

CASE SUMMARY

CASE SUMMARY

Regular Agenda

PC HEARING DATE: August 13, 2025

BCC HEARING DATE: September 16, 2025

24-121048PF Preliminary and Final Plat

CASE NAME: Rogers Street Subdivision

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

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

APPROXIMATE AREA: 1.1995 Acres

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

CASE MANAGER: Benjamin Johnson, Civil Planning Engineer

Applicant Team Presenters:

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

Issues:

- None

Minor Variations:

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

Recommendations:

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

Interested Parties:

- None

Level of Community Interest: Low

Representative for Applicant: Nathan Laudick

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

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

STAFF REPORT

STAFF REPORT

PC HEARING DATE: August 13, 2025

BCC HEARING DATE: September 16, 2025

24-121048PFP Preliminary and Final Plat

CASE NAME: Rogers Street Subdivision

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

LOCATION: 1105 Rogers Street

APPROXIMATE AREA: 1.1995 Acres

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

CASE MANAGER: Benjamin Johnson, Civil Planning Engineer

REPRESENTATIVE: Nathan Laudick
Robert Laudick
Doug Ferraro

ZONING: Planned Development (PD)

Background / Unique Information:

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

Notification:

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

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

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

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

Analysis:

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

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

SUMMARY OF COMPLIANCE WITH THE LAND DEVELOPMENT REGULATION:

1. Lot and Tract Standards:

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

The proposed tracts are as follows:

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

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

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

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

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

2. Circulation:

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

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

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

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

3. Water Supply, Wastewater and Utilities:

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

Xcel will provide electricity. Lumen will provide telephone service.

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

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

4. Fire Protection:

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

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

5. Drainage:

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

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

6. Geologic and Geotechnical:

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

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

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

7. Sensory Impacts:

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

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

8. Wildlife/Vegetation/Landscaping:

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

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

9. Historical/Archeological/Paleontological:

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

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

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

ADDITIONAL REQUIREMENTS:

10. Park and School Requirements:

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

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

The fee applicable to this subdivision is as follows:

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

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

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

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

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

11. Performance Guarantee and Subdivision Improvements Agreement:

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

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

12. Mineral Rights:

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

FINDINGS/RECOMMENDATIONS:

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

And;

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

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

COMMENTS PREPARED BY:

Benjamin Johnson

Benjamin Johnson, Civil Planning Engineer
August 6, 2025

CASE DATES SUMMARY

Jefferson County Case Management

CASE DATE SUMMARY

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

INITIAL APPLICATION SUBMITTED: August 5, 2024

CASE SENT ON FIRST REFERRAL: October 15, 2024

REFERRAL RESPONSES PROVIDED TO APPLICANT: December 10, 2024

CASE SENT ON SECOND REFERRAL: February 27, 2025

REFERRAL RESPONSES PROVIDED TO APPLICANT: March 31, 2025

CASE SENT ON THIRD REFERRAL: April 28, 2025

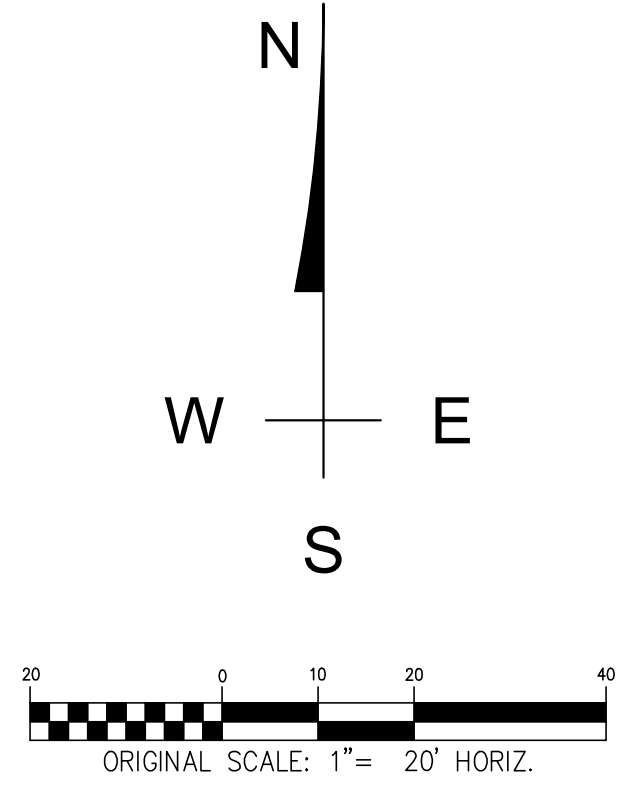
REFERRAL RESPONSES PROVIDED TO APPLICANT: June 12, 2025

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

PROPOSED PLAT

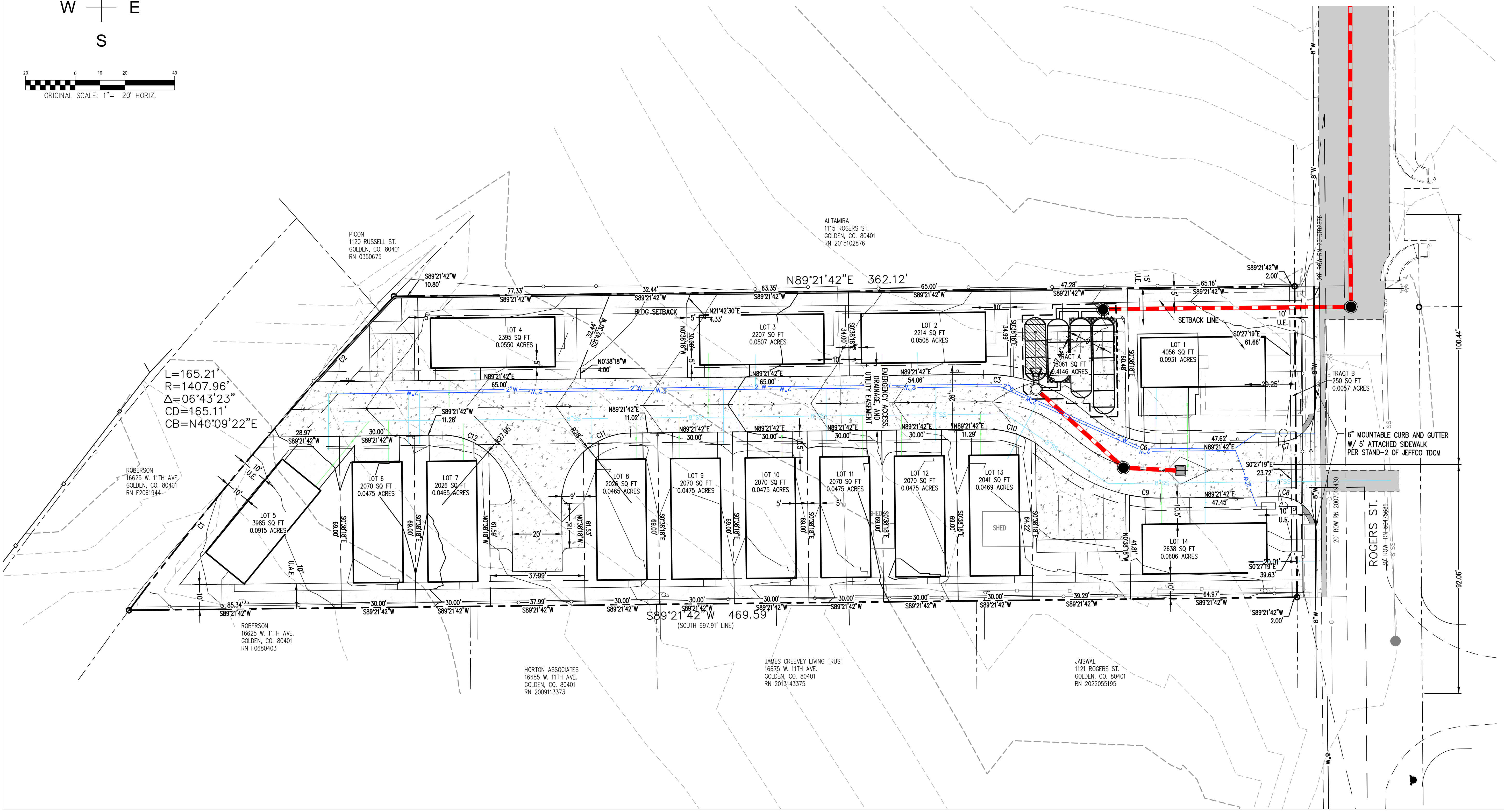
SUPPLEMENTAL PLAN

L&L ENGINEERING ASSUMES NO RESPONSIBILITY FOR
UTILITY LOCATIONS. THE UTILITIES SHOWN ON THIS
DRAWING HAVE BEEN PLOTTED FROM THE BEST AVAILABLE
INFORMATION. IT IS, HOWEVER, THE CONTRACTORS
RESPONSIBILITY TO FIELD VERIFY THE LOCATION OF ALL
UTILITIES PRIOR TO CONSTRUCTION.



NOTES:

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



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

LAUDICK & LAUDICK
Civil Engineering Services

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

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REVISION:

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

SI-Supplemental Information.dwg

**SUPPLEMENTAL
INFORMATION**

MAPS



Case Number: 24-121048PFP

Location: Section 2, T4S, R70W



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

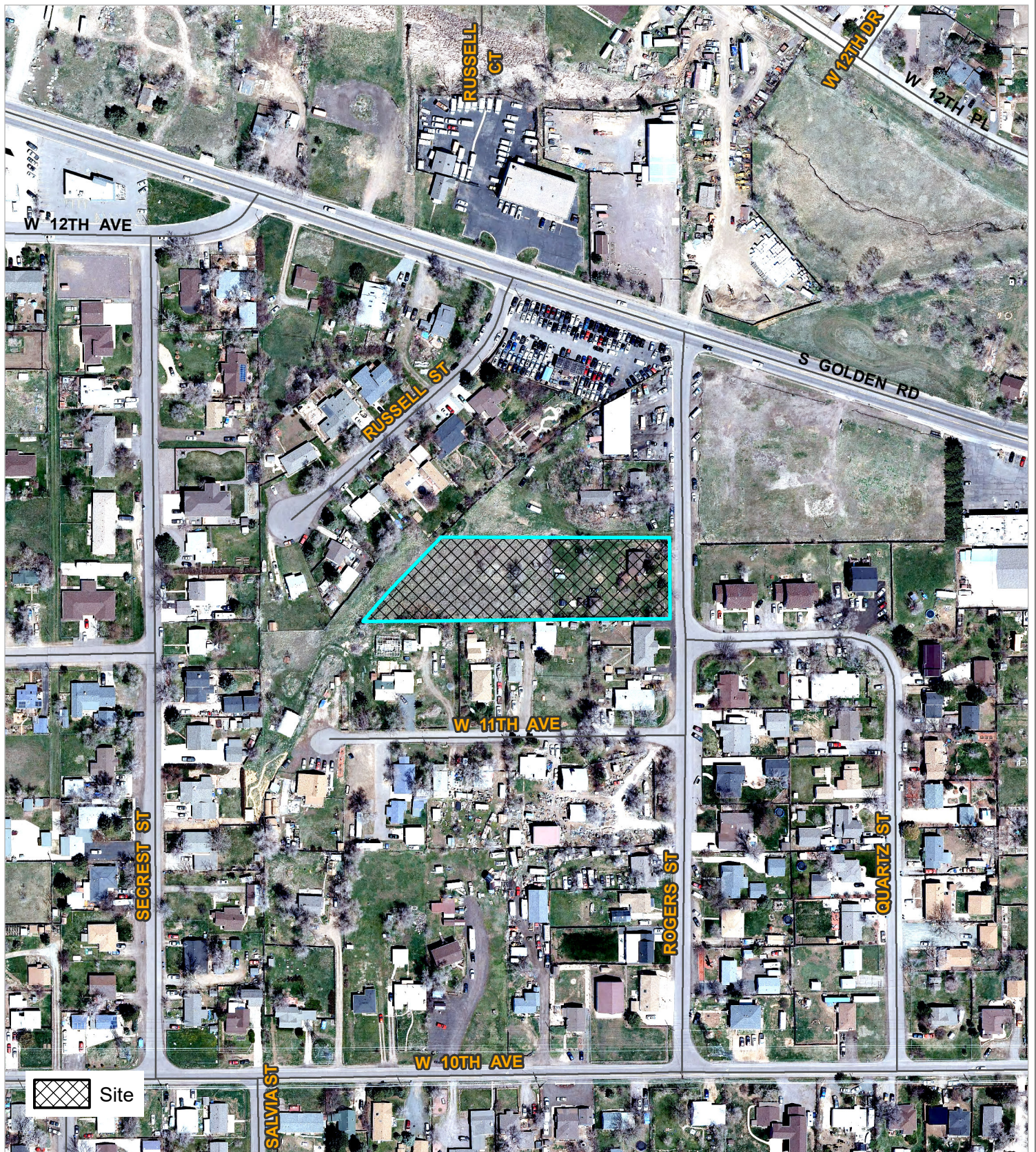


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Case Number: 24-121048PFP
Location: Section 2, T4S, R70W

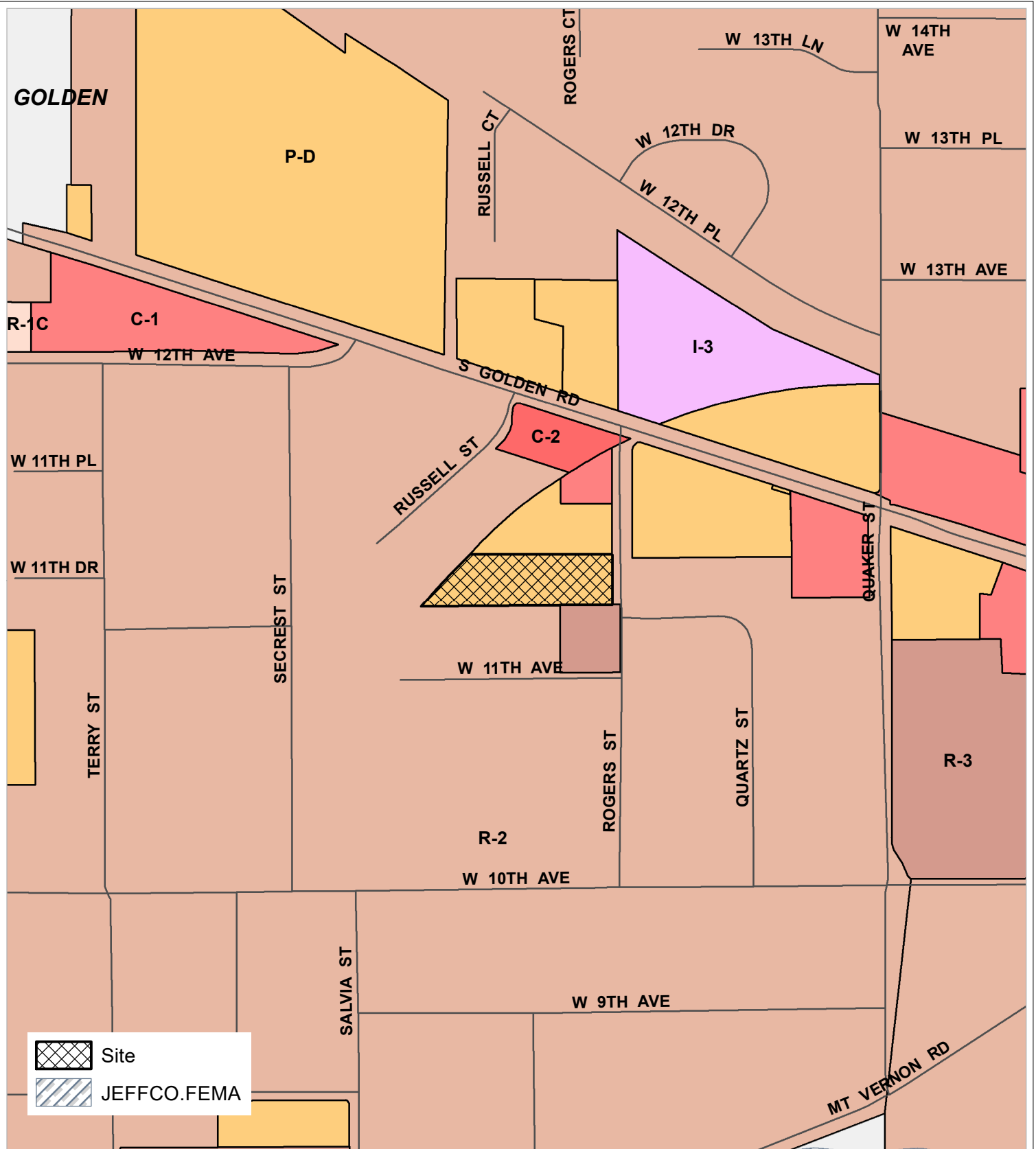


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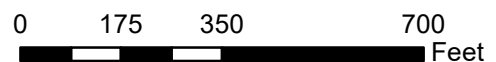


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NOTIFICATION SUMMARY

Case Number 24-121048PFP

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

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

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

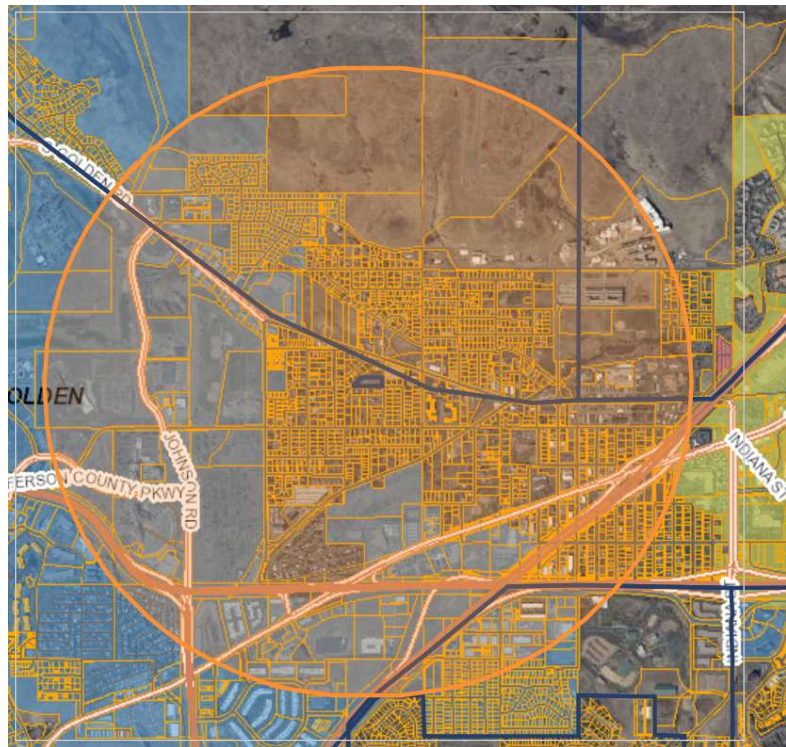
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission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

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

Property Owners



Registered Associations



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

Subject Properties

Owner

1105 ROGERS LLC

8 HOA within 1 miles of subject properties

HOA Name

APPLEWOOD POA

JEFFERSON COUNTY HORSE COUNCIL

MESA VIEW ESTATES

PLAN JEFFCO

ROLLING HILLS EAST HOA

SAVE THE MESAS INC

SIXTH AVE WEST ESTATES

SIXTH AVE WEST TOWNHOME ONE ASSN

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

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

RELIEF

Administrative Decision Memorandum

Date: March 24th, 2025

24-130507MVR Minor Variation Request

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

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

Representative: Nathan Laudick, Laudick & Laudick Engineering

Location: 1105 Rogers St

Purpose: Minor Variation Request to allow a reduced parking standard

Case Manager: Alex Fowlkes

Background / Discussion:

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

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

Applicant's Rationale:

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

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

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

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

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

Applicable Regulations:

Section 1.1. of the Jefferson County Zoning Resolution allows the Director of Planning and Zoning to grant Minor Variations in order to facilitate the reasonable and expeditious processing of a development application. A Minor Variation may be granted for both onsite and offsite requirements for a Site Development Plan. Such variations shall be allowed only after a finding that:

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

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

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

Referral:

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

Planning Engineering – No Comment

Development Review – No Comment

Notification:

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

Staff Response

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

Analysis

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

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

Staff Recommendation:

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

Decision:

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

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

X

____ Minor Variations Granted

____ Minor Variations Granted with Changes _____

____ Minor Variations Denied

Christopher B. O'Keefe

Christopher B. O'Keefe
Director of Planning and Zoning

June 4, 2025

Date

ADMINISTRATIVE DECISION MEMORANDUM

DATE: July 14, 2025

25-103975ASR Alternative Standard Request

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

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

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

LOCATION: 1105 Rogers Street

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

CASE MANAGER: Benjamin Johnson, Civil Planning Engineer

Background / Discussion:

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

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

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

Applicant's Rationale:

The applicant's rationale is as follows, verbatim:

Intersection Spacing Rationale:

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

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

Inverted Crown Street Design Rationale:

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

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

Applicable Regulations:

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

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

Referral:

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

Notification:

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

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

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

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

Analysis:

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

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

Staff Recommendation:

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

Decision:

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

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

Christopher B. O'Keefe

Christopher B. O'Keefe
Director of Planning and Zoning

July 16, 2025

Date



REFERRAL AGENCIES

Benjamin Johnson

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

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

Case Number: 24 121048PFP

Case Name: 1105 Rogers ST

Address: 1105 Rogers ST

Description: TO SUBDIVIDE THE PROPERTY INTO 14 LOTS FOR SINGLE-FAMILY DETACHED UNITS

Case Manager: Benjamin Johnson

Referral Agencies:

Addressing

Assessor

CDPHE (Colo Health)

Cartography

City of Golden

City of Lakewood

Colorado Geological Survey

Colorado Historical Society

Comcast

Consolidated Mutual Water Company

Current Planning

Division of Water Resources

Geologist

Historical Commission

LUMEN

Main Post Office

Open Space

Planning Engineering

Pleasant View Fire Protection

Pleasant View Water & Sanitation District

Public Health

R-1 School District

Road & Bridge 1

Soil Conservation District

Transportation and Engineering

US Fish and Wildlife

XCEL Energy

REFERRAL COMMENTS

ADDRESSING

MEMO

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

Addressing offers the following comments on this proposal:

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

Please let me know if you have any questions.



COLORADO
Department of Public
Health & Environment

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

Benjamin Johnson
Jefferson County

VIA EMAIL

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

Dear Benjamin Johnson,

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

Land Development

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

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



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

Federal General Conformity

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

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

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

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

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

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

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



Benjamin Johnson

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

Case Number: 24 121048 PFP

Case Type: Preliminary & Final Plat (PFP)

Case Name: 1105 Rogers ST

Review: Cartographic

Results: Comments Sent (no further review)

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

Scheduled End Date: 13-MAR-25

Reviewer: Kendell Court

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

Benjamin Johnson

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

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good morning,

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

Thank you,

Jaime Medina

Planning Technician – Development Review

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

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

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COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Matthew L. Morgan
State Geologist

November 5, 2024

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

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

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

Dear Benjamin:

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

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

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

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

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

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

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

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

Sincerely,

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

Amy Crandall, P.E.
Engineering Geologist



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

Re: REFERRAL 24-121048 PFP - 1105 Rogers St

Dear Mr. Benjamin Johnson,

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

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

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

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

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

Sincerely,

Casey Burtis, PE
Manager - Engineering

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

CMWC System Map



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

Water Main 8"

1-4" Valves

6" Fire Line

Hydrant

System

Hydrant Branch Fire Line

Active

Hydrant

Active

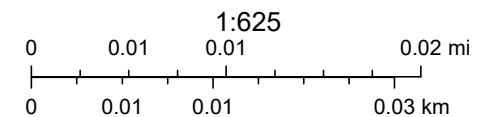
Active

Active

Parcel

Minor Roads

Meters



Benjamin Johnson

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

Case Number: 24 121048 PFP

Case Type: Preliminary & Final Plat (PFP)

Case Name: 1105 Rogers ST

Review: Planner (Development Review)

Results: Comments Sent (request re-review)

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

Scheduled End Date: 13-MAY-25

Reviewer: Alexander Fowlkes

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



October 18, 2024

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

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

Dear Benjamin Johnson:

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

Water Supply Demand

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

Source of Water Supply

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

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



State Engineer's Office Opinion

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Ioana Comaniciu".

Ioana Comaniciu, P.E.

Water Resources Engineer

Memorandum

To: Ben Johnson
Engineer

From: Patrick O'Connell
Engineering Geologist

Date: May 15, 2025

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

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

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



Right of Way & Permits

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

May 12, 2025

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

Attn: Benjamin Johnson

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

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

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

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

Additional easements may need to be acquired by separate document. The Designer must contact the appropriate Right-of-Way Agent.

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

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



Boards and Commissions
Historical Commission

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

March 5, 2025

Dear Tugce,

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

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

Recommendation 2. The applicant is strongly urged to document the historic residence prior to destruction. The Colorado Office of Archaeology and Historic Preservation (OAHP) documentation standards and guidelines should be followed (<https://www.historycolorado.org/guidelines-historic-preservation-projects>), and the documentation submitted to OAHP for their records.

Recommendation 3. Per LDR Section 31.A2, if historical, archaeological and paleontological resources are present or discovered during site preparation, the applicant shall notify the Jefferson County Planning and Zoning Division and the proper authorities to determine the disposition and necessary protection, excavation, or recovery of the resource(s).

Please forward our review and recommendation to the case manager.

Sincerely Yours,

//s// Dan Haas, Richard Scudder

Co-Chairs, Historical Preservation and Landmarks Committee
Jefferson County Historical Commission

Attachment: JCHC Memo

JEFFERSON



COUNTY COLORADO

Boards and Commissions

Historical Commission

Memorandum

March 5, 2025

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

Project:

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

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

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

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

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

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

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

Resources in the Project Area:

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

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

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

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

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

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

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

Mitigation Measures: None provided.

Other Information:

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

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

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

Recommendation 2. The applicant is strongly urged to professionally evaluate the historic residence for eligibility to the NRHP to determine if it is significant and if preservation is necessary. If preservation in place is not feasible, the historic residence needs to be documented prior to destruction. The Colorado Office of Archaeology and Historic Preservation (OAHP) documentation standards and guidelines should be followed (<https://www.historycolorado.org/guidelines-historic-preservation-projects>), and the documentation submitted to OAHP for their records.

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

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

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

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

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

(applicant response) None

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

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

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

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

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

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

Jefferson County Historical Commission Conclusion and Recommendation:

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

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

Recommendation 2. The applicant is strongly urged to document the historic residence prior to destruction. The Colorado Office of Archaeology and Historic Preservation (OAHP) documentation standards and guidelines should be followed (<https://www.historycolorado.org/guidelines-historic-preservation-projects>), and the documentation submitted to OAHP for their records.

Recommendation 3. Per LDR Section 31.A2, if historical, archaeological and paleontological resources are present or discovered during site preparation, the applicant shall notify the Jefferson County Planning and Zoning Division and the proper authorities to determine the disposition and necessary protection, excavation, or recovery of the resource(s).

Benjamin Johnson

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

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Requester,

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

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

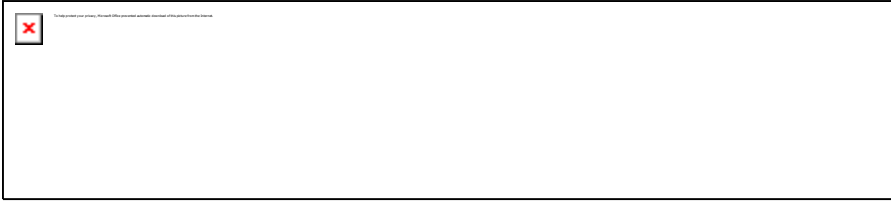
Thank you!

LUMEN[®]

Lumen Plat Review
platreview@lumen.com

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

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ELECTRONIC REFERRAL

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

Case Number: 24-121048 PFP

Case Type: Preliminary & Final Plat (PFP)

Case Name: 1105 Rogers ST

Address: 1105 Rogers ST

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

Case Manager: Benjamin Johnson

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

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

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

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Benjamin Johnson

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

Case Number: 24 121048 PFP

Case Type: Preliminary & Final Plat (PFP)

Case Name: 1105 Rogers ST

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 05-NOV-24

Reviewer: Elizabeth Stoner

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

PLANNING ENGINEERING MEMORANDUM

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

3rd Referral - Engineering Comments

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

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

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

GRADING PERMIT CONSTRUCTION SET, ROGERS STREET SUBDIVISION.

Cover, Sheet 1 ...

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

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

Site Plan, Sheet 02 ...

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

Rogers St. Subdivision

2 messages

Nathan Laudick <nathan@laudickeng.com>

Wed, Apr 23, 2025 at 3:18 PM

To: Chris Malmgren <cmalmgren@pleasantviewfire.com>

Cc: Doug Ferraro <doug@milanco.us>

Chris,

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

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

Thanks,

Nathan Laudick, PE

Owner/Principal: Laudick & Laudick Engineering

C: 419-203-5000

LaudickEng.com



Rogers St Sub - Site Plan.pdf

591K

Chris Malmgren <cmalmgren@pleasantviewfire.com>

Thu, Apr 24, 2025 at 9:30 AM

To: Nathan Laudick <nathan@laudickeng.com>

Cc: Doug Ferraro <doug@milanco.us>

Good morning, Nathan,

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

Thank you,

[Quoted text hidden]

--

Chris Malmgren

Fire Chief

Pleasant View Fire Department

955 Moss Street

Golden, CO 80401

(303) 279-4361 - Main

(720) 390-6468 - Office

720-660-7113 - Cell

cmalmgren@pleasantviewfire.com

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Grading Plan, Sheet 03 ...

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

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

Additional questions about proposed inlet, see page 4

Utility Plan, Sheet 4 ...

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

added horizontal separation. Vertical separation shown in profiles.

Storm P & P, Sheet 9 ...

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

ADS Details, Sheet 10 ...

"FOR CONSTRUCTION" PLANS NOW INCLUDED IN THE SHEETS.

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

Final SWMP, Sheet 13 ...

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

Drainage Report ...

UPDATED SHOWING ROCK MULCH IN LANDSCAPED AREAS

See CDs Sheet 5 ...

The Low Point of the street is shown 3+28.24, per profile show on CDs Sheet 5.

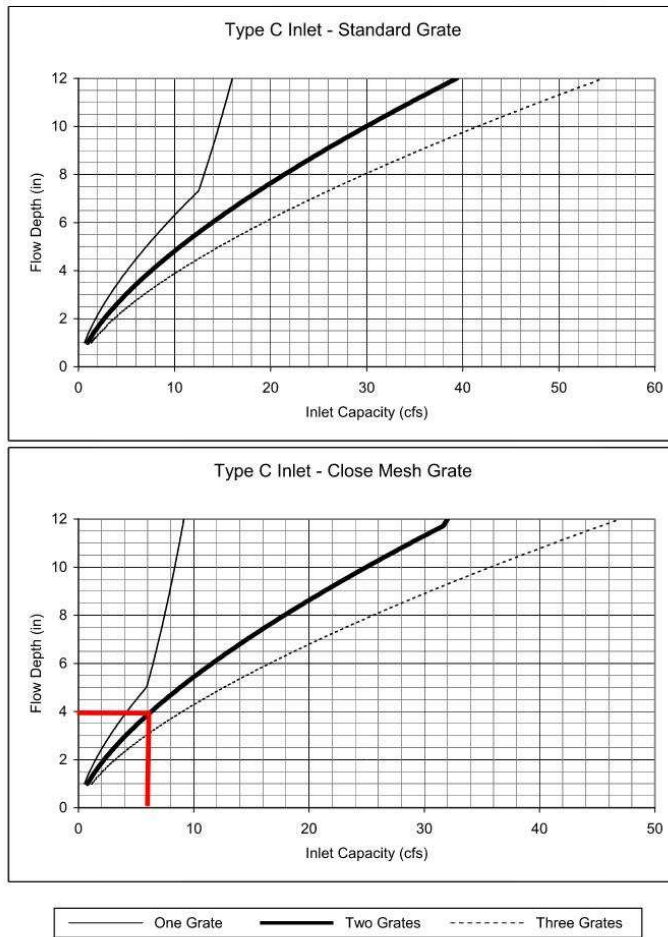
This Low Point shown in the plan, appears to be at 3+73.15

Confirm proposed inlet is at the low spot in the street.

Provide 1) Plan & Profile for all storm sewers. 2) storm inlet and grate details, including stationing, invert elevation, rim elevations.

Chapter 8. Inlets

FIGURE 8-12, INLET CAPACITY CHART SUMP CONDITIONS
AREA (TYPE C) INLET

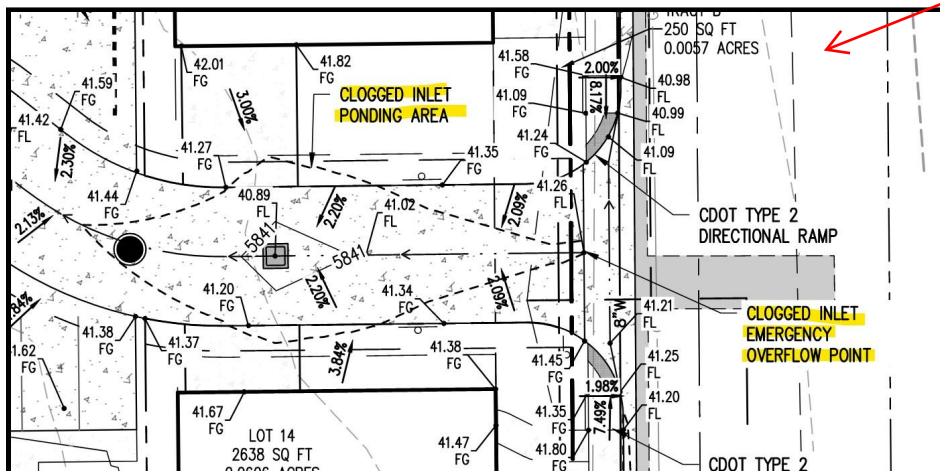


From Page 23 of Drainage Report this appears to be from Douglas County, <https://www.douglas.co.us/documents/sw-chapter-8.pdf/>

Provide drainage calculations to show inlet capacity, per 9.5 Inlet Capacity, JeffCO Storm Drainage Design and Technical Criteria, ... using 50% clogging factor and MHFD-Inlet_v5.03.xlsm spreadsheet.

Provide Standard Details for proposed inlet(s). Note CDOT, Inlet, Type C, M-604-10, is to be used outside paved areas. <https://www.codot.gov/business/designsupport/mstandards/plansheets/m-604-10-inlet-type-c/m-604-10-inlet-type-c.pdf>

CDs, Sheet 3 of 17, shows Emergency Overflow flowing towards Rogers St. Overflow shall flow to detention facility, to ensure storm water runoff rate from the site and water quality requirements are met.



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

Traffic Impact Fees...

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

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

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

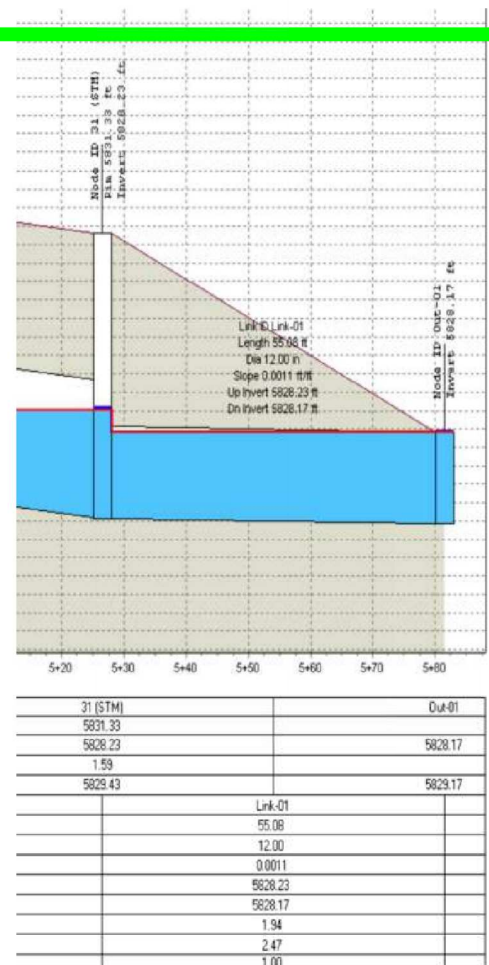
If there are any questions, please contact me at cchilds@jeffco.us or 303-271-8760

CBC
Attachment/Enclosure
c: File

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

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

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





PLEASANT VIEW METROPOLITAN DISTRICT FIRE DEPARTMENT

955 Moss St. Golden, CO 80401

Phone: (303) 279-4361 Fax: (303) 278-3430

December 9, 2024

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

Attn: Benjamin Johnson Case Manager
Contact Info: bjjohnso@co.jefferson.co.us 303-271-8705

A preliminary and Final Plat plan to subdivide the property into 14 lots for single-family detached units.

Case Number 24-121048PFP

The property is within the Pleasant View Metropolitan District, and the Pleasant View Fire Department will provide fire protection services. Fire service will be furnished as long as the provision of the International Fire Code, 2018 edition, including all amendments, is met in development.

Fire apparatus access to the property will be from Rogers Street for the new development. A proposed private street with a hammerhead turnaround will service the property off Rogers Street on the east. The developer/Owner shall submit an acceptable site plan showing that the fire apparatus access road through the development shall meet the fire department turning radius of inside turning: 37 feet, outside curb to curb: 45 feet, and outside wall to wall: 52 feet. The proposed hammerhead turnaround shall meet the requirements of 2018 IFC Appendix D Sec D103.4. Where the vertical distance between the grade plane and the highest roof surface exceeds 30 feet, the fire apparatus access road may require a minimum of 26 feet wide to meet Sec D105. The plans must also show that all portions of the exterior of the building can be reached within 150 feet of the 24-foot wide access lane. No Parking Fire Lane signs are required along the fire apparatus access lanes.

As amended by the District, the minimum fire flow for residential dwellings that are 3600 square feet or less requires a minimum of 1000 gallons per minute. For dwellings larger than 3,600 square feet, Table B105.1 (2) will be utilized in the International Fire Code to determine the fire flow requirements. Sec 507.5.1, where a portion of the facility or building constructed is more than 400 feet from a fire hydrant on a fire apparatus access road, an additional hydrant will be required.

The developer/Owner shall meet with Consolidated Mutual Water company and the fire department to discuss the infrastructure improvement needs to meet fire flow demands and the addition of fire hydrants. All upgrades to the water system or additional fire hydrants must meet the Consolidated Mutual Water Company rules and regulations.

Pleasant View Fire Department reserves the right to provide additional comments/requirements when plans are submitted and reviewed per applicable codes and amendments.

If you have any questions regarding this correspondence, please contact me at 303-279-4361 extension 301 or email me.

Respectfully,

Chris P. Malmgren
Fire Chief

May 12, 2025

Benjamin Johnson, bzjohnso@co.jefferson.co.us
Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, Colorado 80419

RE: **Rogers Street Subdivision** – 1105 Rogers Street
Preliminary and Final Plat 3rd Referral (Case # 24-121048PFP)
Pleasant View Water and Sanitation District
Job No. 2546070*00

Ben:

On behalf of the Pleasant View Water and Sanitation District (Pleasant View), we have reviewed the 3rd referral of the Preliminary and Final Plat for the referenced project. Our review of the referral documents is relevant only to sanitary sewer service for the Development and our comments are general in nature.

The engineer has addressed our general comments outlined in our letter dated April 18, 2025, from our review of the 2nd referral and they have transmitted a separate set of sanitary sewer design plans to us. We are currently reviewing those plans and will correspond directly with the engineer with our detailed comments. We plan to coordinate with the engineer until the sanitary sewer plans are approved by Pleasant View. At this stage of our review the following comments need to be addressed before we approve sanitary sewer construction drawings:

- Sanitary Sewer Easement – The sanitary sewer easement for the length of the sewer main needs to be granted to Pleasant View by separate document. Need easement legal description and current title commitment to start process.
- Sanitary Sewer Plans – Address detailed comments to be provided by us until plans are acceptable for approval.

Thank you for the opportunity to review the submittal. Please let me know if you have any questions.

Sincerely,

KENNEDY/JENKS CONSULTANTS



Greg S. Sekera, P.E.
Principal

cc: Dominique Devaney, Pleasant View
Nick Moncada, Pleasant View

MEMO

TO: Benjamin Johnson
Jefferson County Planning and Zoning Division

FROM: Urszula Tyl
Jefferson County Environmental Health Services Division

DATE: October 23, 2024

SUBJECT: Case #24-121048 PFP
1105 Rogers Street
1115 Rogers Street
Nathan Laudick

Jefferson County Public Health provided comments on October 23, 2024 stating that the applicant has met the public health requirements for the proposed platting of this property.

PROPOSAL SUMMARY

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

COMMENTS

Jefferson County Public Health (JCPH) provided comments on May 2, 2023, December 1, 2023, and March 28, 2024 for previous referrals for these properties. We reviewed the documents submitted by the applicant for this platting process and have the following comments:

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

PLATTING REQUIREMENTS (Public Water & Public Sewer Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	8/25/2023	Submit a will serve letter from the Water and Sanitation District stating public water and sewer services can be provided to the proposed development in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22.	Water and Wastewater
✓	8/25/2023	Submit a proof of services letter from the Water and Sanitation District to provide proof that public water and sewer services are currently provided to 1105 and 1115 Rogers	Water and Wastewater

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		Street in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 21 and 22.	
✓	10/18/2024	Submit a Sensory Impact Assessment in accordance with the LDR Section 26 and must be prepared by a qualified professional planner, certified industrial hygienist, or landscape architect or engineer, registered in the State of Colorado.	Sensory Impact Assessment
✓	10/18/2024	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment

WATER (LDR 21)

The Consolidated Mutual Water District provided a letter dated August 9, 2023, stating public water is currently being provided to 1105 Rogers St.

