



SUBDIVISION-MINOR / FINAL

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 3) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

- 1. Development Application Form (pg. 5)
- 2. Application Fees (pg. 2)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Copy of Plat prepared by Registered Land Surveyor (pg. 7)
- 6. Subdivision Improvement Agreement (SIA) Application
- 7. School Impact Analysis (contact applicable District)
- 8. Fire Protection Report (contact applicable District)
- 9. Proof of Ownership
- 10. Proof of Water and Sewer Services
- 11. Proof of Utilities
- 12. Legal Description
- 13. Certificate of Taxes Paid
- 14. Certificate of Notice to Mineral Estate Owners/and Lessees (pg. 12)
- 15. Certificate of Surface Development (pg. 13)
- 16. Subdivision Engineering Review application (2 *hard copies*)
- 17. Re-submittal Form



DEVELOPMENT APPLICATION FORM

Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input checked="" type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input checked="" type="checkbox"/> Subdivision, Final	<input 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:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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:

Date:

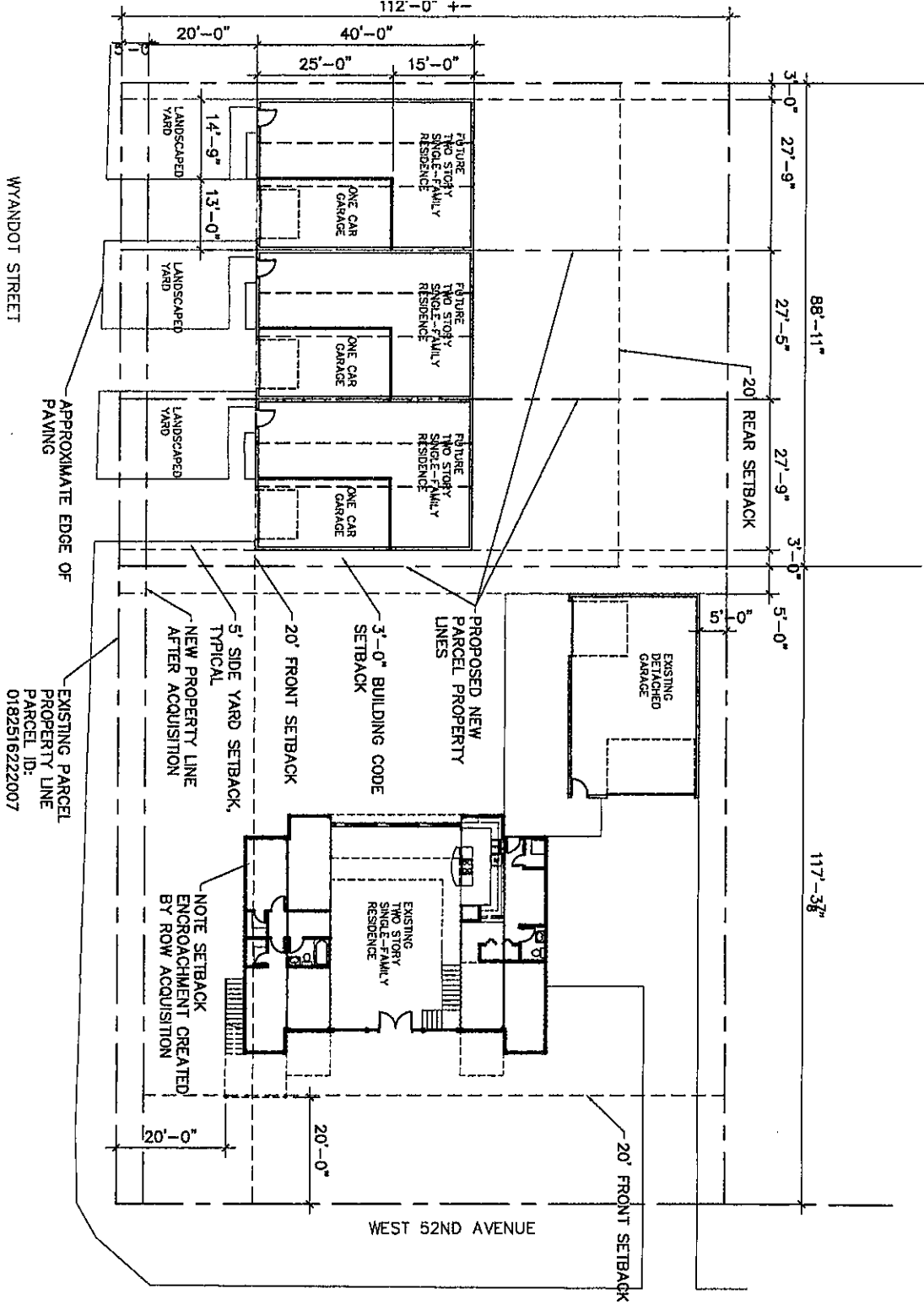
Owner's Printed Name

Name:

Owner's Signature

Written Explanation for 5200 Wyandot st. Rezoning

Regan and Elizabeth Foster are wanting to rezone their 5200 Wyandot lot to R-3 to match the surrounding zoning so they can build a triplex in the north side of their lot. There are no final architectural plans at this point for review with full descriptions of buildout but there is a basic site plan provided which lays out a conceptual idea that meets the building setbacks, frontage and access. Provided is a site plan, proof of ownership, property taxes are current and will be paid prior to final rezoning, proof of access for water, electric and sewer. As of now we do not have a definitive plan for final build out but are in the beginning stages of rezoning.



SITE PLAN

1"=20'-0"

2.7.2020

EXISTING PARCEL PROPERTY LINE
 PARCEL ID: 0182516222007

APPROXIMATE EDGE OF PAVING

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

SUBDIVISION IMPROVEMENTS AGREEMENT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pg. 2) included in this packet for more information on each submittal item.

All submittals shall include one (1) hard copy of all documents and one (1) electronic copy with all documents combined in a single PDF. For hard copies, each document shall be labeled or tabbed with the corresponding checklist number.

- 1. Development Application Form (pg. 3)
- 2. Application Fee (see table)
- 3. Written Explanation of the Agreement and All Public Improvements
- 4. Copy of Proposed Subdivision Improvements Agreement
- 5. Construction Documents, including assigned case number

Application Fees	Amount	Due
SIA Agreement	\$500	With application submittal



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input checked="" type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input 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:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

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:

Date:

Owner's Printed Name

Name:

Owner's Signature

Written explanation of the agreement and all public improvements:

Copy of proposed subdivision improvements agreement:

The purpose of this project is to subdivide 5200 wyandot st. and rezone the back parcel to an R3 zoning and build a triplex. The timeframe of construction plans to complete the project are within two years of the approval of the subdivision. As of now we are working to subdivide and rezone the lot. Once this is completed we will work on completing construction drawings to submit for building permit. The improvements what will be made to 5200 wyandot st. will be sidewalk, curb and gutter along 52nd and Wyandot along the entire property. All construction is proposed to be completed within two years of the approval of the subdivision. Rough estimates of improvements are estimated at \$60,000.

July 10, 2019

Adams County Planning & Development Department
4430 South Adams County Parkway
Brighton, CO 80601-8216



To Whom It May Concern:

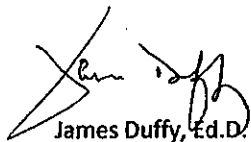
RE: Proposed Property Subdivision at 5200 Wyandot Street, Denver CO 80222.

The District welcomes infill development within its boundaries and, while the District takes no position on Mr. Foster's specific plans, we believe that a community should include a wide choice of high quality housing to meet the resident's needs. This project proposes to subdivide the current property and sell land zoned as R-3 for future development.

In reviewing Mr. Foster's current proposal, we have determined that the impact of the proposed property subdivision on the District would be minimal. Currently, the District has the capacity to absorb students generated by this project within its existing schools.

In considering the minimal impact to the District by new students who may reside in the development, the District believes it is important to focus on the quality of the development and the degree to which it will revitalize the community in the years ahead. The District believes development on the south end of the District will provide suitable living accommodations for the citizens of the community and, in general, will have an overall positive impact on the existing neighborhood.

Sincerely,



James Duffy, Ed.D.
Chief Operating Officer
Westminster Public Schools



ADAMS COUNTY FIRE RESCUE

FIRE PREVENTION BUREAU

8055 N. Washington St.
Denver, CO 80229
(303) 539-6862 / Fax: (303) 287-1687

Regan Foster
5200 Wyandot St
Denver, CO 80221
303-888-8552
reganfoster@gmail.com

July 9, 2019

RE: 5200 Wyandot St

Mr. Foster,

The address of 5200 Wyandot St is within the Adams County Fire Protection District's jurisdiction and will be covered by its services. If you have any questions regarding this location, please call 303-539-6862 and we will be able to answer questions regarding this location.

Sincerely,

A handwritten signature in black ink that reads "Chris Wilder".

Chris Wilder
Fire Marshal
Adams County Fire Protection District

Regan Foster and Elizabeth Foster
5200 Wyandot Street
Denver, CO 80221

WARRANTY DEED

DOC FEE: \$22.00

THIS DEED, made this 7th day of November, 2014, between Ann Mariah Brown of the County of Adams and State of Colorado, grantor(s), and Regan Foster and Elizabeth Foster

whose legal address is of the County of Adams and State of Colorado, grantees:

WITNESS, that the grantor(s), for and in consideration of the sum of TWO HUNDRED TWENTY THOUSAND AND 00/100 DOLLARS (\$220,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, JOINTS TENANTS, all the real property, together with improvements, if any, situate, lying and being in the County of Adams and State of Colorado, described as follows:

Plot 5, Except the North 93.75 Feet, Robbins Subdivision, County of Adams, State of Colorado.

also known by street and number as: 5200 Wyandot Street, Denver, CO 80221

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor(s), for himself, his heirs, and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except general taxes for the current year and subsequent years, and except easements, covenants, conditions, restrictions, reservations, and rights of way of record, if any.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Ann Mariah Brown
Ann Mariah Brown

State of Colorado

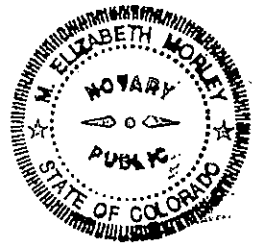
County Of Arapahoe

The foregoing instrument was acknowledged before me this November 7, 2014, by Ann Mariah Brown.

My Commission expires: 9/21/2015

Witness my hand and official seal.

Elizabeth Morley
Notary Public





1600 West 12th Ave
Denver, CO 80204-3412
303 628 6000
denverwater.org

1-11-19

Adams County
C/O Lynette Baumgartner
4430 S Adams County Parkway
Brighton, CO 80601

RE: 5200 Wyandot St, Denver, CO 80221

Dear Adams County

Denver Water has been asked to determine whether the property described on the attached layout is located within a Distributor's service area and eligible to receive water service. This letter verifies that the pperty is located within Berkeley Water District Distributor service area. This property is eligible to receive water. Any project located on the property will be subject to compliance with Denver Water's Operating Rules, Regulations, Engineering Standards and applicable charges. Prior to proceeding with the project, verify with Berkeley Water District to determine Distributor's ability to serve, rules and regulations affecting service and an additional applicable charges. Please check the fire requirements for the proposed development with the Fire Prevention Bureau and the availability of fire flow from existing mains with the Distributor's Hydraulics Department or with Denver Water's Hydraulics Department.

If you have questions, or you would like to schedule a meeting to discuss the proposed project, please contact Denver Water Sales Administration at 303-628-6100 (Option 2).

Sincerely,

Jackson Marshall
Sales Administration

----- Forwarded message -----

From: Patrick Roberts <patrick@rgengineers.com>

Date: Fri, Oct 19, 2018 at 1:43 PM

Subject: BWSD - Regan Foster - Service for new duplex project - 52nd and Wyandot

To: Berkeley Water District <berkeleywater@gmail.com>

Cc: Jim Landry <landry@rgengineers.com>

Sharon,

After looking at the existing conditions, the 52nd and Zuni extension, please find our preliminary comments regarding service for Regan Foster's new duplex planned for sanitary sewer service. As we have not seen a site layout, it is a bit up in the air on how he plans to subdivide the property, so we used conservative distances on the options.

Extension from 52nd and Zuni option – Attached sheet

- The new termination manhole completed by 52nd and Zuni development is 4.89 feet deep. With an extension to get the new manhole 10' into the northern section of the new duplex, a rough estimation of LF from Google Earth/52nd and Zuni plan puts the extension at approximately 130 LF. Setting the grade of the new pipe at .75% (same as 52nd and Zuni project) with appropriate drops through the manhole, the proposed depth of the manhole to service the northern duplex would be approximately 3.51 feet. This type of depth would be a concern for service if any basements are planned for the new duplexes. Possible private ejector lift stations would be needed for the new duplexes.

- Securing of a 20' easement from 52nd and Zuni development to bring the existing 20' easement to the Wyandot R.O.W. would also need to

occur. It currently ends 10' east of the termination manhole.

Sanitary Sewer Service and Easement – Google Earth image attached

- The other option is to receive a service line easement to run both services for the duplex along the west side of the Bakery, Confectionery, Tobacco Workers and Grain Millers Local #26 property to the east of Regan's property. Regan would not be able to keep it on his existing property as the garage he placed would not allow the services to run to the extension within 52nd Avenue.

- It appears from the depth of the mainline extension that Regan installed for his southern property, there may be enough depth (approximately 8 ft) to secure appropriate fall (2% recommended) for connection. This would need to be verified.

Overall, either option would require the securement of an easement. The sanitary sewer service easement option may be the less costly option for service for the new planned duplex as it doesn't include manholes and may not have the depth concerns that the 52nd and Zuni project would have. Until receiving the subdivided and plans for the proposed duplex, this is the best information we can provide.

Thanks,

Patrick Roberts, PE CCM
Project Engineer

720-623-7425



Google Earth

2/16/2008



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.571.3306
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

May 31, 2019

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Layla Bajelan

Re: 5200 Wyandot Triplex Rezone, Case # RCU2019-00022

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **5200 Wyandot Triplex Rezone**. Please be advised that Public Service Company has existing electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to: xcelenergy.com/InstallAndConnect). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

5200 Wyandot Legal description:

Adams County Parcel Identification Number: 0182516222007

Plot 5, except the north 93.75 feet, Robbins Subdivision, County of Adams, State of Colorado.

ACCOUNT # R0104495
 PARCEL # 0182516222007
 TAX DISTRICT: 480

PROPERTY TAX NOTICE
 2019 TAXES DUE IN 2020

LISA L. CULPEPPER, JD
 ADAMS COUNTY TREASURER
 4430 S. ADAMS COUNTY PARKWAY, SUITE C2436
 BRIGHTON, COLORADO 80601 (720) 523-6160



RANGEVIEW LIBRARY DISTRICT	3.67700	0.00000	\$175.39
BERKELEY WATER & SANITATION DISTR	3.42100	0.00000	\$163.18
ADAMS COUNTY FIRE PROTECTION DIST	16.59400	0.00000	\$791.53
ADAMS COUNTY	28.91700	0.00000	\$1,283.94
HYLAND HILLS PARK & RECREATION	5.10500	0.00000	\$243.51
RTD	0.00000	0.00000	\$0.00
SD 50	65.98400	0.00000	\$3,147.45
URBAN DRAINAGE SOUTH PLATTE	0.09700	0.00300	\$4.63
URBAN DRAINAGE & FLOOD CONTROL	0.90000	0.00000	\$42.93

LAND	\$113,000	\$8,080.00
BUILDINGS/IMPROVE	\$554,133	\$39,620.00
PERSONAL	\$0	\$0.00
TOTAL	\$667,133	\$47,700.00
SR EXEMPTION	\$0	\$0.00
NET TOTAL	\$667,133	\$47,700.00

TOTAL NET LEVY→ 122.6950000 \$5,852.56

LATE FILING FEE \$0.00
 SPECIAL ASSESSMENT \$0.00
 SENIOR HOMESTEAD EXEMP \$0.00
 GRAND TOTAL \$5,852.56

SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 136.3780000

SUB:ROBBINS SUBD DESC: PLOT 5 EXC N 93/75 FT

No

FIRST HALF	FEB 28, 2020	\$2,926.28
SECOND HALF	JUNE 15, 2020	\$2,926.28
FULL PAYMENT	APR 30, 2020	\$5,852.56

SITUS ADDRESS: 5200 WYANDOT ST



FOSTER REGAN AND
 FOSTER ELIZABETH
 5200 WYANDOT ST
 DENVER, CO 80221-1405



Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."

IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY, KEEP THIS NOTICE FOR YOUR RECORDS.

Please see reverse side of this form for additional information.

RETAIN TOP PORTION FOR YOUR RECORDS

2019 TAXES DUE IN 2020



No

Check this box for mailing address correction. Make changes on reverse side.

RETURN THIS COUPON FOR SECOND HALF PAYMENTS (DUE BY JUNE 15TH)

2



PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

ADAMS COUNTY TREASURER
 P.O. BOX 899
 BRIGHTON, COLORADO 80601-0899

ACCOUNT NUMBER
 R0104495

PROPERTY OWNER OF RECORD
 R0104495
 FOSTER REGAN AND
 FOSTER ELIZABETH
 5200 WYANDOT ST
 DENVER, CO 80221-1405

SECOND HALF DUE BY JUNE 15, 2020 [] \$2,926.28

PAYMENTS MUST BE IN U.S. FUNDS

2019 TAXES DUE IN 2020



No

Check this box for mailing address correction. Make changes on reverse side.

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE MARCH 2ND) OR FULL PAYMENT (DUE APRIL 30TH)

1



PAY TAXES ONLINE AT: WWW.ADCOTAX.COM

ADAMS COUNTY TREASURER
 P.O. BOX 899
 BRIGHTON, COLORADO 80601-0899

ACCOUNT NUMBER
 R0104495

PROPERTY OWNER OF RECORD
 R0104495
 FOSTER REGAN AND

FIRST HALF DUE BY FEB 28, 2020 [] \$2,926.28

PAYMENTS MUST BE IN U.S. FUNDS

FULL AMOUNT DUE BY APR 30, 2020 [] \$5,852.56