

# CASE SUMMARY

**CASE SUMMARY**  
**Regular Agenda**

**PC Hearing Date:** July 9, 2025

**BCC Hearing Date:** July 22, 2025

---

**25-106293RZ** Rezoning

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

**Location:** 14880 W 58<sup>th</sup> Ave, Golden  
Section 12, Township 3 South, Range 70 West

**Approximate Area:** 1.02 Acres

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

**Case Manager:** Jamie Hartig

---

**Issues:** None

**Recommendations:** Staff recommends Approval

**Interested Parties:** Neighbors

**Level of Community Interest:** Moderate

**General Location:** Southwest of the intersection of Indiana Street and W 58<sup>th</sup> Ave

**Case Manager Information:** Phone: 303-271-8767 e-mail: [jhartig@jeffco.us](mailto:jhartig@jeffco.us)

# STAFF REPORT

# Staff Report Summary

## Summary of Process

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

Case Number:

25-106293RZ

## Case Summary

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

### Purpose

14480 W 58th Ave

Jamie Hartig

06/09/2025

### Case Name

Case Manager

Formal Submittal Date

01/23/2025

02/18/2025

07/09/2025

07/22/2025

Building Permit



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

Sean C. Williams & Michelle L. Williams

Applicant/Representative, check if same as owner: ☒

Owner

14480 W 58th Ave

Golden

80403

1.02 acres

12

3

70

Property Address

City

Zip

Area ≈

Section

Township

Range

300507659

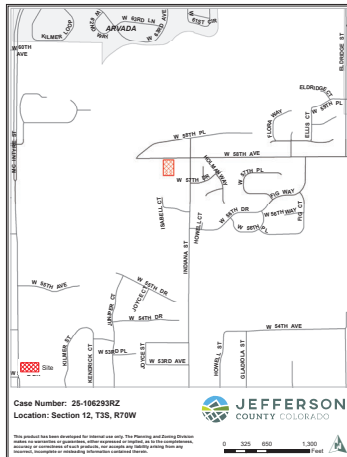
Southwest of the intersection of Indiana Street and W 58th Ave

Pin

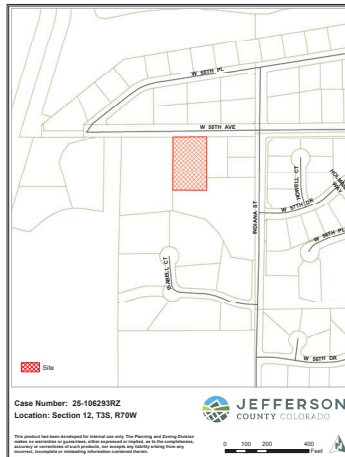
General Location

## Land Use and Zoning

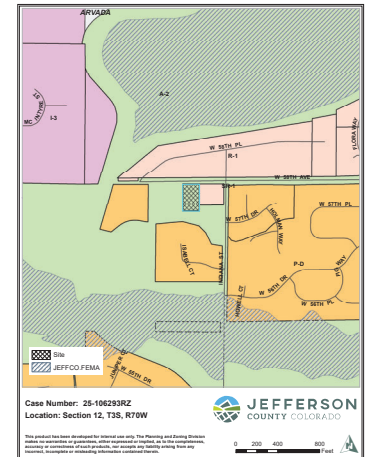
Vicinity



Detail



Surrounding Zoning



Existing Land Use:

Vacant

Existing Zoning:

A-2

CMP Recommended Land Use:

2 dwelling units per acre

Requested Zoning: PD, R-1 underlying standards

Plan Area: North Plains



PC Recommendations:

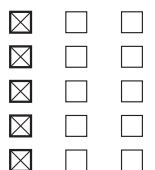
Number of citizens at Community Meetings: 2

Level of Community Interest: Moderate

Key Issues: None

## Criteria for Rezoning:

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



## 1. SUBJECT REQUEST



Figure 1: Location of subject property.

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

## 2. CONTEXT

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

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

The property is within a residential area with a variety of lot sizes. Most properties to the north and east of the property are smaller following the R-1 zoning, while to the west and south there are more A-2 properties which also do not meet the minimum ten acre lot size.

### 3. SURROUNDING ZONING/LAND USE

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



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

## 4. SUMMARY OF PROPOSED CHANGES

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

## 5. TRANSPORTATION

The proposed Rezoning is not anticipated to have a substantial increase in traffic. Due to this, Staff determined that a traffic memorandum was not necessary. The potential trips generated by this Rezoning would have negligible impact on the surrounding transportation network.

## 6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

---

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








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

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

The proposed zoning is compatible with the existing and allowable land uses in the area as the use will remain residential in nature. The proposed Planned Development based on R-1 zoning with a maximum of two lots will be in keeping with the character and densities of the surrounding area. If Rezoning is approved, the impacts to the surrounding community are expected to be minimal.

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

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

	Summary	Conforms with CMP?   
<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 (CMP).

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

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

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

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

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

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

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

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

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

#### *d. The availability of infrastructure and services.*

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

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

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

## 7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

## 8. COMMUNITY MEETING

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

## 9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff received one official public comment in opposition of the Rezoning. Two zoning complaints were also received in opposition of the Rezoning request through the Citizen Portal. Those residents were informed that a zoning complaint is not the appropriate manner to submit written testimony for a Rezoning case and told how to do so.

## 10. AGENCY REFERRAL RESPONSES

This application was sent on referral to the following agencies:

### Jefferson County Agencies

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

### External Referral Agencies

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

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

## 11. NOTIFICATION

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

## 12. SUBSEQUENT PROCESSES

If the Rezoning is approved a Preliminary and Final Plat is required to subdivide the property into two lots. However, the applicants have stated they do not intend to subdivide at this time. A Building Permit and Land Disturbance Application are required to build a single-family house on the existing property.

## SUMMARY OF STAFF ANALYSIS and RECOMMENDATION

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

## FINDINGS:

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

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

## PLANNING COMMISSION ACTION:

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

COMMENTS PREPARED BY:

*Jamie Hartig*

Jamie Hartig  
Planner III  
June 30, 2025

# PROPOSED ZONING

Sean C Williams & Michelle L Williams Official Development Plan

Rezoning Case # 25-106293RZ

A. Intent

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

B. Written Restrictions

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

1. Maximum number of lots: 2

Approved for Recording:

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

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

By: Jefferson County Planning & Zoning Director

Signature\_\_\_\_\_

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

To: Jefferson County Planning & Zoning

## Section 30 - Residential District

(orig. 3-26-13)

### A. Intent and Purpose

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

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

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

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

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

Use	R-1	RR	R-1A	R-1B	R-1C	R-2	R-3	R-3A	R-4
Private garage, mini structure, storage shed	X	X	X	X	X	X	X	X	X
Private greenhouse and nursery, noncommercial conservatory for plants and flowers.	X								
Private poultry house and pigeon coop with no more than 400 square feet of floor area; private rabbit and chinchilla hut with no more than 100 square feet of floor area.	X								
Private building or kennel for housing dogs, cats and similar domestic pets. <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)

# MAPS

Legal DescriptionStreet Location of Property: 14880 West 58<sup>th</sup> Avenue

Is there an existing structure at this address?

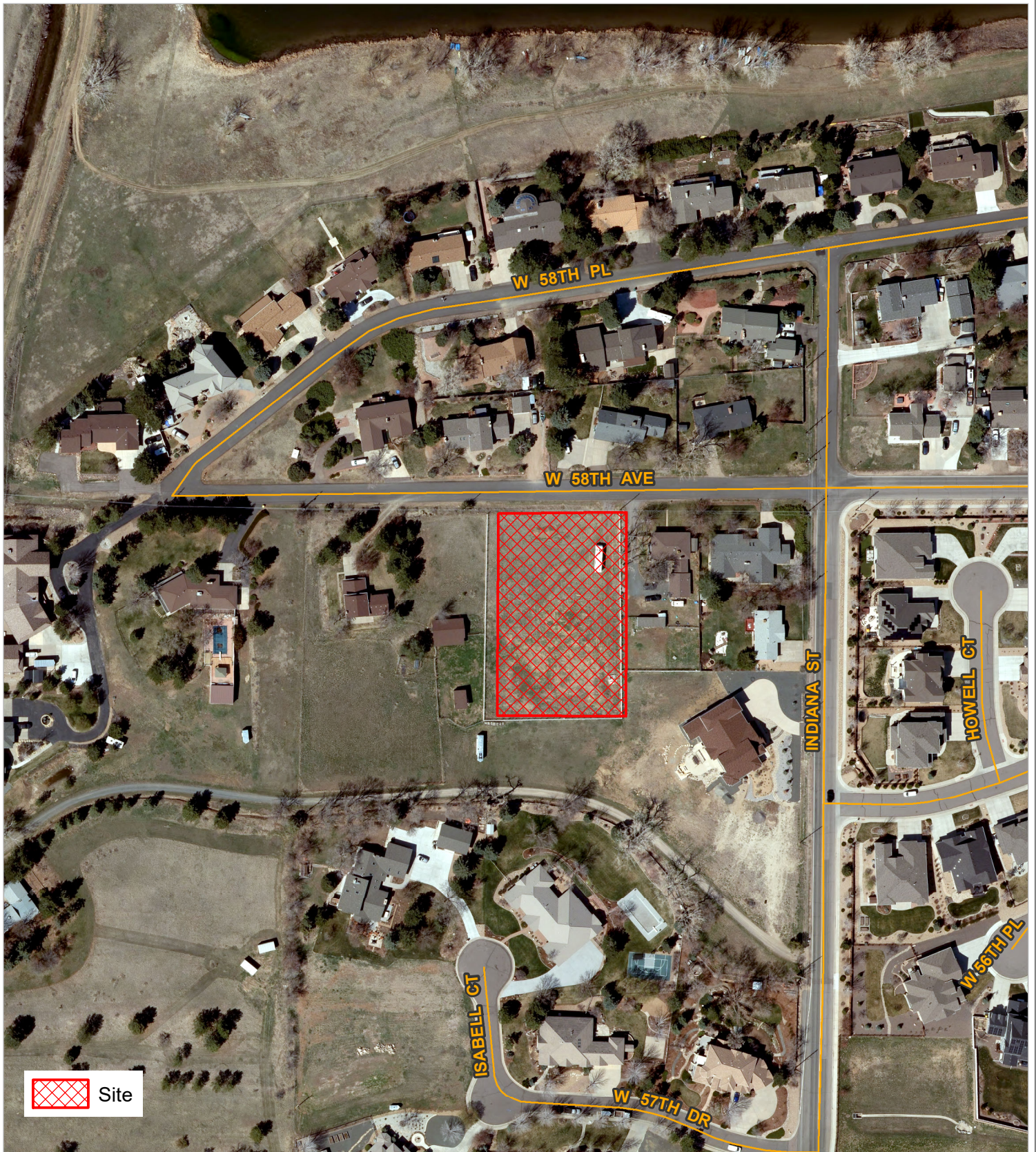
Yes \_\_\_\_\_ No X

Type the legal description and address below.

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

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

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



**Case Number: 25-106293RZ**

**Location: Section 12, T3S, R70W**



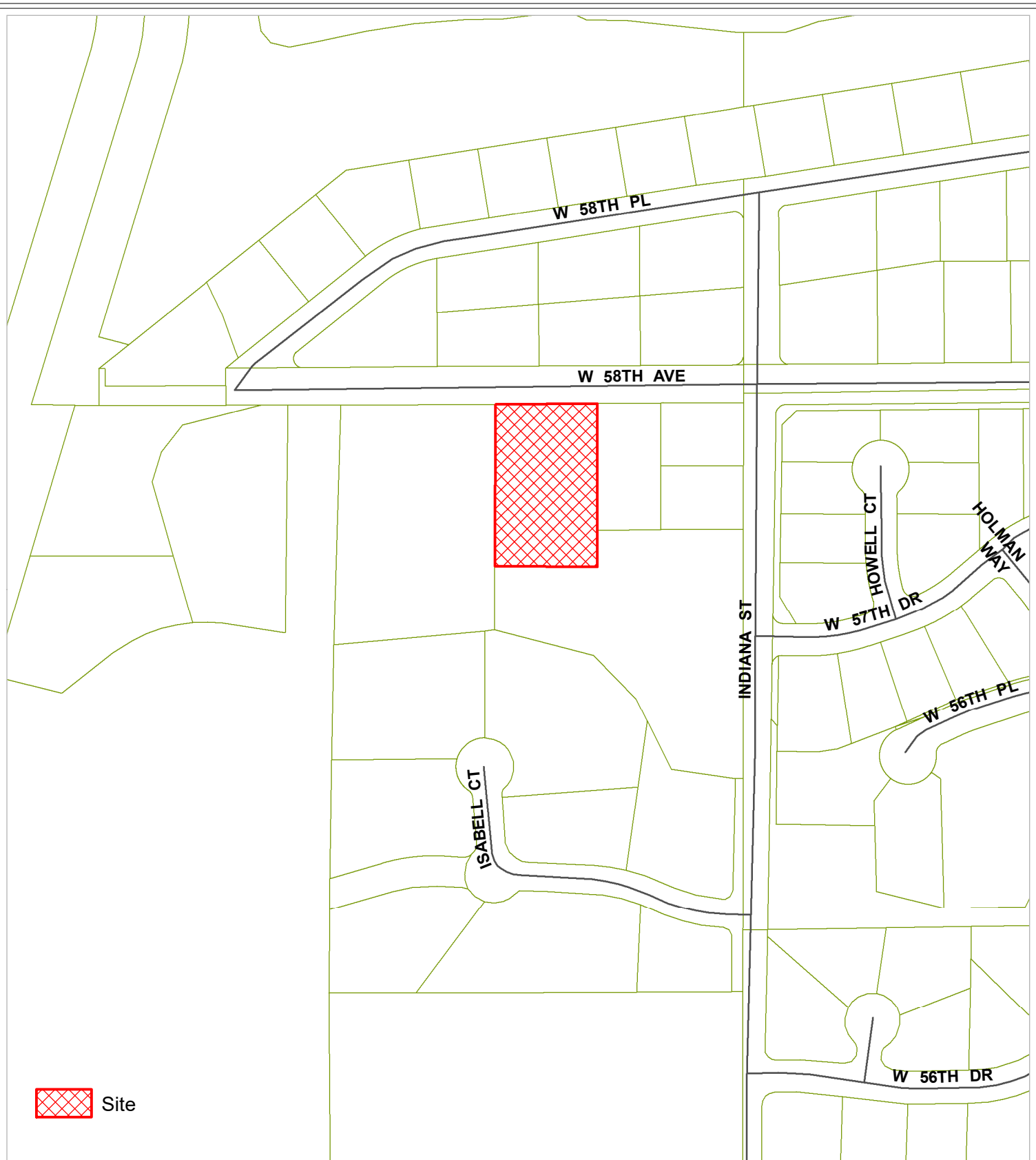
**JEFFERSON**  
COUNTY COLORADO

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

0 100 200

400  
Feet





**Case Number: 25-106293RZ**

**Location: Section 12, T3S, R70W**

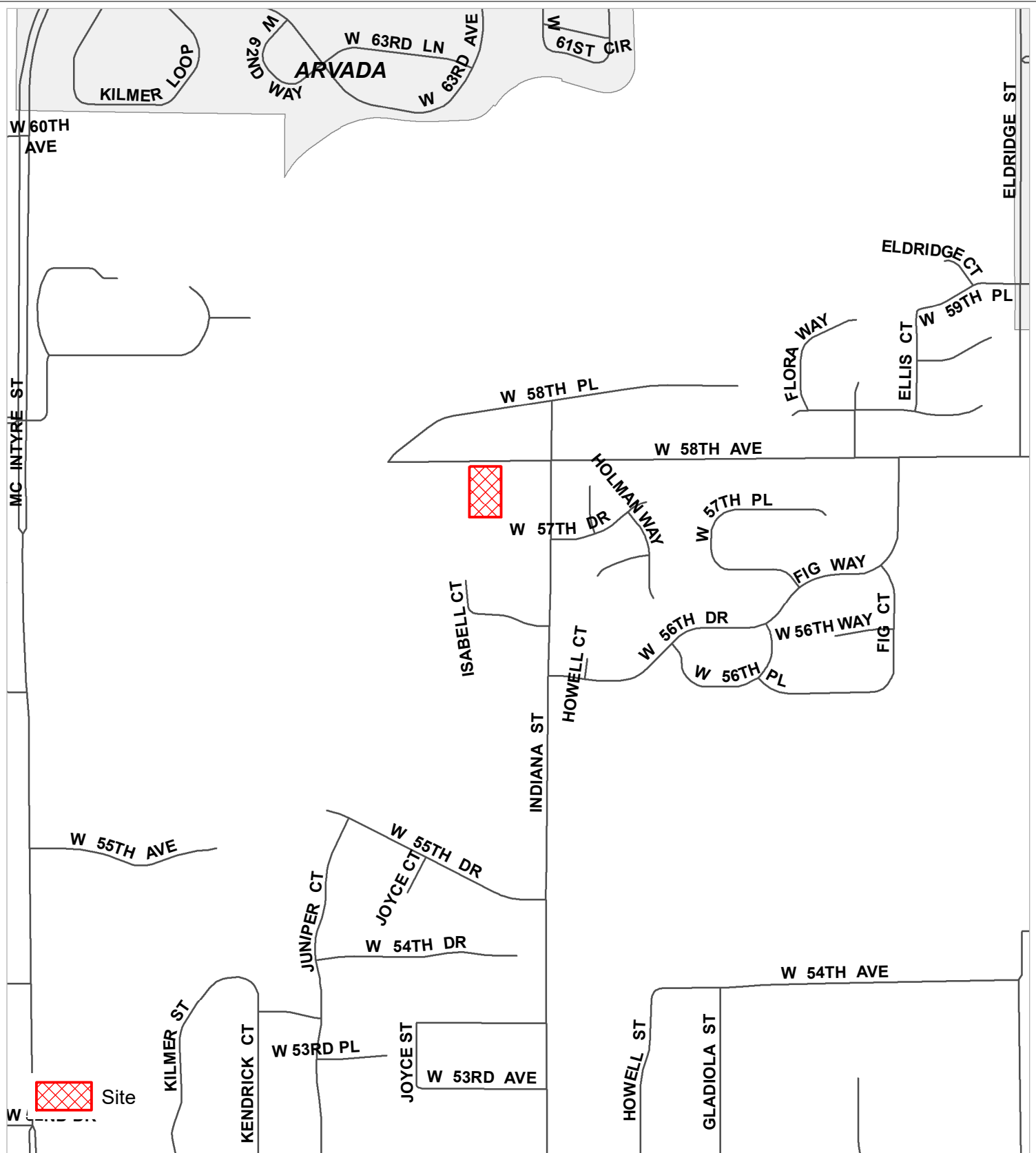


**JEFFERSON**  
COUNTY COLORADO

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

0 100 200 400  
Feet





**Case Number: 25-106293RZ**

**Location: Section 12, T3S, R70W**

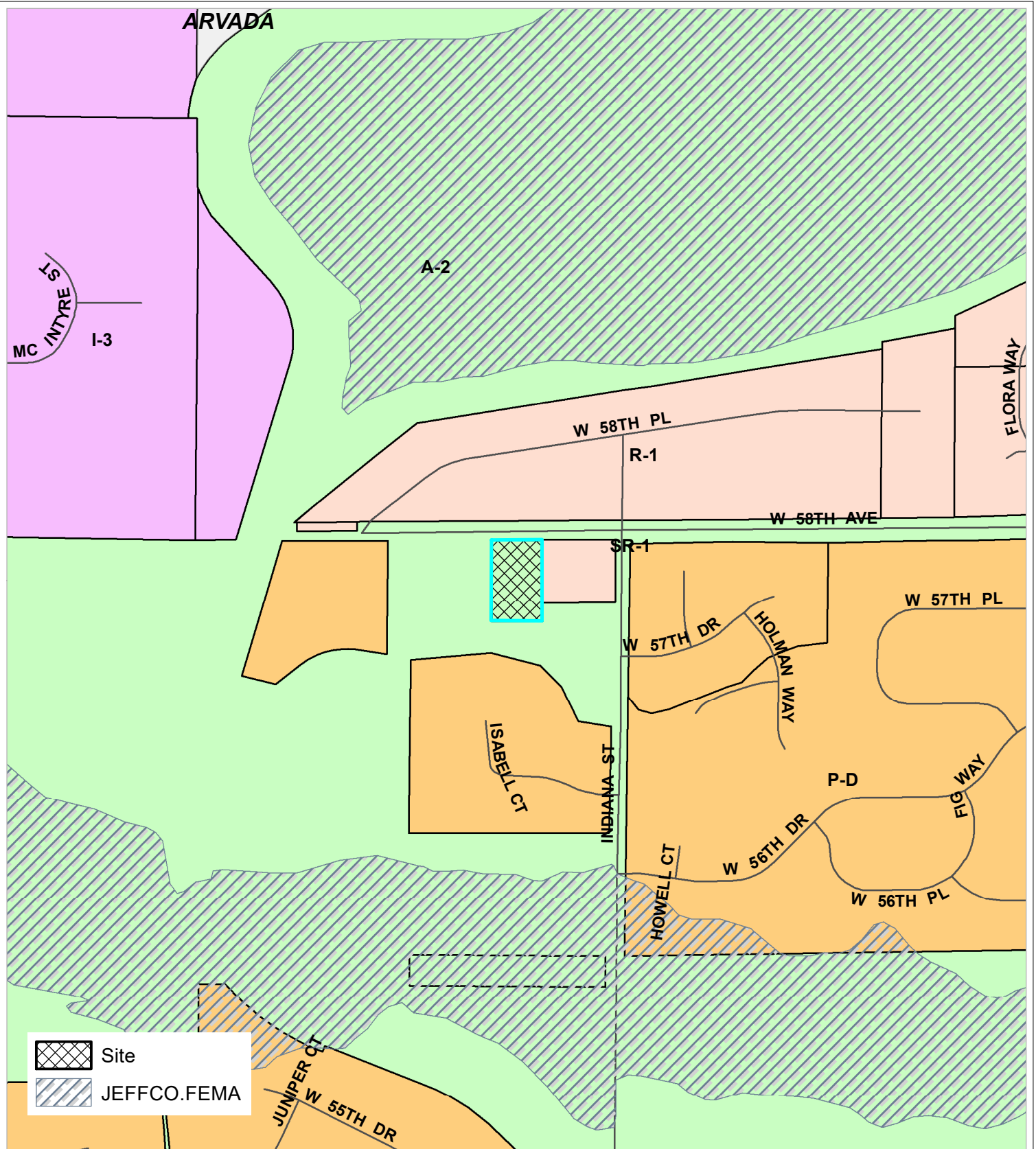


**JEFFERSON**  
COUNTY COLORADO

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

0 325 650 1,300 Feet





**Case Number: 25-106293RZ**

**Location: Section 12, T3S, R70W**



**JEFFERSON**  
COUNTY COLORADO

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

0 200 400 800  
Feet



# COMMUNITY MEETING SUMMARY

## COMMUNITY MEETING SUMMARY

Case Number

25-101935CMT

Meeting Date

2.18.2025

Approx. # of Citizens

2

# Signed in

Meeting Location

Teams (Virtual)

Subject Property

14880 W 58th Ave

Property Owner

Michille and Sean Williams

Applicant/Representative

Self

### Summary of the Applicant's Presentation

Presentation is in the case folder.

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

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

### Information Presented/Format of the Meeting

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

### Overall Impression/Tone of Meeting

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

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

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

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

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

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

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

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

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

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

# REFERRAL COMMENTS

---

## ADDRESSING

---

---

---

---

---

---

# MEMO

---

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

---

Addressing offers the following comments on this proposal:

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

Please let me know if you have any questions.



# ARVADA FIRE

April 25, 2025

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

**Dear Jamie,**

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

## General

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

## Utilities

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

## Fire Apparatus Access Roads

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



# ARVADA FIRE

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

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

Sincerely,

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

# Memorandum

**To:** Jamie Hartig  
Planner

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

**Date:** April 30, 2025

**Re:** 14880 W 58<sup>th</sup> Ave, Case No. 25-106293RZ

---

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

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

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**Case Number: 25 106293 RZ**

Case Type: Rezoning

Case Name: 14880 W 58Th AVE

Review: Engineer (Development Review)

**Results: Complete**

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

**Scheduled End Date:** 28-APR-25

**Reviewer:** Ross Klopf

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

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

Hi Jamie,

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

Thank you,

Stefi

---

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



## **ELECTRONIC REFERRAL**

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

Case Number: 25-106293 RZ

Case Type: Rezoning

Case Name: 14880 W 58Th AVE

Address: 14880 58Th AVE

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

Case Manager: Jamie Hartig

Case Manager Contact Information: [jhartig@co.jefferson.co.us](mailto:jhartig@co.jefferson.co.us) 303-271-8767

Comments Due: 28-APR-25

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



Jefferson County encrypted email system

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

Jefferson County Colorado

---

**LONG RANGE REVIEW MEMO**


---

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

---

Applicable Comprehensive Master Plan Sections

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

Key Points:

