Request for Comments

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<th>15270 Huron Street Rezone, Minor Subdivision Plat</th>
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February 13, 2019

Adams County Planning Commission and Board of County Commissioners are requesting comments on the following request:

A request to 1.) rezone a 10-acre property from A-2 to A-1 and 2.) to create a minor subdivision to add two additional lots. An existing home is contained on one of the lots.

The Assessor's Parcel Number is 0157310000016

The Property Address is: 15270 Huron Street

Applicant Information: Fidencio Silva
13742 Leyden Street
Thornton, CO 80602

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A, Brighton, CO 80601-8216 by March 6, 2019 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LTart-Schoenfelder@adcogov.org

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Libby Tart, AICP
Case Manager
Case Name: 15270 Huron Rezone and Minor Subdivision Plat
Case Number: PRC2019-00001
3. Written Explanation of Project

December 6, 2018

Owner:
Fidencio Ruiz Silva
13742 Leyden Street
Thornton, CO 80601

RE: Minor Subdivision and Zoning

On behalf of Mr. Silva, our team would like to submit the minor subdivision and zoning application for 15270 Huron Street. The 10-acre property is currently zoned A-2 agricultural and has one 2-story house and shed on the premises. The 2-story house is serviced by an existing well and septic system. There is currently no city of Broomfield water services available to the site.

The owner would like to change the zoning to A-1 to allow for two additional lots (three total). All new wells and septic systems can be added for each additional lot. The existing 2-story house will remain when the lots are subdivided and the other lot will either be sold or built upon by the owner. Included in this proposed zoning change we would like to include right of way access along W 152nd for new drive-ways.

Best,

Kelly Moore, PLA and Owner’s Representative
kelannemoore@gmail.com