

Community & Economic  
Development Department  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6880  
FAX 720.523.6967  
EMAIL: epermitcenter@adcogov.org

## REQUEST FOR COMMENTS

Case Name:	3800 West 64th Avenue Rezoning
Case Number:	RCU2024-00014

June 28, 2024

The Adams County Planning Commission is requesting comments on the following application: **Zoning map amendment (rezoning) to designate 1.4 acres as Residential-2. The site is presently zoned Residential-1-C.** The address is 3800 W 64th Ave. The Assessor's Parcel Number is 0182507100011. The applicant is: Tom Bauer, PO Box 18985, Denver CO 80218

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) 523-6949 by **July 19, 2024** 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 [LCampbell@adcogov.org](mailto:LCampbell@adcogov.org).

For further information regarding this case, please contact the Community and Economic Development Department, 4430 S. Adams County Pkwy., Brighton CO 80601, (720) 523-6800. 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/current-land-use-cases](http://www.adcogov.org/current-land-use-cases). Thank you for your review of this case.

A handwritten signature in black ink that reads 'Lia Campbell'.

Lia Campbell  
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



STUART STREET LLC

**Recipient Name**

4430 S Adams County Pkwy, Brighton CO 80601

**RE: 3800 W 64<sup>th</sup> Ave ReZoning Application**

Written Narrative:

We are applying to rezone the property at 3800 W 64<sup>th</sup> Ave, currently a single family home, from R-1-C to R-2 to allow for the construction of duplexes on the property. The preliminary plan would be to sub-divide the land into 10 plots, and build five new duplexes.

v

**Tom Bauer**  
APPLICANT

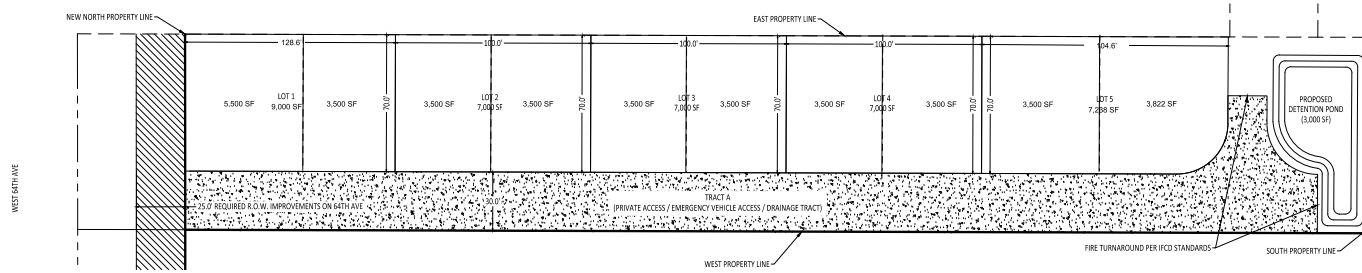
720.771.1160

SSPURCHASE@LIVE.COM

STUART STREET LLC

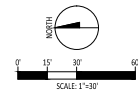
# 3800 WEST 64TH AVE

## CONCEPT SITE PLAN



LEGEND:

