

Jefferson County Land Use Case Summary November 2023

Case Type	Case Number	Location/Description	Hearings Dates/ Comments Due	Comment
Administrative Exception	23-132586AE	6093 Dunraven ST, 80403	None given	Administrative Exception to legalize a 4.5 ft side setback to the North for an existing primary dwelling. To allow a 17.3 ft front setback to the East for an addition to the primary structure. CM: Kayla Bryson kbryson@co.jefferson.co.us
Administrative Exception	23-130254AE	16693 W 56Th DR, 80403	None given	Administrative Exception to allow a 33 ft rear setback to the East, where 35 ft are required for a detached garage in a P-D zone district. CM: Mercedes Martinez mmartine@co.jefferson.co.us
Administrative Exception	23-130920AE	33381 Sidney RD E, 80403	None given	To allow a 23-foot front setback to the South where 30 feet is required in an MR-1 zone district for a garage. CM: Joshua Heiserman jheiserm@co.jefferson.co.us
Administrative Exception	23-129519AE	3088 Isabell CT, 80401	None given	To allow an 18.5 ft front setback to the SW, where 20 ft are required for an attached front porch in an R-1A zone district. Administrative Exception This folder was cancelled during the automatic add phase. - Info tab CM: Kayla Bryson kbryson@co.jefferson.co.us
Administrative Exception	23-131293AE	26278 Snowdrop RD, 80439	None given	To legalize/allow a 22.5 ft rear side easement setback to the West, where 30 ft are required for a primary structure/deck in an MR-3 zone district. CM: Kayla Bryson kbryson@co.jefferson.co.us
Alternate Standard Request	23-133684ASR	14395 W 52Nd AVE, 80002	None given	To allow AASHTO minimum design requirements (K value) to be utilized in lieu of the Transportation Design and Construction Manual requirements. CM: Nathan Seymour nseymour@jeffco.us
Community Meeting	23-133886CMT	8056 S Platte Canyon Road	11/27/2023 @ 5:30 pm	A Rezoning to amend the Mikes Marine South Platte Canyon ODP Amendment 2 in order to allow for the Sales, service, and storage of vehicles, Wholesale Distribution, Sale and storage of Building Materials, and the sales, rentals, and repair of Heavy machinery. CM: Alexander Fowlkes afowlkes@co.jefferson.co.us
Land Disturbance Permit	23-134578GPA	: 7306 W Bowles AVE, 80123	None given	Grading associated with the Jefferson County Capital Improvement Project - Pierce Street Roadway Improvement from Coal Mine Ave to Bowles Ave CM: Benjamin Johnson bjohnso@co.jefferson.co.us

Land Disturbance Permit	23-127964GPA	Bergen Valley Elementary Addition 80439	None given	Building addition at Bergen Valley Elementary School CM: Laura Armstrong larmstro@co.jefferson.co.us
Land Disturbance Permit	23-129963GPA	32183 Snowshoe RD, 80439	None given	We are Scraping the old house and building new. Using the existing driveway and adding turn around near house. CM: Ross Klopff rklopff@jeffco.us
Land Disturbance Permit	23-128353GPA	North Branch Lilley Gulch Bank Repair PIN: 59-222-03-020, 80123	None given	The North Branch Lilley Gulch Bank Repair project involves the restoration and repair of 532 feet of stream south of W. Bowles Ave. The project is located in a residential area between W. Bowles Avenue, S. Holland Way, and W. Lake Avenue. Restoration will include 8 ungrouted boulder step drop structures, regrading and the replacement of the culvert. CM: Lauren Caruso lcarus@co.jefferson.co.us
Minor Adjustment Application	23-105377MAA	30383 Troutdale Scenic DR, 80439	None given	Combine 4 previous metes and bounds parcels into 2 lots Ross Klopff rklopff@jeffco.us
Minor Variation Request	23-129533MVR	4755 Eldridge ST, 80403	None given	MVR to Legalize lot size of 4745 Eldridge St (2-acres where 10-acres is required). Associated with Minor Adjustment Case 23-113488MAA CM: Dylan Monke dmonke@co.jefferson.co.us
Minor Variation Request	23-134070MVR	Verve Lot 5 12805 W 112th AVE, 80419	None given	Minor Variation Request for Architecture standards. CM: Matthew Karney mkarney@co.jefferson.co.us
Minor Variation Request	23-130944MVR	Silver Leaf Subdivision 6315 S Kipling PKWY, 80127	None given	To allow a 12-foot retaining wall where 8-foot is maximum allowed by the Zoning Resolution. CM: Joshua Heiserman jheiserm@co.jefferson.co.us
Rezoning	23-104884RZ	Green Vista Official Development Plan 14095 W 7 th Ave	PlnCom: 11/08/23 @6:15pm BdofCC: 12/04/23 @9:00 am	Rezoning from Residential-One (R-1) and Residential-Two (R-2) to Planned Development (PD) to allow for the development of up to seventy-five (75) single-family attached dwelling units CM: Matthew Karney 303-271-8767 mkarney@jeffco.us
Rezoning	23-134093RZ	494 Thunder RD, 80439		To Rezone a portion of the property zoned C-1 to A-2 to make zoning consistent across the property. CM: Alexander Fowlkes Alexander Fowlkes afowlkes@co.jefferson.co.us
Rezoning	23-111429RZ	4945 Easley Road	PlnCom: 11/29/23 @6:15 pm BofCC: 12/19/23 @9:00 am	Rezone from Agricultural two (A-2) to Planned Development (PD) to allow for an Accessory Dwelling Unite in excess of 1,200 sq ft CM: Matthew Karney 303-271-8767 mkarney@jeffco.us
Rezoning	23-112382RZ	18530 W 58 th Avenue	PlnCom: 11/29/23 @6:15 pm BofCC: 12/19/23 @9:00 am	To amend the Planned Development (PD) zone district so that all 30 dwelling units may be located in Use Area B, where the current standard allows 3 units in Area A and 27 units in Use Area B

				CM: Matthew Karney 303-271-8767 mkarney@jeffco.us
Rezoning	23-128647RZ	10600 Dover ST, 80021	None given	Request to rezone from Agricultural-Two to Residential-One to allow for future subdivision into three one-acre lots. CM: Sara Hutchinson shutchin@co.jefferson.co.us
Rezoning	23-127392RZ	8385 S Yarrow ST, 80128	None given	Special Use to go from existing R-1 Group Home for up to 8 aged persons to an R-1 Group Home for up to 10 aged persons. CM: Sara Hutchinson shutchin@co.jefferson.co.us
Rezoning	23-113678RZ	670 S Rooney RD, 80401	None given	A request for rezone from Agricultural-Two (A-2) to Planned Development (PD) to allow for a multiple uses associated with an RV resort destination. CM: Allie McGahee almcgahe@co.jefferson.co.us
Site Development Plan	23-126017SD	27101 Main Street Address: PIN	None given	Site Development Plan for a 10,000 sf Dollar Tree retail building with associated parking lot. CM: Reid Powers rzpowers@co.jefferson.co.us
Site Development Plan	23-124873SD	Verve Lot 5 12805 W 112th AVE, 80419	None given	Light Industrial Development at Verve Innovation Park Filing 4 Lot 5 CM: Matthew Karney mkarney@co.jefferson.co.us
Special Event Notification	23-131862SE	80433	10/31/2023	40th Annual Conifer Christmas Parade: S. Barnes Ave, Vosler St, Hurty Ave, West Ave, Sutton Rd. Dallman Dr, Conifer Rd, Cornelius St, Russell Ave, Holbrook St, S. Wright Dr, Pross Dr, De Berry St, West St, Davis Ave Date of Event: 02-DEC-23 Roads Affected: Sutton Rd, Vosler St, Hurty Ave, Conifer Rd, Dallman Dr, S Barnes Ave, S Wright St, Cornelius St, Russell Ave, Holbrook St, Pressler St CM: Michael Eberl meberl@co.jefferson.co.us 303-271-8730
Vacation Right of Way	23-125688VA	32429 Aspen Meadow Drive 0.5 miles east of intersection of S. Brook Forest Road and Aspen Meadow Drive	11/28/2023	To vacate a previous cul-de-sac segment (Tract E of Brook Forest Fling No 2) of Aspen Meadow Drive CM: Lauren Caruso lcaruso@jeffco.us 303-271-8752
Variance BOA	23-124811VC	14030 Pine Valley RD, 80470	None given	To allow a Short-Term Rental CM: Matthew Karney mkarney@co.jefferson.co.us

Variance BOA	22-130636VC	13100 W 72Nd Avenue	None given	Variance to legalize existing lot and structure and to allow more than 1,200 sqft for a proposed ADU. CM: Sara Kohles skohles@co.jefferson.co.us
Variance BOA	23-124751VC	11968 Begole CIR, 80403	None given	Special Exception request to allow for a Short Term Rental, and Variance to legalize a setback. CM: Allie McGahee almcgahe@co.jefferson.co.us
Variance BOA	23-129075VC	11328 Marys TRL, 80433	None given	Renewal of Short-Term Rental CM: Sara Kohles skohles@co.jefferson.co.us
Variance BOA	23-124845VC	3161 Kendrick ST, 80401	None given	To legalize a reduced side setback for an existing dwelling. Allowance of a reduced side setback for an addition. CM: Joshua Heiserman jheiserm@co.jefferson.co.us
Variance BOA	23-123933VC	22454 Hillcrest CIR, 80401	None given	To allow a Short-Term Rental CM: Matthew Karney mkarney@co.jefferson.co.us
Variance BOA	23-120677VC	3393 Avenue F, 80457	None given	Variance to allow reduced setbacks for a home addition and to legalize setbacks for existing house. CM: Sara Kohles skohles@co.jefferson.co.us