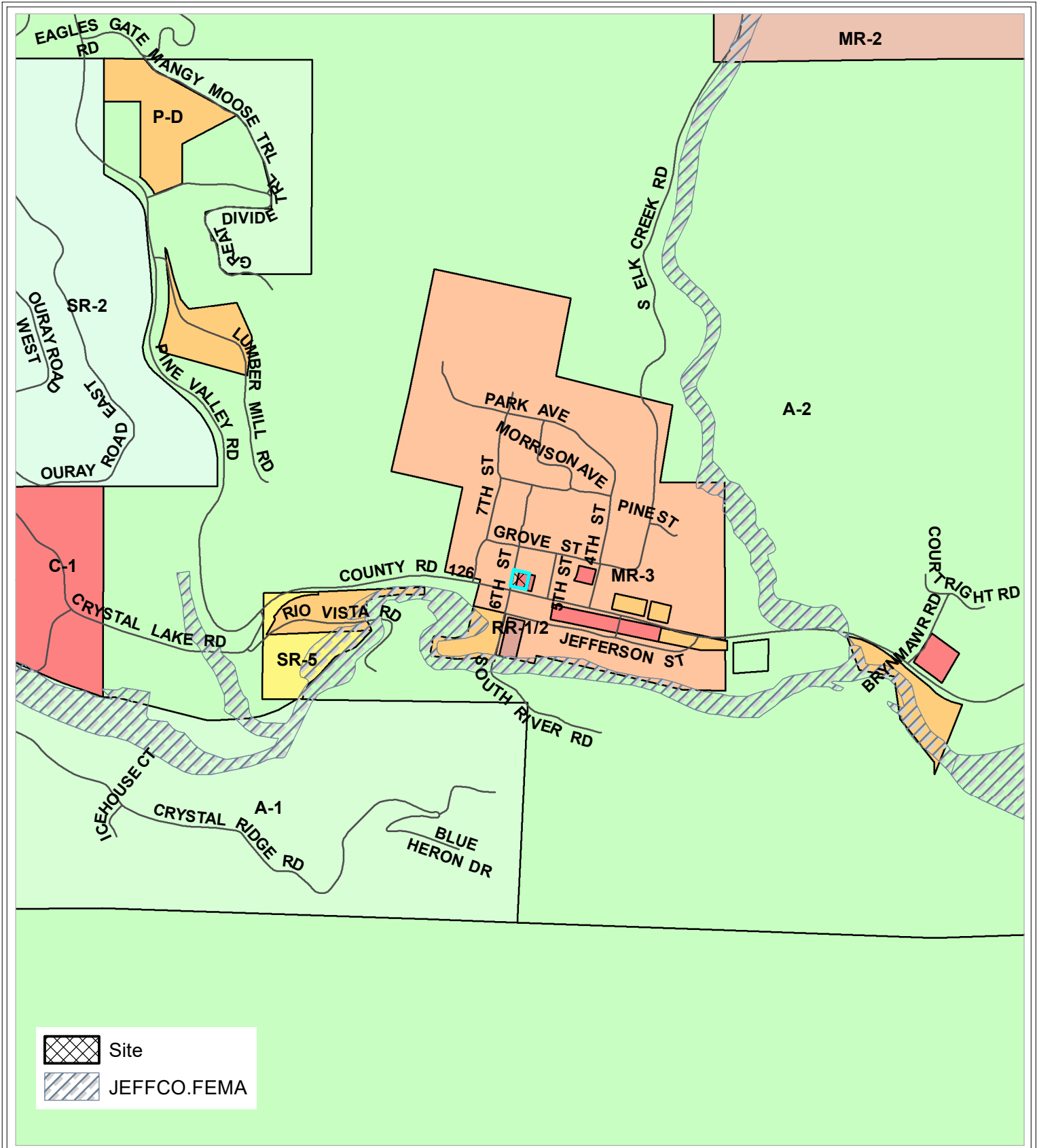
Case Number: 24-125226RZ
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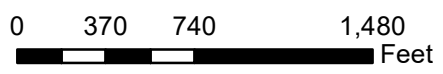




Case Number: 24-125226RZ
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PUBLIC / HOA COMMENTS

No public comments received as of 1/13/2025

REFERRAL COMMENTS

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, December 11, 2024 2:28 PM
To: Allie McGahee
Cc: Christine Derby
Subject: 24 125226 RZ - Agency Response

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Addressing

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Christine Derby

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

ADDRESSING

MEMO

To: Allie McGahee
FROM: Christine Derby
SUBJECT: 24-125226RZ 16670 County Road 126
DATE: December 11, 2024

Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from Commercial One (C-1) to Planned Development (PD).
2. Access is off County Road 126 and 6th Street.
3. There is a valid existing address, 16670 County Road 126, in the address database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, December 10, 2024 2:22 PM
To: Allie McGahee
Cc: Rebecca Daleske
Subject: 24 125226 RZ - Agency Response

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Cartographic

Results: Complete

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Rebecca Daleske

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Allie McGahee

From: Freshwater - DNR, Keian <keian.freshwater@state.co.us>
Sent: Tuesday, November 26, 2024 1:09 PM
To: Allie McGahee
Cc: Fuller - DNR, Kathleen
Subject: --{EXTERNAL}-- 24-125226 RZ Comments - Division of Water Resources

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Dear Ms. McGahee,

This referral for a rezoning, case no. 24-125226 RZ, for 0.23 acres on Lots 9, 10, 11, and 12, Block 24, Sec. 27, T7S, R71W, 6th P.M., does not appear to qualify as a “subdivision” as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer’s March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office only performed a cursory review of the referral information.

Upon review, it appears well no. 239071 is located on the 0.23 acres; included in the application file was a past change of ownership application to the current owner. Originally registered for existing historic use for inside 1 single family dwelling and the irrigation of not more than 1500 square feet of home and garden, this well must be used in accordance with its permitted terms and conditions. Of note, it appears that this well sits just outside the lot boundaries in our mapping system, but this is possibly a plotting shift in the parcel location as reported by the county. Regardless, the well owner is encouraged to file a GWS-42 Application For Well Location Amendment with our office to confirm the location on file for this well, available at: <https://dwr.state.co.us/eforms> [dwr.state.co.us].

Our office has no further comments or concerns for this referral.

Regards,

--

Keian Freshwater
Water Resources Engineer



P 303-866-3581 Ext. 8237

1313 Sherman St., Suite 821, Denver, CO 80203

keian.freshwater@state.co.us | dwr.colorado.gov [dwr.colorado.gov]

Allie McGahee

From: Justin Gutierrez <JGutierrez@Summitutilitiesinc.com>
Sent: Tuesday, November 19, 2024 8:22 AM
To: Allie McGahee
Subject: --{EXTERNAL}-- RE: [EXTERNAL EMAIL] 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

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This message came from outside your organization.

[Report Suspicious](#)

Good morning Allie,

16670 County Rd 126 is outside of Colorado Natural Gas certified service territory. Colorado Natural Gas does not own or operate any facilities or appurtenances at or near this location and has no objection to the Rezoning at 16670 County Rd 126.

Thanks,

Justin Gutierrez

Engineer

Summit Utilities, Inc.

jgutierrez@SummitUtilitiesInc.com

Direct: (720) 954-2804

Office: (720) 981-2123 [x11187]

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

Sent: Tuesday, November 19, 2024 8:01 AM

To: Justin Gutierrez <JGutierrez@Summitutilitiesinc.com>; PLATREVIEW@LUMEN.COM;
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO_MARTINEZ@CABLE.COMCAST.COM;
ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; SARAH.BRUCKER@STATE.CO.US;
JOANNA.WILLIAMS@STATE.CO.US; PLATREFERRAL@UNITEDPOWER.COM; BKAUFMAN@IREA.COOP;
NFFPD@HOTMAIL.COM; RRUSH@ELKCREEKFIRE.ORG

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

Subject: [EXTERNAL EMAIL] 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning



ELECTRONIC REFERRAL

This e-mail is to inform you that the application referenced below is now beginning the 1st Referral. Please review and provide comments on the referral documents found in the [Case Folder](#)

[\[jeffcogov.sharepoint.com\]](http://jeffcogov.sharepoint.com) in the **Current Referral Documents** sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 24-125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Address: 16670 County Rd 126

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Case Manager: Allie McGahee

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

Comments Due: **10-DEC-24**

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

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

Allie McGahee

From: Brooks Kaufman <BKaufman@core.coop>
Sent: Friday, December 6, 2024 1:47 PM
To: Allie McGahee
Subject: --{EXTERNAL}-- RE: 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good afternoon, Allie

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

CORE has existing overhead electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies.

CORE approves the rezoning to PD.

Respectfully

Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN
720.733.5493 DIRECT
303.912.0765 MOBILE


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



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

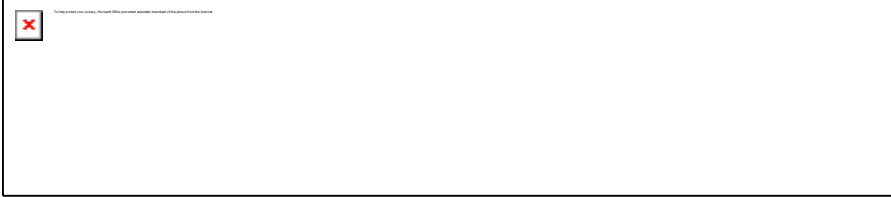
From: TEMPMAILER@JEFFCO.US <TEMPMAILER@JEFFCO.US>

Sent: Tuesday, November 19, 2024 8:01 AM

To: JGUTIERREZ@SUMMITUTILITIESINC.COM; PLATREVIEW@LUMEN.COM;
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO_MARTINEZ@CABLE.COMCAST.COM;
ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; SARAH.BRUCKER@STATE.CO.US;

JOANNA.WILLIAMS@STATE.CO.US; PLATREFERRAL@UNITEDPOWER.COM; Brooks Kaufman <BKaufman@core.coop>;
NFFPD@HOTMAIL.COM; RRUSH@ELKCREEKFIRE.ORG
Cc: ALMCGAHE@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US
Subject: 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

[CAUTION:] This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.



ELECTRONIC REFERRAL

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

Case Number: 24-125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Address: 16670 County Rd 126

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Case Manager: Allie McGahee

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

Comments Due: **10-DEC-24**

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

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Thursday, December 5, 2024 12:12 PM
To: Allie McGahee
Cc: Laura Armstrong
Subject: 24 125226 RZ - Agency Response

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Engineer (Development Review)

Results: Comments Sent (no further review)

Review Comments: No concerns. Traffic impacts under proposed PD expected to be less than existing commercial zone district.

Scheduled End Date: 10-DEC-24

Reviewer: Laura Armstrong

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Allie McGahee

From: Christina Lane
Sent: Monday, November 25, 2024 5:22 PM
To: Allie McGahee
Cc: Lindsay Townsend; Mike Vanatta; Nick Nelson
Subject: Re: DEVREV: 24-125226RZ - 12/3

Hi Allie,

Thanks for reaching out regarding this rezone case. I made the assumption that there were far more intense permitted uses under MR-3 but it looks like there's nothing that differs from the lower MR zone districts, and since they are currently zoned for commercial, we know this PD would come in with lower volumes than the max commercial zoning.

Please revise our comment to "No concerns. A PD under MR-3 zone district assumptions will have a lesser impact on the transportation network than the maximum trips under a commercial zone district."

Thank you!
Christina

Christina Lane, AICP (she/her)

Transportation Operations & Planning Manager

Transportation and Engineering Division
c 303-358-8018
clane@jeffco.us | www.jeffco.us



From: Levi LaGuardia <llaguard@co.jefferson.co.us>
Sent: Monday, November 25, 2024 7:46 AM
To: Robert Taylor <rbtaylor@co.jefferson.co.us>; Lindsay Townsend <ltownsen@co.jefferson.co.us>; Christina Lane <clane@co.jefferson.co.us>; Mike Vanatta <mvanatta@co.jefferson.co.us>; Ramey Fox <rfox@co.jefferson.co.us>
Subject: RE: DEVREV: 24-125226RZ - 12/3

TOP review is complete!

All the Best,

Levi LaGuardia, EIT

Associate Transportation Engineer
Jefferson County Transportation and Engineering
100 Jefferson County Pkwy, Suite 3500 | Golden, CO 80419
(303) 271-8471 | llaguard@jeffco.us



Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Thursday, December 19, 2024 11:16 AM
To: XALMCGAHE@JEFFCO.US
Cc: Allie McGahee; Allie McGahee
Subject: 24 125226 RZ - Agency Response

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Planner (Development Review)

Results: No Response (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Allie McGahee

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, December 10, 2024 5:01 PM
To: Allie McGahee
Cc: Pat OConnell
Subject: 24 125226 RZ - Agency Response

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: County Geologist

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Pat O Connell

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Memorandum

To: Allie McGahee
Planner

From: Patrick O'Connell
Engineering Geologist

Date: December 10, 2024

Re: 16670 County Road 126, Case No. 24-125226RZ

I have reviewed the submitted documents for the subject project. I have the following comments:

1. The site is not located in a geologic hazard area, and geologic and geotechnical reports are not required at the time of the rezoning.
2. The property is located within the Mountain Ground Water Overlay District. However, since the structures are existing and this rezoning application would not change the amount of water used, or type of well permit, the restrictions of the MGWOD would not apply.

Laura Armstrong

From: AUTOMAILER@JEFFCO.US
Sent: Thursday, December 5, 2024 12:12 PM
To: Allie McGahee
Cc: Laura Armstrong
Subject: 24 125226 RZ - Agency Response

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Engineer (Development Review)

Results: Comments Sent (no further review)

Review Comments: No concerns. Traffic impacts under proposed PD expected to be less than existing commercial zone district.

Scheduled End Date: 10-DEC-24

Reviewer: Laura Armstrong

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, December 17, 2024 12:14 PM
To: Allie McGahee
Cc: Cassidy Clements
Subject: 24 125226 RZ - Agency Response

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Long Range

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Cassidy Clements

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Thursday, November 21, 2024 12:48 PM
To: Allie McGahee
Cc: Elizabeth Stoner
Subject: 24 125226 RZ - Agency Response

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Elizabeth Stoner

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Monday, November 25, 2024 4:52 PM
To: Allie McGahee
Cc: Public Health EH Land Use; Urszula Tyl
Subject: 24 125226 RZ - Agency Response

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Public Health

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Urszula Tyl

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

MEMO

TO: Allie McGahee
 Jefferson County Planning and Zoning Division

FROM: Urszula Tyl
 Jefferson County Environmental Health Services Division

DATE: November 25, 2024

SUBJECT: Case #24-125226 RZ
 16670 County Rd 126
 Jodi Dolph

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

PROPOSAL SUMMARY

Pre-application to discuss Rezoning from Commercial-One (C-1) to Mountain Residential-Three (MR-3).

COMMENTS

Jefferson County Public Health (JCPH) has provided comments on July 17, 2024 for the pre-application process. We have reviewed the documents submitted by the applicant for this rezoning process and have the following comments:

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

REZONING REQUIREMENTS (Private Well & OWTS)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	7/12/24	Submit an Onsite Wastewater Report in accordance with the LDR Section 22. B.2. Contact Jefferson County Public Health, Mitchell Brown at 303.271.5767 or mlbrown@jeffco.us or Tracy Volkman at 303.271.5763 or tvolkman@jeffco.us	Wastewater
✓	11/25/24	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

WASTEWATER (LDR 22)

Engineering from the existing system can be used to satisfy the Onsite Wastewater Report as described in Section 22 D. of the Jefferson County Land Development Regulation.

OWTS Records

JCPH has records of an existing higher level treatment system that was installed in 2024 to serve a 2-bedroom single family dwelling at 16670 County Rd 126 (Permit #24-106427 HLT OW):

Septic tank: 1000 gal 2 comp Infiltrator with effluent filter in 2nd comp followed by AX20RT unit in mode 3B with a PF500511 pump. Recycle line from AX20RT to 1st comp of septic tank.

STA: 216 SF (12' X 18' X 4'), 1.5" SCH 40 effluent line to 1.5" SCH 40 manifold. 1.5" SCH 40 laterals with 3/16" orifice holes at 2' o/c. Install 2' of secondary sand and 1' of gravel covered by filter fabric. Flushing valves at ends of rows and 4 observation ports. STA to be installed in same location as existing STA and will meet or exceed current setbacks.

Maintain the following minimum separation distance(s) between the on-site absorption bed and the following well(s): 65'

Maintain or increase all existing subminimum distances affecting any components of the onsite wastewater treatment system.

Sand gradation analysis required at OPEN HOLE inspection

An audible and/or visible alarm shall be installed to indicate when the vault/pump chamber reaches 80% of capacity and/or to provide indication of failure for mechanical components.

The existing septic tank shall be pumped, then removed or backfilled.

Maintain a minimum of 10 feet from all parts of the system to the property line.

This system includes components that require ongoing maintenance to assure proper operation. The current and future owners are required to maintain a contract with a responsible management entity to perform such maintenance in accordance with Department regulations and policies. Failure to maintain such a contract will be considered a violation of the conditions of this permit.

The installer of the advanced / mechanical treatment system must provide a letter stating that all required components have been installed and that the system is ready for operation and, if required, remote monitoring in accordance with Department regulations and policies.

Contaminated soil removed from the old absorption system shall be disposed in a manner which does not cause contamination of ground or surface waters.

The system must be pressure dosed per the engineer's design.

TABLE 4-1 MINIMUM PROPERTY SIZE REQUIREMENTS

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

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

ENVIRONMENTAL ASSESSMENT (LDR 30)

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

WATER SUPPLY (LDR 21)

The applicant provided a copy of Well Permit #239071. The Jefferson County Zoning Resolution (Section 9 C.21) and the Land Development Regulation (LDR) Section 21.B.2.a (1) requires proof of legal water, such documentation may include, but is not limited to, a copy of the well permit or water court decree. The Colorado Division of Water Resources (CDWR) is the governing authority for wells. As such, the applicant should contact the Colorado Division of Water Resources at 303.866.3581 who will determine if the applicant has a legal right to the water supply.

Water Dependability

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

NOISE

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

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

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.

Allie McGahee

From: AUTOMAILER@JEFFCO.US
Sent: Tuesday, November 19, 2024 8:35 AM
To: Allie McGahee
Cc: Keith Dean
Subject: 24 125226 RZ - Agency Response

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Road & Bridge

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Keith Dean

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Allie McGahee

From: Emily Fore <efore@unitedpower.com>
Sent: Tuesday, November 19, 2024 8:13 AM
To: TEMPMAILER@JEFFCO.US; Allie McGahee
Subject: --{EXTERNAL}-- RE: 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good morning,

Thank you for inviting United Power, Inc. to review and comment on the **Rezoning at 16670 County Rd 126, Case Number 24-125226 RZ**.

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

Sincerely,



[facebook.com] [twitter.com] [linkedin.com] [youtube.com] [instagram.com]

Emily Fore, RWA

Right of Way Agent

Office: 720-685-5605 | Mobile: 970-515-0128 |

efore@unitedpower.com

Working Hours: Monday-Friday 7:30-5:00, off every other Friday

United Power | www.unitedpower.com

unitedpower.com

500 Cooperative Way Brighton, CO 80603

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

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

Sent: Tuesday, November 19, 2024 8:01 AM

To: JGUTIERREZ@SUMMITUTILITIESINC.COM; PLATREVIEW@LUMEN.COM;
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO_MARTINEZ@CABLE.COMCAST.COM;
ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; SARAH.BRUCKER@STATE.CO.US;

JOANNA.WILLIAMS@STATE.CO.US; United Power Plat Referral <platreferral@UnitedPower.com>;

BKAUFMAN@IREA.COOP; NFFPD@HOTMAIL.COM; RRUSH@ELKCREEKFIRE.ORG

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

Subject: 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning



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

ADDITIONAL CASE DOCUMENTS

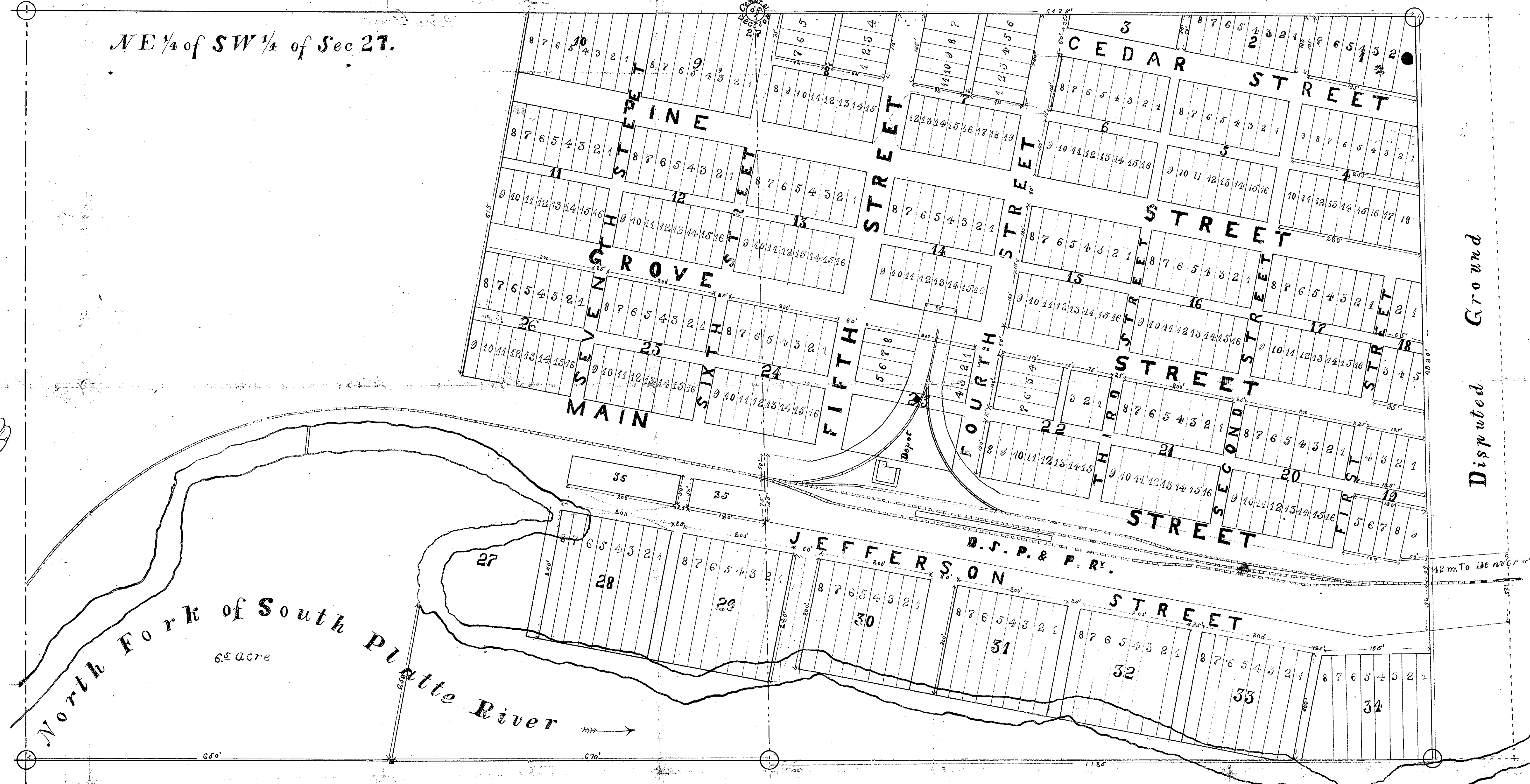
MAP
 OF
PINE - GROVE
 JEFFERSON COUNTY Colo.
 SCALE 100ft. = 1inch.
 A. R. Kittell Co.
 4/21-1886

NE 1/4 of SW 1/4 of Sec 27.

From all men by these presents that I, C. W. Dake have laid out and platted the parcel of land as shown on this map to wit: - N. 1/4 of the S. 1/4 and a part of the N. 1/4 of the S. 1/4 of Section 27 in Township No. 7 South of Range No. 71 West in Jefferson County, State of Colorado under the name and style of Pine-Grove. Reference being had to a disputed tract of ground, and I do grant and convey to the Public the perpetual use and right to all the streets and alleys as shown on this plat.
 Dated at Denver, Colo. this 24th day of August 1886
 Charles W. Dake

Unofficial

State of Colorado ss
 County of Jefferson ss
 Before me William J. Acheson, a notary public within and for the County and State aforesaid this day personally appeared C. W. Dake to me known to be the person who executed the foregoing map and instrument of writing and acknowledged that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth - witness my hand and seal this 24th day of August, A.D. 1886
 William J. Acheson
 Notary Public
 Arapahoe Co., Colo.



Disputed Ground

T. 7 S. - R. 71 W.
 6th P.M.

Vacation Resolution - July 12, 1960 - Book 1286 - Page 474
 Vacation Resolution - Jan. 5, 1962 - Book 11439 - Page 102
 Vacation Resolution - Sept. 6, 1962 - Book 1518 - Page 167

Sept 9 1886
 At Denver
 16452 94

IMPROVEMENT LOCATION CERTIFICATE

ORDERED BY: CLARION MTG. CAPITAL

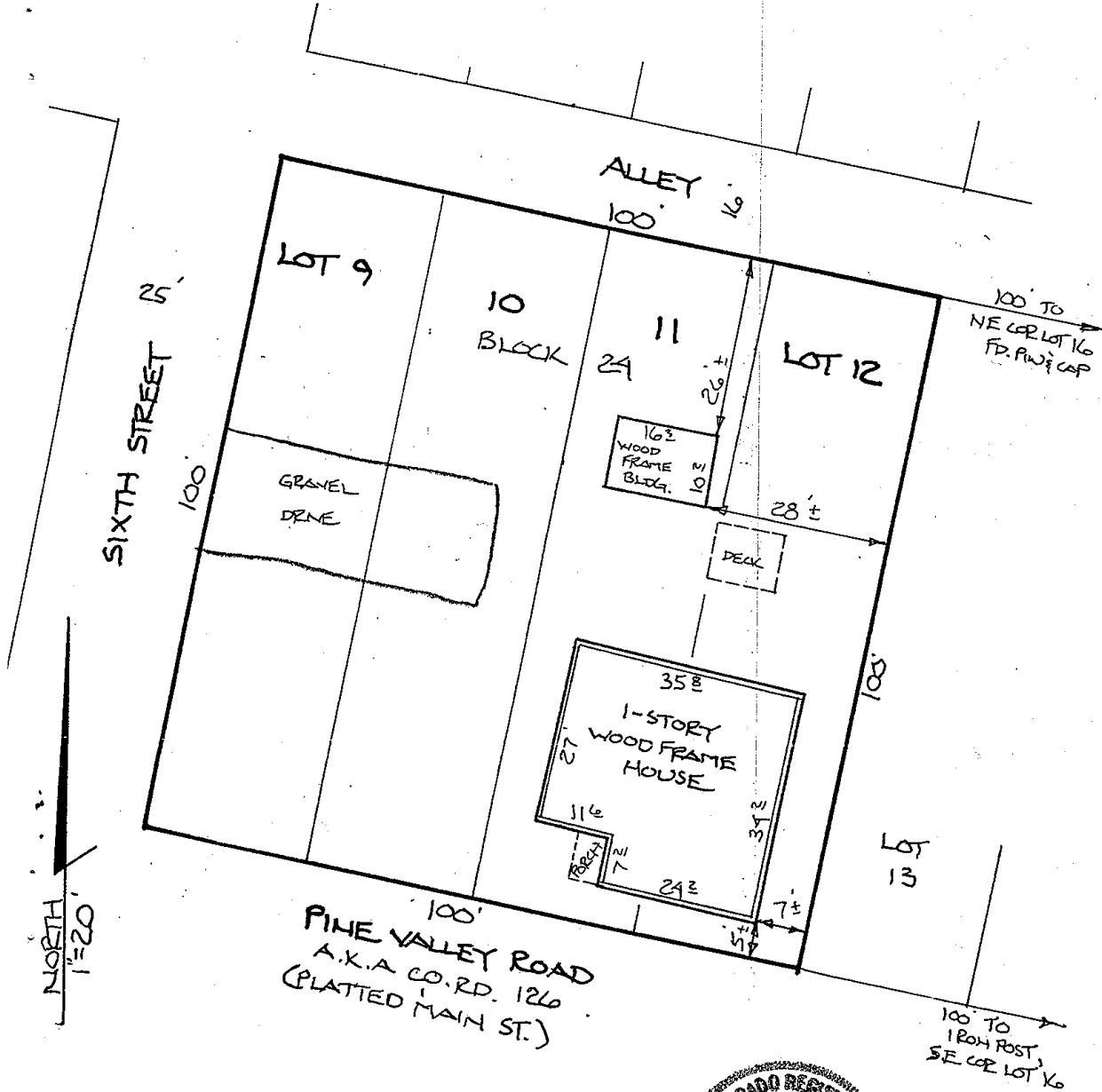
JOB NO: 99-0133

BORROWER: JEPPE

DATE: 2/2/99

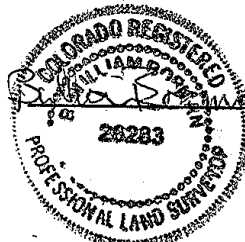
TITLE COMM: NOT FURNISHED-LEGAL DESK PERCHENT

PROPERTY ADDRESS: 16670 CO. RD. 126



LEGAL DESCRIPTION:

LOTS 9, 10, 11 AND 12, BLOCK 24, PINE GROVE, COUNTY OF JEFFERSON, STATE OF COLORADO.



NOTE: 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.

NOTE: NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED MAP IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR HEREON NAMED.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE PERSON, CORPORATION, OR BUSINESS NAMED HEREON, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENTS. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE PARCEL HEREIN DESCRIBED (ON THE DATE SHOWN HEREON) EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS INDICATED, AND THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.



North Fork Fire Protection District

PO Box 183

Buffalo Creek, CO 80425-0183

Phone: 303-838-2270

Fax: 303-838-0412

October 28, 2024

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

RE: PROOF OF FIRE PROTECTION LETTER FOR REZONING – 24-125226RZ - 16670 COUNTY ROAD 126, PINE

To Whom It May Concern:

Carol Williams is requesting a letter of proof of fire protection for a proposed rezoning from C-1 to PD at the above-mentioned address. On behalf of the North Fork Fire Protection District, I have the following comments:

1. The property is within the boundaries of the North Fork Fire Protection District. The North Fork Fire Protection District will provide emergency services to this property to the best of their ability.
2. If changes are made to the existing structure and/or other structures are constructed a Fire Code review shall be completed to determine requirements and compliance.
3. These comments are based on currently available information. If plans or conditions change in the future, additional comments may be necessary.

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

Sincerely,

Rachel Rush
Fire Marshal
North Fork Fire Protection District

Form No. GWS-11 06/00
STATE OF COLORADO
OFFICE OF THE STATE ENGINEER
818 Centennial Bldg., 1313 Sherman St., Denver, CO 80203
(303) 866-3581 Fax (303) 866-3589

For Office Use Only

RECEIVED
MAY 30 2002
WATER RESOURCES
STATE ENGINEER
COLO.

**CHANGE IN OWNERSHIP/ADDRESS
CORRECTION OF THE WELL LOCATION**

Insert the Well Permit Number 239071

Name, address and phone of the person claiming ownership of the well:
NAME(S) Carol Williams
Mailing Address 11016 Co Rd 126
City, St. Zip Pine, Co 80470
Phone (303) 503-5135

0486986

If your well has an absolute water right, decreed by the court and the well is not registered with the State Engineer, enter the Water Court Case Number / Civil Action Number and well number as decreed.

This form is filed by the named individual/entity claiming that they are the owner of the well permitted as referenced above. This filing is made pursuant to C.R.S. 37-90-143.

WELL LOCATION: County Jefferson Owner's Well Designation _____
116670 County Rd 126 Pine Co 80470
(Address) (City) (State) (Zip)
____ 1/4 of the ____ 1/4, Sec. ____, Twp. ____ N. or S., Range ____ E. or W., ____ P.M.
Distance from Section Lines ____ Ft. From N. or S., ____ Ft. From E. or W. Line.
Subdivision Name n/a Lot _____, Block _____, Filing/Unit _____

The above listed owner(s) say(s) that he, she (they) own the well described herein. The existing record is being amended for the following reasons: Change in name of owner Change in mailing address
 Correction of location for exempt wells permitted prior to May 8, 1972 and non-exempt wells permitted after May 17, 1965. Please see the reverse side for further information regarding correction of the well location.

I (we) claim and say that I (we) (are) the owner(s) of the well described above and that the commencement of extraction of ground water from this well, lawfully made under the well permit, occurred on the date indicated, and that the statements made herein are true to my (our) knowledge.

Please print the Signer's Name & Title <u>Carol Williams</u>	Signature(s) of the new owner. <u>Carol Williams</u>	Date <u>5-17-02</u>
---	---	------------------------

It is the responsibility of the new owner of this well to complete and sign the form. Signatures of agents are acceptable if an original letter of agency signed by the owner is attached to the form upon its receipt.

For Office Use Only

State Engineer _____ By _____ Date _____

JEFFERSON COUNTY PUBLIC HEALTH
645 PARFET STREET, LAKEWOOD, CO 80215
(303) 232-6301 FAX: (303) 271-5760 INSPECTION LINE: (303) 239-7070
<http://jeffco.us/public-health/>

ONSITE WASTEWATER SYSTEM INSTALLATION PERMIT 24-106427 OW

SITE ADDRESS: **16670 COUNTY RD 126**
LEGAL DESCRIPTION: **Lot 0009, Block 024, Pine Grove; Block 24 Lots 9-12 inclusively**

SYSTEM DESIGNED FOR: **2 Bedroom Single Family Dwelling**
SECONDARY STRUCTURE: **N/A**
DATE OF ISSUANCE: **April 15, 2024** Permit expires one year after this date
(all inspections must be completed by then)

ISSUED TO: **SCOTT SEARCH**
7140 COUNTY RD 43
BAILEY CO 80421
USA

INSTALLATION REQUIREMENTS

Installation shall be in accordance with the approved design prepared by
JENNIFER MIGLIORATO.

Job Number: **2024013**

Engineering Date: **May 01, 2024**

Consult the design for specific installation requirements and see page 2 for site-specific conditions.

This permit is issued under the express condition that if this building site is composed of multiple, platted lots or parcels as identified in the legal description, that none of said lots or parcels shall be individually sold or otherwise transferred without the express permission of Jefferson County Public Health.

INSPECTIONS REQUIRED

TYPE OF INSPECTIONS: **OPEN EXCAVATION, FINAL**
OPEN EXCAVATION DEPTH (ft.): **4**
TO SCHEDULE INSPECTIONS: **Call (303) 239-7070 by 3:00PM the day before**

REQUIRED ENGINEER CERTIFICATION(S)

SUITABILITY OF THE ON-SITE OR IMPORTED FILTER MATERIALS INSTALLATION OF PUMPS/ALARMS/SIPHONS OR OTHER MECHANICAL DEVICES FINAL INSPECTION

This on-site wastewater system was installed by Search Septic, a licensed or approved contractor in Jefferson County and has been inspected and approved by Jefferson County Public Health. The current owner assumes all responsibility for proper operation and maintenance of the system and for repairs in case of failure or malfunction.

INSPECTOR M. Brown

DATE 6/5/24

ONSITE WASTEWATER SYSTEM INSTALLATION PERMIT 24-106427 OW

The capacity and configuration(s) of the components to be installed have been specified in the attached engineered design that has been reviewed and approved by the Department.

Unless SPECIFICALLY noted below, a minimum separation distance of at least 200 feet must be maintained between all wells and absorption systems, on or off-site, existing or proposed.

The installation of this system is governed by the Onsite Wastewater Treatment System Regulation of Jefferson County in its entirety. Your attention is called to the following:

Septic tank: 1000 gal 2 comp Infiltrator with effluent filter in 2nd comp followed by AX20RT unit in mode 3B with a PF500511 pump. Recycle line from AX20RT to 1st comp of septic tank.

STA: 216 SF (12' X 18' X 4'), 1.5" SCH 40 effluent line to 1.5" SCH 40 manifold. 1.5" SCH 40 laterals with 3/16" orifice holes at 2' o/c. Install 2' of secondary sand and 1' of gravel covered by filter fabric. Flushing valves at ends of rows and 4 observation ports. STA to be installed in same location as existing STA and will meet or exceed current setbacks.

Maintain the following minimum separation distance(s) between the on-site absorption bed and the following well(s): 65'

Maintain or increase all existing subminimum distances affecting any components of the onsite wastewater treatment system.

Sand gradation analysis required at OPEN HOLE inspection

An audible and/or visible alarm shall be installed to indicate when the vault/pump chamber reaches 80% of capacity and/or to provide indication of failure for mechanical components.

The existing septic tank shall be pumped, then removed or backfilled.

Maintain a minimum of 10 feet from all parts of the system to the property line.

This system includes components that require ongoing maintenance to assure proper operation. The current and future owners are required to maintain a contract with a responsible management entity to perform such maintenance in accordance with Department regulations and policies. Failure to maintain such a contract will be considered a violation of the conditions of this permit.

The installer of the advanced / mechanical treatment system must provide a letter stating that all required components have been installed and that the system is ready for operation and, if required, remote monitoring in accordance with Department regulations and policies.

Contaminated soil removed from the old absorption system shall be disposed in a manner which does not cause contamination of ground or surface waters.

The system must be pressure dosed per the engineer's design.

