

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  
FAX 720.523.6967

## Request for Comments-2nd submittal

Case Name: 15270 HURON ST  
Project Number: PRC2019-00001

April 29, 2020

The Adams County Planning Commission is requesting comments on the following application:  
**Request: 1) Rezone from A-2 to A-1 2) Minor subdivision to create one additional parcel.**  
This request is located at 15270 HURON ST. The Assessor's Parcel Number is 0157310000016.

Applicant Information: Kelly Moore

8047 LODGEPOLE TRAIL  
LONE TREE, CO 80124

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) 523-6800 by 05/22/2020 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 [LBajelan@adcogov.org](mailto:LBajelan@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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.



Layla Bajelan, Long Range Planner II  
Case Manager

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 5

April 27, 2020

Kelly Hyzy (Moore)  
c/o Fidencio Silva owner of 15270 Huron Street  
8047 Lodgepole Trail  
Lone Tree, CO 80124

RE: Minor Subdivision and Zoning Application

On behalf of Mr. Silva, our team would like to re-submit the minor subdivision and zoning application for 15270 Huron Street. The proposed plan to change the zoning to A-1, and divide the parcel into two lots over four acres each, is consistent with the Adams County Comprehensive Plan which indicates this area is to remain "Estate Residential" characterized by low-density housing with septic and well services. Below is a description of our research, conclusions and proposal for our application that is compliant with Adam's County, The City of Broomfield and the State of Colorado.

The property has a two-story house and shed with Huron street running along the N/S border and W. 152<sup>nd</sup> Street running along the E/W border. The two-story house is serviced by an existing well and septic system. There is currently no city of Broomfield water services available to the site now or in the foreseeable future.

The consultant team has been in contact with The City of Broomfield to understand the request for a future R.O.W dedication along Huron and W 152<sup>nd</sup> Streets. The enclosed site plan and plat depicts the requested widths and future dedication of the R.O.W. The owner will not be dedicating land at this time per an agreement with the owner and the City of Broomfield. The owner has received written approval for the City of Broomfield attorney's office that compensation for expansion of the R.O.W. will be negotiated when the R.O.W. improvements occur.

In addition, our lawyer and surveyor have reviewed all current title work and confirmed the acreage of my client's land in total, excluding the existing R.O.W., is 9.115 acres and not 10 acres as written in the legal documents. To this end, we are requesting the county change the legal documents so my client is not unfairly paying taxes on 10 acres. My client is dividing the 9.115 acres into two lots – lot one with the existing house shall be 4.273 acres and lot two shall be 4.842 acres. As shown in the proposed site plan, R.O.W. access needs to be granted along W 152<sup>nd</sup> for a new driveway to the second lot.

A new well and septic system will be added to the second lot to service the proposed home. The existing two-story house and septic system will remain in place, however a new well will be drilled per the comments from the Colorado Division of Water Resources. The team has done a thorough investigation of the existing water and sanitation services on-site and the location of the existing services and proposed services for the second lot are denoted on the site plan.

Our water engineers we have determined there is .64 AFY of well water available to share between the two lots. Lot one with the existing home will use .3 AFY and lot two with the new home will

use .34 AFY for a total of .64 AFY allotted. Please note the lots acreage has been determined based on the proportion of water each lot will be allocated per the state guidelines.

Since the piece of land will only be divided into two lots, a drainage report is not needed however a grading plan has been provided. The team intends to use the existing grades as much as possible reducing overall lot grading, compaction and unforeseen water runoff impacts to neighbors.

Best regards,



Kelly Hyzy, PLA and Owner's Representative

[kellyannehyzy@gmail.com](mailto:kellyannehyzy@gmail.com)

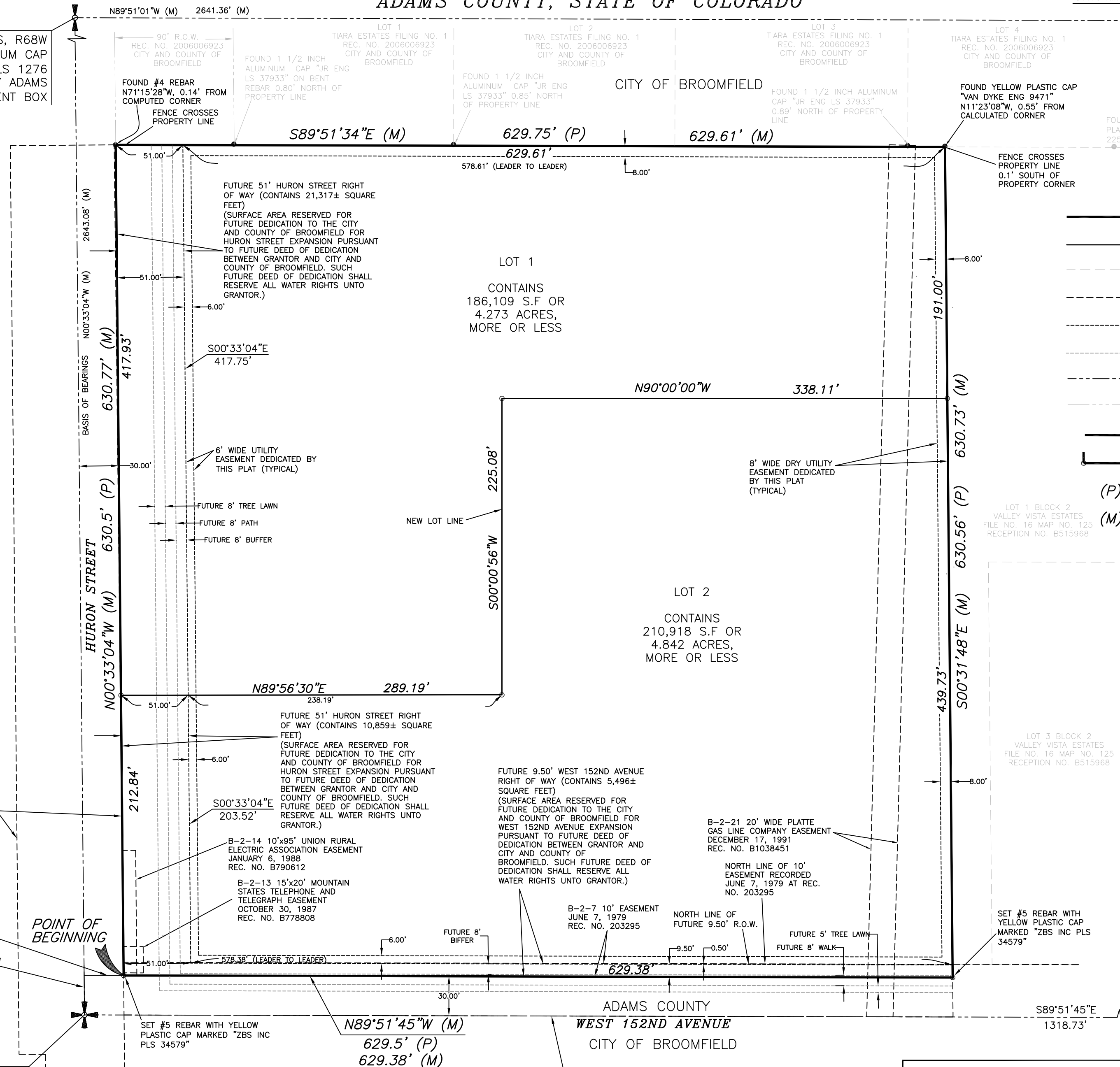
# SILVA ESTATES

A RESUBDIVISION OF LOT 57, WILCOX SUBDIVISION  
OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST  
LOCATED IN THE SOUTHWEST 1/4 SECTION 10,  
TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M.,  
ADAMS COUNTY, STATE OF COLORADO

