

CASE SUMMARY

CASE SUMMARY
Consent Agenda

PC Hearing Date: January 22, 2025 (Previous Hearing: January 8, 2025)

BCC Hearing Date: February 11, 2025 (Previous Hearing: January 28, 2025)

24-128677RZ Rezoning

Owner/Applicant: Sandra J. Dougherty

Location: 5100 Eldridge Street, Golden
Section 18, Township 3 South, Range 69 West

Approximate Area: 0.60 Acres

Purpose: To Rezone from Agricultural-Two (A-2) to Residential-One (R-1)

Case Manager: Sara Kohles

Issues: None

Recommendations: Staff recommends Approval

Interested Parties: Neighbors

Level of Community Interest: Low

General Location: Southeast of the intersection of Eldridge St and W 52nd Ave

Case Manager Information: Phone: 303-271-8734 e-mail: skohles@jeffco.us

STAFF REPORT

Case Number:
24-128677RZ

Summary of Process

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

Case Summary

To Rezone from Agricultural-Two (A-2) to Residential-One (R-1)

Purpose

5100 Eldridge St Sara Kohles 10/15/2024

Case Name Case Manager Formal Submittal Date

9/12/2024 10/17/2024 1/22/2025 2/11/2025 Building Permit

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

Alison Davey Sandra J. Dougherty

Applicant/Representative, check if same as owner: Owner

5100 Eldridge St Golden 80403 0.60 acres 18 3 South 69 West

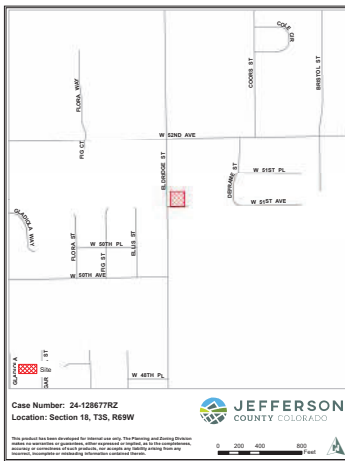
Property Address City Zip Area ≈ Section Township Range

300516826 Southeast of the intersection of Eldridge St and W 52nd Ave

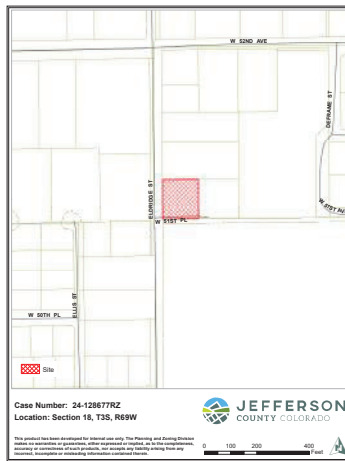
Pin General Location

Land Use and Zoning

Vicinity



Detail



Surrounding Zoning



Existing Land Use:	Existing Zoning:	CMP Recommended Land Use:	Requested Zoning:
Residential	A-2	2.5 dwelling units per acre	R-1

Plan Area: North Plains Number of citizens at Community Meetings: 2

PC Recommendations: _____ 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.

✓	○	✗
☒	☐	☐
☒	☐	☐
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1. SUBJECT REQUEST



Figure 1: Location of subject property.

The applicant is requesting to rezone from Agricultural-Two (A-2) to Residential-One (R-1). The existing lot size and building setbacks do not conform with A-2 zone district standards. Rezoning to R-1 would bring the existing lot size and buildings into zoning conformance. This Rezoning case was initially scheduled with the Planning Commission on January 8, 2025, but was continued to allow proper notification of registered associations.

2. CONTEXT

The subject property is in the North Plains Area of Jefferson County, near the intersection of Eldridge Street and W 52nd Avenue. The property is a portion of Lot 26 of the Standley Heights subdivision, recorded July 30, 1908 (#00876226) and vacated Right-of-Way (ROW). The property has been zoned as A-2 since May 5, 1946. County records show that the existing house and associated accessory buildings were built in 1952. It is unclear when the existing parcel was created but County records show it dating back to at least 1966. West 51st Place traverses the southern part of the subject property. West 51st Place was vacated by the County and pursuant to BCC Resolution CC19-045 the portion of the vacated right-of-way abutting the subject property vested to the property owner of 5100 Eldridge Street on February 25, 2019 (#2019014335).

The property is approximately 0.60-acres, which does not meet the 10-acre minimum lot size requirement for A-2. Additionally, the existing buildings do not meet the A-2 building setback requirements. The A-2 setback requirements would also limit the owner's ability to build a home addition. Rezoning to R-1 would bring the existing lot size and buildings into conformance with lot and building standards and allow the owner more flexibility when changing buildings on the property.

3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
North:	Agricultural-Two (A-2)	Single-Family Residential
South:	Agricultural-Two (A-2)	Cemetery
East:	Agricultural-Two (A-2)	Single-Family Residential
West:	Suburban Residential-One (SR-1)	Single-Family Residential



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

4. SUMMARY OF PROPOSED CHANGES

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

5. TRANSPORTATION

The proposed Rezoning would reduce the permitted uses for the property. Due to this, Staff determined that a traffic memorandum was not necessary. The potential trips generated by this Rezoning would have negligible impact on the surrounding transportation network.

6. CRITERIA FOR DECISIONS FOR PLANNED DEVELOPMENT REZONING APPLICATIONS

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

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



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

The proposed zoning is compatible with the existing and allowable land uses in the area as the use will remain residential in nature. 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? ✓ ○ ✗
Land Use	The CMP discusses the need for a variety of uses to create a vibrant, enduring community. The Plan encourages diverse communities in which to live, work, and enjoy outdoor recreation.	✓
Physical Constraints	The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains,	✓

	wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat	
Community Resources	The CMP contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails.	
Infrastructure Water and Services	The CMP describes the importance of new developments having adequate Transportation, Water and Wastewater, and Services.	

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

Land Use: The subject property is in the North Plains Area Plan. The land use recommendation is residential uses of 2.5 dwelling units per one acre. The applicant is proposing to Rezone to Residential-One (R-1), which requires a 12,500 square foot minimum lot size. The existing lot size of 0.60 acres (approximately 26,136 square feet) could allow two residential lots under the R-1 zone district. That would minimally exceed the CMP recommendation of 2.5 units per acre. However, Staff finds that this proposal is in general conformance with the CMP recommendation, as it is a continuation of existing residential uses and would only theoretically minimally exceed the density recommendation if the owners were to demolish the existing dwelling and then subdivide into two lots, each with a detached single-family dwelling.

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

Community Resources: The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space, and trails. No specific community resources have been identified that would be negatively impacted by the proposed Rezoning. This property is not located in a visual corridor and no historic resources were identified. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

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

- If this request is approved, traffic to the site is anticipated to be minimal, with fewer permitted uses for the property.
- The property is within the Fairmount Fire Protection District service area boundary and the Jefferson County Sheriff’s Office provides law enforcement to the area.
- Water and wastewater services are provided by North Table Mountain Water and Sanitation District.

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

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

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

d. The availability of infrastructure and services.

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

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

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

7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

8. COMMUNITY MEETING

The applicant hosted a virtual community meeting on October 17, 2024. Two members of the community attended the meeting. Those in attendance did not state any concerns or opposition to the proposed Rezoning.

9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff did not receive any community comments.

10. AGENCY REFERRAL RESPONSES

This application was sent on referral to the following agencies:

Jefferson County Agencies

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

External Referral Agencies

- Comcast
- Colorado Division of Water Resources
- Fairmount Fire Protection
- LUMEN

- North Table Water and Sanitation District
- Prospect Recreation & Park District
- XCEL Energy

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

11. NOTIFICATION

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

12. SUBSEQUENT PROCESSES

If the Rezoning is approved, a Building Permit would be required to build an addition to the house. A property merger may also be required to merge the vacated Right-of-Way with the rest of the property in order to meet the front setback requirement for the addition.

SUMMARY OF STAFF ANALYSIS and RECOMMENDATION

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

FINDINGS:

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

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

PLANNING COMMISSION ACTION:

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

COMMENTS PREPARED BY:

Sara Kohles

Sara Kohles
Planner III
January 15, 2025

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	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. ¹	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 ²									X

¹ 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.

² 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
R-1	20 ft.	30 ft.	Housing Livestock – 100 ft. All Other Accessory Structure – 50 ft.
R-1A	20 ft.	30 ft.	50 ft.
R-1B	20 ft.	30 ft.	50 ft.
R-1C	12 ft. (living space) 20 ft. (garage)	18 ft. (living space) 30 ft. (garage)	30 ft.
R-2	20 ft.	30 ft.	20 ft.

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

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

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

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

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

¹ 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
R-1	12,500 s.f.	n/a	n/a	n/a	n/a
R-1A	9,000 s.f.	n/a	n/a	n/a	n/a
R-1B	7,500 s.f.	n/a	n/a	n/a	n/a
R-1C	4,500 s.f.	n/a	n/a	n/a	n/a
R-2	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
R-3	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
R-3A	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
R-4	n/a	n/a	n/a	n/a	1 acre min develop area and 850 s.f. Min lot area per unit
RR-1/4	¼ acre (10,890 s.f.)	n/a	n/a	n/a	n/a
RR-1/2	½ acre (27,180 s.f.)	n/a	n/a	n/a	n/a
RR-1	1 acre (43,560 s.f.)	n/a	n/a	n/a	n/a
RR-2	2 acres (87,120 s.f.)	n/a	n/a	n/a	n/a
RR-5	5 acres (217,800 s.f.)	n/a	n/a	n/a	n/a
RR-10	10 acres (435,600 s.f.)	n/a	n/a	n/a	n/a

F. Fences

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

G. General Requirements

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

H. Animals

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

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

MAPS

Legal Description

Street Location of Property: 5100 Eldridge Street

Is there an existing structure at this address?

Yes X No _____

Type the legal description and address below.

The North 110 feet of the South 150 feet of the West 175 feet of Lot 26, Standley Heights, County of Jefferson, State of Colorado

together with

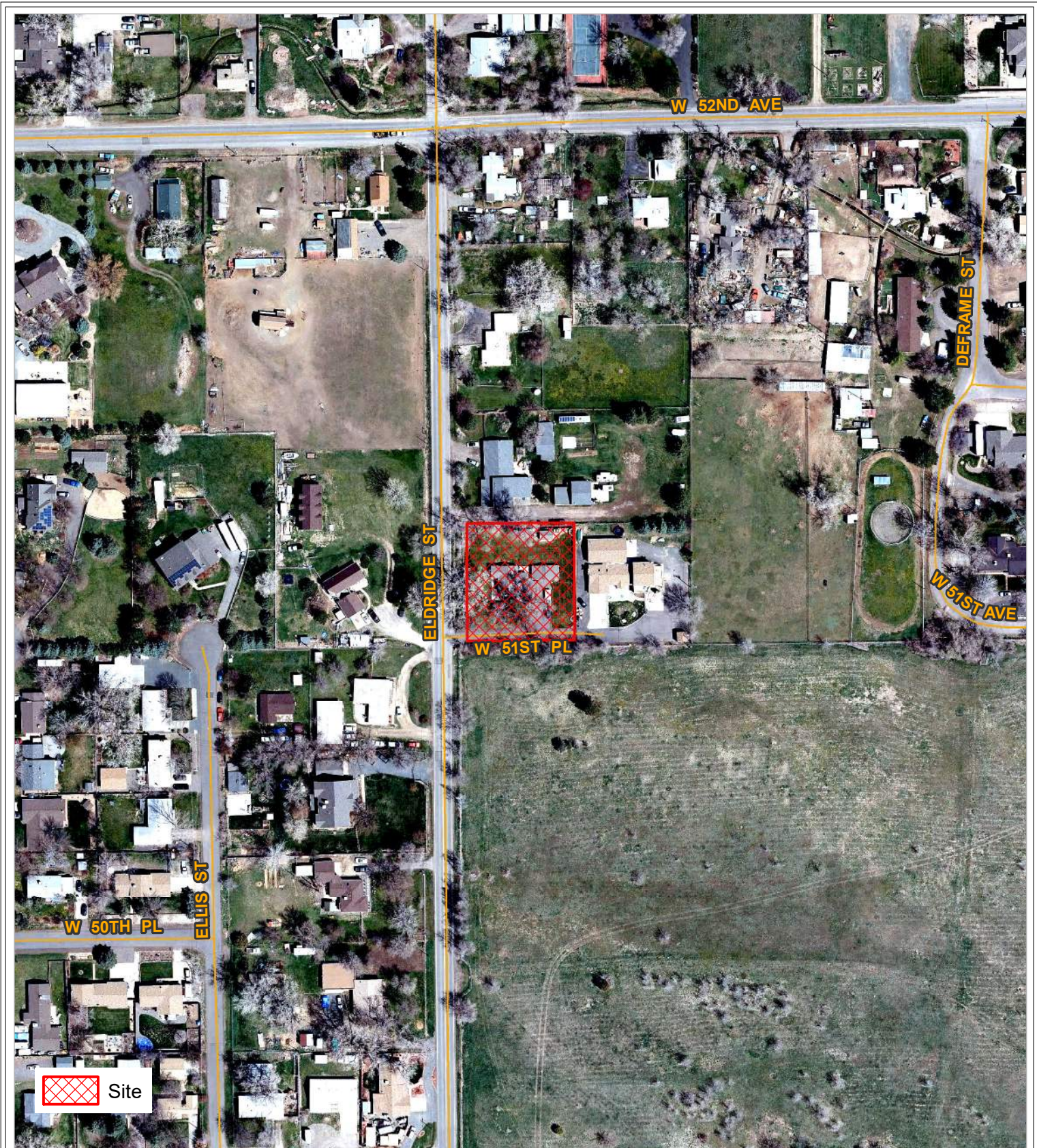
A parcel of land being a portion of SE ¼ of Section 18, T. 3 S., R. 69 W. of the 6th P.M., County of Jefferson, State of Colorado, described as follows:

Beginning at the southwest corner of said Lot 26, Standley Heights, as recorded July 31, 1908 at Reception No. 00876226, said point being on the West Line of the SE ¼ of said Section 18 from which the Northwest Corner thereof bears N 00°03'45" W (basis of bearings herein), 658.40 feet; thence N 89°23'35" E and along the South Line of the N ½ of the N ½ of said SE ¼, 20.00 feet to the True Point of Beginning; thence continuing N 89°23'35" E along said South Line, 149.0 feet; thence N 00°03'45" W, 40.0 feet; thence S 89°23'35" W, 149.0 feet to a point 20.00 feet east of, when measured perpendicularly to, the West Line of said SE ¼; thence S 00°03'45" E, 40.0 feet to the True Point of Beginning

Section 18 Township 3 S. Range 69 W.

Calculated Acreage 0.60 Acres Checked by: Kendell Court

Address Assigned (or verified): 5100 Eldridge Street



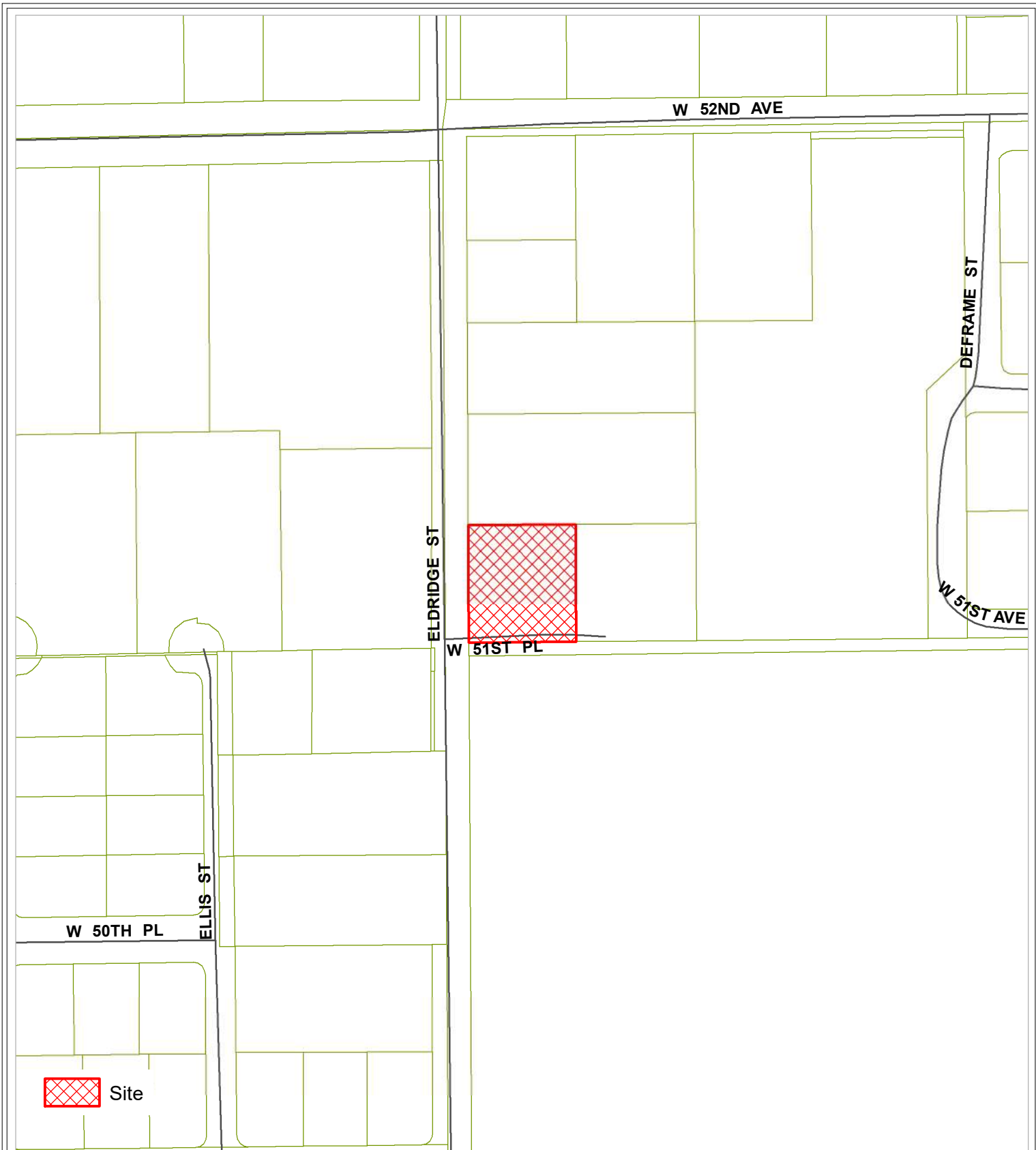
Case Number: 24-128677RZ
Location: Section 18, T3S, R69W



JEFFERSON
COUNTY COLORADO

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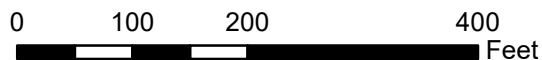


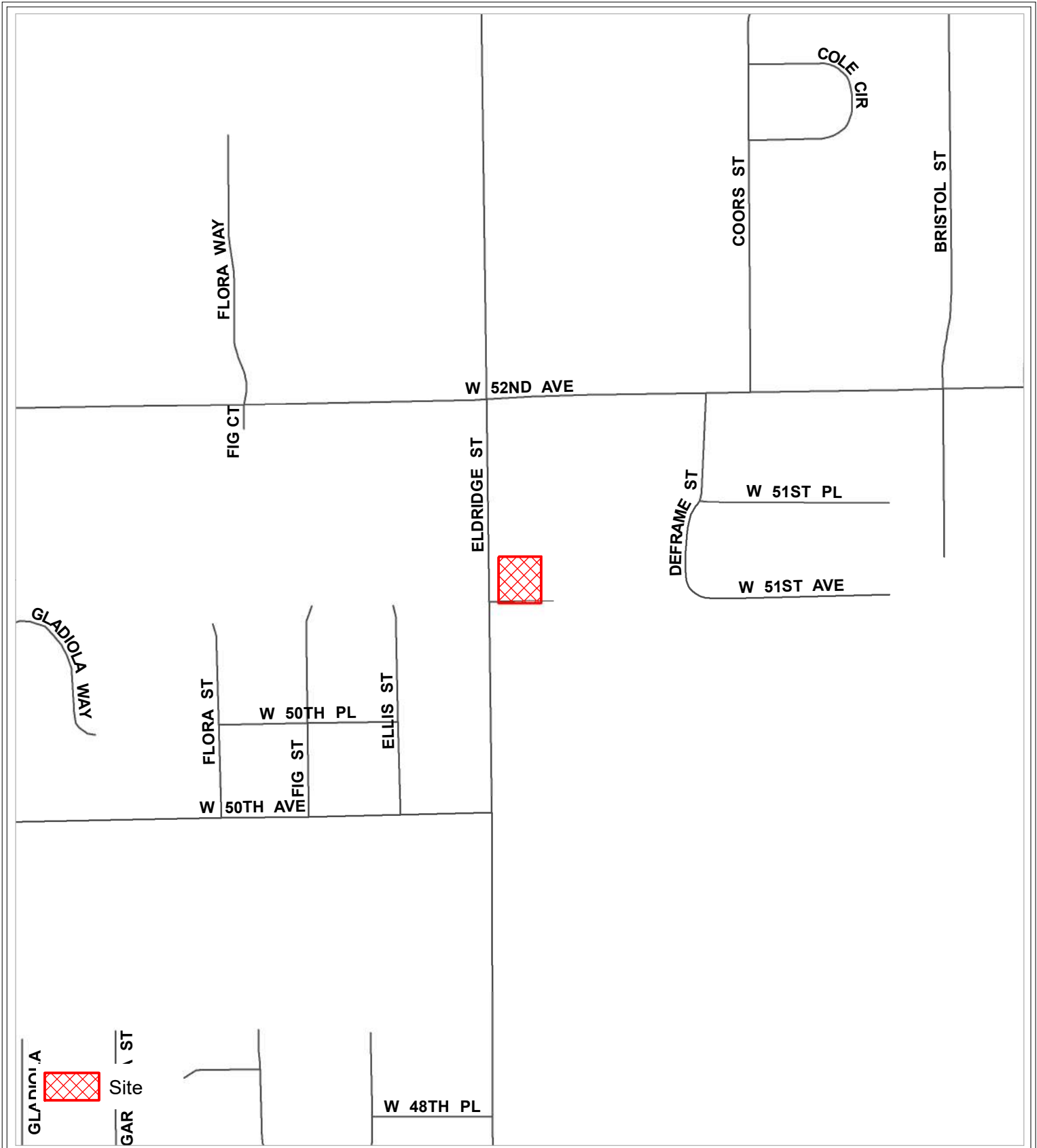
Case Number: 24-128677RZ
Location: Section 18, T3S, R69W



JEFFERSON
 COUNTY COLORADO

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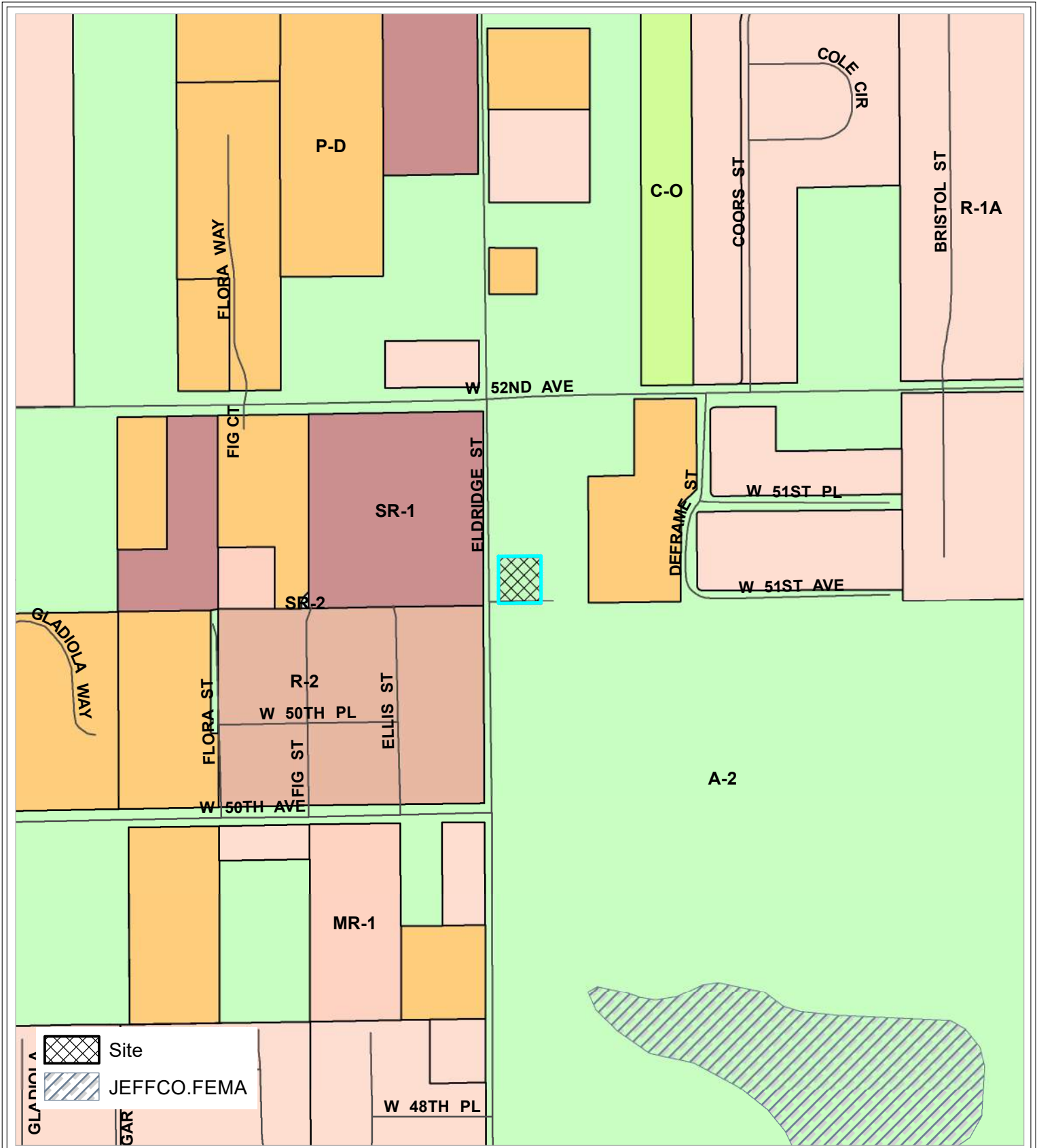


Case Number: 24-128677RZ
Location: Section 18, T3S, R69W



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GLADICIA A
GAR

 Site
 JEFFCO.FEMA

Case Number: 24-128677RZ
Location: Section 18, T3S, R69W



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COMMUNITY MEETING SUMMARY



Planning & Zoning Division

COMMUNITY MEETING SUMMARY

Case Number

24-126188 CMT

Meeting Date

10-17-2024

Approx. # of Citizens

2

Signed in

2

Meeting Location

Google Meets (virtual)

Subject Property

5100 Eldridge Street

Property Owner

Sandra Dougherty

Applicant/Representative

Alison Davey

Summary of the Applicant's Presentation

Applicant presented their site plan and building addition. They explained why they were seeking the Rezoning to bring the property into conformance with lot size and setback standards for the existing home and planned 400 sf expansion.

Information Presented/Format of the Meeting

Powerpoint slides

Overall Impression/Tone of Meeting

Owner and consultant were welcoming towards the two guests and helped them navigate the technical aspects of joining the meeting.

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

Only one question from someone who called in wanting to clarify the square footage of the expansion.

REFERRAL COMMENTS

--{EXTERNAL}-- Referral 24-128677RZ

From Matz - DNR, Michael <michael.matz@state.co.us>
Date Thu 11/21/2024 5:18 PM
To Sara Kohles <skohles@co.jefferson.co.us>
Cc Comaniciu - DNR, Ioana <ioana.comaniciu@state.co.us>

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good Evening,

We have received Referral 24-128677RZ Rezoning Application for a change of zone from A-2 to R-1 on a 0.513 acre parcel in the NW 1/4 of the SE 1/4 of Section 18, Township 3S, Range 69W, 6th P.M., Jefferson County, also known as Lot 26 of Standley Heights subdivision, to accommodate a 430 square foot home addition.

This referral does not appear to qualify as a "subdivision" as defined in section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

A review of our records show no permitted wells on the subject property. The application documents indicate the parcel is served by a water tap supplied by North Table Mountain Water and Sanitation District. So long as any water supplied to the parcel is from a legal source, our office has no comments regarding this referral.

Thank you for the opportunity to review.

Best,

Mike Matz
Water Resources Engineer



P 303.866.3581 x 8241
1313 Sherman Street, Room 821, Denver, CO 80203
michael.matz@state.co.us | www.colorado.gov/water

--{EXTERNAL}-- RE: 24-128677RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

From Robert Ipatenco <ripatenco@fairmountfireco.gov>

Date Tue 11/19/2024 1:18 PM

To Sara Kohles <skohles@co.jefferson.co.us>

This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Sara,

Fairmount fire has no objections to the rezoning of this property.

Thanks

Robert Ipatenco

Division Chief / Fire Marshal

Fairmount Fire Protection District

4755 Isabell Street

Golden, Co 80403

O-303-279-2928 x107

ripatenco@fairmountfireco.gov

www.fairmountfire.org [fairmountfire.org]



From: TEMPMAILER@JEFFCO.US <TEMPMAILER@JEFFCO.US>

Sent: Tuesday, November 19, 2024 11:55 AM

To: Robert Ipatenco <RIPATENCO@FAIRMOUNTFIRECO.GOV>; PLATREVIEW@LUMEN.COM;
KPARKER@PROSPECTDISTRICT.ORG; VICTORIA@ENTHUSD.COM; ALFONZO_MARTINEZ@CABLE.COMCAST.COM;
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; WENDY@NTMWATER.ORG; BART@NTMWATER.ORG;
SARAH.BRUCKER@STATE.CO.US; JOANNA.WILLIAMS@STATE.CO.US

Cc: SKOHLES@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US

Subject: 24-128677RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

CAUTION:- EXTERNAL EMAIL - Do not click links or open attachments unless you recognize the sender and know the content is safe.



Right of Way & Permits

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

December 2, 2024

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

Attn: Sara Kohles

Re: 5100 Eldridge St, Case # 24-128677 RZ

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **5100 Eldridge St Rezone**.

Please be advised that Public Service Company has existing natural gas distribution facilities along Eldridge Street and West 51st Place and overhead electric service line. 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, modification, and **relocation** of existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

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

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

MEMO

TO: Sara Kohles
 Jefferson County Planning and Zoning Division

FROM: Tracy Volkman
 Jefferson County Environmental Health Services Division

DATE: November 19, 2024

SUBJECT: Case #24-128677 RZ
 Alison Davey
 5100 Eldridge St

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

PROPOSAL SUMMARY

Rezone from Agricultural-Two (A-2) to Residential-One (R-1).

COMMENTS

Jefferson County Public Health (JCPH) provided comments on August 29, 2024 regarding a pre-application process(24-122920 PA) for this case. We reviewed the documents submitted by the applicant for this rezoning process and have the following comments:

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

REZONING REQUIREMENTS (Per Water & Power (Water Systems)

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	11-19-2024	Submit a proof of services letter from the Water and Sanitation District stating that public water and sewer can be provided to the proposed development in accordance with the LDR Regulation (LDR) 21 and	Water/Wastewater
✓	11-19-2024	Submit a notarized Environmental Questionnaire and Disclosure Statement packet, in accordance with the LDR Section 30.	Environmental Site Assessment

WATER AND SANITATION (LDR 21 & 22)

The North Table Mountain Water and Sanitation District provided proof of services stating that public water and sanitary services are provided to the existing one-family dwelling.

ENVIRONMENTAL ASSESSMENT (LDR 30)

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

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

ASBESTOS

For any proposed remodeling and or demolition activity, the applicant must submit a Demolition Notification Application Form to the Colorado Department of Public Health and Environment (CDPHE) and obtain a Demolition Permit from the Asbestos Section at (303.692.3100). To get this permit, a certified asbestos inspector must examine the building or portion thereof to be removed and sample all suspect materials. If detected, an Asbestos Abatement Permit must be obtained, and the materials must be removed by a trained and qualified person or company prior to demolition. A Demolition Notification Application Form must be submitted to the CDPHE, even if no asbestos was found during the inspection, for more information or forms contact the Asbestos Compliance Assistance Group at 303-692-3100 or cdphe.asbestos@state.co.us Please note: buildings of any age may contain ACM and violations of asbestos regulations can result in monetary penalties and project delays.

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.

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

Memorandum

To: Sara Kohles
Planner

From: Patrick O'Connell
Engineering Geologist

Date: December 10, 2024

Re: 5100 Eldridge St, Case No. 24-128677RZ

The intent of the application is to rezone the property. I have the following comment.

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

24 128677 RZ - Agency Response

From AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>

Date Wed 12/11/2024 12:10 PM

To Sara Kohles <skohles@co.jefferson.co.us>

Cc Lindsey Wire <lwire@co.jefferson.co.us>

Case Number: 24 128677 RZ

Case Type: Rezoning

Case Name: 5100 Eldridge ST

Review: Engineer (Development Review)

Results: Comments Sent (no further review)

Review Comments: Planning Engineering does not have any concerns with the proposed rezoning.

Scheduled End Date: 10-DEC-24

Reviewer: Lindsey Wire

Description: To Rezone from Agricultural-Two (A-2) to Residential-One (R-1).

24 128677 RZ - Agency Response

From AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>

Date Tue 11/19/2024 12:20 PM

To Sara Kohles <skohles@co.jefferson.co.us>

Cc Mark Weiden <mweiden@co.jefferson.co.us>

Case Number: 24 128677 RZ

Case Type: Rezoning

Case Name: 5100 Eldridge ST

Review: Road & Bridge

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Mark Weiden

Description: To Rezone from Agricultural-Two (A-2) to Residential-One (R-1).

P&Z REFERRAL T&E RESPONSE

To: Sara Kohles

Case #:24-128677 RZ

Case Name, Address, or PIN:

From: Transportation & Engineering

Due Date:December 3, 2024

5100 Eldridge Street

Amanda Attempt Result & Attachments:

Comments Sent (no further review)

Comments Sent (request re-review)

No Comment (no further review)

Drainage

T&E is currently working on a project in the area. See attached information.

No concerns.

Other Notes:

Right-of-Way / Roadway Corridor Expansion Projects

Corridor Projects / ROW

Land owner will need to refund the county \$ _____ for ROW purchased in _____ for _____
This amount **must** be paid before plat is recorded and / or plans are approved and released for construction.

Documentation attached in AMANDA. Documentation to follow.

Additional ROW needed for upcoming T&E project. Plan sheet attached with required width / area.

Fee-in-lieu of adjacent roadway construction preferred, due to planned construction by the county. Please have the applicant submit a cost estimate.

No Concerns.

Other Notes:

Traffic Operations / Transportation Planning

Included in
referral

Reviewed

No | Yes

Transportation Planning

Transportation Engineering

Traffic Study

Signage & Striping Plan

Traffic Signal Plans

Trails or Sidewalks

Street / Road Plans

No Concerns.

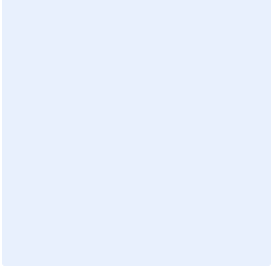
Other Notes:

No concerns. Downzoning to bring an existing structure into compliance will have no impact on the transportation network. The addition will not generate any additional trips based on the use in accordance with the ITE Trip Generation Manual.

Additional Comments

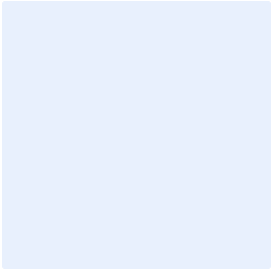
Name:

Comments:



Name:

Comments:



24 128677 RZ - Agency Response

From AUTOMAILER@JEFFCO.US <AUTOMAILER@JEFFCO.US>

Date Thu 11/21/2024 12:49 PM

To Sara Kohles <skohles@co.jefferson.co.us>

Cc Elizabeth Stoner <estoner@co.jefferson.co.us>

Case Number: 24 128677 RZ

Case Type: Rezoning

Case Name: 5100 Eldridge ST

Review: Open Space

Results: No Comment (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Elizabeth Stoner

Description: To Rezone from Agricultural-Two (A-2) to Residential-One (R-1).

NOTIFICATION SUMMARY

+

PUBLIC / HOA COMMENTS

Case Number 24-128677RZ

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

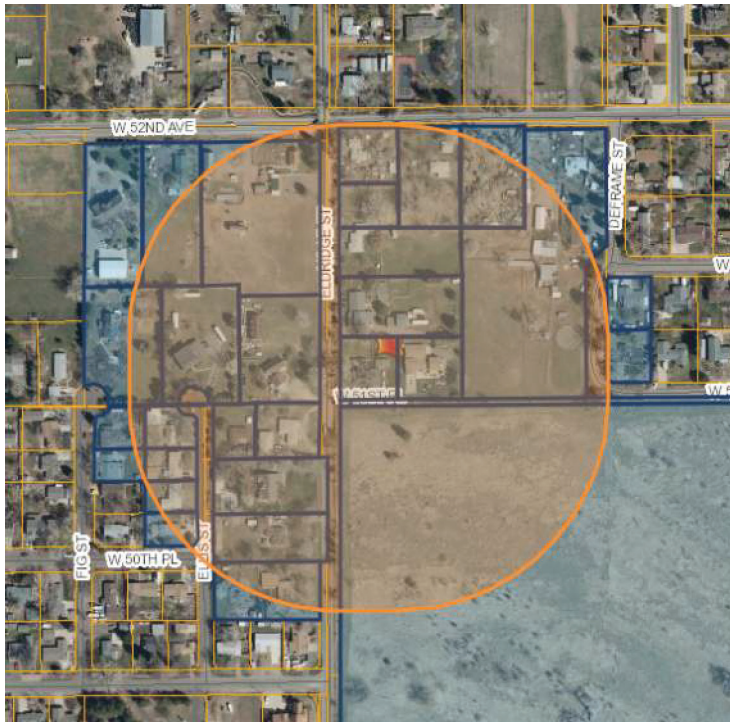
1. Notification of this proposed development was mailed to property owners within a 500 ft radius of the site and Registered Associations located within a one mile radius of the site.

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.

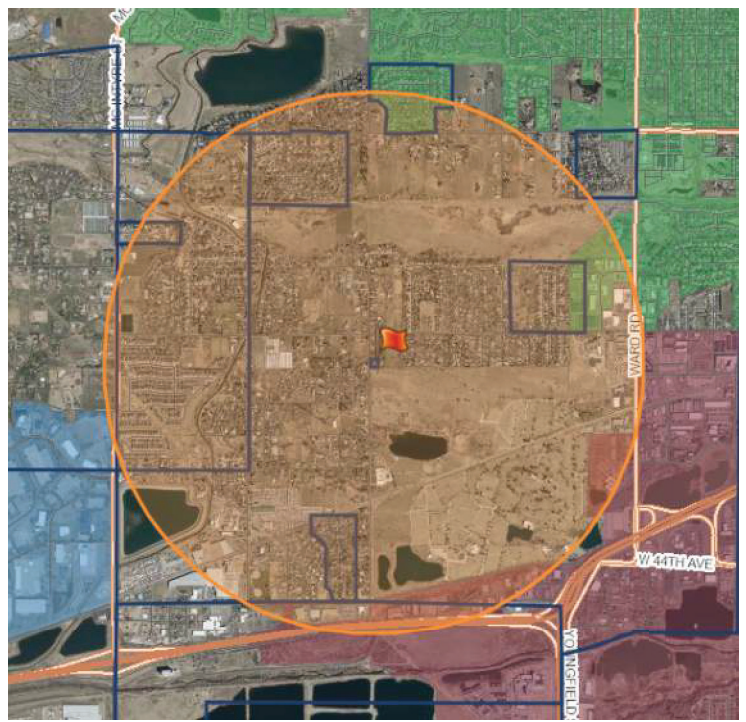
2. Sign(s), identifying the dates of the hearings before both the Planning Commission and the Board of County Commissioners, were provided to the applicant for posting on the site. The sign(s) were provided to the applicant with instructions that the site be posted 14 days prior to the Planning Commission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



CURRENT ZONING

Section 33 - Agricultural District

(orig. 3-26-13)

A. Intent and Purpose

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

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

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

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

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

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

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

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

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

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

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

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

1. Lot Standards

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

F. Fences

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

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

G. General Requirements

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

H. Animals

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

I. Non-conforming Lot Size

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

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

ADDITIONAL CASE DOCUMENTS

Development Permit Application



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

Explanation of Application Request

Application to rezone the property at 5100 Eldridge St. in Golden, CO. The site is currently zoned agricultural, A-2. Due to the site being in non-conformance (in both lot size and setbacks), the owner wishes to rezone it as R-1 so that she may pursue a proposed 430 sf addition to her home.

Documents Submitted

- Architectural Elevations Historical, Archaeological & Paleontological Report Proof of Ownership Wastewater Report
- Drainage Report Landscape Plan Radiation Report Water Supply Report
- Exemption Survey Lighting Plan Reduction of the Plat Wildlife, Vegetation & Landscaping Report
- Fire Protection Report Parking Plan Sensory Impact Report Other: _____
- Geologic Report Proof of Access Soils Report Utility Report Site & Floor Plan, Will Serve Itr

Instructions for Submittal

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

Special Districts

North Table Mountain Water and Sanitation Dist		
<i>Water</i>	<i>Post Office</i>	<i>Electricity</i>
North Table Mountain Water and Sanitation Dist		Fairmount Fire Protection District
<i>Sewage</i>	<i>Parks & Rec</i>	<i>Fire</i>

Jefferson County Staff Use Only

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

Development Permit Application

Case Number: _____

Project Team Contact Information

Sandra Dougherty	SANDRADOUGHERTY@yahoo.com	918-232-8614
Property Owner 1	<i>Email (required)</i>	<i>Phone Number</i>
5100 Eldridge St	Golden	80403
<i>Address</i>	<i>City</i>	<i>Zip</i>

Property Owner 2	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>

Developer / Subdivider	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>

Alison Davey, architect	alison@viestudios.com	561-603-2488
Authorized Representative	<i>Email (required)</i>	<i>Phone Number</i>
515 Garden St	Golden	80403
<i>Address</i>	<i>City</i>	<i>Zip</i>

Engineer	<i>Email (required)</i>	<i>Phone Number</i>
<i>Address</i>	<i>City</i>	<i>Zip</i>

Property Description

5100 Eldridge St	Golden	80403
<i>Address of Subject Property and/or Parcel ID Number</i>	<i>City</i>	<i>Zip</i>
51st Place	0.513	
<i>Access Via</i>	<i>Acreage</i>	<i>Map Sheet</i>

Legal Description:

Lot 26A, Section 18, Township: 3, Range: 69, Subdivision: Standley Heights.

Additional Information (to support or clarify this application):

Development Permit Application

Case Number: _____

Disclosure of Property Ownership

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

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

Property Owner Affidavit

I/We Sandra Dougherty, 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.

Sandra Dougherty
Name

Name

5100 Eldridge St, Golden
Address

Address

918-232-8614 sandradougherty
Phone Email

Phone

Email

Sandra Dougherty
Signature

Signature

County of Jefferson]
State of Colorado] SS

Sworn to and subscribed before me this 19 day of oct, 2024.
(day) (month) (year)

By Sandra Dougherty
(name printed)

Witness my hand and official seal.

Notary Public [Signature]
My Commission expires 07-19-2025
(date)

AHMAD ESMAEILI
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214028668
MY COMMISSION EXPIRES 07/19/2025

Development Permit Application

Case Number: _____

Authorized Representative

I/We further permit Alison Davey 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.

Alison Davey

Representative Name

515 Garden St

Address

561-603-2488

alison@viestudios.com

Phone

Email



Owner's Signature

10/19/2024

Date



vie studios
architecture +
consulting

Alison Davey
c: 561 603 2488 | o: 720 805 8298
e: alison@viestudios.com
w: www.viestudios.com

Oct 16, 2024

Rezoning Application Cover Letter

Property Owner:

Sandra Dougherty
5100 Eldridge St., Golden, CO 80403
Sandradougherty@yahoo.com
(918) 232-8614

Owner's Representative:

Alison Davey, R.A.
Owner's Architect
515 Garden St., Golden, CO 80403
alison@viestudios.com
(720) 805-8298

To Whom It May Concern:

On behalf of the property owner, I am interested applying to rezone the property at 5100 Eldridge St. in Golden, CO. The site is currently zoned agricultural, A-2. Due to the site being in non-conformance (in both lot size and setbacks), the owner wishes to rezone it as R-1 so that she may pursue a proposed 430 sf addition to her home.

The existing site is: Lot 26A, Section 18, Township: 3, Range: 69, Subdivision: Standley Heights. It is a 22,350 sf, or 0.513 acres lot. It includes a 20' access and utility easement of 51st Pl. which was approved as part of a vacation application (along with the adjacent lot 26B) in 2018/19. The most recent survey from 2018 is attached to the application, along with the proposed site plans and elevations for an addition. The site has an existing single family home, with detached garage, carport, and accessory shed structure on the property. The proposed changes are to remain a single family home, increasing the home's square footage to include an additional room(s). The detached garage and shed are not within the project's scope and are to remain unchanged. The access along 51st Pl is to remain unchanged. The existing house is served by all necessary utilities which are to remain as is. There is no foreseen effect on those regarding the proposed addition. To note, it has not been determined at what point in history the Lot 26 was split into 2, making it less than an acre. The current owner bought this property in 2022.

After much research into the lot's history and meeting with planners at your office, we were advised that a rezoning application was the best route forward. We are pursuing a change to an R-1 zone, so that the property can come into conformance, in terms of lot size and existing setbacks. There are several other properties in the immediate vicinity which are zoned R-1, so with the lot being less than an acre, it seems within the neighborhood context to pursue this zone.

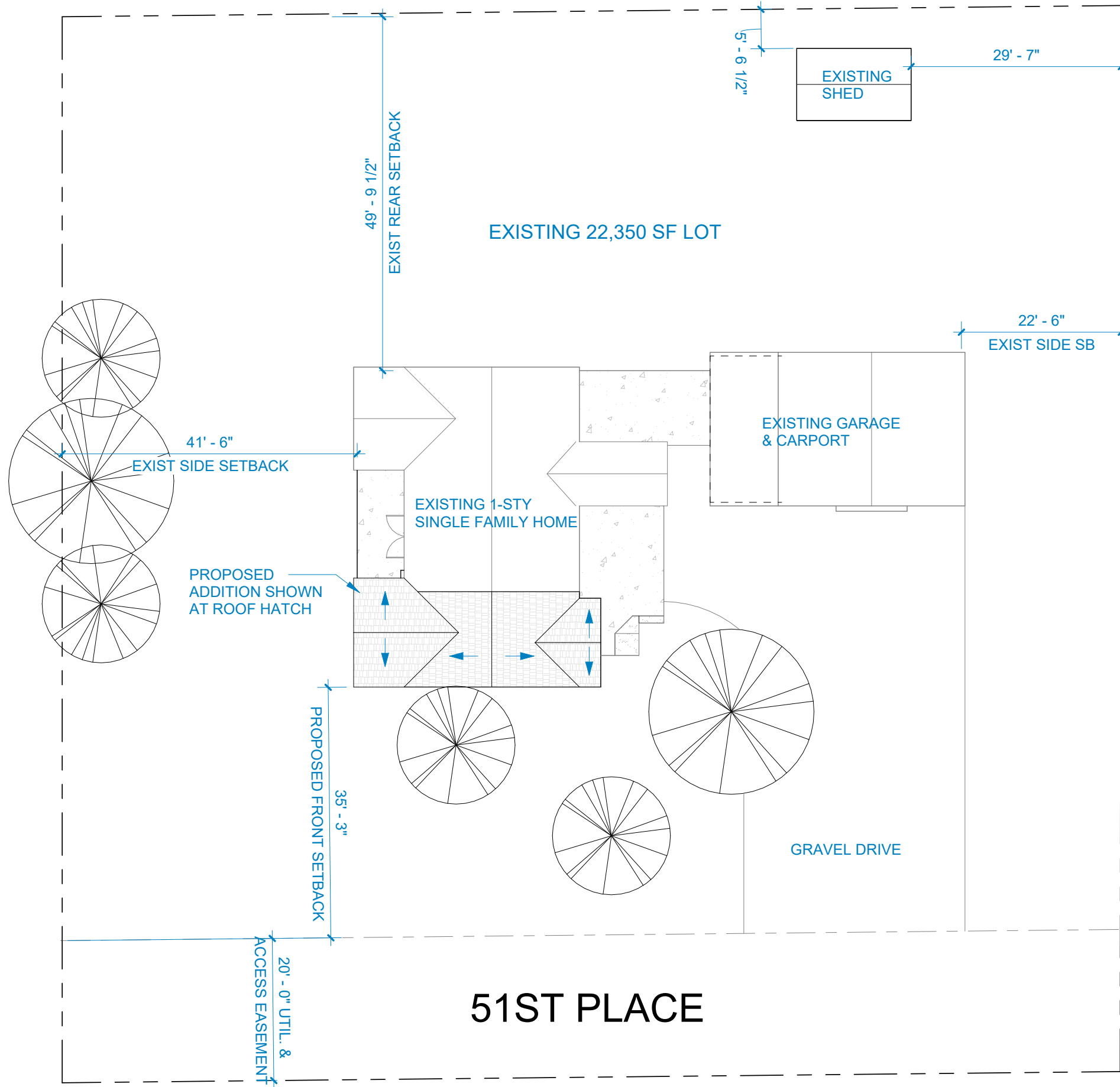
Please let me know if there are any questions during this review.

Sincerely,

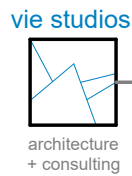
A handwritten signature in black ink that reads "Alison Davey". The signature is written in a cursive, slightly slanted style.

Alison McKelvie Davey, R.A.
Registered Architect
vie studios, pllc
Phone: (720) 805-8298
alison@viestudios.com

ELDRIDGE ST



51ST PLACE

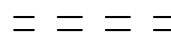

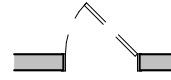
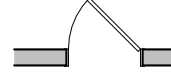
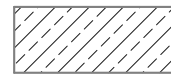



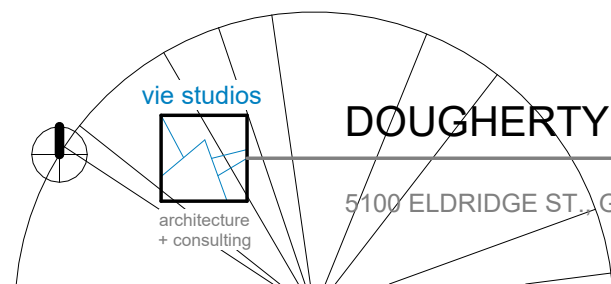
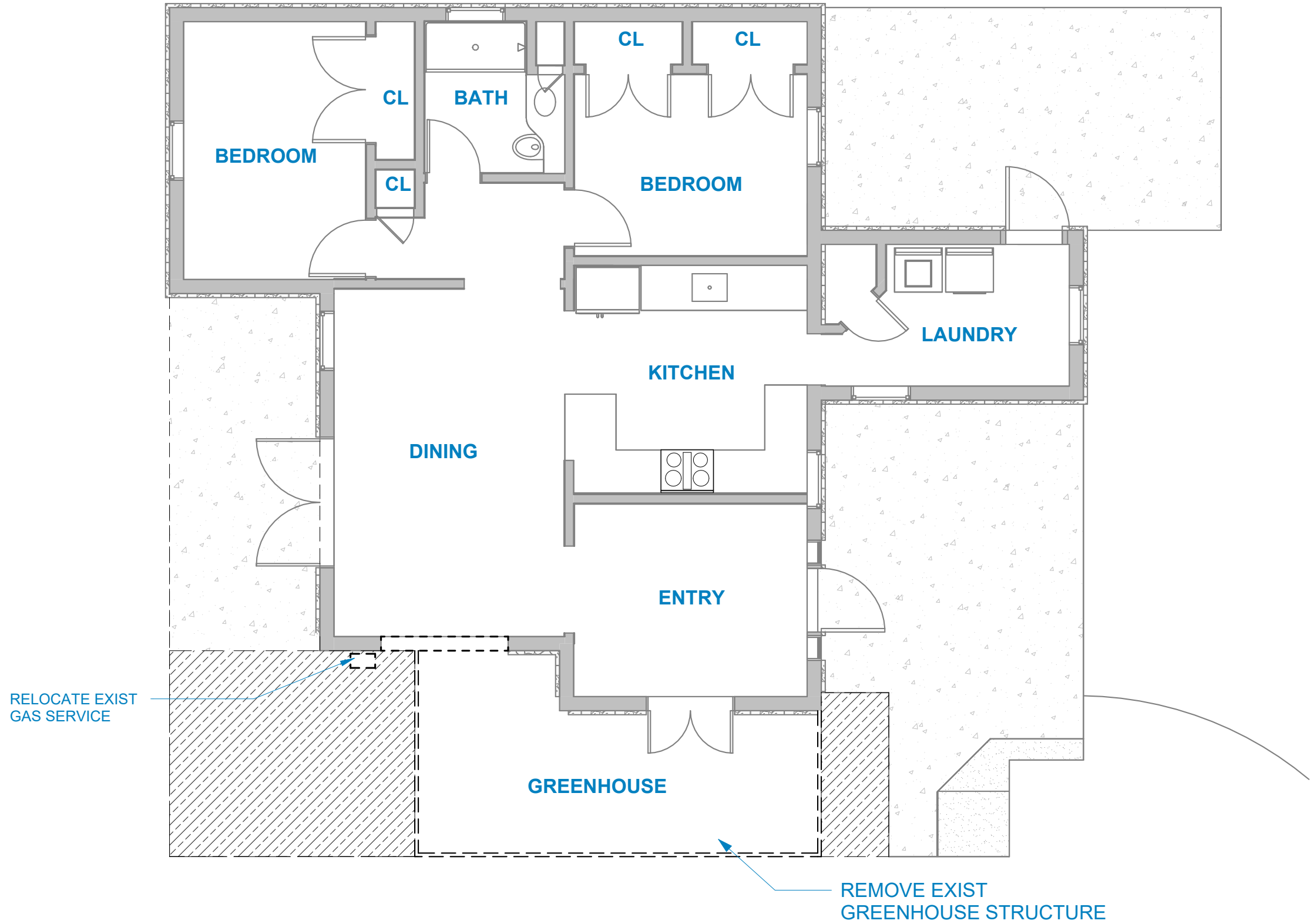
DOUGHERTY RESIDENCE

5100 ELDRIDGE ST., GOLDEN, CO 80403

1/16" = 1'-0"

DEMOLITION LEGEND

-  EXIST TO BE DEMOLISHED
-  EXIST CONST TO REMAIN
-  EXIST DOOR TO BE DEMO'D
-  EXIST DOOR TO REMAIN
-  EXIST SURFACE TO BE DEMOLISHED
-  AREA OF EXCAVATION



DOUGHERTY RESIDENCE


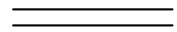

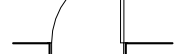
5100 ELDRIDGE ST., GOLDEN, CO 80403

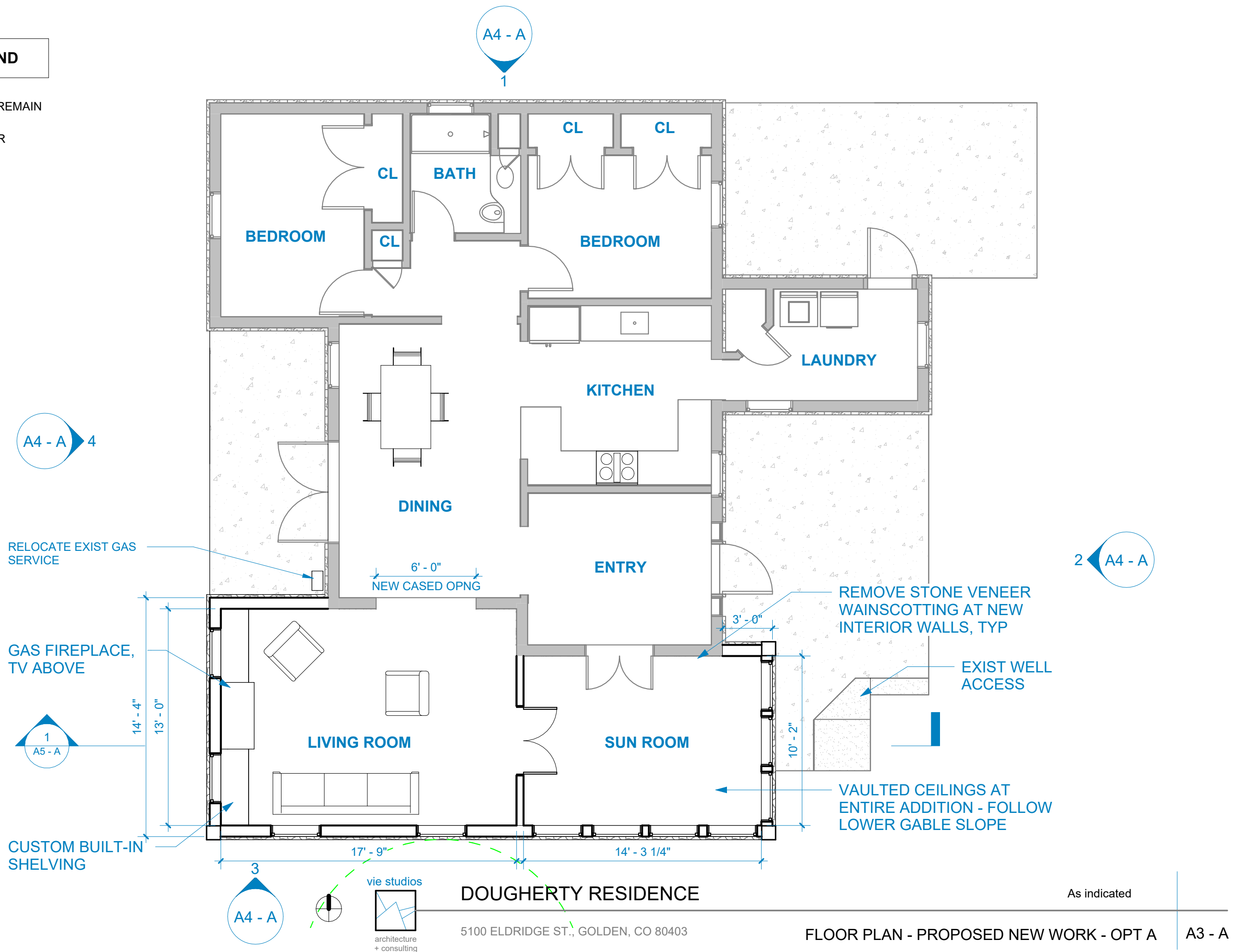
As indicated

FLOOR PLAN - EXISTING & DEMOLITION - OPT A

A2 - A

CONSTRUCTION LEGEND

-  EXST CONSTR TO REMAIN
-  NEW WALL CONSTR
-  EXIST DOOR
-  NEW DOOR



As indicated



STONE COLUMNS AT WAINSCOT
HEIGHT TRANSITION CORNERS

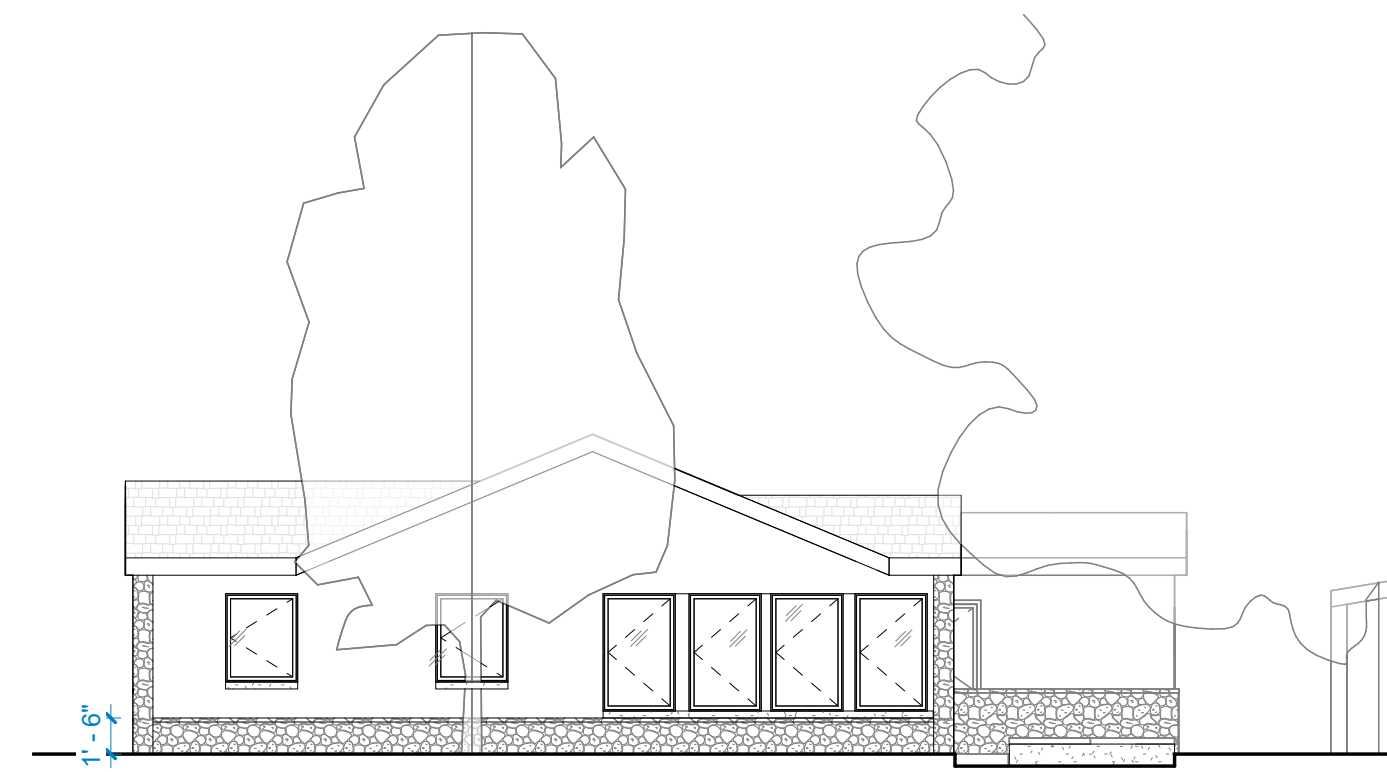
2 EAST ELEVATION - NEW WORK
1/8" = 1'-0"



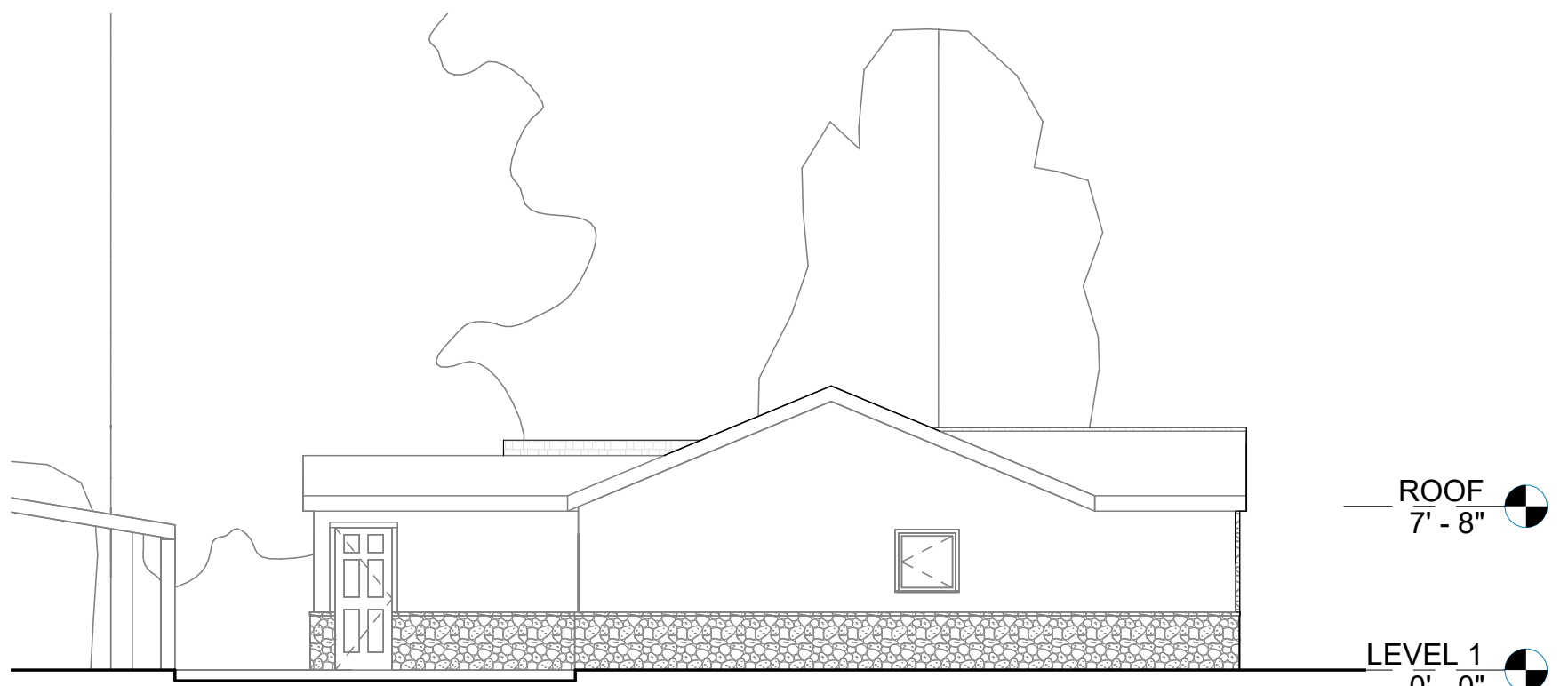
NEW INCOMING
GAS LOCATION

ROOF
7'-8"
LEVEL 1
0'-0"

4 WEST ELEVATION - NEW WORK
1/8" = 1'-0"

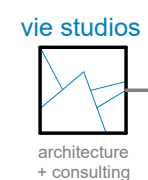


3 SOUTH ELEVATION - NEW WORK
1/8" = 1'-0"



ROOF
7'-8"
LEVEL 1
0'-0"

1 NORTH ELEVATION - NEW WORK
1/8" = 1'-0"



DOUGHERTY RESIDENCE

5100 ELDRIDGE ST., GOLDEN, CO 80403

1/8" = 1'-0"

EXTERIOR ELEVATIONS - PROPOSED OPT A

A4 - A

EXTERIOR WALL ASSEMBLY:
 - GWB
 - CAVITY INSUL.
 - 2X6 @ 24" OC
 - 3/4" RIGID INSUL.
 - BUILDING PAPER
 - METAL LATH
 - STUCCO FINISH (2 COATS)

NEW WINDOW

STONE SILL - MATCH EXIST
 STONE VENEER WATER TABLE - MATCH EXIST

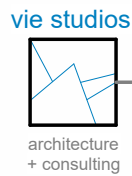
GRADE

3'-0" MIN
 CONC FTG & STEM WALL - SIZES TBD

LEVEL 1
 0' - 0"

2 | 3D VIEW - OPT A

1 | WALL SECTION DETAIL AT NEW EXTERIOR WALL
 1/2" = 1'-0"



DOUGHERTY RESIDENCE

5100 ELDRIDGE ST., GOLDEN, CO 80403

1/2" = 1'-0"

WALL SECTION & 3D VIEWS - OPT A

A5 - A



State Documentary Fee
Date: September 16, 2022
\$66.00

Special Warranty Deed
(Pursuant to C.R.S. 38-30-113(1)(b))

Grantor(s), **STEVE ABRAHAMSON AND APRIL L. ABRAHAMSON**, whose street address is **5100 ELDRIDGE STREET, GOLDEN, CO 80403**, City or Town of **GOLDEN**, County of **Jefferson** and State of **Colorado**, for the consideration of **(\$660,000.00) ***Six Hundred Sixty Thousand and 00/100***** dollars, in hand paid, hereby sell(s) and convey(s) to **SANDRA J. DOUGHERTY**, whose street address is **5100 ELDRIDGE STREET, GOLDEN, CO 80403**, City or Town of **GOLDEN**, County of **Jefferson** and State of **Colorado**, the following real property in the County of **Jefferson** and State of Colorado, to wit:

THE NORTH 110 FEET OF THE SOUTH 150 FEET OF THE WEST 175 FEET OF LOT 26, STANDLEY HEIGHTS.

COUNTY OF JEFFERSON, STATE OF COLORADO

United States

also known by street and number as: **5100 ELDRIDGE STREET, GOLDEN, CO 80403**

with all its appurtenances and warrant(s) the title to the same against all persons claiming under me(us), subject to Statutory Exceptions.

Signed this day of **September 16, 2022**.

STEVE ABRAHAMSON

APRIL L. ABRAHAMSON

State of **Colorado**)
)ss.
County of **Mesa**)

The foregoing instrument was acknowledged before me on this day of **September 16th, 2022** by **STEVE ABRAHAMSON AND APRIL L. ABRAHAMSON**

Witness my hand and official seal

My Commission expires: 7/11/2026

Notary Public

FIONA JANE BAUTISTA
Notary Public
State of Colorado
Notary ID # 20144027078
My Commission Expires 07-11-2026

When recorded return to: **SANDRA J. DOUGHERTY**
5100 ELDRIDGE STREET, GOLDEN, CO 80403



Commissioner Tighe moved that the following Resolution be adopted:

BEFORE THE BOARD OF COUNTY COMMISSIONERS

OF THE COUNTY OF JEFFERSON

STATE OF COLORADO

RESOLUTION NO. CC19-045

1-7

Case Number: 18-100127VA

Applicant: April L. Abrahamson and Steve Abrahamson, Gretchen S. Gillette, Christopher J. Gillette, and David H. Gillette

Owner: Jefferson County

Location: Right-of-way adjacent to 5100 Eldridge Street and 13985 West 51st Place Section 18, Township 3 South, Range 69 West

Purpose: To vacate West 51st Place

Today's Action: Approve

Approximate Area: 0.283 Acre

WHEREAS, April L. Abrahamson and Steve Abrahamson, Gretchen S. Gillette, Christopher J. Gillette, and David H. Gillette filed an application with the Planning and Zoning Division of Jefferson County to vacate West 51st Place; and

WHEREAS, a public hearing was held by the Jefferson County Planning Commission on January 23, 2019, continued from October 24, 2018, and November 28, 2018, at which time the Planning Commission by formal resolution recommended approval with conditions of the subject vacation application; and

SIGNATURES AND SEALS NOT ORIGINAL



R \$0.00
D \$0.00

2019014335

02/25/2019 12:40:06 PM 7 Page(s)

JEFFERSON COUNTY, Colorado

WHEREAS, after notice as provided by law, a public hearing was held by this Board on February 12, 2019, continued from November 13, 2018, and December 18, 2018; and

2

WHEREAS, proper posting, publication and public notice were provided as required by law for the hearings before the Planning Commission and the Board of County Commissioners of Jefferson County and the Planning and Zoning case file is hereby incorporated into the record; and

WHEREAS, Jefferson County has acquired a public roadway over, through and on the lands described herein; and

WHEREAS, the right-of-way described below is no longer necessary for use by the public; and

WHEREAS, said right-of-way is not within the limits of any city or town and does not form the boundary line of a city, town or county; and

WHEREAS, by a vacation of said right-of-way no land would be left without an established public street/road or private access easement connecting it with another established public street/road; and

WHEREAS, the Jefferson County Planning Commission has recommended approval of the vacation of Jefferson County interests in the subject right-of-way.

WHEREAS, the proposal conforms with the Land Development Regulations because all applicable regulations have been satisfied as indicated in the staff report.

WHEREAS, the proposal is in compliance with title 43, article 2, part 300 of the Colorado Revised Statutes.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of Jefferson County, Colorado, that Vacation Case Number 18-100127VA, vacating the public roadway shown on Exhibit A, is APPROVED subject to the following condition:

1. Recordation of a fully executed Access and Utility Easement which will be recorded immediately following recordation of the Vacation Resolution.

3

BE IT FURTHER RESOLVED, by the Board of County Commissioners, pursuant to the authority granted in C.R.S. 43-2-302(1)(f), directs that the portions of vacated right-of-way as described on the legal descriptions attached hereto shall vest in and to the adjoining property owners of the southwest portion of Lot 26 of Standley Heights subdivision, property address 5100 Eldridge Street, receiving the property described on Exhibit B, and property owners of the southeast portion of Lot 26 of Standley Heights subdivision, property address of 13985 West 51st Place, receiving the property described on Exhibit C.

AND BE IT FURTHER RESOLVED, pursuant to Section 43-2-303, C.R.S as amended, all rights, titles or interests of the County of Jefferson, State of Colorado are hereby vacated to a reservation of easements for the continued use of the existing sewer, gas, water or similar pipe lines and appurtenances, existing ditches or canals and appurtenances, and existing electric, telephone, cable television, and similar lines and appurtenances, if any, in the following described parcel attached hereto as Exhibit D.

Commissioner Dahlkemper seconded the adoption of the foregoing Resolution. The roll having been called, the vote was as follows:


Commissioner Lesley Dahlkemper	Aye
Commissioner Casey Tighe	Aye
Commissioner Libby Szabo, Chairman	Aye

The Resolution was adopted by unanimous vote of the Board of County Commissioners of the County of Jefferson, State of Colorado.

Dated: February 12, 2019

I, Dylan Trujillo, Deputy Clerk to the Board of County Commissioners do hereby certify that the foregoing is a true copy of a Resolution duly adopted by the Board of County Commissioners at a regular hearing held in Jefferson County, Colorado on February 12, 2019.

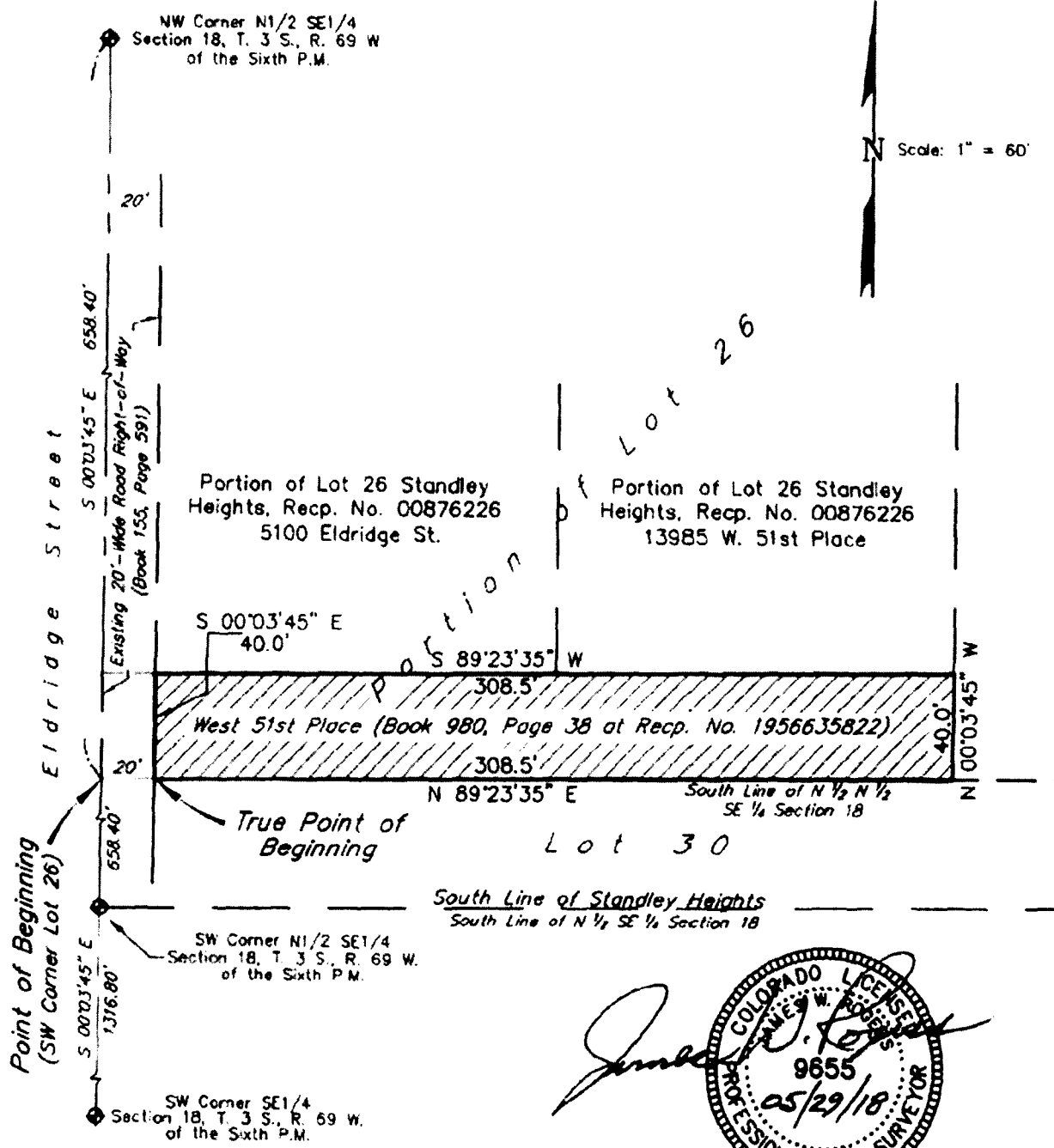




Deputy Clerk to the Board

EXHIBIT A

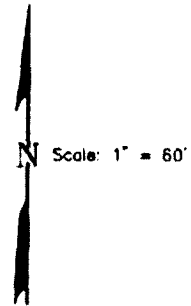
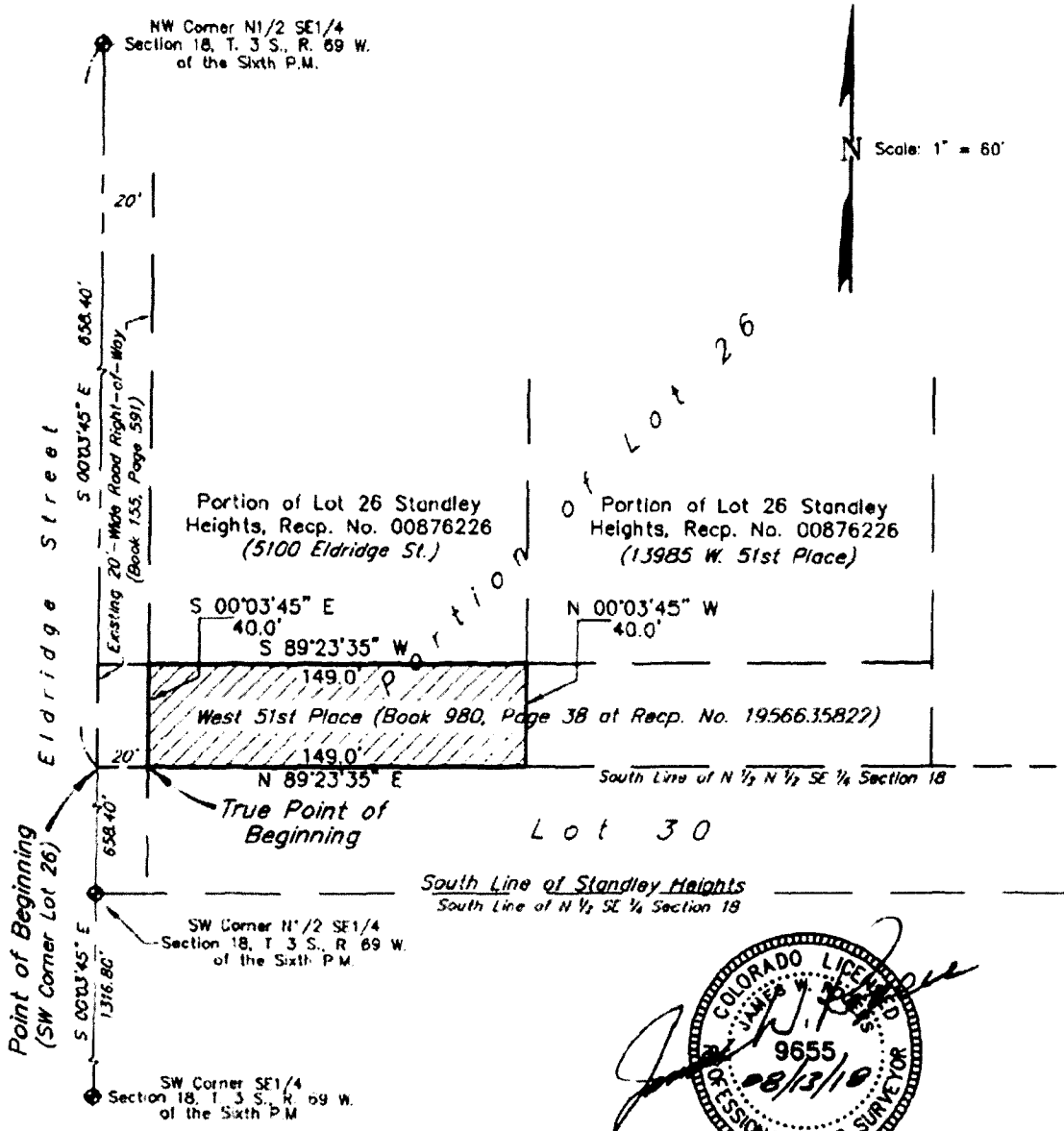
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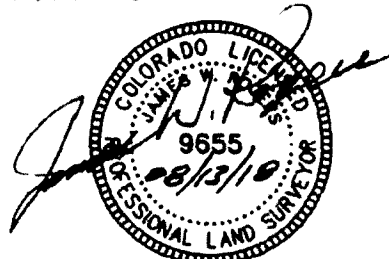
James W. Roberts
9655
05/29/18
PROFESSIONAL LAND SURVEYOR

Not Valid Without
Signature And Date

EXHIBIT B



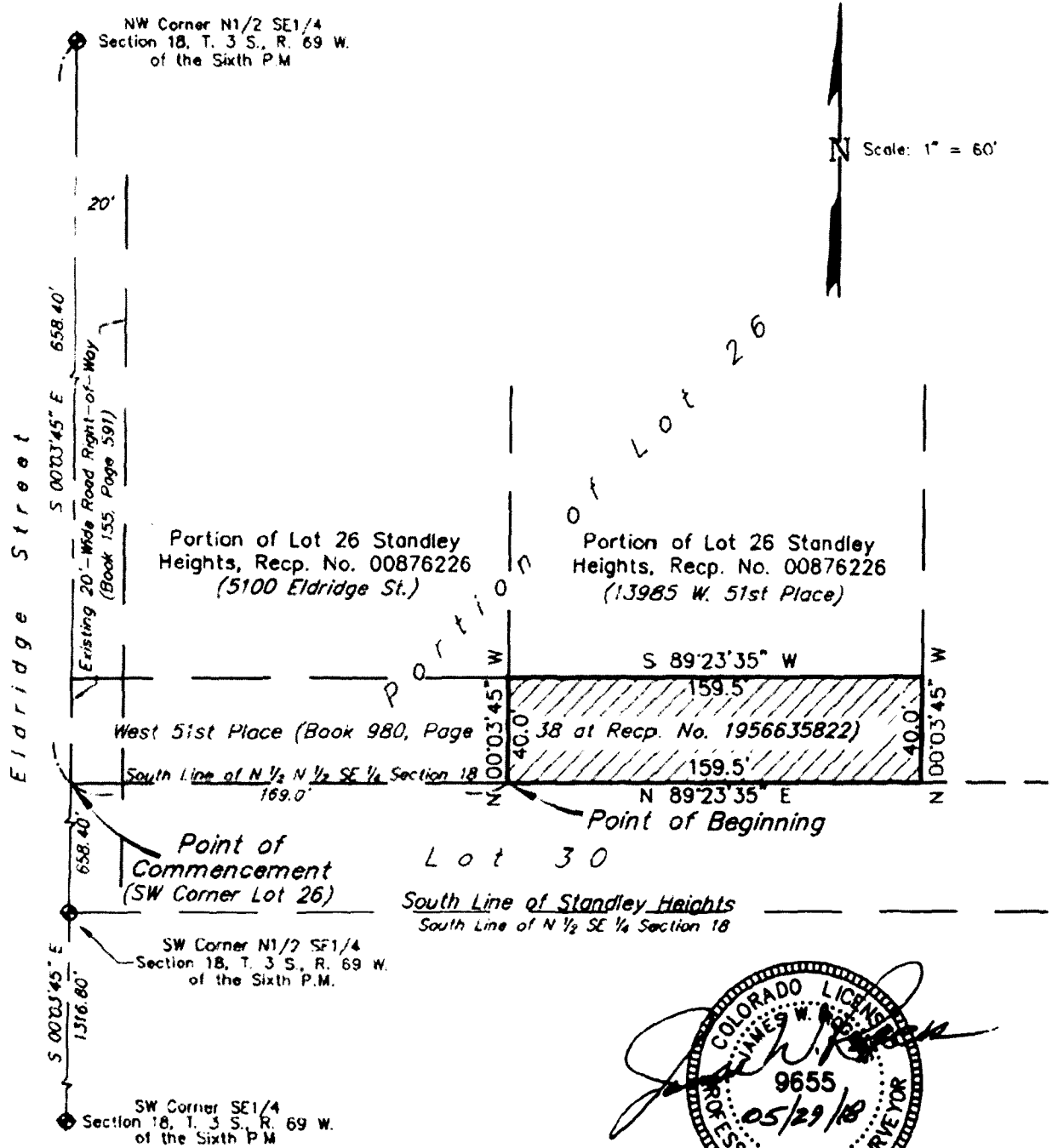
5



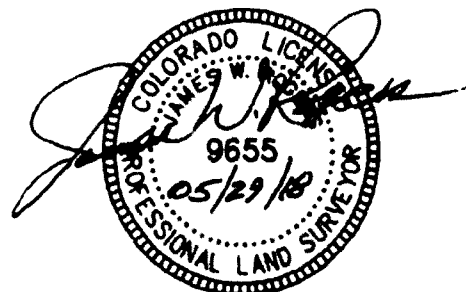
Not Valid Without
Signature And Date

EXHIBIT C

6



Scale: 1" = 60'

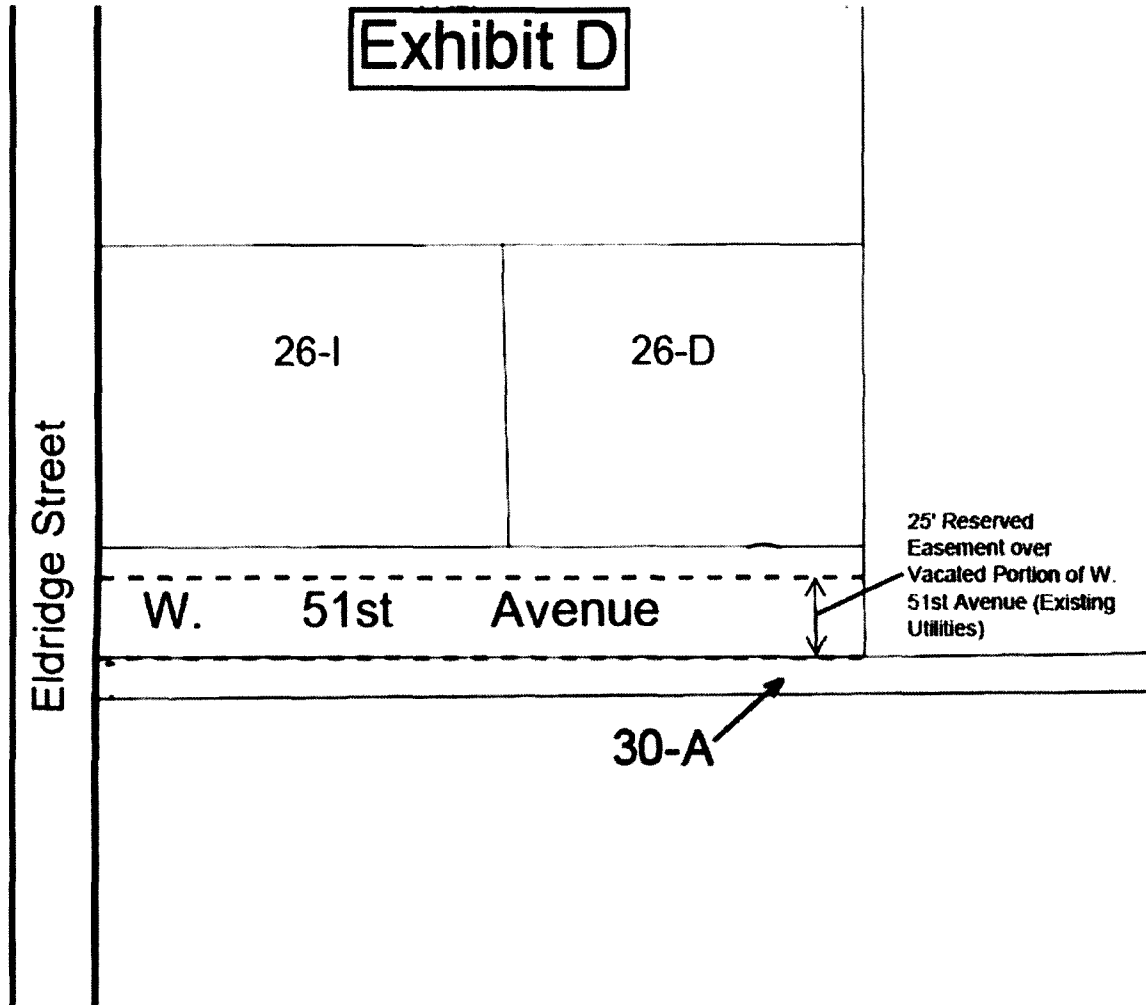


Not Valid Without
Signature And Date

7

EXHIBIT D

Exhibit D



84
58-

1-10

ACCESS AND UTILITY EASEMENT

This Easement (the "Easement") is made and entered into FEBRUARY 25, 2019, by and between Steve Abrahamson and April L. Abrahamson (hereinafter referred to as "Grantors") and Christopher J. Gillette, Gretchen S. Gillette, and David H. Gillette (hereinafter referred to as "Grantees").

WITNESSETH

Whereas Grantors are the owners of certain real property commonly known as 5100 Eldridge Street, Golden CO 80403 located in the County of Jefferson, State of Colorado, as more particularly described in the attached Exhibits A and B, which real property shall hereinafter be referred to as the Dominant Estate; and

Whereas Grantees are the owners of property, commonly known as 13985 West 51st Place, Golden CO 80403, is specifically referenced in Exhibits A and B and incorporated herein by reference; and

Whereas Grantors have agreed to grant to Grantees a non-exclusive Easement subject to Grantors continued use upon the terms and conditions hereinafter set forth; and

Whereas the parties hereto desire to set forth the terms and conditions of such Easement grant and to reduce the same to writing; and

Whereas the parties hereto desire that this Easement grant contain certain covenants, conditions, and restrictions; and

Whereas the terms hereof shall be deemed to be binding upon the heirs, successors, and assigns of the parties hereto:

AGREEMENT

Grantors have, this date, agreed to convey unto the Grantees, their successors, heirs, and assigns a non-exclusive, perpetual, access and utility Easement on the south (20 feet) of the lot commonly known as 5100 Eldridge Street for the purposes hereinafter set forth as more specifically described on Exhibit A, hereinafter referred to as the "Easement".

The Easement is for the benefit of existing single-family home access of the lot commonly known as 13985 W. 51st Place and appurtenant to the land owned by Grantors as specifically described and referenced in Exhibit A and incorporated herein by reference.

This instrument is not intended to and should not be construed to, dedicate the said Easement areas to the general public, nor shall this instrument be construed to restrict the use and development of the benefited or burdened property except as stated herein.



2019014336

02/25/2019 12:40:06 PM 10 Page(s)

JEFFERSON COUNTY, Colorado

R \$58.00
D \$0.00

Grantors shall have the right to use and occupy the Easement for any purpose not inconsistent with Grantees' full enjoyment of the rights hereby granted, provided, however, that Grantees, their successors, or assigns shall have the right to construct on the Easement at the sole expense of Grantees and shall be constructed with and in compliance with the now-existing regulations in force and effect and as promulgated by the County of Jefferson, State of Colorado, including, but not limited to, Section 2 of the Jefferson County Zoning Resolutions and Jefferson County Planning and Zoning Driveway and Private Road Standards. In addition to a roadway, the Grantees shall have the right to place within the Easement area any and all utilities, water service, sewer service, cable television utilities, electric utilities, telephone utilities, natural gas, and all related utilities. Grantees shall have the right and the responsibility to maintain, rebuild, reconstruct, erect, and maintain the roadway to be constructed on the Easement area. If Grantees expand the use of the present power line servicing the Dominant Estate, the power line shall be placed underground within the Easement.

2

The Grantees shall maintain the Easement at all times in good condition and repair and shall further be responsible for the repair, maintenance, and construction of the roadway on the Easement. These costs shall be divided among Grantees and Grantors according to Easement use in the attached Exhibit B. The obligation to maintain shall include maintenance such as paving and/or sealing the surface of the driveway, removing debris and trash, and maintenance costs for tree and bush trimming in the Easement.

Any liability for personal injury to Grantees, their employees, agents, and invitees, or to any third persons as a result of or arising out of or relating to the use and occupancy of the Easement shall be borne by Grantees. Further, Grantees, their successors, assigns, employees, or relatives, agree to indemnify and hold harmless Grantors, their successors, and assigns against any loss or damage which could result from, arise out of, or be attributable to the use of the Easement, whether or not such use is permitted hereunder.

Should they so desire, the Grantors shall have the right, at their cost and expense, to construct a gate or other structure at the intersection of the Easement granted hereby and Eldridge Street. However, such gate or other structure will be of such a nature that it does not unreasonably impede the Grantees' rights to utilize the Easement area for the purposes permitted herein. In the event that such structure (gate) is constructed by the Grantors, Grantors shall furnish to the Grantees a key or other mechanism sufficient to allow the Grantees, at any time, to open such gate or other structure. It is anticipated that, at all times, both parties shall have appropriate keys or means of opening such gate or other structure so as to utilize the Easement granted hereby.

All the provisions of this Easement, including the benefits and burdens, run with the land, and the Easement granted hereby shall be binding upon and shall inure to the benefit of the heirs, assigns, successors, tenants, and personal representatives of the parties hereto.

In witness whereof, the parties have caused this Easement to be executed effective as of the day and year first written above.



Case No. 18-100127VA

3

EXHIBIT A

20-Foot Wide Access and Utility Easement
Portion of Lot 26 of Standley Heights
Part of the SE ¼ of Section 18, T. 3 S., R. 69 W. of the 6th P.M.
County of Jefferson, State of Colorado

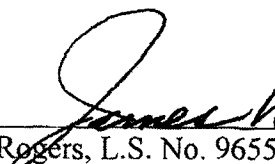
SHEET 1 OF 2

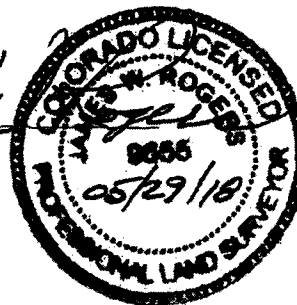
A parcel of land being a portion of SE ¼ of Section 18, T. 3 S., R. 69 W. of the 6th P.M., County of Jefferson, State of Colorado, described as follows:

Commencing at the southwest corner of said Lot 26, Standley Heights, as recorded July 31, 1908 at Reception No. 00876226, said point being on the West Line of the SE ¼ of said Section 18 from which the Northwest Corner thereof bears N 00°03'45" W (basis of bearings herein), 658.40 feet; thence N 89°23'35" E and along the South Line of the N ½ of the N ½ of said SE ¼, 20.00 Feet to the Point of Beginning; thence continuing along said South Line, 149.0 feet; thence N 00°03'45" W, 20.0 feet; thence S 89°23'35" W, 149.0 feet to a point 20.00 feet distant of, when measured perpendicularly from, the West Line of said SE ¼; thence S 00°03'45" E, 20.0 feet to the Point of Beginning

Containing 2,980 square feet, or 0.068 acres, more or less.

The above description was prepared by me, or under my direct supervision, on the 29th Day of May, 2018.


James W. Rogers, L.S. No. 9655

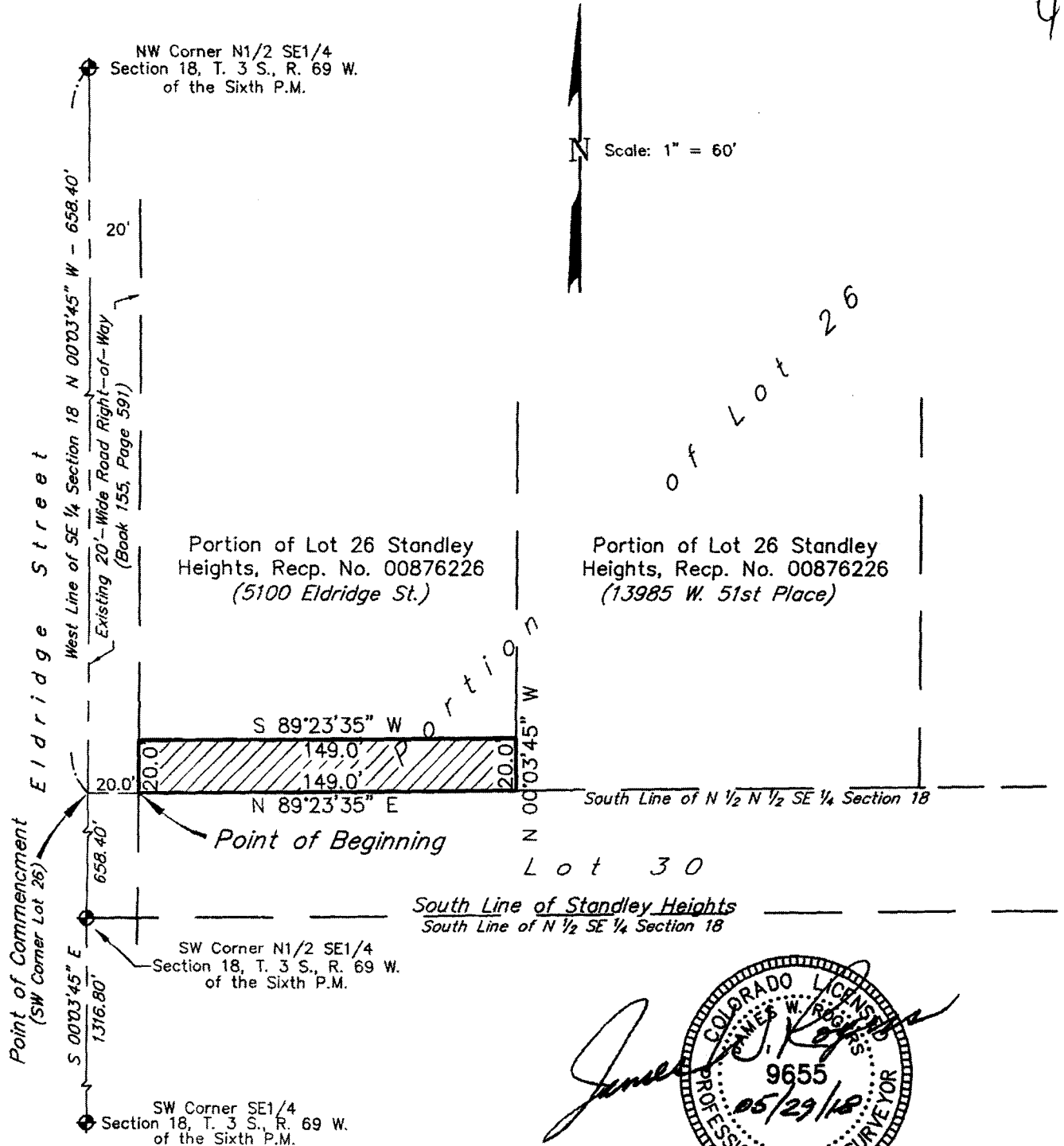


Revised: May 29, 2018
JN: StandHgt
No. 38503

EXHIBIT A

20-Foot Wide Access and Utility Easement
 A Portion of Lot 26 of Standley Heights
 Part of the SE1/4 of Section 18, T. 3 S., R. 69 W. of the 6th P.M.
 County of Jefferson, State of Colorado

4



James W. Rogers
 9655
 05/29/18
 COLORADO LICENSE
 PROFESSIONAL LAND SURVEYOR

Not Valid Without
 Signature And Date
 Revised: May 29, 2018
 Revised: March 5, 2018

Exhibit B

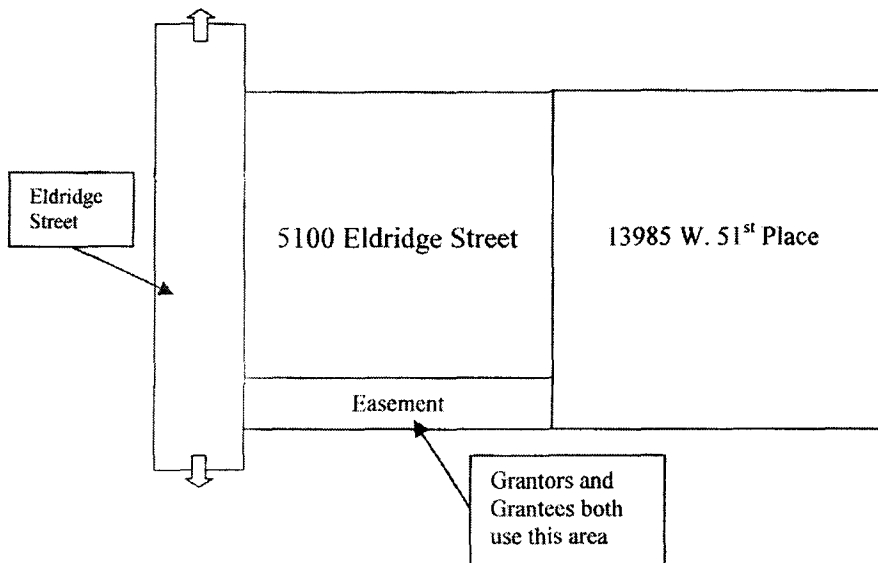
Maintenance, Use and Care, and Repair Costs

Grantees are responsible for 50% of the maintenance costs including repaving drive, sealing paving on drive, tree and shrub removal or maintenance, and trash/debris removal. If Grantees and Grantors require snow plowing of the drive, Grantees and Grantors will divide the snow removal cost for the area marked "Easement" below.

Grantees are responsible for repair to any damage to the Easement caused by Grantees, including paving, trees, gates, fences, mailboxes, and any other physical elements in Easement. The party responsible for the damage will be liable for full cost of repair; if unable to conclusively determine cause of damage, the Grantors and Grantees will split the cost of the repair evenly.

Maintenance Schedule

- Grantors pay for $\frac{1}{2}$ the maintenance costs of Easement
- Grantees pay for $\frac{1}{2}$ the maintenance costs of Easement
- Grantors are not responsible for any costs of paving or maintenance beyond property line of 5100 Eldridge Street
- As indicated in the body of the Easement, if Grantees require construction on or below paving of Easement for utility access, maintenance, or repair, full cost of access, maintenance and repair is the responsibility of Grantees. Including repair of pavement after utility work is completed.



Drawing not to Scale

GRANTOR(s):

BY: April L. Abrahamson
April L. Abrahamson

6

STATE OF COLORADO)

) ss.

COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 7th day of October, 2018, by April L. Abrahamson.

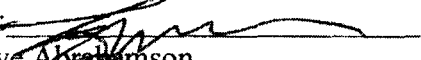
Witness my hand and official seal.

My commission expires 2-06-2020

Notary Public Christopher E. Mitchell

CHRISTOPHER E. MITCHELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084002955
MY COMMISSION EXPIRES FEBRUARY 06, 2020

GRANTOR(s):

BY: 
Steve Abrahamson

7

STATE OF COLORADO)

) ss.

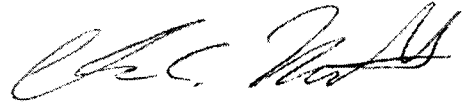
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 9th day of October, 2018, by Steve Abrahamson.

Witness my hand and official seal.

My commission expires 2-06-2020

Notary Public



CHRISTOPHER E. MITCHELL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20084002955
MY COMMISSION EXPIRES FEBRUARY 06, 2020

GRANTEE(s):

BY:

Christopher J. Gillette

8

STATE OF COLORADO)

) ss.

COUNTY OF Jefferson)

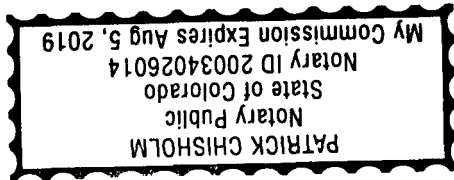
The foregoing instrument was acknowledged before me this 8th day of November, 2018, by Christopher J. Gillette.

Witness my hand and official seal.

My commission expires 8-5-2019

Patrick Chisholm

Notary Public



GRANTEE(s):

BY: Gretchen Gillette
Gretchen S. Gillette

9

STATE OF COLORADO)

) ss.

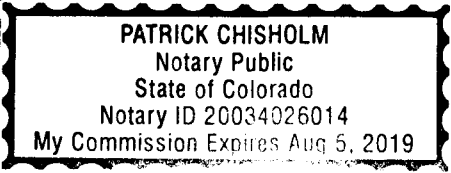
COUNTY OF Jefferson)

The foregoing instrument was acknowledged before me this 8th day of November, 2018, by Gretchen S. Gillette.

Witness my hand and official seal.

My commission expires 8-5-2019

Patrick Chisholm
Notary Public



GRANTEE(s):

BY: 
David H. Gillette

10

Missouri
STATE OF COLORADO)

) ss.

COUNTY OF Adair)

The foregoing instrument was acknowledged before me this 16 day of October, 2018, by David H. Gillette.

Witness my hand and official seal.

My commission expires May 16, 2022



BARBARA A. NEWCOMER
My Commission Expires
May 16, 2022
Adair County
Commission #14433663

Notary Public Barbara A. Newcomer



Providing the Highest Level of Professional Services

September 30, 2024,

FFPD-FP-054-24

Sandra Dougherty
918-232-8614
sandradougherty@yahoo.com

Re: Will Serve
5100 Eldridge Street
Golden, CO 80403

To whom it may concern:

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

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

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

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

Respectfully yours,

Robert Ipatenco, Fire Marshal
Fairmount Fire Protection District
ripatenco@fairmountfireco.gov
cc: file



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





September 30, 2024

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

RE: Water and Sewer Availability – 5100 Eldridge Street, Jefferson County

Jefferson County,

The North Table Mountain Water and Sanitation District currently serves the referenced property with water and sewer service. The property is located within the District boundaries. The District has plenty of capacity and has no issue continuing to serve this property if 350 square feet of living space is added. If the lot is re-platted each lot will need a water and sewer tap.

Sincerely

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

ENVIRONMENTAL QUESTIONNAIRE AND DISCLOSURE STATEMENT

NAME OF PROJECT: Private residence

CONTACT PERSON: Sandra Dougherty PH 918-232-8614

PROPERTY LOCATION: 5100 Eldridge Street Golden CO 80403 USA

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

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

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

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

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

NAME: Sandra Dougherty *Sandra Dougherty* DATE: 10/3/24

State of Colorado)
County of Jefferson) ss.

The above and foregoing Environmental Questionnaire and Disclosure Statement was acknowledged before me this 03 day of October, 2024, by Sandra J. Dougherty

WITNESS my hand and official seal:

NOTARY PUBLIC

MY COMMISSION EXPIRES: 06/20/2028

