

Community & Economic  
Development Department  
Development Services Division  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800  
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## Public Hearing Notification

Case Name:	5317 FEDERAL BLVD REZONE
Case Number:	RCU2018-00057
Planning Commission Hearing Date:	May 23, 2019 at 6:00 PM
Board of County Commissioners Hearing Date:	June 18, 2019 at 9:30 AM

April 29, 2019

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

**Rezone a property from R-2 to R-3 to allow the development and construction of new townhomes.**

The proposed use will be

This request is located at 5317 FEDERAL BLVD.

The Assessor's Parcel Number(s) 0182517208044, 0182517208045, 0182517208046

Applicant Information: Transom West Development  
HAMPTON BARCLAY  
9776 KEENAN ST.  
HIGHLANDS RANCH, CO 80130

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
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DISTRICT 2

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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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Holden Pederson

A handwritten signature in black ink, appearing to read "Holden Pederson".

Planner I

# **PUBLICATION REQUEST**

## **5317 FEDERAL BLVD REZONE**

**Case Number:** RCU2018-00057  
**Planning Commission Hearing Date:** May 23, 2019 at 6:00 PM  
**Board of County Commissioners Hearing Date:** June 18, 2019 at 9:30 AM

**Request:** Rezone a property from R-2 to R-3 to allow the development and construction of new townhomes.

**Location:** 5317 FEDERAL BLVD  
**Parcel Number:** 0182517208044, 0182517208045, 0182517208046  
**Case Manager:** Holden Pederson

**Applicant:** HAMPTON BARCLAY  
9776 KEENAN ST.  
HIGHLANDS RANCH, CO 80130

**Owner:** BIGGERSTAFF RONALD G AND  
BIGGERSTAFF KATHRYN M  
9740 W 82ND PL  
ARVADA, CO 800052122

**Legal Description:** A PORTION OF PLOT 40 AND TRACT B, BERKELEY GARDENS SUBDIVISION FILING N0.2, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF DENVER, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID PLOT 40, WHENCE THE SOUTHEAST CORNER OF SAID TRACT B BEARS SOUTH 00°09'59" EAST A DISTANCE OF 364.20 FEET SAID LINE FORMING THE BASIS OF BEARING FOR THIS DESCRIPTION; THENCE SOUTH 00°09'59" EAST ALONG THE EASTERLY LINE OF SAID PLOT 40 AND TRACT B, BERKELEY GARDENS SUBDIVISION FILING NO. 2 A DISTANCE OF 364.20 FEET; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 08.35'45", A RADIUS OF 792.10 FEET, AN ARC LENGTH OF 118.83 FEET AND A CHORD BEARING NORTH 30°29'48" WEST A DISTANCE OF 118.72 FEET TO A POINT OF A NON TANGENT CURVE; THENCE ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A CENTRAL ANGLE OF 20°55'17", A RADIUS OF 367.73 FEET, AN ARC LENGTH OF 134.38 FEET AND A CHORD BEARING NORTH 48.19'09" WEST A DISTANCE OF 133.64 FEET. THENCE NORTH 00°12'17" EAST A DISTANCE OF 175.01 FEET; THENCE SOUTH 89.17'48" EAST A DISTANCE OF 160.50 FEET TO THE POINT OF BEGINNING. CONTAINING 40,141 SQ.FT 0.922 ACRES, MORE OR LESS.