



Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input checked="" type="checkbox"/> Rezone	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address: 2531 W. 56th Ave

City, State, Zip: Denver, CO 80221

Area (acres or square feet): .212 Acres (9237 sq. ft.)

Tax Assessor Parcel Number

Existing Zoning: R-1-C

Existing Land Use: Residential

Proposed Land Use: Residential (R-2)

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Mathuranath Metivier Date:

Owner's Printed Name

Name: Mathuranath Metivier

04/07/2023

Owner's Signature

**2531 W. 56th Avenue
Denver, CO 80221**

August 16, 2023

Narrative

For the above referenced project, the owner would like to rezone the property from R-1-C to R-2. This would allow for a duplex on the property. Most of the properties to the south are zoned R-2 and we feel this wouldn't be out of character for the area. We're also asking for a variance of the property width from 70' to 57.88'. Another option we thought of is changing the front property to Alcott which will allow us to meet the 70' lot width minimum.

The end goal for the owner is to attach the 2nd part of the duplex to the existing house. We will accomplish this by tying the 2 units together with their respective garages.

Please let us know if you need anything else for this review.

Thank you,

Steve Mason
Senior Designer

IMPROVEMENT SURVEY PLAT

A PORTION OF THE E. 1/2 OF THE S.E. 1/4 SECTION 8, T3S, R68W, 6TH P.M. COUNTY OF ADAMS 2531 WEST 56TH AVENUE

BASIS OF BEARING:

Bearings are based on the southerly line of the southeast quarter of Section 8, T3S, R68W of the 6th P.M. with an assumed bearing of N90°00'00"W and monumented as shown hereon with found 3.25" Alum. Caps in Range Boxes.

PROPERTY DESCRIPTION:

That part of the East 1/2 of the Southeast 1/4 of Section 8, Township 3 South, Range 68 West of the 6th P.M., County of Adams, State of Colorado, described as follows:

BEGINNING at the Southeast corner of said Section 8; THENCE west along said section line, a distance of 417.75 feet; THENCE north, a distance of 20 feet to the true POINT OF BEGINNING; THENCE west, a distance of 79.88 feet; THENCE north, a distance of 175 feet; THENCE east, a distance of 79.88 feet; THENCE south, a distance of 175 feet to the true POINT OF BEGINNING.

EXCEPT the west 20 feet of said tract, and less and excepting the legal description contained in warranty deed between Kristin m. Johnson, grantor and the County of Adams, State of Colorado, grantee, recorded July 31, 2014 under Reception No. 2014000050452.

Containing 9,237 square feet (0.212 acres), more or less.

TITLE COMMITMENT NOTE:

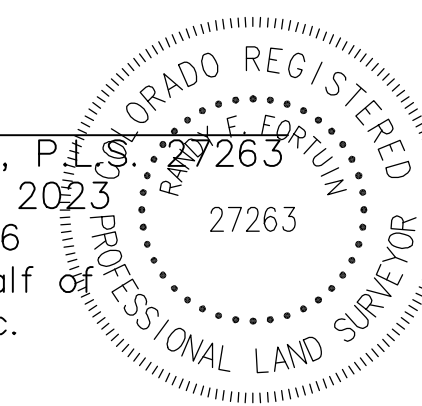
This Land Survey Plat was performed WITHOUT the benefit of a title search to determine ownership of record, right-of-way or easements of record. A title search is recommended prior to any construction or transaction of property.

SURVEYORS STATEMENT:

I, Randy F. Fortuin, a registered Professional Land Surveyor in the State of Colorado, do hereby state that the survey represented by this plat was made under my supervision, that it is based on my knowledge, information and belief, that it has been prepared with applicable standards of practice, that it is not a guaranty or warranty, either expressed or implied and is, to the best of my knowledge accurate and complete.

PRELIMINARY

Randy F. Fortuin, P.L.S.
Date: March 16, 2023
Job No. 23-2856
For and on behalf of
CBM Surveys, Inc.



STATUTE OF LIMITATIONS:

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 certification shown hereon.

GENERAL NOTES:

- 1) Date of survey field work was March, 2023.
- 2) Utility lines may exist, including below ground, above ground and overhead.
- 3) Dimensions shown hereon are field measured unless noted as Record.
- 4) Dimensions shown hereon are in U.S. Survey Feet and are represented as feet and decimal feet.
- 5) See Reception Number 2022000097784 for the Warranty Deed describing the property as shown hereon.

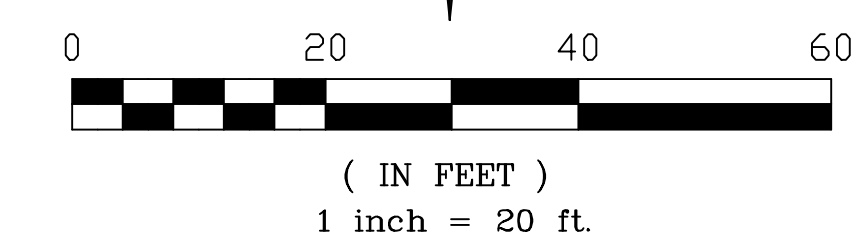
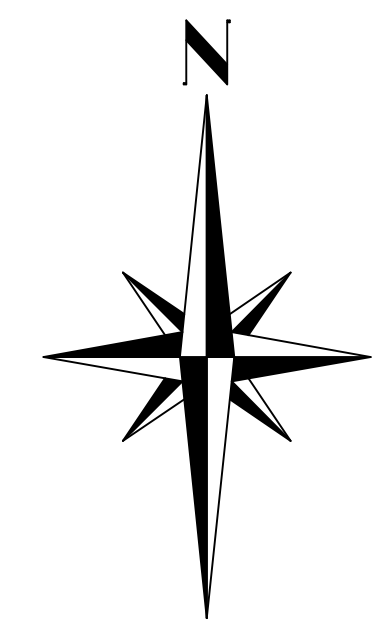
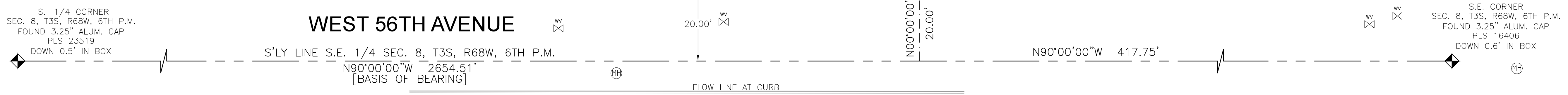
LEGEND

- ⊗ SET 1" COPPER DISK, PLS 27263
4' OFFSET EXTENDED OR PERPENDICULAR
- SET RED PLASTIC CAP, PLS 27263
ON #5 REBAR
- ◆ SECTION (ALIQOT) CORNER
- FOUND MONUMENT AS NOTED
- UTILITY POLE
- ⊕ WATER METER
- ⊕ GAS METER
- ⊕ ELECTRIC METER
- ⊕ MANHOLE
- ⊕ FIRE HYDRANT
- ↑ SIGN
- ⊗ WATER METER
- ⊕ BOLLARD
- ⊕ WATER VENT
- PLASTIC FENCE
- WOOD FENCE

FEDERAL BLVD.

ALCOTT STREET

ZUNI STREET



CBM SURVEYS, INC. LAND SURVEYING SERVICES		1418 S. Addison Ct. Aurora, CO 80018 720-373-8376 cbmsurveys@comcast.net		
IMPROVEMENT SURVEY PLAT 2531 WEST 56TH AVENUE A PORTION OF THE E. 1/2 OF THE S.E. 1/4 SECTION 8, T3S, R68W, 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO				
Drawn: RF	Date: 03-16-2023	Scale: 1"=20'		
Check: JF	Job No.: 23-2856	232856ISP.DWG		

2531 W. 56th Avenue
Denver, CO 80221

August 16, 2023

Trip Generation Letter

For the proposed 2 units on the property there is expected to be 2 vehicles per unit, a total of 4 on the property. The property supports on-site parking with garages and driveway parking spaces. We expect the number of trips from each unit on a typical weekday to be leaving in the morning and returning late in the afternoon. We don't expect the addition of 2 cars to this property to affect the neighborhood. The property currently has a 2-car garage where 2 vehicles are already being parked.

Thank you,

Steve Mason
Senior Designer

LEVEL 1 STORM DRAINAGE PLAN

Rezone 2531 West 56th Avenue

A portion of the East ½ of the Southeast ¼ Section 8, T3S, R68W
Adams County Colorado

for:

Direct Housing LLC

*Matt Metivier
281.512.0447*

engineer:

TJC Limited

*8751 E Hampden Ave; Suite B10; Denver, CO 80231
James W. Allen, PE
303.489.3346*



www.tjcivil.com

August 18, 2023



ENGINEER CERTIFICATION OF DRAINAGE REPORT

I hereby certify that this report (plan) for the Preliminary Drainage design of 2531 W 56th Avenue was prepared by me or under my direct supervision in accordance with the provisions of Adams County Storm Drainage Design and Technical Criteria for the owners thereof. I understand that Adams County does not and will not assume liability for drainage facilities designed by others.

date

James W. Allen, PE
Professional Engineer
State of Colorado No. 42256



TABLE OF CONTENTS

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GENERAL LOCATION & DESCRIPTION

A. Site Location

1. Vicinity map is attached in appendix A.
2. The site is A portion of the East ½ of the Southeast ¼ Section 8, T3S, R68W of the 6th Principal Meridian.
3. The site is bounded on the west by Alcott Street, the east by residential, on the north by residential, and on the south by W 56th Ave.

B. Description of Property

1. The site consists of 0.21 acres.
2. The site is vacant land consisting of a single family home and detached garage and sloping from southeast to northwest at approximately 2%. Proposed improvements consist of an additional single family home and attached garages.
3. The site is composed of Truckton sandy loam with a Hydrologic Soil Group A. A NRCS Soils Classification Map is attached as appendix C.
4. There are no existing irrigation ditches within the site.
5. There are no significant geologic features on the site.

DRAINAGE BASINS AND SUB-BASINS

A. Major Drainage Basins

1. The site is within a Zone X according to the FEMA Flood Insurance Rate Map No. 08001C0592H (appendix B).

B. Minor Drainage Basins

1. There are no offsite flows entering the site.
2. There are no irrigation facilities that will influence or be impacted by the site drainage.

FLOODPLAIN

A. Major Drainageway – Undesignated Floodplain

1. The site is not within an undesignated floodplain.

B. Major Drainageway - Designated Floodplain

1. The site is within a Zone X according to the FEMA Flood Insurance Rate Map No. 08001C0592H (appendix B).
2. This design does not impact adjacent floodplains.



3. No Floodplain Modification Studies are required for this design.

EXISTING STORMWATER CONVEYANCE OR STORAGE FACILITIES

A. Existing Stormwater Conveyance Facilities

1. The site has one historic sub-basins with runoff sheet flowing from the southeast to the northwest and into the right-of-way along the east side of Alcott Street. Runoff is further conveyed downstream to Clear Creek.

DRAINAGE DESIGN CRITERIA

A. Regulations

1. Adams County Storm Drainage Design and Stormwater Quality Regulations.
2. Mile High Flood District, Volumes 1, 2, and 3.

B. Drainage Studies, Outfall Systems Plans, Site Constraints

1. A 2008 Clear Creek Drainageway Outfall Systems Planning, Phase B. There are no stormwater facilities outlined in the design for this site.
2. A 2022 Flood Hazard Area Delineation for Clear Creek.

C. Hydrology

1. The Rational method was used to calculate hydrological data using UD-Rational 2.00.
2. Design frequencies used in this design:
 - Minor: 5-year; 1-hour rainfall depth = 1.42 inches
 - Major: 100-year; 1-hour rainfall depth = 2.71 inches
3. Rainfall data was obtained from Adams County Storm Drainage Design and Stormwater Quality Regulations Figure 9-1.

D. Hydraulics

1. The Adams County Storm Drainage Design and Stormwater Quality Regulations and the Urban Storm Drainage Criteria Manual were used to design the drainage facilities.

PROPOSED STORMWATER CONVEYANCE OR STORAGE FACILITIES

A. Stormwater Conveyance Facilities

1. Runoff conforms to the historic drainage patterns directing runoff to the northwest corner of the property into the public right-of-way.
2. The site is composed of one sub-basins:



Sub-Basin	Design Point	Area (acres)	5-Year Runoff (cfs)	100-Year Runoff (cfs)	Imperviousness (%)
A	1	0.21	0.2	0.6	38

Sub-basin A – consists of roof, grass, sidewalk, and pavement. Runoff sheet flows across the buildings and site to the northwest corner of the property into the public right-of-way.

In our opinion, the increase in runoff is negligible and has no impact downstream.

	5-Year Runoff (cfs)	100-Year Runoff (cfs)
Existing	0.1	0.4
Proposed	0.2	0.6

B. Stormwater Storage Facilities

1. Detention and Water Quality is not required for the project due to the disturbed area is 0.21 acres.

CONCLUSIONS

A. Compliance with Standards

1. This report was prepared in accordance with Adams County Storm Drainage Design and Stormwater Quality Regulations and UDFCD Criteria.

B. Variances

No Variances are required.

REFERENCES

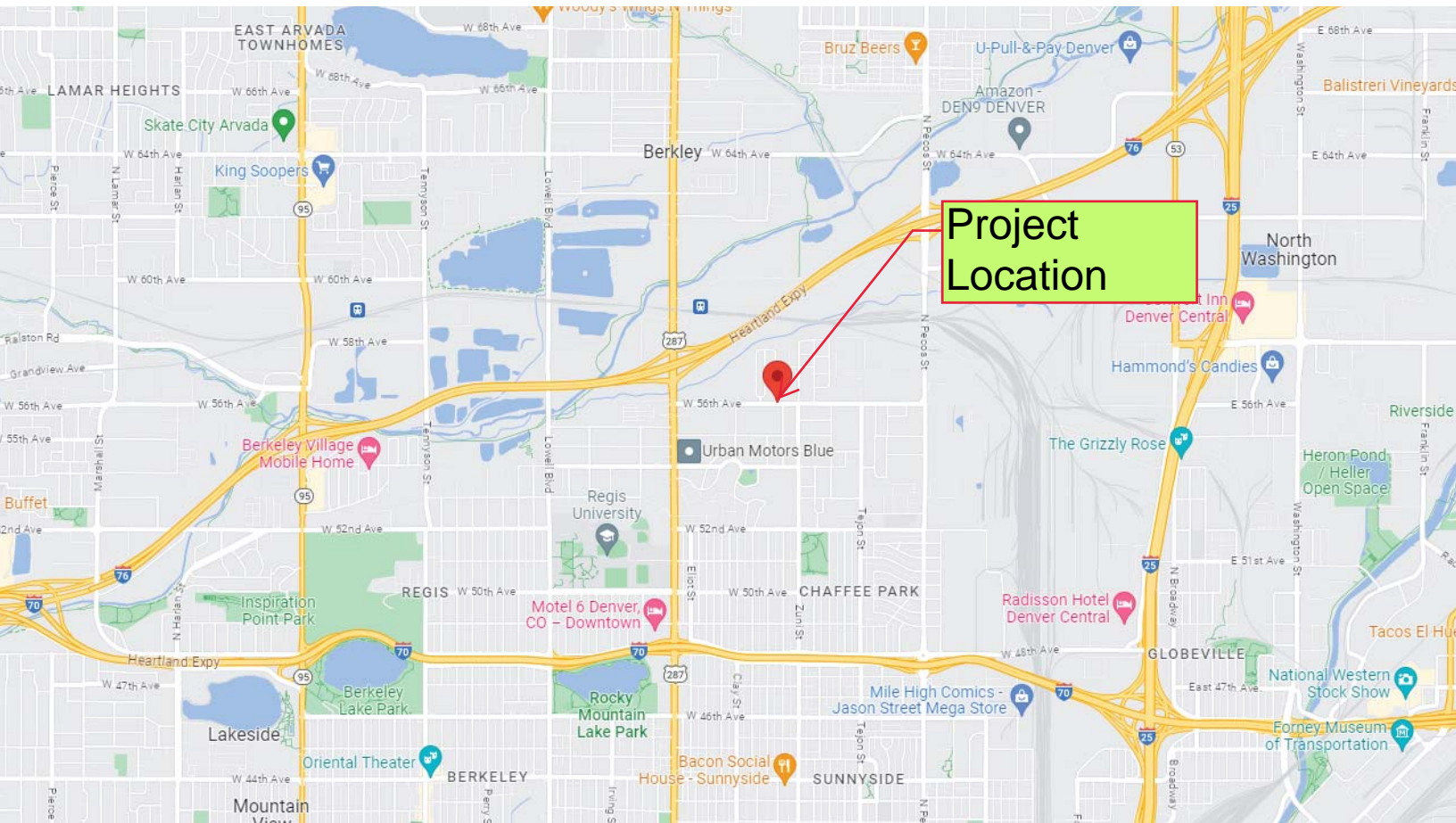
1. Adams County Storm Drainage Design and Stormwater Quality Regulations
2. Urban Storm Drainage Criteria Manual, Volumes 1, 2, and 3
3. Hoffman Drainageway Outfall Systems Plan Conceptual Design, 2008
4. Digital Flood Hazard Area Delineation for the Hoffman Drainageway, 2007