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

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

#### Land Use

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

#### Physical Constraints

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

#### Community Resources

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

#### Infrastructure, Water, & Services

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



January 13, 2025

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

**RE: 14880 W 58th Avenue, Jefferson County**

Jefferson County:

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

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

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

Sincerely,

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

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

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

---

**Case Number: 25 106293 RZ**

Case Type: Rezoning

Case Name: 14880 W 58Th AVE

Review: Open Space

**Results: No Comment (no further review)**

**Review Comments:**

**Scheduled End Date: 28-APR-25**

**Reviewer: Elizabeth Stoner**

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

Sean C Williams & Michelle L Williams Official Development Plan

Spell these out.

Rezoning Case # ~~TBD~~

25-106293RZ

A. Intent

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

B. Written Restrictions

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

1. Maximum number of ~~dwelling units~~: 2

lots

Approved for Recording:

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

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

By: Jefferson County Planning & Zoning Director

Signature\_\_\_\_\_

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

To: Jefferson County Planning & Zoning



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

April 14, 2025

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

Attn: Jamie Hartig

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

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

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

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

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

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

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

**MEMO**

**TO:** Jamie Hartig  
Jefferson County Planning and Zoning Division

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

**DATE:** April 18, 2025

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

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

**PROPOSAL SUMMARY**

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

**COMMENTS**

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

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

**REZONING REQUIREMENTS (Public Water & Public Sewer Systems)**

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

**WATER AND SANITATION (LDR 21 & 22)**

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

### **ENVIRONMENTAL ASSESSMENT (LDR 30)**

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

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

### **AIR**

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

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

### **RADON**

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

### **LANDSCAPING**

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

### **NOISE**

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

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

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

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

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



# **NOTIFICATION SUMMARY**

**+**

# **PUBLIC / HOA COMMENTS**

Case Number 25-106293RZ

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

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

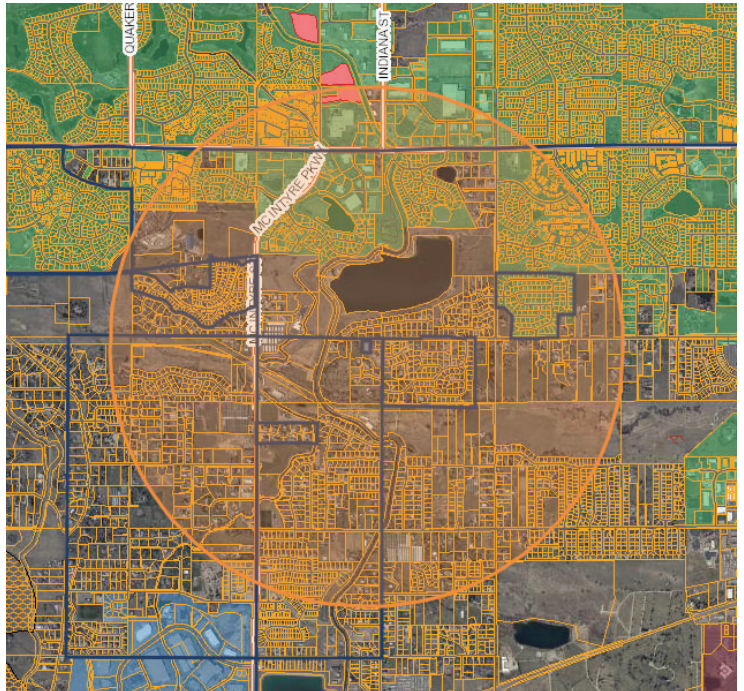
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission 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:** Judy Dain <jgdain@gmail.com>  
**Sent:** Wednesday, April 30, 2025 1:45 PM  
**To:** Jamie Hartig  
**Subject:** --{EXTERNAL}-- 14880 W 58th AVE 25-106-293RZ

**This Message Is From an External Sender**

This message came from outside your organization.

[Report Suspicious](#)

Hi Jamie,

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

Thank you,

Judy Dain

14795 W 58th Pl, Arvada, CO 80004

# CURRENT ZONING

## Section 33 - Agricultural District

(orig. 3-26-13)

### A. Intent and Purpose

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

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

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

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

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

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

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

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

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

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

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

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

1. Lot Standards

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

**F. Fences**

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

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

#### **G. General Requirements**

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

#### **H. Animals**

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

#### **I. Non-conforming Lot Size**

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

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

# ADDITIONAL CASE DOCUMENTS

# Development Permit Application

## JEFFERSON COUNTY COLORADO Planning and Zoning

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

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

### Please select your application request below:

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

### Explanation of Application Request

### Documents Submitted

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

### Instructions for Submittal

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

### Special Districts

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

### Jefferson County Staff Use Only

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

# Development Permit Application

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

## Project Team Contact Information

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

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

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

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

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

**Address** **City** **Zip**

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

**Address** **City** **Zip**

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

**Address** **City** **Zip**

## Property Description

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

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

### Legal Description:

**See exhibit B**

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

# Development Permit Application

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

## Disclosure of Property Ownership

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

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

## Property Owner Affidavit

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

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

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

Michelle Williams  
Name  
9685 W 89th way Westminster CO  
Address 80021  
303-905-6018 michelle@5280  
Phone Email montage services com  
Michelle Williams  
Signature

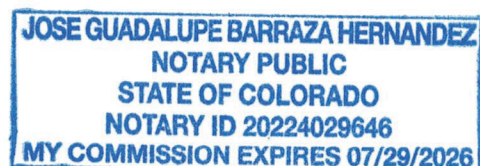
County of Jefferson ]  
State of Colorado ] SS

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

By Sean and Michelle Williams  
(name printed)

Witness my hand and official seal.

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



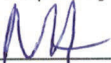
# Development Permit Application

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

## Authorized Representative

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

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



\_\_\_\_\_  
Representative Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Email

\_\_\_\_\_  
Owner's Signature

\_\_\_\_\_  
Date

To: Jefferson County Planning & Zoning

Re: 14880 W 58<sup>th</sup> Ave Golden CO 80403

Parcel #30-124-00-039

Existing Zoning: A2

Owners: Sean C Williams & Michelle L Williams

9685 W 89<sup>th</sup> Way Westminster CO 80021

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

Email: Sean [sWilliams5280@yahoo.com](mailto:sWilliams5280@yahoo.com)

Michelle [michelle@5280mortgageservices.com](mailto:michelle@5280mortgageservices.com)

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

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

Thank you for your time and consideration.



Sean C Williams

03/26/2025

Date



Michelle L Williams

03/26/2025

Date



R \$18.00  
D \$0.00

2024057381

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

JEFFERSON COUNTY, Colorado

Doc Fee: \$0.00

Escrow No.: KATHY-054-KBE

### GENERAL WARRANTY DEED

This Deed, made September 14, 2024

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

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

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

SEE ATTACHED LEGAL DESCRIPTION

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

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

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

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

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

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

By: Sean C Williams, Member

STATE OF COLORADO  
COUNTY OF Jefferson

}ss:

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

Witness my hand and official seal.

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

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

Exhibit B

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

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

PARCEL ID: 30-124-00-039

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



*Providing the Highest Level of Professional Services*

---

September 27, 2024,

**FFPD-FP-053-24**

Michelle Williams  
303-905-6018  
[michelle@5280mortgageservices.com](mailto:michelle@5280mortgageservices.com)

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

To whom it may concern:

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

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

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

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

Respectfully yours,

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

Robert Ipatenco, Fire Marshal  
Fairmount Fire Protection District  
[ripatenco@fairmountfireco.gov](mailto:ripatenco@fairmountfireco.gov)  
cc: file



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





## CERTIFICATION OF WATER AND SEWER AVAILABILITY

September 20, 2024

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

**RE: 14880 W 58th Avenue, Jefferson County**

Jefferson County:

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

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

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

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

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

Sincerely,

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

Bart Sperry, P.E.  
District Manager/Engineer

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page  
1 of 5  
FORM 6000

NAME OF PROJECT: 14880 W 58th Ave Home

CONTACT PERSON: Sean Williams PH 303-929-6952

PROPERTY LOCATION: 14880 W 58th Ave Golden CO 80403

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

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

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

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

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

NAME: 


DATE: 3-26-25

State of Colorado )  
 ) ss.  
County of Jefferson )

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

before me this 26<sup>th</sup> day of March, 2025, by Sean Williams

WITNESS my hand and official seal.

  
NOTARY PUBLIC

MY COMMISSION EXPIRES: 07-29-2026

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