Request for Comments

Case Name: 53rd and Tennyson Row
Project Number: PRC2020-00005

February 26, 2020

The Adams County Planning Commission is requesting comments on the following application:

1) Subdivision to create 18 lots and 3 tracts on existing 2.16 acre property;
2) Rezone from Residential-2 (R-2) to the Residential-3 (R-3) zone district, and;
3) Conditional Use Permit to construct 9 duplexes consisting of 18 units on individual lots in an R-3 zone district.

This request is located at 4301 W. 53rd Ave. The Assessor's Parcel Number is 0182518100027.

Applicant Information: MAG Builders Inc.
3132 FEDERAL BLVD
DENVER, CO 80211

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6817 by 03/20/2020 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 ASielaff@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. 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.

Alan Sielaff
Planner II
January 22, 2020

Adams County
Community & Economic Development Department
4430 S. Adams County Parkway,
1st Floor, Suite W2000A
Brighton, CO 80021-8216

To whom this may concern:

Our Design proposes subdividing the existing 1.9 acre parcel located at 4301 W. 53rd into 18 individual lots plus a tract for the development of 9 duplexes and water detention. The parcel will be rezoned from R-2 to R-3 zoning to allow for the proposed duplex form, lot area & setbacks meeting R-3 zoning requirements. Private alleys will be dedicated easements for resident and fire access. We are requesting the vacation of the city-owned parcel located at the north end of the cul-de-sac and will in-turn be dedicating land to complete the cul-de-sac roadway.

We will be working with Altitude Land Consulting civil engineers for all grading and utility requirements of the development to ensure that all Adams County and external agency requirements are met.

Thank you for your time and consideration and please accept this formal project description letter along with the submitted plans for the rezoning application.

Respectfully,

Realarchitecture Ltd.
David L. Berton AIA, President
Case Name: 53rd and Tennyson Row
Case Number: PRC2020-00005
53RD AND TENNYSON ROW SUBDIVISION
A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO.

DEED & NOTICE:
THIS ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
A STRUCTURE EXTENDS 5.6' OVER THE NORTHWESTERLY BOUNDARY LINE.

EXECUTED THIS ______ DAY OF _______________________ 20______
B: TRACTS A & B TO BE DEDICATED TO THE COUNTY OF ADAMS FOR RIGHT-OF-WAY PURPOSES.

DESCRIBED AS:
COUNTY OF ADAMS; STATE OF COLORADO.
THENCE EAST 325 FEET ALONG NORTH BOUNDARY OF WEST 53RD TO THE POINT OF BEGINNING

DEPUTY CLERK & RECORDER'S CERTIFICATE:
_____________________________________________________________________

CERTIFICATION OF SURVEY:

CLERK & RECORDER'S CERTIFICATE:
RECEIVED NO.
ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK & RECORDER OF ADAMS COUNTY AT BRIGHTON, COLORADO ON THE ______ Day of ______, 20______ AT ______ O'CLOCK ______ M.

OWNER:

NOTARY CERTIFICATE:

STATE OF COLORADO
COUNTY OF ADAMS
APPROVED BEFORE ME ON THE ______ Day of ______, 20______.

WITNESS MY HAND AND OFFICIAL SEAL

AUTHORIZED OFFICIAL

DATE

DRAWN BY: DLS
JOB NO: 18-213
CHECKED BY: KMF

ALTIMETRICS LLC
PROFESSIONAL LAND SURVEYORS
P.O. BOX 118
DENVER, CO 80201
info@altitudelandco.com

CITY APPROVAL:
THE CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO, Certify that this plat is presented in conformity with the City's Zoning Regulations, and the City has no objection to the proposed dedication of the public right-of-way shown on the plat.

CERTIFICATION OF SURVEY:
I, KARL W. FRANKLIN, COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S. #37969, DO HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN ODDS, OR AGAINST ME TO OMIT OR OMISSION THE Advance DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. A FURTHER CERTIFY THAT I HAVE SURVEYED THE PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS THE PROPERTY AND THAT ALL MONUMENTS CITED AS SHOWN HEREIN, TWO LAND SURVEY PLAT CONFORMS WITH SECTION 53-5-106, COLORADO REVISED STATUTES.

DATE: 01.15.2020

DRAWN BY: DLS
JOB NO: 18-213
CHECKED BY: KMF