JCPH staff spoke with Pleasant View Water and Sanitation District on 8/25/23. The district stated they are not providing public water service and that service is provided through Consolidated Mutual Water District to 1115 Rogers St.

WASTEWATER (LDR 22)

The Pleasant View Water and Sanitation District provided a letter dated August 8, 2023, stating 1105 Rogers St is receiving sewer service.

JCPH staff spoke with Pleasant View Water and Sanitation District on 8/25/23. The district stated that 1115 Rogers St is currently receiving sewer service.

SENSORY IMPACT ASSESSMENT (LDR 26)

JCPH has reviewed the Sensory Impact Report dated July 30, 2024. This report complies with requirements set forth in Section 26 of the Jefferson County Land Development Regulation.

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

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

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

ENVIRONMENTAL SITE ASSESSMENT (LDR 30)

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

ACTIVE LIVING

JCPH strongly encourages the developer to consider how the proposed development is designed. We would support a carefully planned built environment that would encourage physical activity, social connectedness, and community interaction. For example, physical activity can have positive health outcomes and can be a social determinant of health that can help reduce chronic health threats such as heart disease, cancer, strokes, and respiratory diseases. The addition of pedestrian paths, pocket parks with play/exercise equipment, and or a community garden, can positively affect health behaviors of the users of these amenities.

JCPH encourages the developer to consider providing shade using natural landscaping (i.e. trees) or man-made structures (i.e. gazebos, pavilions, etc.) to encourage users to avoid unnecessary exposure to the sun.

AIR

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

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

ASBESTOS

In the event the single-family residences will be demolished, you may be subject to State and Federal regulations if you demolish, perform destructive salvage, de-construction, level (etc.) all a structure or structural components, or if you move a house, regardless of the level of asbestos present in a structure. For **ALL** demolition projects the structure or area of the structure to be demolished **must be inspected for asbestos** by a Colorado-certified asbestos inspector. In addition, any necessary asbestos removal may have to be performed by a Colorado-certified general abatement contractor before it is disturbed by renovation or demolition activities. Removal, in accordance with the Colorado Department of Public Health and Environment (CDPHE), Air Quality Control Commission Regulation No. 8, Part B, is required if the amount of asbestos containing material (ACM) that is friable or will become friable during demolition exceeds the trigger levels. An asbestos abatement contractor must remove the ACM at the trigger level of:

- For Single-Family Residential Dwellings (SFRDs): 50 linear feet on pipe; 32 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.
- For Public and Commercial Buildings (other than SFRDs): 260 linear feet on pipes; 160 square feet on other surfaces; or the volume equivalent of a 55-gallon drum.

In addition, all ACM waste must be disposed of at an approved asbestos waste disposal site, regardless of the quantity or the necessity for a notice/permit per the Solid and Hazardous Waste Commission's Regulation 6 CCR 1007-2 Part 1, Section 5.

Please note: buildings of any age may contain ACM and violations of asbestos regulations can result in monetary penalties and project delays.

You must provide notification for all demolitions and all asbestos abatement projects that exceed the trigger levels, whichever is the lesser quantity. This requirement applies to both friable and nonfriable asbestos materials. Additionally, you must obtain a permit for the abatement of friable asbestos projects where the quantity of ACM to be abated exceeds the trigger levels (whichever is the lesser quantity) and the work is in an area of public access. A Demolition Notification Application Form must be submitted to the CDPHE, **even if no asbestos was found during the inspection**, for more information or forms contact the Asbestos Compliance Assistance Group at 303-692-3100 or cdphe.asbestos@state.co.us

RADON

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

LANDSCAPING

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

NOTE: These case comments are based solely upon the submitted application package. They are intended to make the applicant aware of regulatory requirements. Failure by Jefferson County Public Health to note any specific item does not relieve the applicant from conforming to all County regulations. Jefferson County Public Health reserves the right to modify these comments, request additional documentation, and or add appropriate additional comments.

Benjamin Johnson

From: AUTOMAILER@JEFFCO.US
Sent: Wednesday, October 16, 2024 6:35 AM
To: Benjamin Johnson
Cc: Mark Weiden
Subject: 24 121048 PFP - Agency Response

Case Number: 24 121048 PFP

Case Type: Preliminary & Final Plat (PFP)

Case Name: 1105 Rogers ST

Review: Road & Bridge

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 05-NOV-24

Reviewer: Mark Weiden

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



December 2, 2024

Jefferson County Planning and Zoning
100 Jefferson County Parkway
Golden, CO 80219

Subject: 24-121048 PFP 1105 Rogers St.

Attention: Benjamin Johnson

Thank you for notifying Jefferson Conservation District (JCD) of the comment period for the above-mentioned proposal, which is to divide the property into 14 lots for 14 single family residences, one of which already exists on the property. Apologies for these late comments.

Soils

The following comments are based on a review of soil types and their impacts on development using tools from the online USDA-NRCS Web Soil Survey.

Clay loam is the dominant soil type, and a restrictive layer may be encountered at more than 80 inches. Due to this high clay component, which is common along the base of the Front Range foothills, there is potential for swelling soils; in essence, wetted soils may expand. Mitigating this risk with appropriate design/construction methods may improve pavement and foundation performance. The geotechnical report included with the application can better characterize the risks and mitigation tools for swelling soils.

Corrosion from Soils

Risk of corrosion pertains to potential soil-induced electrochemical or chemical action that corrodes or weakens uncoated steel or concrete. The rate of corrosion of uncoated steel is related to such factors as soil moisture, particle-size distribution, acidity, and electrical conductivity of the soil. The rate of corrosion of concrete is based mainly on the sulfate and sodium content, texture, moisture content, and acidity of the soil. Special site examination and design may be needed if the combination of factors results in a higher risk of corrosion. Steel or concrete in installations that intersect soil boundaries or soil layers are more susceptible to corrosion than the steel or concrete in installations that are entirely within one kind of soil or within one soil layer.

For uncoated steel, the risk of corrosion is high, and is based on soil drainage class, total acidity, electrical resistivity near field capacity, and electrical conductivity. For concrete, the risk of corrosion is low; it is based on soil texture, acidity, and amount of sulfates in the saturation extract. The applicant may wish to consider corrosion risks when designing underground piping.

Noxious Weeds

With soil disturbance, potential for noxious weed establishment and spread will be increased. Special consideration should be given to the monitoring and control of weeds given the surrounding native vegetation. The wildlife habitat and soil health of this landscape relies on a robust native plant community that is under constant pressure from noxious weeds. Managing

weeds before, during, and after construction is strongly recommended. Excavation equipment should also be clean and free of mud prior to entry.

Noxious weed control is required by Colorado law. The following agencies provide resources for noxious weed identification and control.

- Colorado Department of Agriculture:
<https://ag.colorado.gov/conservation/noxious-weeds>
- Jefferson County Invasive Species Program
<https://www.jeffco.us/795/Invasive-Species-Management>

Landscaping Recommendations

To preserve limited water resources, we recommend landscape plantings (that is trees, shrubs, forbs, and graminoids) be native to the site's specific Jefferson County elevation and/or be drought tolerant to the greatest extent possible. For instance, planting blue spruce may be risky given that they are adapted to cooler, wetter growing conditions, and hence have shallow, weak root systems. Maintaining blue spruce will require irrigation. Planting ponderosa and pinyon pine, on the other hand, to fulfill coniferous species composition requirements, would be more consistent with species native to this region, although this location/elevation was historically short grass steppe with few trees except for cottonwoods in riparian areas.

Planting native and drought tolerant species should also occur in uncompacted soils or well drained areas, as compaction can lead to soil saturation that may not be tolerable to some species. Compaction is a risk in clayey soils.

Planting native wildflowers in residential landscaping is also beneficial to pollinator insects.

Please contact JCD with any questions.

Sincerely,

JCD Board of Supervisors

CITIZEN COMMENTS

Benjamin Johnson

From: Caroline Caselli <caroline.caselli@gmail.com>
Sent: Tuesday, October 29, 2024 10:08 AM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- 24-121048 PFP

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Dear City Planning and Zoning Committee,

I am writing to express my support for the plan to subdivide the land on Rogers St. However, I believe that the plan should include a walkway through the middle of the subdivided units. This would create a more walkable living environment and encourage people to walk to King Soopers since walking on S Golden Rd is very unpleasant (no sidewalk, lots of cars).

Thank you for your time and consideration.

Sincerely,
Caroline
16500 S Golden Rd Unit 205
Golden CO 80401 (technically this is unincorporated Jefferson county)

Caroline Caselli
caroline.caselli@gmail.com

To: Jefferson County Planning and Zoning
Subject: 1105 Rogers ST, Golden, CO 80041
Case #24-121048PFP, 25-103975ASR, 24-130507MVR
From: Biff Roberson 16625 West 11th Ave Golden, CO 80401
Phone: 720-454-4028, email: biff@icloud.com

I am a 40-year resident bordering this proposed development and emphatically oppose its progression as detailed in the public record.

Based on these three points:

- Traffic impact
- Environmental Impact
- negative effects on key features of my property

1. Traffic:

Evidently the plan is to converge four intersections, all in close proximity, i.e. west 11th Ave to the west, west 11th Ave to the east, an “inverted crown” accessing the development, and finally the Access to the GW multi use property parking lot.

The plan calls to circumvent the established 175ft separation requirement via A “Relief” of TDCM standards. Your plan will come close to placing all four in this span.

To compound this inherent unsafe congested area with four active intersections, the lack of sidewalks, bike lanes will result in foot traffic, bicycle traffic, dog walking etc. going down the middle of the road with obvious consequences.

You have also Reduced parking standards requiring 3.5 spaces per dwelling via “Minor Variation” whereby less parking spaces are allowed likely contributing to more people parking outside of the property on Rogers St.

To further compound the above is the issues being seen and yet to come (it is yet to reach maturity and full occupancy) at the GW property given all the designated street parking for tenants, access to the businesses’, including truck repair shop on

corner, that occasionally needs to load/unload vehicles on Rogers St, resulting in bottle necks.

Problems have already occurred turning onto Rogers St coming off Golden rd. from the west due to congestion and people jockeying for parking spaces along Rogers.

For the record there is also an existing problem with placement of the stop sign and designated white line when turning onto Golden Rd from Rogers, as it relates to view of oncoming traffic.

Liability exposure is going to be significant for someone, and by allowing this whole package the County will in effect bare much of it.

2. Environmental:

Drainage in this area is a concern as stated by the Road and Bridge Dept. for various reasons including the fact site slopes up to 5% North to South. My property has a low ditch area that could be subject to flooding. I have a leach field in that area and any runoff will have detrimental effect.

Given the lack of side walks and drainage on Rogers St the Proposed Inverted Crown increase the likely hood of storm inlet being plugged.

Drainage issues are already being seen on Golden Rd. which is another testament to the fact there is not adequate infrastructure in the area e.g. drainage, sidewalks etc.

The population density the GW property has brought to the immediate area is significant and it has not reached full occupancy. To allow a new significant development in the same area that is needing numerous "Reliefs" and "Variations" in an effort to fit, without allowing the recent developments impact to manifest is Unwise at best.

The increased population density this would bring will undoubtedly have negative effects on noise, light and air pollution.... not fair to the established residents.

It is well known that high population density can result in more conflict, crime, violent occurrences etc. as people's patients are negatively affected.

3. Negative effects on my property:

This development will in effect convey a significant feature of my property, (and others to the south) i.e., view of the south tabletop mountain and give it too and for the benefit of the developers.

This has both a monetary and aesthetic impact, and the County does not have the right to give this, and the developers do not have the right to take this. Should this occur, my view would be replaced with a wall of buildings with windows overlooking my backyard.

Summary: This area is after all called "Pleasant View" and I bought my property on this presumption. As a resident of 40 years, I was here first and have improved my property for retirement and will not give it up easily to this massive change. I am hopeful we can work out a compromise, but I am prepared for Legal Challenges, Administrative Appeals, Mandamus Actions, And other legal means.

Again, I am hopeful for a mutually aggregable outcome but, if necessary, as a retired Business owner I have the necessary resources both time and money to follow through.

Respectfully

Biff Roberson

Benjamin Johnson

From: Benjamin Johnson
Sent: Monday, June 16, 2025 2:55 PM
To: 'Biff Roberson'
Subject: RE: --{EXTERNAL}-- 1105 Rogers ST case24-121048pfp

Good Afternoon,

Thank you for your email and I apologize for the delayed response. Your comments have been added to the case file for both the relief (ASR) case and the Plat (PFP) case. The Parking relief (MVR) case has already been approved by the Director of Planning & Zoning.

After reading through your comments, I wanted to provide a response to give you an update on where some of the items stand.

- For the intersection spacing portion of the ASR, Staff is planning on recommending approval in part because it would be impossible for the applicant to construct an access which would be compliant with the 175' requirement; the frontage along Rogers St is not wide enough to accommodate it. As part of the plat process Staff has asked the applicant to provide legal access through the proposed street to property owners to the North, West, and South of the development to allow neighbors to use that access if/when they develop to prevent additional accesses from getting installed in the future and making the situation worse.

For the inverted crown design, Staff has not yet made a decision and has asked the applicant for additional supporting information for the request. Our concerns are primarily related to the drainage issues that you mention, with the entire proposed site draining to a single inlet that would inevitably get clogged. The supporting information that we requested is to show the impact of flooding (if it clogs early, what would be the extent of flooding), identifying any potential solutions to prevent runoff from getting offsite like backup/multiple inlets, and other solutions of preventing flooding with a clogged inlet for Staff to consider.

For general improvements, when subdivision/plat applications come in we require adjacent street improvements to improve the existing streets to County standards as properties develop. This plat proposes curb, gutter, and sidewalk installation along Rogers St in along the frontage of the property with this project to make progress toward making Rogers Street meet County standards. As more properties develop, their portion of Rogers Street will be upgraded as well, slowly improving the street to provide better sidewalk infrastructure. As far as the conditions of the existing Roger St/S Golden Road intersection that is out of the scope of this project, but I will forward your concerns to our Road & Bridge and Transportation & Engineering teams to see if it is something they are aware of.

- I mentioned above that a decision about the inverted crown due to issues with potential clogging. When it comes to drainage as a whole, this development includes a stormwater detention facility which all drainage from the site flows into, then the facility releases stormwater at a rate which is under pre-development conditions to prevent and drainage issues offsite. The facility will discharge into new storm sewer piping which will be installed by the developer under Rogers St and connect into the existing infrastructure along S Golden Road.
- When it comes to impact to your property what you mention regarding things like setbacks, building heights, and density which are all established by the underlying zoning for the property. The current zoning for the property already allows for a denser development with a prior rezoning case that was approved and

recorded in 2024. This plat application is reviewing against our regulations and the previously approved zoning.

Here is a status update on the two open cases and how your comments play a role:

- The relief case (ASR) is being reviewed with comments being sent to the applicant to address and provide more justification. When Staff decides to either recommend approval or denial of a case, a determination memo with that recommendation will be drafted and sent to the Director of Planning & Zoning with any citizen comments received summarized in the memo and the full comment attached as an appendix to it for the Director's review prior to approving or denying the relief.
- The plat case (PFP) is in the referral process with comments getting sent to the applicant for them to address and submit updated documents. Once all significant comments are addressed and all relief cases are resolved (either approved or denied) then hearing will get scheduled that includes notification mailers sent out and a sign with hearing dates posted on the property. As part of the hearing process, a Staff packet will be prepared for review by the Commissioners which includes a summary of citizen comments received as well as a section to include a copy of each person's comments for review. The hearings are also a public process, so anyone can attend to provide testimony for or against the case during the hearing.

If you have any other questions, comments, or concerns feel free to reach out.

Thanks,

Benjamin Johnson

Civil Planning Engineer

Planning & Zoning

o 303-271-8705

bjjohnso@jeffco.us | planning.jeffco.us



Planning and Zoning

We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

Help us shape the future of Jefferson County by visiting the Together Jeffco website!

<https://togetherjeffco.com>

From: Biff Roberson <biffr@icloud.com>

Sent: Monday, June 9, 2025 9:33 AM

To: Benjamin Johnson <bjjohnso@co.jefferson.co.us>

Cc: Alexander Fowlkes <afowlkes@co.jefferson.co.us>

Subject: --[EXTERNAL]-- 1105 Rogers ST case24-121048pfp

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Benjamin Johnson

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Tuesday, January 21, 2025 8:46 PM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- 1105 Rogers street

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I really object to the development at that location. There is no parking on this street already and the Big apartment house is already too much change on this street. What can I do?

Benjamin Johnson

From: Benjamin Johnson
Sent: Thursday, January 23, 2025 8:52 AM
To: Virginia Durbin
Subject: RE: --{EXTERNAL}-- 1105 Rogers street

Good Morning Virginia,

Thanks for reaching out. The project is currently in the referral process, meaning the applicant is providing us documents for review and we send back comments if there is something that is not meeting County regulations. Our first round of review was completed in December and sent to the applicant for them to address and revise their documents, so we are waiting for them to resubmit before proceeding. Once all application documents appear to meet County regulations, the project will proceed to the public hearing process and the case is ultimately approved by the Board of County Commissioners.

For your involvement, any emails you send during the referral process with comments or concerns will become part of the public record and added to the staff packet provided to the commissioners ahead of the public hearing. When the hearings are scheduled, a new sign will be posed on-site with the date and postcard mailers will also be sent out and you are welcome to provide public testimony against the development during the hearings.

Let me know if you have any questions.

Thanks,

Benjamin Johnson
Civil Planning Engineer
Planning & Zoning
o 303-271-8705
bzjohnso@jeffco.us | planning.jeffco.us



We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Tuesday, January 21, 2025 8:46 PM
To: Benjamin Johnson <bzjohnso@co.jefferson.co.us>
Subject: --{EXTERNAL}-- 1105 Rogers street

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I really object to the development at that location. There is no parking on this street already and the Big apartment house is already too much change on this street. What can I do?

Benjamin Johnson

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Sunday, March 23, 2025 10:49 AM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- Case Number 25-103975ASR

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I am totally opposed to any and all zoning changes on Rogers St. First the huge apartment building was approved on the corner of Rogers street and The South Golden Road. That increased the traffic up and down Rogers street. The owners of 1105 Rogers continue to request changes to make it so they can put in more developments of one kind or another. With the apartment building and the taco place in that building there is no place for people to park.. I am almost 85 years old and it is disgusting that people can't park in front of my own house to come check on me. This developer bought the house at 1105 Rogers street as an investment only and he doesn't live here, maybe not even in the state and can't be satisfied with doubling his money but is greedy and wants much more and he cares nothing about us, the homeowner, that live here. . Please do not approve this. Drive by and take a look. Not when everyone is at work. Thank you , Virginia Durbin

Benjamin Johnson

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Monday, March 24, 2025 6:07 PM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- case #25-103975ASR

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I wrote to you yesterday and I found the Case numbers for all the times this developer has tried to change the zoning laws to suit him.. Please call this to the attention of the county Commissioners
Case #23-112523CMT
Case #23-115928RZ
Case #24-121048PFP
Case #24-130507MVR.

Benjamin Johnson

From: Benjamin Johnson
Sent: Tuesday, March 25, 2025 7:39 AM
To: Virginia Durbin
Subject: RE: --{EXTERNAL}-- case #25-103975ASR

Hi Virginia,

I received your email from Sunday and will provide a more detailed response to that later today.

Just to provide some clarification, the applicant is not making multiple attempts to change the zoning. The applicant has changed the zoning once, which was processed under the rezoning case 23-115928RZ case that you listed. Prior to being able to apply for a rezoning, a community meeting needs to be held, which staff has documented under the 23-112523CMT case. That rezoning application was approved by the Board of County Commissioners on January 30, 2024 and the new zoning Official Development Plan was recorded on March 6, 2024.

There are three cases currently being reviewed that you listed, 24-121048PFP, 24-130507MVR, and 25-103975ASR. The PFP case is the proposed subdivision to split the existing property into 14 lot, which is not a zoning change but splitting the lots based on what the recently approved zoning allows for. The MVR and ASR are relief request cases associated with the subdivision case which involves staff reviewing the applicant's request and justification to not meet one or more of our regulations and determine whether to support the request. The MVR and ASR approvals would be administrative if we recommend approval and is typically approved by the Director of Planning & Zoning conditional on the subdivision case being approved. The subdivision case (24-121048PFP) is a public hearing process that will go to the planning commission, then to the Board of County Commissioners who will ultimately vote on approval or denial of the subdivision.

Hopefully this helped to provide some clarification on all the case numbers for this property.

Thanks,

Benjamin Johnson
Civil Planning Engineer
Planning & Zoning
o 303-271-8705
bjjohnso@jeffco.us | planning.jeffco.us



We encourage scheduling an appointment to see staff during our office hours Monday - Thursday. Please schedule [appointments](#) and submit [applications](#) online. Go to planning.jeffco.us for more information.

Help us shape the future of Jefferson County by visiting the Together Jeffco website!
<https://togetherjeffco.com>

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Monday, March 24, 2025 6:07 PM

To: Benjamin Johnson <bzjohnso@co.jefferson.co.us>

Subject: --{EXTERNAL}-- case #25-103975ASR

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I wrote to you yesterday and I found the Case numbers for all the times this developer has tried to change the zoning laws to suit him.. Please call this to the attention of the county Commissioners
Case #23-112523CMT
Case #23-115928RZ
Case #24-121048PFP
Case #24-130507MVR.

Benjamin Johnson

From: Virginia Durbin <Invdurbin@gmail.com>
Sent: Wednesday, July 30, 2025 4:49 PM
To: Benjamin Johnson
Subject: --{EXTERNAL}-- case number 24-121048PFP

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I would like to oppose the subdividing of the property at 1105 Rogers Street. There is already an apartment building at the corner of South Golden Road and Rogers street. It also has a restaurant that is very busy and people park up and down Rogers St. and walk to go there. Construction is starting on the huge project just off the South Golden Road that will have over 300 units. The South Golden Road is a two lane street. I am begging the County Commissioners to drive around this area and realize that more units here is not necessary .

The old camp George West is also requesting a big project and another one by Rockrest. all of these will be going onto The South Golden Road.

Sincerely, Virginia Durbin

CURRENT ZONING



R \$23.00
D \$0.00

2024012460

03/06/2024 04:17:53 PM 3 Page(s)

JEFFERSON COUNTY, Colorado

Rogers St. ODP
Rezoning Case # 23-115928RZ

A. Intent

The purpose of this Rezoning is to rezone from Residential-Two (R-2) to Planned Development (PD) to limit the allowable maximum density otherwise allowable in a Residential-Three (R-3) zone district.

B. Written Restrictions

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

1. Permitted Uses

- a. Single-Family Dwelling
- b. Two-Family Dwelling
- c. Duplex Dwelling
- d. Townhomes Dwelling

2. Minimum Lot Size

- a. Minimum of 1,500 s.f.

3. Maximum Unit Density

- a. 12 dwelling units per acre

4. Setbacks

- a. Minimum 10' setback from southern ODP boundary.
- b. Minimum 10' setback from western ODP boundary.
- c. Minimum 10' front setbacks.
- d. Minimum 5' side to street setback.

5. Access

- a. Internal streets shall be required to be in separate tracts or dedicated Right-of-Way.

APPROVED FOR RECORDING:

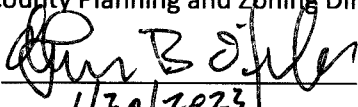
This Official Development Plan, titled Rogers St. ODP, was approved the 30th day of January 2024, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was: 1105 Rogers LLC, A Colorado limited liability company,
Altamira Incorporated

By: Jefferson County Planning and Zoning Director

Signature:

Date:


1/30/2023

Unofficial

DBC
\$23-

1-3

Exhibit A

2

Unofficial



Case Number: 23-115928RZ

Location: Section 2, T4S, R70W



JEFFERSON
COUNTY COLORADO

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Exhibit B

Case No. 23-115928RZ

Legal Description

3

Street Location of Property 1105 & 1115 Rogers Street

Is there an existing structure at this address?

Yes X No

Type the legal description and address below.

The South 125 feet of the following described Tract: That portion of the West 1/2, Southeast 1/4, Northeast quarter of Section 2, Township 4 South, Range 70 West of the 6th P.M., lying South of the Highway known as West Colfax, and Southeasterly of Denver and Intermountain Railroad right of way, Except the South 697.91 feet thereof, and Except a road right of way on the East side thereof 20 feet in width, County of Jefferson, State of Colorado.

and

ALL OF THE FOLLOWING DESCRIBED TRACT, EXCEPT THE SOUTH 125 FEET THEREOF AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JANUARY 21, 1969 IN BOOK 2076 AT PAGE 439; THAT PORTION OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 70 WEST, LYING SOUTH OF HIGHWAY KNOWN AS WEST COLFAX AVENUE AND SOUTHEASTERLY OF DENVER OF INTERMOUNTAIN RAILWAY RIGHT OF WAY, EXCEPT THE SOUTH 697.91 FEET THEREOF AND EXCEPT A ROAD RIGHT OF WAY ON THE EAST SIDE THEREOF 20 FEET IN WIDTH, COUNTY OF JEFFERSON, STATE OF COLORADO.

Section 2 Township 4 S. Range 70 W.

Calculated Acreage 1105 Rogers Street = 1.22 Acres / 1115 Rogers Street = 1.02 Acres

Checked by: Kendell Court

Address Assigned (or verified) 1105 & 1115 Rogers Street

Unofficial