



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NO.: RCU2020-00026
CASE NAME: BURKE REZONE**

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

February 23, 2021

CASE No.: RCU2020-00026		CASE NAME: Burke Rezone	
Owner & Applicant’s Name: Jiejun Burke			
Applicant's Address:		14634 W. 62 nd Place, Arvada, CO 80004	
Location of Request:		2525 W. 65 th Place	
Nature of Request:		Rezone from Residential-2 (R-2) to Residential-3 (R-3)	
Zone District:		Residential-2 (R-2)	
Future Land Use:		Urban Residential	
Site Size:		0.41 ac. (17,860 sq. ft.)	
Proposed Uses:		Multi-Family Residential (triplex)	
Existing Use:		Two-Family Residential (duplex)	
Hearing Date(s):		PC: January 28, 2021/ 6:00 pm BoCC: February 23, 2021/ 9:30 am	
Report Date:		January 21, 2021	
Case Manager:		Greg Barnes	
PC Recommendation:		APPROVAL with 4 Findings-of-Fact	

SUMMARY OF APPLICATION

Background

Jiejun Burke, the applicant, owns the property at 2525 West 65th Place. The lot is currently designated with Residential-2 (R-2) zoning, which allows for single-family and two-family (duplex) dwellings. The subject property is located within the North Lawn Gardens Subdivision, which was created in 1925. Historically, the property was used for a single-family residence until 2018 when it was converted into a duplex.

The applicant wishes to convert the duplex structure into a multi-family residential use and has filed an application to rezone the lot to Residential-3 (R-3). The proposed conversion to a multi-family residential structure (triplex - three dwelling units) does not expand the existing footprint of the structure. The proposed additional unit would be upstairs from the dwelling constructed in 2018.

Development Standards and Regulations

Residential-3 (R-3) is the proposed zone district designation for the subject property. This zone district is intended to serve multi-family residential uses at a density no greater than 14 dwelling units per acre. The Residential-3 zone district requires a minimum lot size of 7,500 square feet to construct a triplex. The subject property exceeds this requirement. Based on the lot configuration, the subject property could yield up to five dwelling units if the rezoning is approved. The applicant has indicated that she is only pursuing three dwelling units. Section 3-15-07 of the County's Development Standards and Regulations requires a 150-foot minimum lot width within the R-3 zone district. Lot width is measured at the minimum front setback line of the property. The applicant's proposal for a 76-foot minimum lot width is less than allowed in the proposed zone district, however in December 2020, the Board of Adjustment approved a variance application to allow the 76-foot width in the Residential-3 zone district. The variance was approved based on the lot's depth-to-width ratio, which has a legally nonconforming condition exceeding today's maximum standard.

Site Characteristics

The subject property is located along the northern side of West 65th Place. The site is approximately 18,000 square feet in area. The lot width is 76 feet. The lot depth is 237 feet. The site has a depth-to-width ratio greater than 3:1, which is the maximum allowed by Adams County Subdivision Design Standards. The property was created in 1925, and the depth-to-width ratio is a legally nonconforming condition of the property.

Historically, the site was developed with a single-family dwelling. In 2018, a building permit was approved to construct an addition to the existing home to convert the structure into a duplex. Each dwelling is separated by an attached garage, and the newly constructed unit is on the northern side of the structure, which is also farther from West 65th Place.

The applicant's property is accessed from West 65th Place, which is a paved local collector roadway. An existing, two-family dwelling is located on the property, which is planned to remain. The applicant is proposing to add a new dwelling unit within the existing living space of the northernmost dwelling unit. The proposal for three dwellings is not expected to change the outer appearance of the structure or expand the structure's footprint.

Surrounding Zoning Designations and Existing Use Activity:

<u>Northwest</u> R-2 Single-Family Dwelling	<u>North</u> R-2 Single-Family Dwelling	<u>Northeast</u> R-2 Single-Family Dwelling
<u>West</u> R-2 Place of Worship	<u>Subject Property</u> R-2 Two-Family Dwelling	<u>East</u> R-2 Two-Family Dwelling
<u>Southwest</u> R-2 Single-Family Dwelling	<u>South</u> R-3 Multi-Family Dwelling	<u>Southeast</u> R-2 Single-Family Dwelling

Compatibility with the Surrounding Land Uses

The subject property is surrounded by single-family, two-family, and multi-family dwellings. The street on which the site is located, West 65th Place, consists of all types of dwellings. The larger vicinity within the neighborhood also includes a variety of housing types ranging from single-family, two-family, and limited multi-family dwellings. The street also has several places of worship.

Future Land Use Designation/Comprehensive Plan

The future land use designation on the property is Urban Residential. Per Chapter 5 of the County's Comprehensive Plan, the purpose of the Urban Residential future land use designation is to provide a mix of housing types at residential densities greater than one dwelling unit per acre. The Adams County Balanced Housing Plan's goals are to improve and support housing opportunities for all residents in Adams County, foster an environment that promotes balanced housing, and integrate development practices that increase diversity in housing stock. The proposed use of the property as a multi-family residential structure containing three dwellings is consistent with the future land use designation, and the proposed rezoning promotes the goals of the Balanced Housing Plan.

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on January 28, 2021 and voted (7-0) to recommend approval of the request. The applicant spoke at the hearing and had no concerns with the staff report or presentation. She stated that her intention is to utilize the property as a triplex. There were no public comments provided at the hearing.

Staff Recommendation:

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

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.

CITIZEN COMMENTS

Number of Notices Mailed	Number of Comments Received
269	3

All property owners and occupants within 1,000 feet of the subject property were notified of this request on September 24, 2020. As of writing this report, staff has received three comments regarding the applications for variance and rezoning. One letter was supportive of the request to rezone the

property and two comments were opposed to the request to rezone the property. The letter of support indicated that additional housing would serve the community. The letters of opposition cited that excessive traffic and density were undesirable for the area.

COUNTY AGENCY COMMENTS

Staff reviewed the request and had no concerns that the application met the criteria for approval of a rezoning. The subject property conforms to the County's Development Standards for the residential-3 zone district. The County's Comprehensive Plan and Balanced Housing Plan support the addition of a variety of housing types, including triplexes.

REFERRAL AGENCY COMMENTS

During the referral period, only one referral agency filed any objection to the rezoning request. The Adams County Sheriff was opposed to increased density without additional funding for an increase service. No other agencies raised concern or objection.

Responding with Concerns:

Adams County Sheriff

Responding without Concerns:

Adams County Fire District

Colorado Department of Transportation

Denver Water

North Pecos Water & Sanitation District

Regional Transportation District (RTD)

Tri-County Health Department (TCHD)

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Arvada Fire District

Berkeley Neighborhood Association

Berkeley Sanitation District

CDPHE

Century Link

City of Arvada

City of Westminster

Colorado Division of Parks & Wildlife

Comcast

Crestview Water & Sanitation District

Goat Hill Association

Mapleton School District #1

Metro Wastewater

Mobile Gardens Association

North Lincoln Water & Sanitation District

North Washington Water & Sanitation District

Northridge Estates at Gold Run HOA

Pecos Logistics Park Metropolitan District

Perl Mack Neighborhood Association
Pomponio Terrace Metropolitan District
The TOD Group
Union Pacific Railroad
Welby Citizen Group
Westminster Fire District
Westminster School District #50



