

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

Case Name: Burke Rezoning at 2525 W. 65th Place  
Case Number: RCU2020-00026

September 24, 2020

The Adams County Planning Commission is requesting comments on the following application: **Zoning map amendment (re-zoning) to change the zoning designation from Residential-2 (R-2) to Residential-3 (R-3)**. This request is located at 2525 W 65th Place. The Assessor's Parcel Number is 0182505404027.

Applicant Information:

JIEJUN BURKE  
2525 W. 65TH PL  
DENVER, CO 80221

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 10/16/2020 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 [GJBarnes@adcogov.org](mailto:GJBarnes@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.



Greg Barnes  
Planner III

BOARD OF COUNTY COMMISSIONERS

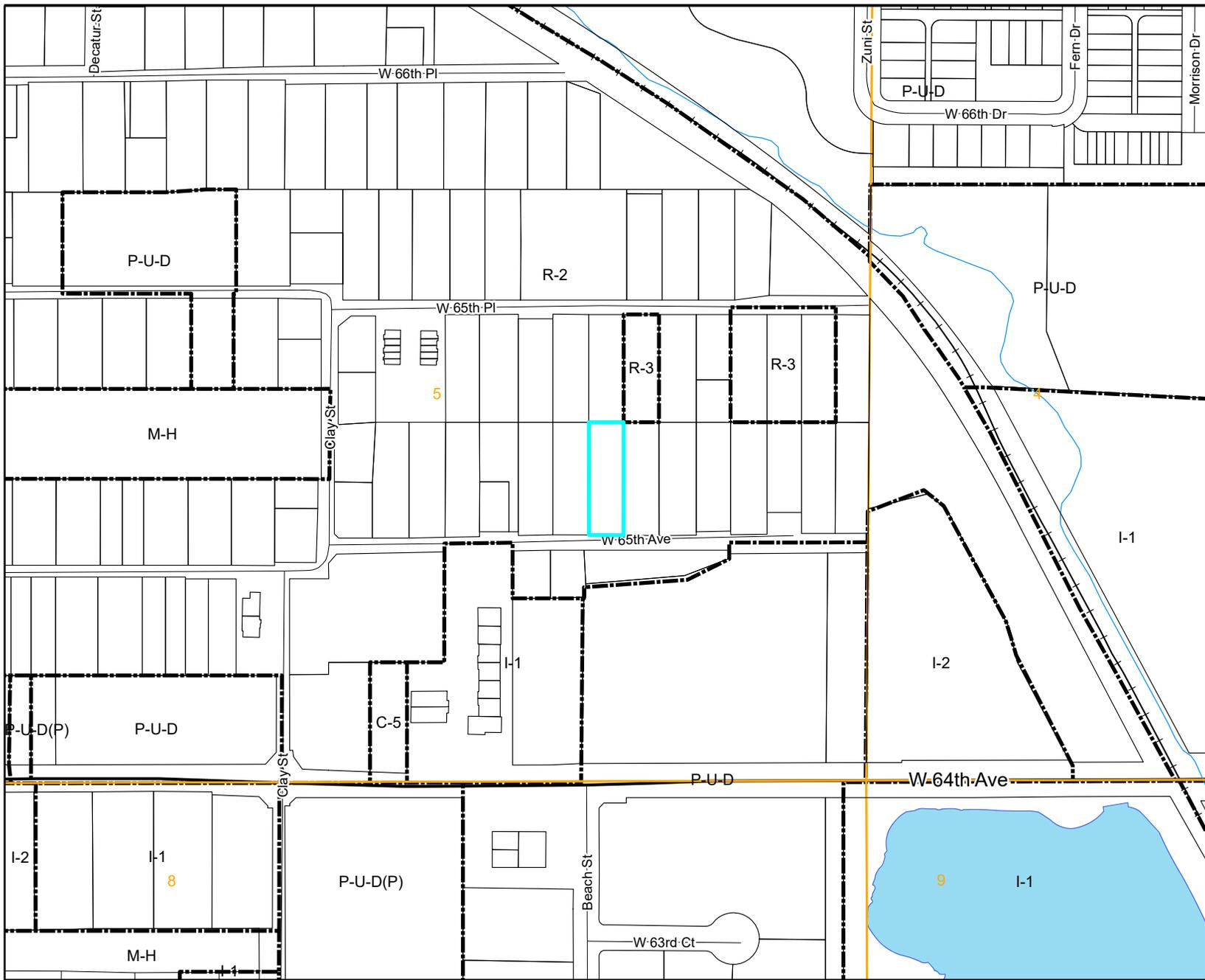
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5



**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

**Burke Rezoning**  
**RCU2020-00026**



For display purposes only.

AD. TY

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

# Explanation of Project

9/7/2020

**Property Location:** 2525 W. 65th Pl, Denver, CO 80221

To whom it may concern,

This property is currently zoned as R2. I'd like to get the property rezoned as R3, allowing for use of the property as a triplex.

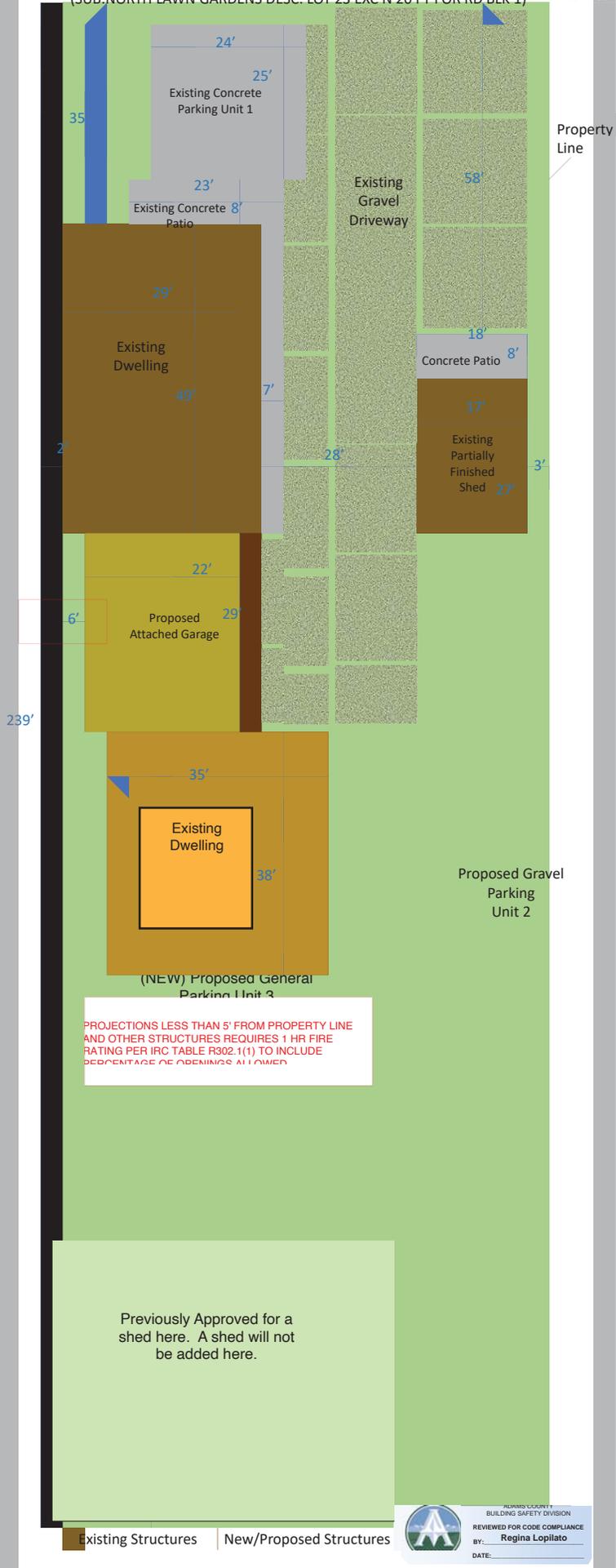
This property was recently expanded to include a structure that has the potential to house two families. The main floor of the new structure is currently occupied. The second floor (garden level basement) is unfinished. I'd like to finish this part of the structure, making the property a triplex.

The **Site Plan** describes the property as it exists currently with the addition of where we propose 3rd tennet parking. The site is fully developed and we are not proposing any external changes, unless the county feels they're required for our rezoning application.

Respectfully,



Jiejun Burke



PROJECTIONS LESS THAN 5' FROM PROPERTY LINE AND OTHER STRUCTURES REQUIRES 1 HR FIRE RATING PER IRC TABLE R302.1(1) TO INCLUDE PERCENTAGE OF OPENINGS ALLOWED

Previously Approved for a shed here. A shed will not be added here.

Existing Structures | New/Proposed Structures



ALDEN COUNTY  
BUILDING SAFETY DIVISION  
REVIEWED FOR CODE COMPLIANCE  
BY: Regina Lopillato  
DATE: