

# CASE SUMMARY

**CASE SUMMARY**  
**Consent Agenda**

**PC Hearing Date:** January 22, 2025

**BCC Hearing Date:** February 25, 2025

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**24-125226RZ** Rezoning

**Case Name:** 16670 County Road 126 Official Development Plan

**Owner/Applicant:** Carol Williams

**Location:** 16670 County Road 126, Pine  
Section 27, Township 7 South, Range 71 West

**Approximate Area:** 0.23 Acres

**Purpose:** **To Rezone from Commercial One (C-1) to Planned Development (PD) to allow for existing residential uses.**

**Case Manager:** Allie McGahee

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**Applicant Team Presenters:**

Jodi Dolph, jodi.dolph@kw.com, 303-902-9968, Applicant Representative  
Carol Williams, crlwllms@msn.com, 303-838-5763, Property Owner

**Issues:**

None

**Recommendations:**

- **Staff:** Recommends **Approval**

**Interested Parties:**

- Neighbors

**Level of Community Interest:** Low

**Representative for Applicant:** Jodi Dolph

**General Location:** Northeast of the intersection of County Road 126 and 6<sup>th</sup> Street

**Case Manager Information:** Phone: 303-271-8736 e-mail: almgahe@jeffco.us

# COMMUNITY MEETING SUMMARY



Planning & Zoning Division

### COMMUNITY MEETING SUMMARY

Case Number

24-119868CMT

Meeting Date

8.13.2024

Approx. # of Citizens

1

# Signed in

4

Meeting Location

Virtual

Subject Property

16670 County Road 126

Property Owner

Carol Williams

Applicant/Representative

Jodi Dolph

Summary of the Applicant's Presentation

No presentation was given, only one member from community was present

Information Presented/Format of the Meeting

Overall Impression/Tone of Meeting

General curiosity

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

Neighbor was in attendance in support of the applicant - no questions were presented by this neighbor but she expressed support for the applicant and the application.



# STAFF REPORT



## 1. SUBJECT REQUEST

The applicant is requesting to rezone the 0.23-acre subject property (16670 County Road 126) from the existing Commercial One (C-1) zone district to a Planned Development (PD) zone district. The proposed 16670 County Road 126 Official Development Plan (ODP) would allow all uses and provide for all restrictions defined by the Mountain Residential-Three (MR-3) zone district with specific modifications to the side and rear setbacks. The modified setbacks are proposed for existing structures and would legalize the existing structures that do not meet current setback requirements. Additional modifications defined by the ODP require future structures to meet setbacks as required by the MR-3 zone district.

## 2. CONTEXT



The subject property is in south-west Jefferson County, northeast of the intersection of County Road 126 and 6<sup>th</sup> Street in Pine Grove. This parcel is adjacent to residential land uses to the north, south, east, and

west. The lots to the north, south, east, and west are zoned Mountain Residential-Three (MR-3) and vary in lot size. This area is primarily characterized by residential land uses. The subject property has been zoned Commercial-One (C-1) since 2013 after a Jefferson County-initiated Rezoning of properties zoned Restricted Commercial-One (RC-1), under resolution reception number 2013040687, and has been used as a Single-Family residence since 1978. The County initiated Rezoning was due to the elimination of all RC-1 zoning in the County and changed all previous RC-1 zoning to C-1.

### 3. SURROUNDING ZONING/LAND USE

	Adjacent Zoning	Land Use
<b>North:</b>	Mountain Residential – Three (MR-3)	Residential
<b>South:</b>	Mountain Residential – Three (MR-3)	Residential
<b>East:</b>	Mountain Residential – Three (MR-3)	Residential
<b>West:</b>	Mountain Residential – Three (MR-3)	Residential

### 4. SUMMARY OF PROPOSED CHANGES

	Current Zoning	Proposed Zoning
<b>Setbacks</b>	Primary Structures Front: 35' Side: 20' Rear: 20'	All required MR-3 setbacks, with the addition of specific setbacks for existing primary structure:  Side to Street (south): 3' Side to Street (north): 25' Rear (east): 5'
<b>Minimum Lot Size</b>	None	6,250 sq ft

### 5. TRANSPORTATION

The proposed Rezoning to allow for continued residential use on the subject property is anticipated to have a lesser impact on the transportation network than the maximum trips under the Commercial zone district. Due to this, traffic information was not required with the Rezoning application. Both Transportation Engineering and Planning Engineering did not express concerns related to potential traffic impacts.

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

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

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

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

The proposed use is compatible with the existing and allowable land uses in the area. The proposed Planned Development is based on the Mountain Residential - Three zone district and is in keeping with the current existing surrounding residential land uses. There are no changes proposed to the current lot size and the proposed setbacks along the north, south, and east property lines are to accommodate the existing residential structure and are proposed to meet the MR-3 setbacks for any rebuilt structures on the property. If the Rezoning is approved, the proposed impacts to the surrounding community would be expected to be minimal.

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

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

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

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

**Land Use:** The CMP recommends a land use of Area of Stability for the subject area, which discusses commercially zoned properties to generally maintain what exists or to convert to a community or residential use and to maintain lot sizes. The proposed land use is residential and is consistent with what is recommended by the CMP. The intent of this proposed Planned Development (PD) is to allow for continued residential uses that would otherwise be allowed within the MR-3 zone district and would not allow future subdivision of the property. Therefore, the request is consistent with the Land Use goals and policies of the CMP.

**Physical Constraints:** The CMP describes physical constraints as those physical features that due to safety concerns may potentially restrict where and how development occurs. Physical Constraints include geologic hazards and constraints, floodplains, wetlands, wildfire, radiation, landfills, abandoned mines, and wildlife habitat. The property is not within any floodplains or known geologic hazard areas. The subject property is within the Wildland Urban Interface Overlay District, and any future Building Permits would require compliance with Defensible Space requirements. Therefore, the request is consistent with the Physical Constraints goals and policies of the CMP.

**Community Resources:** The Community Resources section contains policies that relate to historic structures or sites, scenic corridors, natural features, air quality, light, odor and noise pollution, open space and trails. No specific historic resources have been identified that would be negatively impacted by the proposed development. The proposed use does not have potential impacts to air quality, light, odor and noise pollution, and impacts from noise, smoke, glare, fumes, vibration, and other potential environmental impacts. Therefore, the request is consistent with the Community Resources goals and policies of the CMP.

**Infrastructure, Water and Services:** Existing infrastructure and services are available and adequate to support the uses proposed by this Rezoning. If this request is approved, traffic to the site is anticipated to have negligible impacts on traffic operations, as the current and existing residential use will remain the same. 6th Street is an unpaved non-County maintained road, and County Road 126 is a paved road maintained by the County. The property is within the North Fork Fire Protection District and the Jefferson County Sheriff's Office provides law enforcement to the area. Water services will be provided by an individual well and wastewater services will be provided by an Onsite Wastewater Treatment System. The applicable agencies have reviewed the proposed zoning and there are no concerns. Therefore, the request is consistent with the Infrastructure, Water and Services goals and policies of the CMP.

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

Staff has not identified potential negative impacts of the Rezoning to the surrounding area that could result in impacts to light, air, odor, or noise to the subject or surrounding properties. Visual impacts to surrounding properties will remain the same and will be preserved as the structures will stay the same. The proposed written restrictions contain modifications to allow for the legalization of setbacks for the existing structures and requires future redevelopment to meet current building standards. The proposed ODP is not anticipated to have negative impacts upon the surrounding area.

*d. The availability of infrastructure and services.*

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



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

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

## 7. COMMERCIAL MINERAL DEPOSITS

No known commercial mineral deposits exist on the subject property.

## 8. COMMUNITY MEETING

A Community Meeting was held on August 13, 2024. There was 1 citizen in attendance, the general tone of the meeting was respectful, transparent, and friendly. Questions presented by the community member during the meeting related to County processes and in support of the application. Please see the Community Meeting Summary included in this case packet for more details.

## 9. COMMUNITY/REFERRAL RESPONSES

During the processing of this Rezoning application, Staff did not receive any community responses regarding this proposal. Staff has not identified unresolved citizen comments.

## 10. AGENCY REFERRAL RESPONSES

This application was sent on referral to 9 Jefferson County Departments & Divisions, 9 external agencies, and 7 registered associations (please see the first referral matrix and HOA mailing list in the case packet for more information). The request was sent on one referral which resulted in modifications to the proposed written restrictions related to formatting. 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. POST HEARING REVIEW

If the Rezoning is approved, the post hearing review shall be in accordance with the Zoning Resolution as follows:

*The applicant shall have 28 days after Board of County Commissioner's approval to submit a 'clean' copy of the approved red-marked ODP and pay the recordation fees. The Case Manager will have 7 days to review the submitted ODP. If the revisions have been made in accordance with the approval conditions, Staff will affirm and record the ODP documents, as appropriate. If the submitted documents are not in conformance with the approved red-marked ODP, the red-marked ODP shall be recorded.*

## 13. SUBSEQUENT PROCESSES

If the Rezoning is approved, prior to construction of any buildings or additions on the site a Building Permit would be required. The Building Permit is an administrative approval process.

### SUMMARY OF STAFF ANALYSIS

Staff's analysis concludes that the proposed rezoning is in conformance with specific land use goals and policies outlined within the CMP. All potential negative impacts to the surrounding community have been adequately addressed, infrastructure and services are available to support the proposed land use, and 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. Staff has no unresolved issues with the proposed rezoning and recommends APPROVAL of the request.

### FINDINGS:

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

- 1. The rezoning proposal to allow for continued residential land uses on the subject property is compatible with the existing and allowable residential land uses in the surrounding area.**
- 2. The proposal is in general conformance with the Comprehensive Master Plan (Plan). It meets the Plan's land use recommendations, and all other applicable sections of the Plan goals and policies are met. The Plan recommendation is for an Area of Stability which recommends Commercial zoned properties to convert to Residential use.**
- 3. The ability to mitigate the negative impacts of the proposed land use upon the surrounding area has been considered. The negative impacts are found to be minimal and mitigated with the restrictions set forth in the proposed Official Development Plan (ODP) document. Restrictions to mitigate potential visual impacts include restrictions to building and lot development standards for future developments to be defined by the Jefferson County Mountain Residential-Three (MR-3) zone district.**
- 4. The subject property is served by North Fork Fire Protection District and the Jefferson County Sheriff's Office. Water service will be provided by an individual well. Wastewater services will be provided by an Onsite Wastewater Treatment System. Services are available and adequate to service the proposed development.**
- 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:

*Allie McGahee*

Allie McGahee, Planner III  
January 6, 2025

# CURRENT ZONING



## Section 25 – Commercial District

(orig. 3-26-13)

### A. Intent and Purpose

1. The Commercial Districts are intended to provide areas for low to high density commercial office, retail, services and activities, 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 commercial zone district. (orig.3-26-13)
3. The Commercial Zone Districts are divided as follows: (orig.3-26-13)
  - a. Restricted Commercial-One
  - b. Commercial-One (C-1)
    - (1) Convenience Level
    - (2) Neighborhood Level
    - (3) Community Level
    - (4) Regional Level
  - c. Commercial-Two (C-2)

### B. Permitted Uses (orig. 3-26-13; am. 7-17-18; am. 5-21-19)

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Medical and dental offices, clinics and small veterinary clinics with no outside facilities.	X	X	X	X	X	X
Business and professional offices	X	X	X	X	X	X
Laboratory, except those involved in any hazardous process of that emit noxious noise dust, fumes or odor.	X, <5,000 s.f. GLA	X, < 5,000 s.f. GLA	X	X	X	X
State licensed day-care center or preschool or nursery	X	X	X	X	X	X
Grocery Store, Supermarket		X, <10,000 s.f. GLA	X	X	X	X
Gas station, service station or car wash.		X (4 fueling stations max)	X	X	X	X
Auto repair facility		X (max. 4 bays)	X	X	X	X
Fuels stores						X
Convenience retail shopping facility Including but not limited to drug stores, liquor stores, florists, newsstands, hardware stores, livestock feed stores, auto supply stores, and retail food specialty shops which sell food products not intended to be consumed on the premises, such as butcher shops, candy stores, bakeries, dairy product shops, delicatessens.		X, <5,000 s.f. GLA	X	X	X	X
Restaurants, excluding drive-thru and fast food,		X, <4,000 s.f. GLA.				
Specialty Restaurant, no drive –thru.		X, <1,200 s.f. GLA	X	X	X	X
Restaurants, including specialty, brew-pub, vintner's, fast food, drive-in, drive-thru, or carry-out			X	X	X	X

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Convenience service establishments, including but not limited to: barber and beauty shops, cleaners, shoe repair shops, laundries, music lessons.		X	X	X	X	X
Outdoor Vending Machines	X	X	X	X	X	X
Low intensity specialty goods and services, including but not limited to: art gallery, antiques, artisan shops, photo studio, gift shop, plant store or nursery, taxidermy, furniture store, pet store, blue-print, newspaper office, apparel, appliances.		X, <5,000 s.f. GLA	X	X	X	X
Taverns and lounges		X	X	X	X	X
Banks and other financial institutions			X	X	X	X
Craft brewery and craft distillery			X <5,000 s.f. GLA	X <10,000 s.f. GLA	X	X
Arcades, pool halls, dance and other similar studios.			X	X	X	X
Fitness Centers, Martial Arts Studios, and other similar uses		X, <4,000 s.f. GLA	X	X	X	X
Department stores and/or discount stores				X, <75,000 s.f. GLA.	X	X
Nightclubs and discotheques				X	X	X
Entertainment facilities, including but not limited to movie theaters, bowling alleys, skating rinks, pool halls.				X	X	X
Building material retail stores				X	X	X
Building material sales						X
Recreational facilities, including but not limited to swimming, tennis, health and court sports facilities.				X	X	X
Hotels and motels				X	X	X
Private colleges and schools including: trade, vocational and professional schools and student and faculty housing, when located on the same lot or tract as the school for which the housing is being provided.				X	X	X
Rental stores, excluding automobiles, campers, trailers and heavy equipment.		X	X	X	X	X
Motor vehicle, recreational vehicle and trailer sales, leasing or rental (new or used).						X
Rental agencies for heavy equipment						X
Repair for heavy equipment, recreational vehicles, or trailers.						X
Auditoriums, conference rooms and Event Centers					X	X
Ambulance services						X
Shops for custom work to include electrical, plumbing, air conditioning, and similar type shops.				X	X	X

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Fabrication and manufacturing of any type set forth in the I-3 Zone District are permitted, except those uses involved in any hazardous process or that emit noxious noise, dust, fumes or odor and provided that no machinery greater than 5 horsepower is utilized and that activities are enclosed.						X
Wholesale businesses						X
Cold-storage plants						X
Amusement parks						X
Auction house excluding those for animals						X
Home for social rehabilitation or adjustment for up to 20 residents plus staff, not located within 750 ft. of a similar type facility.						X
Temporary shelter for the homeless which is not located within a 750 ft. of another such shelter.						X
Sexually Oriented Businesses located in accordance with the provision of the General Provisions and Regulations Section of this Zoning Resolution.						X
Telecommunications Land Uses shall comply with the provisions of the Telecommunication Uses Section of this Zoning Resolution.	X	X	X	X	X	X
Energy Conversion Systems (ECS) land uses shall comply with the Alternative Energy Resources Section of the Zoning Resolution.	X	X	X	X	X	X
Mini-Storage, Mini-Warehousing				X <sup>1</sup>	X <sup>1</sup>	X <sup>1</sup>

<sup>1</sup> When meeting the design criteria below.

**C. Accessory Uses (orig. 3-26-13)**

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Construction Trailers during construction only, not to exceed to two years.	X	X	X	X	X	X
Customer and employee parking of operable motor vehicles, either open or covered.	X	X	X	X	X	X
Living Quarters for not more than one family in a commercial building not a dwelling.		X	X	X	X	X
Retail Sale of Permissible Fireworks in a temporary fireworks sales facility provided the facility complies with the requirements of H.4. and obtains a yearly permit from the County.		X	X	X	X	X

**D. Special Uses**

The following uses shall be permitted only upon review by the Planning Commission and Approval by the Board of County Commissioners: (orig. 3-26-13)

Uses	RC-1	C-1				C-2
		Convenience	Neighborhood	Community	Regional	
Holding area for motor vehicles (operable or inoperable) removed from public roads and awaiting disposition by proper legal authorities. Such motor vehicles shall be enclosed by a closed fence (one preventing view) at least 8 feet in height.		X	X	X	X	X
Religious Assemblies or private clubs		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
Oil and gas drilling and production such operations shall conform to the standards contained in the Drilling and Production of Oil and Gas Section of this Zoning Resolution, except as modified by the Board of County Commissioners in the resolution approving the Special Use.	X	X	X	X	X	X

**E. Lot and Building Standards** (orig. 3-26-13; am 7-17-18; am; 5-21-19)

Districts	Setbacks – Structural					Setbacks – Gas Pump			
	Front	Side	Rear	From common wall/interior lot line	Side & Rear adjacent to separate Commercial or Industrial Zone District <sup>1</sup>	Front	Sides	Rear	
<b>RC-1</b>	35 ft.	20 ft.	20 ft.	N/A	20 ft.	NA			
<b>C-1</b>	<b>Convenience</b>	35 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	<b>Neighborhood</b>	40 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	<b>Community</b>	50 ft.	50 ft.	50 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
	<b>Regional</b>	50 ft.	50 ft.	50 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.
<b>C-2</b>	50 ft.	20 ft.	20 ft.	0 ft.	10 ft.	18 ft.	18 ft.	20 ft.	

<sup>1</sup> Or comparable PD Zone District.

Districts	Building Height		Area Required for sub-districts
	Structural	Roof Mounted Solar	
<b>RC-1</b>	35 ft.	45 ft.	N/A
<b>C-1</b>	<b>Convenience</b>	35 ft.	N/A
	<b>Neighborhood</b>	46 ft.	N/A
	<b>Community</b>	60 ft.	N/A
	<b>Regional</b>	80 ft.	N/A
<b>C-2</b>	50 ft.	N/A	None

# PROPOSED ZONING

**16670 County Road 126 Official Development Plan  
Rezoning Case # 24-125226RZ**

**A. Intent**

The purpose of this Rezoning is to rezone from Commercial One (C-1) to a Planned Development (PD) to allow for existing residential uses.

**B. Written Restrictions**

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

1. Setbacks
  - a. Side to Street (south): 3 feet
  - b. Side to Street (north): 25 feet
  - c. Rear (east): 5 feet
  
2. If the existing structures are removed in the future, any new structures will be built to the setbacks as required by the MR-3 zone district.

**APPROVED FOR RECORDING:**

This Official Development Plan, titled 16670 County Road 126 Official Development Plan was approved the \_\_\_\_\_ day of \_\_\_\_\_ 2025, by the Board of County Commissioners, of the County of Jefferson, State of Colorado and is approved for recording.

The owner of the property, at the time of approval was: \_\_\_\_\_

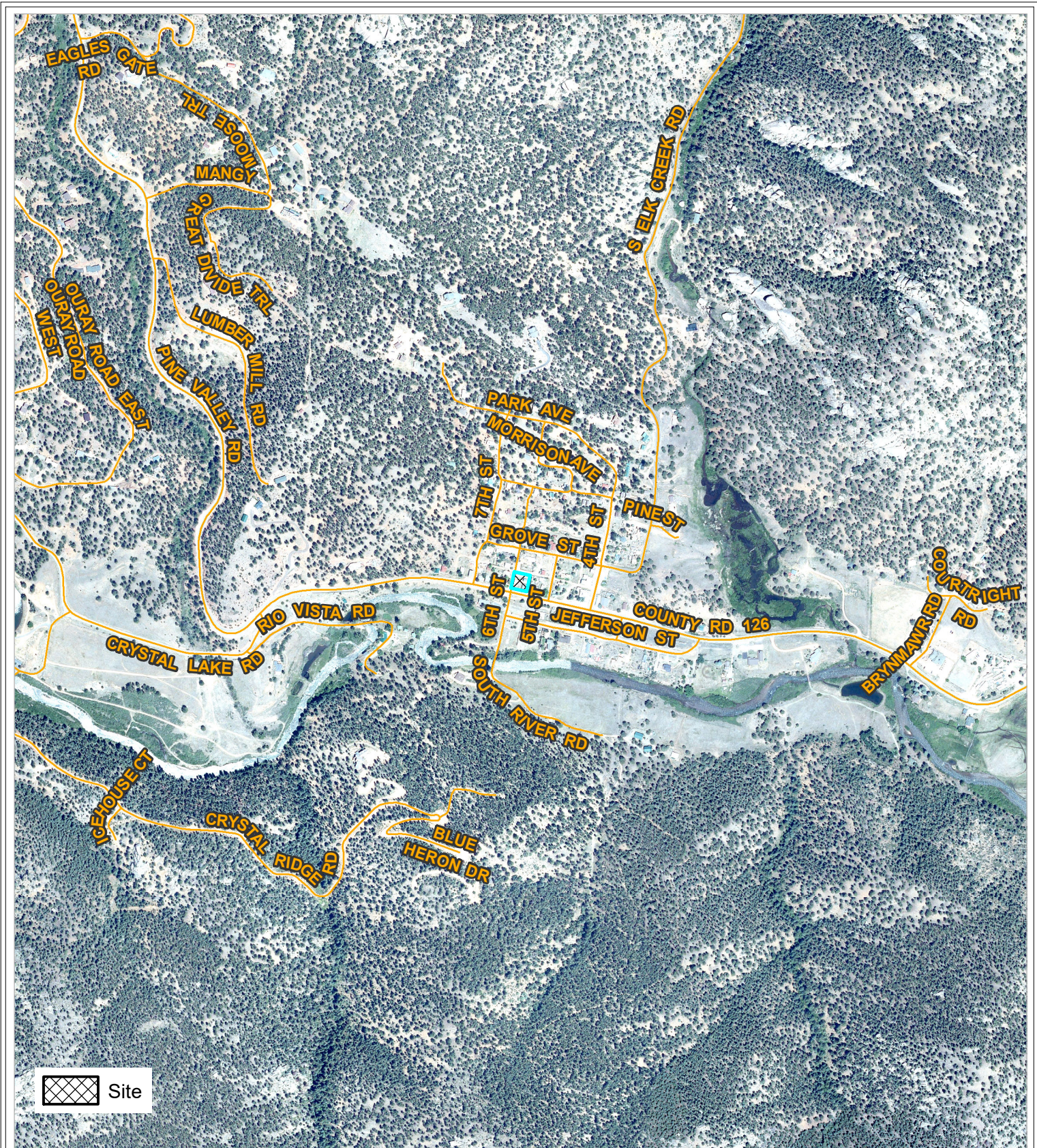
By: Jefferson County Planning and Zoning Director

Signature: \_\_\_\_\_

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

# MAPS



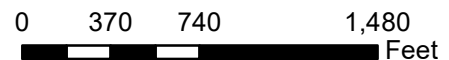


**Case Number: 24-125226RZ**  
**Location: Section 27, T7S, R71W**

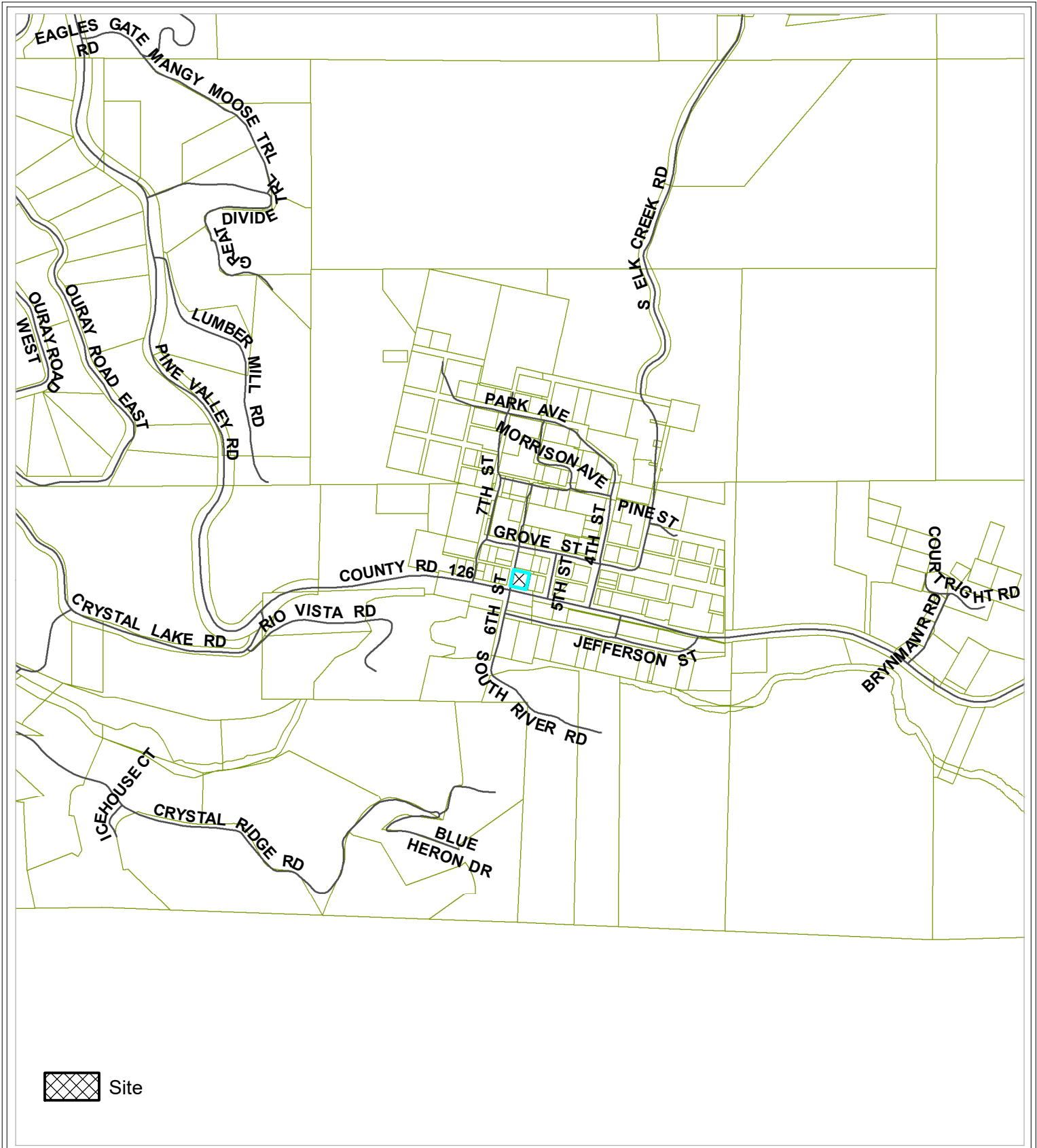


**JEFFERSON**  
 COUNTY COLORADO

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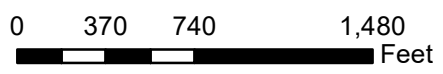


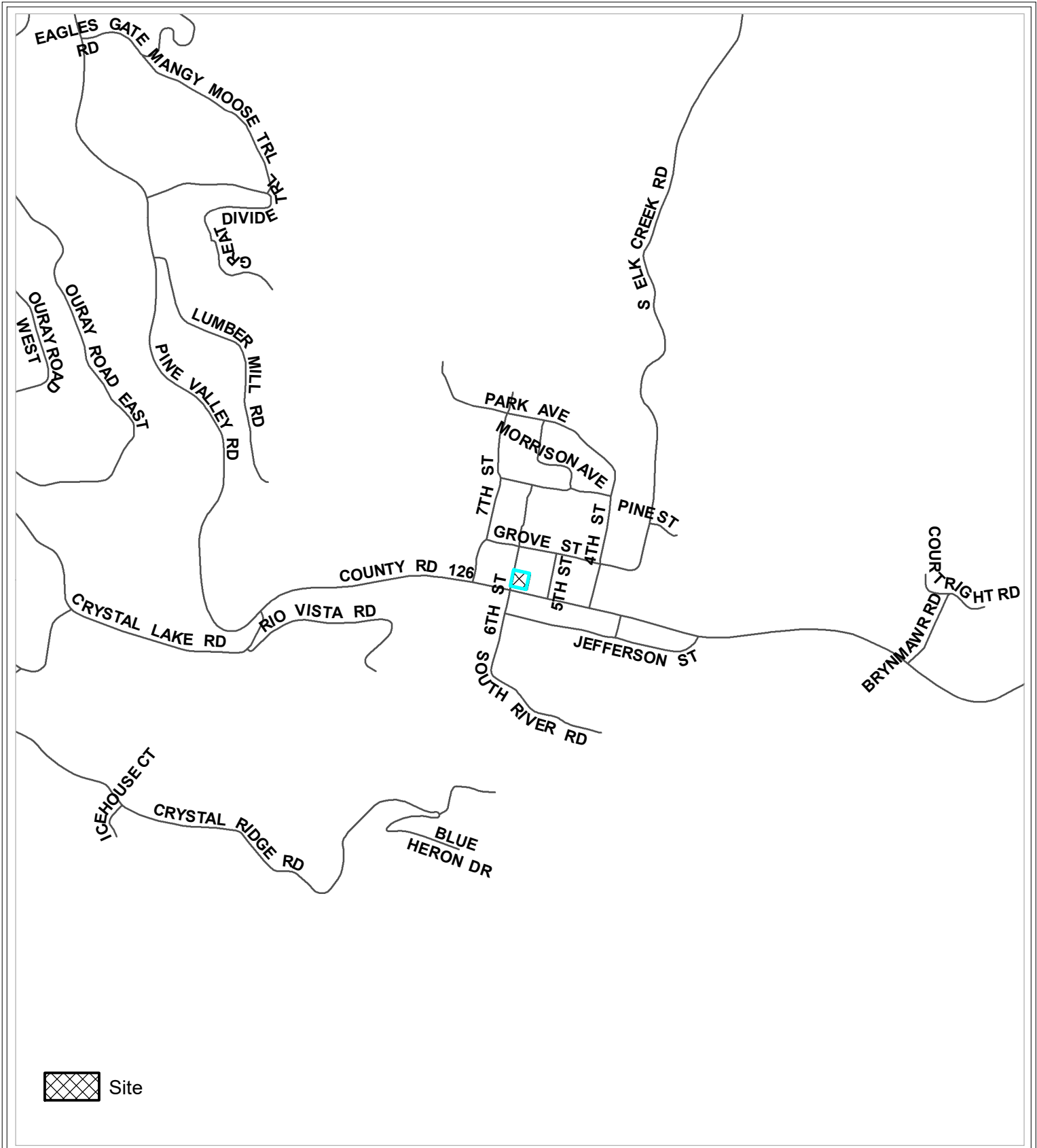


**Case Number: 24-125226RZ**  
**Location: Section 27, T7S, R71W**



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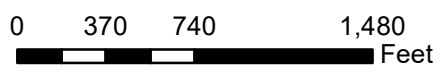
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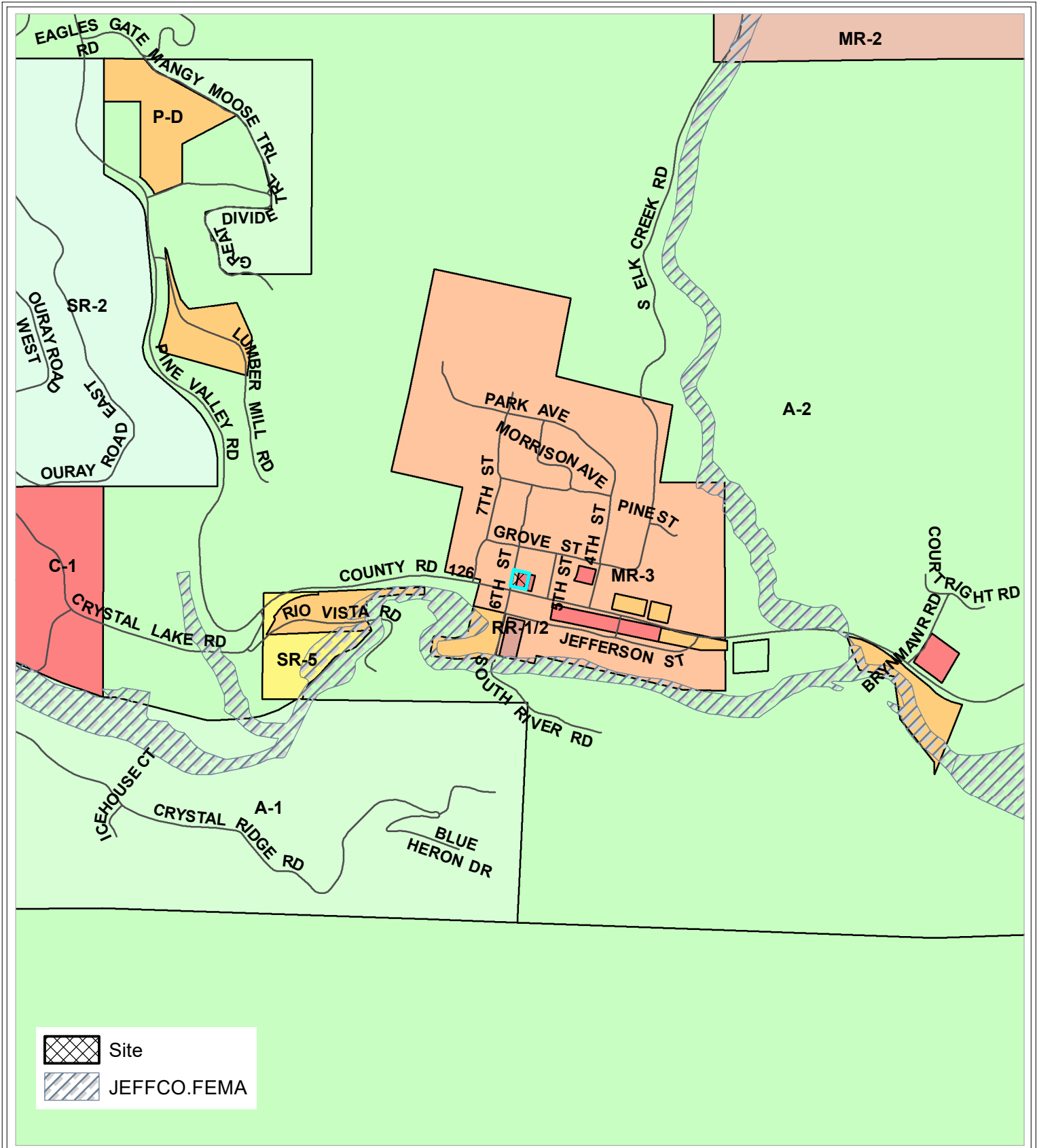
**Case Number: 24-125226RZ**  
**Location: Section 27, T7S, R71W**



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**Case Number: 24-125226RZ**  
**Location: Section 27, T7S, R71W**



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# **PUBLIC / HOA COMMENTS**

No public comments received as of 1/13/2025

# REFERRAL COMMENTS

## Allie McGahee

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Wednesday, December 11, 2024 2:28 PM  
**To:** Allie McGahee  
**Cc:** Christine Derby  
**Subject:** 24 125226 RZ - Agency Response

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**Case Number: 24 125226 RZ**

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Addressing

**Results: Comments Sent (no further review)**

**Review Comments:**

**Scheduled End Date: 10-DEC-24**

**Reviewer: Christine Derby**

**Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).**

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## ADDRESSING

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# MEMO

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To: Allie McGahee  
FROM: Christine Derby  
SUBJECT: 24-125226RZ 16670 County Road 126  
DATE: December 11, 2024

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Addressing offers the following comments on this proposal:

1. The purpose of this Rezoning is to Rezone from Commercial One (C-1) to Planned Development (PD).
2. Access is off County Road 126 and 6<sup>th</sup> Street.
3. There is a valid existing address, 16670 County Road 126, in the address database. This address will not change with this Rezoning but may change with future development.

Please let me know if you have any questions.



## Allie McGahee

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Tuesday, December 10, 2024 2:22 PM  
**To:** Allie McGahee  
**Cc:** Rebecca Daleske  
**Subject:** 24 125226 RZ - Agency Response

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**Case Number: 24 125226 RZ**

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Cartographic

**Results: Complete**

**Review Comments:**

**Scheduled End Date: 10-DEC-24**

**Reviewer: Rebecca Daleske**

**Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).**

## Allie McGahee

---

**From:** Freshwater - DNR, Keian <keian.freshwater@state.co.us>  
**Sent:** Tuesday, November 26, 2024 1:09 PM  
**To:** Allie McGahee  
**Cc:** Fuller - DNR, Kathleen  
**Subject:** --{EXTERNAL}-- 24-125226 RZ Comments - Division of Water Resources

**This Message Is From an External Sender**

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Dear Ms. McGahee,

This referral for a rezoning, case no. 24-125226 RZ, for 0.23 acres on Lots 9, 10, 11, and 12, Block 24, Sec. 27, T7S, R71W, 6th P.M., 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 only performed a cursory review of the referral information.

Upon review, it appears well no. 239071 is located on the 0.23 acres; included in the application file was a past change of ownership application to the current owner. Originally registered for existing historic use for inside 1 single family dwelling and the irrigation of not more than 1500 square feet of home and garden, this well must be used in accordance with its permitted terms and conditions. Of note, it appears that this well sits just outside the lot boundaries in our mapping system, but this is possibly a plotting shift in the parcel location as reported by the county. Regardless, the well owner is encouraged to file a GWS-42 Application For Well Location Amendment with our office to confirm the location on file for this well, available at: <https://dwr.state.co.us/eforms> [[dwr.state.co.us](https://dwr.state.co.us)].

Our office has no further comments or concerns for this referral.

Regards,

--

**Keian Freshwater**  
**Water Resources Engineer**



P 303-866-3581 Ext. 8237

1313 Sherman St., Suite 821, Denver, CO 80203

[keian.freshwater@state.co.us](mailto:keian.freshwater@state.co.us) | [dwr.colorado.gov](https://dwr.colorado.gov) [[dwr.colorado.gov](https://dwr.colorado.gov)]

## Allie McGahee

---

**From:** Justin Gutierrez <JGutierrez@Summitutilitiesinc.com>  
**Sent:** Tuesday, November 19, 2024 8:22 AM  
**To:** Allie McGahee  
**Subject:** --{EXTERNAL}-- RE: [EXTERNAL EMAIL] 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

### This Message Is From an External Sender

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Good morning Allie,

16670 County Rd 126 is outside of Colorado Natural Gas certified service territory. Colorado Natural Gas does not own or operate any facilities or appurtenances at or near this location and has no objection to the Rezoning at 16670 County Rd 126.

Thanks,

*Justin Gutierrez*

*Engineer*

Summit Utilities, Inc.

[jgutierrez@SummitUtilitiesInc.com](mailto:jgutierrez@SummitUtilitiesInc.com)

Direct: (720) 954-2804

Office: (720) 981-2123 [x11187]

---

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

**Sent:** Tuesday, November 19, 2024 8:01 AM

**To:** Justin Gutierrez <JGutierrez@Summitutilitiesinc.com>; PLATREVIEW@LUMEN.COM;  
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO\_MARTINEZ@CABLE.COMCAST.COM;  
ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; SARAH.BRUCKER@STATE.CO.US;  
JOANNA.WILLIAMS@STATE.CO.US; PLATREFERRAL@UNITEDPOWER.COM; BKAUFMAN@IREA.COOP;  
NFFPD@HOTMAIL.COM; RRUSH@ELKCREEKFIRE.ORG

**Cc:** ALMCGAHE@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US

**Subject:** [EXTERNAL EMAIL] 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning



## **ELECTRONIC REFERRAL**

This e-mail is to inform you that the application referenced below is now beginning the 1st Referral. Please review and provide comments on the referral documents found in the [Case Folder](#)

[\[jeffcogov.sharepoint.com\]](http://jeffcogov.sharepoint.com) in the **Current Referral Documents** sub-folder. Comments should be submitted electronically to the Case Manager by the due date below.

Case Number: 24-125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Address: 16670 County Rd 126

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Case Manager: Allie McGahee

Case Manager Contact Information: [almcgahe@co.jefferson.co.us](mailto:almcgahe@co.jefferson.co.us) 303-271-8736

Comments Due: **10-DEC-24**

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

*If you received this message in error, please do not read, copy, or share it. Instead, please notify the sender immediately and permanently delete all copies in your possession.*

## Allie McGahee

---

**From:** Brooks Kaufman <BKaufman@core.coop>  
**Sent:** Friday, December 6, 2024 1:47 PM  
**To:** Allie McGahee  
**Subject:** --{EXTERNAL}-- RE: 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

### This Message Is From an External Sender

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Good afternoon, Allie

CORE Electric Cooperative has reviewed the contents in the above-referenced referral response packet. We reviewed the project for maintaining our existing facilities, utility easements, electric loading, and service requirements. We are advising you of the following concerns and comments:

CORE has existing overhead electric facilities on the subject property. CORE will maintain these existing utility easements and facilities unless otherwise requested by the applicant to modify them under the CORE's current extension policies.

CORE approves the rezoning to PD.

Respectfully

### Brooks Kaufman

Lands and Rights of Way Manager

800.332.9540 MAIN  
720.733.5493 DIRECT  
303.912.0765 MOBILE


[www. \[core.coop\]core \[core.coop\].coop \[core.coop\]](http://www.core.coop).



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 [\[outlook-sdf.office.com\]](https://outlook-sdf.office.com) Book time to meet with me [\[outlook-sdf.office.com\]](https://outlook-sdf.office.com)

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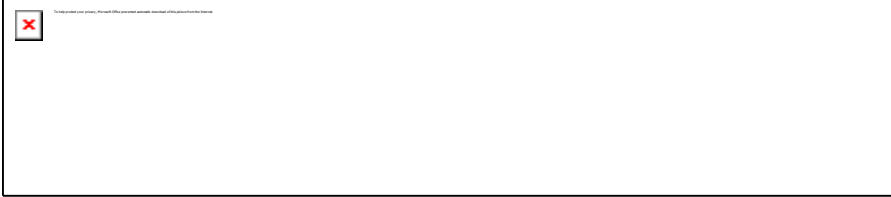
**From:** TEMPMAILER@JEFFCO.US <TEMPMAILER@JEFFCO.US>

**Sent:** Tuesday, November 19, 2024 8:01 AM

**To:** JGUTIERREZ@SUMMITUTILITIESINC.COM; PLATREVIEW@LUMEN.COM;  
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO\_MARTINEZ@CABLE.COMCAST.COM;  
ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; SARAH.BRUCKER@STATE.CO.US;

JOANNA.WILLIAMS@STATE.CO.US; PLATREFERRAL@UNITEDPOWER.COM; Brooks Kaufman <BKaufman@core.coop>;  
NFFPD@HOTMAIL.COM; RRUSH@ELKCREEKFIRE.ORG  
Cc: ALMCGAHE@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US  
Subject: 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

**[CAUTION:]** This email is from an external source. Avoid clicking links or opening attachments unless you trust the sender and verify the content's safety.



## **ELECTRONIC REFERRAL**

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

Case Number: 24-125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Address: 16670 County Rd 126

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

Case Manager: Allie McGahee

Case Manager Contact Information: [almcgahe@co.jefferson.co.us](mailto:almcgahe@co.jefferson.co.us) 303-271-8736

Comments Due: **10-DEC-24**

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

## Allie McGahee

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Thursday, December 5, 2024 12:12 PM  
**To:** Allie McGahee  
**Cc:** Laura Armstrong  
**Subject:** 24 125226 RZ - Agency Response

---

**Case Number: 24 125226 RZ**

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Engineer (Development Review)

**Results: Comments Sent (no further review)**

**Review Comments: No concerns. Traffic impacts under proposed PD expected to be less than existing commercial zone district.**

**Scheduled End Date: 10-DEC-24**

**Reviewer: Laura Armstrong**

**Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).**

## Allie McGahee

---

**From:** Christina Lane  
**Sent:** Monday, November 25, 2024 5:22 PM  
**To:** Allie McGahee  
**Cc:** Lindsay Townsend; Mike Vanatta; Nick Nelson  
**Subject:** Re: DEVREV: 24-125226RZ - 12/3

Hi Allie,

Thanks for reaching out regarding this rezone case. I made the assumption that there were far more intense permitted uses under MR-3 but it looks like there's nothing that differs from the lower MR zone districts, and since they are currently zoned for commercial, we know this PD would come in with lower volumes than the max commercial zoning.

Please revise our comment to "No concerns. A PD under MR-3 zone district assumptions will have a lesser impact on the transportation network than the maximum trips under a commercial zone district."

Thank you!  
Christina

**Christina Lane, AICP (she/her)**  
Transportation Operations & Planning Manager

Transportation and Engineering Division  
c 303-358-8018  
[clane@jeffco.us](mailto:clane@jeffco.us) | [www.jeffco.us](http://www.jeffco.us)



---

**From:** Levi LaGuardia <[llaguard@co.jefferson.co.us](mailto:llaguard@co.jefferson.co.us)>  
**Sent:** Monday, November 25, 2024 7:46 AM  
**To:** Robert Taylor <[rbtaylor@co.jefferson.co.us](mailto:rbtaylor@co.jefferson.co.us)>; Lindsay Townsend <[ltownsen@co.jefferson.co.us](mailto:ltownsen@co.jefferson.co.us)>; Christina Lane <[clane@co.jefferson.co.us](mailto:clane@co.jefferson.co.us)>; Mike Vanatta <[mvanatta@co.jefferson.co.us](mailto:mvanatta@co.jefferson.co.us)>; Ramey Fox <[rfox@co.jefferson.co.us](mailto:rfox@co.jefferson.co.us)>  
**Subject:** RE: DEVREV: 24-125226RZ - 12/3

TOP review is complete!

All the Best,  
**Levi LaGuardia, EIT**  
Associate Transportation Engineer  
Jefferson County Transportation and Engineering  
100 Jefferson County Pkwy, Suite 3500 | Golden, CO 80419  
(303) 271-8471 | [llaguard@jeffco.us](mailto:llaguard@jeffco.us)





## Allie McGahee

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Thursday, December 19, 2024 11:16 AM  
**To:** XALMCGAHE@JEFFCO.US  
**Cc:** Allie McGahee; Allie McGahee  
**Subject:** 24 125226 RZ - Agency Response

---

**Case Number: 24 125226 RZ**

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Planner (Development Review)

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

**Review Comments:**

**Scheduled End Date: 10-DEC-24**

**Reviewer: Allie McGahee**

**Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).**

## Allie McGahee

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Tuesday, December 10, 2024 5:01 PM  
**To:** Allie McGahee  
**Cc:** Pat OConnell  
**Subject:** 24 125226 RZ - Agency Response

---

**Case Number: 24 125226 RZ**

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: County Geologist

**Results: Comments Sent (no further review)**

**Review Comments:**

**Scheduled End Date: 10-DEC-24**

**Reviewer: Pat O Connell**

**Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).**

# Memorandum

**To:** Allie McGahee  
Planner

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

**Date:** December 10, 2024

**Re:** 16670 County Road 126, Case No. 24-125226RZ

---

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

1. The site is not located in a geologic hazard area, and geologic and geotechnical reports are not required at the time of the rezoning.
2. The property is located within the Mountain Ground Water Overlay District. However, since the structures are existing and this rezoning application would not change the amount of water used, or type of well permit, the restrictions of the MGWOD would not apply.

## Laura Armstrong

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Thursday, December 5, 2024 12:12 PM  
**To:** Allie McGahee  
**Cc:** Laura Armstrong  
**Subject:** 24 125226 RZ - Agency Response

---

**Case Number: 24 125226 RZ**

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Engineer (Development Review)

**Results: Comments Sent (no further review)**

**Review Comments: No concerns. Traffic impacts under proposed PD expected to be less than existing commercial zone district.**

**Scheduled End Date: 10-DEC-24**

**Reviewer: Laura Armstrong**

**Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).**

## Allie McGahee

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Tuesday, December 17, 2024 12:14 PM  
**To:** Allie McGahee  
**Cc:** Cassidy Clements  
**Subject:** 24 125226 RZ - Agency Response

---

**Case Number: 24 125226 RZ**

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Long Range

**Results: Comments Sent (no further review)**

**Review Comments:**

**Scheduled End Date: 10-DEC-24**

**Reviewer: Cassidy Clements**

**Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).**

## Allie McGahee

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**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Thursday, November 21, 2024 12:48 PM  
**To:** Allie McGahee  
**Cc:** Elizabeth Stoner  
**Subject:** 24 125226 RZ - Agency Response

---

**Case Number: 24 125226 RZ**

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Open Space

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

**Review Comments:**

**Scheduled End Date: 10-DEC-24**

**Reviewer: Elizabeth Stoner**

**Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).**

## Allie McGahee

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Monday, November 25, 2024 4:52 PM  
**To:** Allie McGahee  
**Cc:** Public Health EH Land Use; Urszula Tyl  
**Subject:** 24 125226 RZ - Agency Response

---

Case Number: 24 125226 RZ

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Public Health

Results: Comments Sent (no further review)

Review Comments:

Scheduled End Date: 10-DEC-24

Reviewer: Urszula Tyl

Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).

**MEMO**

**TO:** Allie McGahee  
 Jefferson County Planning and Zoning Division

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

**DATE:** November 25, 2024

**SUBJECT:** Case #24-125226 RZ  
 16670 County Rd 126  
 Jodi Dolph

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

**PROPOSAL SUMMARY**

Pre-application to discuss Rezoning from Commercial-One (C-1) to Mountain Residential-Three (MR-3).

**COMMENTS**

Jefferson County Public Health (JCPH) has provided comments on July 17, 2024 for the pre-application process. We have reviewed the documents submitted by the applicant for this rezoning process and have the following comments:

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

**REZONING REQUIREMENTS (Private Well & OWTS)**

✓	Date Reviewed	Required Documentation/Actions	Refer to Sections
✓	7/12/24	Submit an Onsite Wastewater Report in accordance with the LDR Section 22. B.2. Contact Jefferson County Public Health, Mitchell Brown at 303.271.5767 or <a href="mailto:mlbrown@jeffco.us">mlbrown@jeffco.us</a> or Tracy Volkman at 303.271.5763 or <a href="mailto:tvolkman@jeffco.us">tvolkman@jeffco.us</a>	Wastewater
✓	11/25/24	Submit a notarized Environmental Questionnaire and Disclosure Statement in accordance with the Jefferson County Zoning Resolution and Land Development Regulation (LDR) Section 30.	Environmental Site Assessment



**WASTEWATER (LDR 22)**

Engineering from the existing system can be used to satisfy the Onsite Wastewater Report as described in Section 22 D. of the Jefferson County Land Development Regulation.

OWTS Records

JCPH has records of an existing higher level treatment system that was installed in 2024 to serve a 2-bedroom single family dwelling at 16670 County Rd 126 (Permit #24-106427 HLT OW):

Septic tank: 1000 gal 2 comp Infiltrator with effluent filter in 2nd comp followed by AX20RT unit in mode 3B with a PF500511 pump. Recycle line from AX20RT to 1st comp of septic tank.

STA: 216 SF (12' X 18' X 4'), 1.5" SCH 40 effluent line to 1.5" SCH 40 manifold. 1.5" SCH 40 laterals with 3/16" orifice holes at 2' o/c. Install 2' of secondary sand and 1' of gravel covered by filter fabric. Flushing valves at ends of rows and 4 observation ports. STA to be installed in same location as existing STA and will meet or exceed current setbacks.

Maintain the following minimum separation distance(s) between the on-site absorption bed and the following well(s): 65'

Maintain or increase all existing subminimum distances affecting any components of the onsite wastewater treatment system.

Sand gradation analysis required at OPEN HOLE inspection

An audible and/or visible alarm shall be installed to indicate when the vault/pump chamber reaches 80% of capacity and/or to provide indication of failure for mechanical components.

The existing septic tank shall be pumped, then removed or backfilled.

Maintain a minimum of 10 feet from all parts of the system to the property line.

This system includes components that require ongoing maintenance to assure proper operation. The current and future owners are required to maintain a contract with a responsible management entity to perform such maintenance in accordance with Department regulations and policies. Failure to maintain such a contract will be considered a violation of the conditions of this permit.

The installer of the advanced / mechanical treatment system must provide a letter stating that all required components have been installed and that the system is ready for operation and, if required, remote monitoring in accordance with Department regulations and policies.

Contaminated soil removed from the old absorption system shall be disposed in a manner which does not cause contamination of ground or surface waters.

The system must be pressure dosed per the engineer's design.

**TABLE 4-1 MINIMUM PROPERTY SIZE REQUIREMENTS**

SOURCE OF POTABLE WATER	DATE OF LEGAL PARCEL		
	Before Nov. 10, 1973	Between Nov. 10, 1973 and Dec. 5, 1977	After Dec. 5, 1977
Individual wells, potable springs, or cisterns	1 acre	2 acres	5 acres (3.5 acres if per Section 4.2.E)
Public water system	0.5 acre	1 acre	1 acre

Prior to installing, altering, upgrading, remediating, or repairing an onsite wastewater treatment system (OWTS) the applicant must receive a permit from Jefferson County Public Health. The applicant must submit an OWTS application, associated documents, and applicable fees to this Department for an approved permit to install the OWTS. Contact Mitch Brown at 303.271.5767 or mlbrown@jeffco.us for more information on this process.

### **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.

### **WATER SUPPLY (LDR 21)**

The applicant provided a copy of Well Permit #239071. The Jefferson County Zoning Resolution (Section 9 C.21) and the Land Development Regulation (LDR) Section 21.B.2.a (1) requires proof of legal water, such documentation may include, but is not limited to, a copy of the well permit or water court decree. The Colorado Division of Water Resources (CDWR) is the governing authority for wells. As such, the applicant should contact the Colorado Division of Water Resources at 303.866.3581 who will determine if the applicant has a legal right to the water supply.

### Water Dependability

JCPH advises all parties to note that the long-term dependability of any water supply in Colorado, be it surface water, ground water, or a combination of surface water and ground water, cannot be guaranteed. All ground water and surface water supplies are subject to fluctuations in precipitation. During periods of drought, it will be necessary to carefully manage all uses of water so that the basic water supply needs for human health can be met.

### **NOISE**

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

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

**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.**

## Allie McGahee

---

**From:** AUTOMAILER@JEFFCO.US  
**Sent:** Tuesday, November 19, 2024 8:35 AM  
**To:** Allie McGahee  
**Cc:** Keith Dean  
**Subject:** 24 125226 RZ - Agency Response

---

**Case Number: 24 125226 RZ**

Case Type: Rezoning

Case Name: 16670 County Rd 126

Review: Road & Bridge

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

**Review Comments:**

**Scheduled End Date: 10-DEC-24**

**Reviewer: Keith Dean**

**Description: Request to rezone to from Commercial One (C-1) to Planned Development (PD).**

## Allie McGahee

---

**From:** Emily Fore <efore@unitedpower.com>  
**Sent:** Tuesday, November 19, 2024 8:13 AM  
**To:** TEMPMAILER@JEFFCO.US; Allie McGahee  
**Subject:** --{EXTERNAL}-- RE: 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning

### This Message Is From an External Sender

This message came from outside your organization.

Report Suspicious

Good morning,

Thank you for inviting United Power, Inc. to review and comment on the **Rezoning at 16670 County Rd 126, Case Number 24-125226 RZ**.

Unfortunately, this is outside our service territory, and we are unable to comment.

Sincerely,



[facebook.com] [twitter.com][linkedin.com][youtube.com][instagram.com]

### Emily Fore, RWA

Right of Way Agent

Office: 720-685-5605 | Mobile: 970-515-0128 |

[efore@unitedpower.com](mailto:efore@unitedpower.com)

**Working Hours:** Monday-Friday 7:30-5:00, off every other Friday

United Power | [www.unitedpower.com](http://www.unitedpower.com)

[unitedpower.com](http://unitedpower.com)

500 Cooperative Way Brighton, CO 80603

*Powering Lives, Powering Change, Powering the Future—  
The Cooperative Way*

---

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

**Sent:** Tuesday, November 19, 2024 8:01 AM

**To:** JGUTIERREZ@SUMMITUTILITIESINC.COM; PLATREVIEW@LUMEN.COM;  
REFERRALSXCELDISTRIBUTION@XCELENERGY.COM; ALFONZO\_MARTINEZ@CABLE.COMCAST.COM;  
ASUMMERS@DRCOG.ORG; GCHIAPELLA@DRCOG.ORG; SARAH.BRUCKER@STATE.CO.US;  
JOANNA.WILLIAMS@STATE.CO.US; United Power Plat Referral <platreferral@UnitedPower.com>;

