

# CASE SUMMARY

## CASE SUMMARY

### Consent Agenda

PC HEARING DATE: March 25, 2026

BCC HEARING DATE: April 14, 2026

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**25-130129RZ** Rezoning

OWNER/APPLICANT: The Dewain R. Wood Trust

LOCATION: 4795 Isabell Street, Golden  
Section 24, Township 3 South, Range 70 West

APPROXIMATE AREA: 0.40 Acres

PURPOSE: **Rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow two lots for single-family detached units.**

CASE MANAGER: Sara Homeyer, Planner

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**Issues:**

- None

**Recommendations:**

- **Staff:** Recommends APPROVAL

**Interested Parties:**

- None

**Level of Community Interest:** Low

**Representative for Applicant:** Carolyn Wood

**General Location:** Southwest of the intersection of W 48<sup>th</sup> Avenue and Isabell Street

**Case Manager Information:** Phone: 303-271-8732 e-mail: [shomeyer@jeffco.us](mailto:shomeyer@jeffco.us)

# PC RESOLUTION

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

BEFORE THE PLANNING COMMISSION  
COUNTY OF JEFFERSON  
STATE OF COLORADO

**March 25, 2026**

**RESOLUTION**

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<b><u>25-130129RZ</u></b>	Rezoning
<b>Owner/Applicant:</b>	The Dewain R. Wood Trust
<b>Location:</b>	4795 Isabell Street, Golden Section 24, Township 3 South, Range 70 West
<b>Approximate Area:</b>	0.40 Acres
<b>Purpose:</b>	<b>Rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow two lots for single-family detached units.</b>
<b>Case Manager:</b>	Sara Homeyer

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

1. That the factors upon which this decision is based include evidence and testimony and staff findings presented in this case.
2. The Planning Commission finds that:
  - A. The Rezoning proposal to allow for two lots for single-family detached units is compatible with the existing and allowable land uses in the surrounding area, which includes a variety of existing and allowable housing types and sizes that are near the subject property.
  - B. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The residential density is out of conformance with the recommended land use; however, the density would not be increasing from what is allowed under the existing zoning, and the applicant has satisfactorily addressed the factors for uses out of conformance with the recommended land use. All applicable sections of the Plan goals and policies as described in Section 6 of the Staff report have been met.
  - C. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered and no negative impacts were identified.
  - D. The subject property is served by Arvada Fire Protection District and the Jefferson County Sheriff's Office. Water and sanitation services will be provided by the North Table Mountain Water and Sanitation District. Services are available and adequate to service the property.


- E. The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.

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

Commissioner	<b>Rogers</b>	<b>aye</b>
Commissioner	<b>Becker</b>	<b>aye</b>
Commissioner	<b>Messner</b>	<b>aye</b>
Commissioner	<b>LaRocque</b>	<b>aye</b>
Commissioner	<b>Dalton</b>	<b>aye</b>

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

I, Kimi Schillinger, Executive Secretary for the Jefferson County Planning Commission, do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Jefferson County Planning Commission at a regular hearing held in Jefferson County, Colorado, March 25, 2026.

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

# STAFF REPORT

Case Number:  
25-130129RZ

### Summary of Process

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

### Case Summary

Rezone from the Residential – Two (R-2) zone district to Residential – One B (R-1B) to allow two lots for single-family detached units.

#### Purpose

4795 Isabell Street Rezoning

Sara Homeyer

December 22, 2025

#### Case Name

Case Manager

Formal Submittal Date

March 27, 2025

October 20, 2025

March 25, 2026

April 14, 2026

Subdivision Plat

Pre-Application Date

Community Meeting Date

PC Hearing Date

BCC Hearing Date

Next Process

Carolyn Wood

The Dewain R. Wood Trust

Applicant/Representative, check if same as owner:

Owner

4795 Isabell Street

Golden

80403

0.4 acres

24

3 South

70 West

Property Address

City

Zip

Area ≈

Section

Township

Range

300035406

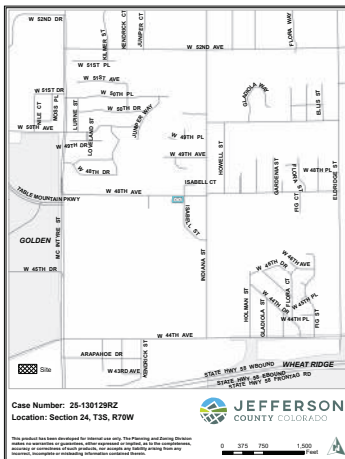
Southwest of the intersection of W 48 th Avenue and Isabell Street

Pin

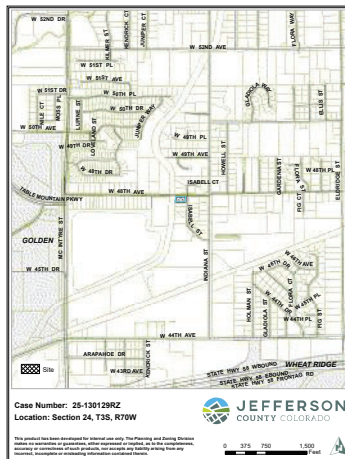
General Location

### Land Use and Zoning

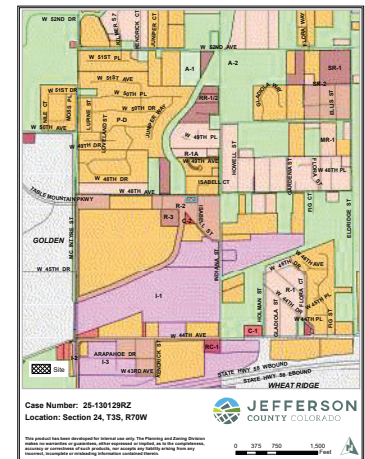
Vicinity



Detail



Surrounding Zoning



Existing Land Use:

Single-family detached

Existing Zoning:

Residential-Two (R-2)

CMP Recommended Land Use:

Residential - Area 10, 2.5 du/acre

Requested Zoning:

Residential-One B (R-1B)

Plan Area: North Plains

Number of citizens at Community Meetings: 2

PC Recommendations: Approval

Level of Community Interest: Low

Key Issues: None

Criteria for Rezoning:

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

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



*Figure 1: The subject property and vicinity.*

The applicant is requesting to Rezone the subject property from the Residential – Two (R-2) zone district to Residential – One B (R-1B) to allow for two lots for single-family detached units.

## 2. CONTEXT

The subject property is in central Jefferson County on the southwest corner of the intersection of West 48<sup>th</sup> Avenue and Isabell Street. The property is 0.40 acres in size.

This parcel is adjacent to residential properties to the north, east, and south, and to a canal and church to the west. The properties to the west, south, and east follow Residential – Two (R-2) zone district requirements. The properties to the north follow a Planned Development (PD) zone district requirements under the 4801 Indiana Official Development Plan. This area is characterized by a mix of residential, institutional, agricultural, and industrial land uses.

There are two existing structures on the property: one single-family dwelling and a detached garage, which was built in 1955 according to the Jefferson County Assessor. The zoning went into effect for this property in 1946. This Rezoning has been requested in order to allow two lots for single-family detached units.

### 3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
<b>North:</b>	Planned Development (PD)	Single-Family Residential
<b>South:</b>	Residential – Two (R-2)	Single-Family Residential
<b>East:</b>	Residential – Two (R-2)	Single-Family Residential
<b>West:</b>	Residential – Two (R-2)	Canal, Church

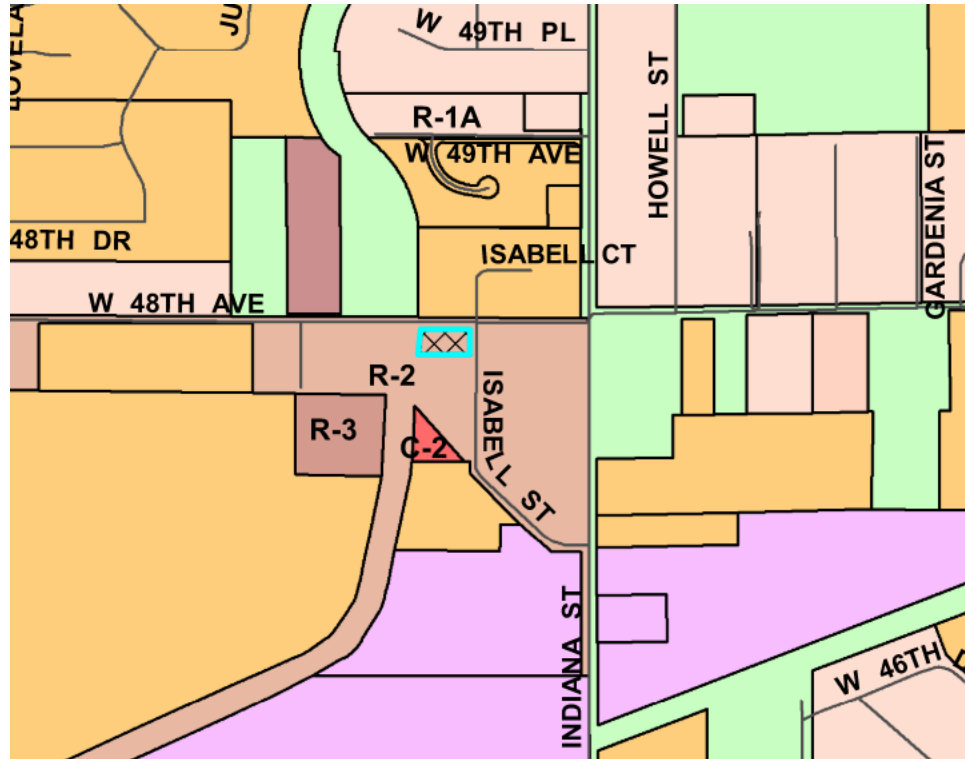


Figure 2: Zoning map of the subject property and vicinity.

### 4. SUMMARY OF PROPOSED CHANGES

	Current Zoning (R-2)	Proposed Zoning (R-1B)
<b>Land Use</b>	Single-Family Dwelling, Two-Family Dwelling or Duplex	Single-Family Dwelling
<b>Setbacks</b>	(Non-Garage) Accessory Structure Front Setback: 20 feet  Side Setback (All Structures): 5 feet (15 feet total)  Single-Family Rear Setback: 5 feet Two-Family or Duplex Rear Setback: 5 feet	(Non-Garage) Accessory Structure Front Setback: 50 feet  Side Setback (All Structures): 5 feet  Single-Family Rear Setback: 10 feet

<b>Building Separation</b>	From Building on Adjacent Lot: 15 feet	N/A
<b>Minimum Lot Size</b>	<b>Single-Family Dwelling:</b> 9,000 sf <b>Two-Family Dwelling:</b> 12,500 sf (5,000 sf minimum lot area per unit) <b>Duplex:</b> 12,500 sf	<b>Single-Family Dwelling:</b> 7,500 sf

The primary changes that could result from this Rezoning are an additional dwelling unit and modification of the lot and building standards.

## 5. TRANSPORTATION

The proposed Rezoning to allow two lots for single-family dwelling units on the subject property is anticipated to have minimal impacts to the existing transportation network. Access to this property is from Isabell Street, a paved County-maintained street. Staff determined that the potential trips generated by the permitted uses within the subject property will have negligible impacts on the surrounding transportation network.

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

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

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

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

The proposed use is compatible with the existing and allowable land uses in the area. The proposed zoning pairs well with existing residential uses already surrounding the north, east, and south sides of the subject property. If Rezoning is approved, the impacts to the surrounding community are expected to be minimal.

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

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

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

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

**Land Use:** The subject property is in the North Plains Area Plan of the CMP. The recommended land use is Residential – Area 10, with a recommended density of 2.5 dwelling units per acre. The proposed Rezoning to follow the R-1B zone district to allow for a future subdivision of two single-family houses does not comply with the CMP because the R-1B zone district would allow a density of 4.9 dwelling units per acre.

Because the proposed density is generally out of conformance with the CMP recommendation for the subject property, the CMP requires the applicant to address the following three factors:

- 1) How the impacts associated with the proposed land use(s) will be mitigated compared with the recommended land uses;
- 2) How the proposed land uses are compatible with the surrounding land use recommendations and community character; and
- 3) What change of circumstance has occurred in the local area since the land use recommendation was adopted.

*1) How the impacts associated with the proposed land use(s) will be mitigated compared with the recommended land uses:*

The existing zone district, R-2, allows for single-family dwellings, two-family dwellings, and duplexes. The proposed zoning of R-1B would restrict the allowed use to single-family dwellings only. Due to the smaller lot size minimums in R-1B, the applicant could go through the Plat process to subdivide the subject property into two lots and allow for one home on each lot. This is not an increase in density, as two dwelling units are currently allowed under the existing zoning.

Lot and building standards would be similar, or more restrictive, than under the existing zoning. The maximum height of structures on the property will be the same under R-2 and R-1B. For non-garage accessory structures, R-1B requires a larger front setback than R-2: 50 feet is required in R-1B, compared to 20 feet in R-2. For single-family dwellings, R-1B requires a larger rear setback than R-2: 10 feet is required in R-1B, compared to 5 feet in R-2.

The applicant would also be required to provide a street landscape buffer adjacent to West 48<sup>th</sup> avenue in the future if they subdivide the property.

Staff's evaluation is that this factor has been met, and the impacts of the proposed use will be mitigated.

*2) How the proposed land uses are compatible with the surrounding land use recommendations and community character:*

The applicant stated that the neighborhood already has a mix of residential housing types, including single-family dwellings and duplex dwellings.

The nearby properties along Isabell Street are under the R-2 zone district, which allows for single-family dwellings, two-family dwellings, and duplexes. There are at least four duplexes and/or two-family dwellings and 23 single-family dwellings within 500 feet of the subject property. The homes and the lots in the neighborhood range in size. Staff's evaluation is that this factor has been met.

*3) What change of circumstance has occurred in the local area since the land use recommendation was adopted:*

The applicant stated that they have no knowledge of any change in circumstances. Since the existing zoning allows the proposed density through a different housing type, neighborhood character in the existing circumstances is not estimated to be affected. Therefore, staff does not have major concerns.

**Physical Constraints:** The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat.

The project site is not currently within the WUI Hazard Area. However, the County must update our Wildland Urban Interface regulations and maps by April 1, 2026 to comply with State Legislation. This property is within the proposed Interface Perimeter area (also known in the draft regulations as Class 1). Additional wildfire mitigation will be required with any new homes or additions.

The project site is not located in a geologic hazard area.

There are no physical constraints that have been identified on this property that would be negatively impacted by the proposed Rezoning. The request is consistent with the Physical Constraints goals and policies of the CMP.

**Community Resources:** The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space, and trails. The single-family dwelling on the property was built in 1955, according to the Assessor's Office, which would be over 50 years old. The Jefferson County Historic Commission has no concerns regarding this Rezoning. No specific community resources have been identified that would be negatively impacted by the proposed Rezoning. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

**Infrastructure, Water and Services:** Existing infrastructure and services are available and adequate to support the uses proposed by this Rezoning. If this request is approved, traffic to the site is anticipated to be minimal. The existing access roads are maintained by the County. The property is within the Arvada Fire Protection District service area, and the Jefferson County Sheriff's Office provides law enforcement to the area. Water and sanitation services are provided by North Table Mountain Water and Sanitation District. The applicable agencies have reviewed the proposed zoning and there are no concerns. Therefore, the request is consistent with the Infrastructure, Water and Services goals and policies of the CMP.

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

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

*d. The availability of infrastructure and services.*

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

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

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

## 7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

## 8. COMMUNITY MEETING

A Community Meeting was held on October 20, 2025. There were 2 community members in attendance, and the general tone of the meeting was of curiosity. The adjacent neighbor suggested the Residential-One B (R-1B) zone district rather than the initial proposal of Residential-Three (R-3) in order to restrict the uses to single-family dwelling units, and the applicant chose to update their proposal accordingly. Please see the Community Meeting Summary included in this case packet for more details.

## 9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff received one community response in support of this proposal. Staff has not identified unresolved community comments.

## 10. AGENCY REFERRAL RESPONSES

This application was sent on referral to 12 Jefferson County Departments & Divisions, 12 external agencies, and 9 registered associations (please see the HOA mailing list in the case packet for more information). The request was sent on two referrals. There are no known outstanding issues with the referral agencies.

## 11. NOTIFICATION

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

## 12. SUBSEQUENT PROCESSES

If the Rezoning is approved, a Plat would be required to subdivide the existing lot into two separate lots for single-family detached units. If the Plat is approved, prior to construction of any new buildings on the site, a Building Permit would be required for each structure. The Plat would be sent on referral to numerous internal and external agencies. The Plat and Building Permit application are processes that will ensure compliance with County development regulations.

## SUMMARY OF STAFF ANALYSIS

Staff's analysis concludes that the proposed Rezoning from R-2 to R-1B is in general conformance with the land use policies and recommendations of the CMP. No potential negative impacts to the surrounding community or wildlife were identified, and infrastructure and services are in place to support the use. This application meets all Rezoning criteria specified in the Zoning Resolution. Staff has no unresolved issues related to this Rezoning application. Based upon this and the findings below, staff recommends APPROVAL of the proposed Rezoning.

## FINDINGS:

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

- 1. The Rezoning proposal to allow for two lots for single-family detached units is compatible with the existing and allowable land uses in the surrounding area, which includes a variety of existing and allowable housing types and sizes that are near the subject property.**
- 2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). The residential density is out of conformance with the recommended land use; however, the density would not be increasing from what is allowed under the existing zoning, and the applicant has satisfactorily addressed the factors for uses out of conformance with the recommended land use. All applicable sections of the Plan goals and policies as described in Section 6 of the Staff report have been met.**
- 3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered and no negative impacts were identified.**

- 4. **The subject property is served by Arvada Fire Protection District and the Jefferson County Sheriff's Office. Water and sanitation services will be provided by the North Table Mountain Water and Sanitation District. Services are available and adequate to service the property.**
- 5. **The proposed land use will not result in significant impacts to the health, safety, and welfare of the residents and landowners in the surrounding area.**

### PLANNING COMMISSION ACTION:

**Planning Commission Recommendation (Resolution Dated March 25, 2026 Attached):**

Approval	<u>  X (5-0)  </u>
Approval with Conditions	<u>                  </u>
Denial	<u>                  </u>

The case was scheduled and approved on the consent agenda of the Planning Commission hearing based upon no opposition and staff recommending approval. No citizens requested to testify for or against the application at the hybrid hearing (in-person or virtually), and the Planning Commission voted unanimously (5-0) to recommend approval.

### BOARD OF COUNTY COMMISSIONERS ACTION:

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

COMMENTS PREPARED BY:

*Sara Homeyer*  
 Sara Homeyer  
 Planner  
 April 7, 2026

# PROPOSED ZONING

## Section 30 - Residential District

(orig. 3-26-13)

### A. Intent and Purpose

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<sup>1</sup> No such building shall exceed the lesser of the height indicated or the height of the primary structure.

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

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

**F. Fences**

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

**G. General Requirements**

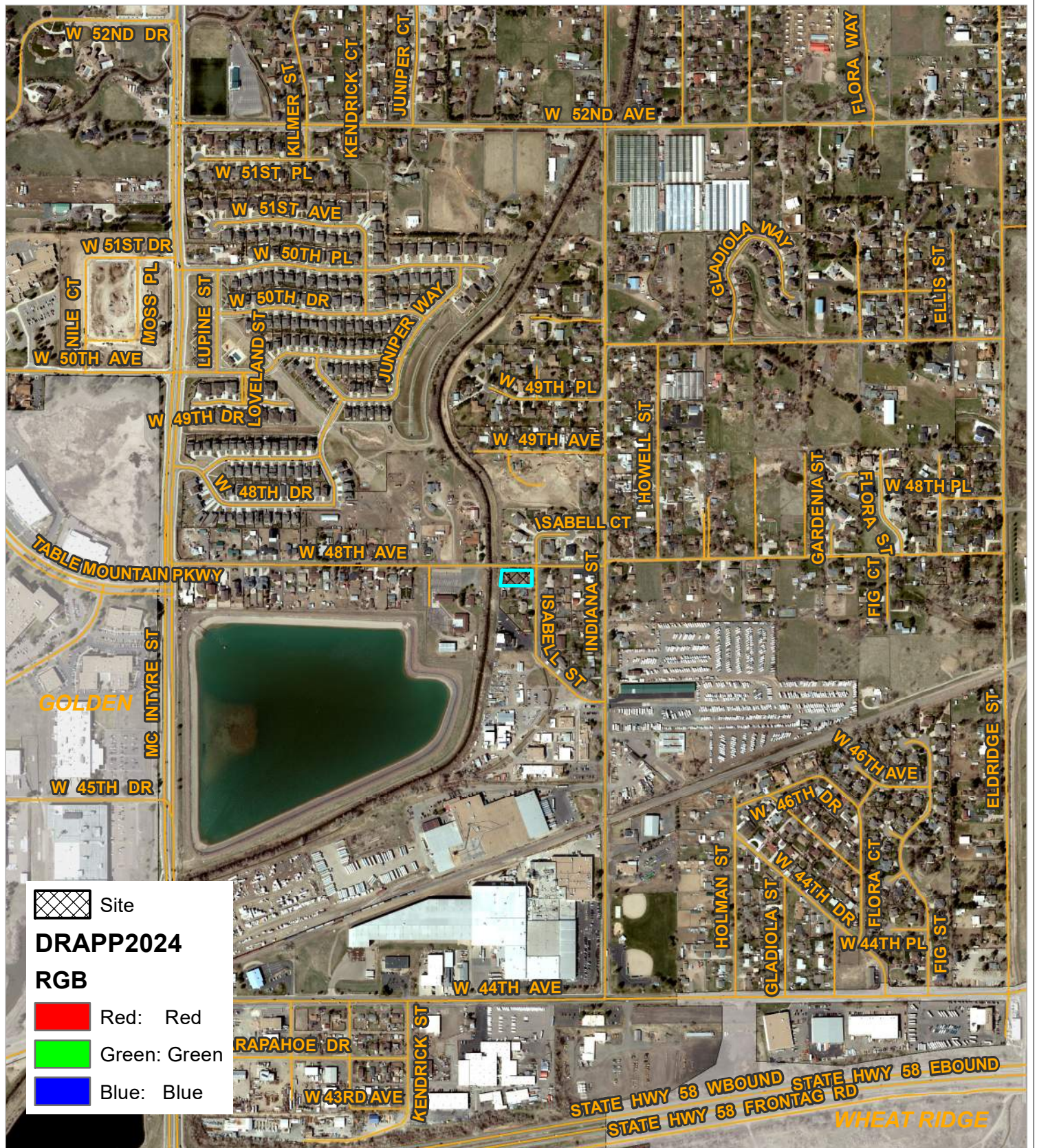
1. Corner lots must comply with the vision clearance triangle requirements. (orig. 3-26-13; am.7-17-18)
2. No structure may be erected, placed upon or extend over any easement unless approved in writing by the agency or agencies having jurisdiction over such easement. (orig. 3-26-13)

**H. Animals**

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

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

# MAPS

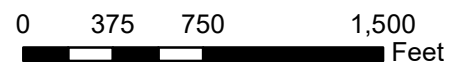


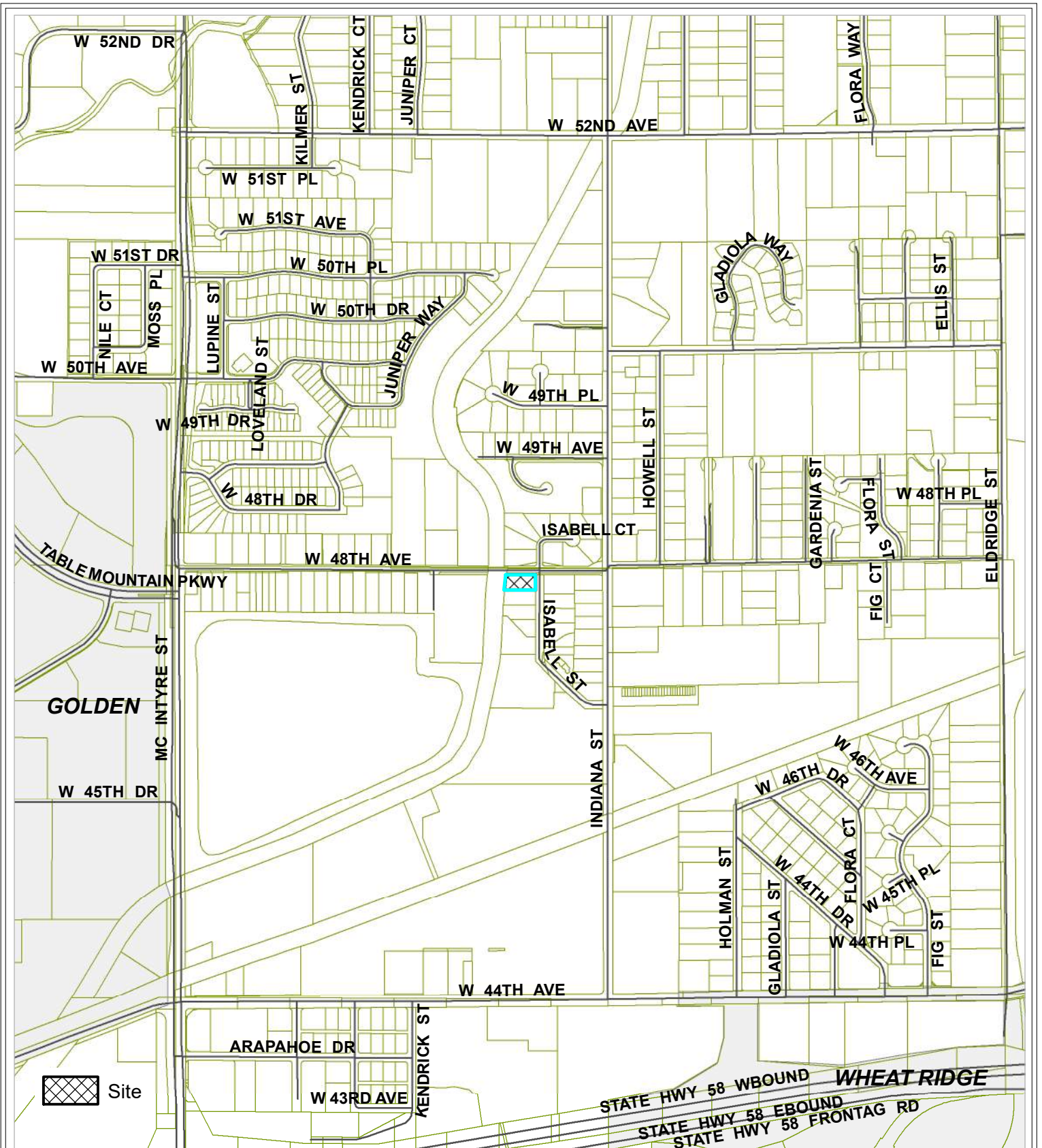
 Site  
**DRAPP2024**  
**RGB**  
 Red: Red  
 Green: Green  
 Blue: Blue

**Case Number: 25-130129RZ**  
**Location: Section 24, T3S, R70W**



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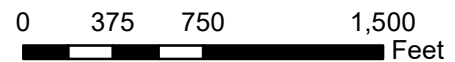


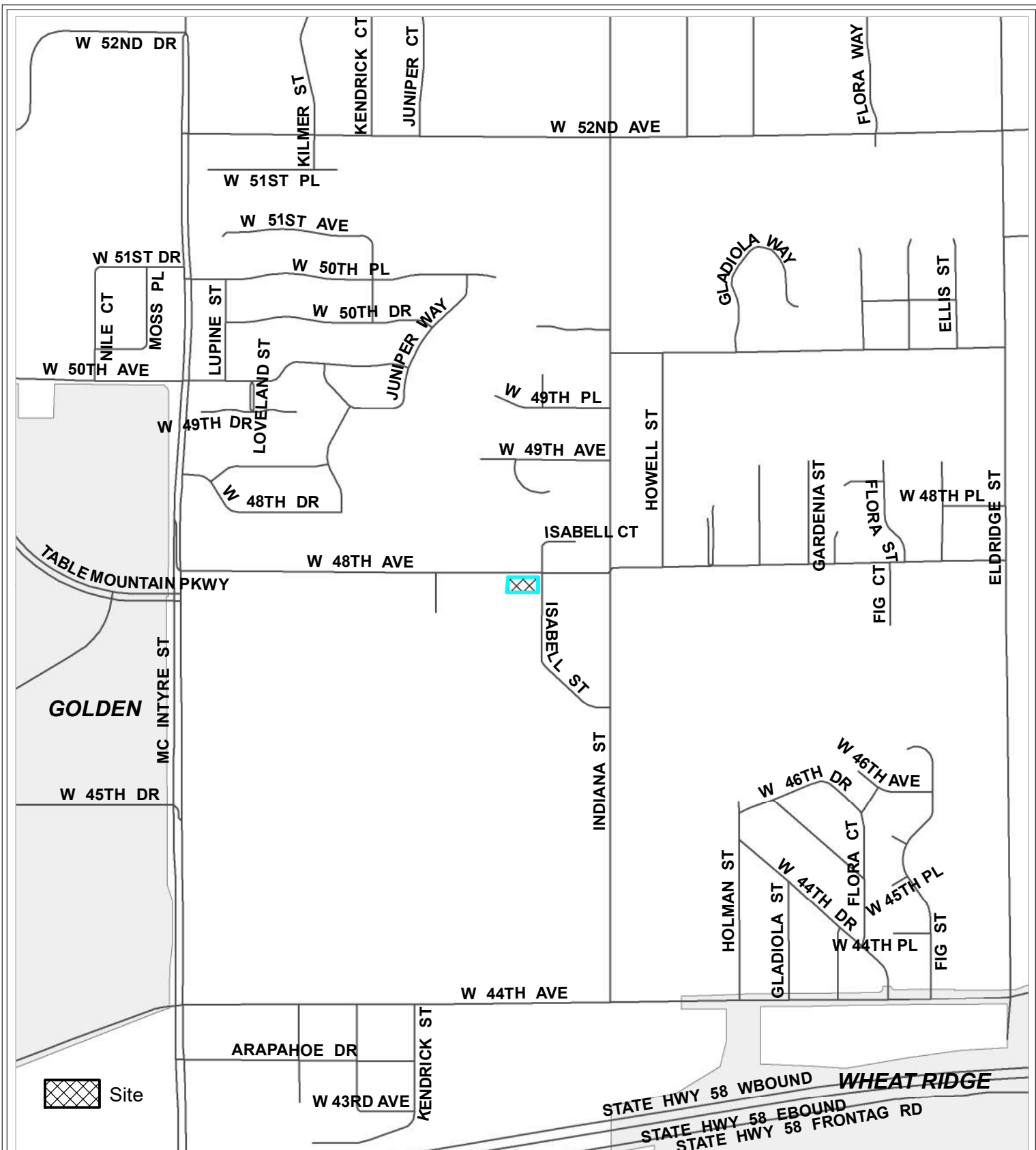
**Case Number: 25-130129RZ**  
**Location: Section 24, T3S, R70W**



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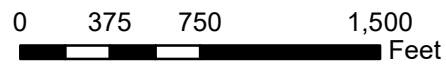


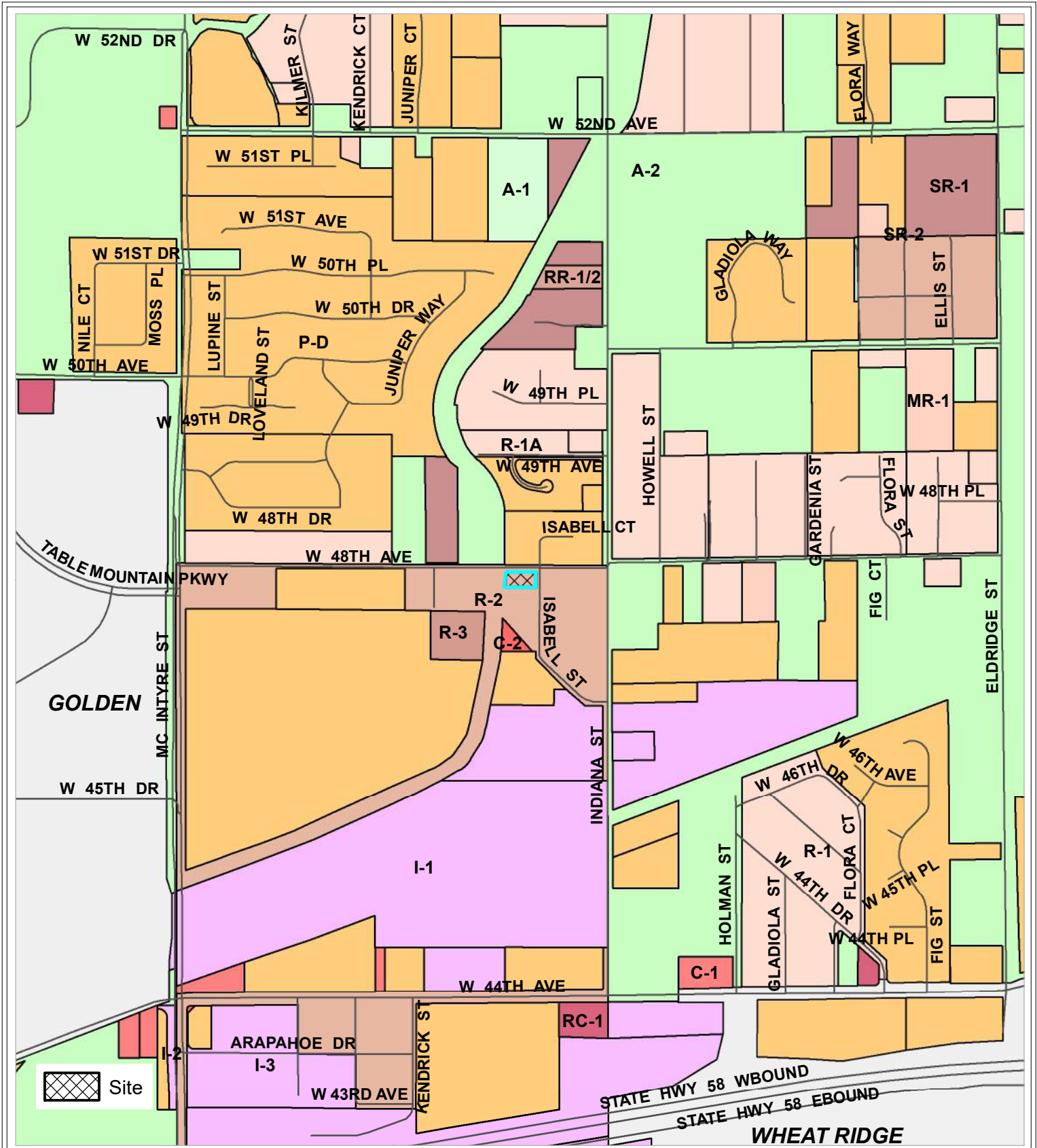
**Case Number: 25-130129RZ**  
**Location: Section 24, T3S, R70W**



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**Case Number: 25-130129RZ**  
**Location: Section 24, T3S, R70W**



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Legal Description

Street Location of Property: 4795 Isabell Street

Is there an existing structure at this address?

Yes X No       

Type the legal description and address below.

Lot 18, Fairmont Resubdivision of Tracts 3 and 4, and the North 160.6 feet of Tract 2,  
County of Jefferson, State of Colorado.

Section 24 Township 3 S. Range 70 W.

Calculated Acreage 0.40 Acres Checked by: Becky Daleske

Address Assigned (or verified): 4795 Isabell Street

# COMMUNITY MEETING SUMMARY



Planning &  
Zoning Division

## COMMUNITY MEETING SUMMARY

<b>Case Number</b>	<b>Meeting Date</b>	<b>Approx. # of Citizens</b>	<b># Signed in</b>
25-123708 CMT	10.20.2025	2	
<b>Meeting Location</b>			
Teams (virtual)			
<b>Subject Property</b>			
4795 Isabell St			
<b>Property Owner</b>		<b>Applicant/Representative</b>	
Carolyn Wood and Dewain Wood		Carolyn Wood and Dewain Wood	

### Summary of the Applicant's Presentation

Applicant talked about their history in the neighborhood, why they are Rezoning, and what they are proposing. The intent of the applicant is to Rezone from R-2 to R-3 to allow them to subdivide the property into two lots to allow a single-family home on each lot. Subdivision is a separate process that would occur after the Rezoning if it were approved.

### Information Presented/Format of the Meeting

The applicant discussed the property and explained their reasoning and intent with the Rezoning application.

### Overall Impression/Tone of Meeting

The applicants thoroughly covered their application and respectfully answered all community questions. The tone was civil and curious. The format was largely a discussion with neighbors.

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

- Comparing R-2 and R-3 with setbacks, lot sizes, building heights for character of neighborhood (Response: smaller lot size of 7,500 sf allowed in R-3, same setbacks and building heights for single-family homes, homes across the street to the north are two-story buildings with same height allowed)
- Impact to the canal to the west if house is built on west lot (Response: western property line goes to the edge of the road adjacent to the canal, not the canal itself, so there will still be separation)
- Would parking on the street be allowed, concern with parking reducing road width and safety for pedestrians (Response: parking would be evaluated in the Subdivision Plat/permit stages and parking would likely be required to be off-street)
- Existing fence location and would it have to be removed/meet setbacks (Response: separate process for fencing permits, do not have to meet setbacks, but requirements are the same for R-2 and R-3)
- Concern that R-3 would allow more density with number of allowed units if someone else bought the property in the future (Response: while not the intent of the application, it could allow more units if the owner could meet all other County requirements)
- Suggested the possibility of Rezoning to Residential-One B (R-1B) instead of R-3, since the lot size allowed would be the same but it would restrict the uses on those properties to be one single-family dwelling (Response: applicant is interested in R-1B since it meets their intent to have only single-family homes, and will be discussing with staff to determine if this option will change any requirements in their application if they move forward with R-1B)

# REFERRAL COMMENTS

## Sara Homeyer

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Wednesday, December 24, 2025 11:30 AM  
**To:** Sara Homeyer  
**Cc:** Kayla Bryson  
**Subject:** 25 130129 RZ - Agency Response

---

**Case Number: 25 130129 RZ**

Case Type: Rezoning

Case Name: 4795 Isabell ST

Review: Historical Commission

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

**Review Comments:**

**Scheduled End Date: 12-JAN-26**

**Reviewer: Kayla Bryson**

**Description: Rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow 2 lots for single-family detached units.**

## Sara Homeyer

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Monday, December 29, 2025 8:49 AM  
**To:** Sara Homeyer  
**Cc:** Mark Weiden  
**Subject:** 25 130129 RZ - Agency Response

---

**Case Number: 25 130129 RZ**

Case Type: Rezoning

Case Name: 4795 Isabell ST

Review: Road & Bridge

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

**Review Comments:**

**Scheduled End Date: 12-JAN-26**

**Reviewer: Mark Weiden**

**Description: Rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow 2 lots for single-family detached units.**

## Sara Homeyer

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Tuesday, December 30, 2025 4:13 PM  
**To:** Sara Homeyer  
**Cc:** Elizabeth Stoner  
**Subject:** 25 130129 RZ - Agency Response

---

**Case Number: 25 130129 RZ**

Case Type: Rezoning

Case Name: 4795 Isabell ST

Review: Open Space

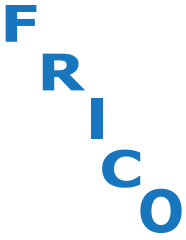
**Results: No Comment (no further review)**

**Review Comments:**

**Scheduled End Date: 12-JAN-26**

**Reviewer: Elizabeth Stoner**

**Description: Rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow 2 lots for single-family detached units.**



**THE FARMERS RESERVOIR AND IRRIGATION COMPANY**  
80 South 27th Avenue  
Brighton, Colorado 80601  
(303) 659-7373

**REFERRAL AGENCY:** Jefferson County

**APPLICANT:** Dewain R. Wood Trust

**DATE:** 12/30/2025

**CASE #:** 25-130129 RZ

**ATTN:** Sara Homeyer

**PROJECT TYPE:** Rezone

**DEAR:** Sara Homeyer

We wish to submit the following information regarding the above-referenced project.

FRICO has no objections to the rezoning of the lot in the application.

We would like to be included in the review process if there are any plans on changing the existing grade or addition of any structures in the future.

**Jeff DeLisio**

Projects Coordinator  
Farmers Reservoir and Irrigation Company  
**Projects@Farmersres.com**

**Bryce McCluskey**

Project Referrals  
Farmers Reservoir & Irrigation Company  
**Bryce@Farmersres.com**

# Memorandum

**To:** Sara Homeyer  
Planner

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

**Date:** December 30, 2025

**Re:** 4795 Isabell Street, Case No. 25-130129RZ

---

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

1. The site is not located in a geologic hazard area, and geologic and geotechnical reports are not required at the time of the RZ.

## Sara Homeyer

---

**From:** Planning Shared Mailbox <planningshared@cityofgolden.net>  
**Sent:** Tuesday, December 30, 2025 3:52 PM  
**To:** Sara Homeyer  
**Subject:** --{EXTERNAL}-- FW: 25-130129RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

### This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

Hi Sara,

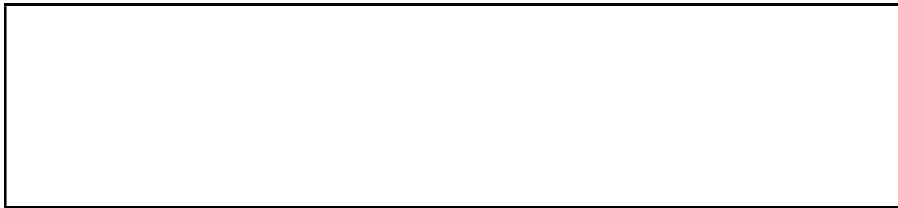
We have no comments. Thank you!

### Stefi Szrek

sszrek@cityofgolden.net | 303-384-8111

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**From:** AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>  
**Sent:** Monday, December 22, 2025 1:41 PM  
**To:** JGUTIERREZ@SUMMITUTILITIESINC.COM; JASON.SMITH2@STATE.CO.US; RSMETANA@ARVADA.ORG; PLATREVIEW@LUMEN.COM; Planning Shared Mailbox <planningshared@cityofgolden.net>; REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO\_MARTINEZ@CABLE.COMCAST.COM; ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; WENDY@NTMWATER.ORG; BART@NTMWATER.ORG; PLATREFERRAL@UNITEDPOWER.COM; EVE@FARMERSRES.COM; ZONING@CI.WHEATRIDGE.CO.US; BKAUFMAN@IREA.COOP; STEVEN.PARKER@ARVADAFIRECO.GOV; SCOTT.PLUMER@ARVADAFIRECO.GOV; ROBERT.IPATENCO@ARVADAFIRECO.GOV  
**Cc:** SHOMEYER@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US  
**Subject:** 25-130129RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning



## **ELECTRONIC REFERRAL**

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

Case Number: 25-130129 RZ  
Case Type: Rezoning  
Case Name: 4795 Isabell ST  
Address: 4795 Isabell ST

Description: Rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow 2 lots for single-family detached units.

Case Manager: Sara Homeyer

Case Manager Contact Information: shomeyer@co.jefferson.co.us (303) 271-8732

Comments Due: 12-JAN-26

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



Jefferson County encrypted email system

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

Jefferson County Colorado



**Right of Way & Permits**

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

January 7, 2026

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

Attn: Sara Homeyer

**Re: 4795 Isabell St, Case # 25-130129 RZ**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **4795 Isabell St Rezone**.

Please be advised that Public Service Company has an existing natural gas distribution facilities along West 48<sup>th</sup> Avenue and Isabell Street and overhead electric distribution facilities along north and west property lines in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

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

If additional easements need to be acquired by separate PSCo document (i.e. transformer), a Right-of-Way Agent will need to be contacted by the Designer.

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

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

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## ADDRESSING

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# MEMO

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To: Sara Homeyer  
FROM: Christine Derby  
SUBJECT: 25-130129RZ 4795 Isabell Street  
DATE: January 8, 2026

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Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to request Rezoning from Residential -Two (R-2) to Residential-One (R-1B) to allow single-family detached units.
2. Access is off Isabell Street.
3. There is a valid existing address, 4795 Isabell Street, in the addressing database. This address will not change with this Rezoning but may with future development.

Please let me know if you have any questions.

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**PLANNER REVIEW MEMO**

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Date: January 12, 2026

To: Sara Homeyer, Case Manager

From: Mary Sloan, Review Planner

Re: Rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow 2 lots for single-family detached units.

Case no.: 25-130129 RZ

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**General Information:**

- 1) The property is currently zoned Residential-Two and is 0.40 acres which is equivalent to 17,424 square feet.
- 2) The property is currently developed with a single-family dwelling.
- 3) The property currently takes access from Isabell Street which has a residential classification.
- 4) The property is adjacent to West 48<sup>th</sup> Avenue which has a collector classification.

**Planner Comments:**

*Residential-One B standards.* [Section 30 of the Zoning Resolution](#)

**Minimum lot size**

- 7,500 square feet

**Front Setback**

- Primary Structures: 20 feet
- Accessory Structures: 50 feet

**Side Setback**

- All structures: 5 feet
- Adjacent to local/collector: 20 feet

**Rear Setback**

- Single Family Dwelling: 10 feet
- Detached Garage or Other Accessory Structure: 5 feet

**Building Height**

- Primary Structure: 35 feet
- All Other Accessory Structures- 25 feet

*Landscaping.* [Section 15 of the Zoning Resolution](#)

10-foot landscape buffer required along West 48<sup>th</sup> Avenue.



January 27th, 2026

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

**RE: 25-130129 RZ; 4795 Isabell Street, Jefferson County**

Jefferson County,

North Table Mountain Water and Sanitation District (the District or NTM) has no objection to a proposed replat creating two or more lots, subject to the following requirements:

- Each lot and each dwelling unit shall be required to obtain a separate water tap and a separate sewer tap.
- Each lot must have at least 10 feet of frontage along a public street where the District's water and sewer mains are located.
- Existing water and sewer service lines serving any existing structure shall not be located within the boundaries of a newly created lot.
- Water and sewer service lines must be located entirely within the lot they serve. Service lines are not permitted within easements.
- Water and sewer service lines shall not cross property lines to serve another lot.

This letter does not constitute approval of any subdivision, replat, or development plan.

All utility service is subject to compliance with District Specifications and Rules and Regulations.

Sincerely,

Wendy Weiman  
Project Engineer  
North Table Mountain Water and Sanitation District

**MEMO**

**TO:** Sara Homeyer  
 Jefferson County Planning and Zoning Division

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

**DATE:** January 27, 2026

**SUBJECT:** Case #25-130129 RZ  
 4795 Isabell St  
 Carolyn Wood

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

**PROPOSAL SUMMARY**

Rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow 2 lots for single-family detached units.

**COMMENTS**

Jefferson County Public Health (JCPH) has provided comments on March 17, 2025 and January 2, 2026. We have reviewed the documents submitted by the applicant for this rezoning process and have the following updated comments:

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

**REZONING REQUIREMENTS (Public Water and Public Sanitation)**

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	1/2/2026	Submit a <b>proof of services and a will-serve letter</b> from the North Table Mountain Water and Sanitation District indicating public water and sewer are provided to <b>4795 Isabell Street and can be provided to the proposed lot</b> in accordance with the Land Development Regulation (LDR) 21 and 22.	Water and Wastewater
N/A	1/27/2026	Submit Form 300, Onsite Wastewater Treatment System (OWTS) Abandonment or specify what the existing OWTS is serving.	Water and Wastewater
✓	1/2/2026	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning	Environmental Site Assessment

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
		Resolution and Land Development Regulation (LDR) Section 30.	

### **WATER AND WASTEWATER (LDR 21 & 22)**

The North Table Mountain Water and Sanitation District (NTM) provided a letter dated June 4, 2025, stating public water and sanitary services are currently provided to 4795 Isabell Street and can be provided for the proposed development.

JCPH also contacted NTM on March 17, 2025 during the pre-application process and was informed that both public water and sanitation are provided to 4795 Isabell Street.

Mitchell Brown, Water Quality Supervisor, spoke to the applicant and North Table Mountain Water and Sanitation District. The property was determined to have been connected to water and sewer for some time and the applicant can forgo the Form 300 requirement.

#### Onsite Wastewater Treatment System (OWTS) Records 4795 Isabel Street

JCPH has records of an existing onsite wastewater treatment system that was installed in 1955 to serve a 3-bedroom single family dwelling (Permit #953, Folder #14-132870 Old OW).

### **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.

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

#### **AIR**

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

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

#### **RADON**

As of January 2019, to address the health hazard associated with radiation from radon gas, all new residential construction in Jefferson County must have a radon mitigation system installed in

accordance with the Land Development Regulation Section 27 and the International Residential Code, Appendix F

### **LANDSCAPING**

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

### **NOISE**

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

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

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

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

## PLANNING ENGINEERING MEMORANDUM

TO: Sara Homeyer, Case Manager  
FROM: Lauren Caruso, Civil Planning Engineer  
DATE: February 17, 2026

RE: 25-130129RZ, Rezoning application to Rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow 2 lots for single-family detached units at 4795 Isabell Street.

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

### REZONING

1. Staff has no concerns with the proposed Rezoning.

### FUTURE REQUIREMENTS

1. **Subdivision:** A Preliminary and Final Plat process will be necessary in order to subdivide (LDR 6). The applicant is encouraged to schedule a Pre-Application Meeting to discuss the Plat process. Below are some considerations for the Plat process:
  - a. Access: Access to both lots will be evaluated. The current driveway spacing does not meet County Standards, and no new residential driveways will be permitted on a Collector street unless relief from the requirements is granted.
  - b. Drainage: The applicant will need to provide a Phase III Drainage Report that describes how the subdivision will be able to meet the County Standards related to stormwater runoff. This may involve the construction of detention/retention or stormwater quality facilities. Please note, typically Ditch owners do not allow stormwater to be directed into a Ditch.
  - c. Lot Layout: The lots and tracts will need to meet County Lot and Tract Standards. Additional ROW may be required. Stormwater facilities are required to be within their own tracts unless relief is granted. Additional tracts that may be required include a Landscape Tract along W 48<sup>th</sup> Ave

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

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Sincerely,

Lauren Caruso

c: Owner/Applicant

File

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# **NOTIFICATION SUMMARY**

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# **PUBLIC / HOA COMMENTS**

Case Number 25-130129RZ

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.

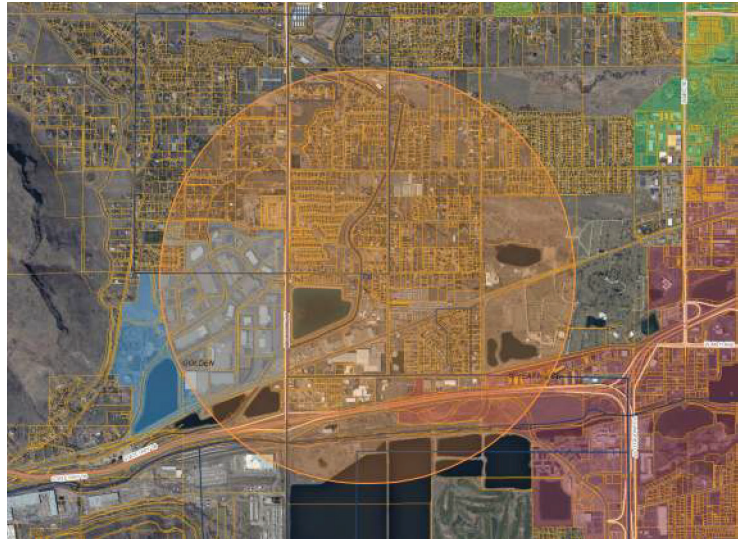
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission 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 30-241-02-021

Subject Properties

Owner	AIN/Parcel PIN/Schedule	Mail Address	Property Address
DEWAIN R WOOD TRUST	30-241-02-300035406	4795 ISABELL ST GOLDEN, CO	4795 ISABELL ST , GOLDEN, CO

9 HOA within 1 miles of subject properties

HOA Name	Amanda R Contact	Address Line 1	Address Line 1	Phone 1	Phone 2
APPLEWOOD POA	757291 BRIAN HANSEN	2750 ELDRIDGE ST	GOLDEN CO	720470430	
Brookfield Acres Homeowners Association	1002514 c/o Paul Pronsati	15309 W 55th Ave	GOLDEN, CO	720308260	303886410
FAIRMOUNT IMPROVEMENT ASSN	757323 FLORA A ANDRUS	4790 EASLEY RD	GOLDEN CO	303278860	303384940
JEFFERSON COUNTY HORSE COUNCIL	757337			303817480	
MARRIOTT ORCHARD HOA	757478 CODY CHRISTMAN	15264 W 51ST PLACE	GOLDEN CO	720383190	303279090
PLAN JEFFCO	984263 C/O MICHELLE POOLET	24396 CODY PARK ROAD	GOLDEN, CO	303598830	720341920
ROLLING HILLS EAST HOA	757470 C/O JAMES A SCOTT	2941 KENDRICK ST	GOLDEN CO	303981300	303215100
SAVE THE MESAS INC	757475 c/o Edee Gail	305 LOOKOUT VIEW DR	GOLDEN CO	303279450	303279450
THE ORCHARD HOA	757441	14170 W 44TH PL	GOLDEN CO	303325300	303815250

80403

Email Addr	License	Comments	HOA	Hearing De	Board 1	Board 2	Board 3	Board 4	Board 5	Website	Area
bjhanse2@AOI		Last Updat	Y		Brian Hans		Will Musse	Luann Swir			Central Plains
pp925847@		Last Updat	Y	Paul Prons	David Call	LeAnne St	Paul Prons	David Call	LeAnne St		
mthanson@AOI		Last Updat	Y	FLORA ANI	Flora A. An	Lavonne W	Mike Hans	Debra Ber	Bruce Blak	www.fairr	N PLAINS
franevers@AOI		Last Updat	N	ANY BOAR	Don McDo	Barb Suggs	Andrea Ra	Andrea Ra	Terry Liek	jeffcohors	ALL AREAS
codychrist@AOI		Last Updat	Y	CODY CHR	Cody Chris	Bob Huebe		Debbie He			N PLAINS
mpoolet@		Last updat	N	PETER MO	Peter Mor	Michelle P	D.Jean Tat	Victoria Gi	Don Moor	www.planj	
jscott@firs	AOI	Last Updat	Y	EVAN NOY	Evan Noye		James A Sc	James A Sc			N PLAINS
edeegail@AOI		Last Updat	Y	Edee Gail	Don Parke	Edee Gail	Don Parke	Anne Hed	Mary Park		N PLAINS
secretary@AOI		Last Updat	Y		Justice Kell	Leslie Ruth	William Br	William Br	Tim Raub	www.orch	N PLAINS

POSTCARD MAILING LIST

Owner	Current	Mail Address	Mail Loc	Mail Zip
DEWAIN R WOOD TRUST	OR CURRENT RESIDENT	4795 ISABELL ST	GOLDEN, CO	80403
THOMPSON MAX L	OR CURRENT RESIDENT	15005 W 48TH AVE	GOLDEN, CO	80403
GRAFF PAM	OR CURRENT RESIDENT	15015 W 48TH AVE	GOLDEN, CO	80403
BJORLIN WILLIAM R LIFE ESTATE	OR CURRENT RESIDENT	13485 W 86TH DR	ARVADA, CO	80005
FEAR PATRICIA A	OR CURRENT RESIDENT	15025 W 48TH AVE	GOLDEN, CO	80403
WETZLER ANDREW C	OR CURRENT RESIDENT	4807 ISABELL CT	GOLDEN, CO	80403
PENCE VANESSA BENDETTI	OR CURRENT RESIDENT	4811 ISABELL CT	GOLDEN, CO	80403
HOWARD LAUREN K	OR CURRENT RESIDENT	4817 ISABELL CT	GOLDEN, CO	80403
THIES BRIAN K	OR CURRENT RESIDENT	4821 ISABELL CT	GOLDEN, CO	80403
LYNNETTE S BAGROSKY REVOCABLE TRUST	OR CURRENT RESIDENT	4827 ISABELL CT	GOLDEN, CO	80403
RENGSTORF RANDY D	OR CURRENT RESIDENT	4847 ISABELL CT	GOLDEN, CO	80403
DINH KHOI	OR CURRENT RESIDENT	4846 ISABELL CT	GOLDEN, CO	80403
SHABANYAN AVAK	OR CURRENT RESIDENT	4836 ISABEL CT	GOLDEN, CO	80403
ALBERTS RON L	OR CURRENT RESIDENT	4826 ISABELL CT	GOLDEN, CO	80403
TAPESTRY HOMES LLC	OR CURRENT RESIDENT	10870 W 53RD AVE B-204	ARVADA, CO	80002
MASTERS ANDREW	OR CURRENT RESIDENT	2218 WITTER GULCH RD	EVERGREEN, CO	80439
4852 ISABELL COURT LLC	OR CURRENT RESIDENT	3671 S HURON ST 303	ENGLEWOOD, CO	80110
CROSS STEVEN E	OR CURRENT RESIDENT	4795 INDIANA ST	GOLDEN, CO	80403
STUBERG CHRISTOPHER	OR CURRENT RESIDENT	4785 INDIANA ST	GOLDEN, CO	80403
PADILLA MICHAEL	OR CURRENT RESIDENT	4775 INDIANA ST	GOLDEN, CO	80403
CONABLE WILLIAM P	OR CURRENT RESIDENT	4745 INDIANA ST	GOLDEN, CO	80403
JEFFERS MEREDITH	OR CURRENT RESIDENT	4695 INDIANA ST	GOLDEN, CO	80403
HAGER SHARON S	OR CURRENT RESIDENT	4715 INDIANA ST	GOLDEN, CO	80403
JASON AND TAMI MARSH LIVING TRUST	OR CURRENT RESIDENT	4760 ISABELL ST	GOLDEN, CO	80403
WISE ALEX	OR CURRENT RESIDENT	4770 ISABELL ST	GOLDEN, CO	80403
JOHNSON BEVERLY A	OR CURRENT RESIDENT	4780 ISABELL ST	GOLDEN, CO	80403
BUHRE CORY A	OR CURRENT RESIDENT	4790 ISABELL ST	GOLDEN, CO	80403
FISHER MATTHEW C	OR CURRENT RESIDENT	4735 INDIANA ST	GOLDEN, CO	80403
HORACE COVE TOWNHOMES OWNERS ASSN ICN	OR CURRENT RESIDENT	8195 KNOX CT	WESTMINSTER, CO	80030
FULLMER VICTOR PAUL	OR CURRENT RESIDENT	4720 ISABELL ST	GOLDEN, CO	80403
SELF GINA	OR CURRENT RESIDENT	4710 ISABELL ST	GOLDEN, CO	80403

BANDIMERE BENJAMIN C	OR CURRENT RESIDENT	13831 W 54TH AVE	ARVADA, CO	80002
CONSOLIDATED MUTUAL WATER COMPANY	OR CURRENT RESIDENT	12700 W 27TH AVE	LAKEWOOD, CO	80215
CARPENTER JULIA	OR CURRENT RESIDENT	4785 ISABELL ST	GOLDEN, CO	80403
FREDRICKSON KARA M	OR CURRENT RESIDENT	4777 ISABELL ST	GOLDEN, CO	80403
KERNS JEAN E	OR CURRENT RESIDENT	4765 ISABELL ST	GOLDEN, CO	80403
FAIRMONT FIRE PROTECTION DISTRICT	OR CURRENT RESIDENT	4755 ISABELL ST	GOLDEN, CO	80403
HAZEN RESEARCH INC	OR CURRENT RESIDENT	4601 INDIANA ST	GOLDEN, CO	80403
FAIRMOUNT BIBLE CHURCH	OR CURRENT RESIDENT	4700 KENDRICK ST	GOLDEN, CO	80403
DAY LARRY	OR CURRENT RESIDENT	4810 INDIANA ST	GOLDEN, CO	80403
CIMINO FAMILY TRUST	OR CURRENT RESIDENT	4790 INDIANA ST	GOLDEN, CO	80403
BOCHMANN DAVID E	OR CURRENT RESIDENT	4740 INDIANA ST	GOLDEN, CO	80403
JEFFCO P&Z; ATTN SARA HOMEYER	OR CURRENT RESIDENT	100 JEFFERSON CTY PKWY #	GOLDEN, CO	80419

The Denver Post, LLC

PUBLISHER'S AFFIDAVIT

City and County of Denver )  
State of Colorado )  
)

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

1. He/she is the legal Advertising Reviewer of The Denver Post, LLC, publisher of The Denver Post.
2. The Denver Post is a newspaper of general circulation within the State of Colorado that has been published continuously and without interruption for at least fifty-two weeks in Denver County and meet the legal requisites for a legal newspaper under Colo. Rev. Stat. 24-70-103.
3. The notice that is attached hereto is a true copy, published in The Denver Post on the following date(s):

March 26, 2026

*Nicole Maestas*  
Signature

Subscribed and sworn to before me this  
29 day of March, 2026.

*Lisa Schmidt*

Notary Public

(SEAL)

<p>LISA SCHMIDT NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20254037346 MY COMMISSION EXPIRES OCTOBER 08, 2029</p>
--

**NOTICE OF PUBLIC HEARING FOR REZONING**

**NOTICE IS HEREBY GIVEN** that the Board of County Commissioners of the County of Jefferson, State of Colorado will hold a hybrid (in-person and online virtual) public hearing on a proposed rezoning of certain property within Jefferson County, Colorado. The public hearing will be held at the Jefferson County Administration and Courts Facility, Hearing Room 1, at 100 Jefferson County Parkway, Golden, Colorado, on April 14, 2026 at 9:00 a.m. with the virtual hearing link being available on the County's website at <https://www.jeffco.us/meetings>.

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

Said proposed rezoning is Case No. 25-130129RZ/4795 Isabell Street, which proposes to Rezone from Residential-Two (R-2) to Residential-One B (R-1B) to allow two lots for single-family detached units.

Said property is located at: 4795 Isabell Street, Golden, which contains approximately 0.40 acres.

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

BOARD OF COUNTY COMMISSIONERS  
COUNTY OF JEFFERSON  
STATE OF COLORADO

Published March 26, 2026

/s/ Andy Kerr, Chair

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

## Sara Homeyer

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**From:** Julia C <jbeckey@gmail.com>  
**Sent:** Friday, January 23, 2026 3:38 PM  
**To:** Sara Homeyer  
**Cc:** woodyingolden\_54@hotmail.com  
**Subject:** --{EXTERNAL}-- 4795 Isabell zoning file item

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

### This Message Is From a New Sender

You have not previously corresponded with this sender.

[Report Suspicious](#)

Hi Sara,

Caroline asked that I send you this email with my text to her from 1/14/26 to add to the file for their re-zoning application at 4795 Isabell St. We appreciate her consideration for the neighborhood!

I hope everything is smooth sailing for them going forward and look forward to adding Scott to our neighborhood!

Have a nice day!  
Julia Carpenter  
Neighbor at 4785 Isabell St



Caroline >

need.

He's been awesome. Always timely, efficient, thorough.

Mon, Oct 27 at 10:17 PM

TY for sharing your contractor! 😊

Wed, Jan 14 at 7:23 AM

Saw the yard signs on Isabell. Been meaning to say THANK YOU for considering the neighborhood and changing the zoning application.

I truly hope there was some mutually beneficial efficiency for you in doing so. Maybe less loopholes or convincing to get the approvals needed.

In any case, I appreciate it and the neighbors do too! I hope you had a nice holiday season.

Read 1/14/26

Today 3:10 PM



Text Message • RCS



# CURRENT ZONING

## Section 30 - Residential District

(orig. 3-26-13)

### A. Intent and Purpose

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

<sup>1</sup> No such building shall exceed the lesser of the height indicated or the height of the primary structure.

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

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

**F. Fences**

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

**G. General Requirements**

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

**H. Animals**

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

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

# ADDITIONAL CASE DOCUMENTS

# Development Permit Application



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

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

**Please select your application request below:**

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

## Explanation of Application Request

## Documents Submitted

- Architectural Elevations
- Drainage Report
- Exemption Survey
- Fire Protection Report (letter to serve)
- Geologic Report
- Historical, Archaeological & Paleontological Report
- Landscape Plan
- Lighting Plan
- Parking Plan
- Proof of Access
- Proof of Ownership
- Radiation Report
- Reduction of the Plat
- Sensory Impact Report
- Soils Report
- Utility Report (letter to serve)
- Wastewater Report (N. Table letter to serve)
- Water Supply Report (N. Table letter to serve)
- Wildlife, Vegetation & Landscaping Report
- Other: \_\_\_\_\_

## Instructions for Submittal

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

## Special Districts

N. Table Mt. } 6.4.25 to Post Office  
 Water } serve  
N. Table Mt. }  
 Sewage }

X-cel Electricity  
Arvada Fire Dist. Fire 9.19.25 to serve

## 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

*The Dewain R. Wood Trust*

**Property Owner 1** *Property Owner 1* Email (required) Phone Number

Address City Zip

**Property Owner 2** *Property Owner 2* Email (required) Phone Number

Address City Zip

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

Address City Zip

*Carolyn J. Herriott Wood woodyingolden\_54@hotmail.com 303/587-2346*

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

*514 Creekside Ct., Golden, CO 80403*

Address City Zip

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

Address City Zip

## Property Description

Address of Subject Property and/or Parcel ID Number City Zip

Access Via Acreage Map Sheet

**Legal Description:**

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

# Development Permit Application

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

## Disclosure of Property Ownership

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

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

## Property Owner Affidavit

~~I~~ Dewain R. Wood Trust, 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.

Dewain R. Wood Trust  
Name

Name

514 Creekside Ct, Golden, CO 80403  
Address

Address

303/906-5140 dewainrwood@gmail.com  
Phone Email

Phone

Email

Dewain Richard Wood  
Signature

Signature

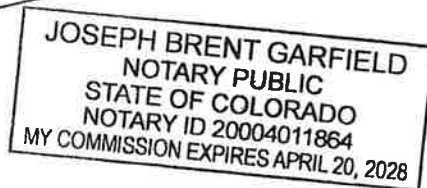
County of Jefferson ]  
State of Colorado ] SS

Sworn to and subscribed before me this 9th day of December, 2015  
(day) (month) (year)

By Joseph Brent Garfield  
(name printed)

Witness my hand and official seal.

Notary Public Joseph Brent Garfield  
My Commission expires 4/2028  
(date)



# Development Permit Application

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

## Authorized Representative

I/we further permit Carolyn J. Herriott Wood 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.*

Carolyn J. Herriott Wood

Representative Name

514 Creekside Ct., Golden, CO 80403

Address

303/587-2346 woodyingolden\_54@hotmail.com

Phone

Email

Louise K. Wood

Owner's Signature

12.09.25

Date

To Whom,

I am looking to have 2 lots for  
single family, detached units at:

4795 Isabell St.

Golden, Co 80403

We want to rezone from R-2 to <sup>Class</sup> ~~R-2~~ **R-1B**

Sincerely,  
Dawson R. Wood

3/6/25

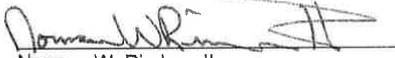
P.S. Please assign Sara Homeyer as  
case mgr. ! Thank you. ☺



**GENERAL WARRANTY DEED**  
(continued)

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

**GRANTOR:**

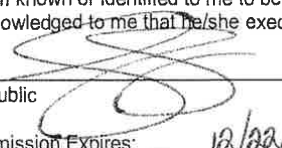
  
Norman W. Rindom, II

State of Colorado }

}ss

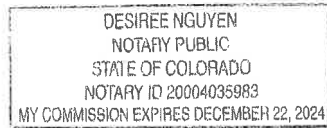
County of Jefferson

The foregoing instrument was acknowledged before me this 16th day of May, 2023 by Norman W. Rindom, II known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.

  
Notary Public

My Commission Expires: 12/22/2024

(SEAL)



**EXHIBIT "A"**  
Legal Description

Lot 18, Fairmont Resubdivision of Tracts 3 and 4, and the North 160.6 feet of Tract 2,  
County of Jefferson, State of Colorado.

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

NAME OF PROJECT: 4795 Isabell St., Zone from R-2

CONTACT PERSON: Carolyn J. Herriott Wood PH 303/587-2346 to R-1B

PROPERTY LOCATION: \_\_\_\_\_

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

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

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: Carolyn J. Herriott Wood

DATE: 12-16-2025  
12-09-25

State of Colorado CO )  
County of Jefferson ) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged before me this 6th day of December, 2025, by Carolyn Wood.

WITNESS my hand and official seal.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/21/2028

NICOLE KATHERINE ALBER  
NOTARY PUBLIC  
STATE OF COLORADO  
NOTARY ID# 20164005333  
MY COMMISSION EXPIRES 11/21/2028

**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:

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**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:

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

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

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

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**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):

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.



# ARVADA FIRE

September 19, 2025

## LETTER OF SERVICE

**Dear Carolyn Wood**

This letter is provided to document that the Arvada Fire Protection District (AFPD) in fact provides fire code enforcement, fire, rescue, and emergency medical services to the property located at **4795 Isabell St.** Fire protection services for this parcel are provided primarily by AFPD Fire Station #60 located at 4755 Isabell St. Based on the location of the closest fire station, this address is within the ISO Class 1 rating in the AFPD. This letter is regarding the subdivision and addition of a single-family residence.

Please let me know if you need any further documentation or correspondence to document our service to your property. You may contact me at 303-403-0477 or via e-mail at [steven.parker@arvadafireco.gov](mailto:steven.parker@arvadafireco.gov).

Sincerely,

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



June 4<sup>th</sup>, 2025

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

**RE: 4795 Isabell Street, Jefferson County**

Jefferson County,

The North Table Mountain Water and Sanitation District (District or NTM) currently provides water and sewer service to the referenced property, which is located within the District's service boundaries.

NTM has adequate capacity and has no objection to continuing water and sewer service to the property in the event of a remodel or expansion of the existing structure.

Please note, if the property is re-platted, each resulting lot will be required to have its own separate water and sewer tap.

Sincerely,

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

# JEFFERSON COUNTY COLORADO

## Planning & Zoning Division

Section 30-28-133(d) C.R.S. requires that the applicant submit to the county "Adequate evidence that a water supply, sufficient in terms of quantity, quality and dependability, will be available to ensure an adequate supply of water."

# WATER SUPPLY SUMMARY

1 Name of Development as Proposed  
*\*Lot 18, Fairmont Resubdivision of Tracts 3+4+3 the N. 160.6' of Tract 2, State of CO*

2 Land Use Action  
*Rezone to R-1B* *Letter of Service 6-04-25*

3 Location of Parcel  
*\*Exhibit "A" Attached Hereto + Made Apart Hereof*  
1/4 of 1/4 Section Township Range E W  
*Gen. Warranty Deed*

Principal Meridian:  
 6th  N.M.  UTE  Costilla

Subdivision Filing Block Lot

4 Total acreage 5 Number of lots proposed

6 Parcel History  
 Yes  No  
Was the parcel recorded with county prior to June 1, 1972?  
Has the parcel ever been part of a division of land action since June 1, 1972?  Yes  No  
If yes, describe the previous action

7 Estimated Water Requirements (gallons/day or acre feet/year)  
Household use \_\_\_\_\_ gpd \_\_\_\_\_ af/y  
Commercial use \_\_\_\_\_ gpd \_\_\_\_\_ af/y  
Irrigation \_\_\_\_\_ gpd \_\_\_\_\_ af/y  
Stock watering \_\_\_\_\_ gpd \_\_\_\_\_ af/y  
Other \_\_\_\_\_ gpd \_\_\_\_\_ af/y  
Total \_\_\_\_\_ gpd \_\_\_\_\_ af/y

8 Private Water Supply Source  
 Existing well(s)  
 Developed spring(s)  
Well permit numbers/depth to water in feet:  
\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
Water court decree case numbers:  
\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_  
 New wells  
Proposed aquifers (check one)  
 Fractured Rock  
 Alluvial  
 Upper Dawson  
 Lower Dawson  
 Denver  
 Upper Arapahoe  
 Lower Arapahoe  
 Laramie Fox Hills  
 Dakota  
 Other

9 Public Water Supply Source  
 Municipal  
 Association  
 Company  
 District  
Name:  
\_\_\_\_\_

10 Type of Sewage Disposal System  
Private System:  
 Engineered Tank and Field System  
 Vault location (sewage hauled to)  
Public System:  
*district name N. Table Mt. - Letter of Serv. 6-04-25*  
Other System: (describe other system)

### Attachment checklist (attach the following)

- Plat Map: Show all proposed lots.
- Parcel History: Provide deeds plats or other evidence or documentation.
- Well Locations: Show all wells on surveyors plat or scaled sketch plan.
- Project Area: Show project area tied to a section corner.
- Water Supply (if required):  
1. Provide a copy of well permit(s).  
2. Provide a letter from public water provider stating the commitment for service. *6-04-25*
- Engineer's Water Supply Report (if not available it may be required at a later stage)
- Sewage disposal: if engineered system, provide design
- Contact the Colorado Department of Natural Resources, Division of Water Resources State Engineer's Office at 303-866-3587 for the following forms.**
- Water Well Permit Application (GWS-44)
- Well Construction and Test Report (GWS-31)
- Pump Installation and Test Report (GWS-32)

*Survey submitted From Baseline 10-25*



## WILL SERVE LETTER

July 31, 2025

Carolyn Wood  
4795 Isabell St.  
Golden, CO 80403

Re: Will Service for Utilities

Dear Carolyn Wood,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electric service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 4795 Isabell St, Golden, CO 80403. The cost, and whether any reinforcements or extensions are required, for the Company to provide those facilities will be determined by your designer upon receipt of application and project plans.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Xcel Energy's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one - line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received*** (Residential Service Laterals if applicable)
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction*** - the site ready information can be found on our website at may be viewed at [Construction and Inspection | Xcel Energy](#).

An estimated scheduled in-service date will be provided once these requirements have been met. It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for requirements can be found on our website at [xcelenergy.com/InstallAndConnect](#).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Morgan Richards  
Xcel Energy Designer  
Morgan.L.Richards@xcelenergy.com

Mailing address: Public Service Company of Colorado  
5460 W 60th Ave  
Arvada, CO 80003

## Sara Homeyer

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**From:** Carolyn wood <woodyingolden\_54@hotmail.com>  
**Sent:** Wednesday, January 28, 2026 4:55 PM  
**To:** Sara Homeyer; Lauren Caruso; Carolyn wood  
**Subject:** --{EXTERNAL}-- Factors to address from, 'Referral Response Memoes' for 4795 Isabell St., Golden CO 80403

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

### This Message Is From an External Sender

This message came from outside your organization.

[Report Suspicious](#)

To Whom:

Long Range Planning:

- I. In order to mitigate proposed Land Use we have reduced the footprint of the single family home to a two story. The intention is to encase the existing oversized 2 car garage.
- II.
- III. The ingress/egress to this project is a driveway that enters onto 48<sup>th</sup> & will comply with the 10 visits per household. See comments from 'Engineering', #2,b, " "Traffic impacts are anticipated to be negligible".
- IV.
- V. The surrounding Land Use is currently single-family homes comprised of several ranches, duplexes & two story homes. This project will be quite compatible with the neighborhood.
- VI.
- VII. During the community meeting, the discussion was very positive; at one point there was a discussion of having cookouts together as soon as the project is completed! The neighbor directly S. of 4795 Isabell St. has written an email to our Case Mgr., Sara Homeyer supporting this project.
- VIII. III. I have no knowledge of change of circumstances that has occurred in the local area since the Land Use Recommendation was adapted.

Public Health:

2 . a. Mitch Brown, supervisor at JCPH, emailed Sara Homeyer yesterday stating. there's no need for a, "...Form 300, OWTS Abandonment.

Sincerely, Carolyn J. H. Wood

Sent from Samsung Galaxy smartphone.

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