APPENDICES

- A. Vicinity Map
- B. FEMA Map



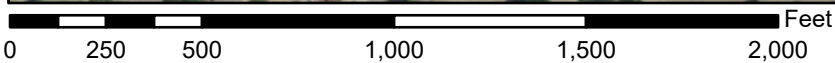
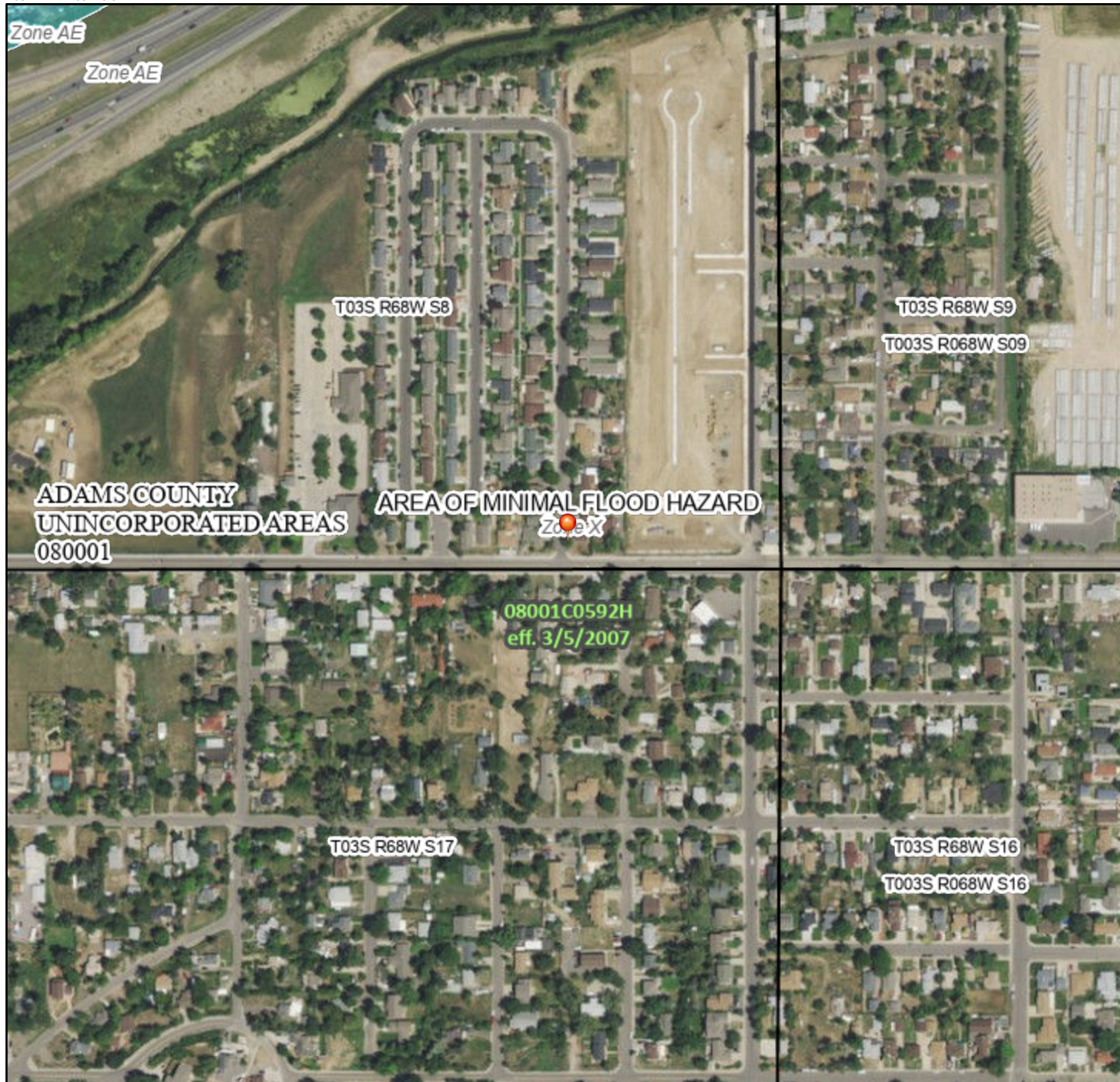
- C. Soil Information
- D. Hydrologic Computations



National Flood Hazard Layer FIRMMette



105°1'22"W 39°48'8"N



1:6,000

105°0'45"W 39°47'41"N

Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Cross Sections with 1% Annual Chance Water Surface Elevation
		Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped
		The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

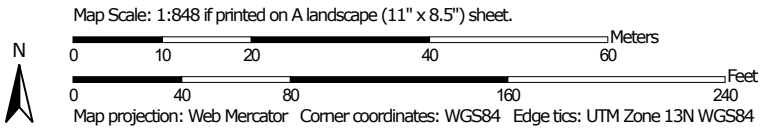
The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **8/16/2023 at 1:56 PM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Soil Map—Adams County Area, Parts of Adams and Denver Counties, Colorado




Soil Map may not be valid at this scale.



MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado

Survey Area Data: Version 19, Sep 1, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jul 1, 2020—Jul 2, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
TuC	Truckton sandy loam, 3 to 5 percent slopes	3.4	100.0%
Totals for Area of Interest		3.4	100.0%

Adams County Area, Parts of Adams and Denver Counties, Colorado

TuC—Truckton sandy loam, 3 to 5 percent slopes

Map Unit Setting

National map unit symbol: 2yvrg

Elevation: 4,700 to 6,100 feet

Mean annual precipitation: 12 to 17 inches

Mean annual air temperature: 46 to 52 degrees F

Frost-free period: 125 to 155 days

Farmland classification: Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60

Map Unit Composition

Truckton and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Truckton

Setting

Landform: Interfluves, hills

Landform position (two-dimensional): Backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex, linear

Across-slope shape: Linear

Parent material: Wind re-worked alluvium derived from arkose

Typical profile

A - 0 to 6 inches: sandy loam

Bt1 - 6 to 10 inches: sandy loam

Bt2 - 10 to 16 inches: sandy loam

C - 16 to 80 inches: loamy coarse sand

Properties and qualities

Slope: 3 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 1 percent

Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0 mmhos/cm)

Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 6e
Hydrologic Soil Group: A
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Minor Components

Vona

Percent of map unit: 5 percent
Landform: Hills, dunes
Landform position (two-dimensional): Backslope
Landform position (three-dimensional): Side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

