



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: RCU2019-00020

CASE NAME: GARCIA/MARIPOSA REZONE

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

October 15, 2019

CASE No.: RCU2019-00020	CASE NAME: Garcia/Mariposa Rezone
Owner's Name:	Maria and Manuel Garcia
Applicant's Name:	Maria and Manuel Garcia
Applicant's Address:	12710 Yates Street Broomfield, Colorado 80020
Location of Request:	7128 Mariposa Street Denver, Colorado 80221
Parcel #:	0182504108026; 0182504108027
Nature of Request:	Rezone from Residential-1-C (R-1-C) to Residential-3 (R3)
Future Land Use:	Residential
Site Size:	Approximately .56 acre
Proposed Uses:	Multifamily
Existing Use:	Multifamily
Hearing Date(s):	PC: September 26, 2019/ 6:00 pm BOCC: October 15, 2019/ 9:30 am
Report Date:	September 30, 2019
Case Manager:	Layla Bajelan
Staff Recommendation:	APPROVAL with 4 Findings-of-Fact and 2 Notes

SUMMARY OF APPLICATION

Background:

The applicants, Maria and Manuel Garcia, are requesting the subject property be rezoned from Residential-1-C (R-1-C) to Residential-3 (R-3). The subject site was previously two separate parcels. The applicant has recently received approval for a Plat Correction to remove the lot line in the middle of the parcels, making them one parcel. The western half contains a legal nonconforming multifamily building that consists of four apartment units. The eastern half serves as the parking lot for the apartment buildings and contains a detached garage.

The applicant has expressed interest in adding additional units to the property that would be similar in size and character to the building that already exists. A conceptual review meeting was held on August 20, 2018 regarding the proposal to add additional units to the property.

The County's Future Land Use designation on the property is Urban Residential. This means that the County's long-term goals are for the area to be developed with residential dwellings at a density greater than one dwelling unit per acre.

Development Standards and Regulations:

Section 2-02-13-06-02 of the County's Development Standards and Regulations outlines the approval criteria for rezoning a property. The criteria include that the Zoning Map amendment (1) is consistent with the Adams County Comprehensive Plan; (2) is consistent with the purposes of these standards and regulations; (3) will comply with the requirements of these standards and regulations; and (4) is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

The subject property is designated as R-1-C on the County's zoning map. Per section 3-13-01 of the County's Development Standards and Regulations, the purpose of the R-1-C zone district is to serve exclusively as a single-family district for smaller home sites and smaller homes. The properties surrounding the parcel are all zoned as R-1-C and are primarily used for single-family or public uses. The property directly to the south of the subject parcel is zoned as R-1-C and is used as the Perl Mack Neighborhood Recreation Center. The property directly to the west is a building used by the Crestview Water and Sanitation District. The subject property consists of four (4) attached apartment units and is considered to be a legal nonconforming multifamily use. The proposed request to rezone from R-1-C to R-3 is consistent with the Development Standards and Regulations, as it would correct the legal nonconforming status of the parcel. Section 3-15-01 describes that the purpose of the R-3 zone district is to provide a moderate density district which allows three (3) or more single-family attached residences on a single-family lot or on individually owned lots. The current development, as it exists today, would not be allowed in the R-1-C zone district per our current regulations. The rezoning of this property to R-3 would allow for the current use to be a permitted principle use in the zone district.

The subject request also conforms to the dimensional requirements for the R-3 District. Per section 3-15-07-01 of the County's Development Standards and Regulations, the minimum lot size for attached dwellings on one lot shall be ninety-five hundred (9,500) square feet. The subject lot is roughly 23,500 square feet. The minimum lot width for attached dwellings on one lot in the R-3 zone is 150 feet. The subject lot has a lot width of 170 feet. The maximum density in the R-3 District shall be fourteen (14) dwelling units per acre. The subject parcel is roughly .56 acres and could provide for a maximum of seven (7) dwelling units. Four dwelling units currently exist on the property.

Future Land Use Designation/Comprehensive Plan:

The Future Land Use Designation on the property is Urban Residential. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Urban Residential zone is as follows: Urban residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents.

The rezone of this property would allow for a variety of housing units in this predominately single-family residential neighborhood. Expanding the housing types within a neighborhood can improve the

character and will allow for the neighborhood to be attractive to a variety of individuals with different income levels. Rezoning the property will also correct the legal nonconforming status that currently exists on the property, allowing the parcel to come in compliance with the current Development Standards and Regulations. The subject property has adequate urban services and will continue to be served by Crestview Water and Sanitation District. The property directly to the south serves at the Community Center/ Parks and Recreation for the Perl Mack neighborhood, so the residents at 7128 Mariposa will have access to these facilities.

In addition to being consistent with the future land use designation, the request supports several Adams County Comprehensive Plan policies, including Policy 2.1.d Urban Residential Development - the County has defined unincorporated infill areas and/or municipal and county growth areas as the most desirable location for urban residential development; Policy 4.3.b. Housing -institute appropriate programs to provide a variety of housing options for County residents, as identified in the Balanced Housing Plan. Ensure land use plans and development regulations support the types of housing needed to attract businesses and new residents; Policy 7.2.c. Jobs/Housing Balance -continue to work towards an appropriate jobs/housing balance that will reduce the amount of out-of-county commuting by residents and employees; Policy 14.5: Maintain and enhance the quality of existing residential neighborhoods.

The proposal to rezone to R-3 and add additional units to an already existing parcel supports the Adams County Comprehensive Plan by being located within a designated infill area. The neighborhood currently consists of primarily single-family dwellings, with limited multifamily options scattered throughout the neighborhood. The redevelopment of this parcel would be an improvement to the character of the neighborhood. Services are already located on the subject parcel and adding a variety of housing types makes the neighborhood appealing to individuals with all income levels.

Apartment units are considered a “missing middle” housing type in unincorporated Adams County. In 2018, Adams County adopted a Balanced Housing Plan that sought to increase housing options within the County. One goal of the Balanced Housing Plan seeks to explore “missing middle” development opportunities and incentives infill development. Promoting the missing middle housing type will help Adams County to be attractive to new businesses and employees of all income levels.

The subject parcel is also located within the Southwest Adams County Framework Plan and the Making Connections Plan boundaries. While both plans focus heavily on transportation improvements, connectivity and commercial/ industrial components of Southwest Adams County, housing and the need for affordable housing options are addressed in both. Apartment units can provide a more affordable option for employees and families. The subject rezone request would also protect the neighborhood from commercial uses and maintain the character of the existing neighborhood.

Site Characteristics:

Currently, the site is being used as multifamily and consists of four apartment units. The current parking lot is located to the east of the buildings and a small detached garage is located on the southern portion of the lot. The parcel is accessed from West 71st Place and all the buildings front on Mariposa Street. The site has great connectivity, as Pecos Street is located several blocks to the west and Highway 36 is located three blocks to the north. The property is surrounded by single family homes, with the exception being the Perk Mack Community Center

directly to the south and the Crestview Water and Sanitation District building to the west. The applicant has provided will serve letters from the Crestview Water and Sanitation District for water and sewer services.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-1-C Single-Family Residential	North R-1-C Single-Family Residential	Northeast R-1-C Single-Family Residential
West R-1-C Public	Subject Property R-1-C <u>Multi-family</u>	East R-1-C Single-Family Residential
Southwest R-1-C Parks/ Recreation	South R-1-C Parks/ Recreation	Southeast R-1-C Single-Family Residential

Compatibility with the Surrounding Area:

The properties to the north and east have single family residential uses. The property directly to the south serves as the Perl Mack neighborhood Community Center, which has a seasonal swimming pool, community center, and park. The property to the west is the location of a building used by the Crestview Water and Sanitation District. The subject site currently exists as a legal nonconforming multifamily building and the rezone of the property will correct the nonconformity. The neighborhood contains limited multifamily options, with other apartment buildings located to the west and north. The site has established landscaping, and from a recent site visit, the parcel looks well-maintained.

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on September 26, 2019 and voted (7-0) to recommend approval of the request. The applicant's representative spoke at the meeting and had no concerns with the staff report or presentation. There was no one from the public to speak in favor or in opposition to the request.

Staff Recommendation:

Based upon the application, the criteria for approval for a rezoning, and a recent site visit, staff recommends Approval of this request with 4 findings-of-fact and 2 notes:

RECOMMENDED FINDINGS OF FACT REZONING

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental

to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Note to Applicant

1. Approval of the rezone request is not an approval of the conceptual site plan.
2. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.

CITIZEN COMMENTS

Notifications Sent	Comments Received
164	4

All property owners and occupants within 750 feet of the subject property were notified of the request. As of writing this report, staff has received four letters of citizen comment. All of the letters were in opposition. One letter was from the neighboring property owner to the southeast. His property is directly adjacent to the proposed detention pond. In his letter, he expressed concern for the potential impacts this will have on his property value, the aesthetics and engineering of the proposed detention pond, and trash that may be generated from the additional units on the subject property. The applicant responded to his concerns in their second submittal by providing a preliminary drainage analysis and ensuring that they would follow all Adams County Development Standards and Regulations related to engineering requirements and screening and landscaping adjacent to his property. There were no further comments from this particular property owner after the applicant's second submittal. Concerns expressed in the remaining letters were primarily focused on the disapproval for more apartments in this area, parking concerns, and increased traffic. The applicant responded to concerns indicating that at the time of development, they would have to complete a full traffic impact study and they have met all County standards for parking requirements. They also indicated that apartments already exist on the parcel as a legal nonconforming use. After the applicant's responses were sent out, only one citizen still showed disapproval for additional apartments in the area.

COUNTY AGENCY COMMENTS

Staff reviewed the request and initially Adams County Development Review Engineers had concerns regarding the Preliminary Drainage Analysis. The applicant worked with Staff and in their second submittal they were able to provide a sufficient preliminary drainage analysis. Staff had no further concerns with the rezone request.

REFERRAL AGENCY COMMENTS

Hyland Hills Park and Recreation District provided comments concerning parking and increased density. Hyland Hills runs a seasonal swimming pool directly to the south of the property and was concerned that limited parking on site would mean that visitors and residents would park on their property. In their second submittal, the applicant increased the amount of parking and demonstrated that they will meet all of Adams County parking requirements. No further comments were received

from the Hyland Hills Park and Recreation District. Tri-County Health Department and Xcel Energy were not opposed to the rezone and they provided comments related to the future development of the site. These comments have been provided to the applicant and may be addressed when building permits are pursued and construction is taking place.

Responding with Concerns:

Hyland Hills Park and Recreation District
Perl Mack Neighborhood Group

Responding without Concerns:

Tri-County Health
CDOT Colorado Department of Transportation
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Fire Protection District
CDPHE
Century Link
Colorado Division of Wildlife
Comcast
Crestview Water and Sanitation
Metro Wastewater Reclamation
North Pecos Water and Sanitation
Regional Transportation District (RTD)
Westminster School District #50



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)

Garcia/Mariposa Rezone

RCU2019-00020

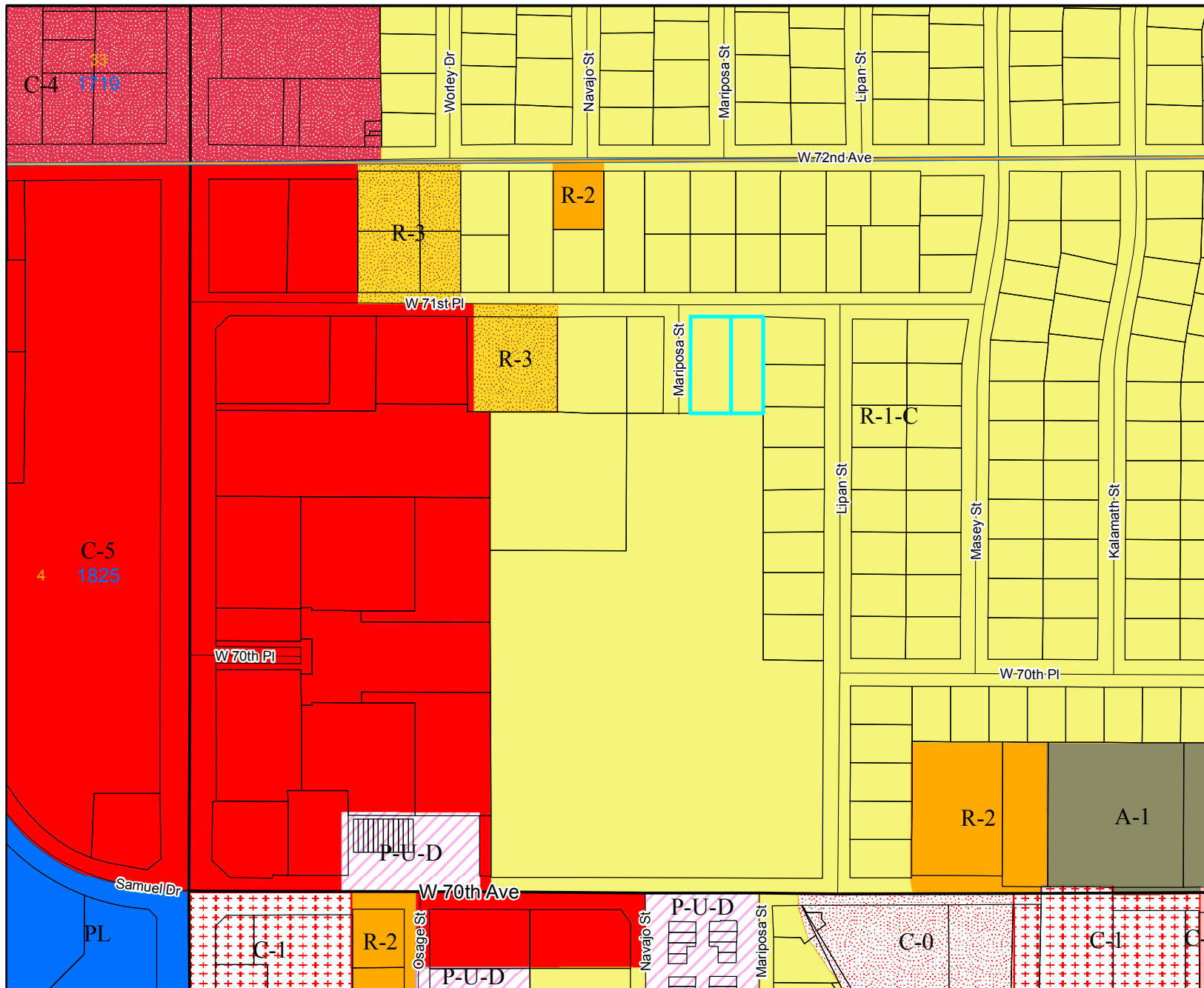


For display purposes only.



ADAMS COUNTY
COLORADO

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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)

Garcia/Mariposa Rezone

RCU2019-00020

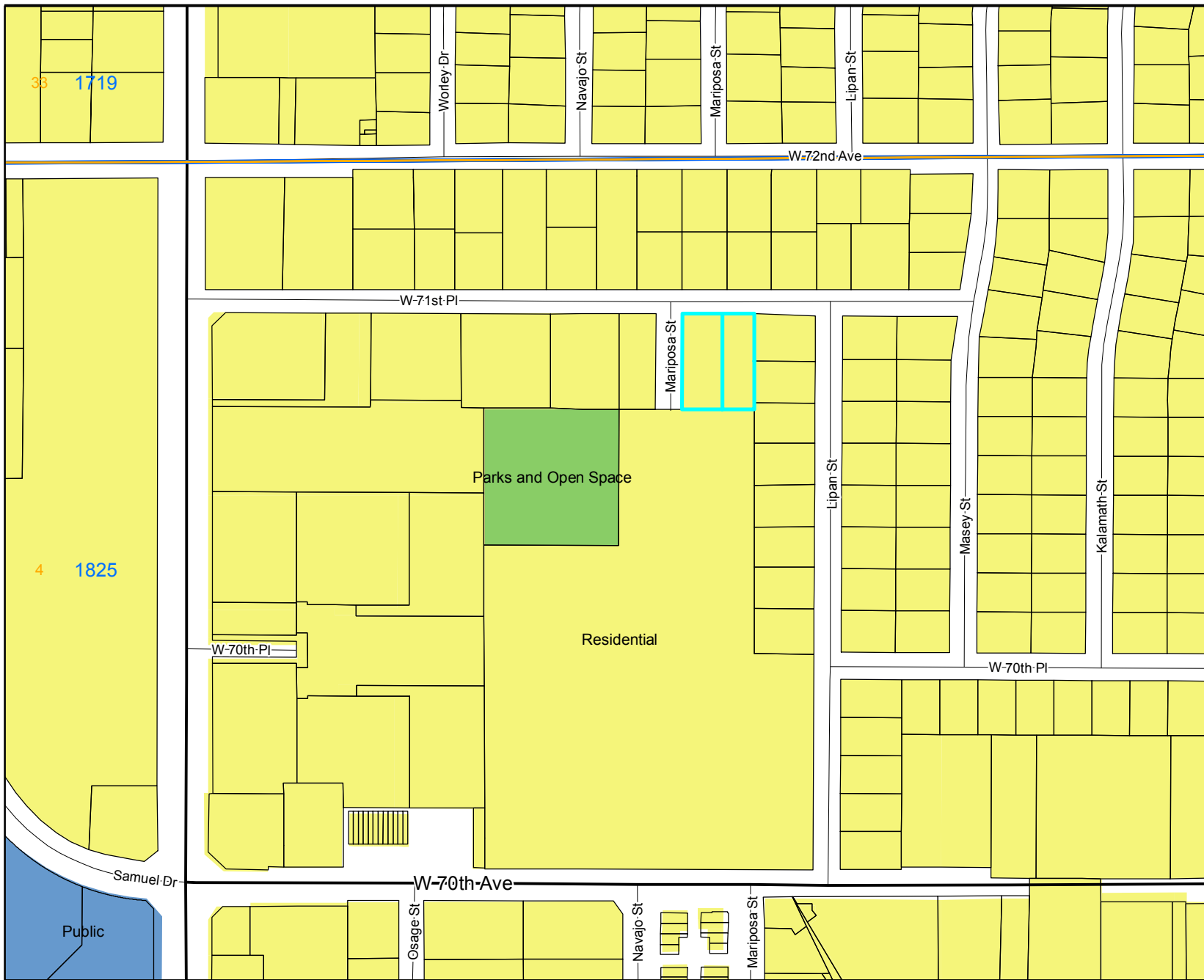


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ADAMS COUNTY
COLORADO

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Legend

- +— Railroad
- Major Water
- - - Zoning Line
- Sections

Garcia/Mariposa Rezone

RCU2019-00020



For display purposes only.



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CES Consultants, LLC

7128 MARIPOSA STREET PROJECT **REZONING APPLICATION**

PROJECT DESCRIPTION

April 22, 2019

APPLICANT: Maria Isela Garcia & Manuel J Garcia

PROPERTY ADDRESS: 7218 Mariposa Street, Denver, CO

PARCEL IDENTIFICATION NUMBERS: 0182504108026
0182504108027

PROPERTY SIZE: 0.28 acres and 0.28 acres; Total = 0.56 acres

EXISTING SITE ZONING: R-1-C

PROPOSED SITE ZONING: R-3

PROPOSED SITE DEVELOPMENT:

The proposed site consists of two (2) existing parcels located within Adams County. One parcel is approximately 0.28 acres and the other parcel is approximately 0.28 acres. The existing parcels are zoned R-1-C in Adams County. Currently, the sites contain an existing multi-family building that has four (4) apartment units, an existing detached garage and an existing concrete parking lot. The existing properties are not located within any mapped FEMA Floodplains. The site does not include any oil & gas facilities, wetlands, bodies of water, or irrigation ditches.

The proposed development of the site after the Plat Correction and the Rezone Applications are approved by Adams County is to add three (3) apartment units, similar to the existing units on the parcel. Additional parking will be added south of the existing parking lot. There is an existing access off West 71st Place that the existing residents use today. This access will also be used for the new parking area. A second access will not be added. A small detention pond will be constructed in the southeast corner of the site. The total proposed plat correction site (both parcels) is owned by the applicant and will remain so.

The proposed residences will be serviced by Crestview Water and Sanitation District, which is the same as the current residences.

[illegible]

● = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971.
 OR NAIL & BRASS WASHER, PLS 37971 IN CONCRETE.

■ = FOUND 1/2" REBAR.

□ = FOUND 1/2" REBAR AS WITNESS CORNER, 1.00' NORTH OF
 CALCULATED POSITION.

✱ = FOUND CROSS IN SIDEWALK AT 3.00' OFFSET TO LOT CORNER.

(M) = AS MEASURED BY THIS SURVEY.

(R) = MEASUREMENT AS SHOWN ON THE PLAT OF PEARL-MACK
 MANOR, TWELFTH FILING.

⚙ = EX. WATER VALVE.

🔥 = EX. FIRE HYDRANT.

Ⓢ = EX. SEWER MAN HOLE.

⚓ = EX. UTILITY POLE.

✱ = EX. GUY ANCHOR.

☎ = EX. TELEPHONE PEDESTAL.

⚓ = EX. WATER METER.

----- = EX. FENCE LINE.

[4' x 4'] = EX. CONCRETE.

SCALE: 1" = 16'

[illegible]

CES CONSULTANTS, LLC
721 4TH STREET, SUITE 1 FT. LUPTON, CO 80621
PH. (970) 373-4480

SITE PLAN

REZONING APPLICATION

7128 MARIPOSA STREET

DENVER, COLORADO 80221

DRAWING INFO.	
DESIGNER:	KR/CD
DRAWIN BY:	KR/CD
APPVD. BY:	KR/CD
SCALE:	NOT TO SCALE
DATE:	4/22/19
JOB NO.:	19-0095.001
SHEET NO.:	

1 of 1



Development Review Team Comments

Date: August 7th, 2019

Project Number: RCU2019-00020

Project Name: Garcia/Mariposa Rezone

Note to Applicant:

Please find attached the comments from your second submittal request for comments.

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan

Email: LBajelan@adcogov.org / 720-523-6863

PLN01: No further comments for the rezone. When the applicant pursues building permits, significant consideration to the site plan and engineering comments will be necessary.

Commenting Division: Development Services, Engineering:

Name of Reviewer: Greg Labrie

Email: GLabrie@adcogov.org / 720-523-6824

The applicant has re-submitted a preliminary drainage letter with the information that was requested by Development Engineering. This drainage letter is sufficient for the rezone application, but the applicant will be required to secure a drainage easement on the swale that will be used to convey the proposed outfall flows from the proposed detention pond. The applicant must submit legal descriptions, exhibits, and easement documents for the proposed easement before any construction permits are approved and issued. These documents must be reviewed and approved by Development Engineering and recorded at the Clerk and Records Office.



Development Review Team Comments

Date: May 28th, 2019

Project Number: RCU2019-00020

Project Name: Garcia/Mariposa Rezone

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the rezone request application. The Development Review Team review comments may change if you provide different information during the Resubmittal. At this time, a resubmittal is being required. Resubmittal material can be deposited with our One-Stop Customer Service Center. You will need the attached "Resubmittal Form", and a paper and digital copy of all the resubmitted material. You should also provide a written response to each staff comment and referral agency letter. Please contact the case manager if you have any questions.

Also, please note where "Section" is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Your review comment consultation will be held on **Monday, June 3rd, 2019 from 3:45 p.m.-4:30 p.m.**

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan

Email: LBajelan@adcogov.org / 720-523-6863

PLN01: REQUEST

- a. Applicant is requesting a lot line vacation and a rezone from R-1-C to R-3.
- b. The purpose of Residential-3 District is to provide a moderate density district which allows three (3) or more single-family attached residences on a single-family lot or on individually owned lots.

PLN02: SITE LOCATION

- a. The subject parcels are located at 7218 Mariposa Street; Parcel #'s 0182504108026 and 0182504108027. The property is in the southeast intersection of W 71st Pl and Mariposa St.
- b. Each parcel is .28 acres and when combined will total .56 acres.

- c. The subject parcels are located within the Perl Mack Manor Twelfth Filing BLK: 15 Lots :3-4

PLN03: ZONING/LAND USE

- a. Both parcels are currently zoned R-1-C; The purpose of the Residential-1-C District is to serve as a single-family district for smaller home sites and smaller homes.
- b. The parcel to the west is currently developed as multifamily and has 4 attached dwellings.
- c. The parcel to the east is currently developed as a parking lot for the apartment buildings.
- d. The future land use designation is residential; therefore a Comprehensive Plan Amendment is not needed with the Rezone.

PLN04: PERMITTING REQUIREMENTS:

Any rezoning request requires two public hearings: one before the Planning Commission and the other before the Board of County Commissioners. Section 2-02-13-04 of the Adams County Development Standards and Regulations outlines the review procedures for Text, Zoning Map, and Comprehensive Plan Amendments.

- a. Zoning Map Amendment- Section 2-02-13-06-02 explains the criteria for approval for a Zoning Map Amendment, which include:
 - 1. The Zoning Map Amendment is consistent with the Adams County Comprehensive Plan.
 - 2. The Zoning Map Amendment is consistent with the purposes of these standards and regulations.
 - 3. The Zoning Map Amendment will comply with the requirements of these standards and regulations.
 - 4. The Zoning Map Amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

PLN05: R-3 ZONE REQUIREMENTS

- a. Minimum lot size: Attached Dwellings on One Lot: 9,500 square feet per three dwellings.
- b. Maximum Density: 14 dwelling units per acre
- c. Minimum Lot Width: Attached dwelling on One Lot: 150 feet
- d. Minimum Setbacks:
 - Front- 20 feet
 - Side Corner- 20 feet

- Side- 0 feet along common walls of adjoining dwelling units, 5 feet from end unit when units are located on individual lots, 20 feet from end unit when units are located on a single lot.
- Rear- 20 feet
- R.O.W.: State Highway or Arterial: 40 feet; Local or Collector: 20 feet
- e. Maximum Height (Dwelling)- 35 feet
- f. Maximum Height (Accessory Structure)- 16 feet

PLN06: RESIDENTIAL PERFORMANCE STANDARDS

- a. Section 4-07 outlines the General Performance Standards for Residential Uses. While not a requirement for the rezone, a site plan demonstrating the conformance with the regulations will be required for any building permits.

PLN07: PARKING/LANDSCAPING REQUIRMENTS

- a. Multifamily Parking Requirements. Staff, citizens and referral agencies have concerns regarding the ability to meet parking requirements.

Housing Type	# of required parking stalls
Studio/Efficiency	.75 per unit type
1 Bedroom	1.0
2 Bedroom	1.5
3+ Bedroom	2.0 spaces per unit type
Visitor	Minimum of 15% of the required parking shall be provided for visitors in addition to the minimum off-road parking.

- b. Section 4-07-02-04-03 outlines the landscaping requirement for Multi-family dwellings.
 - a. Minimum landscaped area: Not less than thirty percent (30%) of the site area shall be landscaped.

Commenting Division: Development Services, Engineering:

Name of Review: Matt Emmens

Email: MEmmens@adcogov.org / 720-523-6826

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0584H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

ENG2: Property is in MS4 area. Proposed improvements appear to be less than one acre in size. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

ENG3: The Trip Generation Letter supplied with the submittal is sufficient for the rezoning case. If the applicant proceeds with development of the site, a full TIS may be required, depending on the proposed development.

ENG4: The "Preliminary Drainage Analysis" letter does not clearly identify the detention pond outfall and, that it can adequately accept the storm flows leaving this site. The applicant will need to provide more detail for the detention pond outfall and, prove that no properties downstream will be negatively affected by this outfall location.

For future development of this the applicant should be aware of the following County requirements.

ENG5: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

ENG6: Sustainable Development Practices Section 3-27-06-05-07-08:

To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:

1. Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;
2. Energy-efficient materials, including recycled materials that meet the requirements of these regulations;
3. Materials that are produced from renewable resources;

4. Low-Impact Development (LID) stormwater management features;
5. A green roof, such as a vegetated roof, or a cool roof;
6. Materials and design meeting the U.S. Green Building Council's LEED-NC certification requirements;
7. A greywater recycling system.

ENG7: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk on all roadways adjacent to the site and, any roadway improvements as required by the approved traffic impact study. If curb, gutter and sidewalk are existing, the applicant will be responsible for ensuring that the sidewalk and any handicap ramps are ADA compliant. Replacement of existing curb, gutter and sidewalk may be required.

Commenting Division: Development Services, Right-of-Way

Name of Review: Marissa Hillje

Email: mhillje@adcogov.org

No Comment

Commenting Division: Environmental Analyst Review

Name of Review: Eden Steele

Email: esteele@adcogov.org / 720-523-6897

No Comment

Commenting Division: Neighborhood Services, Code Compliance

Name of Review: Kerry Gress

Email: KGress@adcogov.org / 720-523-6832

No Comment

Commenting Division: Development Services Building and Safety, Chief Building Official

Name of Review: Justin Blair

Email: jblair@adcogov.org / 720-523-6843

No Comment

Commenting Division: Parks

Name of Review: Aaron Clark

Email: aclark@adcogov.org

No Comment

Layla Bajelan

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Friday, May 03, 2019 7:50 AM
To: Layla Bajelan
Subject: Re: RCU2019-00020; Garcia/Mariposa Rezone Request for Comments

Layla,

I have reviewed the request for comments for the rezone from R-1-C to R-3 on property located at 7128 Mariposa St. and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



COLORADO
Department of Transportation
Region 1

P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Thu, May 2, 2019 at 3:28 PM Layla Bajelan <LBajelan@adcogov.org> wrote:

Request for Comments

Case Name: Garcia/Mariposa Rezone

Case Number: RCU2019-00020

May 2nd, 2019

The Adams County Planning Commission is requesting comments on the following application: **Rezone from R-1-C to R-3.** This request is located at 7128 Mariposa St. The Assessor's Parcel Number is 0182504108026, 0182504108027.



May 8, 2019

Marissa Hillje
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Garcia Lot Line Vacation and Rezone, PLT2019-00012 and RCU2019-00020
TCHD Case No. 5576 and 5596

Dear Ms. Hillje,

Thank you for the opportunity to review and comment on the Lot Line Vacation to combine 2 parcels into 1, and Rezone from R-1-C to R-3 in order to construct a 3-unit apartment building, located at 7128 Mariposa Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Building Demolition

Fugitive Dust, Lead, and Asbestos

The application indicates that the existing garage on the site will be demolished.

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Buildings constructed prior to 1978 may contain lead paint. Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed. More information can be found here <https://www.epa.gov/lead/lead-renovation-repair-and-painting-program-rules> and <https://www.epa.gov/lead>. The applicant may contact, and the Environmental Protection Agency EPA at 1-800-424-5323 for more information.

Vector Control

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Mosquito Control - Stormwater Facilities

The narrative indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,



Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD

**Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatrich@tchd.org.



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 22, 2019

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

Attn: Layla Bajelan

Re: Garcia-Mariposa Rezone, Case # RCU2019-00020

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Garcia-Mariposa Rezone**. Please be advised that Public Service Company has existing overhead electric and natural gas 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:

https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/).

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.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center at 1-800-922-1987 to have all utilities located prior to any construction.

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



Right of Way & Permits

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

August 3, 2019

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

Attn: Layla Bajelan

Re: Garcia-Mariposa Rezone – 2nd referral, Case # RCU2019-00020

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral for the **Garcia-Mariposa Rezone**. Please be advised that Public Service Company has existing overhead electric and natural gas distribution facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or *modification* to existing facilities including the relocation of the **existing natural gas main within the property, that is in conflict with the proposed buildings**, via 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 will need to be acquired by separate document for new facilities.

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.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

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



HYLAND HILLS
Park & Recreation District

RECEIVED THRU
ADAMS COUNTY PLANNING
AND DEVELOPMENT
FOR DEPOSIT TO CREDIT OF
ADAMS COUNTY, COLORADO ONLY

Lori Mirelez
President
Christopher Dittman
Vice President
Robert Landgraf, Jr.
Treasurer
Donald C. Ciancio, II
Secretary
Thomas Lynch
Past President

May 9, 2019

Adams County Community & Economic Development
Development Services Division
4430 South Adams County Parkway
Brighton, CO 80601-8218

Re: Adjacent Property Owner Comments
RCU2019-00020 Garcia Property

Dear Ms. Bajelan:

The Hyland Hills Park and Recreation District owns property adjacent to the southwest corner of the property requesting the Rezoning from R-1-C to R-3. We operate a seasonal swimming pool called Perl Mack Aquatics Center (formerly John Carpenter Pool) and have a long established community recreation facility called the Perl Mack Community Center. The proposed rezoning parcel with its increase in residential density is a concern for the following reasons:

1. The Hyland Hills recreational facilities are landlocked with limited parking capacity and no opportunity for expansion. As a result parking is crowded especially during the summer months, along with a year-round pre-school and during special events.
2. The proposed site plan illustrates three new residential units near the east end of our parking lot with no barrier, fencing or landscaping between the proposed units and the Hyland Hills parking lot.
3. Hyland Hills is concerned that the future residents will use our more convenient parking spaces nearer their south facing front doors instead of the proposed six parking spaces to the east on private property.
4. There is no designated visitor parking on the plan so their guests will also likely park in the nearby Hyland Hills parking lot.
5. We would like to see a six foot privacy fence and landscaping along the south property line to help screen these new residential units from our facilities. The fencing/landscaping would discourage pedestrian circulation between the proposed new units and the Hyland Hills parking lot especially during peak operational times.

Sincerely,

Yvonne Fischbach
Executive Director

Layla Bajelan

From: Dan Micek <danmicek54@comcast.net>
Sent: Tuesday, May 14, 2019 11:24 AM
To: Layla Bajelan
Subject: RE: REVISED: RCU2019-00020; Garcia/Mariposa Rezone Request for Comments

Layla Bajelan

I am responding to your email with regards to Case # RCU2019-00020

As a past representative of the Perl Mack Area I felt that this was important enough to reach out to several people in the area and especially those located very close to the subject property. What I found was that the number of residents that were opposed to this project was far outweighing the residents that were OK with it. Some of the concerns ranged from the property not being monitored properly to traffic concerns to too many apartments too close already.

At this time I feel that the Perl Mack Area will have to be listed as opposed to this project.

Thank you for your time.

Dan Micek
Past President
Perl Mack Neighborhood Group

Sent from Mail for Windows 10

From: Layla Bajelan
Sent: Friday, May 3, 2019 4:41 PM
To: Layla Bajelan
Cc: Christine Fitch; Jen Rutter; Marissa Hillje; Justin Blair; cwilder@acfpd.org; Aaron Clark; Rick Reigenborn; smiller@adcogov.org; bradley.sheehan@state.co.us; sean.hackett@state.co.us; richard.coffin@state.co.us; patrick.j.pfaltzgraff@state.co.us; Andrew.Todd@state.co.us; brandyn.weidrich@centurylink.com; Eric Guenther; steven.loeffler@state.co.us; serena.rocksond@state.co.us; eliza.hunholz@state.co.us; thomas_lowe@cable.comcast.com; Patrick.Stock@crestviewwater.net; tbarnhart@hylandhills.org; CSIMMONDS@MWRD.DST.CO.US; manager@northpecoswater.org; Kerry Gress; danmicek54@comcast.net; Quinn; Chris; jpeterston@adams50.org; Donna.L.George@xcelenergy.com; landuse@tchd.org
Subject: REVISED: RCU2019-00020; Garcia/Mariposa Rezone Request for Comments

REVISED: Request for Comments

Case Name: Garcia/Mariposa Rezone
Case Number: RCU2019-00020

May 2nd, 2019

The Adams County Planning Commission is requesting comments on the following application: **Rezone from R-1-C to R-3.** This request is located at 7128 Mariposa St. The Assessor's Parcel Number is 0182504108026, 0182504108027.

Owner Information: GARCIA, MARIA ISELA AND MANUEL J
12710 YATES STREET
BROOMFIELD, CO 80020

May 13, 2019

RE: Case: Garcia/Mariposa Azona
RCU2019-00020

Provided are comments as instructed-

Besides how this will affect my ultimate property value, my immediate concerns with the additional building(s) are both environmental and aesthetic.

Whenever the landscape has changed in the past (Scott Carpenter Pool and school track), there has been some flooding when it rained. I know that in the late and 1970's and early 1980's, Hyland Hills and the school district had to do some re-structuring/landscaping to prevent this from happening. It concerns me that the new building and landscape changes will once again cause flooding in my yard and basement. In review of the plans provided, it appears that the detention pond will be located very close to my back fence. I understand that a detention pond should help alleviate this issue. However, I want assurance that it will be engineered correctly. Further, I have seen detention ponds that are aesthetically pleasing and others that are "eye-sores." I again want assurance that the detention pond will be landscaped and maintained in a way that is visually attractive.

The current trash area is currently located in the southwest corner of the property. When the new buildings are in place and the parking has expanded south, will the trash be moved further to the south as well? I want assurance that the trash will be monitored to ensure that is emptied often enough that overflow will not occur. With the increased units, there will be increased trash, and trash located near a detention pond will attract rodents.

I appreciate all your thoughtfulness to these concerns ahead of the construction starting.

Benson
7117 Lipan St
Denver CO 80221

May 17, 2019

Re: Case RCU2019-00020

I have lived in my home since it was built back in the late 50s. I have seen many apartments built in this area.

In the area of 70th thru 73rd and Pecos there are multiple apartment complexes.

There are already apartments at the site in question and also on 71st right off of Pecos (1 block away). There are also apartments on 72nd right off of Pecos, and a huge complex on 70th and Pecos.

I think this area has enough apartments. There is a rec center and pool right across the parking lot where the proposed apartments are to be built. More apartments will bring more traffic to that area and I feel that will not be a good thing for all the children attending before and after school care at the rec center and using the pool.

I strongly feel no more apartments are needed in this area.

A handwritten signature in cursive script that reads "Marcia Jester".

Marcia Jester
7080 Masey Street
Denver, CO 80221

From: [Marcia Jester](#)
To: [Layla Bajelan](#)
Subject: Case number RCU2019-00020
Date: Friday, August 02, 2019 4:53:35 PM

Please be cautious: This email was sent from outside Adams County

Again I want to stress my disapproval of more apartments going into the site proposed. It will create more traffic

in that area where there is a day care center at Highland Hills Rec center and a swimming pool right across the parking lot

and a school a block away.

There are already apartments on 72nd right off of Pecos and a huge complex on 70th and Pecos plus apartments right

by the proposed site. Right north of Hwy 36 there are more apartments on Pecos.

I strongly feel no more apartments are needed in this area.

Thank you for your consideration.

Marcia Jester

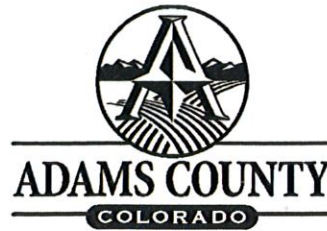
Home owner and resident.

Layla Bajelan

From: Karen Frank <karenfrank7107@yahoo.com>
Sent: Monday, May 20, 2019 7:53 PM
To: Layla Bajelan
Subject: Case Number RCU2019-00020

I feel that building an apartment unit on such a small parcel is yet another attempt to merely "cram" more people onto whatever piece of ground is still empty. There are already numerous units in this residential area. Rental units tend to decrease nearby single family home values. I realize we are experiencing population growth in the metro area and housing is a concern, but that does not mean that every inch of land should be developed.

Thank you,
Karen Frank



REVISED Request for Comments

Case Name: Garcia/Mariposa Rezone
Revised Case Number: RCU2019-00020

May 3, 2019

The Adams County Planning Commission is requesting comments on the following application: **Rezone from R-1-C to R-3** This request is located at 7128 MARIPOSA ST. The Assessor's Parcel Numbers are: 0182504108026, 0182504108027.

Applicant Information:

GARCIA, MARIA ISELA AND MANUEL J
12710 YATES STREET
BROOMFIELD, CO 80020

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 05/23/2019 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.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates can be forwarded to you for your information. 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.

Thank you for your review of this case.

Layla Bajelan
Planner I

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	Garcia/Mariposa Rezone
Case Number:	RCU2019-00020
Planning Commission Hearing Date:	09/26/2019 at 6:00 p.m.
Board of County Commissioners Hearing Date:	10/15/2019 at 9:30 a.m.

September 5, 2019

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Rezone from Residential-1-C (R-1-C) to Residential-3 (R-3)

The proposed use will be Multifamily.

This request is located at 7128 Mariposa St. Denver, CO 80221
The parcel size is roughly .56 acres.

The Assessor's Parcel Number(s): 0182504108026; 0182504108027

Applicant Information:

Maria and Manuel Garcia
12710 Yates Street
Broomfield, Colorado 80020

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

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

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.

Thank you for your review of this case.

A handwritten signature in black ink, reading "Layla Bajelan". The script is cursive and fluid, with the first name "Layla" and last name "Bajelan" clearly distinguishable.

Layla Bajelan, Long Range Planner I
Case Manager

PUBLICATION REQUEST

Garcia/Mariposa Rezone

Case Number:	RCU2019-00020
Planning Commission Hearing Date:	09/26/2019 at 6:00 p.m.
Board of County Commissioners Hearing Date:	10/15/2019 at 9:30 a.m.
Public Hearings Location:	4430 S. Adams County Pkwy., Brighton, CO 80602

Request: Rezone request from Residential-1-C (R-1-C) to Residential-3 (R-3).

Location:	7128 Mariposa
Parcel Numbers:	0182504108026, 0182504108027

Case Manager:	Layla Bajelan
---------------	---------------

Applicant/ Owner:	Maria and Manuel Garcia
	12710 Yates Street
	Broomfield, CO 80020

CURRENT SITE LEGAL DESCRIPTION: LOTS 3 AND 4, PEARL-MACK MANOR, TWELFTH FILING, COUNTY OF ADAMS, STATE OF COLORADO

Adams County Attorney's Office
Attn: Christine Fitch
CFitch@adcogov.org
4430 S Adams County Pkwy
Brighton CO 80601

Adams County CEDD Development Services Engineer
Attn: Devt. Services Engineering
4430 S. Adams County Pkwy.
Brighton CO 80601

Adams County CEDD Environmental Services Division
Attn: Katie Keefe
4430 S Adams County Pkwy
Brighton CO 80601

Adams County CEDD Right-of-Way
Attn: Marissa Hillje
4430 S. Adams County Pkwy.
Brighton CO 80601

Adams County Development Services - Building
Attn: Justin Blair
4430 S Adams County Pkwy
Brighton CO 80601

Adams County Fire Protection District
Attn: Chris Wilder
8055 N. WASHINGTON ST.
DENVER CO 80229

Adams County Parks and Open Space Department
Attn: Aaron Clark
mpedrucci@adcogov.org

Adams County Sheriff's Office: SO-HQ
Attn: Rick Reigenborn

Adams County Sheriff's Office: SO-SUB
Attn: SCOTT MILLER

CDOT Colorado Department of Transportation
Attn: Bradley Sheehan
2829 W. Howard Pl.
2nd Floor
Denver CO 80204

CDPHE
Attn: Sean Hackett
4300 S Cherry Creek Dr
Denver CO 80246

CDPHE
Attn: Sean Hackett
4300 S Cherry Creek Dr
Denver CO 80246

CDPHE - AIR QUALITY
Attn: Richard Coffin
4300 CHERRY CREEK DRIVE SOUTH
DENVER CO 80246-1530

CDPHE - WATER QUALITY PROTECTION SECT
Attn: Patrick Pfaltzgraff
4300 CHERRY CREEK DRIVE SOUTH
WQCD-B2
DENVER CO 80246-1530

CDPHE SOLID WASTE UNIT
Attn: Andy Todd
4300 CHERRY CREEK DR SOUTH
HMWMD-CP-B2
DENVER CO 80246-1530

Century Link, Inc
Attn: Brandyn Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221

Code Compliance Supervisor
Attn: Eric Guenther
eguenther@adcogov.org

COLORADO DEPT OF TRANSPORTATION
Attn: Steve Loeffler
2000 S. Holly St.
Region 1
Denver CO 80222

COLORADO DIVISION OF WILDLIFE
Attn: Serena Rocksund
6060 BROADWAY
DENVER CO 80216

COLORADO DIVISION OF WILDLIFE
Attn: Eliza Hunholz
Northeast Regional Engineer
6060 BROADWAY
DENVER CO 80216-1000

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

Crestview Water & Sanitation
Attn: Patrick Stock
7145 Mariposa St
PO Box 21299
Denver CO 80221-0299

Hyland Hills Park & Recreation District
Attn: Terry Barnhart
8801 Pecos St
Denver CO 80260

METRO WASTEWATER RECLAMATION
Attn: CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229

North Pecos Water & Sanitation District
Attn: Russell Traska
6900 Pecos St
Denver CO 80221

NS - Code Compliance
Attn: Kerry Gress
kgress@adcogovorg

PERL MACK NEIGHBORHOOD GROUP
Attn: DAN MICEK - PRESIDENT
7294 NAVAJO ST.
DENVER CO 80221

REGIONAL TRANSPORTATION DIST.
Attn: CHRIS QUINN
1560 BROADWAY SUITE 700
DENVER CO 80202

WESTMINSTER SCHOOL DISTRICT #50
Attn: Jackie Peterson
7002 Raleigh Street
WESTMINSTER CO 80030

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

2018-1 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201-4657

FIVE STARS AUTO SALES LLC
16190 DEL RAY CT
BRIGHTON CO 80603-8431

2018-4 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS TX 75201-4657

GALLEGOS JAVIER
561 JENNIE DR
DENVER CO 80221-3015

7156 N PECOS STREET LLC
16650 E 107TH CT
COMMERCE CITY CO 80022-9570

GARCIA JOSE
6821 JORDAN DRIVE
DENVER CO 80221

AGUILAR ROGELIO
PO BOX 966
CENTER CO 81125-0966

GARCIA MARIA ISELA AND GARCIA MANUEL J
12710 YATES STREET
BROOMFIELD CO 80020

BUCKSTEIN ROBERT B AND
BUCKSTEIN DEBORAH J
1123 S QUINCE WAY
DENVER CO 80231-2514

GATES LIVING TRUST
3250 W ALAMEDA AVE
DENVER CO 80219-2006

COMMUNITY RESOURCES AND
HOUSING DEVELOPMENT CORPORATION
7305 LOWELL BLVD UNIT 200
WESTMINSTER CO 80030-1709

GILLIS PAUL N AND
GILLIS MARK W
11081 GROVE CT UNIT C
WESTMINSTER CO 80031

COVEY HERBERT C
1030 W 15TH AVE
BROOMFIELD CO 80020-1798

GUTIERREZ MANUEL JAVIER AND
GUTIERREZ LAURA
4336 CATHAY ST
DENVER CO 80249-6507

CRESTVIEW WATER AND SANITATION DISTRICT
PO BOX 21299
DENVER CO 80221-0299

HAAS KEITH AND
HAAS SHANNON
7148 RUSSELL COURT
ARVADA CO 80007

CROSBY PETER A AND
CROSBY MARTHA E LIVING TRUST
1379 KEHAULANI DR
KAILUA HI 96734-3218

HARMAN-MANAGEMENT CORPORATION
NO.463
PO BOX 572530
SLC UT 84157

FALBO ANGELA M
7869 W 105TH PL
BROOMFIELD CO 80021-3944

HYLAND HILLS PARK AND RECREATION
DISTRICT
8801 PECOS ST
FEDERAL HEIGHTS CO 80260

KIRWIN RICHARD G/ANN C 1/2INT
DAVIS RANDALL J UND 1/2 INT
310 QUAY ST
LAKEWOOD CO 80226-1700

PEREZ GRACIA A AND
PEREZ JOSE A
1333 W 70TH AVE APT A
DENVER CO 80221-7021

LEE BOKIL JIN
1024 SALISBURY CT
LA CANADA CA 91011

SARIKOV 888 LLC
3060 S HAVANA ST
AURORA CO 80014-2621

MACGILLIVRAY BART
5245 IDYLWILD TRL
BOULDER CO 80301-3620

SCHMACHTENBERGER KIM AND
SCHMACHTENBERGER CONNIE ANN
12516 W MONTANE DR
BROOMFIELD CO 80021-8406

MAVROGIANES MARY ANN AND
MAVROGIANES MARK W
1569 ALPINE CT
ERIE CO 80516-4024

SCHOOL DISTRICT NO.50
C/O SANDRA MCCLURE
7002 RALEIGH ST
WESTMINSTER CO 80030-5996

MICEK DANIEL W AND
MICEK SALLY
7294 NAVAJO STREET
DENVER CO 80221

THE OTHER HOUSE LLC
8635 W 66TH CIR
ARVADA CO 80004-3272

MOLINA ANGEL D AND
MOLINA KIRSTEN
10744 ASHFORD CIR
HIGHLANDS RANCH CO 80126-7520

TORRE BUENA V DE LA
7381 DECATER STREET
WESTMINSTER CO 80030

MOUNTAIN VIEW (CC) LLC
8900 MOUNTAIN VIEW LN
BOULDER CO 80303-1569

TRAN BANG SI AND
NGUYEN LOAN
3770 W 103RD DR
WESTMINSTER CO 80031-2450

NGUYEN ANH TUYET THI
9283 W 103RD AVE
BROOMFIELD CO 80021-5200

TRUE JAMES R TRUST
3955 W 78TH AVE
WESTMINSTER CO 80030-4515

NGUYEN JIM
9943 DOWNING CIR
DENVER CO 80229-7827

TWIN LAKES PROPERTIES LLC
2999 W 11TH AVENUE CIR
BROOMFIELD CO 80020-1018

OROZCO DAGOBERTO
7070 LARSH DR
DENVER CO 80221-2543

VELASQUEZ CORRIE
8811 QUIGLEY STREET
WESTMINSTER CO 80031

WADLEY AUDREY L
1415 S HUMBOLDT ST
DENVER CO 80210-2318

BAVARO VIOLET
OR CURRENT RESIDENT
1380 W 71ST PL
DENVER CO 80221-7202

ALEMAN CRISOFORO AND
ALEMAN ENEDINA
OR CURRENT RESIDENT
7118 LIPAN ST
DENVER CO 80221-3077

BECKER MARJORIE J
OR CURRENT RESIDENT
7172 KALAMATH ST
DENVER CO 80221-3057

ALVARADO DANIEL AVITIA
OR CURRENT RESIDENT
7237 LIPAN ST
DENVER CO 80221-2733

BENSON ROBERT LEWIS AND
BENSON ROSEMARY MARGARET
OR CURRENT RESIDENT
7117 LIPAN ST
DENVER CO 80221-3060

ALVIDREZ PEDRO F
OR CURRENT RESIDENT
7274 NAVAJO ST
DENVER CO 80221

BERMUDEZ RUBEN M AND
BERMUDEZ DAISY M
OR CURRENT RESIDENT
7220 MASEY ST
DENVER CO 80221

AMBRIZ ROSA EMMA VAZQUEZ
OR CURRENT RESIDENT
7130 MASEY ST
DENVER CO 80221-3065

BISSELL GERALD R
BISSELL VICKI S
OR CURRENT RESIDENT
7230 MASEY ST
DENVER CO 80221-2739

ARAGON JOE D
OR CURRENT RESIDENT
7211 KALAMATH ST
DENVER CO 80221-2731

BUSCH JEROME M AND
BUSCH ADELINE M
OR CURRENT RESIDENT
7239 MASEY ST
DENVER CO 80221-2738

ARCENEUX ANTHONY A AND
ARCENEUX ALICE A
OR CURRENT RESIDENT
7160 MASEY ST
DENVER CO 80221-3065

BUTTERFASS RICKY C AND
SMITH RHONDA J
OR CURRENT RESIDENT
7253 NAVAJO STREET
DENVER CO 80221

ARMIJO JERRY CIRILO AND
ARMIJO PATRICIA
OR CURRENT RESIDENT
7129 MASEY ST
DENVER CO 80221

CAGLE CAROLYNE M AND
CAGLE WILLIAM ALFRED
OR CURRENT RESIDENT
7189 MASEY ST
DENVER CO 80221-3073

BARELA ANDREA AND TORREZ JASON
OR CURRENT RESIDENT
7112 KALAMATH ST
DENVER CO 80221-3057

CALZADA RAMIRO AND
CALZADA MARIA
OR CURRENT RESIDENT
7142 KALAMATH ST
DENVER CO 80221-3057

BARRETT MICHAEL E AND BARRETT DIANE M
OR CURRENT RESIDENT
1391 W 71ST PL
DENVER CO 80221-7201

CAO TANG TRONG AND
CAO THUAN THI
OR CURRENT RESIDENT
7254 NAVAJO ST
DENVER CO 80221-2741

CASTILLO ANSELMO
OR CURRENT RESIDENT
7150 MASEY ST
DENVER CO 80221-3065

DAWSON ADA L
OR CURRENT RESIDENT
7256 MARIPOSA ST
DENVER CO 80221-2737

CATALANO GUY G JR
OR CURRENT RESIDENT
7108 LIPAN ST
DENVER CO 80221-3077

DEL ROSARIO RAMOS AGUAYO MARIA AND
PANUCO RAMOS ANA KAREN
OR CURRENT RESIDENT
7257 LIPAN ST
DENVER CO 80221-2733

CENICEROS CATALINA
OR CURRENT RESIDENT
7264 NAVAJO ST
DENVER CO 80221-2741

DELGADO FRANCISCO JAVIER VALADEZ
OR CURRENT RESIDENT
7238 LIPAN ST
DENVER CO 80221-2734

CERVANTES HUERTA SARAI
OR CURRENT RESIDENT
7077 LIPAN ST
DENVER CO 80221-3058

DELGADO ORALIA F
OR CURRENT RESIDENT
1260 W 72ND AVE
DENVER CO 80221-2724

CISNEROS CHE RANDOLPH RAMIREZ
OR CURRENT RESIDENT
1281 W 71ST PL
DENVER CO 80221-3019

DIAZ RIGOBERTO MIRANDA
OR CURRENT RESIDENT
7211 WORLEY DR
DENVER CO 80221-2753

CISNEROS RANDOLPH RAMIREZ AND
RAMIREZ CHE
OR CURRENT RESIDENT
1261 W 71ST PL
DENVER CO 80221

DORIS ARTHUR THOMAS
OR CURRENT RESIDENT
7252 WORLEY DR
DENVER CO 80221-2754

CLAPPER FAMILY TRUST
OR CURRENT RESIDENT
7081 KALAMATH ST
DENVER CO 80221-3054

DUKE BEVIN
OR CURRENT RESIDENT
7258 LIPAN ST
DENVER CO 80221-2734

COPENHAVER KEVIN WILLIAM AND
KASTNER KYLE BRIDGER
OR CURRENT RESIDENT
7203 NAVAJO ST
DENVER CO 80221-2740

DUPREE MARIA N
OR CURRENT RESIDENT
7018 LIPAN STREET
DENVER CO 80221

CORDERO PATY AND CORDERO VICTOR M AND
SANCHEZ YOLANDA P
OR CURRENT RESIDENT
7235 MARIPOSA ST
DENVER CO 80221-2736

ESPINO JOSE AND SILVA CARMEN
OR CURRENT RESIDENT
7263 NAVAJO ST
DENVER CO 80221-2740

DAVIS JIMMIE R
OR CURRENT RESIDENT
7200 MASEY ST
DENVER CO 80221-2739

FELIX BENJAMIN M
OR CURRENT RESIDENT
7141 KALAMATH ST
DENVER CO 80221-3056

FRANK KAREN
OR CURRENT RESIDENT
7107 LIPAN ST
DENVER CO 80221-3060

HAGAN DAVID
OR CURRENT RESIDENT
1280 W 72ND AVE
DENVER CO 80221-2724

FUKUI BRAD
C/O LENARD MUNOZ
OR CURRENT RESIDENT
1405 W 70TH AVE
DENVER CO 80221-7022

HERMOSILLO JERRY V AND
HERMOSILLO ADELINE I
OR CURRENT RESIDENT
1321 W 71ST PL
DENVER CO 80221-7201

GALLEGOS ROBERT J
OR CURRENT RESIDENT
7121 KALAMATH STREET
DENVER CO 80221

HOFFMAN ROBERT WILLIAM AND
HOFFMAN NANCY J
OR CURRENT RESIDENT
7221 KALAMATH ST
DENVER CO 80221-2731

GARCIA CESAR I CHAVIRA
OR CURRENT RESIDENT
7089 MASEY ST
DENVER CO 80221-3062

HUBER ELIZABETH A AND
HOLTZ TRISTAN M
OR CURRENT RESIDENT
7255 MARIPOSA ST
DENVER CO 80221-2736

GARCIA ISRAEL
OR CURRENT RESIDENT
7242 WORLEY DR
DENVER CO 80221-2754

IRLANDA CARLOS
OR CURRENT RESIDENT
1401 W 71ST PL
DENVER CO 80221-7203

GERLICK MICHAEL J AND GERLICK DOROTHY W
OR CURRENT RESIDENT
7224 NAVAJO ST
DENVER CO 80221-2741

JARAMILLO ELLEN R
OR CURRENT RESIDENT
7229 MASEY ST
DENVER CO 80221-2738

GIENGER PERRY
OR CURRENT RESIDENT
7078 LIPAN ST
DENVER CO 80221-3077

JESTER MARCIA A
OR CURRENT RESIDENT
7080 MASEY ST
DENVER CO 80221-3063

GROSS RICHARD LEE/RICHARD
VERNON/GROSS SHIRLEY ANN
OR CURRENT RESIDENT
7241 WORLEY DR
DENVER CO 80221-2753

JOHNSON NICHOLAS LOREN AND
WILLIAMS CHERILYN A
OR CURRENT RESIDENT
7102 KALAMATH ST
DENVER CO 80221-3057

GURULE LARRY FRANK AND
GURULE VICKIE DIANE
OR CURRENT RESIDENT
7217 LIPAN ST
DENVER CO 80221-2733

JOSLIN MILTON L AND
JOSLIN MARILYN A
OR CURRENT RESIDENT
7201 KALAMATH ST
DENVER CO 80221-2731

GUTIERREZ MIGUEL ALFONSO
OR CURRENT RESIDENT
7234 NAVAJO ST
DENVER CO 80221-2741

JULIAN AGRIPINA MARIA
OR CURRENT RESIDENT
1120 W 70TH PL
DENVER CO 80221-3033

KAY GARY LEE
OR CURRENT RESIDENT
7201 WORLEY DR
DENVER CO 80221-2753

LONG LOLA LEE AND
LONG MATTHEW ELI
OR CURRENT RESIDENT
7223 NAVAJO ST
DENVER CO 80221-2740

KONG CHOUA
OR CURRENT RESIDENT
1441 W 71ST PL
DENVER CO 80221-7203

LOZANO ROGELIO PICAZO
OR CURRENT RESIDENT
7151 KALAMATH ST
DENVER CO 80221-3056

LARA JUAN
OR CURRENT RESIDENT
7170 MASEY ST
DENVER CO 80221-3065

MACIAS GILBERTO
OR CURRENT RESIDENT
1220 W 72ND AVE
DENVER CO 80221-2724

LASWICK MARY K
OR CURRENT RESIDENT
7110 MASEY ST
DENVER CO 80221-3065

MAES LORETTA A/ALBERT P TRUSTEES OF LVNG
FAMILY TRUST OF ALBERT P/LORETTA A MAES
OR CURRENT RESIDENT
7208 LIPAN ST
DENVER CO 80221-2734

LEAL MARY E
OR CURRENT RESIDENT
7098 LIPAN ST
DENVER CO 80221

MAESTAS AARON A
OR CURRENT RESIDENT
1320 W 72ND AVE
DENVER CO 80221-2726

LEBOEUF MARY AND
WOESSNER FRED JR
OR CURRENT RESIDENT
7090 MASEY ST
DENVER CO 80221-3063

MAGANA ANA M AND
IBARRA SERGIO
OR CURRENT RESIDENT
7225 MARIPOSA ST
DENVER CO 80221-2736

LEMUS GOMEZ JULIAN A
OR CURRENT RESIDENT
7233 NAVAJO ST
DENVER CO 80221-2740

MANSOOR ANTHONY PAUL AND
EGAN RACHEL SYDNEY
OR CURRENT RESIDENT
7101 KALAMATH ST
DENVER CO 80221-3056

LILLARD LORETTA J AND
LILLARD WILLIAM K
OR CURRENT RESIDENT
7182 KALAMATH ST
DENVER CO 80221-3057

MANTYCH MIKEL J AND
MANTYCH MARIE
OR CURRENT RESIDENT
7206 MARIPOSA STREET
DENVER CO 80221

LOBATO MARK A AND
BARRAZA LILLIANA
OR CURRENT RESIDENT
7152 KALAMATH ST
DENVER CO 80221-3057

MARTIN DANIEL
OR CURRENT RESIDENT
7092 KALAMATH ST
DENVER CO 80221-3055

LONG ANNA
OR CURRENT RESIDENT
7161 KALAMATH ST
DENVER CO 80221

MARTINEZ BENNY J AND
MARTINEZ SUSAN P
OR CURRENT RESIDENT
7216 MARIPOSA ST
DENVER CO 80221

MARTINEZ SERGIO AND
NAVEJAS CASTRO ANA LILIA
OR CURRENT RESIDENT
1221 W 71ST PL
DENVER CO 80221-3019

NANEZ HECTOR A
OR CURRENT RESIDENT
7148 LIPAN ST
DENVER CO 80221-3077

MAYNES JACLYN N AND
MAYNES ROY G
OR CURRENT RESIDENT
1180 W 70TH PL
DENVER CO 80221-3033

NELSON TED R AND
NELSON LUANN
OR CURRENT RESIDENT
7088 LIPAN ST
DENVER CO 80221-3077

MC GAUGHEY DEBORAH AND
MC GAUGHEY GARY
OR CURRENT RESIDENT
7219 MASEY ST
DENVER CO 80221

NGO TONG THE AND
NGUYEN BAC THI AND NGUYEN HAI THI
OR CURRENT RESIDENT
7132 KALAMATH ST
DENVER CO 80221-3057

MEIER WILBERT G AND
MEIER BRYON W
OR CURRENT RESIDENT
7231 WORLEY DR
DENVER CO 80221-2753

NGO TONG THE AND
NGUYEN BAC THI
OR CURRENT RESIDENT
7122 KALAMATH ST
DENVER CO 80221-3057

MENDOZA JUAN MADRIGAL
OR CURRENT RESIDENT
1100 W 70TH PL
DENVER CO 80221-3033

OCHOA ALAIN AND
OCHOA NALANI
OR CURRENT RESIDENT
7100 MASEY ST
DENVER CO 80221-3065

METZ EUGENE B AND
METZ IRENE
OR CURRENT RESIDENT
7071 KALAMATH ST
DENVER CO 80221-3054

PACHECO SARAH AND
PACHECO ZELMA I
OR CURRENT RESIDENT
1340 W 72ND AVE
DENVER CO 80221-2726

MILLER ANTONIO M AND
MILLER LATRICA L
OR CURRENT RESIDENT
7214 NAVAJO ST
DENVER CO 80221-2741

PEREZ GABRIEL M AND
PEREZ TERESA R
OR CURRENT RESIDENT
7228 LIPAN ST
DENVER CO 80221

MOON GLADYS DIANE
OR CURRENT RESIDENT
7171 KALAMATH ST
DENVER CO 80221-3056

PINEDA CAROL
OR CURRENT RESIDENT
7119 MASEY ST
DENVER CO 80221-3064

MORALES DAVID LOPEZ
OR CURRENT RESIDENT
7097 LIPAN ST
DENVER CO 80221-3058

PORRECO RUTH E
OR CURRENT RESIDENT
7120 MASEY ST
DENVER CO 80221-3065

NAGLE DAVID W
OR CURRENT RESIDENT
7180 MASEY ST
DENVER CO 80221-3065

PORTALES ROBERT AND
PORTALES ERNESTINE
OR CURRENT RESIDENT
7091 KALAMATH STREET
DENVER CO 80221-3054

PREMIER INTERNATIONAL LLC
OR CURRENT RESIDENT
1520 W 72ND AVE
DENVER CO 80221

RYKEN DOMINICK AND
RYKEN JAMES M
OR CURRENT RESIDENT
7236 MARIPOSA ST
DENVER CO 80221

QUINTANILLA TOMAS T
OR CURRENT RESIDENT
7137 LIPAN ST
DENVER CO 80221-3060

SAIZ RICHARD D AND
CORONA JOHNNY M
OR CURRENT RESIDENT
7213 NAVAJO ST
DENVER CO 80221-2740

RAEL JESSICA R
OR CURRENT RESIDENT
1241 W 71ST PL
DENVER CO 80221-3019

SALAZAR ELAINE
OR CURRENT RESIDENT
7179 MASEY ST
DENVER CO 80221-3073

RAMIREZ HIPOLITO AND
RAMIREZ IRMA
OR CURRENT RESIDENT
7058 LIPAN STREET
DENVER CO 80221

SINICKI ELSIE DELORES ET AL
OR CURRENT RESIDENT
7212 WORLEY DR
DENVER CO 80221-2754

REVIELLE SANDRA J AKA
REVIELLE SANDRA
OR CURRENT RESIDENT
7131 KALAMATH ST
DENVER CO 80221-3056

STOCKWELL LISA L
OR CURRENT RESIDENT
7140 MASEY ST
DENVER CO 80221-3065

REYES GERARDO
OR CURRENT RESIDENT
7265 MARIPOSA ST
DENVER CO 80221-2736

SUMMERS VELIA AND
SUMMERS KRIZIA G
OR CURRENT RESIDENT
7227 LIPAN ST
DENVER CO 80221

RIVERA NOE ROBERTO ESCOBAR
OR CURRENT RESIDENT
7204 NAVAJO ST
DENVER CO 80221-2741

TOMSICK JACQUELYN M AND
HERRING THOMAS
OR CURRENT RESIDENT
7082 KALAMATH STREET
DENVER CO 80221

RODRIGUEZ FELIPE S AND
RODRIGUEZ ROSALBA
OR CURRENT RESIDENT
1160 W 70TH PLACE
DENVER CO 80221

TRETO JAVIER
OR CURRENT RESIDENT
1140 W 70TH PL
DENVER CO 80221-3033

RODRIGUEZ ROSALIO
OR CURRENT RESIDENT
7221 WORLEY DR
DENVER CO 80221

VALDEZ AMADEO JR AND
VALDEZ CYNTHIA L
OR CURRENT RESIDENT
1341 W 71ST PL
DENVER CO 80221-7201

RUBENKING JACOB T
OR CURRENT RESIDENT
7099 MASEY ST
DENVER CO 80221-3062

VIGIL EDWARD R AND
VIGIL DARLENE C AND VIGIL TONI LYNN
OR CURRENT RESIDENT
7205 MARIPOSA ST
WESTMINSTER CO 80221-2736

VIGIL RONALD A
OR CURRENT RESIDENT
1390 W 72ND AVE
DENVER CO 80221-2726

CURRENT RESIDENT
1440 W 72ND AVE
DENVER CO 80221-2728

VILLALOBOS ANGEL AND VILLALOBOS RAFAELA
OR CURRENT RESIDENT
7210 MASEY ST
DENVER CO 80221-2739

CURRENT RESIDENT
1501 W 72ND AVE
DENVER CO 80221-2729

VOLK RANDILYN M AND
VOLK GORDON B
OR CURRENT RESIDENT
1361 W 71ST PL
DENVER CO 80221-7201

CURRENT RESIDENT
7207 LIPAN ST
DENVER CO 80221-2733

VYLES DANIEL J AND
WANNER BRITTANY
OR CURRENT RESIDENT
7266 MARIPOSA ST
DENVER CO 80221-2737

CURRENT RESIDENT
7267 LIPAN ST
DENVER CO 80221-2733

WALTERS SHIRLEY A
OR CURRENT RESIDENT
7149 MASEY ST
DENVER CO 80221

CURRENT RESIDENT
7268 LIPAN ST
DENVER CO 80221-2734

WATTS KYLE AND
WILSON ASHLEY
OR CURRENT RESIDENT
7079 MASEY ST
DENVER CO 80221-3062

CURRENT RESIDENT
7215 MARIPOSA ST
DENVER CO 80221-2736

WEST GORDON ROGER
OR CURRENT RESIDENT
7218 LIPAN ST
DENVER CO 80221-2734

CURRENT RESIDENT
7226 MARIPOSA ST
DENVER CO 80221-2737

WINCH KIMBERLY AND
WINCH JOBY
OR CURRENT RESIDENT
7147 LIPAN ST
DENVER CO 80221-3060

CURRENT RESIDENT
7209 MASEY ST
DENVER CO 80221-2738

YANEZ JESUS GONZALEZ AND
CHAVEZ KARLA E
OR CURRENT RESIDENT
7232 WORLEY DR
DENVER CO 80221-2754

CURRENT RESIDENT
7259 MASEY ST
DENVER CO 80221-2738

CURRENT RESIDENT
1240 W 72ND AVE
DENVER CO 80221-2724

CURRENT RESIDENT
7202 WORLEY DR
DENVER CO 80221-2754

CURRENT RESIDENT
7222 WORLEY DR
DENVER CO 80221-2754

CURRENT RESIDENT
7109 MASEY ST
DENVER CO 80221-3064

CURRENT RESIDENT
7111 KALAMATH ST
DENVER CO 80221-3056

CURRENT RESIDENT
7139 MASEY ST
DENVER CO 80221-3064

CURRENT RESIDENT
7181 KALAMATH ST
DENVER CO 80221-3056

CURRENT RESIDENT
7169 MASEY ST
DENVER CO 80221-3073

CURRENT RESIDENT
7162 KALAMATH ST
DENVER CO 80221-3057

CURRENT RESIDENT
7128 LIPAN ST
DENVER CO 80221-3077

CURRENT RESIDENT
7001 LIPAN ST
DENVER CO 80221-3058

CURRENT RESIDENT
7138 LIPAN ST
DENVER CO 80221-3077

CURRENT RESIDENT
7087 LIPAN ST
DENVER CO 80221-3058

CURRENT RESIDENT
1333 W 70TH AVE
DENVER CO 80221-7021

CURRENT RESIDENT
7028 LIPAN ST
DENVER CO 80221-3059

CURRENT RESIDENT
7145 MARIPOSA ST
DENVER CO 80221-7200

CURRENT RESIDENT
7048 LIPAN ST
DENVER CO 80221-3059

CURRENT RESIDENT
7128 MARIPOSA ST
DENVER CO 80221-7205

CURRENT RESIDENT
7127 LIPAN ST
DENVER CO 80221-3060

CURRENT RESIDENT
7140 PECOS ST
DENVER CO 80221-7209

CURRENT RESIDENT
7070 MASEY ST
DENVER CO 80221-3063

CURRENT RESIDENT
7150 PECOS ST
DENVER CO 80221-7209

CURRENT RESIDENT
7156 PECOS ST
DENVER CO 80221-7209

CURRENT RESIDENT
7170 PECOS ST
DENVER CO 80221-7209

CURRENT RESIDENT
7082 PECOS ST
DENVER CO 80221-7213

CURRENT RESIDENT
7125 MARIPOSA ST
DENVER CO 80221-7254

CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at

7128 Mariposa St

on September 10th, 2019

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan