



## Request for Comments

Case Name: Lowell Development Subdivision and Rezone

Project Number: PRC2023-00006

July 17, 2023

The Adams County Planning Commission is requesting comments on the following application: **1. Preliminary Plat for Major Subdivision to create 2 lot of approximately 23.3 acres; 2. Rezoning of approximately 12.9 acres to Residential-4.** This request is located at 5602 LOWELL BLVD. The Assessor's Parcel Number is 0182508302003, 0182508302004.

Applicant Information:

5602 LOWELL LLC  
5895 W 56TH AVE  
ARVADA, CO 800022810

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 08/14/2023 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 [CSpaid@adcogov.org](mailto:CSpaid@adcogov.org).

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/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

Cody Spaid  
Planner II

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BOARD OF COUNTY COMMISSIONERS

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DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

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DISTRICT 5

## 5602 LOWELL BOULEVARD REZONING PROPOSAL

5602 LOWELL BOULEVARD, DENVER, COLORADO 80221



Dear Adams County,

Please consider this package our formal request for review of the 5602 Lowell Boulevard Rezoning Application by the County staff. Our team thanks you for your consideration of this request.

The proposed Lowell Development Subdivision, depicted in the attached Plat, is currently zoned C-4 Commercial-4 District. We propose to rezone this property to R-4 Residential-4 District, to align with the future land use, Urban Residential, specified in the Adams County Comprehensive Plan.

FEBRUARY 01, 2023

LOWELL DEVELOPMENT SUBDIVISION

A REPLAT OF LOT 2, SPANO SUBDIVISION AND LOTS 1 AND 2, CALABRESE SUBDIVISION  
BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

DEDICATION STATEMENT:

THE UNDERSIGNED, BEING THE OWNER(S), MORTGAGEE(S) OR LIEN HOLDER OF CERTAIN LANDS IN THE COUNTY OF ADAMS, COLORADO, DESCRIBED AS FOLLOWS:

LOTS 2, SPANO SUBDIVISION RECORDED FEBRUARY 2, 2005 AT RECEPTION NO. 20050202000110370, EXCEPT THAT PORTION OF LOT 2 DEEDED TO ADAMS COUNTY IN WARRANTY DEED RECORDED MAY 18, 2016 AT RECEPTION NO. 2016000038603, TOGETHER WITH LOTS 1 AND 2, CALABRESE SUBDIVISION, RECORDED FEBRUARY 2, 2005 AT RECEPTION NO. 20050202000110270, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING 1,019,731 SQUARE FEET OR 23.410 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, AND DEDICATED ALL EASEMENTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND SUBDIVISION OF "LOWELL DEVELOPMENT SUBDIVISION".

EXECUTED THIS DAY OF THE MONTH OF A.D. 20.

OWNER: LOT 2, SPANO SUBDIVISION

SPANO FAMILY HOLDING, LLC

ACKNOWLEDGMENT:

STATE OF COLORADO )  
COUNTY OF )ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

BEFORE ME THIS DAY OF THE MONTH OF A.D., 20.

MY COMMISSION EXPIRES WITNESS MY HAND AND SEAL

NOTARY PUBLIC

OWNER: LOTS 1 AND 2, CALABRESE SUBDIVISION

5602 LOWELL, LLC

ACKNOWLEDGMENT:

STATE OF COLORADO )  
COUNTY OF )ss

KNOW ALL MEN BY THESE PRESENTS THAT THE FOREGOING DEDICATION WAS ACKNOWLEDGED

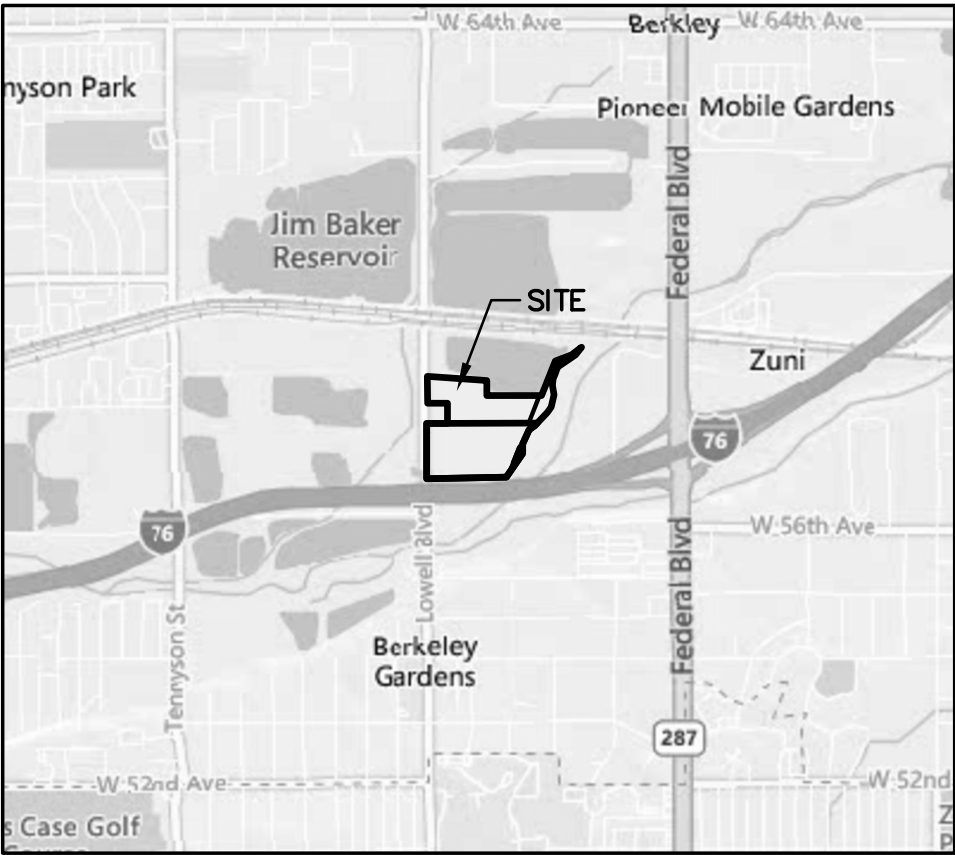
BEFORE ME THIS DAY OF THE MONTH OF A.D., 20.

MY COMMISSION EXPIRES WITNESS MY HAND AND SEAL

NOTARY PUBLIC

VICINITY MAP

SCALE: 1" = 2000'



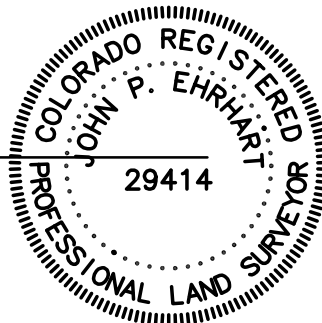
NOTES:

- 1) THIS PURPOSE OF THIS PLAT IS TO SUBDIVIDE THE EXISTING PROPERTIES INTO 2 LOTS, AS SHOWN HEREON.
- 2) THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY EHRHART LAND SURVEYING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, OR VERIFY EASEMENTS OF RECORD. REFERENCE IS MADE TO FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. TOC-30364-A REVISION NO. 3 WITH A COMMITMENT DATE OF AUGUST 3, 2021 FROM WHICH THIS SURVEY IS BASED. THIS PROPERTY IS SUBJECT TO ALL COVENANTS AND RESTRICTIONS RELATING TO THE USE AND CHARACTER OF THE LAND AND ALL MATTERS APPEARING OF PUBLIC RECORD AND AS MAY BE DISCLOSED BY A MORE RECENT TITLE COMMITMENT OR REPORT.
- 3) LINEAL UNITS USED ARE U.S. SURVEY FEET.
- 4) BASIS OF BEARINGS: THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 8, BEARING S00°12'28"E (ASSUMED), A DISTANCE OF 2633.71 FEET, MONUMENTED AS SHOWN HEREON.
- 5) ALL RIGHT-OF-WAY AND LOT AND BLOCK INFORMATION WAS TAKEN FROM THE PLAT OF CALABRESE SUBDIVISION RECORDED FEBRUARY 2, 2005 AT RECEPTION NO. 20050202000110270; AND THE PLAT OF SPANO SUBDIVISION RECORDED FEBRUARY 2, 2005 AT RECEPTION NO. 20050202000110370.
- 6) NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT SHOWN HEREON.
- 7) PER THE STATE OF COLORADO BOARD OF LICENSURE FOR ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND SURVEYORS RULE 1.6.B.2, THE WORD "CERTIFY" AS USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED. THE SURVEY REPRESENTED HEREON HAS BEEN PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND BELIEF.
- 8) CONFLICTING BOUNDARY EVIDENCE: THE CONCRETE PATH CROSSES THE PROPERTY, AS PLATTED, ALONG THE EAST BOUNDARY. THE PLAT DEFINES IT'S BOUNDARY AS RELATED TO TRACTS SHOWN ON A MAP IN A WARRANTY DEED RECORDED NOVEMBER 10, 1930 AT RECEPTION NO. 164420. THE MAP IN QUESTION IS REFERENCED AS BOOK 191, PAGE 471. SOME OF THE NUMBERS ON THE MAP ARE DIFFICULT TO READ AND THE LOCATION OF THE TRACTS IS NOT CERTAIN, WHICH MAY BE THE SOURCE OF SOME OF THESE ENCROACHMENTS. IN ADDITION, MANY EASEMENTS SHOWN ON THE PLAT AND ON THIS SURVEY ARE ALSO REFERENCED TO THESE TRACTS, CREATING A POSSIBLE DISCREPANCY IN THEIR LOCATIONS AS WELL, AND MAY EXPLAIN WHY THE EASEMENTS, AS PLATTED, DO NOT COVER THE UTILITIES THAT THEY ARE INTENDED TO BENEFIT. THE BOUNDARY AND THE EASEMENTS ARE SHOWN AS DELINEATED ON THE PLAT.
- 9) FLOOD ZONE CLASSIFICATION: *SUBJECT PROPERTY IS LOCATED IN "FLOODWAY AREAS IN ZONE AE (FLOODPLAIN AREA THAT MUST BE KEPT FREE OF ENCROACHMENT SO THAT THE 1% ANNUAL CHANCE FLOOD CAN BE CARRIED WITHOUT SUBSTANTIAL INCREASE IN FLOOD HEIGHTS)", AND "ZONE X (AREAS OF LESS THAN 0.2% ANNUAL CHANCE FLOOD)" PER FLOOD INSURANCE RATE MAP FOR ADAMS COUNTY, COLORADO AND INCORPORATED AREAS, MAP NUMBER 08001C0591H, REVISED MARCH 5, 2007. LINE SHOWN HEREON WAS DOWNLOADED FROM ONLINE FEMA DATA.*