Blakeland

Percent of map unit: 5 percent
Landform: Interfluves, hills
Landform position (two-dimensional): Summit, shoulder, backslope
Landform position (three-dimensional): Crest, side slope
Down-slope shape: Convex, linear
Across-slope shape: Convex, linear
Ecological site: R067BY015CO - Deep Sand
Hydric soil rating: No

Bresser

Percent of map unit: 3 percent
Landform: Interfluves
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: R067BY024CO - Sandy Plains
Hydric soil rating: No

Pleasant, frequently ponded

Percent of map unit: 1 percent
Landform: Closed depressions
Down-slope shape: Concave, linear
Across-slope shape: Concave
Ecological site: R067BY010CO - Closed Upland Depression
Hydric soil rating: Yes

Urban land

Percent of map unit: 1 percent

Hydric soil rating: No

Data Source Information

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado

Survey Area Data: Version 19, Sep 1, 2022

TJC

Project 2531 W 56th Ave (Rezone)

"C" CALCULATIONS

Date 8/16/2023

PAVEMENT 100%
ROOFS 90%
LANDSCAPE 2%
UNDEVELOPED 2%
GRAVEL 40%
Soils Type per NRCS Soil Survey D

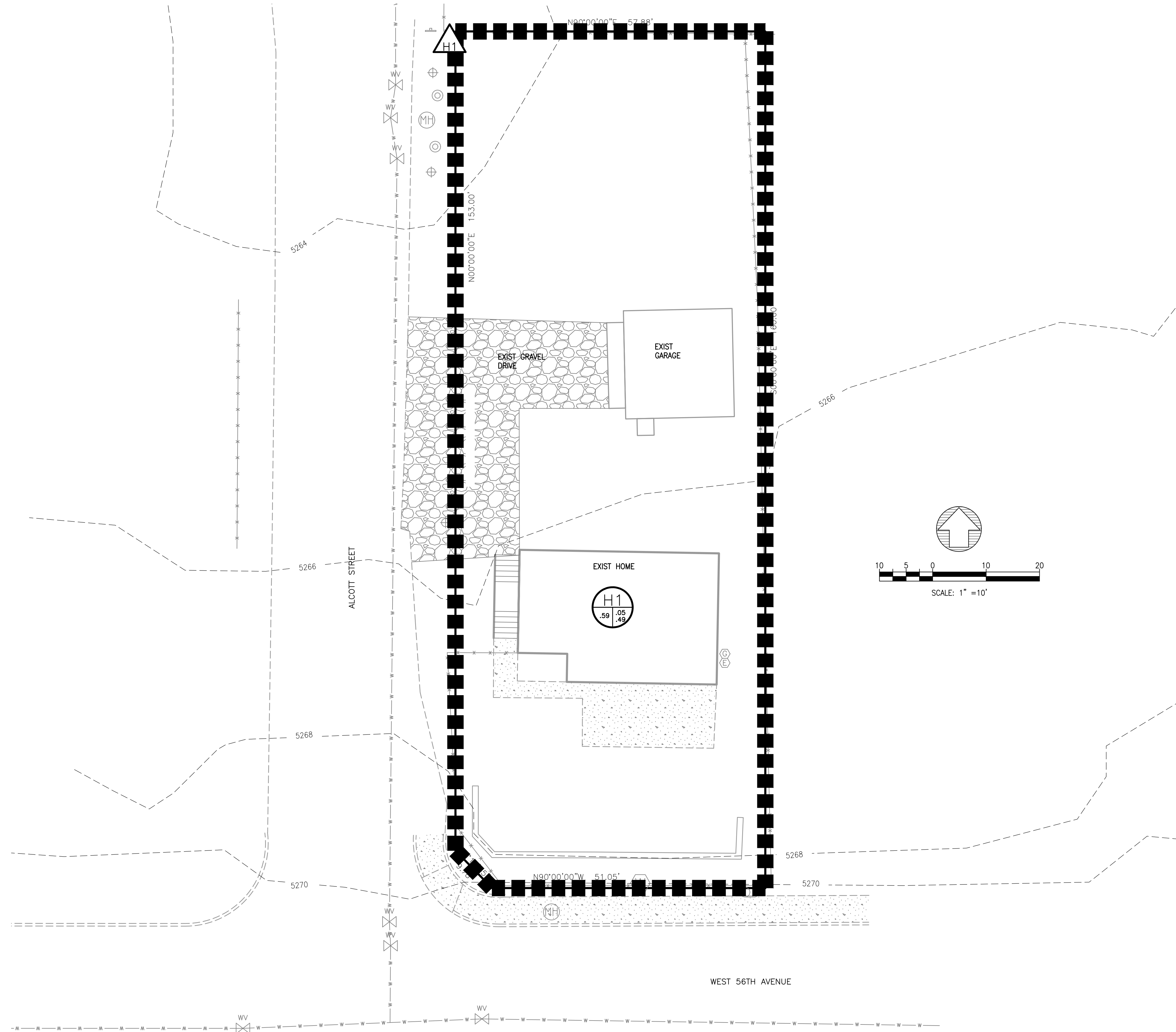
BASIN	OVERALL (ACRE)	OVERALL (SF)	PAVEMENT (SF)	ROOFS (SF)	GRAVEL (SF)	LANDSCAPE (SF)	%I
H1	0.21	9,237	453	1,322	807	6,655	23%
Total	0.21	9,237	453	1,322	807	6,655	23%

BASIN	OVERALL (ACRE)	OVERALL (SF)	PAVEMENT (SF)	ROOFS (SF)	GRAVEL (SF)	LANDSCAPE (SF)	%I
A	0.21	9,237	1,152	2,544		5,541	38%
Total	0.21	9,237	1,152	2,544	-	5,541	38%

2531 WEST 56TH AVENUE REZONE

A PORTION OF THE E. 1/2 OF THE S.E. 1/4 SECTION 8, T3S, R68W, 6TH P.M. COUNTY OF ADAMS

PRELIMINARY DRAINAGE ANALYSIS

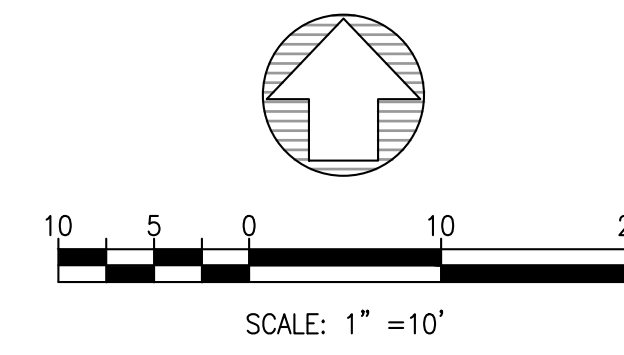


LEGEND

- EXISTING 1' CONTOUR 5730
- PROPOSED 1' CONTOUR 5730
- OVERLAND FLOW →
- BASIN BOUNDARY
- HIGH POINT HP
- LOW POINT LP
- BASIN DESIGNATION A
- BASIN AREA (ACRES) 1.270
- DESIGN POINT 1

RUNOFF

DESIGN POINT	BASIN	AREA (ACRES)	Q5 (CFS)	Q100 (CFS)
H1	H1	0.21	0.09	0.38



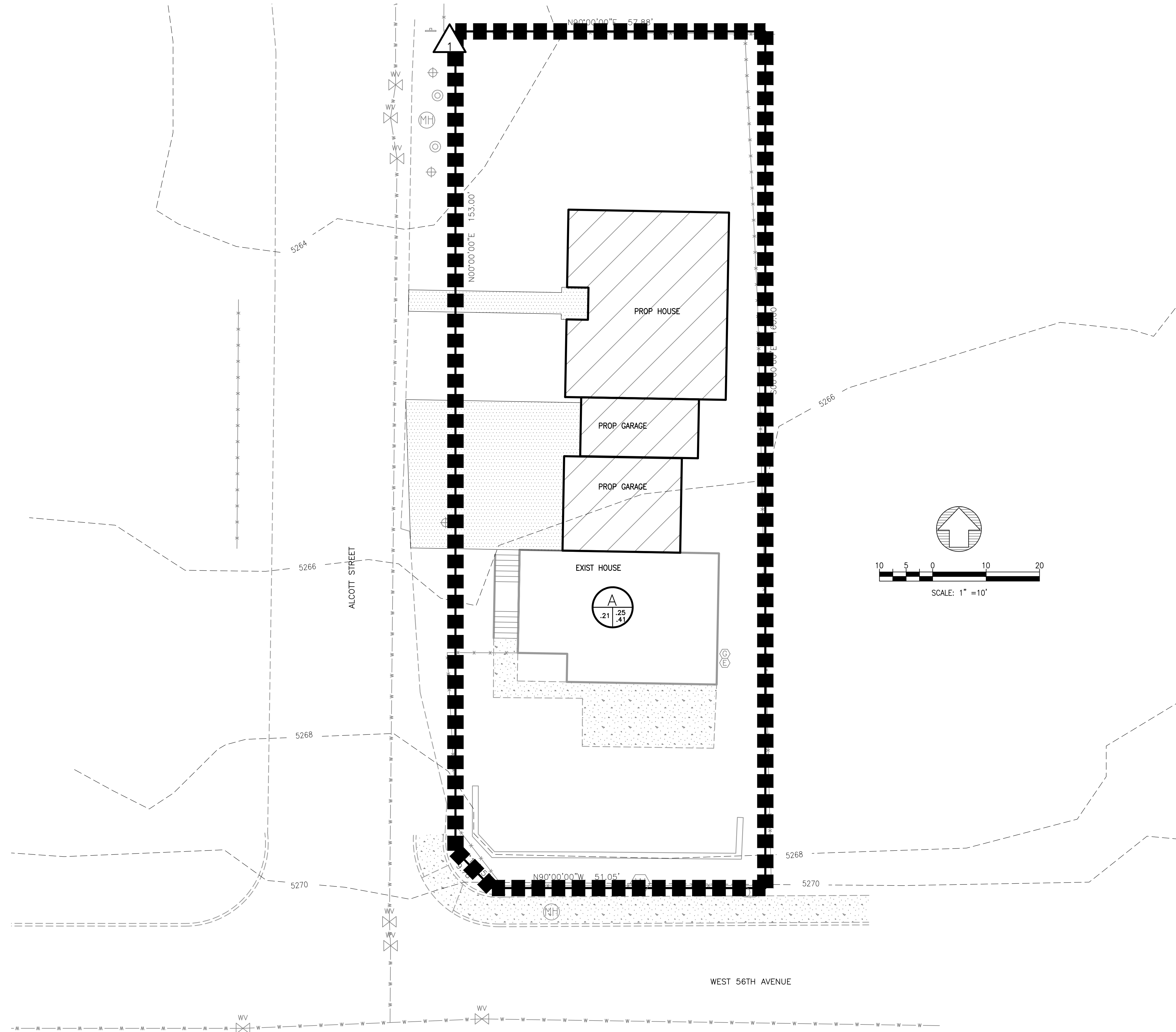
HISTORIC DRAINAGE MAP

		TJC LIMITED 8751 E HAMPDEN AVE, SUITE B10 DENVER, CO 80231 303.840.4742 www.tjcivil.com		DRAWN BY: JWA	SCALE:	SHEET	OF
REZONE	8/16/23						
ISSUED FOR	DATE	PROJECT NO. 2327	AUGUST 16, 2023				

2531 WEST 56TH AVENUE REZONE

A PORTION OF THE E. 1/2 OF THE S.E. 1/4 SECTION 8, T3S, R68W, 6TH P.M. COUNTY OF ADAMS

PRELIMINARY DRAINAGE ANALYSIS

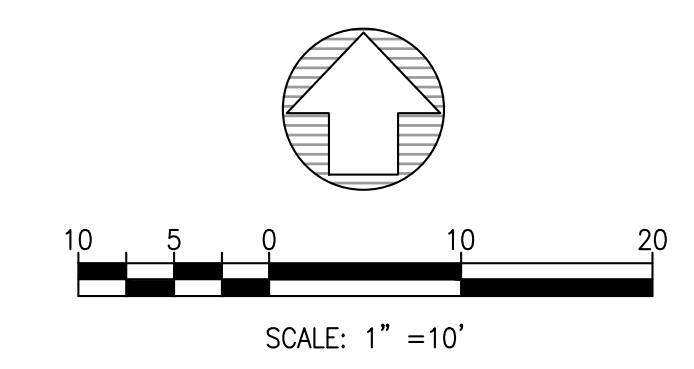


LEGEND

- EXISTING 1' CONTOUR 5730
- PROPOSED 1' CONTOUR 5730
- OVERLAND FLOW →
- BASIN BOUNDARY
- HIGH POINT HP
- LOW POINT LP
- BASIN DESIGNATION A
- BASIN AREA (ACRES) 1.2
70
70
- DESIGN POINT 1
- 5 YR RUNOFF COEFFICIENT
- 100 YR RUNOFF COEFFICIENT

RUNOFF

DESIGN POINT	BASIN	AREA (ACRES)	Q5 (CFS)	Q100 (CFS)
1	A	0.21	0.21	0.64



Final 1:\Projects\2531\2531_000\56th Drainage Rezone.dwg Layout Name: proposed
 Plotted: Aug 18, 2023 9:35am

HISTORIC DRAINAGE MAP

		TJC LIMITED 8751 E HAMPDEN AVE, SUITE B10 DENVER, CO 80231 303.840.4742 www.tjcivil.com		DRAWN BY: JWA	SCALE:	SHEET	OF
REZONE	8/16/23						
ISSUED FOR	DATE	PROJECT NO. 2327					

2531 W. 56th Avenue
Denver, CO 80221

August 16, 2023

Neighborhood Meeting Summary

On June 29, 2023, we held a neighborhood meeting via Zoom. We sent out about 80 mailings to the adjacent property owners. The owner of the property and myself were in attendance.

For the meeting only one property owner joined via zoom. Her name was Kelly and lives directly to the north of the subject property. Her address is 5630 Alcott. We presented the zoning changes and outlined the reasons we felt this supported the neighborhood. Her concerns were having a privacy wood fence between the two properties and if the duplexes would be short term or long-term rentals.

No other concerns were raised, and we had a very friendly conversation about the property and neighborhood.

Thank you,

Steve Mason
Senior Designer

June 16, 2023

Dear Property Owner,

I would like to invite you to an organized meeting to hear about a rezoning proposal in your neighborhood at 6 p.m. on Thursday, June 29, 2023, via Zoom. The purpose of this meeting is to learn more about the rezoning application for 2531 W. 56th Ave.

The owner of the property is proposing a change of zoning from R-1-C to R-2. The goal of this is to create a duplex which R-1-C does not allow. The properties to the south are already zoned R-2 so it is in the context of the neighborhood. In an Adams County meeting on May 24, 2023, staff was in support, and we have been asked to move onto the next steps.

Enclosed is a vicinity map, existing site plan, and a proposed site plan. During the meeting we will present the proposed site plan and be available for any questions.

Thank you for your time, and I hope to see you at the meeting.

Studio 646 Architecture, LLC

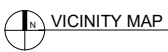
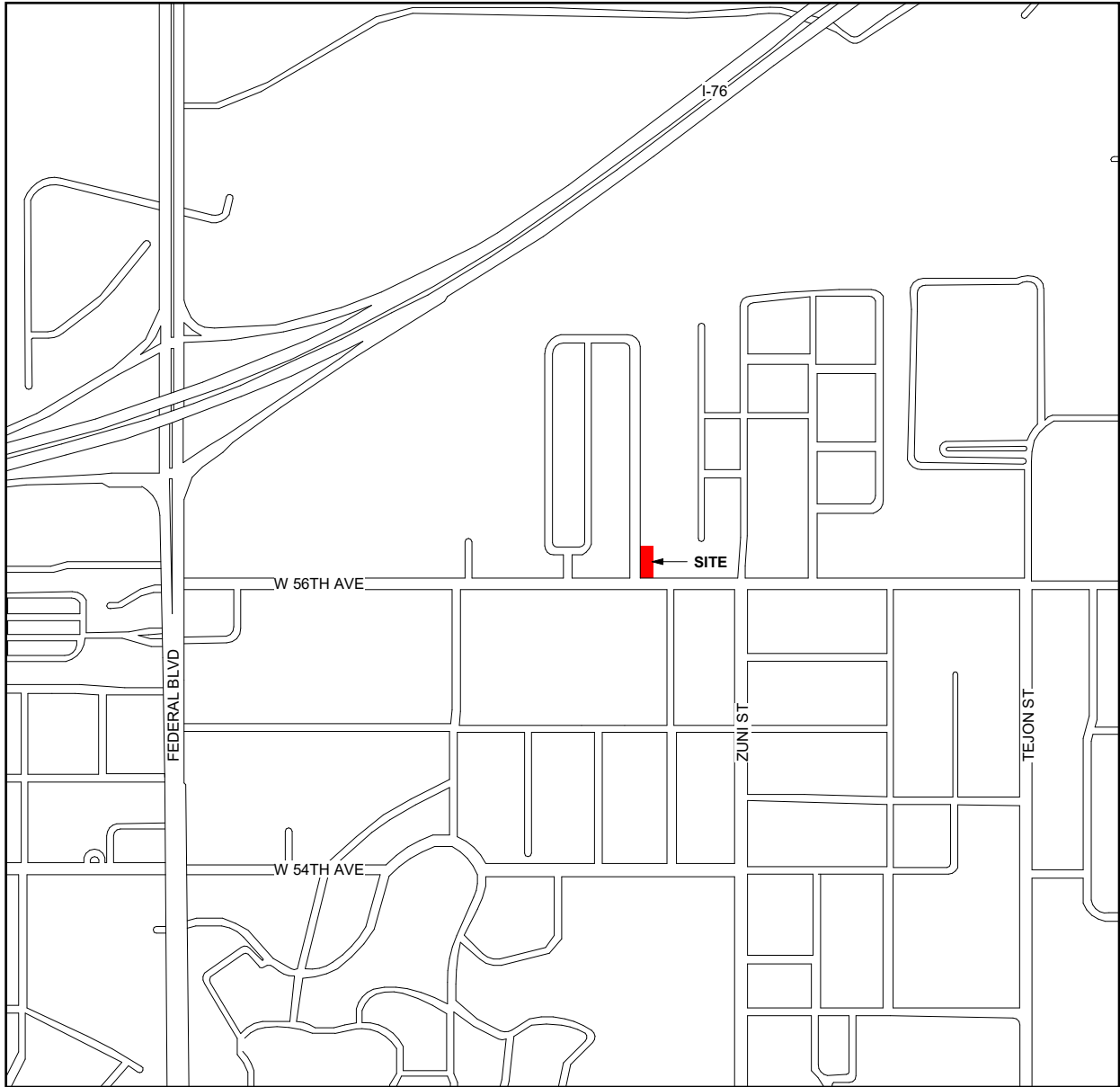


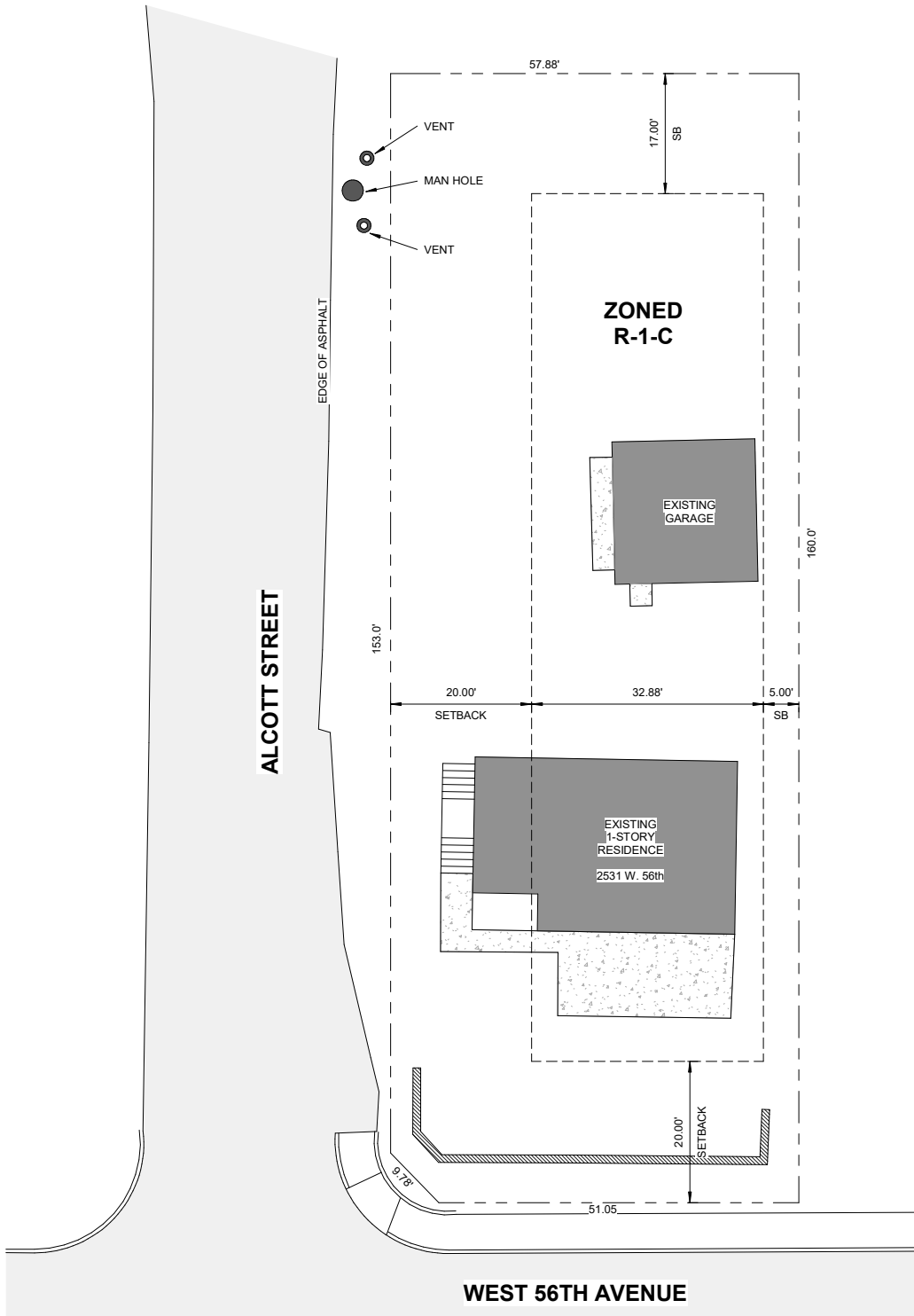
Steve Mason
Senior Designer

Join the Zoom Meeting

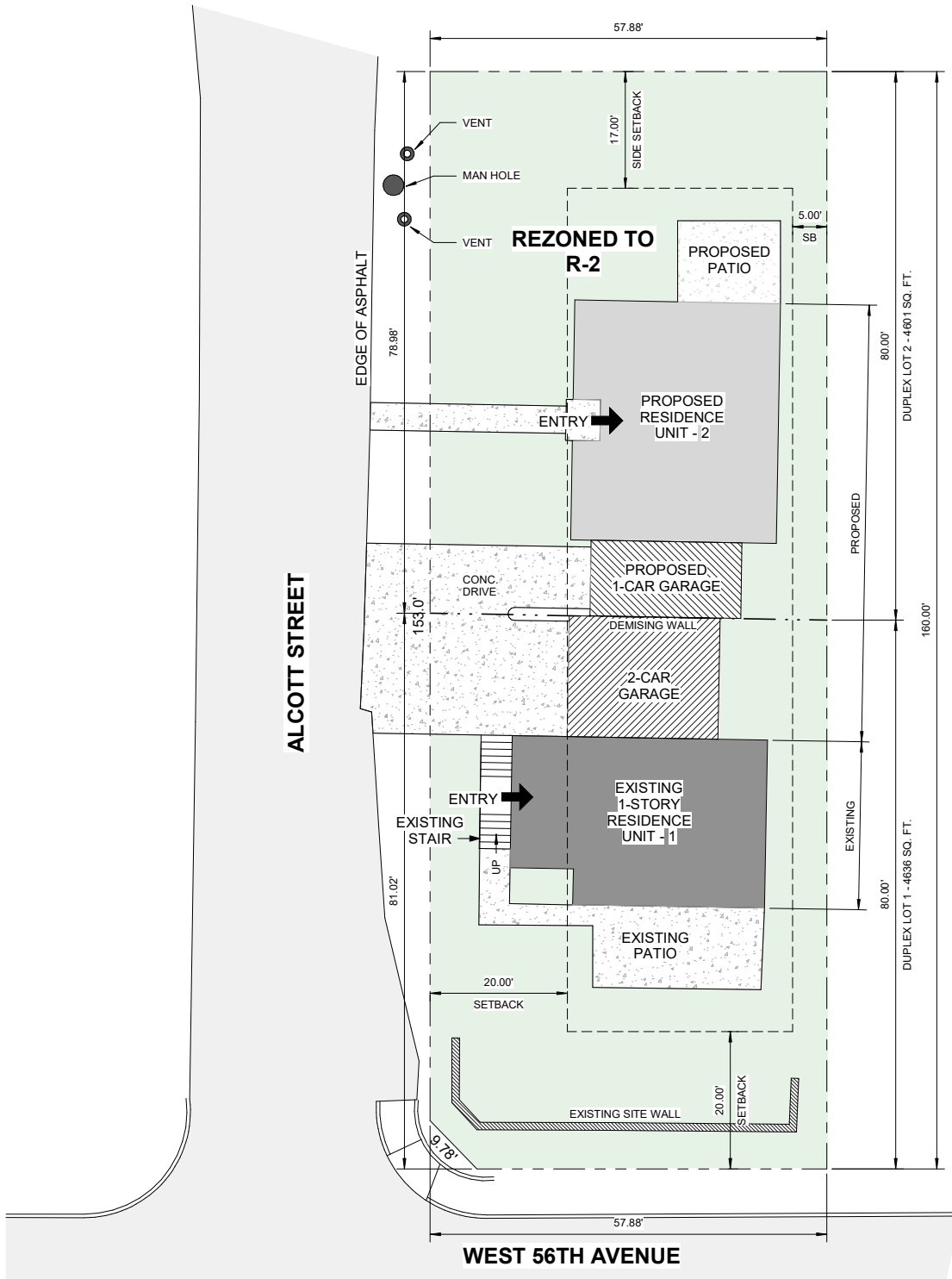
Topic: 2531 W 56th Ave / Neighborhood Meeting
Time: Jun 29, 2023 06:00 PM Mountain Time (US and Canada)

Meeting ID: 820 6994 9061
Passcode: 041727





EXISTING SITE PLAN
ZONED R-1-C



PROPOSED SITE PLAN
REZONED TO R-2

WHEN RECORDED MAIL TO:

OS National, LLC
3097 Satellite Blvd., Suite 400
Duluth, GA 30096
FILE #: 494343

WARRANTY DEED

THIS DEED, Made this 8 day of December, 2022 between **OPENDOOR PROPERTY TRUST I, a Delaware statutory trust**, whose legal address is 410 N. Scottsdale Rd, Ste 1600, Tempe, AZ 85281, grantor, and **Mathuranath Metivier**, whose legal address is 2531 West 56th Avenue Denver, CO 80221, grantee:

WITNESS, That the grantor, for and in consideration of the sum of Four Hundred Seventy Eight Thousand One Hundred Sixty Five Dollars and No Cents (\$478,165.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the City of Denver and the County of Adams, and State of COLORADO, described as follows:

LEGAL DESCRIPTION ATTACHED AS "EXHIBIT A"

also known by street and number as **2531 West 56th Avenue, Denver, CO 80221**.

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

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. And the grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature, except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

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

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

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

SELLER:

OPENDOOR PROPERTY TRUST I, a Delaware statutory trust

By: Opendoor Labs Inc., a Delaware corporation, as Trust Manager

By: 

Name: **Kylie Ottney**

Title: Authorized Signer

STATE OF Arizona
COUNTY OF Maricopa

}ss:

The foregoing instrument was acknowledged before me this 8 day of December, 2022
by (Grantor(s)/Seller(s)) Kylie Ottney, authorized signer for Opendoor Property
Trust I, a Delaware statutory trust.



Notary Public

My Commission expires: **01-15-2025**

Witness my hand and official seal.

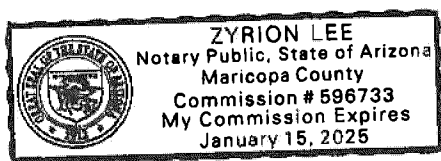


EXHIBIT A

STREET ADDRESS: 2531 West 56th Avenue, Denver, CO 80221

COUNTY: Adams

CLIENT CODE: 494343

TAX PARCEL ID/APN: 0182508400024

THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 8; THENCE WEST ALONG SAID SECTION LINE, A DISTANCE OF 417.75 FEET; THENCE NORTH, A DISTANCE OF 20 FEET TO THE TRUE POINT OF BEGINNING; THENCE WEST, A DISTANCE OF 79.88 FEET; THENCE NORTH, A DISTANCE OF 175 FEET; THENCE EAST, A DISTANCE OF 79.88 FEET; THENCE SOUTH, A DISTANCE OF 175 FEET TO THE TRUE POINT OF BEGINNING,

EXCEPT THE WEST 20 FEET OF SAID TRACT, AND LESS AND EXCEPTING THE LEGAL DESCRIPTION CONTAINED IN WARRANTY DEED BETWEEN KRISTIN M. JOHNSON, GRANTOR AND THE COUNTY OF ADAMS, STATE OF COLORADO, GRANTEE, RECORDED JULY 31, 2014 UNDER RECEPTION NO. 2014000050452.

**BERKELEY WATER AND SANITATION DISTRICT
4455 WEST 58th AVENUE, UNIT A
ARVADA, COLORADO 80002
303-477-1914
Email: berkeleywater@gmail.com**

4/7/2023

Mathuranath Mitivier
336 N Clarkson St
Denver, CO 80218

Re: 2531 W 56th Ave
Availability of sanitary sewer services

Dear Mathuranath:

This conditional will serve letter confirms that Berkeley Water and Sanitation District ("District") has the capacity to provide sewer services to above described property (the "Property"), under the following terms and conditions:

1. If any of these conditions are not met, this "will serve" letter will be rescinded and the appropriate parties will be notified that the District can no longer provide sewer service to this property.
2. The District owns a 10" sewer main in W 56th and an 8" sewer main in Alcott St. The property owner may be required to install sewer main extensions, feeding into this present system, to facilitate development, depending upon design.
3. Each unit served must have its own sewer service lines, on its own land or easement. The engineering design and/or plans must be submitted and approved by the District prior to installation of any sewer service lines or tapping into any District sewer mains.
4. If a property is removing existing structures, the existing sewer service line(s) must be capped or plugged at the sewer main prior to demolition. The District must be called to observe and inspect this action before further construction begins.
5. The property owner will be required to pay tap fees, review fees and costs, and all other applicable fees and charges prior to receiving sewer service from the District. The District may require a review deposit for District costs, including engineering and legal reviews, contract development, construction, observation and inspections. If the Developer makes a review deposit with the District, over payments will be refunded and shortages will be billed to the property owner.

6. If the extension of sewer mains is required, the District's engineering firm must review and approve the designs. The District's review and approval of the construction contract for the extension is also required before the work can commence. A contract must be developed, appropriate Certificates of Insurance presented, and Warranty and Performance Bonds must be posted. In addition, the property owner will be required to dedicate easements for any public improvements.

7. The design specifications for the Project must comply with the District's Rules and Regulations, Adams County Fire Protection District regulations, and Adams County regulations. All sewer service will be subject to the District's Rules and Regulations.

8. Sewer tap fees will be payable to the District, which also collects Metro Water Recovery's "connection fees." Fees to all agencies will be at prevailing rates at the time of application.

9. No representations are made regarding the availability of water service to the Property.

To reiterate, all costs incurred by the District and fees charged by the District, including without limitation tap fees, review costs, contract development, construction, observation and inspections, are the responsibility of the property owner as a condition of receipt of sewer service. If expenses are incurred and no payment is made, no taps will be issued and a lien will be placed against the property until paid per the District's Rules and Regulations and current Fee Schedule.

This conditional will serve letter is valid through April 7, 2024. If tap fees are not paid by that date, this agreement to service must be renewed through the District.

We look forward to providing services to the Property.

Sincerely,

Dauder Wike

BERKELEY WATER AND SANITATION DISTRICT



BILLING DATE

3/13/2023

CUSTOMER ID

3206182666

ACCOUNT NUMBER

5650728955

DUE DATE

Apr 3, 2023

AMOUNT DUE

\$29.90

Account Summary

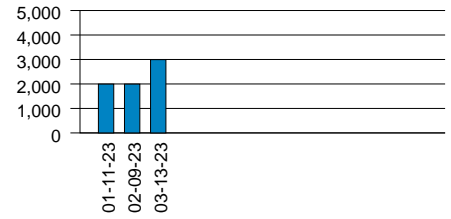
Previous Balance	53.09
Payment Received - 3/2/23	Thank You -53.09
Current Charges	29.90

Automatic Payment Amount \$29.90

Payments must be received and posted to the account by 4/10/23 to avoid a delinquency charge. A 5% delinquency charge (maximum \$250.00) will apply to any unpaid balance on the next billing cycle after the charge is incurred.



Monthly Consumption



2531 W 56TH AVE

Water Charges

RATE: Residential Water (Total Service)

AVERAGE WINTER CONSUMPTION (calculated using Jan-Mar bills): 5,000 Gallons

BILLING PERIOD: 2/10/2023 - 3/13/2023

DAYS: 32

METER NO.	CURRENT READ -	PREVIOUS READ	x	MULTIPLIER =	CONSUMPTION
379237	178	175		1000	3,000 Gal

Consumption Charge (3,000 Gallons)

	Tier 1	Tier 2	Tier 3	
1,000 Gals	0-5	6-20	Over 20	
1,000 Gals used	3			
Price per 1,000	x \$4.00	\$7.20	\$9.60	
Charge	\$12.00			= 12.00

Fixed Monthly Charge, 5/8" meter 17.90

Water Charges \$29.90

Mar 2023

Total gallons used	3,000
Days in billing period	32
Average daily use (gallons)	94

This graph shows your consumption water use for each month. Use only what you need and save water and money.

Questions About Your Bill? ¿Preguntas Sobre Su Cuenta?

303-893-2444

Monday - Friday
7:30 a.m. - 5:30 p.m.

Visit Us Online www.denverwater.org/contact

Denver Water, Correspondence
1600 W. 12th Ave.
Denver, CO 80204-3412

PLEASE KEEP THIS PORTION FOR YOUR RECORDS.

PLEASE RETURN THIS PORTION WITH YOUR PAYMENT.



SERVICE ADDRESS

2531 W 56TH AVE

ACCOUNT NUMBER

5650728955

DUE DATE

Automatic Pay

AMOUNT DUE

\$29.90

Your payment of \$29.90 will be paid by "Automatic Payment" on or after 04/03/2023

7109 1 AV 0.468
 *****AUTO**SCH 5-DIGIT 80221 137483 7123 38
 MATHURANATH METIZIER
 2531 W 56TH AVE
 DENVER CO 80221-1809

00 703 200724 000000001 80217 3343
 DENVER WATER
 PO BOX 173343
 DENVER, CO 80217-3343

900 5650728955 000000000000029904

Online Account Management and Payment Options

We accept payment from: Checking/Savings Account, ATM/Debit, Visa, MasterCard, or Discover cards.

Manage your account at myaccount.denverwater.org
View/update account information, pay your bill, sign up and manage automatic payments and E-Bill.

Automatic Payment Plan: Each month the total bill amount is automatically deducted from the account of your choice.

E-Bill: Receive and pay your bill directly from your email or combine with the automatic payment plan.

Web Pay: Quick one-time only payment. Visit denverwater.org/webpay

Pay By Phone: 1-800-556-0292 Free automated service with step-by-step instructions.

For Special Situations: Please call Customer Care if you are making a payment to prevent service interruption during normal business hours at 303-893-2444 (Monday - Friday, 7:30 a.m. - 5:30 p.m.)

Pay In Person: Payments can be made in cash or with a PIN-based debit card (at participating locations). To find a location near you, visit denverwater.org/payinperson

Pay By Mail: Send check or money order to: PO Box 173343, Denver, CO 80217-3343. Write account number on check and make payable to Denver Water.

After Hours Emergency Service

303-628-6801 (After hours 5:30 p.m. - 7:30 a.m)
Available weekends and holidays.

Fixed Monthly Charge

Based on meter size and covers the cost of billing and maintaining the water distribution service.

Returned Check Fee

A fee of \$30 will be charged for all checks returned unpaid by the bank.

Electronic Check Conversion

When you provide a check as payment, you authorize Denver Water either to use the information from your check to make a one-time electronic fund transfer from your account or to process the payment as a check transaction. When we use information from your check to make an electronic fund transfer, funds may be withdrawn from your account as soon as the same day we receive your payment, and you will not receive your check back from your financial institution.



Statement Of Taxes Due

Account Number R0103263

Parcel 0182508400024

Legal Description

SECT,TWN,RNG:8-3-68 DESC: BEG 417/75 FT W AND 20 FT N OF SE COR SEC 8 TH N 175 FT TH W 79/88 FT TH S 175 FT TH E 79/88 FT TO POB EXC W 20 FT FOR RD AND EXC RD (REC NO 2014000050452) 0/2114A

Situs Address

2531 W 56TH AVE

Account: R0103263
OPENDOOR PROPERTY TRUST I
410 N SCOTTSDALE RD STE 1600
TEMPE, AZ 85281-0976

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2022	\$3,636.20	\$0.00	\$0.00	(\$1,818.10)	\$1,818.10
Total Tax Charge					\$1,818.10
First Half Due as of 04/10/2023					\$0.00
Second Half Due as of 04/10/2023					\$1,818.10

Tax Billed at 2022 Rates for Tax Area 480 - 480

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6150000*	\$107.62	RES IMPRV LAND	\$172,500	\$11,990
BERKELEY WATER & SANITATION	3.1060000*	\$92.47	SINGLE FAMILY RES	\$255,799	\$17,780
ADAMS COUNTY FIRE PROTECTIO	17.5540000	\$522.58	Total	\$428,299	\$29,770
ADAMS COUNTY	26.9670000	\$802.81			
HYLAND HILLS PARK & RECREAT	5.1240000	\$152.54			
SD 50	64.7770000	\$1,928.41			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$2.98			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$26.79			
Taxes Billed 2022	122.1430000	\$3,636.20			

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, Mathuranath Metivier
_____, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: 2531 W 56TH AVE DENVER CO 80221-1809

Legal Description: _____

SECT.TWN,RNG:8-3-68 DESC: BEG 417/75 FT W AND 20 FT N OF SE COR SEC 8 TH N 175 FT TH W 79/88 FT TH S 175 FT TH E 79/88 FT TO POB EXC W 20 FT FOR RD AND EXC RD. (REC NO 2014000050452) 0/2114A

Parcel #(s): 0182508400024

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: 08/16/2023 Applicant: Mathuranath Metivier

After Recording Return To:

By: Mail

Print Name: Mathuranath Metivier

Address: 336 N Clarkson St Denver CO 80218
