



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address: 2525 W 65th Place

City, State, Zip: 2525 W 65th Place

Area (acres or square feet): 17,860

Tax Assessor Parcel Number: 0182505404027

Existing Zoning: R2

Existing Land Use: R2

Proposed Land Use: R3

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#: PRE2020-00044

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Jiejun Burke

Date: 09/08/2020

Owner's Printed Name

Name: 

Owner's Signature

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.

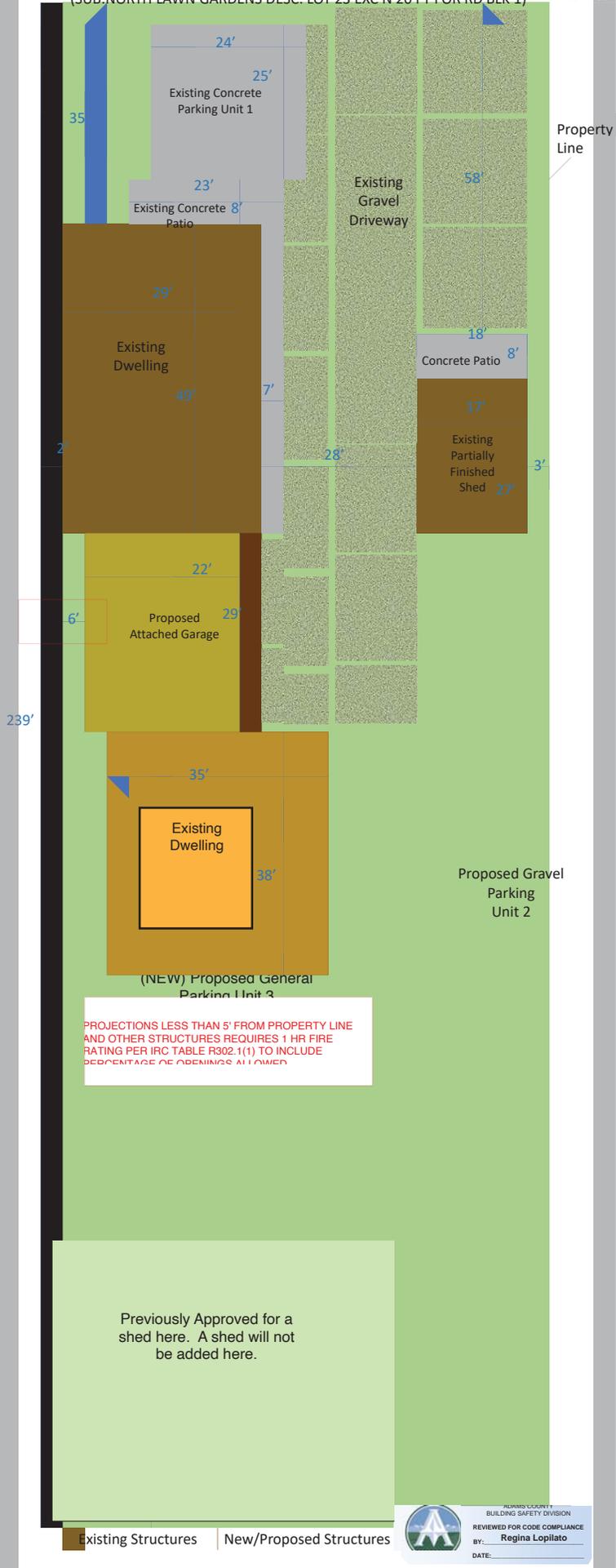
This property was recently expanded to include a structure that has the potential to house two families. The main floor of the new structure is currently occupied. The second floor (garden level basement) is unfinished. I'd like to finish this part of the structure, making the property a triplex.

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

Trip Generation Summary

9/7/2020

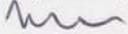
Property Location: 2525 W. 65th Pl, Denver, CO 80221

To whom it may concern,

This property is currently occupied by two families with a total of four vehicles. My proposal would add a third family to the site with an additional 2 vehicles. Therefore the AM Peak Exit for the site will be 6 and the PM Peak Entry to the site will be 6.

Given the traffic generation will be significantly less than 20 vpd and per Adams County DSR 8-02-02; I do not believe a Traffic Impact Study is required for this Rezoning application.

Respectfully,



Jiejun Burke

Preliminary Drainage Analysis

9/7/2020

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

To whom it may concern,

Our plans for this site are limited to internal structural changes. This property site is fully developed and we are not proposing any increase in onsite imperviousness.

Respectfully,



Jiejun Burke

Neighborhood Meeting Summary

9/4/2020

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

To whom it may concern,

On Monday, Aug 31st we mailed out 192 letters to all neighbors on the list provided to us from the Development Review Team. The meeting was held on September 4th, 2020 via Google Hangouts.

Unfortunately we had no meeting participants.

Respectfully,



Jiejun Burke



CRESTVIEW WATER & SANITATION DISTRICT

September 8, 2020

RE: Water and Sanitary Sewer Service, 2525 W. 65th Place
Will Serve Letter

To Whom it May Concern:

Please be advised that Crestview Water and Sanitation District currently provides treated water and sanitary sewer service to parcel no. 0182505404027 with the address of 2525 W. 65th Place in Adams County, Colorado that is wholly within the Crestview Water and Sanitation District boundaries.

Prior to creating a layout and filing a plat for any future development, the developer should have a pre-design meeting with Crestview, as the developer MUST allow for the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and Crestview Rules and Regulations and engineering requirements. Sanitary sewer mains must also be designed in accordance with Crestview Rules and Regulations and engineering requirements. The landowner/developer is responsible for all costs related to the installation of required water and sewer mains. The landowner/developer is responsible for all utility modeling, engineering studies and plan development/review costs. All water and sewer mains and appurtenances shall be installed at the land owner's/developer's expense and deeded free and clear to the District prior to the issuance of any water or sewer taps.

Current connection fees can be provided by contacting our office. Any water and/or sewer services must be approved by Crestview and connected to the appropriate main lines and installed into its permanent structure's foundation prior to completion of the construction of said structure.

Crestview also requires a signature of acceptance of this Will Serve letter by the owner/developer prior to scheduling a pre-design meeting with Crestview.

A handwritten signature in black ink, appearing to be a stylized name, positioned above a horizontal line.

Signature of owner/developer representative

9/7/2020

Date

If you have any questions or require additional information, please contact our office.

Sincerely,

A handwritten signature in black ink, reading "Mitchell T. Terry", positioned above the printed name.

Mitchell T. Terry
District Manager
Crestview Water & Sanitation District

Legal Description

SUB:NORTH LAWN GARDENS DESC: LOT 23 EXC N 20 FT FOR RD BLK 1

- [Tax Account Search](#)
- [Shopping Cart](#)
- [My Reports](#)
- [Help](#)
- [Treasurer Main Page](#)
- [Assessor Main Page](#)
- [Adams County Main Page](#)
- [Logout public](#)

The amount of taxes due on this page are based on last year's property value assessments. For current year values visit the [Adams County Assessor's site](#).

Summary

Account Id R0100685
 Parcel Number 0182505404027
 Owners NEVAREZ MARIA LILIANA GARCIA
 Address 4496 TELLURIDE CT
 DENVER, CO 80249-7617
 Situs Address 2525 W 65TH PL
 Legal SUB:NORTH LAWN GARDENS DESC: LOT 23 EXC N 20 FT FOR RD BLK 1

Inquiry

As Of 09/07/2020 

Payment Type First
 Full

Total Due \$0.00

Value

Area Id	Mill Levy	
	Actual	Assessed
495 - 495		122.4200000
RES IMPRV LAND - 1112	105,000	7,510
SINGLE FAMILY RES - 1212	161,525	11,550
Total Value	266,525	19,060
Taxes		\$2,333.32

DUE DATES:

First Half Payment Due March 2

Second Half Payment Due June 15

OR

Full Payment Due April 30

If paying or corresponding by mail, please use the following addresses:

PAYMENTS ARE TO BE MAILED TO: P.O. BOX 869 BRIGHTON, CO 80601-0869

CORRESPONDENCE IS TO BE MAILED TO: 4430 South Adams County Parkway, Suite C2436 Brighton, CO 80601

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, JIEJUN BURKE
(the "Applicant") by signing below, hereby declare and certify as follows:

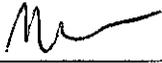
With respect to the property located at:

Physical Address: 2525 WEST 65TH PLACE, DENVER, CO 80221
Legal Description: SUB: NORTH LAWN GARDENS RESC: LOT 23 EXC N 20FT
FOR RD BLK 1
Parcel #(s): 0182505404027

(PLEASE CHECK ONE):

 On the day of , 20 , which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

 or
I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: 9/8/2020 Applicant: 

By: JIEJUN BURKE
Print Name: JIEJUN BURKE
Address: 14634 W 62nd PL
Arvuda CO 80004

STATE OF COLORADO)
 Jefferson)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 8th day of September, 2020, by
Jiejun Burke

Witness my hand and official seal.

My Commission expires: 11/14/2020


Notary Public

CHRISTIAN Q. LONG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164043307
MY COMM. EXPIRES NOVEMBER 14, 2020

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, JESUN BURKE

, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 2525 WEST 65TH PLACE, DENVER, CO 80221

Legal Description: SUB. NORTH LAWN GARDENS DESC. LOT 23 EXC N 20FT
FOR RN BLK L

Parcel #(s): 0182505404027

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

_____ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

_____ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

_____ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 9/8/2020

Applicant: _____

After Recording Return To:

By: _____

Print Name: _____

Address: _____

JESUN BURKE

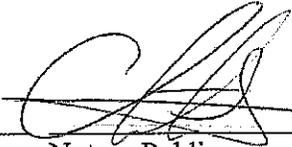
JESUN BURKE

14634 W 62nd PL
Arvada, CO 80234

STATE OF COLORADO)
 Jefferson)
COUNTY OF ADAMS)

Subscribed and sworn to before me this 8th day of September, 2020, by
Justin Burtce.

Witness my hand and official seal.

My Commission expires: 11/4/2020 
Notary Public

CHRISTIAN Q. LONG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164043307
MY COMM. EXPIRES NOVEMBER 14, 2020

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT.
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, JIEJUN BURKE (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

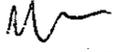
Physical Address: 2525 WEST 65TH PLACE, DENVER, CO 80221

Legal Description: SUB: NORTH LAWN GARDENS DESC: LOT 23 EXC N 20FT FRONT BLK 1

Parcel # (s): 0182505404027

With respect to qualifying surface developments:

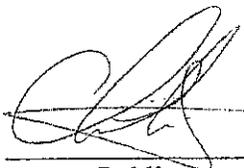
Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a " _____ " area as recorded in Reception # _____ on _____.

Date: 9/18/2020 Applicant: 
By: JIEJUN BURKE
14834 W 62nd PL
Address: Arvada, CO 80004

STATE OF COLORADO)
Jefferson)
COUNTY OF ~~ADAMS~~)

Subscribed and sworn to before me this 18th day of September, 2020, by
Jiejun Burke.

Witness my hand and official seal.

My Commission expires: 11/14/2020 
Notary Public

CHRISTIAN Q. LONG
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20164043307
MY COMM. EXPIRES NOVEMBER 14, 2020

After Recording Return To:

Name and Address of Person Preparing Legal Description:

A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.