BKAUFMAN@IREA.COOP; NFFPD@HOTMAIL.COM; RRUSH@ELKCREEKFIRE.ORG

**Cc:** ALMCGAHE@JEFFCO.US; MSCHUSTE@JEFFCO.US; KMILLER@JEFFCO.US

**Subject:** 24-125226RZ - ELECTRONIC REFERRAL - EXTERNAL - Rezoning



**CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.**

# ADDITIONAL CASE DOCUMENTS



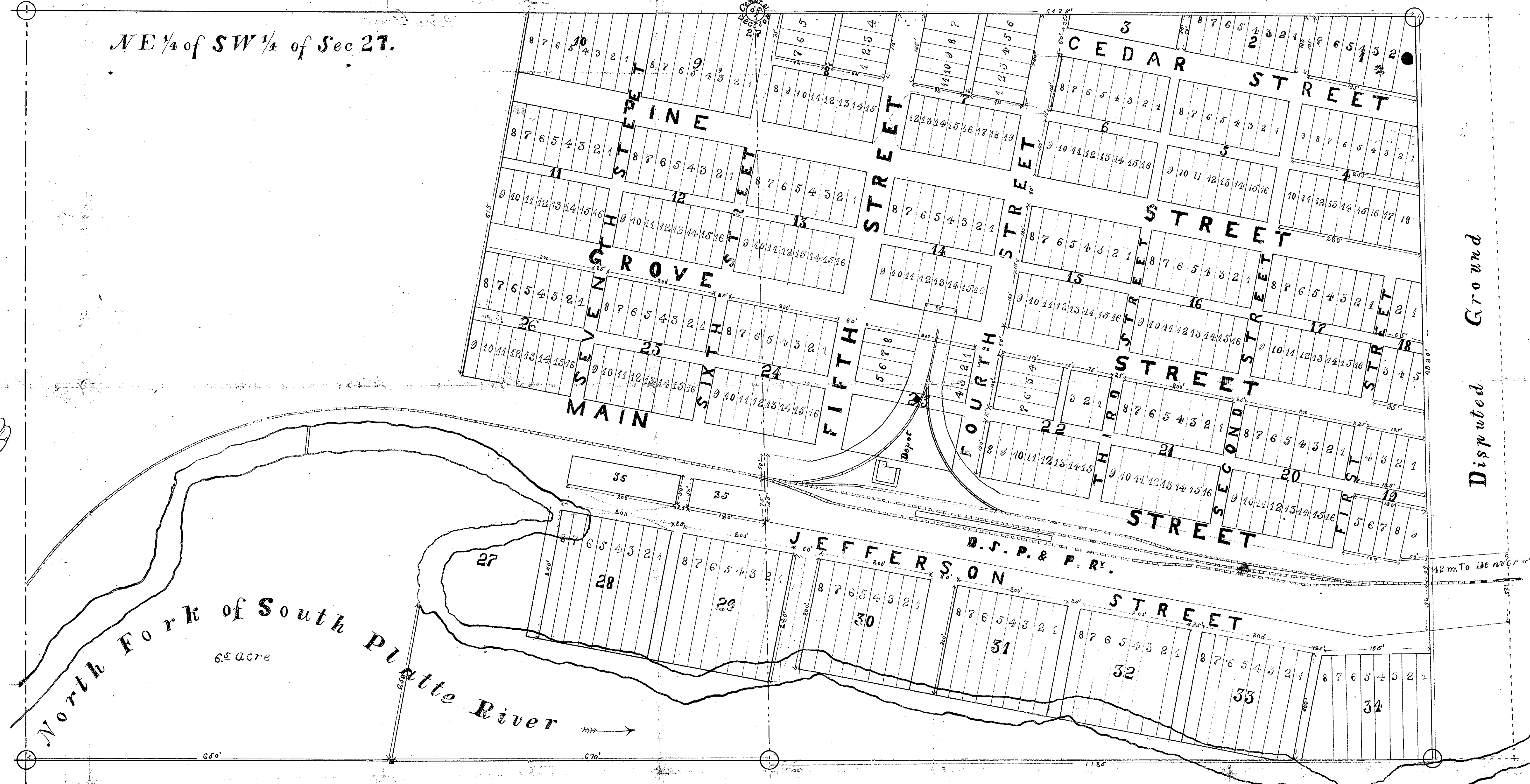
MAP  
 OF  
**PINE - GROVE**  
 JEFFERSON COUNTY Colo.  
 SCALE 100ft. = 1inch.  
 A. R. Kittell Co.  
 4/21-1886

NE 1/4 of SW 1/4 of Sec 27.

From all men by these presents that I, C. W. Dake have laid out and platted the parcel of land as shown on this map to wit: - N. 1/4 of the S. 1/4 and a part of the N. 1/4 of the S. 1/4 of Section 27 in Township No. 7 South of Range No. 71 west in Jefferson County, State of Colorado under the name and style of Pine-Grove. Reference being had to a disputed tract of ground, and I do grant and convey to the Public the perpetual use and right to all the streets and alleys as shown on this plat.  
 Dated at Denver, Colo. this 24th day of August 1886  
 Charles W. Dake

Unofficial

State of Colorado ss  
 County of Jefferson ss  
 Before me William J. Acheson, a notary public within and for the County and State aforesaid this day personally appeared C. W. Dake to me known to be the person who executed the foregoing map and instrument of writing and acknowledged that he executed the same as his free and voluntary act and deed for the uses and purposes therein set forth - witness my hand and seal this 24th day of August, A.D. 1886  
 William J. Acheson  
 Notary Public  
 Arapahoe Co., Colo.



Disputed Ground

T. 7 S. - R. 71 W.  
 6th P.M.

Vacation Resolution - July 12, 1960 - Book 1286 - Page 474  
 Vacation Resolution - Jan. 5, 1962 - Book 11439 - Page 102  
 Vacation Resolution - Sept. 6, 1962 - Book 1518 - Page 167

Sept 9 1886  
 At Denver  
 16452 94



# IMPROVEMENT LOCATION CERTIFICATE

ORDERED BY: CLARION MTG. CAPITAL

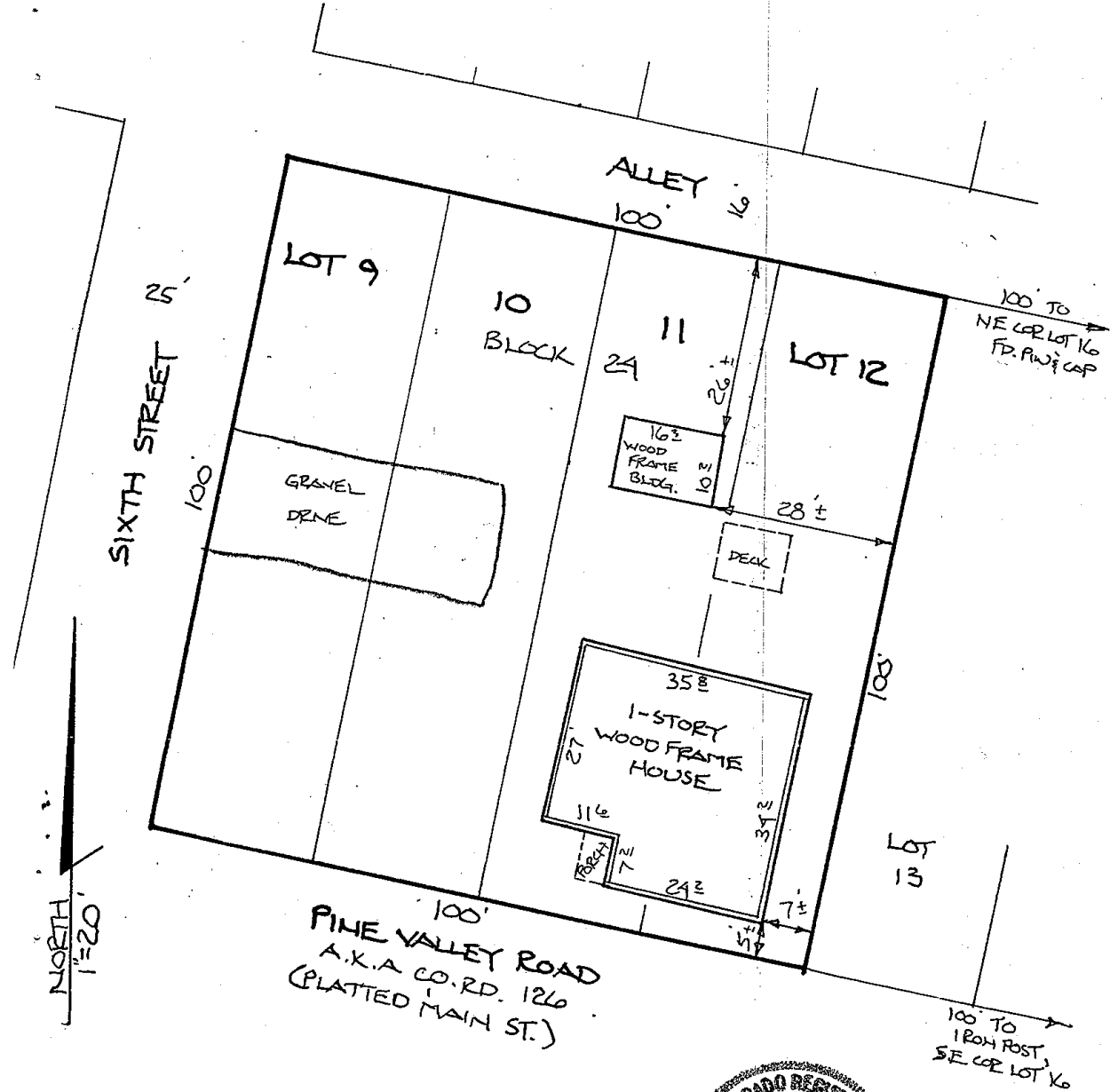
JOB NO: 99-0133

BORROWER: JEPPE

DATE: 2/2/99

TITLE COMM: NOT FURNISHED-LEGAL DESK PERCHENT

PROPERTY ADDRESS: 16670 CO. RD. 126



LEGAL DESCRIPTION:

LOTS 9, 10, 11 AND 12, BLOCK 24, PINE GROVE, COUNTY OF JEFFERSON, STATE OF COLORADO.



NOTE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTE: NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED ON THE ATTACHED MAP IS EITHER STATED OR IMPLIED UNLESS THIS COPY BEARS AN ORIGINAL SIGNATURE OF THE REGISTERED LAND SURVEYOR HEREON NAMED.

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR THE PERSON, CORPORATION, OR BUSINESS NAMED HEREON, THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT AND THAT IT IS NOT TO BE RELIED UPON FOR THE ESTABLISHMENT OF FENCE, BUILDING, OR OTHER FUTURE IMPROVEMENTS. I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE PARCEL HEREIN DESCRIBED (ON THE DATE SHOWN HEREON) EXCEPT UTILITY CONNECTIONS, ARE ENTIRELY WITHIN THE BOUNDARIES OF THE PARCEL, EXCEPT AS INDICATED, AND THAT THERE ARE NO ENCROACHMENTS UPON THE DESCRIBED PREMISES BY IMPROVEMENTS ON ANY ADJOINING PREMISES EXCEPT AS INDICATED, AND THAT THERE IS NO APPARENT EVIDENCE OR SIGN OF ANY EASEMENT CROSSING OR BURDENING ANY PART OF SAID PARCEL, EXCEPT AS NOTED.

**BORMAN SURVEYING, INC.**

6079 PARK ST. EVERGREEN CO 80439  
PHONE: 674-6065 FAX: 674-7648



**North Fork Fire Protection District**

PO Box 183

Buffalo Creek, CO 80425-0183

Phone: 303-838-2270

Fax: 303-838-0412

October 28, 2024

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

**RE: PROOF OF FIRE PROTECTION LETTER FOR REZONING – 24-125226RZ - 16670 COUNTY ROAD 126, PINE**

To Whom It May Concern:

Carol Williams is requesting a letter of proof of fire protection for a proposed rezoning from C-1 to PD at the above-mentioned address. On behalf of the North Fork Fire Protection District, I have the following comments:

1. The property is within the boundaries of the North Fork Fire Protection District. The North Fork Fire Protection District will provide emergency services to this property to the best of their ability.
2. If changes are made to the existing structure and/or other structures are constructed a Fire Code review shall be completed to determine requirements and compliance.
3. These comments are based on currently available information. If plans or conditions change in the future, additional comments may be necessary.

Please contact me by email at [rrush@elkcreekfire.org](mailto:rrush@elkcreekfire.org) if I can be of further assistance.

Sincerely,

Rachel Rush  
Fire Marshal  
North Fork Fire Protection District



Form No. GWS-11 06/00  
STATE OF COLORADO  
OFFICE OF THE STATE ENGINEER  
818 Centennial Bldg., 1313 Sherman St., Denver, CO 80203  
(303) 866-3581 Fax (303) 866-3589

For Office Use Only

RECEIVED  
MAY 30 2002  
WATER RESOURCES  
STATE ENGINEER  
COLO.

**CHANGE IN OWNERSHIP/ADDRESS  
CORRECTION OF THE WELL LOCATION**

Insert the Well Permit Number 239071

Name, address and phone of the person claiming ownership of the well:

NAME(S) Carol Williams

Mailing Address 11016 Co Rd 126

City, St. Zip Pine, Co 80470

Phone (303) 503-5135

0486986

If your well has an absolute water right, decreed by the court and the well is not registered with the State Engineer, enter the Water Court Case Number / Civil Action Number and well number as decreed.

This form is filed by the named individual/entity claiming that they are the owner of the well permitted as referenced above. This filing is made pursuant to C.R.S. 37-90-143.

WELL LOCATION: County Jefferson Owner's Well Designation \_\_\_\_\_  
116670 County Rd 126 Pine Co 80470  
(Address) (City) (State) (Zip)

1/4 of the 1/4, Sec. \_\_\_\_\_, Twp. \_\_\_\_\_ N. or S., Range \_\_\_\_\_ E. or W., \_\_\_\_\_ P.M.

Distance from Section Lines \_\_\_\_\_ Ft. From N. or S., \_\_\_\_\_ Ft. From E. or W. Line.

Subdivision Name n/a Lot \_\_\_\_\_, Block \_\_\_\_\_, Filing/Unit \_\_\_\_\_

The above listed owner(s) say(s) that he, she (they) own the well described herein. The existing record is being amended for the following reasons:  Change in name of owner  Change in mailing address  
 Correction of location for exempt wells permitted prior to May 8, 1972 and non-exempt wells permitted after May 17, 1965. Please see the reverse side for further information regarding correction of the well location.

I (we) claim and say that I (we) (are) the owner(s) of the well described above and that the commencement of extraction of ground water from this well, lawfully made under the well permit, occurred on the date indicated, and that the statements made herein are true to my (our) knowledge.

Please print the Signer's Name & Title  
Carol Williams

Signature(s) of the new owner.  
Carol Williams

Date  
5-17-02

It is the responsibility of the new owner of this well to complete and sign the form. Signatures of agents are acceptable if an original letter of agency signed by the owner is attached to the form upon its receipt.

For Office Use Only

State Engineer \_\_\_\_\_

By \_\_\_\_\_

Date \_\_\_\_\_

**JEFFERSON COUNTY PUBLIC HEALTH**  
**645 PARFET STREET, LAKEWOOD, CO 80215**  
**(303) 232-6301 FAX: (303) 271-5760 INSPECTION LINE: (303) 239-7070**  
<http://jeffco.us/public-health/>

**ONSITE WASTEWATER SYSTEM INSTALLATION PERMIT 24-106427 OW**

SITE ADDRESS: **16670 COUNTY RD 126**  
LEGAL DESCRIPTION: **Lot 0009, Block 024, Pine Grove; Block 24 Lots 9-12 inclusively**

SYSTEM DESIGNED FOR: **2 Bedroom Single Family Dwelling**  
SECONDARY STRUCTURE: **N/A**  
DATE OF ISSUANCE: **April 15, 2024** Permit expires one year after this date  
(all inspections must be completed by then)

ISSUED TO: **SCOTT SEARCH**  
**7140 COUNTY RD 43**  
**BAILEY CO 80421**  
**USA**

**INSTALLATION REQUIREMENTS**

Installation shall be in accordance with the approved design prepared by  
**JENNIFER MIGLIORATO.**

Job Number: **2024013**

Engineering Date: **May 01, 2024**

Consult the design for specific installation requirements and see page 2 for site-specific conditions.

**This permit is issued under the express condition that if this building site is composed of multiple, platted lots or parcels as identified in the legal description, that none of said lots or parcels shall be individually sold or otherwise transferred without the express permission of Jefferson County Public Health.**

**INSPECTIONS REQUIRED**

TYPE OF INSPECTIONS: **OPEN EXCAVATION, FINAL**  
OPEN EXCAVATION DEPTH (ft.): **4**  
TO SCHEDULE INSPECTIONS: **Call (303) 239-7070 by 3:00PM the day before**

**REQUIRED ENGINEER CERTIFICATION(S)**

**SUITABILITY OF THE ON-SITE OR IMPORTED FILTER MATERIALS INSTALLATION OF PUMPS/ALARMS/SIPHONS OR OTHER MECHANICAL DEVICES FINAL INSPECTION**

This on-site wastewater system was installed by Search Septic, a licensed or approved contractor in Jefferson County and has been inspected and approved by Jefferson County Public Health. The current owner assumes all responsibility for proper operation and maintenance of the system and for repairs in case of failure or malfunction.

INSPECTOR M. Brown

DATE 6/5/24

**ONSITE WASTEWATER SYSTEM INSTALLATION PERMIT 24-106427 OW**

**The capacity and configuration(s) of the components to be installed have been specified in the attached engineered design that has been reviewed and approved by the Department.**

**Unless SPECIFICALLY noted below, a minimum separation distance of at least 200 feet must be maintained between all wells and absorption systems, on or off-site, existing or proposed.**

**The installation of this system is governed by the Onsite Wastewater Treatment System Regulation of Jefferson County in its entirety. Your attention is called to the following:**

Septic tank: 1000 gal 2 comp Infiltrator with effluent filter in 2nd comp followed by AX20RT unit in mode 3B with a PF500511 pump. Recycle line from AX20RT to 1st comp of septic tank.

STA: 216 SF (12' X 18' X 4'), 1.5" SCH 40 effluent line to 1.5" SCH 40 manifold. 1.5" SCH 40 laterals with 3/16" orifice holes at 2' o/c. Install 2' of secondary sand and 1' of gravel covered by filter fabric. Flushing valves at ends of rows and 4 observation ports. STA to be installed in same location as existing STA and will meet or exceed current setbacks.

Maintain the following minimum separation distance(s) between the on-site absorption bed and the following well(s): 65'

Maintain or increase all existing subminimum distances affecting any components of the onsite wastewater treatment system.

Sand gradation analysis required at OPEN HOLE inspection

An audible and/or visible alarm shall be installed to indicate when the vault/pump chamber reaches 80% of capacity and/or to provide indication of failure for mechanical components.

The existing septic tank shall be pumped, then removed or backfilled.

Maintain a minimum of 10 feet from all parts of the system to the property line.

This system includes components that require ongoing maintenance to assure proper operation. The current and future owners are required to maintain a contract with a responsible management entity to perform such maintenance in accordance with Department regulations and policies. Failure to maintain such a contract will be considered a violation of the conditions of this permit.

The installer of the advanced / mechanical treatment system must provide a letter stating that all required components have been installed and that the system is ready for operation and, if required, remote monitoring in accordance with Department regulations and policies.

Contaminated soil removed from the old absorption system shall be disposed in a manner which does not cause contamination of ground or surface waters.

The system must be pressure dosed per the engineer's design.