0 30 60 120 180  
SCALE: 1"=60'  
DATE OF FIELD SURVEY: JANUARY, 2018

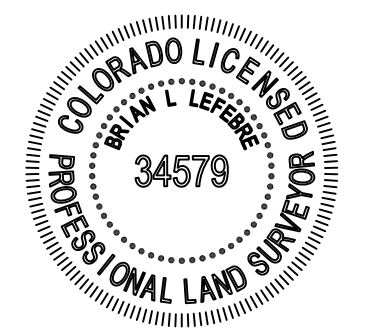
CENTER COR SEC 10, T1S, R68W  
FOUND 3 1/4 INCH ALUMINUM CAP  
MARKED "201 T1S R68W C10 PLS  
34176 KING SURVEYORS INC"

W 1/4 COR SEC 10, T1S, R68W  
FOUND 3 1/4 INCH ALUMINUM CAP  
MARKED "EARNEST KNIGHT LS 1276  
T1S R68W S9 S10 1987 ADAMS  
COUNTY" IN MONUMENT BOX



**LEGEND**

- SUBDIVISION BOUNDARY LINE
- PROPOSED LOT LINE
- EXISTING LOT LINE ON ADJACENT PROPERTY
- EXISTING EASEMENT LINE
- PROPOSED EASEMENT LINE
- PROPOSED BUFFER LINE
- SECTION LINE
- RIGHT OF WAY LINE
- FOUND PROPERTY CORNER AS NOTED
- SET PROPERTY CORNER AS NOTED
- (P)** - PLATTED
- (M)** - MEASURED



BRIAN L. LeFEBRE  
PROFESSIONAL LAND SURVEYOR  
COLORADO NO. 34579

B-2-15 ORDINANCE ANNEXING  
ROAD RIGHT OF WAY TO CITY OF  
BROOMFIELD  
JANUARY 13, 1988  
REC. NO. B855606  
AND B-2-16, ANNEXATION MAP  
DECEMBER 13, 1988  
REC. NO. 855607.