	ZONE LOT LINE
	CONCRETE
	ROW DEDICATION



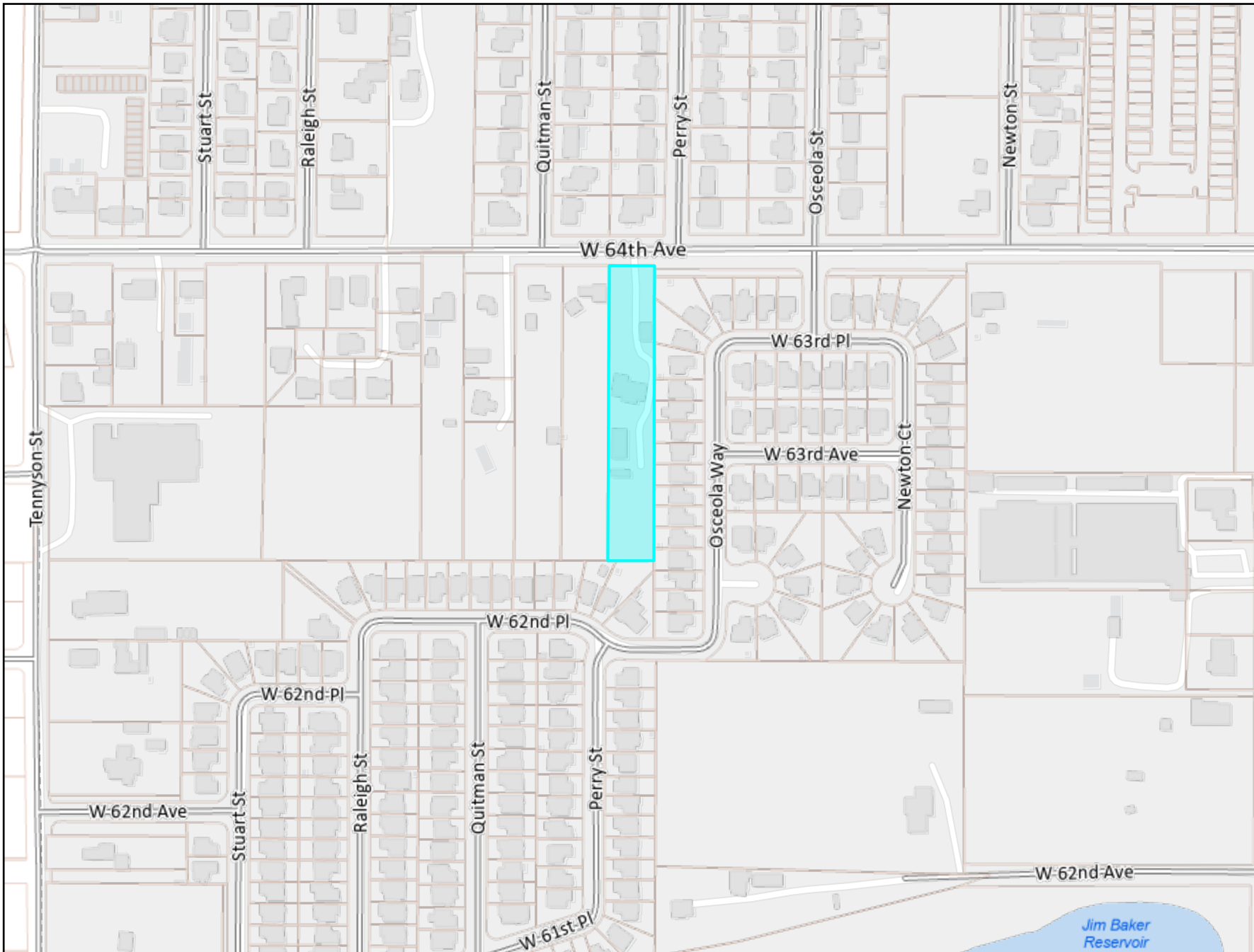
**RAPTOR**  
 CIVIL ENGINEERING  
 WORK@RAPTOR-CIVIL.COM  
 WWW.RAPTOR-CIVIL.COM  
 720-774-7736

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CONCEPT SITE PLAN

SHEET 1 OF 1

DATE: 8-22-22



**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)
- ▨ Conditions

**Case Name** 3800 West 64th Avenue Rezoning

**Case Number** RCU2024-00014





# REZONING

(ZONING MAP AMENDMENT)

A rezoning (zoning map amendment) is a public process that changes a property's zone district.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

Development Application Form (pg. 4)

Written Narrative

Site Plan

Proof of Ownership

Proof of Water and Sewer Services

Legal Description

Statement of Taxes Paid

Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-POD@adcogov.org](mailto:CEDD-POD@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary.

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Adams County Health	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	After complete application received

## Guide to Rezoning Application

All applications shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked MS OneDrive link. Alternatively, the application may be delivered on a flash drive to the Community & Economic Development Department. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

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### Written Narrative

- A written explanation of the project including the existing and proposed zone district and proposed use of the property.

### Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements.
- Including:
  - Streets, roads, and intersections
  - Driveways, access points, and parking areas
  - Existing and proposed structures, wells, and septic systems
  - Easements, utility lines, and no build or hazardous areas
  - Scale, north arrow, and date of preparation

### Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

### Proof of Water and Sewer:

- A written statement from the appropriate water/sewer district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.
- A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

### Legal Description:

- Geographical description of a real estate property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

### Statement of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or [www.adcotax.com](http://www.adcotax.com)

### Trip Generation Letter:

- Shall be determined based upon the methodologies of the most current, Institute of Transportation Engineers (ITE) Trip Generation Manual for the average vehicle trips during the weekday AM peak hour and weekday PM peak hour.

## **Supplemental Documents**

### **Neighborhood Meeting Summary:**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

### **Preliminary Drainage Analysis:**

- A general narrative discussing the pertinent drainage characteristics and problems, and proposed drainage characteristics if the subdivision is approved.



**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:



STUART STREET LLC

**Recipient Name**

4430 S Adams County Pkwy, Brighton CO 80601

**RE: 3800 W 64<sup>th</sup> Ave ReZoning Application**

Written Narrative:

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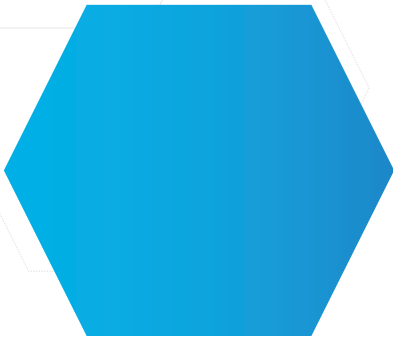
v

**Tom Bauer**  
APPLICANT

720.771.1160

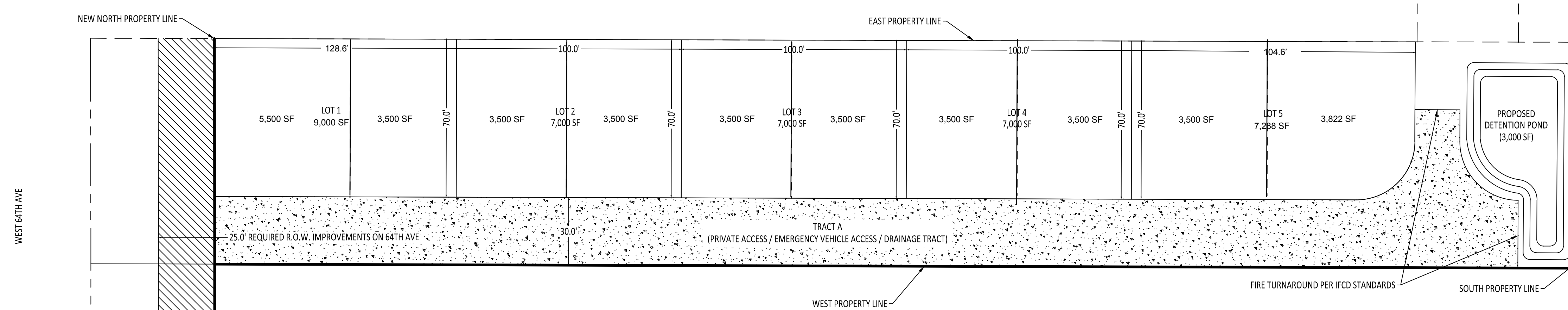
SSPURCHASE@LIVE.COM

STUART STREET LLC



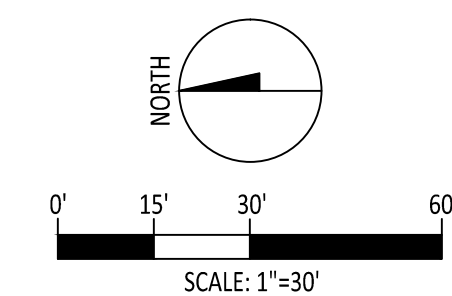
# 3800 WEST 64TH AVE

## CONCEPT SITE PLAN



**LEGEND:**

	ZONE LOT LINE
	CONCRETE
	ROW DEDICATION



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**CONCEPT SITE PLAN**

SHEET 1 OF 1

RCE #: 22-99



Order No.: 150-F10450-22

FNTC

Doc Fee: \$140.00

**GENERAL WARRANTY DEED**

THIS DEED, Made this 28th day of June, 2022, between

David John Havermann, Trustee, under the David John Havermann Living Trust, dated February 15, 2020,

grantor, and

**Stuart Street, LLC, a Colorado Limited Liability Company**

whose legal address is PO Box 18985, Denver, CO 80218,

grantees:

**WITNESS**, That the grantor, for and in consideration of the sum of **One Million Four Hundred Thousand And No/100 Dollars (\$1,400,000.00)**, 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, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO, described as follows:

That portion of the West 1/2 of the Northeast 1/4 of Section 7, township 3 South, Range 68 West of the 6th P.M. described as follows:

Beginning at the Northeast corner of the West 1/2 of the Northeast 1/4 of said Section 7; thence South 40 rods; thence West 100 feet; thence North 40 rods; thence East along the North line of said Section, 100 feet to a point of Beginning, except road per Book 4094, Page 357, County of Adams, State of Colorado.

also known by street and number as 3800 West 64th Avenue, Arvada, CO 80003-6506

**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, 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. And the grantor, 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 for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

The grantor 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.

**GRANTOR:**

David John Havermann, Trustee, under the David John Havermann Living Trust, dated February 15, 2020

BY: David J. Havermann  
David John Havermann  
Trustee

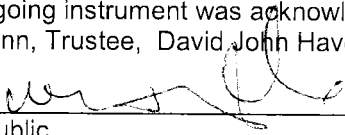
**GENERAL WARRANTY DEED**

(continued)

STATE OF COLORADO

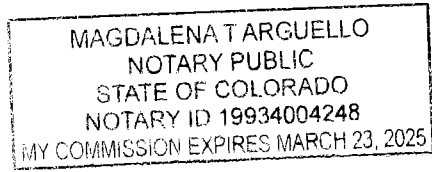
COUNTY OF Denver

The foregoing instrument was acknowledged before me this 30th day of June, 2022, by David John Havermann, Trustee, David John Havermann Living Trust, dated February 15, 2020.

  
\_\_\_\_\_  
Notary Public

My Commission Expires: \_\_\_\_\_

(SEAL)





STUART STREET LLC

**Planning & Development Dept, Adams County**

4430 S Adams County Pkwy, Brighton CO 80601

**RE: 3800 W 64<sup>th</sup> Ave ReZoning Application**

Legal Description:

SECT,TWN,RNG:7-3-68 DESC: BEG AT NE COR W2 NE4 SEC 7 TH S 40 RODS  
TH W 100 FT TH N 40 RODS TH E 100 FT TO BEG EXC RD 1/439A

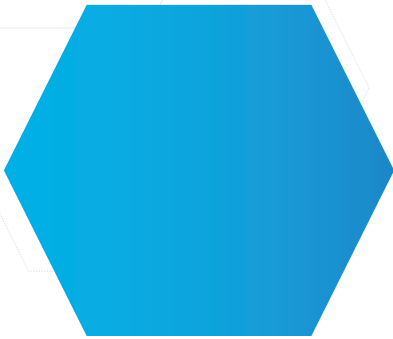
v

**Tom Bauer**  
APPLICANT

720.771.1160

SSPURCHASE@LIVE.COM

STUART STREET LLC





## CRESTVIEW WATER & SANITATION DISTRICT

Stuart Street LLC  
PO Box 18985  
Denver, CO 80218-0985  
Attn: Tom Bauer

February 29, 2024

RE: Water and Sanitary Sewer Service, 3800 W. 64<sup>th</sup> Avenue, Arvada, CO 80003

Will-Serve Letter

Mr. Tom Bauer,

Please be advised that Crestview Water and Sanitation District (Crestview) is currently providing both water and sanitary sewer service to the address of 3800 W. 64<sup>th</sup> Avenue, parcel no. 0182507100011 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 of this parcel, the petitioning owner/developer (developer) MUST 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. Crestview provides drinking water to its customers by means of a wholesale water purchasing contract with Denver Water. As part of the Contract, Denver Water requires Crestview and developers within Crestview's service area to adhere to Denver Water's Engineering Standards.

Sanitary sewer mains must also be designed in accordance with Crestview Rules and Regulations and engineering requirements.

For any future development of this parcel, the developer will be responsible for all costs related to the installation of required water and sewer mains and sewer monitoring manholes and is responsible for all utility modeling, engineering studies and plan development/review costs. Crestview utilizes a consulting engineer to review plans provided to Crestview by developers. Any costs invoiced to Crestview by its consulting engineer pertaining to this development will be assessed to the developer through a Funds Deposit Agreement between the developer and Crestview.

All water and sewer mains and appurtenances for the new development shall be installed at the developer's expense and deeded free and clear to Crestview prior to the issuance of any water or sewer taps.

Any required off-site improvements to Crestview's water distribution system and/or sanitary sewer collection system created by additional system demands from this proposed development will be the responsibility of the owner/developer both financially and physically.

Crestview requires a signature of acceptance of this Will-Serve letter by the developer prior to scheduling a pre-design meeting with Crestview. Please provide a copy of this signed Will Serve letter when scheduling a pre-design meeting to Courtney Salazar, Developer/Project Coordinator, at [csalazar@crestviewwater.com](mailto:csalazar@crestviewwater.com) and to Crestview's engineer, Clarice O'Hanlon, at [cohanlon@crestviewwater.net](mailto:cohanlon@crestviewwater.net).

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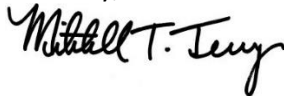
Signature of developer representative

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Date

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

Sincerely,



Mitchell T. Terry  
District Manager  
Crestview Water & Sanitation District



ACCOUNT# R0102191  
PARCEL # 0182507100011  
TAX DISTRICT # 495

REAL ESTATE PROPERTY TAX NOTICE  
2023 TAXES DUE IN 2024

ALEXANDER L. VILLAGRAN  
ADAMS COUNTY TREASURER & PUBLIC TRUSTEE  
4430 S. ADAMS COUNTY PARKWAY  
BRIGHTON, COLORADO 80601 (720) 523-6160



TAX AUTHORITY	TAX LEVY	TEMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL	ASSESSED
RANGEVIEW LIBRARY DISTRICT	3.65300	0.00000	\$257.65	LAND	\$198,000	\$12,610
CRESTVIEW WATER & SANITATION	3.06700	0.00000	\$216.32	IMPROVEMENTS	\$909,604	\$57,920
ADAMS COUNTY FIRE PROTECTION	17.43900	0.00000	\$1,229.97	NET TOTAL	\$1,107,604	\$70,530
ADAMS COUNTY	26.83500	0.00000	\$1,892.68			
HYLAND HILLS PARK & RECREATION	5.09900	0.00000	\$359.63			
RTD	0.00000	0.00000	\$0.00			
SD 50	59.44500	0.00000	\$4,192.66			
URBAN DRAINAGE SOUTH PLAT	0.10000	0.00000	\$7.05			
URBAN DRAINAGE & FLOOD CONTROL	0.90000	0.00000	\$63.48			
TOTAL			\$8,219.44			
		NET LEVY--> 116.5380				
		GRAND TOTAL	\$8,219.44			



See insert for Senior/Disabled Veteran exemptions and E-Statement instructions.

Email Verification code: ZNWBZYDS

SB 25 - In absence of State Legislative Funding, your school mill levy would have been: 81.9300

LEGAL DESCRIPTION OF PROPERTY

Unpaid prior year taxes:

SECT. TWN. RNG. 7-3-68 DESC: BEG AT NE COR W2 NE4 SEC 7 TH S 40 RODS TH W 100 FT TH N 40 RODS TH E 100 FT TO BEG EXC RD 1/439A

No

PAYMENT	DUE DATE	AMOUNT
FIRST HALF	FEB 29, 2024	\$4,109.72
SECOND HALF	JUN 15, 2024	\$4,109.72
FULL PAYMENT	APR 30, 2024	\$8,219.44

PAY TAXES ONLINE AT: WWW.ADCOTAX.COM



R0102191  
STUART STREET LLC  
PO BOX 18985  
DENVER, CO 80218-0985



Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

PARTIAL PAYMENTS 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

Please fold on perforation BEFORE tearing

2023 TAXES DUE IN 2024

Unpaid prior year taxes:

No

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

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

2nd Half Coupon

2

County Treasurer is not responsible for erroneous payments.

No personal or business checks accepted after September 30.

PROPERTY OWNER OF RECORD

R0102191  
149474\*612\*\*G50\*\*0.9525\*\*1/2\*\*\*\*\*AUTOALL FOR AADC 800  
STUART STREET LLC  
PO BOX 18985  
DENVER CO 80218-0985



Return this coupon with payment to:  
ADAMS COUNTY TREASURER  
P.O. BOX 869  
BRIGHTON, COLORADO 80601-0869



SCAN ME

R0102191

SECOND HALF DUE BY JUN 15, 2024 \$4,109.72

PAYMENTS MUST BE IN U.S. FUNDS

0000001801021914 00004109724 000000000007

Please fold on perforation BEFORE tearing

2023 TAXES DUE IN 2024

Unpaid prior year taxes:

No

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

RETURN THIS COUPON WITH FIRST HALF PAYMENT (DUE FEBRUARY 29TH) OR FULL PAYMENT (DUE APRIL 30TH)

Full Payment or 1st Half Coupon

1

County Treasurer is not responsible for erroneous payments.

No personal or business checks accepted after September 30.

PROPERTY OWNER OF RECORD

R0102191  
STUART STREET LLC  
PO BOX 18985  
DENVER, CO 80218-0985

Return this coupon with payment to:  
ADAMS COUNTY TREASURER  
P.O. BOX 869  
BRIGHTON, COLORADO 80601-0869



SCAN ME

R0102191

FIRST HALF DUE BY FEB 29, 2024 \$4,109.72

PAYMENTS MUST BE IN U.S. FUNDS

FULL PAYMENT DUE BY APR 30, 2024 \$8,219.44

0000001801021914 00004109724 000082194462

1/1 149474



## TRIP GENERATION

The Applicant is proposing to convert the current single family home use to 5 lots of duplex uses for a total of 10 units. The proposed vehicle trip generation associated with the project described above is provided within Table 1. In accordance with the DSR trip generation was also assessed utilizing the Institute of Transportation Engineers (ITE) Trip Generation Manual 11<sup>th</sup> edition rates/equations.

As shown in Table 1, the site is anticipated to generate 4 additional weekday AM, and 1 additional weekday PM peak hour and 11 additional daily trips according to ITE.

As shown in Table 1, the proposed use would not represent a significant increase in daily trips to the site according to ITE. Additionally, no adverse effects to the local network are anticipated.

## CONCLUSIONS

The conclusions of this comparative analysis are as follows:

1. The Applicant is seeking to redevelop the site with 10 duplex units.
2. The proposed development would generate an additional 4 trip in the AM peak, an additional 1 trip in the PM peak, and an additional 11 daily trips according ITE.
3. No adverse effects to the local network are anticipated by the use.

We trust that the information contained herein satisfy the request of Adams County. If you have any questions or need further information, please contact Brian Horan at [brianhoran@gallowayus.com](mailto:brianhoran@gallowayus.com) or 303-770-8884.



Table 1  
 3800 W 64th Avenue  
 Site Trip Generation

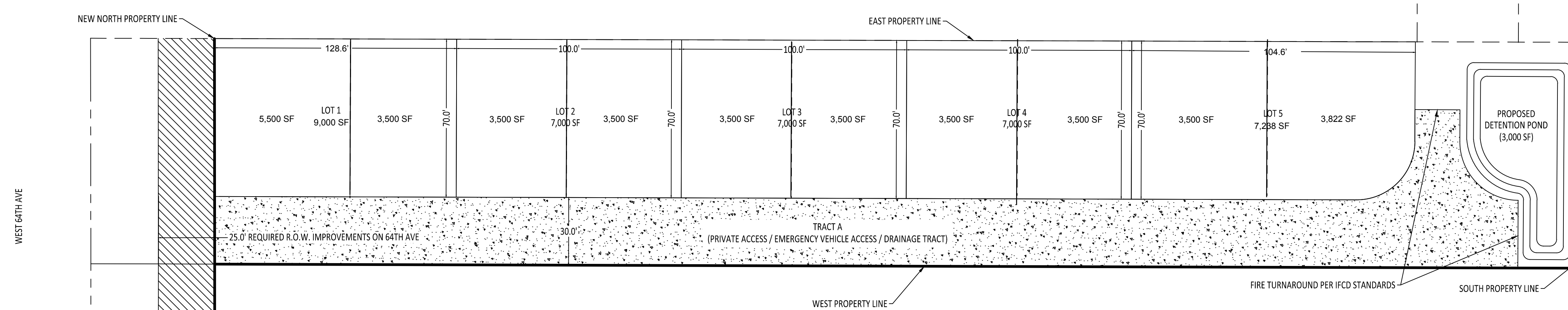
Land Use	Land Use Code	Amount	Units	AM Peak Hour			PM Peak Hour			Average Daily Trips
				In	Out	Total	In	Out	Total	
<i>Existing</i>										
Single Family Detached	210	1	DU	0	1	1	1	0	1	15
<i>Proposed</i>										
Single Family Attached	215	10	DU	1	4	5	1	1	2	26
<b>Difference (Proposed minus Existing)</b>				<b>1</b>	<b>3</b>	<b>4</b>	<b>0</b>	<b>1</b>	<b>1</b>	<b>11</b>

Note(s):

(1) Trip generation based on the Institute of Transportation Engineers' Trip Generation Manual, 11th Edition

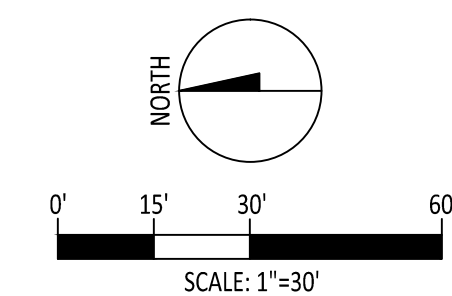
# 3800 WEST 64TH AVE

## CONCEPT SITE PLAN



**LEGEND:**

	ZONE LOT LINE
	CONCRETE
	ROW DEDICATION



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**CONCEPT SITE PLAN**

SHEET 1 OF 1

RCE #: 22-99