

# CASE SUMMARY

**CASE SUMMARY**  
**Consent Agenda**

**PC Hearing Date:** May 14, 2025

**BCC Hearing Date:** June 10, 2025

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**24-125064 SU**                      Special Use

**Case Name:**                      Aspen Park SDA Church

**Owner/Applicant:**              The Rocky Mountain Conference of Seventh-day Adventists, a Colorado nonprofit corporation

**Location:**                        26015 Noah Ave, Conifer  
    Section 11, Township 6 South, Range 71 West

**Approximate Area:**            2.25 Acres

**Purpose:**                          **To allow a religious assembly of 6,000 square feet as a Special Use in the Residential – One (R-1) Zone District**

**Case Manager:**                Alexander Fowlkes

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**Representative:**                Wilton Helm

**Issues:**

- None

**Recommendations:**

- **Staff:** Recommends APPROVAL

**Interested Parties:**

- None

**Level of Community Interest:** Low

**General Location:** Aspen Park Area, South of Hwy 285

**Case Manager Information:**    Phone: 303-271-8719    e-mail: [afowlkes@jeffco.us](mailto:afowlkes@jeffco.us)

# PC RESOLUTION

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**May 14, 2025**

**RESOLUTION**

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<b><u>24-125064 SU</u></b>	Special Use
<b>Case Name:</b>	Aspen Park SDA Church
<b>Owner/Applicant:</b>	The Rocky Mountain Conference of Seventh-day Adventists, a Colorado nonprofit corporation
<b>Location:</b>	26015 Noah Ave, Conifer Section 11, Township 6 South, Range 71 West
<b>Approximate Area:</b>	2.25 Acres
<b>Purpose:</b>	<b>To allow a religious assembly of 6,000 square feet as a Special Use in the Residential – One (R-1) Zone District.</b>
<b>Case Manager:</b>	Alex Fowlkes

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

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
  - A. The proposed Special Use to allow a Religious Assembly is compatible with the existing and allowable commercial and residential land uses in the surrounding area as it provides a transition from the residential uses to the south and east to the commercial uses to the northwest.
  - B. The proposal is in general conformance with the Comprehensive Master Plan (CMP). The subject property is within the Conifer/285 Area of the CMP, for which community uses are recommended, and the proposed Religious Assembly is characterized as a community use. All other applicable goals and policies of the CMP have been met.



- C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered and no negative impacts were identified.
- D. The subject property is served by the Elk Creek Fire Protection District and the Jefferson County Sheriff's Office. Water and sewer services are provided by an onsite well and septic system. Sufficient water rights have been established for the land use and the applicant understands that the existing septic system will need to be upgraded in subsequent processes. Existing infrastructure and services are adequate and available to serve the proposed land use.
- E. The proposed Special Use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

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

Commissioner	<b>Rogers</b>	<b>aye</b>
Commissioner	<b>Spencer</b>	<b>aye</b>
Commissioner	<b>Becker</b>	<b>aye</b>
Commissioner	<b>Bolin</b>	<b>aye</b>
Commissioner	<b>Liles</b>	<b>aye</b>
Commissioner	<b>Messner</b>	<b>aye</b>
Commissioner	<b>LaRocque</b>	<b>aye</b>

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

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, May 14, 2025.

  
\_\_\_\_\_  
Kimi Schillinger  
Executive Secretary

# STAFF REPORT

# Staff Report Summary

Case Number:  
24- 125064SU

## 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 allow a religious assembly as a Special Use in the Residential – One (R-1) Zone District

### Purpose

Aspen Park SDA Church

Alexander Fowlkes

November 24th 2024

### Case Name

Case Manager

Formal Submittal Date

February 3rd, 2016

August 15, 2024

May 14, 2025

June 10, 2025

Site Development Plan

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

Wilton Helm

The Rocky Mountain Conference of Seventh-day Adventists

Applicant/Representative, check if same as owner: ☒

Owner

26015 Noah Ave

Conifer

80433

2.25 acres

11

6

71

Property Address

City

Zip

Area ≈

Section

Township

Range

300151093

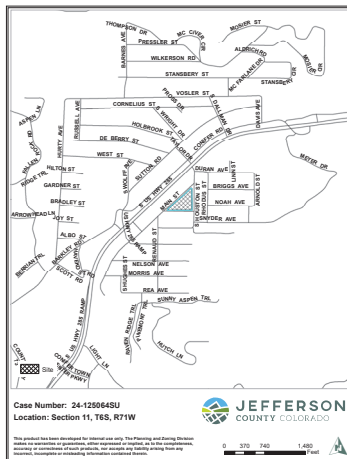
Southwest of Aspen Park

Pin

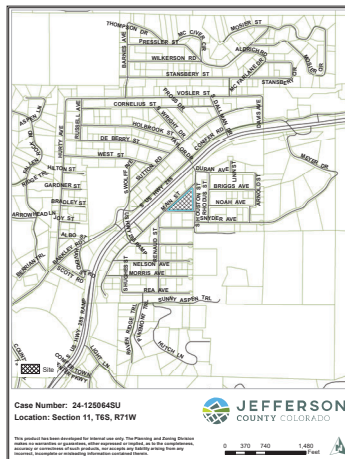
General Location

## Land Use and Zoning

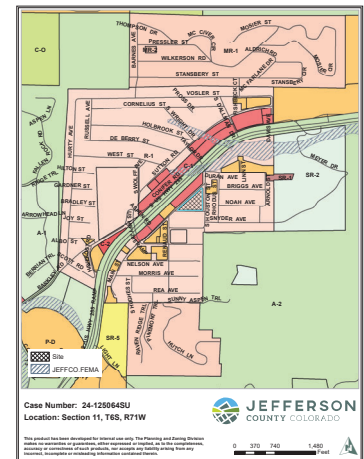
Vicinity



Detail



Surrounding Zoning



Existing Land Use:

Church

Existing Zoning:

R-1

CMP Recommended Land Use:

Neighborhood Commercial  
Residential

Requested Special Use:

Religious Assembly

Plan Area: Central Plains

Number of citizens at Community Meetings: \_\_\_\_\_

PC Recommendations: Approval

Level of Community Interest: \_\_\_\_\_

Key Issues: None

### Criteria for Special Use:

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

✓	○	✗
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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## 1. SUBJECT REQUEST

The applicant is requesting to allow a Religious Assembly as a Special Use in this Residential – One (R-1) Zone District. The property is currently zoned R-1 and is used as a church by the Rocky Mountain Conference of Seventh-day Adventists. The applicant's intent is to build an addition to the existing structure, and this property has not previously gone through the Special Use process to allow a Religious Assembly. Should this request be approved, the applicant would be allowed to expand the existing structure to a maximum of 6,000 sq feet. As this is a Special Use, all lot and building standards present in the R-1 zone district shall apply to any future development.



Figure 1 Subject Property Boundaries (Approximate)

## 2. CONTEXT

The subject property is located in the Conifer area, southwest of Aspen Park. It consists of seven platted lots of the Aspen Park Unit 2 Subdivision, and the only structure on the property is a church facility, which the applicant states has been in use since the 1980's. The applicant's intent is to build an addition to the existing church, but as this site has not previously gone through any approval process to allow the church use, the applicant is unable to do so without going through the Special Use process first. The County Assessor's records have no indication as to when this was built, therefore staff cannot determine if this is a legal nonconforming use.

The subject property is located south of US Highway 285 and is bordered to the south and east by residential properties, and commercial properties to the northwest which are used for automotive repair businesses.

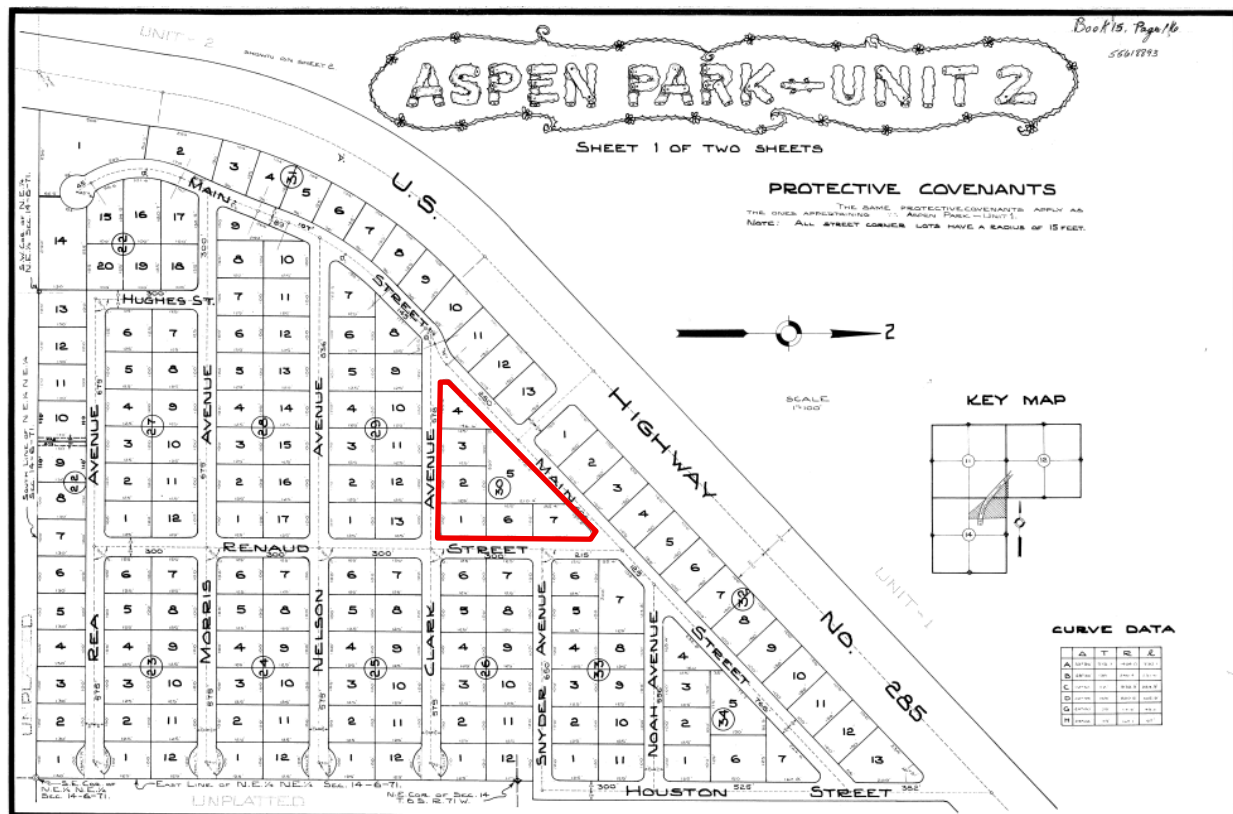


Figure 2 Aspen Park – Unit 2 Plat

### 3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
<b>North:</b>	Commercial One (C-1)	Automotive Service/Repair, Retail
<b>South:</b>	Residential-One (R-1)	Single-Family Residential
<b>East:</b>	Residential-One (R-1) & Planned Development (PD)	Single-Family Residential & Office
<b>West:</b>	Commercial One (C-1)	Automotive Service/Repair, Retail



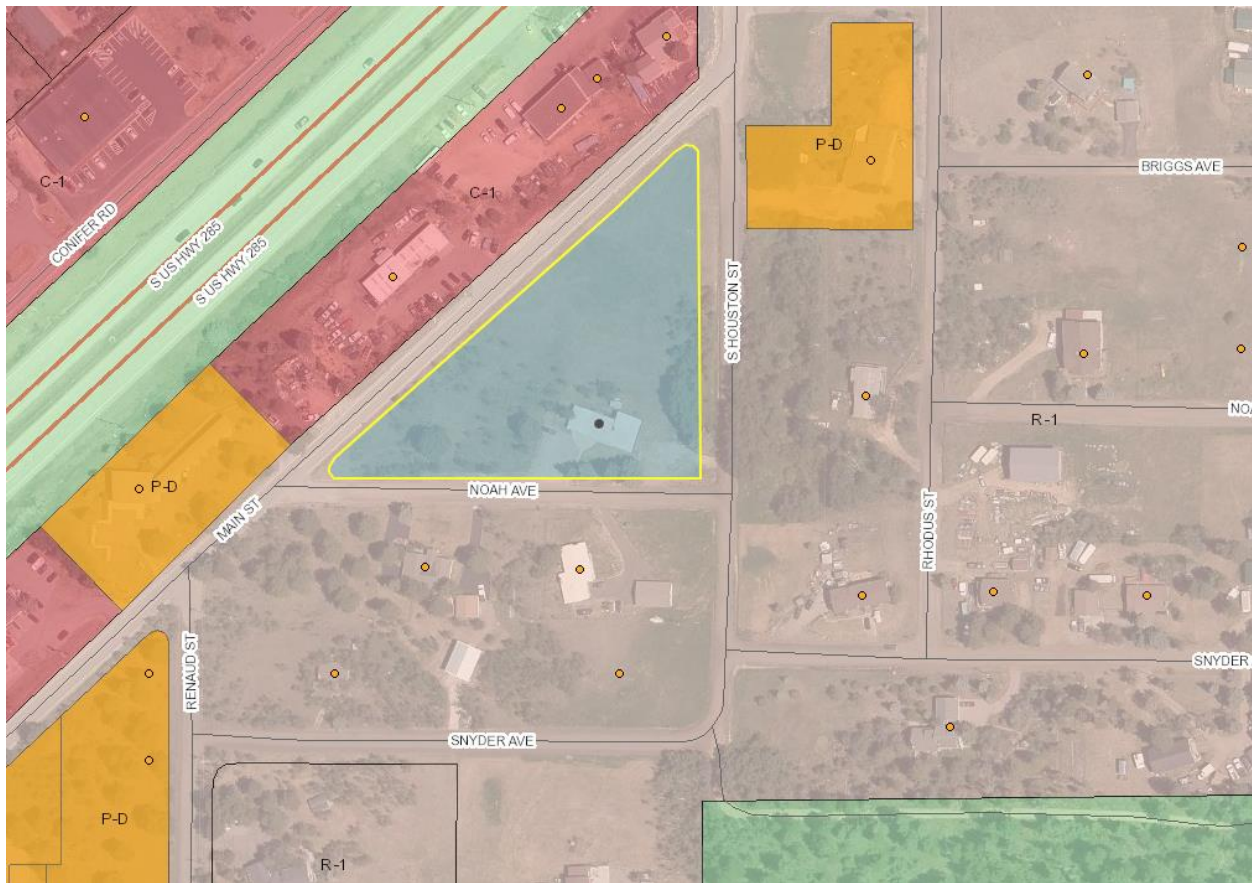


Figure 2 Surrounding Zone Districts

## 4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Special Use
<b>Zone District</b>	Residential One	Residential One (Unchanged)
<b>Permitted Uses</b>	Single-Family Residential	Single-Family Residential, Religious Assembly
<b>Setbacks</b>	Front: 20 Ft Side-to-Street: 20 Ft	Unchanged
<b>Building Height</b>	Maximum Height – 35 ft	Unchanged
<b>Maximum Size</b>	N/A	Religious Assemblies shall have a maximum square footage of 6,000 square ft

## 5. TRANSPORTATION

The proposed Special Use would allow an Institutional use that would increase the Average Daily Trips (ADT) by a small amount compared to the existing church use. The applicant was required to submit a Trip Generation Analysis comparing the potential traffic generated by current zoning to the traffic generated by this proposal. Transportation & Engineering (T&E) reviewed the trip generation analysis provided by the applicant and concluded that the church addition will generate a small amount of additional trips that will be negligible on the County maintained transportation network.

## 6. CRITERIA FOR DECISIONS FOR SPECIAL USE APPLICATIONS

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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.*

Staff finds that the proposed Special Use is compatible with the surrounding area. A Religious Assembly is considered a Community Use and is generally considered compatible with single family residential and commercial uses in the surrounding area. Furthermore, this use helps provide a transition from the nearby single family uses to the commercial uses along US Hwy 285.

*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?   
<b>Land Use</b>	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.	
<b>Physical Constraints</b>	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	
<b>Community Resources</b>	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.	
<b>Infrastructure Water and Services</b>	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.

**Land Use:** The property is within the Conifer Activity Center, with a recommended land use designation of Neighborhood Commercial/Residential. The Conifer Activity Center should be a mixed-use center with a balance of land uses, i.e., residential, retail, office, mountain light industrial, and community uses. A Religious Assembly is characterized as a community use in the CMP.

*Community Uses - including art, cultural, community, recreation and senior centers; fire stations; foodbanks, golf courses; government offices; libraries; meeting accommodations; parks; post offices; private clubs; religious and non-religious assemblies and institutions; and schools (CMP-p. 110).*

**Physical Constraints:** There are no concerns over physical restraints as this property does not fall into any geologic hazard districts, there are no floodplains present on the property, and the proposal will not have any significant effects on wildlife or wildfire as this would not allow a structure of very substantial size. The property is within the Wildland Urban Interface Overlay District, and wildfire mitigation will be required with any future phase of development.

**Community Resources:** The proposal will not have major impacts to air, light, odor, or noise, and no trails or open space will be impacted by the proposal, and there are no registered historic resources identified on this property.



**Infrastructure, Water and Services:** Existing infrastructure and services are adequate and available to support the proposed Special Use. The subject property receives fire protection from Elk Creek Fire Protection District. Water and sanitation services are provided by individual well and septic systems. These systems may need to be upgraded prior to future development, but there are no concerns over the applicant's ability to do so. And lastly, The Jefferson County Sheriff's Office provides law enforcement to the area.

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

Staff has not identified any unmitigated negative impacts that this request could have on the surrounding area. The approval of this Special Use would not diminish the character or negatively affect the surrounding area as community uses such as these are generally beneficial to residential areas. Additionally, this will not change the existing land use on the property, which has operated in harmony with the surrounding area since the 1980's. The Special Use aligns with the mountain rural character of the area and is expected to generate minimal to no impacts on the surrounding area.

*d. The availability of infrastructure and services.*

As discussed above, Staff has determined that adequate infrastructure and services are available to support this proposal. The property is served by Elk Creek Fire Protection District, individual well and septic systems, and Jefferson County Sheriff's Office. The applicant has provided evidence of sufficient water rights for this Special Use request, and the applicant understands that the existing septic system will need to be upgraded during the SDP process. The applicant has also proposed a written restriction limiting the size of a religious assembly to 6,000 square ft in order to ensure that such a usage would not exceed their water rights. For these reasons, Staff has no concerns over the availability of infrastructure and services.

*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 Special Use 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 15, 2024. There were 2 individuals in attendance. The members of the public were generally supportive of the request, and no concerns were raised.

## 9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Special Use application, Staff received no community comments.

## 10. AGENCY REFERRAL RESPONSES

This application was sent on one referral to 11 Jefferson County Departments & Divisions and 2 external agencies. No Referral agencies expressed concerns about this proposal, and **there are no known outstanding issues with the referral agencies.**

## 11. NOTIFICATION

Notification of the proposed development was provided in accordance with the Zoning Resolution.

Postcards were mailed to all property owners within ¼ of a mile and all registered associations within 2 miles were sent e-mail notifications.

## 12. POST HEARING REVIEW

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

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

## 13. SUBSEQUENT PROCESSES

**Site Development Plan:** Should this Special Use be approved, the applicant will need to complete an SDP in order to develop the property. There is an existing church on the property and the proposed addition and associated improvements would trigger compliance with Section 7 of the Zoning Resolution, and an SDP is required.

**Building:** After an SDP is approved, the applicant will need to acquire a building permit for the proposed addition. At which time, compliance with the approved SDP will be evaluated by staff.

## SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

Staff's analysis concludes that the proposed Special Use to allow a Religious Assembly will be compatible with the existing and allowable uses in the area, is in general conformance with the CMP, will not create negative impacts to the surrounding area, will not negatively impact the health, safety, and welfare of residents or landowners in the surrounding area, and infrastructure and services are available to support the proposed use. This application meets all Special Use criteria specified in the Zoning Resolution. Staff has no unresolved issues related to this Special Use application. Based upon this and the findings below, staff recommends **APPROVAL** of the proposed Special Use.

## FINDINGS:

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

1. **The proposed Special Use to allow a Religious Assembly is compatible with the existing and allowable commercial and residential land uses in the surrounding area as it provides a transition from the residential uses to the south and east to the commercial uses to the northwest.**
2. **The proposal is in general conformance with the Comprehensive Master Plan (CMP). The subject property is within the Conifer/285 Area of the CMP, for which community uses are recommended, and the proposed Religious Assembly is characterized as a community use. All other applicable goals and policies of the CMP have been met.**

3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area have been considered and no negative impacts were identified.
4. The subject property is served by the Elk Creek Fire Protection District and the Jefferson County Sheriff's Office. Water and sewer services are provided by an onsite well and septic system. Sufficient water rights have been established for the land use and the applicant understands that the existing septic system will need to be upgraded in subsequent processes. Existing infrastructure and services are adequate and available to serve the proposed land use.
5. The proposed Special Use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

## PLANNING COMMISSION:

Planning Commission Recommendation (Resolution dated May 14, 2025 attached):

Approval	X (7-0)
Approval with Conditions	_____
Denial	_____

The case was scheduled on the Consent agenda of the Planning Commission. There were no public comments related to this case and the Planning Commission voted unanimously to recommend approval.

## BOARD OF COUNTY COMMISSIONERS ACTION:

The Board of County Commissioners is charged with reviewing the request, staff report, and staff recommendation, and planning commission recommendation, receiving testimony and evidence on the application, and approving or denying this request.

COMMENTS PREPARED BY:

*Alexander Fowlkes*

\_\_\_\_\_  
Alexander Fowlkes  
Planner  
May 19, 2025

# PROPOSED SPECIAL USE

**Aspen Park SDA Church  
Special Use Case # 24-125064 SU**

**A. Intent**

The purpose of this Special Use is to allow Religious Assembly in a Residential – One zone district.

**B. Written Restrictions**

All of the uses and standards of the Residential – One 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 modification:

- 1) Permitted Uses
  - a. Religious Assembly not to exceed 6,000 square feet of Gross Floor Area

**APPROVED FOR RECORDING:**

This Special Use Document, titled [Aspen Park SDA Church], 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.

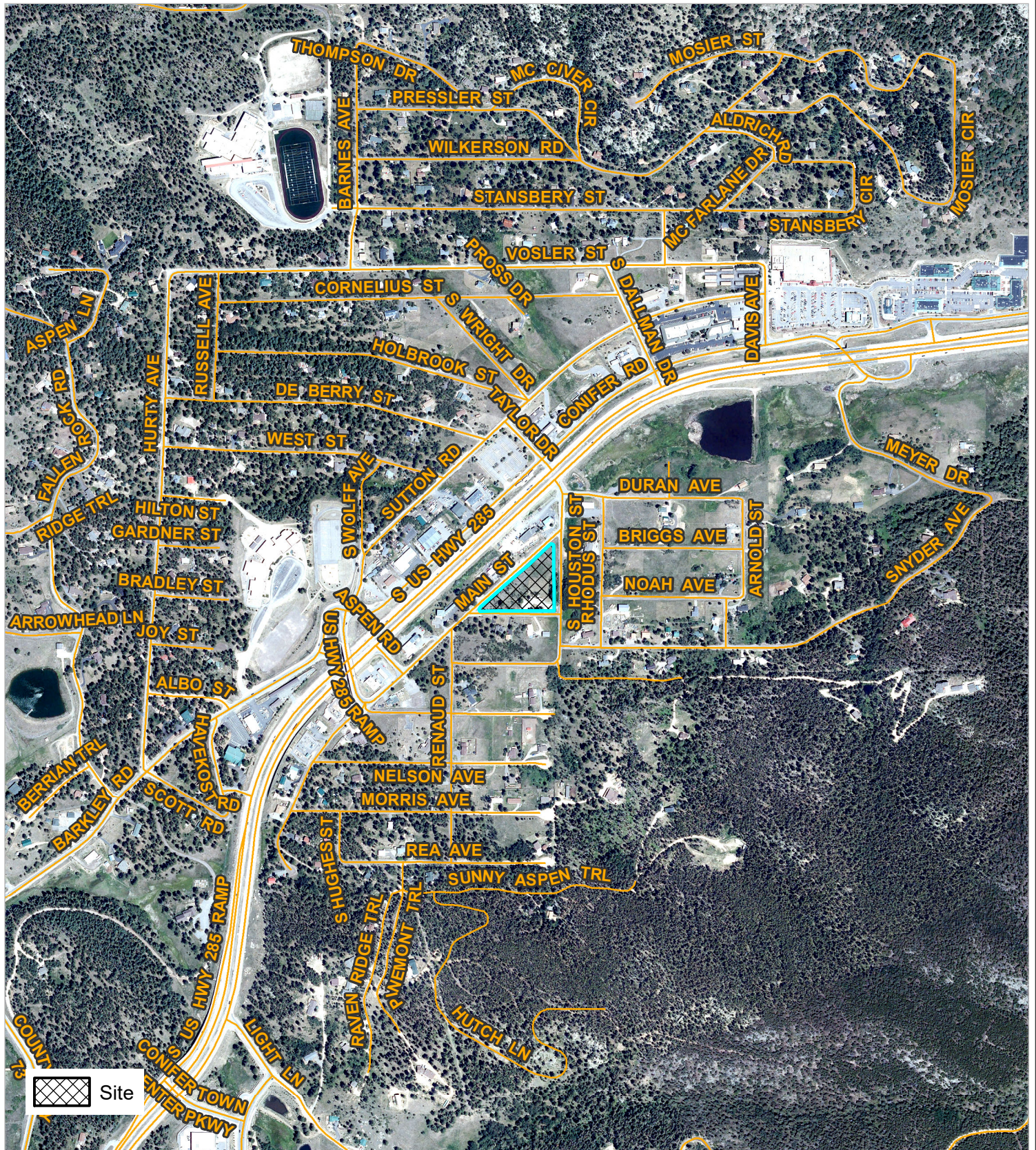
The owner of the property, at the time of approval was: The Rocky Mountain Conference of Seventh-day Adventists, a Colorado nonprofit corporation

By: Jefferson County Planning and Zoning Director

Signature: \_\_\_\_\_  
Date: \_\_\_\_\_

# MAPS





Case Number: 24-125064SU

Location: Section 11, T6S, R71W



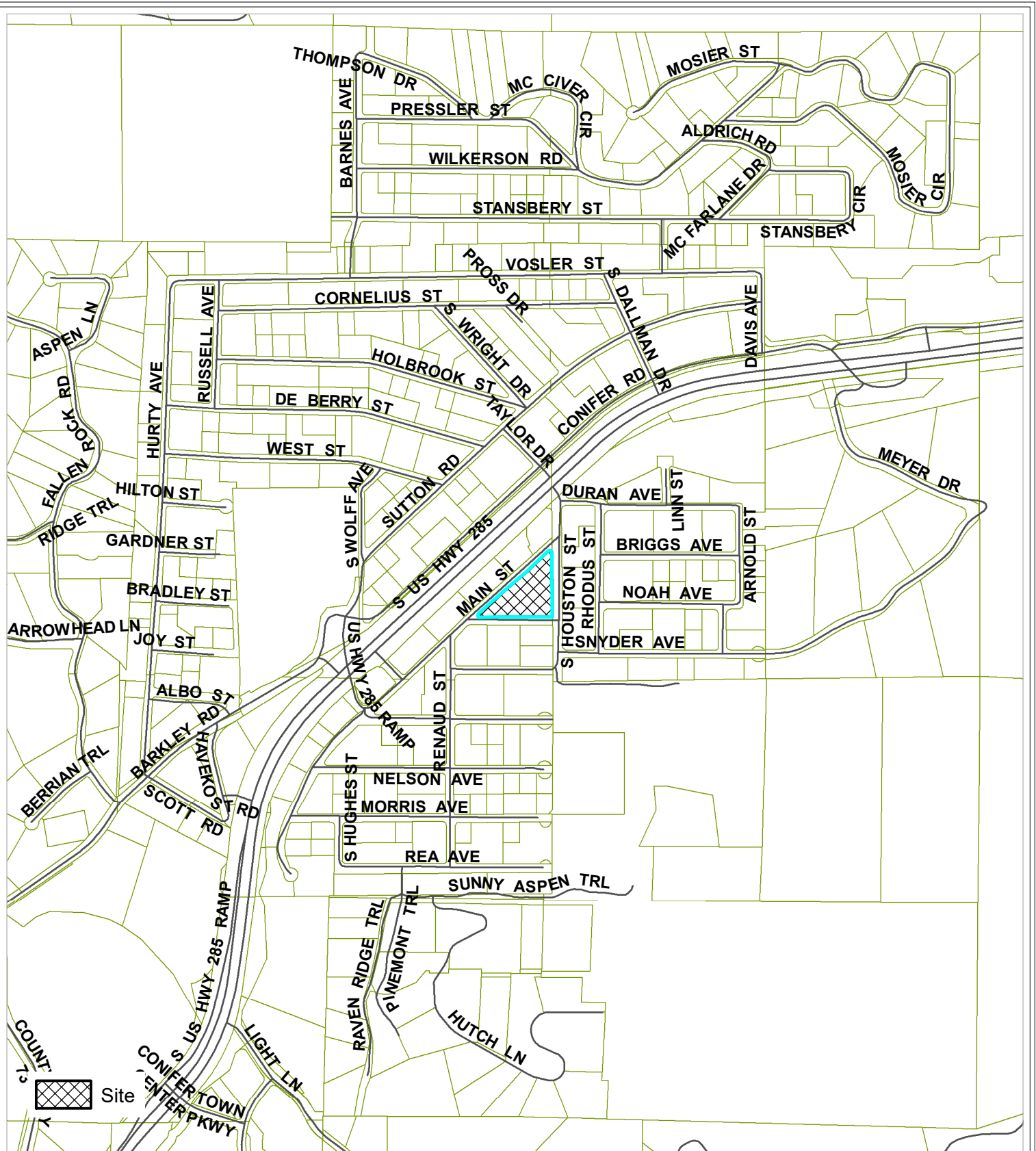
**JEFFERSON**  
COUNTY COLORADO

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Feet







**Case Number: 24-125064SU**

**Location: Section 11, T6S, R71W**



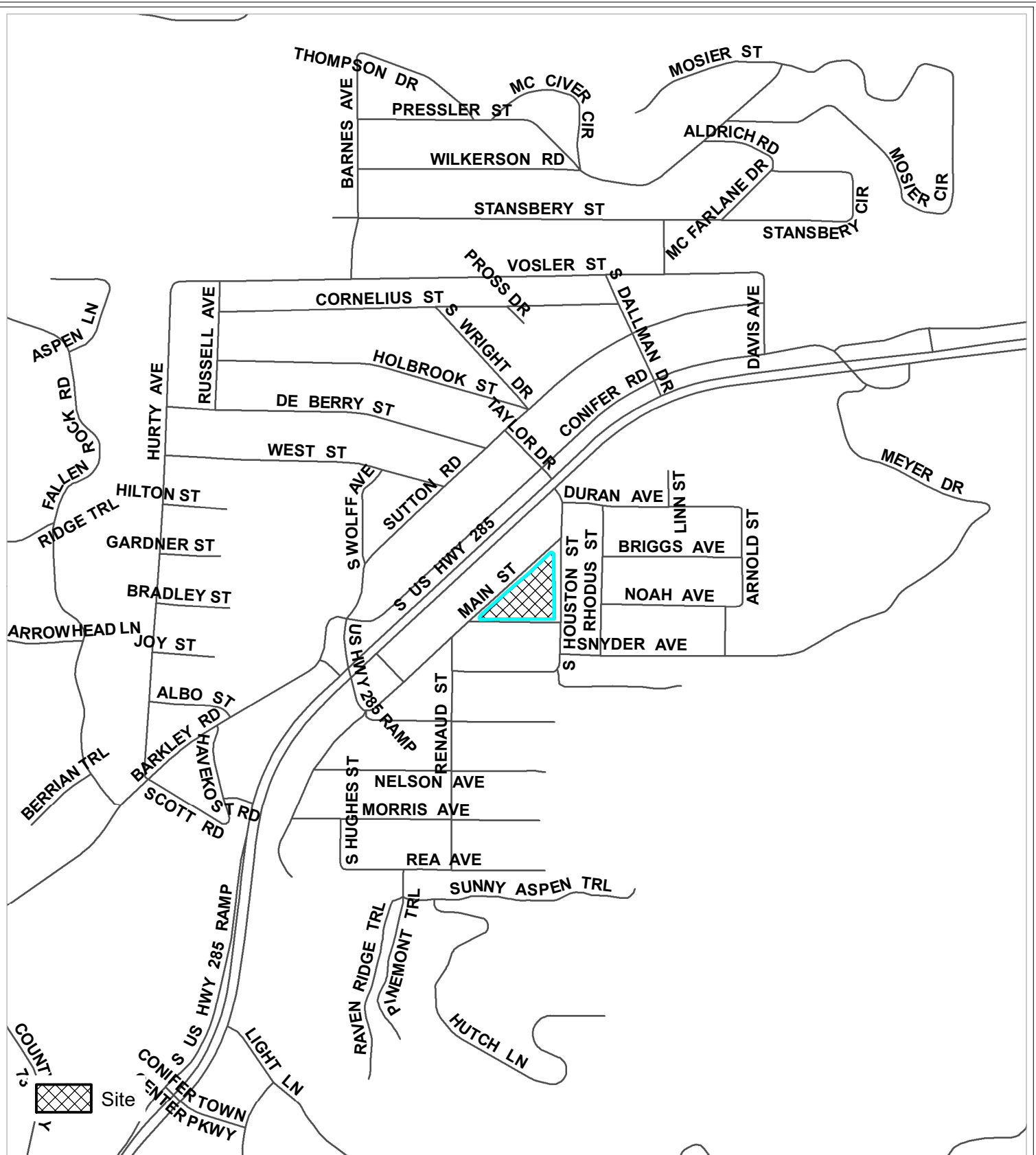
**JEFFERSON**  
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0 370 740 1,480  
Feet







**Case Number: 24-125064SU**

**Location: Section 11, T6S, R71W**



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0 370 740 1,480  
Feet





Case No. 24-125064SU

Legal Description

Street Location of Property 26015 Noah Ave.

Is there an existing structure at this address?

Yes X No       

Type the legal description and address below.

Lots 1, 2, 3, 4, 5, 6 and 7, Block 34, Aspen Park Unit 2

Section 11 Township 6 S. Range 71 W.

Calculated Acreage 2.25 Acres Checked by: Becky Daleske

Address Assigned (or verified) 26015 Noah Ave.

# COMMUNITY MEETING SUMMARY

**COMMUNITY MEETING SUMMARY**

Case Number

24-120585CMT

Meeting Date

August 15, 2024

Approx. # of Citizens

2

# Signed in

2

Meeting Location

Virtual

Subject Property

26015 Noah Ave

Property Owner

ROCKY MOUNTAIN CONFERENCE OF 7 DAY ADVENTISTS

Applicant/Representative

Wilton Helm

**Summary of the Applicant's Presentation**

Applicant showed site plan, outlined the need for the larger structure, and talked about future plans for the church

**Information Presented/Format of the Meeting**

Applicant showed site plan, and let public know what to expect moving forward

**Overall Impression/Tone of Meeting**

Respectful and Supportive

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

Public was very supportive of the request, no real concerns raised

# REFERRAL COMMENTS

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## ADDRESSING

# MEMO

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To: Alexander Fowlkes  
FROM: Christine Derby  
SUBJECT: 24-125064SU 26015 Noah Avenue  
DATE: December 12, 2024

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Addressing offers the following comments on this proposal:

1. The purpose of this Special Use request is to expand the existing Church.
2. Access is off Noah Avenue.
3. There is a valid existing address, 26015 Noah Avenue, in the addressing database. The address will not change with this Special Use request but may change with future development.

Please let me know if you have any questions.

**Aspen Park SDA Church  
Special Use Case # 24-125064 SU**

**A. Intent**

The purpose of this Special Use Permit is to approve the use of the parcel, which is zoned R-1 for a church, which is an allowed use but must be approved on a case by case basis.

**B. Written Restrictions**

All of the uses and standards of the R-1 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 exceptions:

1) Permitted Uses

- a. Church and religious assembly uses
- ~~b. All uses allowed in the R-1 Zone District~~

Reword this to allow  
for a single church  
and related religious  
assembly uses

Not needed

2) Permitted Accessory Uses

- a. Religious Education
- b. Community outreach services
- c. Community meetings
- d. Church offices
- e. Church school
- f. Youth programs
- g. Special conferences

Strike accessory  
uses. An SU cannot  
add new uses, but  
many of these are  
incidental to the  
operation of a church

**APPROVED FOR RECORDING:**

This Official Development Plan, titled [Aspen Park SDA Church], was approved the \_\_\_\_\_ day of \_\_\_\_\_ 2024, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was: \_\_\_\_\_

By: Jefferson County Planning and Zoning Director

Signature: \_\_\_\_\_

Date: \_\_\_\_\_





## PLANNING ENGINEERING MEMORANDUM

**TO:** Alex Fowlkes, Case Manager  
**FROM:** Lauren Caruso, Planning Engineering  
**DATE:** December 17, 2024

**RE:** 24-125064SU; Special use to expand existing church at 26015 Noah Avenue

I have reviewed the application documents and provided the comments below. These comments are based upon the requirements of the Jefferson County Zoning Resolution (ZR), the Transportation Design and Construction Manual (TD&CM), the Land Development Regulation (LDR), and the Storm Drainage Design and Technical Criteria (SDD&TC).

### TRANSPORTATION

1. Traffic information: The church addition will generate a small number of trips that will be negligible on the County maintained transportation network.

### FUTURE REQUIREMENTS

A Site Development Plan (SDP) process will be necessary in order to do the proposed work (ZR 7). The applicant is encouraged to schedule a Pre-Application Meeting to discuss the SDP process. Below are some considerations for the SDP process:

1. Access: Access to the lot be evaluated at the time of the SDP. The provided traffic memo mentioned the access to the lot from Houston St would be abandoned and the applicant may seek an entrance from Main Street. Please refer to Section 3.7.6 of the Transportation Design and Construction Manual for driveway spacing requirements for non-residential driveways.
2. Drainage: The applicant will need to provide a Phase III Drainage Report that describes how the development will meet the County Standards related to stormwater runoff per 3.3.6 and 3.3.7 of the Storm Drainage Design and Technical Criteria. This may involve the construction of detention/retention or stormwater quality facilities.
3. Grading, Erosion, and Sediment Control Plans: Land disturbance activities associated with the addition of Church will be reviewed during the SDP process.
4. SAD Plat: A Site Adjustment Dedication Plat may be required to dedicate any new easements such as drainage easements following the Phase III study.

If you wish to set up a meeting to discuss the above comments, or if you have any questions regarding these comments, please contact me at lcaruso@jeffco.us or 303-271-8752.

Sincerely,

Lauren Caruso,  
Civil Planning Engineer

Attachment:

c: Owner/Applicant  
File

# Memorandum

**To:** Alex Fowlkes  
Planner

**From:** Patrick O'Connell  
Engineering Geologist

**Date:** March 26, 2025

**Re:** 10537 S Deer Creek Road, Case No. 24-125064SU

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

1. The site is not within a zoned or unzoned geologic hazard area and reports are not required with the SU process.
2. The property is located within the Mountain Ground Water Overlay District. Based the uses (chapel) on ~2.2 acres, it appears the water requirement will not exceed the 0.28 acre feet per acre per year threshold as described in Section 21 of the LDR. If the water requirement exceeds 0.28 acre feet per acre per year, an Aquifer Test in accordance with Section 21 of the LDR is required with the rezoning/SU application. If the water requirement exceeds 0.10 acre feet per acre per year, an Aquifer Test in accordance with Section 21 of the LDR is required with the SDP application. Based on the proposed uses and the County analysis, the water requirement is 0.05 acre feet per acre per year.
3. The submitted well permit (308371) allows for 0.3 af/yr. The applicant's representative provided the square footage of the proposed addition and recent water supply well meter data. Based on the input values, the total annual withdrawal was 0.12 acre feet.

**MEMO**

**TO:** Alexander Fowlkes  
Jefferson County Planning and Zoning Division

**FROM:** Urszula Tyl  
Jefferson County Environmental Health Services Division

**DATE:** December 12, 2024

**SUBJECT:** Case #24-125064 SU  
26015 Noah Avenue  
Wilton Helm

**PROPOSAL SUMMARY**

Special Use application to expand existing Church.

**COMMENTS**

Jefferson County Public Health (JCPH) has provided comments for the pre-application process on February 9, 2016. We have reviewed the documents submitted by the applicant for this special use 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 special use for 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 and information may be required.**

**SPECIAL USE (Private Well & OWTS)**

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	12/12/2024	Submit an Onsite Wastewater Report in accordance with the LDR Section 22.B.2	Wastewater
✓	12/12/2024	Submit an As-Built drawing to scale identifying distances and all onsite wastewater treatment system components.	Wastewater
		Submit the maximum occupancy, including employees, of the church, church office and child care center, if applicable.	Wastewater
✓	12/12/2024	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment
		Submit information on the underground storage tank on the property.	Environmental Site Assessment

## **WATER**

The applicant submitted a copy of Well Permit #308371. The Land Development Regulation requires proof of legal water that demonstrates that the water source is legally available for the proposed development in accordance with the County Zoning Resolution and Land Development Regulation (LDR) Section 21.B.2.a (1). The Colorado Division of Water Resources (CDWR) is the governing authority for wells and will make the determination if the proposed development can be legally supplied with individual wells. Contact the Colorado Division of Water Resources, 303.866.3581.

If the well(s) will serve as a drinking water supply that serves a population of at least 25 people per day for at least 60 days per year and is not a non-transient, non-community water system or a community water system then the water supply would meet the definition of a transient, non-community water system as defined in the Colorado Primary Drinking Water Regulations. If the onsite well will be used in this manner, please contact the Water Quality Control Division, CDPHE at 303.692.3500.

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

## **WASTEWATER**

JCPH has limited records of the existing onsite wastewater treatment system for the property located at 26015 Noah Avenue (Folder #09-101468 Old OW).

The applicant submitted an Onsite Wastewater Report (Form 6001) in accordance with LDR Section 22.B.2. (a) and an OWTS upgrade design to serve the existing church with a warming kitchen. A higher-level treatment unit is proposed to replace the existing system.

At the time of site development, the system components (septic tank and soil treatment area) must be properly abandoned in accordance with the Jefferson County Public Health Onsite Wastewater Regulation effective date May 4, 2018. Documentation, such as the work invoice and pictures of the abandonment must be submitted to this Department to attach to the existing OWTS record.

If applicable: Submit the maximum occupancy, including employees, of the church, church office and child care center (if a child care center will be a potential use).

**The applicant has not submitted the OWTS documents to Environmental Health Services OWTS program to properly permit this system. As such, the proposed OWTS is not approved by this department until it is reviewed and permitted.**

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](mailto:mlbrown@jeffco.us) for more information on this process.

## **ENVIRONMENTAL SITE ASSESSMENT**

JCPH has reviewed the Environmental Questionnaire and Disclosure Statement (EQDS) provided by the applicant. The applicant did check "yes" on one category of environmental concern on the cover sheet regarding an underground storage tank. According to the applicant, there is an underground residential fuel oil tank in the front yard and has not been used in the last 25 years.

The underground fuel tank may be regulated by the Colorado Department of Labor and Employment (CDLE), Division of Oil and Public Safety. All requirements of this agency must be complied with, including incorporating a spill and overspill prevention system into the station design. The applicant must provide information on what material or substance is inside the tank, whether it is full or empty and written documentation such as an email must be provided that this underground storage tank is not regulated. Contact the CDLE, Oil and Public Safety Division at 303.318.8500 for more information.

## **DEMOLITION/REMODEL**

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](mailto: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.

## **HAZARDOUS WASTE**

Any toxic, hazardous and or waste materials utilized and or generated on this site must be transported, handled, stored and disposed of in compliance with all local, state and federal regulations. On site disposal of any such materials is prohibited. Sufficient control measures to prevent any spillage from impacting the area must be in place.

## **NOISE**

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

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

## **LANDSCAPE**

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

## **REGULATED FACILITIES**

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

### CHILD CARE

If a child care center is proposed, it will be subject to a plan review, yearly inspection fee and routine inspections by this Department. Please contact [PublicHealthChildcarePlanReview@jeffco.us](mailto:PublicHealthChildcarePlanReview@jeffco.us) for specific requirements.

### RETAIL FOOD

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

### UNDERGROUND STORAGE TANK

The underground fuel tank may be regulated by Colorado Department of Labor and Employment (CDLE), Division of Oil and Public Safety. All requirements of this agency must be complied with, including incorporating a spill and overspill prevention system into the station design. Contact the CDLE, Oil and Public Safety Division at 303.318.8500 for more information.

**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.**

## Jefferson County - Planning and Zoning Division

### Water Requirement Report Worksheet

Case Number	24-125064SU
Property Address	26015 Noah Ave
ODP/Subdivision Name	Aspen Park SDA Church
Within MGWOD	Yes
Complies with MGWOD	

#### 1) Calculate Water Withdrawal and Consumptive Water Use of Proposed Development

FIXED FIELDS					INPUT	CALCULATED FIELDS			INPUT
Type of Proposed Use	Description of Unit	Annual Withdrawal per Unit (ac-ft per year)	Daily Withdrawal Per Unit (gpd)	Percent Consumptive Use	Number of Units	Total Annual Withdrawal (ac-ft per year)	Total Annual Consumptive Use of Water (ac-ft per year)	Average Water Withdrawal (gpd)	Occupancy Factor Per Year (days)
Chapel	1000 ft2	0.03	25	16%	6	0.17	0.03	150	365
<b>Total</b>						<b>0.17</b>	<b>0.03</b>	<b>150</b>	

#### 2) Calculate water requirement in terms of acre-feet per acre per year.

$$\frac{150}{1} \frac{\text{gallons}}{\text{day}} \times \frac{365}{1} \frac{\text{days}}{\text{year}} \times \frac{1}{325851} \frac{\text{acre feet}}{\text{gallons}} \times \frac{1}{2.2} \frac{\text{project}}{\text{acres}} = \mathbf{0.08} \frac{\text{acre-feet per acre}}{\text{per year}}$$

#### 3) Based on water requirements and Section 21 of the LDR, is an Aquifer Test required?

- Since the water requirement does not exceed 0.28 af/a/y, an Aquifer Test is not required with the rezoning application
- Since the water requirement is less than 0.10 af/a/y, an Aquifer Test is not required with the plat or SDP application

#### 4) Aquifer Test Data

WELL DATA		AQUIFER TEST DATA				RECOVERY DATA			
Well Permit Number	Total Depth of Well (ft)	Static Water Level (ft)	Production Rate (gpm)	Extrapolated Production Rate (gpd)	Total Hours Pumped	Water Level When Pumping Stopped (ft)	Recovery-Hours After Pumping (hr)	Recovery-Water Level (ft)	Percent Recovered
308371									
<b>Total</b>									

#### 5) Comments

Well Permit 308371 - 0.3 af



Type of Proposed Use	Description of Unit	Annual Withdrawal per Unit (ac-ft per year)	Daily Withdrawal Per Unit (gpd)	Number of Units	Sources	Sq Feet

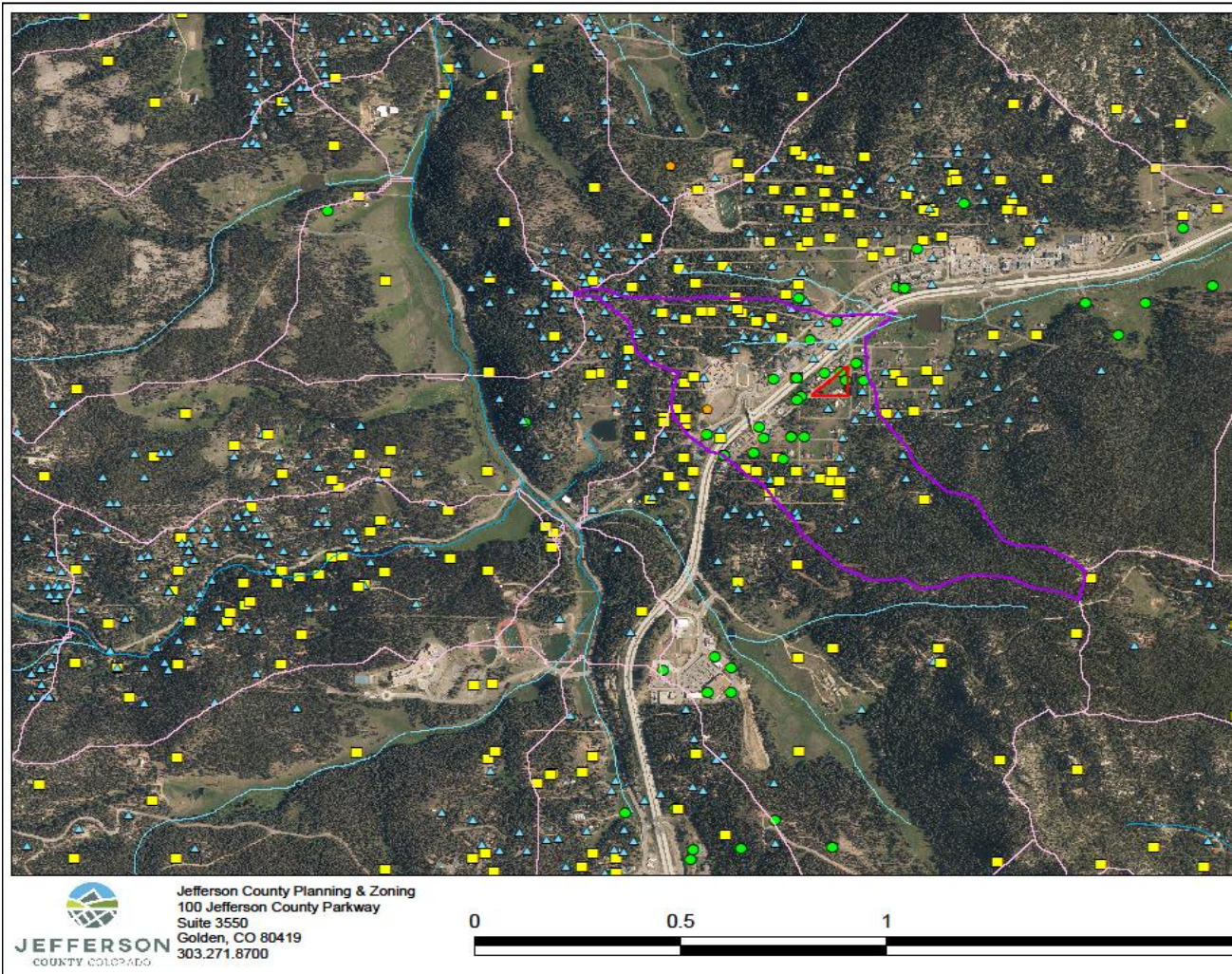
<http://dnrc.mt.gov/divisions/water/water-rights/docs/forms/615.pdf>

<https://www.jeffco.us/DocumentCenter/View/12324/Jefferson-County-Comprehensive-Master-Plan?bidId=>

Meter data provided by applicant		gal	net gallons
6/3/2018	meter installed	54.84	
5/19/2019		7201.11	7150
10/19/2020		15436.97	8200
9/13/2021		17692.49	2250
8/14/2022		20243.63	2550
May 21 2024	(note: this is 2 years)	26980.69	6750

|

# Water Availability Analysis of the Proposed Develop



**Table 1: Estimate of Available Groundwater Resources in the Basin**

Description	Variable or Equation
Basin area	A
Average depth to groundwater in the basin (based on well permit data)	B
Average depth of wells (based on well permit data)	C
Saturated thickness of aquifer exposed to wells	$D = C - B$
Estimated average porosity of aquifer	E
Basin Aquifer Group - alluvium	
Basin Aquifer Group - highly fractured	
Basin Aquifer Group - intrusive	
Basin Aquifer Class - pikes peak	
Basin Aquifer Group - metamorphic	
Estimated amount of groundwater in storage	$F = A * D * E$
Effective yield of groundwater to wells	G

Estimate of groundwater in storage available to wells that are less or equal to the average depth	$H=F*G$
Estimate of groundwater stored in the basin aquifer per foot of saturated thickness	$I=A*E*1\text{-foot thick}$

**Table 2: Analysis of Groundwater Withdrawal, Recharge, and Consumptive Use from Existing Wells**

Equation or Variable	J
Type of Wells in Basin	Number of wells in Basin
Domestic - household use portion	
Domestic - livestock watering (4 animals*10 gpd*365 days)	
Domestic - irrigation portion (1-acre*28 inches of water per year)	
Domestic (household use, irrigation, domestic livestock)	20
Household Use	66
Commercial	32
Municipal (see comments for well af breakdown)	0
Totals	118

\*Wells may be associated with augmentation plan that allow for a lower withdrawal

**Table 3: Estimate of Annual Groundwater Recharge to the Basin from Precipitation**

Description	Variable or Equation
Basin area	A
Mean annual precipitation based on NWS RFS data	P
Average annual precipitation	$Q=(P/12)*A$
Estimated percent of annual precipitation that goes into groundwater recharge	R
Estimate of annual groundwater recharge to the basin from precipitation	$S=Q*R$

**Table 4: Ground Water Resource Impact of Proposed Development**

Equation or Variable	J
Well Type Associated With Proposed Development	Number of Proposed Wells
Domestic (household use, irrigation, domestic livestock)	0
Household Use	0
Commercial	1
Municipal	0

Totals	1
--------	---

\*Wells may be associated with augmentation plan that allow for a lower withdrawal than typical well type

**Table 5a: Water Availability Analysis on the Basin Based on Existing and Proposed Development**

Description	Variable or Equation
Consumptive use impact of existing development (e)	$O_e$
Consumptive use impact of proposed development (p)	$O_p$
Consumptive use impact of existing and proposed development (t)	$O_t$
Estimate of groundwater recharge to the basin from precipitation	S
Groundwater Budget=Groundwater Recharge-Total Consumptive Use	$T=S-O_t$
*If groundwater budget value (T) is positive then the water supply appears to be adequate	
*If groundwater budget value (T) is negative then the depth to water level will increase over time	

**Table 5b: Impact on the Basin Based on Existing and Proposed Development With 0 Recharge From Precipitation**

Description	Variable or Equation
Estimated percent of aquifer depletion based on consumptive use of proposed development	$U=O_p/H$
Theoretical "annual average basin wide" drop in water level due to consumptive use of proposed development with 0 recharge from precipitation	$V=O_p/I$
Theoretical time it would take to drain the saturated thickness of the basin by the consumptive use of the existing and proposed development with 0 recharge from precipitation	$W=D/((O_t)/I)$

**Table 5c: Impact on the Basin Based on Existing and Proposed Development Including Estimated Precipitation Recharge**

Description	Variable or Equation
Theoretical time it would take to drain the saturated thickness of the basin by the consumptive use of the existing and proposed development with estimated precipitation recharge	$X=D/((T)/I)$

**Table 6a: Water Availability Analysis on the Basin Based Existing, on Build out of Platted Lots and Proposed Development**

Description	Variable or Equation
Number of lots in basin	Y
Number of vacant lots in basin	Z
Number of wells associated with proposed development	J
Consumptive use impact of build out of vacant lots	$AA=Z*K(1-M)$

**Table 6b: Impact on the Basin Based on Build out of Platted Lots and Proposed Development Including Precipitation Recharge**

Description	Variable or Equation
Theoretical "annual average basin wide" drop in water level due to consumptive use at full build out based on platted lots and proposed development with 0 recharge from precipitation	$AB=(O_t+AA)/I$
Theoretical time it would take to drain the saturated thickness of the basin by the consumptive use at full build out based on platted lots, existing, and proposed development with 0 recharge from precipitation	$AC=D/((O_t+AA)/I)$

**Table 6c: Impact on the Basin Based on Build out of Platted Lots and Proposed Development Including Precipitation Recharge**

Description	Variable or Equation
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Theoretical time it would take to drain the saturated thickness of the basin by the consumptive use at full build out based on platted lots, existing, and proposed development with estimated precipitation recharge	$AD=D/((ITI+AA)/I)$
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**Table 7a: Water Availability Analysis on the Basin Based on Build out of Platted Lots, Additional L**

Description	Variable or Equation
Number of lots in basin	Y
Number of vacant lots in basin	Z
Number of wells associated with proposed development	J
Estimated number of additional lots allowed based on zoning	AE
Consumptive use impact of existing development	$O_e$
Consumptive use impact of build out of vacant lots	AA
Consumptive use impact of build out of lots allowed by zoning	$AF=AE*K(1-M)$
Consumptive use impact of proposed development	$O_p$

**Table 7b: Impact on the Basin Based on Build out of Platted Lots, Additional Lots Allowed by Zoni**

Description	Variable or Equation
Theoretical "annual average basin wide" drop in water level due to consumptive use at full build out based on platted lots, allowed by zoning, and proposed development	$AG=(O_t+AA+AF)/I$
Theoretical time it would take to drain the saturated thickness of the basin by the consumptive use at full build out based on platted lots, allowed by zoning, existing, and proposed development with 0 precipitation recharge	$AH=D/((O_t+AA+AF)/I)$

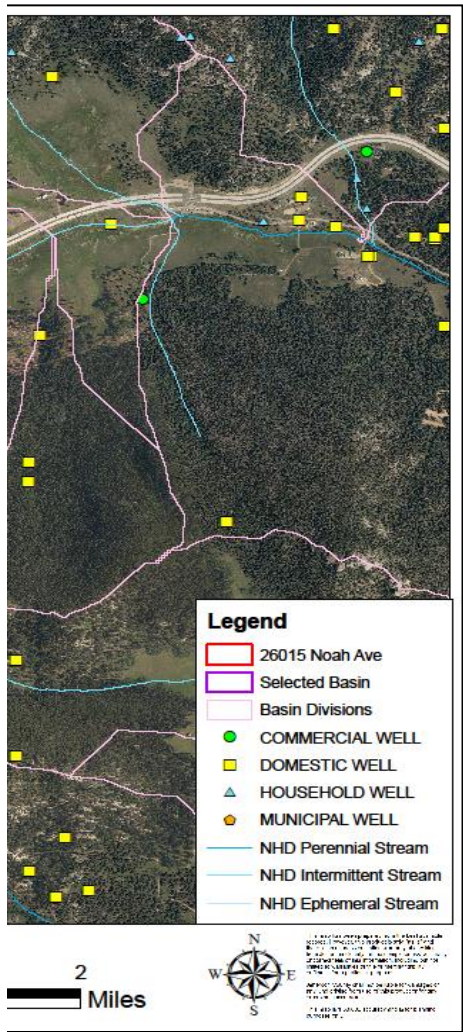
**Table 7c: Impact on the Basin Based on Build out of Platted Lots, Additional Lots Allowed by Zoni**

Description	Variable or Equation
Theoretical time it would take to drain the saturated thickness of the basin by the consumptive use at full build out based platted lots, allowed by zoning, existing, and proposed development with estimated precipitation recharge	$AI=D/((ITI+AA+AG)/I)$

**Comments:**



Development on the Basin Groundwater Resources



Case Name: 26015 Noah Ave  
Case Number: 24-125064SU  
Date Prepared: 03.15.25

	GIS Calculated
	Parameters
	Auto Calculated

Value	Units
297	acres
50	feet
253	feet
202	feet
2.0%	
3%	% of basin
0%	% of basin
0%	% of basin
0%	% of basin
97%	% of basin
1203	acre feet
50%	

601	acre feet
5.94	acre feet per foot

#### Wells in Basin

K	L=J*K	M	N=L*M	O <sub>e</sub> =L-N
Estimated amount of groundwater withdrawal in acre feet per year	Estimated amount of groundwater withdrawal in acre feet per year	Estimated percent returned to recharge groundwater	Estimated amount of groundwater recharge in acre feet per year	Estimated Consumptive Use of Water in acre feet per year
0.3	0.0	84%	0.0	0.0
0.04	0.0	0%	0.0	0.0
0.66	0.0	10%	0.0	0.0
1	20.0	0%	0.0	20.0
0.3	19.8	84%	16.6	3.2
0.3	9.6	84%	8.1	1.5
4.60	0.0	84%	0.0	0.0
	49.4		24.7	24.7

Value	Units
297	acres
20	inches
492	acre feet
3.5%	
17.2	acre feet

K	L=J*K	M	N=L*M	O <sub>p</sub> =L-N
Estimated amount of groundwater withdrawal in acre feet per year	Estimated amount of groundwater withdrawal in acre feet per year	Estimated percent returned to recharge groundwater	Estimated amount of groundwater recharge in acre feet per year	Estimated Consumptive Use of Water in acre feet per year
1	0.0	0%	0.00	0.00
0.30	0.0	84%	0.00	0.00
0.30	0.0	84%	0.00	0.00
0.00	0.0	84%	0.00	0.00



	0.0		0.00	0.00
--	-----	--	------	------

Value	Units
24.7	acre feet per year
0.00	acre feet per year
24.7	acre feet per year
17.2	acre feet per year
-7.5	acre feet per year

**om Precipitation**

Value	Units
0.00%	
0.00	feet
49	years

**Recharge From Precipitation**

Value	Units
80	years

**d Proposed Development**

Value	Units
65	lots
14	lots
1	wells
0.67	acre feet per year

**luding 0 Recharge From Precipitation**

Value	Units
4.3	feet
47	years

**uding Estimated Recharge From Precipitation**

Value	Units
-------	-------

74	years
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#### **Lots Allowed by Zoning and Proposed Development**

Value	Units
178	lots
52	lots
1	wells
20	lots
24.7	acre feet per year
0.67	acre feet per year
0.96	acre feet per year
0.00	acre feet per year

#### **ing and Proposed Development With 0 Recharge From Precipitation**

Value	Units
4.4	feet
46	years

#### **ing and Proposed Development With Estimated Recharge From Precipitation**

Value	Units
66	years

**Misc:**

- Standard values to use for the WAA were based on data from the USGS's 2003 Hydrologic Condit  
[Link to 2003 USGS](#)  
[Link to 2011 CDM](#)

### Data Value Sources & References for the Water Availability Analysis (WAA):

- Basin Area – Defined basins are generated from ArcGIS 10 Meter Digital Elevation
  - Annual Precipitation – Based on the mean data (2005-2013) from the National Weather Service p
- RFCs information is based on both radar and rain gauge data. The annual observed precipitation data f  
<http://water.weather.gov/precip/about.php>
- Estimated Recharge from Precipitation – Based on USGS's 2003 Hydrologic Conditions and Assess  
 Aquifer Sustainability Project (references USGS study), the estimated recharge from precipitation is 2.0%
  - Estimated Recharge from Wastewater Returns – Based on several sources including the DNRs 19  
 CSU 2007 Consumptive Loss from an ISDS in a Semi-Arid Mountain Environment (84%), the Journal of H  
 CDM 2011 Upper Mountain Counties Aquifer Sustainability Project (references each study) the estimat
  - Well Data – ArcGIS data is provided by the Colorado Division of Water Resources. The well data v  
 the volume of water permitted to be removed from the basin. Mean depth of the well and depth to wa  
 require staff to review the well permit to determine the permitted withdrawal.
  - Aquifer Groups – The (Metamorphic, Intrusive, Pike's Peak, Highly Fractured, and Alluvial) may be  
 data is based on the CDM 2011 Upper Mountain Counties Aquifer Sustainability Project.

## Assessments and Assessment of Water Resources in the Turkey Creek Watershed and CDM's 2011 Upper Mountain

1. Digital Elevation Model (DEM) with each basin having a minimum area of 5 acres.  
2. Precipitation estimates from their River Forecast Centers (RFCs) which are on a 4 by 4 kilometer grid system. The precipitation from the closest RFC to the development project will be utilized in the WAA.

3. Assessment of Water Resources in the Turkey Creek Watershed (2%) and the CDM 2011 Upper Mountain County Assessment (2%).

4. 1974 Consumptive Use of Water by Homes Utilizing Leach Fields for Sewage Disposal (88%), the Water Center for Hydrology 2010 Consumptive Use and Resulting Leach-field Drainage from a Mountain Residence (80%), and the estimated recharge from wastewater returns is 84%.

5. The assessment will include the number of wells in the basin and the Use (Household, Domestic, Commercial, etc) to determine the water in the basin will be calculated from the attribute data. Certain uses (Commercial, Municipal, other) will be included.

6. The assessment will be used to allow for a range for the Estimated Recharge from Precipitation based on Aquifer Group. Aquifer Group 1 will be used for the Turkey Creek Watershed and Aquifer Group 2 will be used for the Upper Mountain County.

San Joaquin Counties Aquifer Sustainability Project

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# **NOTIFICATION SUMMARY**

**+**

# **PUBLIC / HOA COMMENTS**



Case Number 24- 125064SU

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

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

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

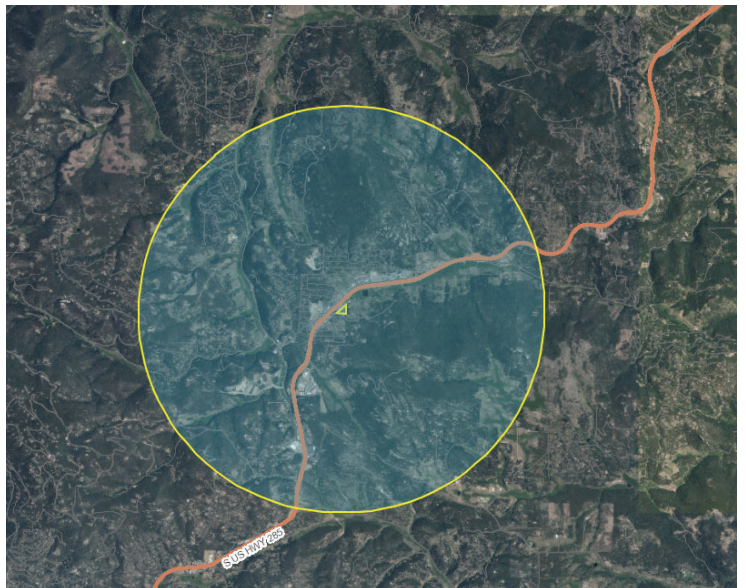
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission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

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

## Property Owners



## Registered Associations



From the Jefferson County Assessor's Office  
Home Owners Associations within 2 miles of 61-114-17-001

Subject Properties	AIN/Parcel PIN/Sched Mail Addr	Property Address
Owner		
ROCKY MOUNTAIN CONFERENCE OF	61-114-17-30015109	2520 S DO 26015 NOAH AVE , CONIFER, CO 80433

15 HOA within 2 miles of subject properties

HOA Name	Amanda R Contact	Address Li	Address Li	Phone 1	Phone 2	Email Addr	License	Comments	HOA	Hearing Dt	Board 1	Board 2	Board 3	Board 4	Board 5	Website	Area
ASPEN PARK IMPROV ASSN	757293	ATTN: PRE PO BOX 77	CONIFER (			miransl56	AOI	Last Updat	Y	PRES / OFF Sandy Mir	James Cor	Cheri Hug	Phyllis Cor			aspenpark	CONIFER/285
BELLE MEADE POA	757515	JOAN OBE	P O BOX 5	CONIFER (	30390652	joanobert	AOI	Last Updat	Y	ANY BOAR Gary Bazal	Robert Mu	Mark Dear	Joan Ober				CONIFER/285
BERRIEN RANCH UMBRELLA GROUP FOR EVERGREEN SOUTH (BRUGES)	815579	C/O RHEA	28164 TRE EVERGREE	30367421	30367439	rjcs	@att.n	Last Updat	N	Various- d	co-chair R	co-chair A					EVERGREEN
CONCERNED CITIZENS OF CONIFER	757450	C/O Benne	10524 S U	Conifer, C	30383897	qatpartner		Last Updat	N	BENNETT / Martin Ge	Bennett A	Martin Ge			Bennett A		CONIFER/285
CONIFER AREA COUNCIL	757457	PETER BAF	19009 PLE	CONIFER (	30369755	telebark	AOI	Last Updat	Y	ALL BOAR Shirley Joh		Kay Theler	Suzy Nelso	Angela Ba	www.coni	S JEFFCO	
CONIFER RIDGE POA	757310	C/O R. KEL	27553 MO	CONIFER (	30383882	rk.simonse	AOI	Last Updat	Y	R. Kelly Sin	Jill Owens	R. Kelly Sin	Lance Will			www.coni	CONIFER/285
Conifer & South Evergreen Community Committee (SoSECC)	993103	c/o Chuck	8868 Willi	Conifer, C	72026092	cosecc.co		Updated 7	N	Chuck Nev	Neil White	Joe Wiena	Charles F.	Anne Wilh	Neil White	https://wv	
DOUBLEHEADER MOUNTAIN ASSN	757460	PAM FINN	8715 S DO	MORRISO	30369761	PamSells	AOI	Last Updat	Y	ANY MEM Leslie Jorg	Bette Ann	Claire OBri	Tom Fiore	Pam Finn,		S JEFFCO	
EVERGREEN MEADOWS HOA	757321		PO Box 22	EVERGREE	30367431	secretary	AOI	Last Updat	Y	Peter Dunl	Peter Dunl	Simone M	Sue Marin	Sue Shrad	Shanon Sq	emha.us	EVERGREEN
JEFFERSON COUNTY HORSE COUNCIL	757337				30381748	franevers	AOI	Last Updat	N	ANY BOAR Don McDo	Barb Sugg	Andrea Ra	Andrea Ra	Terry Liek	jeffcohors	ALL AREAS	
PLAN JEFFCO	984263	C/O MICHI	24396 CO	GOLDEN, C	30352613	mpoolet		Last updat	N	MICHELLE John Litz	Peter Mor	Michelle P	Peter Mor	John Litz,	www.plan		
PLEASANT PARK GRANGE NO 156	758872	YVONNE L	11143 EMI	CONIFER C	30383848	30390798	yjludwig	Last Updat	N	YVONNE L Yvonne Lu	Robert Ku	Donna Bec	Sharon Bo	Mike Olso			
PLEASANT PARK NEIGHBORHOOD ASSN	758122	C/O Heath	22372 Ple	Conifer, C	30369781	30383802	heatherfur	Last Updat	Y	JOHN WAL Heather F	Kris Walla	Peter Bark	Leonor Mc	Yvonne Lu	pnpnaconif		
RISE-UP	993008		31328 Kin	Conifer, C	31456671	30360142	sharon.m	Last Updat	N	Sharon W	Gary Barre						
VALLEY HI RANCH ESTATES HOA	757413	DAVID SHE	8838 WILL	EVERGREE	30367460	30372619	valleyhi	Last Updat	Y	DAVID SHE David Sher	Dan Brenn	Dan Brenn				www.valle	EVERGREEN

Owner	Mail Address	Mail Loc	Mail Zip
ROCKY MOUNTAIN CONFERENCE OF	2520 S DOWNING ST	DENVER, CO	80210
JEFFERSON COUNTY SCHOOL DIST R1	809 QUAIL ST 4	LAKEWOOD, CO	80215
CURRENT RESIDENT	26530 WEST ST	CONIFER, CO	80433
CURRENT RESIDENT	26430 WEST ST	CONIFER, CO	80433
CURRENT RESIDENT	26429 WEST ST	CONIFER, CO	80433
CURRENT RESIDENT	26358 DE BERRY ST	CONIFER, CO	80433
ASPEN PARK IMPROVEMENT ASSOCIATION	PO BOX 772	CONIFER, CO	80433
CURRENT RESIDENT	26499 WEST ST	CONIFER, CO	80433
CURRENT RESIDENT	26248 DE BERRY ST	CONIFER, CO	80433
FRANK & THERESE STENGER REVOCABLE LIVING	PO BOX 748	BAILEY, CO	80421
CURRENT RESIDENT	26184 CORNELIUS ST	CONIFER, CO	80433
CURRENT RESIDENT	9575 PROSS DR	CONIFER, CO	80433
CURRENT RESIDENT	26365 HOLBROOK ST	CONIFER, CO	80433
CURRENT RESIDENT	26235 HOLBROOK ST	CONIFER, CO	80433
OLIVER P & CAROLE J SALAZAR JOINT REV TR	16546 W 79TH DR	ARVADA, CO	80007
CURRENT RESIDENT	26166 HOLBROOK ST	CONIFER, CO	80433
CURRENT RESIDENT	26237 DE BERRY ST	CONIFER, CO	80433
CURRENT RESIDENT	26296 HOLBROOK ST	CONIFER, CO	80433
CURRENT RESIDENT	26167 DE BERRY ST	CONIFER, CO	80433
CURRENT RESIDENT	26347 DE BERRY ST	CONIFER, CO	80433
CURRENT RESIDENT	1014 VINE ST	CINCINNATI, OH	45202
CURRENT RESIDENT	25587 CONIFER RD 105	CONIFER, CO	80433
CURRENT RESIDENT	2920 N 81ST AVE	PHOENIX, AZ	85033
CURRENT RESIDENT	26592 VOSLER ST	CONIFER, CO	80433
CURRENT RESIDENT	26445 SUTTON RD	CONIFER, CO	80433
REGIONAL TRANSPORTATION DISTRICT	1600 BLAKE ST	DENVER, CO	80215
JRG CONIFER LLC	4055 N ACADEMY BLVD	COLORADO SPRINGS, CO	80918
V7 HOLDING LLC	PO BOX 1123	CONIFER, CO	80433
ASK INVESTMENTS LLC	16001 KIOWA RD	SALIDA, CO	81201
PEAK ARTS HOLDINGS LLC	17102 HWY 8	MORRISON, CO	80465
CURRENT RESIDENT	26466 SUTTON RD	CONIFER, CO	80433
SILVER RANCH LLC	PO BOX 539	BAILEY, CO	80421
CURRENT RESIDENT	33511 NOVA RD	PINE, CO	80470
WILLIAM H DISMUKE TRUST	2026 ROYAL TERN CIR	PUNTA GORDA, FL	33983
MAIN STREET CAR WASH INC	273 HARBOR RD	SWANS ISLAND, ME	04685
WENER & SONS	26131 MAIN ST	CONIFER, CO	80433
HAWKEYE REAL ESTATE HOLDINGS LLC	11881 NORTHWEST CT	PINE, CO	80470
CURRENT RESIDENT	36141 COMANCHE CREEK RD	KIOWA, CO	80117
CURRENT RESIDENT	26001 MAIN ST	CONIFER, CO	80433
SHAUGHNESSY FAMILY TRUST	PO BOX 1058	BUENA VISTA, CO	81211
CURRENT RESIDENT	26036 NOAH AVE	CONIFER, CO	80433
CURRENT RESIDENT	PO BOX 129	PARKER, CO	80134
BRAUN FAMILY TRUST	26096 NOAH AVE	CONIFER, CO	80433
LARRY & GLENDA TRUST	16521 W 74TH AVE	ARVADA, CO	80007
CONIFER BEND LLC	14114 W 1ST DR	GOLDEN, CO	80401
CUSACK COMPANIES LLC	25967 CONIFER RD	CONIFER, CO	80433
HEADWATER PROPERTIES LLC	5924 S ELM CT	CENTENNIAL, CO	80121
AAP CONIFER LLC	1390 QUAIL LAKE LOOP	COLORADO SPRINGS, CO	80906
V7 HOLDING LLC	6472 S FOREST ST	CENTENNIAL, CO	80121
CURRENT RESIDENT	25557 SNYDER AVE	CONIFER, CO	80433
CURRENT RESIDENT	16825 E VILLANO CIR	AURORA, CO	80013
CURRENT RESIDENT	25666 NOAH AVE	CONIFER, CO	80433
CURRENT RESIDENT	10141 ZENOBIA CIR	WESTMINSTER, CO	80030
CURRENT RESIDENT	PO BOX 56	CONIFER, CO	80433

CURRENT RESIDENT	9782 ARNOLD ST	CONIFER, CO	80433
LIU FAMILY TRUST	9762 ARNOLD ST	CONIFER, CO	80433
CURRENT RESIDENT	9742 ARNOLD ST	CONIFER, CO	80433
CURRENT RESIDENT	11945 W AUBURN DR	LAKEWOOD, CO	80228
MATTHEWS GERTI N TRUSTEE	13023 UPPER RIDGE RD	CONIFER, CO	80433
ELK CREEK FIRE DISTRICT	PO BOX 207	CONIFER, CO	80433
TERRY L AUMILLER & CONNIE K AUMILLER JOIN	PO BOX 17	PINE, CO	80470
CURRENT RESIDENT	25947 SNYDER AVE	CONIFER, CO	80433
CURRENT RESIDENT	9827 RHODUS ST	CONIFER, CO	80433
CURRENT RESIDENT	25873 BRIGGS AVE	CONIFER, CO	80433
CURRENT RESIDENT	25802 DURAN AVE	CONIFER, CO	80433
CURRENT RESIDENT	9763 ARNOLD ST	CONIFER, CO	80433
CURRENT RESIDENT	25875 NOAH AVE	CONIFER, CO	80433
CURRENT RESIDENT	1870 S NIAGARA WAY	DENVER, CO	80224
CURRENT RESIDENT	4849 S PITKIN WAY	AURORA, CO	80015
CURRENT RESIDENT	2141 N DOWNING ST	CONIFER, CO	80433
CURRENT RESIDENT	25897 SNYDER AVE	CONIFER, CO	80433
CURRENT RESIDENT	25867 SNYDER AVE	CONIFER, CO	80433
CURRENT RESIDENT	25817 SNYDER AVE	CONIFER, CO	80433
CURRENT RESIDENT	25807 SNYDER AVE	CONIFER, CO	80433
CURRENT RESIDENT	25736 NOAH AVE	CONIFER, CO	80433
SUZEN RAYMOND TRUST	9893 ARNOLD ST	CONIFER, CO	80433
CURRENT RESIDENT	PO BOX 698	CONIFER, CO	80433
CURRENT RESIDENT	25828 SNYDER AVE	CONIFER, CO	80433
CURRENT RESIDENT	2533 N ROBIE AVE	MERIDIAN, ID	83646
CURRENT RESIDENT	25628 SNYDER AVE	CONIFER, CO	80433
CURRENT RESIDENT	25855 SUNNY ASPEN TRL	CONIFER, CO	80433
CURRENT RESIDENT	9929 S HOUSTON ST	CONIFER, CO	80433
CURRENT RESIDENT	25993 MORRIS AVE	CONIFER, CO	80433
ATANACIO DE JESUS SANCHEZ REVOCABLE TRUST	PO BOX 2800	EVERGREEN, CO	80437
CURRENT RESIDENT	26009 CLARK AVE	CONIFER, CO	80433
CURRENT RESIDENT	6510 E 64TH AVE	COMMERCE CITY, CO	80022
CURRENT RESIDENT	26001 NELSON AVE	CONIFER, CO	80433
CURRENT RESIDENT	26061 NELSON AVE	CONIFER, CO	80433
CURRENT RESIDENT	4725 N COUNTY ROAD 23E	LAPORTE, CO	80535
CURRENT RESIDENT	2329 W MAIN ST 102	LITTLETON, CO	80120
CURRENT RESIDENT	9990 RENAUD ST	CONIFER, CO	80433
CURRENT RESIDENT	8634 E 29TH PL	DENVER, CO	80238
CURRENT RESIDENT	10010 RENAUD ST	CONIFER, CO	80433
CURRENT RESIDENT	26093 MORRIS AVE	CONIFER, CO	80433
CURRENT RESIDENT	26063 MORRIS AVE	CONIFER, CO	80433
CURRENT RESIDENT	PO BOX 122	CONIFER, CO	80433
CURRENT RESIDENT	5455 S DOVER ST 103	LITTLETON, CO	80123
CURRENT RESIDENT	4300 MOUNTAIN SHADOW WAY	TIMNATH, CO	80547
BORMAN PROPERTIES LLC	PO BOX 18305	HUNTSVILLE, AL	35804
WILLIAM & BONNIE HOLLAND TRUST	23286 VALLEY HIGH RD	MORRISON, CO	80465
AKS LIMITED LIABILITY COMPANY	1202 BERGEN PKWY 303	EVERGREEN, CO	80439
CURRENT RESIDENT	26062 NELSON AVE	CONIFER, CO	80433
CURRENT RESIDENT	3095 QUAIL ST	LAKEWOOD, CO	80215
INTERMOUNTAIN RURAL ELECTRIC ASSOCIATION	P O BOX A	SEDALIA, CO	80135
PUBLIC SERVICE CO OF COLORADO	P O BOX 840	DENVER, CO	80201
MILE HIGH STORAGE SOLUTIONS LLC	200 S WILCOX ST	CASTLE ROCK, CO	80104
MKL INC	13191 PIUTE DR	PINE, CO	80470
CURRENT RESIDENT	1678 MOHAWK ST	JACKSON, MO	63755
CURRENT RESIDENT	26542 MAIN ST	CONIFER, CO	80433

BOONE INVESTMENTS LLC	26201 NELSON AVE	CONIFER, CO	80433
CURRENT RESIDENT	10011 RENAUD ST	CONIFER, CO	80433
CURRENT RESIDENT	26293 MORRIS AVE	CONIFER, CO	80433
JOHN CADAM AND MILDRED CADAM JOINT REVOCA	26255 STANSBERY ST	CONIFER, CO	80433
CURRENT RESIDENT	26392 NELSON AVE	CONIFER, CO	80433
CURRENT RESIDENT	10031 RENAUD ST	CONIFER, CO	80433
CURRENT RESIDENT	26732 MAIN ST	CONIFER, CO	80433
CURRENT RESIDENT	26265 REA AVE	CONIFER, CO	80433
MOORE RETURNS ASPEN PARK LLC	186 MT EVANS BLVD	PINE, CO	80470
JEFFCO P&Z; ATTN ALEX FOWLKES	100 JEFFERSON CTY PKWY #3550	GOLDEN, CO	80419

**HYBRID PUBLIC HEARING**

**Case Type:** Special Use

**Case Number:** 24-125064SU

**Where:** 26015 Noah Ave

**Case Manager:** Alex Fowlkes, 303-271-8719, [afowlkes@jeffco.us](mailto:afowlkes@jeffco.us)

**Purpose:** To allow a religious assembly as a Special Use in the Residential – One (R-1) Zone District.

**Planning Commission:** Wednesday, May 14, 2025 at 6:15 p.m.

**Board of County Commissioners:** Tuesday, June 10, 2025 at 9:00 a.m.

*Public Testimony will be taken at these Hearings.* To provide public testimony, please pre-register by visiting [www.jeffco.us/testimony](http://www.jeffco.us/testimony). Written comments and testimony will be included in the Staff packet if provided at least one week prior to the scheduled hearing.

**Location of Hybrid Hearings:**

**Virtual:** Online hearing available at <https://www.jeffco.us/meetings> on the hearing date.

**In-Person:** Hearing Room 1, 100 Jefferson County Pkwy., Administration and Courts Building, Golden Colorado

Documents for this case can be accessed through the Planning & Zoning Website.

<http://jeffco.us/planning-and-zoning/active-cases/>

through the QR code on this card, or by contacting the case manager.



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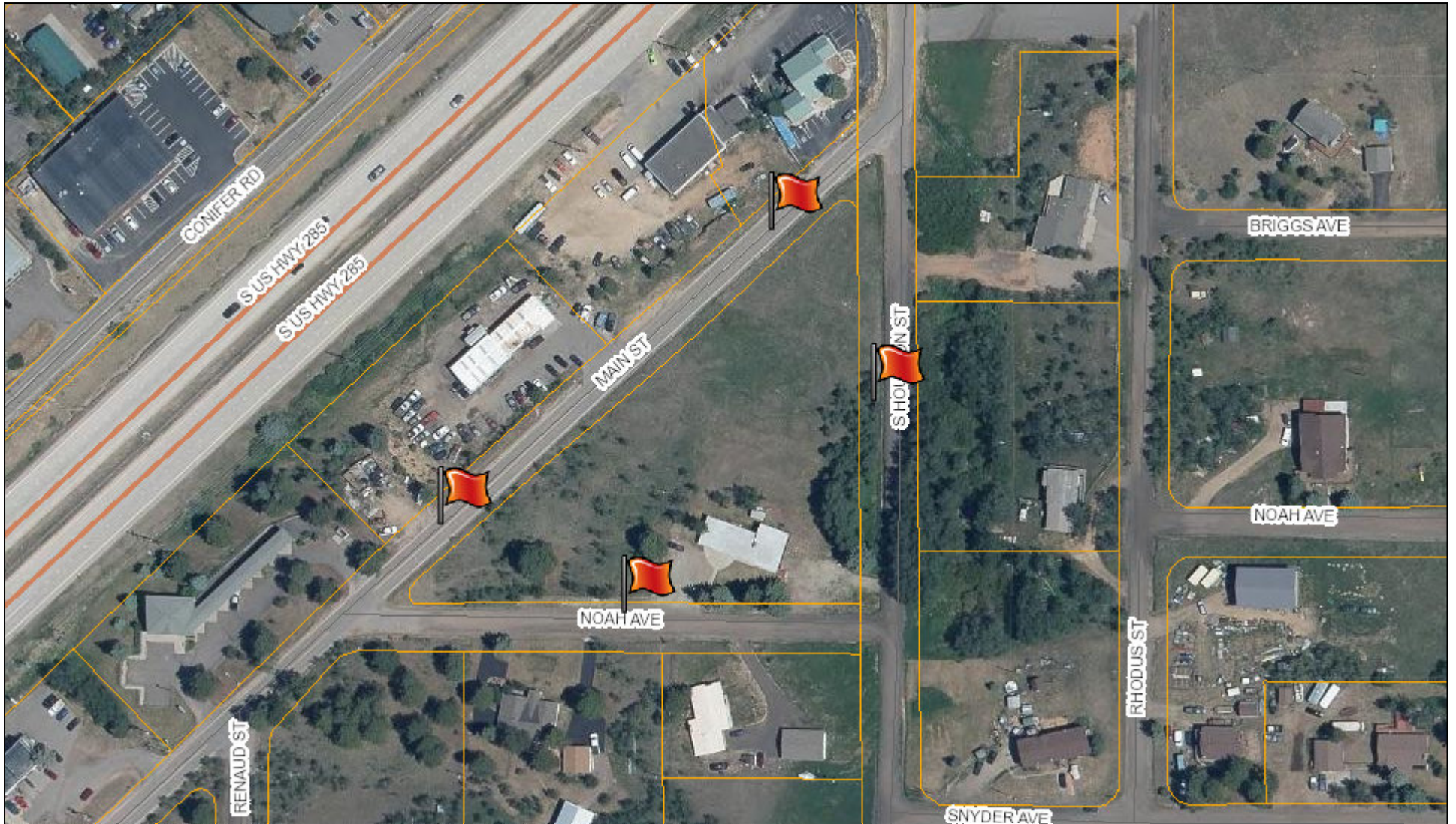
<http://jeffco.us/planning-and-zoning/active-cases/>

through the QR code on this card, or by contacting the case manager.





# ArcGIS Web Map



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Jefferson County Colorado

Author: ArcGIS Web AppBuilder  
Date: 4/16/2025

The Denver Post, LLC


PUBLISHER'S AFFIDAVIT

City and County of Denver )  
State of Colorado )  
)

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

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of The Denver Post, LLC, publisher  
of The Denver Post and Your Hub.
2. The Denver Post and Your Hub are  
newspapers of general circulation that  
have been published continuously and  
without interruption for at least  
fifty-two weeks in Denver County  
and meet the legal requisites for a legal  
newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto  
is a true copy, published in Your Hub  
for West Jeffco (including the counties  
of Jefferson, Arapahoe, Arvada, Denver, Lakewood, Gilpin,  
Clear Creek, and Westminster) on the following date(s):

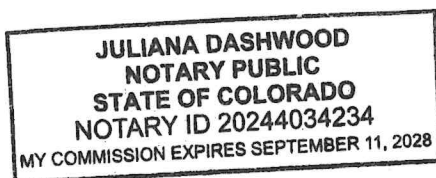
May 22, 2025

  
Signature

Subscribed and sworn to before me this  
23 day of May, 2025.

  
Notary Public

(SEAL)



NOTICE OF PUBLIC HEARINGS FOR SPECIAL USE

**NOTICE IS HEREBY GIVEN** that the Board of County Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed special use of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on June 10, 2025 at 9:00 a.m. with the virtual hearing link being available on the County's website at <https://www.jeffco.us/meetings>.

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

Said proposed special use is Case No. 24-125064SU/Aspen Park SDA Church, to allow a religious assembly of 6,000 square feet as a Special Use in the Residential - One (R-1) Zone District.

Said property is located at: 26015 Noah Ave, Conifer, which contains approximately 2.25 acres.

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

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF JEFFERSON  
STATE OF COLORADO

Published May 22, 2025

/s/ Lesley Dahlkemper, Chairman

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

# CURRENT 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. <sup>1</sup>	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 <sup>2</sup>									X

<sup>1</sup> 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.

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

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

#### D. Special Uses (3-26-13)

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

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



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

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

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

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

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

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

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

<sup>3</sup> 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
<b>R-1</b>	5 ft.	n/a	n/a	n/a	5 ft.	5 ft.
<b>R-1A</b>	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
<b>R-1B</b>	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
<b>R-1C</b>	10 ft.	n/a	n/a	n/a	10 ft.	5 ft.
<b>R-2</b>	5 ft.	5 ft.	n/a	n/a	5 ft.	5 ft.
<b>R-3</b>	5 ft.	5 ft.	10 ft.	10 ft.	10 ft.	5 ft.
<b>R-3A</b>	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.	10 ft.
<b>R-4</b>	n/a	n/a	n/a	30 ft.	30 ft.	30 ft.
<b>RR-1/4</b>	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
<b>RR-1/2</b>	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
<b>RR-1</b>	20 ft.	n/a	n/a	n/a	20 ft.	20 ft.
<b>RR-2</b>	30 ft.	n/a	n/a	n/a	30 ft.	30 ft.
<b>RR-5</b>	50 ft.	n/a	n/a	n/a	50 ft.	50 ft.
<b>RR-10</b>	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 <sup>1</sup>
<b>R-1</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>R-1A</b>	n/a	15 ft.	35 ft.	n/a	25 ft.
<b>R-1B</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>R-1C</b>	n/a	n/a	30 ft.	n/a	25 ft.
<b>R-2</b>	n/a	15 ft.	35 ft.	n/a	25 ft.
<b>R-3</b>	25 ft.	n/a	35 ft.	45 ft.	25 ft.
<b>R-3A</b>	25 ft.	n/a	35 ft.	45 ft.	25 ft.
<b>R-4</b>	30 ft. <sup>2</sup>	n/a	80 ft.	80 ft.	25 ft.
<b>RR-1/4</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>RR-1/2</b>	n/a	n/a	35ft	n/a	25 ft.
<b>RR-1</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>RR-2</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>RR-5</b>	n/a	n/a	35 ft.	n/a	25 ft.
<b>RR-10</b>	n/a	n/a	35 ft.	n/a	25 ft.

<sup>1</sup> 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
<b>R-1</b>	12,500 s.f.	n/a	n/a	n/a	n/a
<b>R-1A</b>	9,000 s.f.	n/a	n/a	n/a	n/a
<b>R-1B</b>	7,500 s.f.	n/a	n/a	n/a	n/a
<b>R-1C</b>	4,500 s.f.	n/a	n/a	n/a	n/a
<b>R-2</b>	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
<b>R-3</b>	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
<b>R-3A</b>	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
<b>R-4</b>	n/a	n/a	n/a	n/a	1 acre min develop area and 850 s.f. Min lot area per unit
<b>RR-1/4</b>	¼ acre (10,890 s.f.)	n/a	n/a	n/a	n/a
<b>RR-1/2</b>	½ acre (27,180 s.f.)	n/a	n/a	n/a	n/a
<b>RR-1</b>	1 acre (43,560 s.f.)	n/a	n/a	n/a	n/a
<b>RR-2</b>	2 acres (87,120 s.f.)	n/a	n/a	n/a	n/a
<b>RR-5</b>	5 acres (217,800 s.f.)	n/a	n/a	n/a	n/a
<b>RR-10</b>	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)

# ADDITIONAL CASE DOCUMENTS



September 11, 2024

Aspen Park Seventh-day Adventist Church  
An entity of The Rocky Mountain Conference of Seventh-day Adventists  
26015 Noah Avenue  
Conifer, CO 80433

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

**Subject: Application for Special Use Zoning Permit**

Dear Planning and Zoning Commission,

The Aspen Park Seventh-day Adventist Church requests a Special Use Permit for the R-1 property located at 26015 Noah Avenue, Conifer, Colorado for use as a house of worship, preparatory to obtaining a building permit to enlarge the existing structure. It has been used in this manner since the 1980s, but lacks formal recognition.

The property owner is

The Rocky Mountain Conference of Seventh-day Adventists  
2520 South Downing Street  
Denver, CO 80210

The officer approving this is

Mary Lynn Green, Corporation Secretary  
(303) 282-3641

The authorized contact person for this application is

Wilton Helm, Elder of Aspen Park Seventh-day Adventist Church  
(303) 915-1947

The property is not served by any municipal water or sewer service. The existing well has been converted to a commercial well adequate for the facility and a production test done. The existing septic system is undocumented and inadequate, and a new, compliant system has been designed by 285 Engineering (included in this filing along with form 6001).

We believe that this use of the property fits well within the area usage and master plan. It borders on the south to low density residential housing and on the north to commercial properties, thus sitting in a transition region. Both residential and commercial zoning allow for use as a house of worship, subject to special use permitting. There are no adjacent properties (i.e. it is bounded by roads on all sides). We also believe that this project has the potential to be a community resource.

Sincerely,  
Wilton Helm  
Aspen Park Seventh-day Adventist Church



200

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
Reception No. **617091**

00 02.00 2  
00 04.55 3  
99 274.28 1# CA  
00 06.55 8 TL CA

Recorder.  
103399577

State Documentary Fee  
Date JAN 22 1974  
- 4.55

**THIS DEED**, Made this 15th day of January, 1974  
between **JOE W. STONEBRAKER and THELMA D. STONEBRAKER**

RECORDED IN  
JAN 22 11 29 AM '74  
2586 555  
COUNTY CLERK & RECORDER

617091

County of Jefferson and State of Colorado, of the first part, and  
**THE SEVENTH DAY ADVENTIST ASSOCIATION OF COLORADO**, a  
Colorado Corporation  
of the City and County of Denver and State of

Colorado, of the second part:

**WITNESSETH**, That the said parties of the first part, for and in consideration of the sum of **FORTY-FIVE THOUSAND FIVE HUNDRED AND NO/100----- (\$45,500.00)----- DOLLARS** to the said parties of the first part in hand paid by said party of the second part, the receipt whereof is hereby confessed and acknowledged, ha VE granted, bargained, sold and conveyed, and by these presents do grant, bargain, sell, convey and confirm, unto the said party of the second part, its/successors ever, all the following described lot s or parcels of land, situate, lying and being in the County of Jefferson and State of Colorado, to wit:  
Lots 1, 2, 3, 4, 5, 6 and 7, Block 34, ASPEN PARK Unit 2,  
County of Jefferson, State of Colorado.

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

**TO HAVE AND TO HOLD** the said premises above bargained and described with the appurtenances, unto the said party of the second part, its/successors heirs and assigns forever. And the said parties of the first part, for themselves, their heirs, executors, and administrators, do covenant, grant, bargain, and agree to and with the said party of the second part, its/successors heirs and assigns, that at the time of the en sealing and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and ha VE good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever; except taxes for 1974 due and payable January 1, 1975, and taxes for subsequent years; and except easements, reservations and covenants of record, if any.

and the above bargained premises in the quiet and peaceable possession of the said party of the second part, its succes/ heirs and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said parties of the first part shall and will **WARRANT AND FOREVER DEFEND**.

**IN WITNESS WHEREOF**, the said parties of the first part ha VE hereunto set their hands and seal S the day and year first above written.

\_\_\_\_\_  
Joe W. Stonebraker (SEAL)  
\_\_\_\_\_  
Thelma D. Stonebraker (SEAL)  
\_\_\_\_\_  
(SEAL)

**STATE OF COLORADO**,  
County of Jefferson } ss.  
The foregoing instrument was acknowledged before me this 15th day of January 1974, by Joe W. Stonebraker and Thelma D. Stonebraker.  
My commission expires \_\_\_\_\_, 19 \_\_\_\_ Witness my hand and official seal.  
My Commission expires July 26, 1975  
\_\_\_\_\_  
Notary Public.

# Development Permit Application

## JEFFERSON COUNTY COLORADO Planning and Zoning

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

Case Number (for Jeffco employee use only): \_\_\_\_\_

### Please select your application request below:

- ☐ Rezoning from \_\_\_\_\_ to \_\_\_\_\_
- ☒ Special Use Item No. \_\_\_\_\_ of the R-1 \_\_\_\_\_ Zone District  
to permit Church - assembly, house of worship
- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Exemption from Platting        | <input type="checkbox"/> Legalization of Property Division | <input type="checkbox"/> Minor Division of Land |
| <input type="checkbox"/> Minor Modification or Revision | <input type="checkbox"/> Rezoning/Special Use              | <input type="checkbox"/> Rural Cluster          |
| <input type="checkbox"/> Location and Extent            | <input type="checkbox"/> Site Development Plan Approval    | <input type="checkbox"/> Subdivision Platting   |
| <input type="checkbox"/> Superlot                       | <input type="checkbox"/> Superlot Process                  | <input type="checkbox"/> Vested Rights          |

### Explanation of Application Request

Property was built as a house but has been modified and used as a church for about 40 years. Owner is planning to enlarge the existing structure and desires to formalize the zoning to approve the use that has been there for 40 years- probably before special use was required.

### Documents Submitted

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

### Instructions for Submittal

1. Rezoning and Site Development Plan applications and supporting documents must be submitted electronically to our [online portal](https://www.jeffco.us/4445) [https://www.jeffco.us/4445]. All other applications and documents on this form should be emailed to [pzpermits@jeffco.us](mailto: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

none		
Water	Post Office	Electricity
none		
Sewage	Parks & Rec	Fire

### Jefferson County Staff Use Only

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

# Development Permit Application

Case Number: \_\_\_\_\_

## Project Team Contact Information

Rocky Mountain Conference of Seventh-day Adver	marylynng@rmcsda.org	303-2823641
<b>Property Owner 1</b>	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
<b>Property Owner 2</b>	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
<b>Developer / Subdivider</b>	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Wilton Helm	whelm@compuserve.com	303-915-1947
<b>Authorized Representative</b>	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
<b>Engineer</b>	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>

## Property Description

26015 Noah AV (61-11461-114-17-001)	Conifer	80433-8514
<i>Address of Subject Property and/or Parcel ID Number</i>	<i>City</i>	<i>Zip</i>
Main Street	2.25	61-114
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>

### **Legal Description:**

Iora 1 - 7 Block 34 Aspen Park unit 2

**Additional Information (to support or clarify this application):**



## DISCLOSURE OF PROPERTY OWNERSHIP (PLEASE CHECK ALL THAT APPLY)

- ☐ If owner is an individual, indicate name exactly as it appears on the deed.
- ☒ If owner is a corporation, partnership, limited partnership, or other business entity, name principals on a separate page. Please include the articles of organization, partnership agreement, etc., as applicable.

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

## PROPERTY OWNER AFFIDAVIT

I/We Mary Lynn Green, 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)

Mary Lynn Green Corporation Secretary  
Name (printed) for Asset Management

2520 South Downing Street

Denver, CO 80210  
Address

303-282-3641  
Phone

Fax

marylynn@rmesda.org  
E-Mail (required)

M. Green  
Signature

Name (printed)

Address

Phone

Fax

E-Mail (required)

Signature

County of Denver )

State of Colorado )

SS

Sworn to and subscribed before me this 3RD day of July, 2024.  
(fill in month) (fill in year)

By Dawn Westgate  
(name printed)

Witness my hand and official seal.

Dawn Westgate  
Notary Public

My Commission expires: 06/20/2027



# AUTHORIZED REPRESENTATIVE

I/We further permit Wilton Helm 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.**

Wilton Helm  
Representative Name (printed)

E-mail whelm@compuserve.com

2951 Olympia Ln  
Evergreen CO 80439  
Representative Address

303-915-1947  
Representative Phone

720-477-0836  
Representative Fax

M. Green  
Owner Signature

Corporation Secretary  
Type of Identification Corporate Resolutions

# ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page  
**1 of 5**  
FORM 6000

NAME OF PROJECT: Aspen Park Seventh-day Adventist Church

CONTACT PERSON: Wilton Helm PH 303-715-1947

PROPERTY LOCATION: 26015 Noah Ave, Colorado, CO

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

SECTION	CONDITION	NO	YES
<b>A</b>	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>B</b>	Asbestos or asbestos-containing materials used or stored within any existing buildings or anywhere else onsite	X	
<b>C</b>	Storage or use of electrical equipment such as transformers or capacitors, other than in the provision of normal electrical service	X	
<b>D</b>	Above or underground storage tanks containing gasoline, diesel, fuel oil, waste oil or any other liquid chemical storage		X
<b>E</b>	Storage or use of pesticides and herbicides or any other agricultural chemicals, other than for typical household or garden use	X	
<b>F</b>	Hazardous or dangerous chemicals stored, released or otherwise emitted anywhere on the property	X	
<b>G</b>	Storage or use of explosives, including dynamite, blasting caps, or unexploded ordinance such as bullets and bombs	X	
<b>H</b>	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: Wilton Helm

DATE: 8-27-2024

State of Colorado )  
County of Jefferson ) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged before me this 27<sup>th</sup> day of August, 2024, by Wilton Helm

WITNESS my hand and official seal.

Angelica Houpt  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 12-4-2025

ANGELICA HOUP  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID 20174049660  
MY COMMISSION EXPIRES DECEMBER 4, 2025



**PART I - NOTICES, COMPLAINTS AND REPORTS**

Page  
**2 of 5**  
FORM 6000

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

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

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

Rocky Mountain conference of Seventh-day Adventists (current)  
Joe & Thelma Stonebraker; Oscar Lancelotti;  
Robert Berg; Clarence & Martha Gerd

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

Church - since 1974  
Aspen Park Seventh-day Adventist Church

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

exact date unknown 1960

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

Residence

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

None

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

**A**

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

Page  
**3 of 5**  
FORM 6000

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

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

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

NO ( ) YES ( )

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

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

NO ( ) YES ( )

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

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

NO ( ) YES ( )

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

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

NO ( ) YES ( )

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

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

NO ( ) YES ( )

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

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

**B**

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

Page  
**4 of 5**  
FORM 6000

1. Is there or has there been asbestos in any of the construction materials contained in the building(s)? NO ( ) YES ( )  
If YES, has it been removed? NO ( ) YES ( )

If YES, when and by whom? \_\_\_\_\_

2. Was a survey conducted to assess the type, amount, location and condition of asbestos? NO ( ) YES ( )

If YES, attach a copy of any survey report.

3. Have asbestos air samples been taken? NO ( ) YES ( )

If YES, attach a copy of the results

**C**

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

1. Have polychlorinated biphenyls ("PCBs") been used in electrical transformers, capacitors or other equipment at the Property? NO ( ) YES ( )

If YES, describe the use and quantity of PCBs used on the Property.

**D**

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

1. Are there (or have there been) any above-ground or underground gasoline, diesel, fuel oil, waste or other chemical storage tanks on the Property? NO ( ) YES (X)

If YES, describe location of tanks, substances stored and capacity of tank(s).

2. Have the tanks been inspected or tested for leakage? NO (X) YES ( )

If YES, provide the most recent test and results

3. Are the tanks registered? NO (X) YES ( )

If YES, provide registration numbers.

4. Are any other wastes or chemicals stored on the Property in drums or other containers? NO (X) YES ( )

If YES, describe the location, substances, quantities stored and types of containers.

5. Have there been any spills, leaks or other releases of wastes or chemicals on the Property? NO (X) YES ( )

If YES, describe the location of the substances and quantities released, any cleanup measures taken and the results of any soil or groundwater samples performed to detect the presence of the chemicals spilled, leaked or released on the Property.

6. Attach copies of any permits, licenses, and registration materials pertaining to the use, storage, handling or disposal of wastes, chemicals and underground storage tanks on the Property.

This tank has not been used in at least 25 years

**E**

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

Page  
**5 of 5**  
FORM 6000

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

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

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

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

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

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

**F**

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

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

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

**G**

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

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

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

**H**

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

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

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



# ELK CREEK FIRE PROTECTION DISTRICT

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

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July 25, 2024

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

## **RE:26015 NOAH AVENUE, CONIFER – CHURCH ADDITION**

To Whom It May Concern:

On behalf of the Elk Creek Fire Protection District, I have the following comments:

1. Wilton Helm, Building Committee Chairperson, has requested a fire protection letter to build an addition to an existing residential structure.
2. The property is within the boundaries of the Elk Creek Fire Protection District. The Elk Creek Fire Protection District will provide emergency services to this property to the best of their ability.
3. The addition shall comply with the adopted codes for new construction without requiring the existing building to comply with the requirements of those codes, except where an addition impacts the existing building, that portion shall comply with current codes.
4. The off-site access on is acceptable. We did not evaluate it for compliance with current County Standards.
5. The on-site access must comply with Jefferson County standards and the adopted Fire Code.
6. A fire alarm system shall be installed throughout in accordance with the adopted fire code and district policy.
7. There is no approved fire protection water supply in the area.
8. These comments are based on currently available information. If plans or conditions change in the future, there may be additional requirements.

Please contact me by email at [rrush@elkcreekfire.org](mailto:rrush@elkcreekfire.org) if I can be of further assistance.

Sincerely,

A handwritten signature in black ink, appearing to read "RR Rush", written in a cursive style.

Rachel Rush  
Fire Marshal  
Elk Creek Fire Protection District

# FORM 6001 - ONSITE WASTEWATER REPORT

Revised: November 15, 2021

Pursuant to 22.B.1.(a) of the Wastewater Section of the Land Development Regulation, the applicant is required to complete FORM 6001 for all development proposals that rely on onsite wastewater treatment systems (OWTS).

**READ ENTIRE DOCUMENT. FAILURE TO SUBMIT A COMPLETE REPORT WILL DELAY THE REVIEW PROCESS.**

## PURPOSE OF THE ONSITE WASTEWATER REPORT:

1. EXISTING OWTS: Evaluate the adequacy and capacity of existing OWTS to serve all proposed uses of the existing OWTS at maximum occupancy.
2. PROPOSED OWTS: Determine if there are any factors that would preclude the installation of a conforming OWTS. If there is a need for a variance, the applicant must contact the Jefferson County Public Health (JCPH) Board of Health case contacts listed below.

## STANDARDS

1. Upon receipt of a Referral from Planning and Zoning (PZ), JCPH staff will:
  - a. Determine if FORM 6001 is required.
  - b. Conduct a search of JCPH OWTS Records for the project site.
  - c. Provide a summary of comments on the OWTS located on the project site.
2. PZ will provide FORM 6001 – Onsite Wastewater Report to the Applicant.
3. All designs, reports, and evaluations must be signed and stamped by a professional engineer.
4. The Applicant must submit the completed FORM 6001 to the PZ Case Manager.
5. Malfunctioning OWTS must be repaired to current Onsite Wastewater Regulations.
6. Unpermitted OWTS must be evaluated by the engineer and they must update the OWTS records (site plan drawing showing the type and size of the absorption system, the type, size, and number of compartments of the septic tank, and if possible the soil test information (such as percolation tests and / or gradation analysis)) as a condition of the development process.

**FEE:** There is no fee for processing this report.

**PROCESSING TIME:** JCPH will review the Onsite Wastewater Report and provide comments to the PZ Case Manager within the established referral timeframe. If your case requires Board of Health (BOH) approval, allow up to an additional twelve weeks for this process. Additional submittal requirements and a fee for the BOH Hearing will be required.

## CONTACTS:

Tracy Volkman

303.271.7529

[tvolkman@jeffco.us](mailto:tvolkman@jeffco.us)

Jon Vickery (BOH cases only)

303 271-5763

[jvickery@jeffco.us](mailto:jvickery@jeffco.us)

Mary Sloan (BOH cases only)

303.271.5764

[mksloan@jeffco.us](mailto:mksloan@jeffco.us)

## ONSITE WASTEWATER REPORT FORM 6001

PAGE 1 OF 2

**PAGES 1 AND 2 MUST BE COMPLETED**

<b>Name and License Number of Professional Engineer:</b>	Roger Shafer License No. 29008	
<b>Name of Designer/Evaluator:</b>	Tyler Shafer	
<b>P&amp;Z Case Number:</b>		
<b>Project Name:</b>	Aspen Park Seventh-Day Adventist Church	
<b>Property Address:</b>	26015 Noah Avenue, Conifer, CO 80433	
<b>Applicant Name:</b>	Wilton Helm, on behalf of Aspen Park Seventh-Day Adventist Church	
<b>Applicant Phone / Email:</b>	(303) 915-1947 whelm@compuserve.com	
<b>Source of Water:</b>	Public Water System: Yes / <b>No</b>	Individual Water Well: <b>Yes</b> / No
<b>Public Water System Name:</b>		
<b>Proposed Development Acreage:</b>	2.25 acres	
<b>Number of Platted Lots:</b>	Lots 1-7, Block 34, Aspen Park, Unit 2	
<b>Date Lots were platted:</b>	August 30, 1955 - per subdivision plat	

List each lot for this development proposal and the structures on each lot that will be served by water and the estimated volume of wastewater in gallons per day in the table below using the current Jefferson County OWTS regulations. Write "Vacant" if the lot does not have a structure on it and enter the design flow projected for the lot.

Property Identifier such as the address or lot number	Size of each lot in Acres	List of all structures served by water on each lot. For example: single-family dwelling; barn; shed; accessory dwelling unit; accessory building; commercial / retail office; restaurant; etc.	Total number of bedrooms on each lot.	Design flow (gallons per day) for each lot.
26015 Noah Avenue	2.25 acres total	Existing church	100 seat capacity	500 GPD



Continue to page 2 of 2

## ONSITE WASTEWATER REPORT FORM 6001

PAGE 2 OF 2

Circle Yes or No to each statement and provide a supporting evaluation and or report as applicable in the following certification. Designs, evaluations, reports, and certification must be signed and stamped by a professional engineer.

### Engineer's Certification

I am familiar with the current Jefferson County Onsite Wastewater Regulation. I have reviewed and evaluated the wastewater flow, in terms of strength and volume, that the proposed development will generate, and I have determined the following:

1. Is there an existing OWTS on any of the lots in the development proposal? ☒ Yes ☐ No

If Yes, continue to numbers 2 - 4.

If No, continue to number 4.

2. The existing OWTS is/are functioning as designed and in accordance with permit conditions. ☒ Yes ☐ No

If No, system must be repaired to current OWTS standards.

3. The existing OWTS must be modified and/or expanded to accommodate the existing and proposed uses at full development buildout and occupancy. ☒ Yes ☐ No

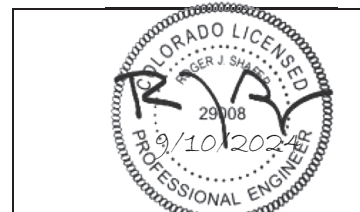
If Yes, submit an evaluation with this form specifying what additional design is required to the OWTS to accommodate all existing and proposed uses at full development buildout and maximum occupancy. Design must be signed and stamped by a professional engineer.

4. The project site can conceptually accommodate a conforming OWTS that can handle the wastewater flow and strength at full build-out and maximum occupancy for the proposed development. ☒ Yes ☐ No

If No, submit a report with this form on the factors that would prevent the installation of a conforming OWTS in accordance with Jeffco OWTS regulations. This report must be signed and stamped by a professional engineer.

I, Roger J. Shafer, PE, certify that the I have reviewed this land development proposal and the above answers are true. All designs, evaluations, and reports per the above JCPH standards regarding existing and or proposed OWTS as applicable have been submitted with this form.

Roger J. Shafer  
Print Engineer Name  
**Roger J. Shafer**  
Digitally signed by Roger J. Shafer  
DN: cn=Roger J. Shafer, o, ou,  
email=rshafer@scgenterprises.co  
m, c=US  
Engineer Signature and Date  
Date: 2024.09.10 16:43:17 -06'00'



Engineer Stamp

ONSITE WASTEWATER TREATMENT SYSTEM UPGRADE DESIGN  
LOTS 1–7, BLOCK 34, ASPEN PARK, UNIT 2  
JEFFERSON COUNTY, COLORADO

DESIGN CRITERIA

The system is designed to serve an existing church with a warming kitchen (no major food service) for a capacity of 100 seats.

Flows:

$Q_1 = 5 \text{ GPD per seat} \times 100 \text{ seats} = 500 \text{ GPD}$

$Q_{\text{total}} = 500 \text{ GPD}$

BOD Calculations:

Per Jefferson County OWTS Regulations, Table A–1: Typical septic tank influent has an assumed BOD<sub>5</sub> of 0.01lb per day per seat.

$B_1 = 0.01 \text{ lb BOD} \times 100 \text{ seats} = 1 \text{ lb BOD.}$

$B_{\text{total}} = 1 \text{ lb BOD}$

35% reduction of BOD for septic tank effluent

$1 \text{ lb} \times .65 = 0.65 \text{ lb BOD (effluent)}$

$.65 \text{ lb per day} / 500 \text{ GPD} / 0.00000834 = 156 \text{ mg/L of BOD}_5 \text{ assumed at septic tank effluent}$

Septic Tank Requirements:

Install a 1,500 gallon, 2–compartment concrete septic tank Valley Precast model 1500T–2CP equipped with an Orenco effluent screen, FTW–0444–36A, followed by an AX25RT higher level treatment unit. Higher level treatment is proposed to reduce the well to soil treatment area setback from 200 feet to 100 feet..

Soil treatment area:

The soil treatment area has been calculated based upon the soil analysis and the design flows:

INFILTRATIVE SURFACE #1

$A = (Q/\text{Sand Filter Application Rate}) \times \text{Application Adjustment Factor}$

$A = 500/0.80 \text{ (TL3N)} \times 1.0 \text{ (Pressure Dosed bed)}$

$A = 625 \text{ sq. ft.}$

INFILTRATIVE SURFACE #2

$A = (Q/\text{Long Term Acceptance Rate}) \times \text{Application Adjustment Factor}$

$A = 500/1.1 \text{ (TL3)} \times 1.0 \text{ (Pressure Dosed bed)}$

$A = 455 \text{ sq. ft.}$

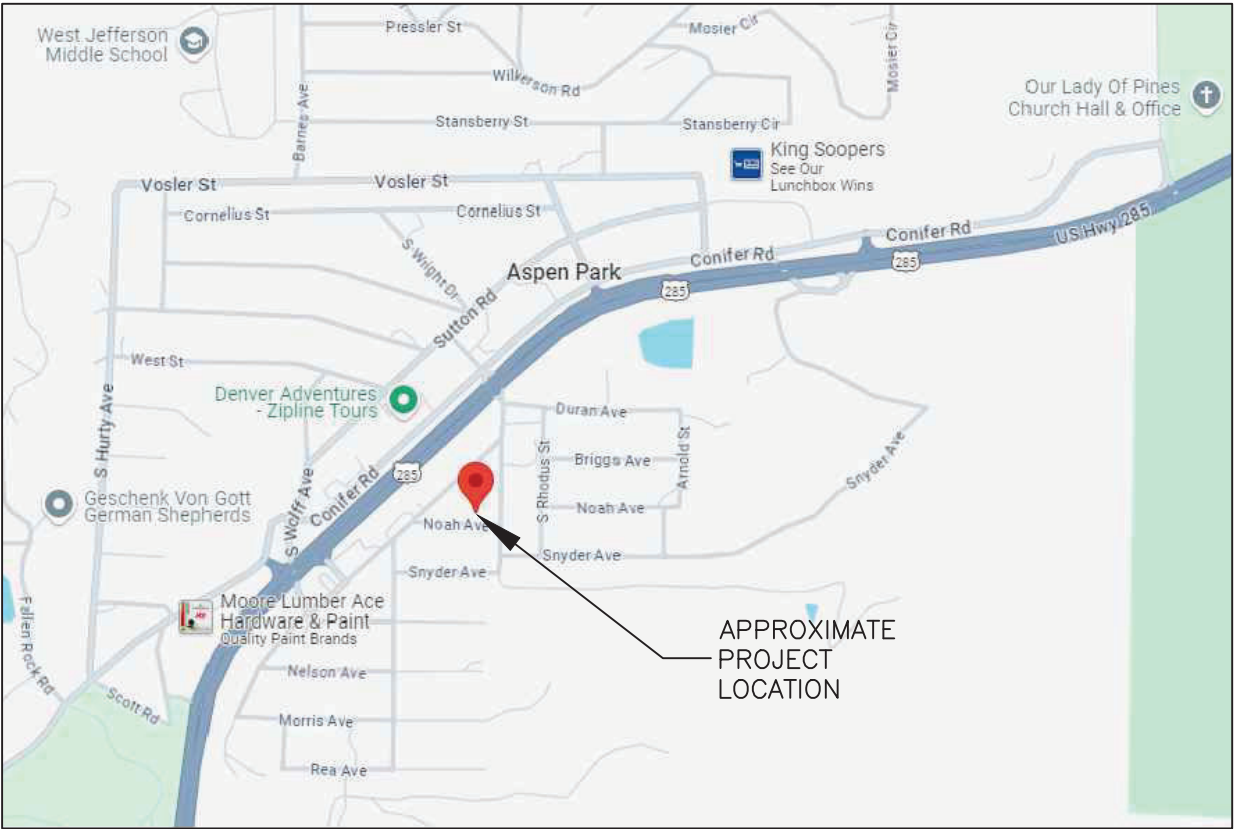
We propose one 12’ x 53’ soil treatment area mound (infiltrative area), with a 12’ x 53’ sand basal area.

INDEX OF DRAWINGS

SHEET NO.	TITLE
1.	Design Criteria
2.	Site and Soil Evaluation
3.	Site Plan(s)
4.	Soil Treatment Area/Piping Details
5.	Design Profile
6.	Septic Tank Details
7.	AX25RT Details
8.	Pump and System Curves
9.	Mound Calculations

WATER SUPPLY REQUIREMENTS

The existing church is served by an existing well located greater than 100 feet from the proposed soil treatment area. Well locations have been depicted on Sheet 3.



LOCATION MAP

GENERAL NOTES

This plan set and the information contained herein has been prepared to fulfill the "Report and Site Plan" and the "Design Document" sections of the OWTS Regulations. The locations of wells and OWTS components shown on this site plan, and staked in the field are not the result of a property survey, and are to be considered approximate. It is the property owner's responsibility to ensure all construction is located within the property boundaries. All separation distances are to be verified prior to excavation.

Design criteria has been created based upon information submitted. If conditions differ from the information presented, this office should be contacted to verify and observe the conditions.

Locate all utilities prior to construction. Contractor shall have one set of county approved plans, on the jobsite, at all times during the construction and observation period. Deviation from these plans must be approved by the engineer.

All onsite wastewater treatment system construction, and any requirements not specified within this design, must meet county requirements and the requirements of local OWTS regulations. The contractor should have documented, and demonstrated, knowledge of the requirements and regulation of the county in which they are working.

All components of the OWTS (septic tank, piping, pump tanks, valves, proprietary units, etc.) are to be installed in accordance with the manufacturer recommendations.

The system is designed and intended to be used only for the wastewater load specified.

285 ENGINEERING  
P.O. BOX 1048  
CONIFER, CO  
80433  
(720)-515-1781

PROJECT: 2024322 - OWTS DESIGN

LOCATION:  
26015 NOAH AVENUE  
CONIFER, CO 80433

CLIENT: ASPEN PARK 7TH-DAY ADVENTIST CHURCH

TITLE: DESIGN CRITERIA

DATE: 9/9/2024

SCALE: NONE

DRAWN BY: TS

REVISIONS:



SHEET:

1/9