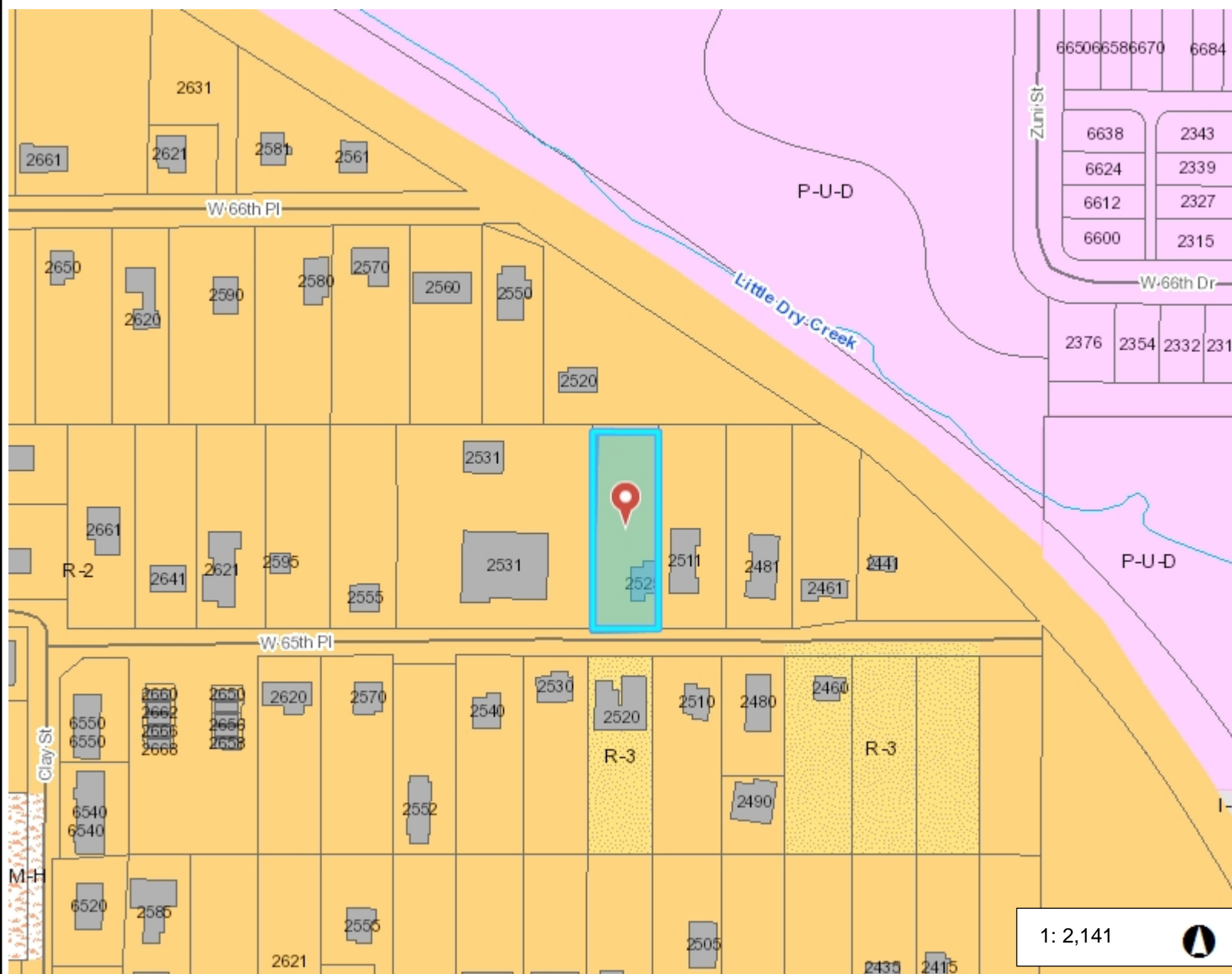
Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels
- County Boundary

0.1 0 0.03 0.1 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes



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 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels
- Zoning
 - Municipality
 - A-1
 - A-2
 - A-3
 - AV
 - C-0
 - C-1
 - C-2
 - C-3

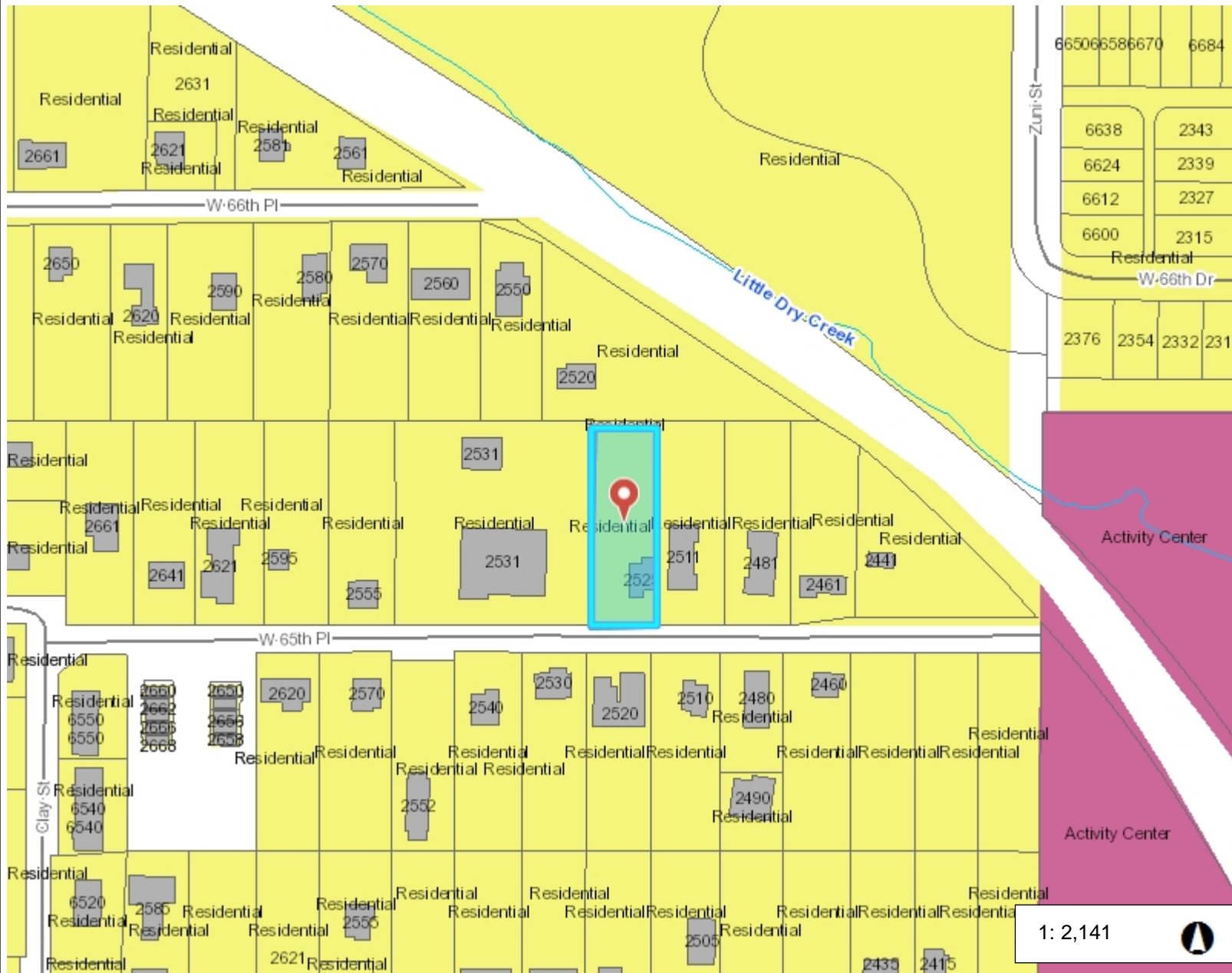
1: 2,141



0.1 0 0.03 0.1 Miles

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Notes



Legend

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- Small Lakes**
- Major Lakes**
- Rivers**
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels**
- Comprehensive Plan**
 - Urban Residential
 - Estate Residential
 - Local District Mixed Use
 - Mixed Use Neighborhood
 - Activity Center
 - Mixed Use Employment
 - Commercial
 - Industrial
 - Agriculture

1: 2,141



0.1 0 0.03 0.1 Miles

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Notes

Explanation of Project

9/7/2020

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

To whom it may concern,

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

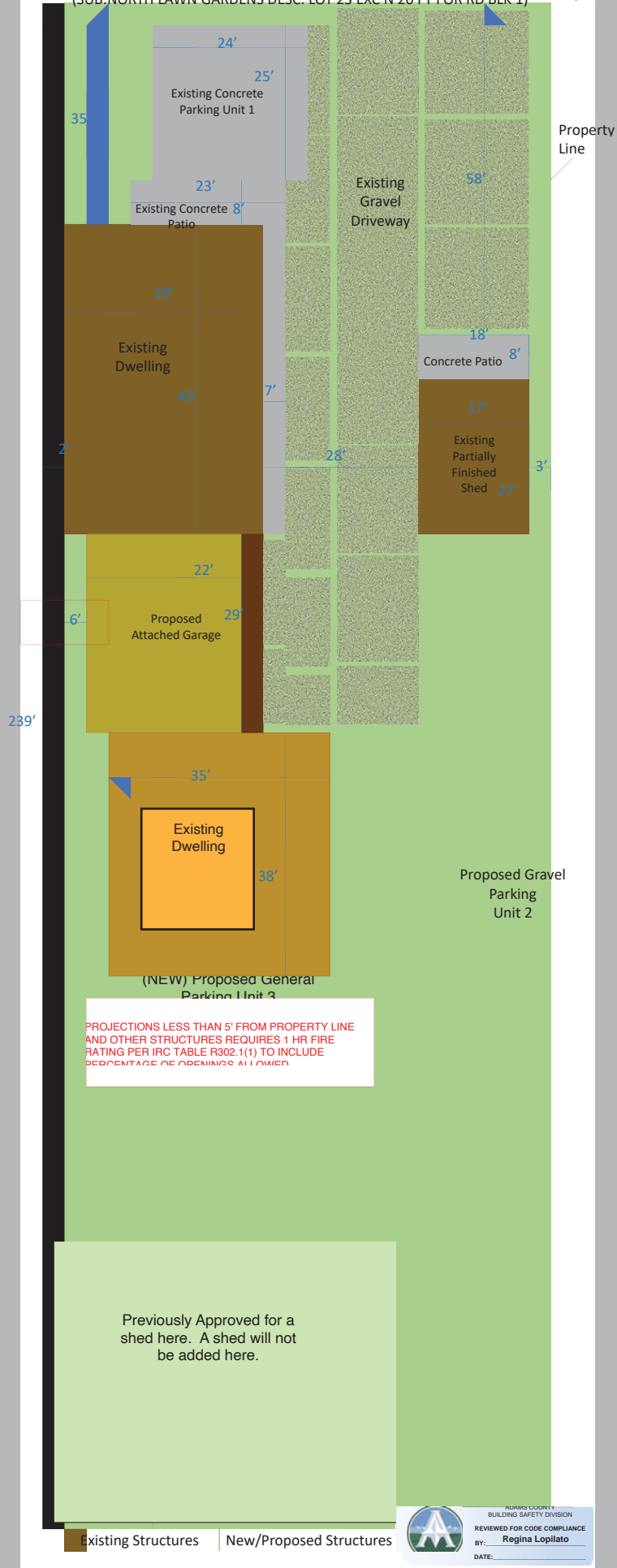
This property was recently expanded to include a structure that has the potential to house two families. The main floor of the new structure is currently occupied. The second floor (garden level basement) is unfinished. I'd like to finish this part of the structure, making the property a triplex.

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

Respectfully,



Jiejun Burke





Development Review Team Comments

Date: 10/23/2020

Project Number: RCU2020-00026

Project Name: Burke Rezoning at 2525 W. 65th Place

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/16/2020

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: the request is to rezone the subject property at 2525 W 65th Place from Residential-2 to Residential-3. Rezoning applications are expected to conform to the criteria for approval found in Section 2-02-15-06-02 of the Adams County Development Standards & Regulations (DSR).

PLN02: The subject property is approximately 18,000 square feet (0.41 acres) in area, and has a lot width of approximately 77 feet. The associated site plan with this request shows that the proposed development will have attached dwellings. The minimum lot size for Residential-3 zoning is 9,500 square feet per three dwellings. The minimum lot width per is 150 feet for dwellings on a common lot, but only 25 feet per dwelling when lots are subdivided. Based on this information, the application may not conform to the minimum zone district standards unless a variance is obtained.

PLN03: The Adams County Comprehensive Plan has designated a future land use of urban residential for the property. This designation supports residential uses at urban densities.

PLN04: The existing use is largely surrounded single-family homes and duplexes. The property directly to the south is zoned Residential-3. This property has three dwelling units, is similar in size to the subject property, and was approved by the BoCC in 2005.

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

Commenting Division: ROW Review

Name of Reviewer: Greg Labrie

Date: 10/15/2020

Email: glabrie@adcogov.org

Complete

ROW1: A title commitment should be secured in conjunction with the construction of any proposed new buildings on this property. This will ensure that the proposed building structures on the site does not encroach on another party's rights. A copy should be sent to Adams County to facilitate review.

ROW2: 65th Place is classified as a local street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 25 feet. Since the existing half right-of-way width is 15 feet, this would require a dedication of 10 feet additional right-of-way when new development is initiated on the site.

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 10/15/2020

Email: glabrie@adcogov.org

Complete

The following engineering documentation and information will be required to complete the Rezoning Process. Detailed engineering design and analysis will be required at the time of building permits and construction.

ENG1; The applicant is expected to submit a trip generation analysis and a preliminary drainage analysis for the proposed development of the site. The preliminary drainage analysis shall include the use of Adams County engineering standards for the full build out of the site to provide if required a rough estimate of the size and location of the proposed drainage facilities for the site. The analysis shall also include the proposed location of the outfall and identify any stormwater challenges that must be resolved before final construction plans are submitted.

ENG2: Flood Insurance Rate Map – FIRM Panel # (08001C0584H), Federal Emergency Management Agency, January 20, 2016. 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.

ENG3: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG4: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-040000.

ENG5: The developer will be required to construct roadway improvements adjacent to the site along 65th Place. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and any street improvements as required.

ENG6: If off- site fill material is required to support the grading plan, the applicant is required to obtain a special use permit from Adams County One Stop Permit Center for the offsite fill material. The fill source and quantity are required to be indicated on the drawings and it shall include the source and quantity of selected off-site material.

Greg Barnes

From: Carla Gutierrez <cgutierrez@acfpd.org>
Sent: Friday, October 30, 2020 1:46 PM
To: Greg Barnes
Subject: Re: For Review: Burke Variance (VSP2020-00027)

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

Good afternoon Greg,

At this time, the Fire District has no comments or concerns in regards to this variance.

Thank you!

Carla Gutierrez

Adams County Fire Rescue
7980 Elmwood Lane
Denver, CO 80221
O: 303-539-6862

From: Greg Barnes <GJBarnes@adcogov.org>
Date: Friday, October 30, 2020 at 1:28 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Burke Variance (VSP2020-00027)

The Adams County Board of Adjustment is requesting comments on the following application:

Variance to allow a property with 76 feet of lot width to be zoned Residential-3 where a minimum of 150 feet of lot width is required. The case is associated with a rezoning application to change the zone designation on the property from Residential-2 to Residential-3 (RCU2020-00026).

This request is located at 2525 W 65th Place. The Assessor's Parcel Number is 0182505404027

Owner Information: JIEJUN BURKE, 2525 W 65TH PL, DENVER, CO 80221

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by November 19, 2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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. It may take a few business days for the case material to be posted to our website. Thank you for your review of this case.

Greg Barnes

From: Rick Reigenborn
Sent: Monday, September 28, 2020 2:16 PM
To: Greg Barnes
Subject: RE: For Review: Burke Rezoning (RCU2020-00026)

I would oppose the change of zoning. The Sheriff's Office could need additional staffing if this and other zoning request are passed.



Richard A. Reigenborn
Sheriff
Adams County Sheriff's Office
4430 S. Adams County Parkway,
1st Floor, Suite W5400
Brighton, CO 80601
303-655-3218 | RReigenborn@adcogov.org

Character • Integrity • Transparency

From: Greg Barnes
Sent: Thursday, September 24, 2020 2:52 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Burke Rezoning (RCU2020-00026)

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

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

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Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases. It may take up to two business days for this information to be posted to the website.

Thank you for your review of this case.

Greg Barnes

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Thursday, October 8, 2020 8:28 AM
To: Greg Barnes
Subject: Re: For Review: Burke Rezoning (RCU2020-00026)

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

Greg,

I have reviewed the referral for the proposed Burke Rezoning from R-2 to R-3 on property located at 2525 W. 65th Place and have no objections. This property is off the State Highway system.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- 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, Sep 24, 2020 at 2:51 PM Greg Barnes <GJBarnes@adcogov.org> wrote:

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

Applicant Information:

JIEJUN BURKE

2525 W. 65TH PL

DENVER, CO 80221

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 10/16/2020 in order that your comments may be taken into consideration in the review of this

Greg Barnes

From: Naso, Kela A. <Kela.Naso@denverwater.org>
Sent: Tuesday, October 20, 2020 1:45 PM
To: Greg Barnes
Subject: RE: For Review: Burke Rezoning (RCU2020-00026)

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

Hi Greg,

Denver Water does not have any comment on the rezoning of this site. The owner should work with Denver Water's Sales Administration group as well as Crestview Water & Sanitation to service the new residential lot. Please let me know if you have any other questions or concerns.

Thank you,

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, September 24, 2020 2:52 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Burke Rezoning (RCU2020-00026)

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Thank you for your review of this case.



Greg Barnes

Planner III, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org

Greg Barnes

From: Courtney Salazar <ar@northpecoswater.org>
Sent: Monday, November 2, 2020 3:00 PM
To: Greg Barnes
Subject: RE: For Review: Burke Variance (VSP2020-00027)

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

Hi Greg,

North Pecos does not have any input as the property is not within our District.

Courtney Salazar

Accounts Receivable & Project Coordinator
North Pecos Water & Sanitation District
6900 Pecos Street
Denver, CO 80221

Phone: (303) 429-5770 Fax: (303) 650-8863

ar@northpecoswater.org

From: Greg Barnes [mailto:GJBarnes@adcogov.org]
Sent: Friday, October 30, 2020 1:28 PM
To: Greg Barnes
Subject: For Review: Burke Variance (VSP2020-00027)

The Adams County Board of Adjustment is requesting comments on the following application:

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Once comments have been received and the staff report written, the staff report will be forwarded to you. 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. It may take a few business days for the case material to be posted to our website. Thank you for your review of this case.

Greg Barnes

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Thursday, October 1, 2020 8:12 AM
To: Greg Barnes
Subject: RE Case Number RCU2020-00026

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

Greg,

The RTD has no comments on this project

Thanks,



C. Scott Woodruff

Engineer III

Regional Transportation District

1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025

clayton.woodruff@rtd-denver.com



September 29, 2020

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Burke Rezoning, RCU2020-00026
TCHD Case No. 6515

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Zoning Map Amendment to change the zoning designation from Residential-2 (R-2) to Residential-3 (R-3) to allow for a triplex on the property located at 2525 W 65th Place. 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 no comments.

Please feel free to contact me at 720-200-1585 or ahenrich@tchd.org if you have any questions.

Sincerely,

A handwritten signature in dark ink, appearing to read "AHF", is positioned above the printed name.

Annemarie Heinrich Fortune, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits

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

October 16, 2020

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

Attn: Greg Barnes

Re: Burke Rezone, Case # RCU2020-00026

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Burke Rezone**. Please be advised that Public Service Company has existing natural gas and electric 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 xcelenergy.com/InstallAndConnect. 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 by dialing 811 for utility locates prior to construction.

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

Greg Barnes

From: Ryan Denison <ryan.denison@gmail.com>
Sent: Wednesday, September 30, 2020 1:50 PM
To: Greg Barnes
Subject: RCU2020-00026

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

Hi,

I am sending over my comments regarding the rezoning of 2525 W. 65th Pl. I am in favor of this. I work as a property manager with Atlas Real Estate in Denver, and it is very apparent to me how lacking the middle size housing availability is currently. There are massive amounts of MFH being built, but the 2-4 unit range of availability is not keeping up with demand. With the planned Federal Blvd Framework, I believe it is necessary to look at the lot size and density requirements in this area and make adjustments to help address the lack of available housing.

A quick question. Does the R3 zoning support up to 4 units?

Thanks,
Ryan Denison

Greg Barnes

From: Greg Barnes
Sent: Friday, October 23, 2020 7:25 AM
To: Greg Barnes
Subject: Opposition

Benjamin Martinez at 2510 W 65th Place is opposed to the rezoning
Benjiem67@yahoo.com



Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

Beginning July 27, 2020, my work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm

Greg Barnes

From: Greg Barnes
Sent: Tuesday, October 6, 2020 2:58 PM
To: Greg Barnes
Subject: Public Comment: Burke (RCU2020-00026)

Ruben Trujillo is opposed to the rezoning. Mr. Trujillo prefers lower density in the area.



Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

Beginning July 27, 2020, my work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm



Request for Comments

Case Name: Burke Lot Width Variance
Case Number: VSP2020-00027

October 30, 2020

The Adams County Board of Adjustment is requesting comments on the following application:
Variance to allow a property with 76 feet of lot width to be zoned Residential-3 where a minimum of 150 feet of lot width is required. The case is associated with a rezoning application to change the zone designation on the property from Residential-2 to Residential-3 (RCU2020-00026). This request is located at 2525 W 65th Place. The Assessor's Parcel Number is 0182505404027

Owner Information: JIEJUN BURKE
2525 W 65TH PL
DENVER, CO 80221

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by November 19, 2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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.

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	Burke Lot Width Variance
Case Number:	VSP2020-00027
Board of Adjustment Hearing Date:	December 17, 2020 at 6:00 p.m.

November 20, 2020

A public hearing has been set by the Adams County Board of Adjustment to consider the following request: **Variance to allow a property with 76 feet of lot width to be zoned Residential-3 where a minimum of 150 feet of lot width is required.** The Assessor's Parcel Number is 0182505404027 and the address of the request is 2525 West 65th Place.

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

The Board of Adjustment meeting will be held virtually using the Zoom video conferencing software and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. For instructions on how to access the public hearing via telephone or internet, or to submit comment, please visit <http://www.adcogov.org/board-adjustment> for up to date information.

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. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases. Thank you for your review of this case.

Greg Barnes
Planner III
gjbarnes@adcogov.org

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

PUBLICATION REQUEST

Case Name: Burke Rezoning at West 65th Place

Case Number: RCU2020-00026

Planning Commission Hearing Date: January 28, 2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: February 23, 2021 at 9:30 a.m.

Case Manager: Greg Barnes, gibarnes@adcogov.org, 720-523-6853

Request: Zoning map amendment (re-zoning) to change the zoning designation from Residential-2 (R-2) to Residential-3 (R-3).

Parcel Number: 0182505404027

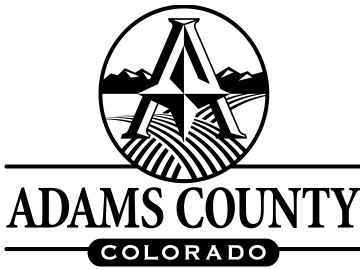
Address of the Request: 2525 W. 65th Place

Applicant: Jiejun Burke, 2525 West 65th Place, Denver, CO 80221

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

Virtual Meeting and Public Comment Information:

These meetings will be held virtually. Please visit <http://www.adcogov.org/planning-commission> and <http://www.adcogov.org/bocc> for up to date information on accessing the public hearings and submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.



Referral Listing
Case Number VSP2020-00027
Burke Lot Width Variance

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	Mark Alessi 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 malessi@adcogov.org
Adams County Community Safety & Wellbeing, Neighborhood Services	Gail Moon 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Fire Protection District	Carla Gutierrez 7980 Elmwood Ln. Denver CO 80221 303-539-6862 cgutierrez@acfpd.org
Adams County Parks and Open Space Department	Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org
Adams County Parks and Open Space Department	Aaron Clark (303) 637-8005 aclark@adcogov.org

Agency	Contact Information
Adams County Sheriff's Office	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff's Office	-- 303-655-3283 CommunityConnections@adcogov.org
Arvada Fire Department	Steven Parker 7903 Alison Way Arvada CO 80005 303-424-3012 steven.parker@arvadafire.com
BERKELEY NEIGHBORHOOD ASSOC.	GLORIA RUDDEN 4420 W 52ND PL. DENVER CO 80212 (303) 433-7653 (303) 477-9669 seminoegrandma@gmail.com
BERKELEY WATER	Paul Peloquin 4455 W 58TH AVE UNIT A Arvada CO 80002 (303) 477-1914 paul.peloquin@denverwater.org
BERKELEY WATER & SAN DISTRICT	SHARON WHITEHAIR 4455 W 58TH AVE UNIT A ARVADA CO 80002 (303) 477-1914 berkeleywater@gmail.com
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 cdphe_localreferral@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 cdphe_localreferral@state.co.us
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029

Agency	Contact Information
City of Arvada	Rob Smetana 8101 Ralston Rd. Arvada CO 80002 (720)898-7444 rsmetana@arvada.org
City of Arvada Utilities	Sharon Israel 8101 Ralston Rd. Arvada CO 80002 720-898-7760 sisrael@arvada.org
CITY OF WESTMINSTER	Rita McConnell 4800 W 92ND AVE. WESTMINSTER CO 80031 303-658-2093 planning@cityofwestminster.us
CITY OF WESTMINSTER	Andy Walsh 4800 W 92nd Avenue WESTMINSTER CO 80031 303-658-2563 awalsh@cityofwestminster.us
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	Matt Martinez 6060 BROADWAY DENVER CO 80216-1000 303-291-7526 matt.martinez@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
Crestview Water & Sanitation	Patrick Stock 7145 Mariposa St PO Box 21299 Denver CO 80221-0299 303-430-1660 PatrickStock@crestviewwater.net

303-434-0607

Agency	Contact Information
GOAT HILL	SHARON WHITEHAIR 2901 W 63RD AVE SP:0047 DENVER CO 80221 720 480-2831 sharonwhitehair@gmail.com
MAPLETON SCHOOL DISTRICT #1	CHARLOTTE CIANCIO 591 E. 80TH AVE DENVER CO 80229 303-853-1015 charlotte@mapleton.us
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
MOBILE GARDENS	VERA MARIE JONES 6250 FEDERAL #29 DENVER CO 80221 303-429-5856
North Lincoln Water and Sanitation District	JORGE HINOJOS 1560 Broadway Suite 1400 Denver CO 80202 303-861-0061 jorge.hinojos@tetrattech.com
North Lincoln Water and Sanitation District	- - - nlwsdistrict1@gmail.com
North Pecos Water & Sanitation District	Russell Traska 6900 Pecos St Denver CO 80221 303-429-5770 manager@northpecoswater.org
North Washington Street Water & San Dist	Mike DeMattee 3172 E 78th Ave Denver CO 80229 303-288-6664 mdemattee@nwsbsd.com
NORTHRIDGE ESTATES AT GOLD RUN HOA	SHANE LUSSIER 14901 E Hampden Ave Suite 320 AURORA CO 80014 303-693-2118 shane@cchoapros.com
NS - Code Compliance	Kerry Gress kgress@adcogov.org 720.523.6832 kgress@adcogov.org

Agency	Contact Information
NS - Code Compliance	Brooke Pettry 4430 S. Adams County Pkwy Brighton CO 80601 720.523.6206 bpettry@adcogov.org
NS - Code Compliance	Joaquin Flores 720.523.6207 jflores@adcogov.org
Pecos Park Logistics Park Metro District	M Mitchell 4221 Brighton Blvd Denver CO 802163719 303-298-1111 mmitchell@westfield-co.com
PERL MACK NEIGHBORHOOD GROUP	DAN MICEK - PRESIDENT 7294 NAVAJO ST. DENVER CO 80221 303-428-8557 DANMICEK54@COMCAST.NET
Pomponio Terrace Metropolitan District	Zachary White 2154 E. Commons Avenue, #2000 Centennial CO 80122 0 zwhite@wbapc.com
REGIONAL TRANSPORTATION DIST.	Engineering RTD 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 engineering@rtd-denver.com
The TOD Group	THE TOD GROUP 1431 Euterpe Street New Orleans LA 70130 5047174718
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
UNION PACIFIC RAILROAD	Anna Dancer 1400 DOUGLAS ST STOP 1690 OMAHA NE 68179 402-544-2255 aldancer@up.com

Agency	Contact Information
WELBY CITIZEN GROUP	NORMA FRANK 7401 RACE STREET DENVER CO 80229 (303) 288-3152
WESTMINSTER FIRE DEPT.	CAPTAIN DOUG HALL 9110 YATES ST. WESTMINSTER CO 80031 303-430-2400 x4542 dhall@ci.westminster.co.us
WESTMINSTER SCHOOL DISTRICT #50	Jackie Peterson 7002 Raleigh Street WESTMINSTER CO 80030 720-542-5100 jpeterson@adams50.org
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

2597 W 64TH AVENUE LLC
6167 INDEPENDENCE ST
ARVADA CO 80004-5375

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

2661 W 65TH PLACE LLC
PO BOX 1500
ARVADA CO 80001-1500

DALLAS ROBERT
7798 QUIVAS ST
DENVER CO 80221-4228

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

DENISON REAL ESTATE & INVESTMENT LLC
25193 N TURKEY CREEK RD
EVERGREEN CO 80439-5243

ARCHDIOCESE OF DENVER THE
OUR LADY OF VISITATION
1300 SOUTH STEELE STREET
DENVER CO 80210

ESPERANZA HOLDING COMPANY LLC
1123 SANTA FE DR
DENVER CO 80204-3543

ARCHULETA JOSEPH AND
ARCHULETA KATY E
2621 W 65TH PLACE
DENVER CO 80221

FEDERAL CREDIT LLC
2655 W 39TH AVE
DENVER CO 80211-2107

BPI WESTMINSTER LLC
2880 BRYANT ST
DENVER CO 80211-4223

FOUR H PROPERTIES
114 RIDGE RD
EVERGREEN CO 80439

BURKE JIEJUN
14634 W 62ND PL
ARVADA CO 80004-3621

GATEWAY CENTRAL 64 LLC
600 S CHERRY ST STE 625
GLENDALE CO 80246-1710

CHAVEZ ROSE ANN MARIE AND
HAUGEN JAMES B
4122 KING ST
DENVER CO 80211-1612

GREVIOUS GERALD
PO BOX 21334
DENVER CO 80221-0334

CITY OF WESTMINSTER
4800 W 92ND AVE
WESTMINSTER CO 80030-6399

HANEY VIRGINIA
2575 W 65TH AVE
DENVER CO 80221-2339

CLEAR CREEK STATION METROPOLITAN DISTRICT NO
1
C/O MSI LLC
11002 BENTON ST
WESTMINSTER CO 80020-3200

INTEROCITOR ASSETS LLC
2613 W 64TH AVE UNIT B
DENVER CO 80221-2370

JAIME EDI S AND
JAIME SANDRA V
1146 S KENDALL CT
LAKEWOOD CO 80232-5751

NEW DIRECTION IRA VANNA ROBBINS IRA
1070 W CENTURY DR APT 101
LOUISVILLE CO 80027

JORGENSEN COMPANIES LIMITED LLC
11037 CLAY DR
WESTMINSTER CO 80234-4695

OROZCO MARIA V AND OROZCO MANUEL
1799 E 96TH WAY
DENVER CO 80229-2415

JOWERS RONALD F
2520 W 65TH PL
DENVER CO 80221

ORTIZ MARCELLINO J AND ORTIZ LISA M
2415 W 65TH AVE
DENVER CO 80221-2310

LARSON STEVEN H AND
LARSON VICKI J
15819 LONGVIEW DR
BROOMFIELD CO 80023-9431

ORTIZ MARCELLINO J AND ORTIZ LISA M
2435 W 65TH AVE
DENVER CO 80221-2310

LEGER PROPERTY GROUP LLC
303 S BROADWAY STE 200-350
DENVER CO 80209-1558

PAIZ CASIMIRO JR
11042 ROSALIE DR
DENVER CO 80233-3558

MARTINEZ DAMARIS
3613 S FLANDERS ST
AURORA CO 80013-3949

PAIZ CASIMIRO JR AND
PAIZ MARY M
11042 ROSALIE DR
DENVER CO 80233-3558

MIDTOWN FACILITY LLC
6465 GREENWOOD PLAZA BLVD STE 700
CENTENNIAL CO 80111-7103

PEREA MAIRA AND
RAMIREZ LORETO
13683 DEXTER ST
THORNTON CO 80602-6970

MIDTOWN LLC
6465 GREENWOOD PLAZA BLVD STE 700
ENGLEWOOD CO 80111-7103

POMPONIO TERRACE HOLDINGS LLC
ATTN JAMES R MERLINO
9110 E NICHOLS AVE SUITE 120
CENTENNIAL CO 80112

MILINAZZO RICHARD
2434 TYRRHENIAN CIRCLE
LONGMONT CO 80504-3762

PROLIC JEREMY AND
PROLIC KRISTEN W
2376 WEST 67TH DR
DENVER CO 80221

MOWINSKI DAN AND
LIKENS KIMBERLY
2581 W 66TH PL
DENVER CO 80221-2213

RAB77 LLC
2611 W 64TH AVE UNIT F
DENVER CO 80221-2368

REPLOGLE BILLY L AND
REPLOGLE AYAKO
PO BOX 21124
DENVER CO 80221

VAGHER INVESTMENTS LLC
1935 SNOWY OWL DR
BROOMFIELD CO 80020-0612

RIVERA LUKE
9975 WADSWORTH PKWY K-2 264
WESTMINSTER CO 80021

VASILS TOY BOX LLC
1001 CRAIG RD STE 115
SAINT LOUIS MO 63146-5293

RIVERA LUKE W
9975 WADSWORTH PKWY K-2 264
WESTMINSTER CO 80021

VERHEY RICHARD J AND
VERHEY JANETTE M
116 KRAMERIA ST
DENVER CO 80220-5929

ROBLES SAMUEL AND
ACEVEDO MANUEL ROBLES
6502-04 CLAY STREET
DENVER CO 80221

VERHEY RICHARD J/JANETTE M/RICHARD J
VERHEY JANETTE M
116 KRAMERIA ST
DENVER CO 80220-5929

RSM INVESTMENT CO LLC
1770 E 69TH AVE
DENVER CO 80229

W 65TH PROPERTY MANAGEMENT LLC
11084 LEROY DR
NORTHGLENN CO 80233-3617

SALVATION ARMY THE
PO BOX 2369
DENVER CO 80201

WANGMO SONAM
12734 UTICA CIR
BROOMFIELD CO 80020-5783

SEDBERRY PEARL M
3247 S STUART ST
DENVER CO 80236-3718

WELLS CHARLES J AND
WELLS SHARON L
2580 W 66TH PL
DENVER CO 80221-2214

SEEMEN FAMILY LIMITED
PARTNERSHIP THE
10337 MEADE LOOP
WESTMINSTER CO 80031-2446

WELLS CHARLES J AND
WELLS SHARON
2580 W 66TH PL
DENVER CO 80221-2214

TANOUE RALPH K
6356 W 68TH PLACE
ARVADA CO 80003

WERSHAW ROBERT L/ ESTHER B 1/3 JT AND
WERSHAW ROBERT L 2/3 INT
1566 WINONA CT
DENVER CO 80204-1143

URBAN DRAINAGE AND
FLOOD CONTROL DISTRICT
2480 W 26TH AVE SUITE 156B
DENVER CO 80211

ARCHULETA JOSEPH AND
ARCHULETA KATY E
OR CURRENT RESIDENT
2621 W 65TH PLACE
DENVER CO 80221

ARGOV ETHAN AND
KATZ HANNAH
OR CURRENT RESIDENT
6708 ZUNI ST
DENVER CO 80221-2698

COELHO JAMES R
OR CURRENT RESIDENT
2701 W 66TH PL
DENVER CO 80221-2217

BARRETT GRAHAM J AND
BARRETT TAYLOR A
OR CURRENT RESIDENT
6650 ZUNI ST
DENVER CO 80221-2697

CONNELLY LUCINDA L
OR CURRENT RESIDENT
6604 FERN DR
DENVER CO 80221-2645

BERNARD KARA AND
BERNARD RUSSELL JAMES
OR CURRENT RESIDENT
6638 ZUNI ST
DENVER CO 80221-2697

COOPER CHRISTOPHER
OR CURRENT RESIDENT
6602 FERN DR
DENVER CO 80221-2645

BINDBEUTEL DAVID J AND
BINDBEUTEL MARY ANN
OR CURRENT RESIDENT
6724 ZUNI ST
DENVER CO 80221-2698

CORDOVA CRISTOBAL AND
CORDOVA MARY LEE
OR CURRENT RESIDENT
2490 W 65TH PL
DENVER CO 80221-2222

BITZKOWSKI LAURIE
OR CURRENT RESIDENT
2540 W 65TH AVE
DENVER CO 80221-2324

DAILEY GREGORY R AND
DAILEY REBECCA E
OR CURRENT RESIDENT
2327 W 66TH AVE
DENVER CO 80221-2692

BROOME GREGORY ALLEN JR AND
BROOME EMILY
OR CURRENT RESIDENT
2332 W 66TH AVE
DENVER CO 80221-2692

DAVIS CHRISTOPHER H AND
STEEDMAN KRISTIN
OR CURRENT RESIDENT
6678 ZUNI ST
DENVER CO 80221-2697

CABRIALES RAUL
OR CURRENT RESIDENT
2765 W 65TH AVE
DENVER CO 80221-2311

DOMINGUEZ RONALD J
OR CURRENT RESIDENT
2540 W 65TH PLACE
DENVER CO 80221

CANGEMI JAIME M AND
CANGEMI THOMAS
OR CURRENT RESIDENT
6600 ZUNI ST
DENVER CO 80221-2697

EMOND THOMAS J
OR CURRENT RESIDENT
2364 W 67TH DR
DENVER CO 80221-2623

CASIAS ZACHERIAH JOHN AND
GARCIA ANGEL ANNETTE
OR CURRENT RESIDENT
2530 W 65TH AVE
DENVER CO 80221-2324

ESPINOSA MARK AND
ESPINOSA SERGIO
OR CURRENT RESIDENT
6685 FERN DR
DENVER CO 80221-2695

CHAVEZ JUAN RICARDO
OR CURRENT RESIDENT
2555 W 65TH PL
DENVER CO 80221-2201

FERGUSON LOIS J
OR CURRENT RESIDENT
2461 W 65TH PL
DENVER CO 80221-2223

FERNANDEZ ANNETTE
OR CURRENT RESIDENT
2525 W 65TH AVE
DENVER CO 80221-2339

HERRERA RICHARD AND
SANCHEZ LIZZETTE A
OR CURRENT RESIDENT
6620 FERN DR
DENVER CO 80221

FRAZIER GARY W
OR CURRENT RESIDENT
2703 W 66TH PL
DENVER CO 80221-2217

HILL CLARK AND
HILL WESLEY
OR CURRENT RESIDENT
6694 ZUNI ST
DENVER CO 80221-2697

FRONT RANGE AUTO SALES LLC
OR CURRENT RESIDENT
2611 W 64TH AVE UNIT D
DENVER CO 80221-2368

HUA BRANDON M AND
HUA JASMINE T
OR CURRENT RESIDENT
2282 W 66TH AVE
DENVER CO 80221-2691

GARCIA PORTIA L AND
GARCIA DANIEL A
OR CURRENT RESIDENT
2480 W 65TH PL
DENVER CO 80221-2222

INSKEEP CHARLES C AND
INSKEEP CLAUDETTE M
OR CURRENT RESIDENT
2620 W 66TH PL
DENVER CO 80221-2218

GOMEZ GABINO
OR CURRENT RESIDENT
2505 W 65TH AVE
DENVER CO 80221-2339

INTEROCITOR ASSETS LLC
OR CURRENT RESIDENT
2613 W 64TH AVE UNIT A
DENVER CO 80221-2370

GONZALES ANDRES AND
GONZALES LEONA C
OR CURRENT RESIDENT
2700 W 65TH PLACE
DENVER CO 80221

JACKSON EMILY E AND
JACKSON BRIAN G
OR CURRENT RESIDENT
6601 FERN DR
DENVER CO 80221-2695

GONZALES RYAN R AND
GONZALES ALYSSA L
OR CURRENT RESIDENT
6684 ZUNI ST
DENVER CO 80221-2697

JOHNSON LIN VO AND
JOHNSON ALEXANDER SCOTT
OR CURRENT RESIDENT
2310 W 66TH AVE
DENVER CO 80221-2692

HANCOCK BRIAN L AND
HANCOCK MICHELLE E
OR CURRENT RESIDENT
2356 W 67TH DR
DENVER CO 80221-2623

JORGENSEN DUSTIN M
OR CURRENT RESIDENT
2520 W 65TH AVE
DENVER CO 80221-2324

HANEY VIRGINIA
OR CURRENT RESIDENT
2575 W 65TH AVE
DENVER CO 80221-2339

JOWERS RONALD F
OR CURRENT RESIDENT
2520 W 65TH PL
DENVER CO 80221

HARRINGTON MARK
OR CURRENT RESIDENT
6713 FERN DR
DENVER CO 80221-2696

KELLOGG EUGENE D
OR CURRENT RESIDENT
2700 W 66TH PLACE
DENVER CO 80221

KIRCHBERG KEITH J AND
KIRCHBERG MIRINDA
OR CURRENT RESIDENT
6606 FERN DR
DENVER CO 80221-2645

MANES MARK AND
PARKER MICHELLE
OR CURRENT RESIDENT
6637 FERN DR
DENVER CO 80221-2695

KURTS JOHN
OR CURRENT RESIDENT
2320 W 67TH DR
DENVER CO 80221-2623

MANN ANTHONY AND
MANN JESSICA
OR CURRENT RESIDENT
6658 ZUNI ST
DENVER CO 80221-2697

LAM THI AND
LAM EMMA
OR CURRENT RESIDENT
6719 FERN DR
DENVER CO 80221-2696

MARKWELL MEGGI S
OR CURRENT RESIDENT
2388 W 67TH DR
DENVER CO 80221

LIPPINCOTT TROY AND
LIPPINCOTT ELENA
OR CURRENT RESIDENT
6702 ZUNI ST
DENVER CO 80221-2698

MARQUEZ DANIEL L AND
MARQUEZ SUZANNA M
OR CURRENT RESIDENT
2641 W 65TH PL
DENVER CO 80221-2201

LOPEZ GABRIEL
OR CURRENT RESIDENT
2570 W 65TH PL
DENVER CO 80221-2205

MARQUEZ JAMES VICTOR AND
MARQUEZ LISA K
OR CURRENT RESIDENT
2661 W 66TH PL
DENVER CO 80221

LORENZEN CASEY AND
LORENZEN KELLY
OR CURRENT RESIDENT
2339 W 66TH AVE
DENVER CO 80221-2692

MARTINEZ ANTONIO SOLIS AND
GARCIA GRISELDA SANTILLANO
OR CURRENT RESIDENT
2555 W 65TH AVE
DENVER CO 80221-2339

LOVI Z LLC
OR CURRENT RESIDENT
2611 W 64TH AVE UNIT A
DENVER CO 80221-2368

MARTINEZ BENJAMIN
OR CURRENT RESIDENT
2510 W 65TH PL
DENVER CO 80221-2205

LUTZ JAMES CHRISTOPHER AND
MICHALOWSKI SARAH
OR CURRENT RESIDENT
6612 ZUNI ST
DENVER CO 80221-2697

MARTINEZ UNA AND
MARTINEZ LOUIE E
OR CURRENT RESIDENT
2621 W 64TH AVE
DENVER CO 80221

MADERA JUAN JOSE
OR CURRENT RESIDENT
2515 W 65TH AVE
DENVER CO 80221

MATLACK CODY C AND
MATLACK NICHOLE
OR CURRENT RESIDENT
2680 W 66TH PL
DENVER CO 80221-2218

MALDONADO DALIA
OR CURRENT RESIDENT
2620 W 65TH PL
DENVER CO 80221-2235

MINO DAVID C AND
BURCHETT BRITTNEY
OR CURRENT RESIDENT
6625 FERN DR
DENVER CO 80221-2695

MOBLEY AARON KYLE AND
MOBLEY JULIE DIANNE
OR CURRENT RESIDENT
2270 W 66TH AVE
DENVER CO 80221-2691

OLIVAS KATHLEEN A AND
OLIVAS ANTHONY H J
OR CURRENT RESIDENT
2585 W 65TH AVE
DENVER CO 80221-2339

MONTOYA CARMELITA P AND
MASIAS ERNESTINA
OR CURRENT RESIDENT
2557 W 65TH AVE
DENVER CO 80221-2339

ORTIZ-URRUTIA RICARDO A
OR CURRENT RESIDENT
6519 CLAY ST
DENVER CO 80221-2315

MORA JUAN
OR CURRENT RESIDENT
2701 W 65TH AVE
DENVER CO 80221-2311

PAIZ CASIMIRO
PAIZ MARY MARTHA
OR CURRENT RESIDENT
2460 W 65TH PL
DENVER CO 80221-2222

MORUA CHRISTIAN MICHEL MORALES
OR CURRENT RESIDENT
2520 W 66TH PL
DENVER CO 80221-2214

PATEL HEMALINEEBEN
OR CURRENT RESIDENT
6673 FERN DR
DENVER CO 80221-2695

MOWINSKI DAN AND
LIKENS KIMBERLY
OR CURRENT RESIDENT
2581 W 66TH PL
DENVER CO 80221-2213

PHILBROOK DAVID W TRUST
OR CURRENT RESIDENT
2704 W 65TH PL
DENVER CO 80221-2208

MURADYAN TIGRAN AND
MURADYAN EMILY
OR CURRENT RESIDENT
2343 W 66TH AVE
DENVER CO 80221-2692

PHILLIPS KELLAN AND
PHILLIPS KATHERINE
OR CURRENT RESIDENT
2342 W 67TH DR
DENVER CO 80221-2623

NEYENS EUGENE M
OR CURRENT RESIDENT
2570 W 66TH PL
DENVER CO 80221-2214

PIPER DANIELA MOLINA AND
ADAMI KALEEN
OR CURRENT RESIDENT
2354 W 66TH AVE
DENVER CO 80221-2692

NGUYEN JESSE AND
NGUYEN NG
OR CURRENT RESIDENT
2294 W 66TH AVE
DENVER CO 80221-2691

PLEBAN CHRISTINE A UND 76% INT AND
NEWMAN MATT UND 24% INT
OR CURRENT RESIDENT
6716 ZUNI ST
DENVER CO 80221-2698

NIEWNOW ZACHERY AND
CAMPBELL CHRISTOPHER
OR CURRENT RESIDENT
2315 W 66TH AVE
DENVER CO 80221-2692

RAB77 LLC
OR CURRENT RESIDENT
2611 W 64TH AVE UNIT F
DENVER CO 80221-2368

NORTH DENVER APOSTOLIC CHURCH
OF JESUS INC
OR CURRENT RESIDENT
2552 W 65TH PL
DENVER CO 80221

RAIGOSA DANIEL SR AND
RAIGOSA OLIVIA
OR CURRENT RESIDENT
2705 W 65TH PLACE
DENVER CO 80221

RANGEL KEVIN B AND
RANGEL ADRIANNE
OR CURRENT RESIDENT
6613 FERN DR
DENVER CO 80221-2695

TARAVELLA ERIC J
OR CURRENT RESIDENT
6624 ZUNI ST
DENVER CO 80221-2697

RICE PETER AND
BARRON ALISHA
OR CURRENT RESIDENT
6707 FERN DR
DENVER CO 80221-2696

TEORE LISA C
OR CURRENT RESIDENT
6651 FERN DR
DENVER CO 80221-2695

RIMBERT GARY A AND
RIMBERT JARID
OR CURRENT RESIDENT
2535 W 65TH AVE
DENVER CO 80221-2339

TOPOLKO MARIO AND
TOPOLKO ALEXANDRIA S
OR CURRENT RESIDENT
6649 FERN DR
DENVER CO 80221-2695

ROJO LINDA LOU
OR CURRENT RESIDENT
2550 W 66TH PL
DENVER CO 80221-2214

TRUJILLO RUBEN MANUEL
OR CURRENT RESIDENT
2530 W 65TH PL
DENVER CO 80221-2205

RUSSELL JENNIFER
OR CURRENT RESIDENT
2376 W 66TH AVE
DENVER CO 80221-2692

UDVARI DANIEL AND
GUAZZI GAIA
OR CURRENT RESIDENT
6608 FERN DR
DENVER CO 80221-2645

SANCHEZ AURELIO TORRES AND
TORRES CHRISTINA V
OR CURRENT RESIDENT
2693 W 65TH PL
DENVER CO 80221-2201

VIGIL ANTONIO F AND
VIGIL IRENE M
OR CURRENT RESIDENT
6500 CLAY ST
DENVER CO 80221-2316

SANCHEZ EDUARDO
OR CURRENT RESIDENT
2745 W 65TH AVENUE
DENVER CO 80221

VIGIL ODELIA
OR CURRENT RESIDENT
2650 W 66TH PL
DENVER CO 80221-2218

SANTELLA DONNA LYNN
OR CURRENT RESIDENT
2681 W 66TH PL
DENVER CO 80221-2217

WEAVER DEBORAH K
OR CURRENT RESIDENT
2475 W 65TH AVE
DENVER CO 80221

SCHMIDT MARK
OR CURRENT RESIDENT
6640 FERN DR
DENVER CO 80221

WEBSTER STEVEN THOMAS
OR CURRENT RESIDENT
6531 CLAY ST
DENVER CO 80221-2315

SMITH PAMELA K AND
SMITH DAVID A
OR CURRENT RESIDENT
6630 FERN DR
DENVER CO 80221

WELLS CHARLES J JR AND
WELLS SHARON
OR CURRENT RESIDENT
2580 W 66TH PLACE
DENVER CO 80221

WILLIAMS KEN C AND
MULLIN MARY KATHERINE
OR CURRENT RESIDENT
6610 FERN DR
DENVER CO 80221

CURRENT RESIDENT
2821 W 65TH PL
DENVER CO 80221-2209

WOODS ALISHA A
OR CURRENT RESIDENT
6720 ZUNI ST
DENVER CO 80221-2698

CURRENT RESIDENT
2561 W 66TH PL
DENVER CO 80221-2213

WOOTEN CHRISTOPHER M AND
WOOTEN JENNIFER L
OR CURRENT RESIDENT
6712 ZUNI ST
DENVER CO 80221-2698

CURRENT RESIDENT
2560 W 66TH PL
DENVER CO 80221-2214

WRIGHT JOHN A AND
CONOVER JACOB N
OR CURRENT RESIDENT
6670 ZUNI ST
DENVER CO 80221-2697

CURRENT RESIDENT
2590 W 66TH PL
DENVER CO 80221-2214

CURRENT RESIDENT
2525 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2621 W 66TH PL
DENVER CO 80221-2217

CURRENT RESIDENT
2531 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2702 W 66TH PL
DENVER CO 80221-2218

CURRENT RESIDENT
2595 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2704 W 66TH PL
DENVER CO 80221-2218

CURRENT RESIDENT
2661 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2441 W 65TH PL
DENVER CO 80221-2223

CURRENT RESIDENT
2681 W 65TH PL
DENVER CO 80221-2201

CURRENT RESIDENT
2650 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2740 W 65TH PL
DENVER CO 80221-2208

CURRENT RESIDENT
2652 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2654 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2520 W 65TH PL APT 3
DENVER CO 80221-2240

CURRENT RESIDENT
2656 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2621 W 65TH PL APT A
DENVER CO 80221-2242

CURRENT RESIDENT
2658 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2621 W 65TH PL APT B
DENVER CO 80221-2242

CURRENT RESIDENT
2660 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2481 W 65TH PL UNIT A
DENVER CO 80221-2254

CURRENT RESIDENT
2662 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2481 W 65TH PL UNIT B
DENVER CO 80221-2254

CURRENT RESIDENT
2664 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2511 W 65TH PL UNIT A
DENVER CO 80221-2255

CURRENT RESIDENT
2666 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2511 W 65TH PL UNIT B
DENVER CO 80221-2255

CURRENT RESIDENT
2668 W 65TH PL
DENVER CO 80221-2235

CURRENT RESIDENT
2681 W 64TH AVE
DENVER CO 80221-2302

CURRENT RESIDENT
2520 W 65TH PL APT 1
DENVER CO 80221-2240

CURRENT RESIDENT
2415 W 65TH AVE
DENVER CO 80221-2310

CURRENT RESIDENT
2520 W 65TH PL APT 2
DENVER CO 80221-2240

CURRENT RESIDENT
2435 W 65TH AVE
DENVER CO 80221-2310

CURRENT RESIDENT
2465 W 65TH AVE
DENVER CO 80221-2310

CURRENT RESIDENT
2597 W 64TH AVE UNIT 10
DENVER CO 80221-2321

CURRENT RESIDENT
6502 CLAY ST
WESTMINSTER CO 80221-2316

CURRENT RESIDENT
2597 W 64TH AVE UNIT 11
DENVER CO 80221-2321

CURRENT RESIDENT
6520 CLAY ST
WESTMINSTER CO 80221-2316

CURRENT RESIDENT
2597 W 64TH AVE UNIT 5
DENVER CO 80221-2321

CURRENT RESIDENT
6521 CLAY ST LOT 12
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
2597 W 64TH AVE UNIT 7
DENVER CO 80221-2321

CURRENT RESIDENT
6521 CLAY ST LOT 36A
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
2597 W 64TH AVE UNIT 9
DENVER CO 80221-2321

CURRENT RESIDENT
6521 CLAY ST LOT 36B
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
2401 W 64TH AVE
DENVER CO 80221-2323

CURRENT RESIDENT
6521 CLAY ST LOT 36C
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
6521 CLAY ST LOT 10
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 44
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
6521 CLAY ST LOT 11
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 45
WESTMINSTER CO 80221-2319

CURRENT RESIDENT
6521 CLAY ST LOT 2
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
2597 W 64TH AVE UNIT 1
DENVER CO 80221-2321

CURRENT RESIDENT
6521 CLAY ST LOT 3
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 4
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 17
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 5
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 18
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 6
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 19
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 7
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 20
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 8
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 21
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 9
WESTMINSTER CO 80221-2333

CURRENT RESIDENT
6521 CLAY ST LOT 22
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 13
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 23
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 14
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 24
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 15
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 25
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 16
WESTMINSTER CO 80221-2334

CURRENT RESIDENT
6521 CLAY ST LOT 26
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 27
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 38
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 28
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 39
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 29
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 40
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 30
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 41
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 31
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 42
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 32
WESTMINSTER CO 80221-2335

CURRENT RESIDENT
6521 CLAY ST LOT 43
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6521 CLAY ST LOT 33
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
2545 W 65TH AVE
DENVER CO 80221-2339

CURRENT RESIDENT
6521 CLAY ST LOT 34
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
2001 W 64TH LN
DENVER CO 80221-2345

CURRENT RESIDENT
6521 CLAY ST LOT 35
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6540 CLAY ST APT A
DENVER CO 80221-2361

CURRENT RESIDENT
6521 CLAY ST LOT 37
WESTMINSTER CO 80221-2336

CURRENT RESIDENT
6540 CLAY ST APT B
DENVER CO 80221-2361

CURRENT RESIDENT
6550 CLAY ST APT A
WESTMINSTER CO 80221-2363

CURRENT RESIDENT
6550 CLAY ST APT B
WESTMINSTER CO 80221-2363

CURRENT RESIDENT
6521 CLAY ST LOT 36
DENVER CO 80221-2364

CURRENT RESIDENT
2611 W 64TH AVE UNIT B
DENVER CO 80221-2368

CURRENT RESIDENT
2611 W 64TH AVE UNIT C
DENVER CO 80221-2368

CURRENT RESIDENT
2611 W 64TH AVE UNIT E
DENVER CO 80221-2368

CURRENT RESIDENT
2611 W 64TH AVE UNIT G
DENVER CO 80221-2368

CURRENT RESIDENT
2376 W 67TH DR
DENVER CO 80221-2623

CURRENT RESIDENT
6701 ZUNI ST
DENVER CO 80221-2698

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the subject property at 2525 West 65th Place on January 12, 2021 in accordance with the requirements of the Adams County Development Standards and Regulations.

J. Gregory Barnes