SURVEYOR'S CERTIFICATE:

I, JOHN P. EHRHART, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN HEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY MADE ON JULY 14, 2021.

JOHN P. EHRHART  
COLORADO P.L.S. #29414  
EHRHART LAND SURVEYING, LLC  
PO BOX 930, ERIE, CO 80516  
PHONE: 303-828-3340



APPROVAL:

APPROVED BY THE ADAMS COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT ON THIS DAY OF ,20.

DEVELOPMENT SERVICES MANAGER

RECORDER'S CERTIFICATE:

STATE OF COLORADO )  
COUNTY OF ADAMS )ss

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON THE DAY OF , 20

AT O'CLOCK M., RECEPTION No.

CLERK AND RECORDER

BY: DEPUTY

BY:

EHRHART  
LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516  
(303) 828-3340 • www.coloradols.com

ELS PROJECT NO.  
S225088

DATE: 1/5/23

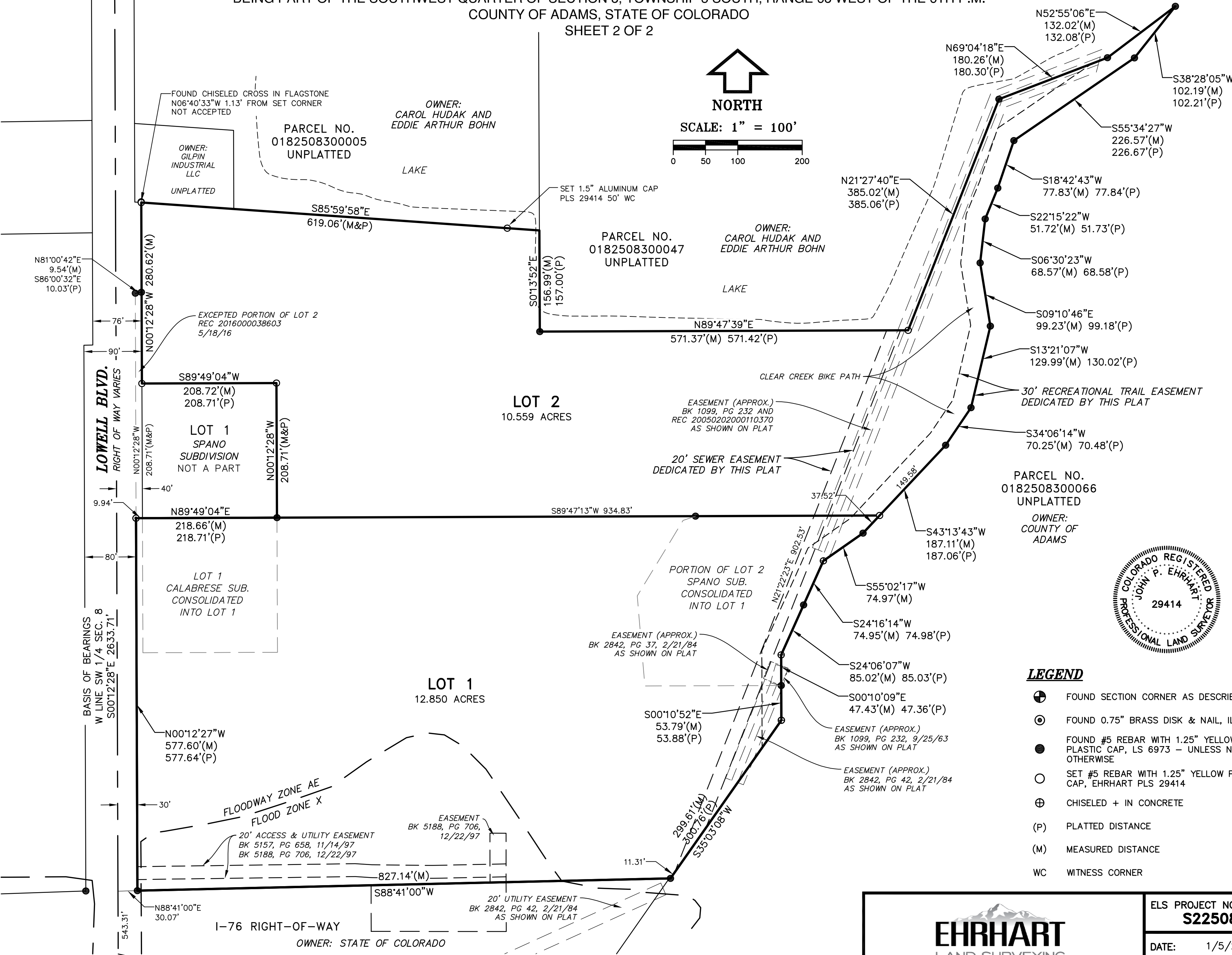
DRAWN BY: JPE

CHECKED BY: JMH

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BEING PART OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2

W 1/4 COR. SEC. 8  
#6 REBAR WITH 2.5" ALUMINUM  
CAP IN RANGE BOX, LS 23500



## LEGEND

- FOUND SECTION CORNER AS DESCRIBED
- FOUND 0.75" BRASS DISK & NAIL, ILLEGIBLE
- FOUND #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, LS 6973 - UNLESS NOTED OTHERWISE
- SET #5 REBAR WITH 1.25" YELLOW PLASTIC CAP, EHRHART PLS 29414
- CHISELED + IN CONCRETE
- (P) PLATTED DISTANCE
- (M) MEASURED DISTANCE
- WC WITNESS CORNER

SW CORNER SEC 8  
#6 REBAR WITH 2.5" ALUMINUM  
CAP IN RANGE BOX, LS 20699

**EHRHART**  
LAND SURVEYING

P.O. Box 930 • Erie, Colorado 80516  
(303) 828-3340 • www.coloradols.com

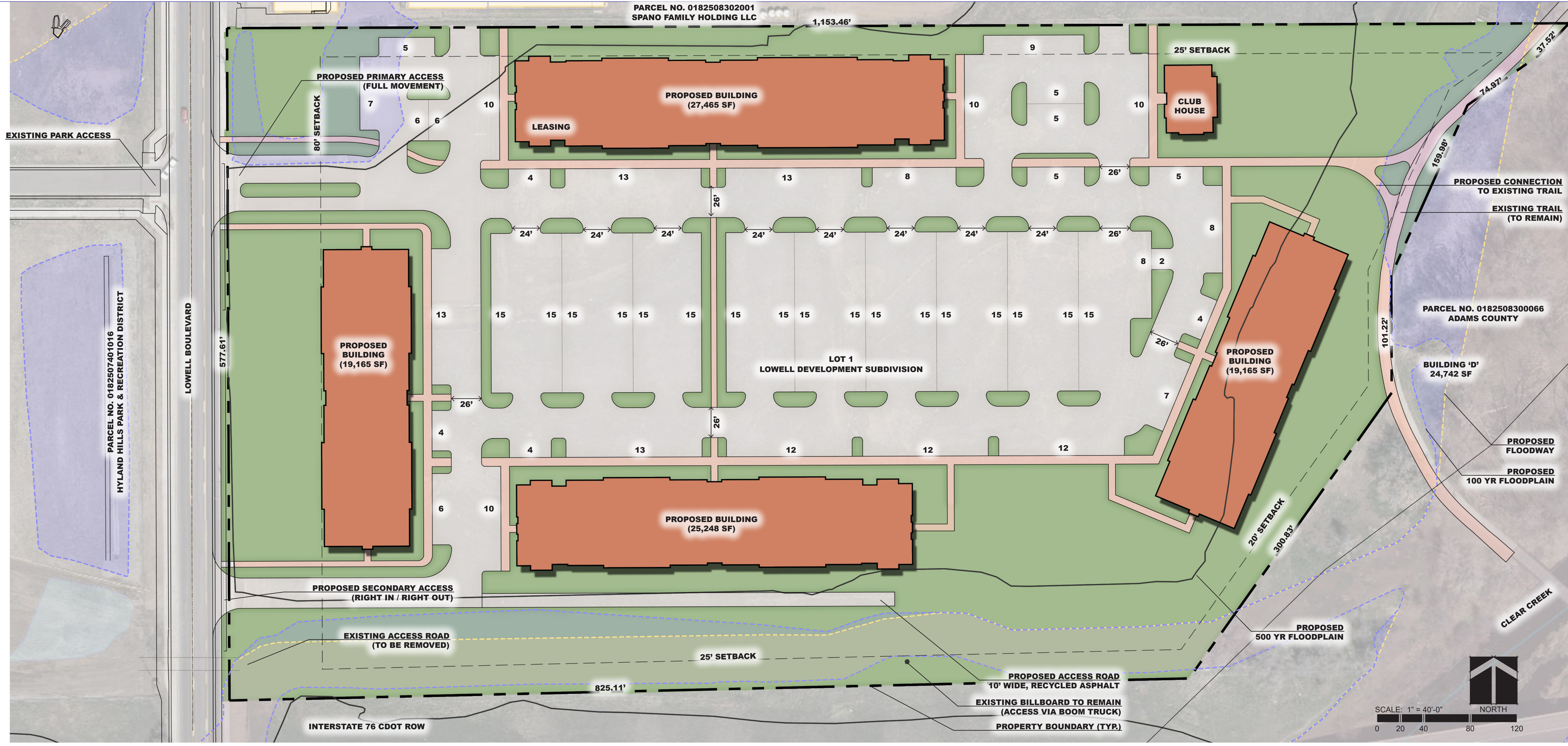
ELS PROJECT NO.  
**S225088**

DATE: 1/5/23

DRAWN BY: JPE

CHECKED BY: JMH





LAND USE SUMMARY

SITE DATA					
	Current Zone District	Proposed Zone District	Proposed Land Use	Area	Proposed Density
Phase One	C-4	R-4	Multi-Family Dwelling	12.845 ac (559,527) sf	27.87 Dwelling Units / Acre
SITE COVERAGE (Per DSR 4-07-02-04-02)					
Specifications	Required	Provided	Area (Acres)	Area (Square Feet)	
Totaal Impermeable Surface	70% Maximum	60.08%	7.718	336,177	
Principal & Accessory Structures	40% Maximum	16.72%	2.147	93,543	
Paved Area	30% Maximum	43.36%	5.570	242,634	
Landscape Area	30% Minimum	44.91%	5.77	223,350	
Open Space	30% Minimum	34.91%	4.484	195,307	
Non-Open Space Landscape Area		5.01%	0.644	28,043	

PRELIMINARY CALCULATIONS				
Dwelling Units	Per Development (4 Buildings)	Parking (Required)	Parking (Provided)	
2br	119	179		Surface
1br	205	205		
Studio	34	26		
Resident ADA Parking (2% of Resident Spaces)		9	9	Surface
Total Resident Spaces		410	479	Surface
Visitor ADA Parking (2% of Visitor Spaces)		2	2	Surface
Visitor Parking (+15% of Total Resident Spaces)		62	80	Surface
Leasing Office (1 Space Per 300 sf)	1200 sf	4	13	Surface
Clubhouse (1 Space Per 200 sf)	2500 sf	13	13	Surface
Total	358	489	492	
NOTES:				
Electric charging stations can reduce total count by up to 5%				