

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: August 13, 2025

25-117419SA Location and Extent

Case Name: Jefferson Academy Charter School – 99th

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

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

Approximate Area: 2.13 Acres

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

Case Manager: Reid Powers

Applicant Team Presenters:
Peter Ewers, Ewers Architecture

Issues:

- None

Recommendations:

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

Interested Parties: None

Level of Community Interest: Low

Representative for Applicant: Peter Ewers

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

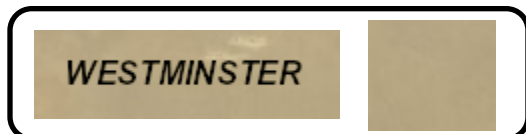
Case Manager Information: Phone: 303-271-8703 e-mail: rzpowers@jeffco.us

STAFF REPORT

BACKGROUND/UNIQUE INFORMATION:

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

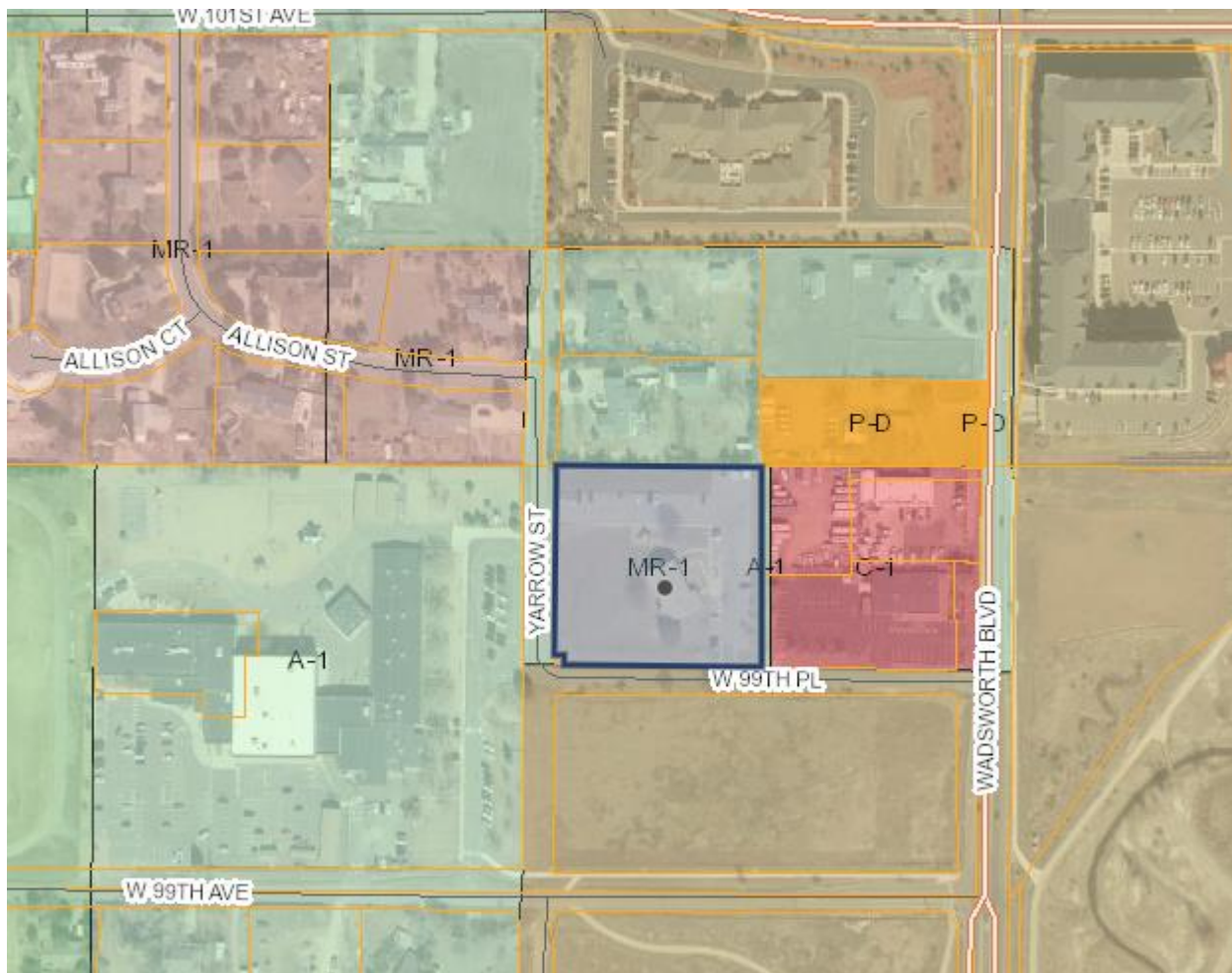
The applicant, Jefferson Academy Charter Schools (JACS), is proposing the conversion of an existing building on a property immediately east of the current Jefferson Academy Elementary School (9955 Yarrow Street) into additional classroom space. The two properties are separated by Yarrow Street and would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



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

SURROUNDING ZONING/LAND USE

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



CRITERIA FOR DECISIONS FOR LOCATION AND EXTENT APPLICATIONS

Section 8.D. of the Zoning Resolution states, “*The Planning Commission, in reviewing Location and Extent applications may consider the following criteria*”:

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




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

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

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

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

	Summary	Conforms with CMP? ✓ ○ ✗
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	✓

Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	

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

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

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

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

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

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

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

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

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

d. The availability of infrastructure and services

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

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

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

AGENCY REFERRAL RESPONSES

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

NOTIFICATION:

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

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

SUMMARY OF STAFF ANALYSIS AND RECOMMENDATION

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

FINDINGS:

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

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

And;

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

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

COMMENTS PREPARED BY:

Reid Powers

Reid Powers, Planner
August 7, 2025

PROPOSED LOCATION & EXTENT



ewers ARCHITECTURE

June 4, 2025

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

Reid:

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

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

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

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

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

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

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

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

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

Sincerely,

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

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

Development Permit Application

JEFFERSON COUNTY COLORADO Planning and Zoning

100 Jefferson County Parkway
Suite 3550
Golden CO, 80401
303-271-8700
planning.jeffco.co
pzpermits@jeffco.co

Case Number (for Jeffco employee use only): _____

Please select your application request below:

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

Explanation of Application Request

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

Documents Submitted

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

Instructions for Submittal

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

Special Districts

Water	Post Office	Electricity
Sewage	Parks & Rec	Fire

Jefferson County Staff Use Only

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

Development Permit Application

Case Number: _____

Project Team Contact Information

Jefferson Academy - Tim Matlick, Ex. Director	tmatlick@jajags.com	720-432-4040
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
7777 W. 99th Place	Westminster	80021
<i>Address</i>	<i>City</i>	<i>Zip</i>
Property Owner 2	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>
Ewers Architecture	peter@ewersarchitecture.com	303-271-0977
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
1420 Washington Ave	Golden	80401
<i>Address</i>	<i>City</i>	<i>Zip</i>
Engineer	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>

Property Description

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

Legal Description:

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

Additional Information (to support or clarify this application):

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

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

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

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

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

Property Owner Affidavit

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

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

Jefferson Academy - Tim Matlick Ex Dir

Name

Name

9955 Yarrow Brookfield Road

Address

Address

720-432-4040 TMatlick@jaggs.com

Phone

Email

Phone

Email

Signature

Signature

County of Jefferson]
State of Colorado] SS

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

By Timothy Matlick
(name printed)

Witness my hand and official seal.

Notary Public

My Commission expires 07/20/2026
(date)

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

Development Permit Application

Case Number: _____

Authorized Representative

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

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

Ewers Architecture

Representative Name

1420 Washington Avenue, Golden Colorado 80401

Address

303.271.0977

peter@ewersarchitecture.com

Phone

Email

Owner's Signature

Date

6-10-25

OWNER

JEFFERSON ACADEMY ELEMENTARY SCHOOL
9955 YARROW STREET
BROOMFIELD, COLORADO 80020

contact TIM MATLICK
tmatlick@jajags.com
720.432.4040

ARCHITECT

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

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

SITE INFORMATION

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

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

PROJECT DESCRIPTION

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

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

ZONING INFORMATION

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

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

BUILDING HEIGHT: 45 FEET 30'-2"

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

LOT COVERAGE

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

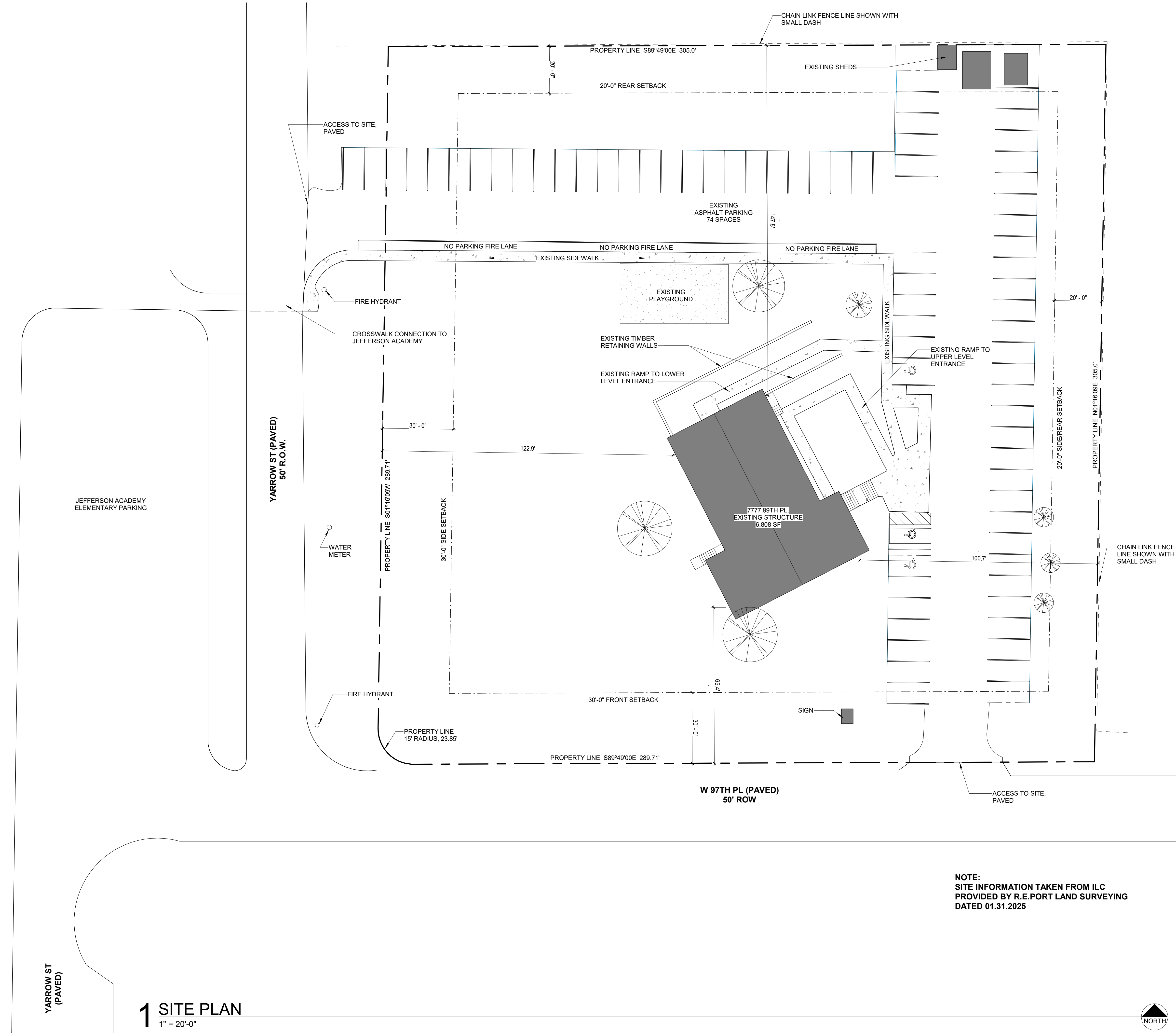
NOTES:
* INCLUDES PARKING LOT PAVING AND SIDEWALKS
**DOES NOT INCLUDE SHEDS, THEY ARE INCLUDED WITH PAVING

PARKING REQUIREMENTS

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

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

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



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

SITE PLAN, PROJECT DESCRIPTION

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

Roxann Hayes Consulting, LLC

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

Jefferson County, Colorado

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

To Whom it May Concern.

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

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

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

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

TRIP GENERATION

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

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

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

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

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

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

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

Table 1: Trip Generation

Trip Generation Rates

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

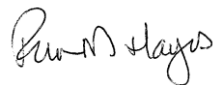
CONCLUSION

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

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

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

Sincerely,



Roxann M. Hayes, P.E.



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

Environmental Questionnaire and Disclosure

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

PURPOSE

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

BACKGROUND

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

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

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

INSTRUCTIONS

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

FEE: There is no fee for processing this document.

PROCESSING TIME

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

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

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

REVISED 5/14/2018

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

Page
1 of 5
FORM 6000

NAME OF PROJECT: Jefferson Academy Charter Schools

CONTACT PERSON: Tim Matlick PH 720-432-4040

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

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

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

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

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

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

NAME: _____

DATE: 6-10-25

State of Colorado)

County of Jefferson) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged

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

WITNESS my hand and official seal.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/20/26

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

PART I - NOTICES, COMPLAINTS AND REPORTS

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

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

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

Current: Jefferson Academy (a Jeffco Public School)

Previous: Mountainview Church & Christian Academy

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

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

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

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

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

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

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

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

North = Home owners, East = American Leagion & storage

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

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

A

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

Page
3 of 5
FORM 6000

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

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

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

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

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

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

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

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

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

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

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

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

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

B

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

Page
4 of 5
FORM 6000

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

C

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

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

D

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

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

E

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

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

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

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

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

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

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

F

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

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

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

G

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

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

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

H

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

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

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



1420 Washington Avenue
Golden Colorado 80401

303.271.0977

ewersarchitecture.com

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

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

City Of Westminster Comments:

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

Response: NA

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

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

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

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

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

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

Jefferson County Engineering Comments:

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

Response: A traffic report is included with this submittal

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

submittal for the Location and Extent.

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

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

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

Response:

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

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

Engineering Geologist Comments:

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

Response: NA



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

Steven Gosselin
Division Chief

June 12, 2025

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

Via e-mail: dburinga@jjss.com

Dear Ms. Buringa:

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

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

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

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

Respectfully,

Travis Homyak

Travis Homyak
Fire Prevention Specialist

TH/TH

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

7777 W 99TH PL

Bill Date 5/13/2025

Past Due Balance \$59.71

Current Charges \$126.33

Total Amt Due: \$186.04

Due Date 6/3/2025

WESTMINSTER**Westy Message Center**

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

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

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

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

Summary Of Current Charges

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

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

^Please return the bottom portion with your payment^

**WESTMINSTER**

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

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

JEFFERSON ACADEMY
9955 YARROW ST
WESTMINSTER CO 80021

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

01020213002462820000018604202506032

IMPORTANT CONTACT INFORMATION

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

WATER BILL ASSISTANCE

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

BILL DEFINITIONS

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

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

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

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

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

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

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

RETURNED PAYMENTS, LATE FEES, AND DELINQUENT BILLS

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

PAPERLESS BILLING

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

PAYMENT OPTIONS

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

Certification
of Notification
of Mineral Estate Owner

JEFFERSON
COUNTY COLORADO
Planning and Zoning

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

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

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

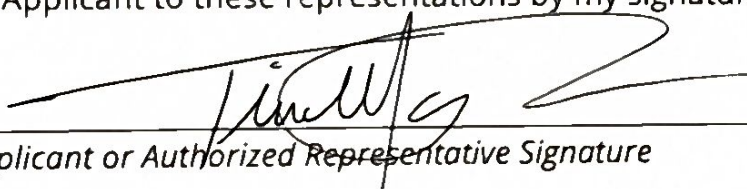
With respect to the property located at:

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

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

Case Number: 25-104809PA

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


Applicant or Authorized Representative Signature

6-10-25
Date

REFERRAL COMMENTS

MEMO

TO: Reid Powers
Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
Jefferson County Environmental Health Services Division

DATE: July 30, 2025

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

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

PROPOSAL SUMMARY

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

COMMENTS

Jefferson County Public Health (JCPH) provided comments on July 27, 2023 regarding a pre-application case and on April 1, 2025 regarding a pre-application case for this property. We reviewed the documents submitted by the applicant for this site approval process and have the following comments:

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

SITE APPROVAL (Public Water & Public Sewer Services)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	07/30/2025	Submit a proof of services letter from the Water and Sanitation District to provide proof of public water and sewer services in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 22.	Water/Wastewater
✓	07/30/2025	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment

WATER/WASTEWATER (LDR 21 and 22)

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

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

ENVIRONMENTAL SITE ASSESSMENT

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

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

REGULATED FACILITIES

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

Food Service

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

Childcare

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

Schools

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

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

RADON

Childcare

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

Schools

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

NOISE

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

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

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

Memorandum

To: Reid Powers
Planner

From: Patrick O'Connell
Engineering Geologist

Date: August 5, 2025

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

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

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

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

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

This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

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


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

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

ELECTRONIC REFERRAL

JEFFERSON COUNTY, COLORADO

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

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

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

Case Type: Location and Extent

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

Case Manager: Reid Powers

Comments Due: 08/06/2025

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

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

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

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