**POINT OF COMMENCEMENT**  
SW COR SEC 10, T1S, R68W  
FOUND ILLEGIBLE 3 1/4 INCH  
ALUMINUM CAP IN MONUMENT BOX

SW 1/16 COR SEC 10, T1S, R68W  
FOUND 2 INCH ALUMINUM CAP  
MARKED "T1S R67W S10 S15 2000  
PLS 23027" IN MONUMENT BOX

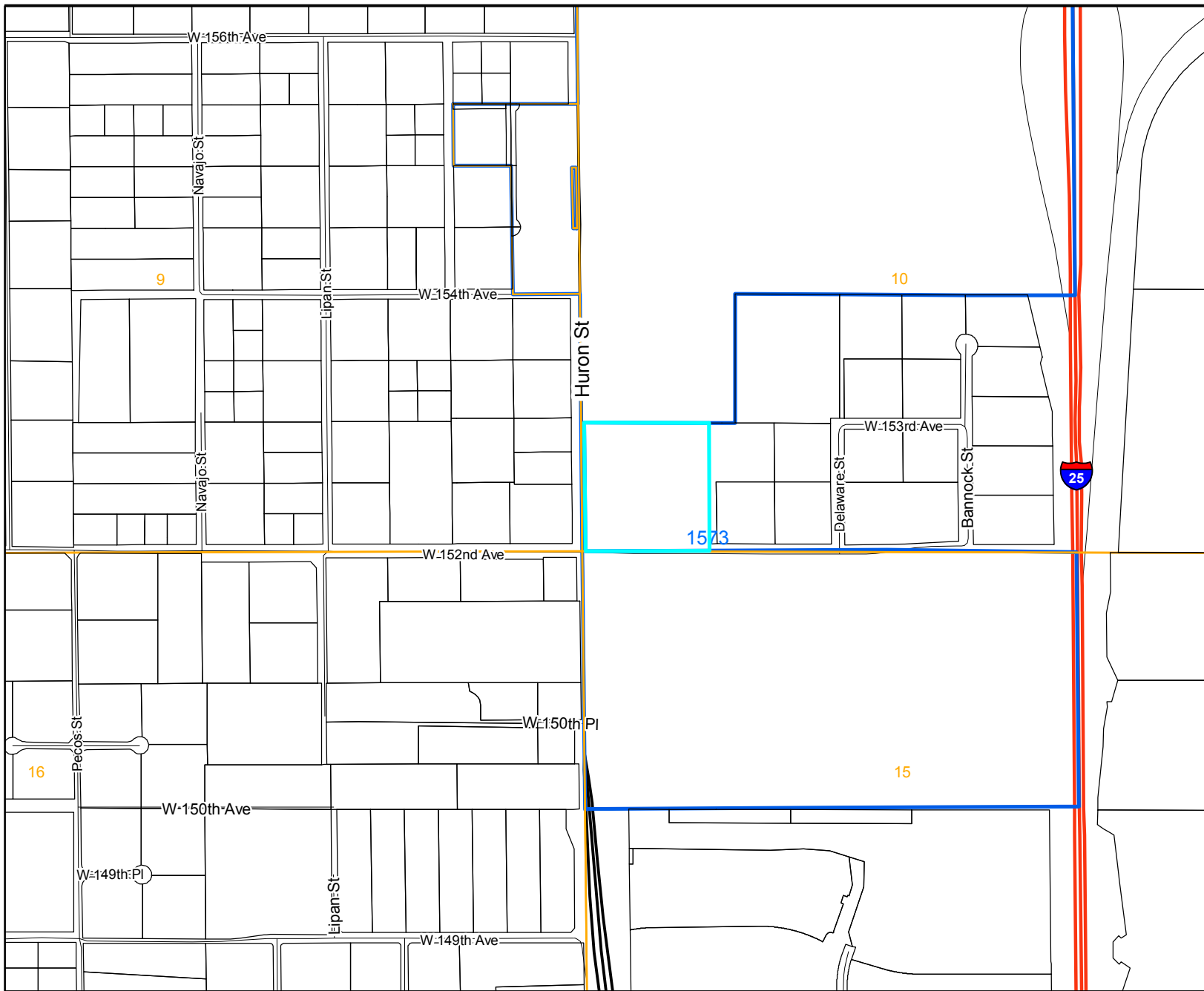
B-2-19 ANNEXATION MAP  
RECORDED APRIL 26, 1989 AT  
RECEPTION NO. 878196  
(SOUTHERLY LINE)

B-2-19 ANNEXATION MAP  
RECORDED APRIL 26, 1989 AT  
RECEPTION NO. 878196  
(NORTHERLY LINE)

**LYLSTRA  
BAKER  
SURVEYING, INC.**

1510 WEST TUFTS AVENUE • ENGLEWOOD, CO 80110  
PHONE (303) 781-0700 FAX (303) 781-4193  
E-MAIL - mail@zbsinc.net

NO.	DATE	REVISION	BY
SILVA ESTATES			
A RESUBDIVISION OF LOT 57, WILCOX SUBDIVISION, OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST LOCATED IN THE SOUTHWEST 1/4 SECTION 10, TOWNSHIP 1 SOUTH, RANGE 68 WEST, 6TH P.M., ADAMS COUNTY, STATE OF COLORADO			
CLIENT: FIDENCIO SILVA			
F.B. 1375	CK.	BLF	NO.
DR. JRT	DATE 4/27/20	2018-0106	SHEET 3 OF 3



**Legend**

- Railroad
- Major Water
- Zoning Line
- Sections
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**Case Name: 15270 Huron Street**  
**Case Number: PRC2019-00001**



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy