



## Request for Comments

Case Name: Tapia-Converse Comprehensive Plan Amendment

Case Number: PLN2023-00008

November 2, 2023

The Adams County Planning Commission is requesting comments on the following application: **Comprehensive Plan Amendment to change the future land use designation to Agriculture Small Scale from Agriculture Large scale on approximately 39 acres.** This request is located at 7190 Converse Rd. The Assessor's Parcel Number is 0181503200006.

Applicant Information:

JUAN TAPIA  
49652 E COUNTY ROAD 6  
BENNETT, CO 801028796

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 11/28/2023 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 [JCStoll@adcogov.org](mailto:JCStoll@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.

John Stoll  
Planner - Principal

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BOARD OF COUNTY COMMISSIONERS

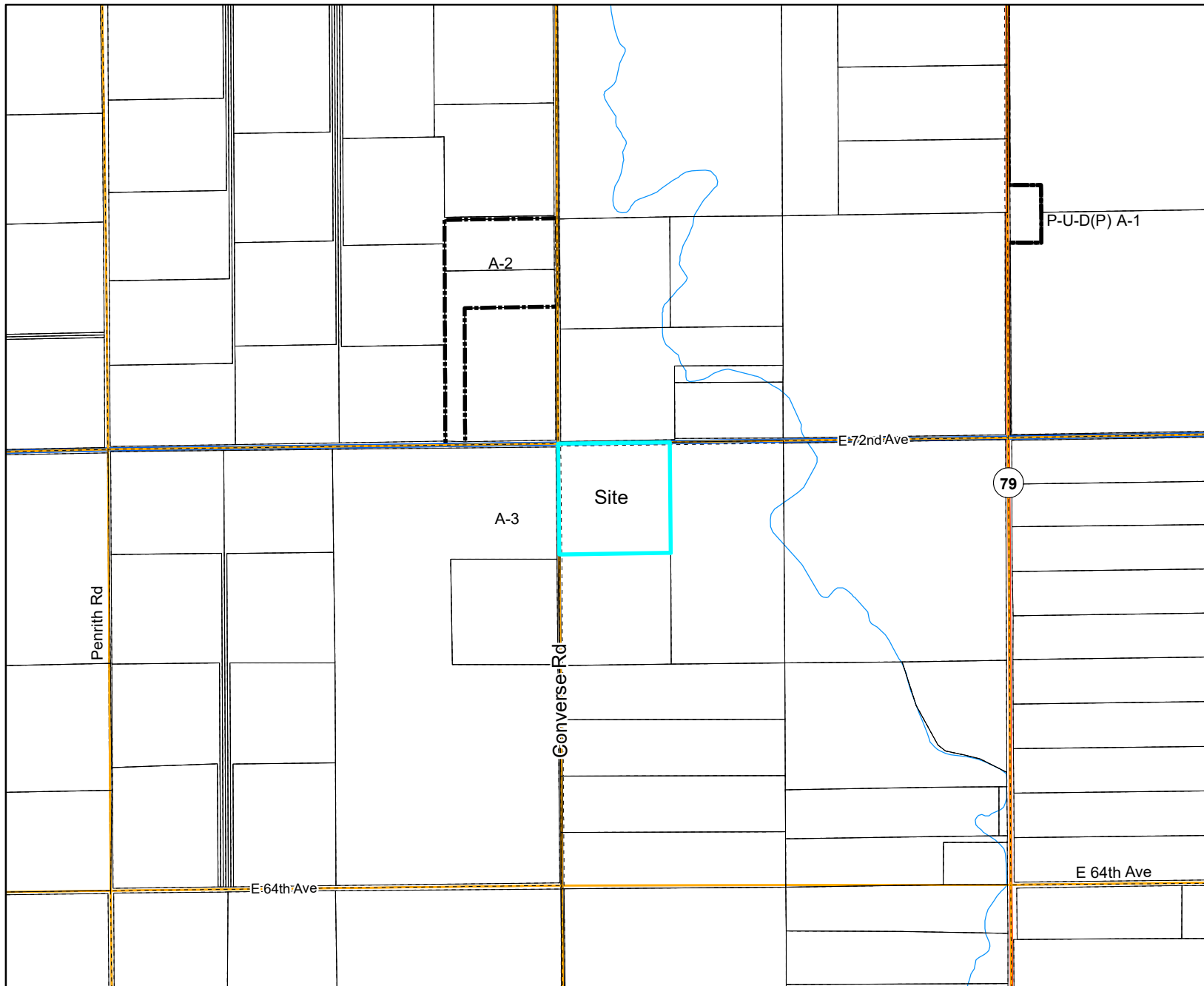
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



# Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Tapia-Converse Comprehensive Plan Amendment

PLN2023-00008



For display purposes only.



ADAMS COUNTY  
COLORADO

This map is made possible  
by the Adams County GIS  
group, which assumes no  
responsibility for its accuracy



September 12, 2023

David DeBoskey, AICP, Planner II  
Adams County Community & Economic Development  
4430 S. Adams County Pkwy, Suite W2000A  
Brighton, CO 80601

RE: Written Explanation of Project  
Tapia Residences  
2N Civil Project No: 23004

This letter serves to explain the proposed project located at 47790 E 72<sup>nd</sup> Ave. in Bennett, Colorado. The site lies in the southeast corner of the intersection of N Converse Rd. and E 72<sup>nd</sup> Ave., approximately 0.5 miles west of Kiowa-Bennett Rd. The subject parcel is part of Section 3, Township 3 South, Range 63 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado.

The existing 39.1-acre site is currently vacant land consisting of native grasses. It is currently zoned A-3, with the intent to rezone to A-2.

The proposed design is to subdivide the parcel into three separate single-family lots. Each consisting of a minimum of 10-acres. Houses and driveways will eventually be built on each of the three lots. Each home will be served by on-site well and septic. It is possible that future accessory buildings will be added.

The project is set to begin late-2023 and conclude with all approvals by early of 2024. It is anticipated that the first home will be built in early 2024.

### **Conclusion**

The property will be rezoned, subdivided and single-family homes constructed.

Respectfully,

A handwritten signature in black ink, appearing to read 'Ryan Eichele'.

Ryan Eichele, PE  
Project Manager  
2N Civil, LLC

# TAPIA RESIDENCES - COMPREHENSIVE PLAN AMENDMENT

SITUATED IN PART OF SECTION 3, T.3S., R.63W., OF THE 6TH P.M.

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 1



### VICINITY MAP

SCALE 1" = 1 Mile

SITE ADDRESS:

47790 E. 72ND AVENUE  
BENNETT, COLORADO 80102

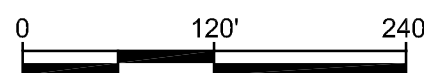
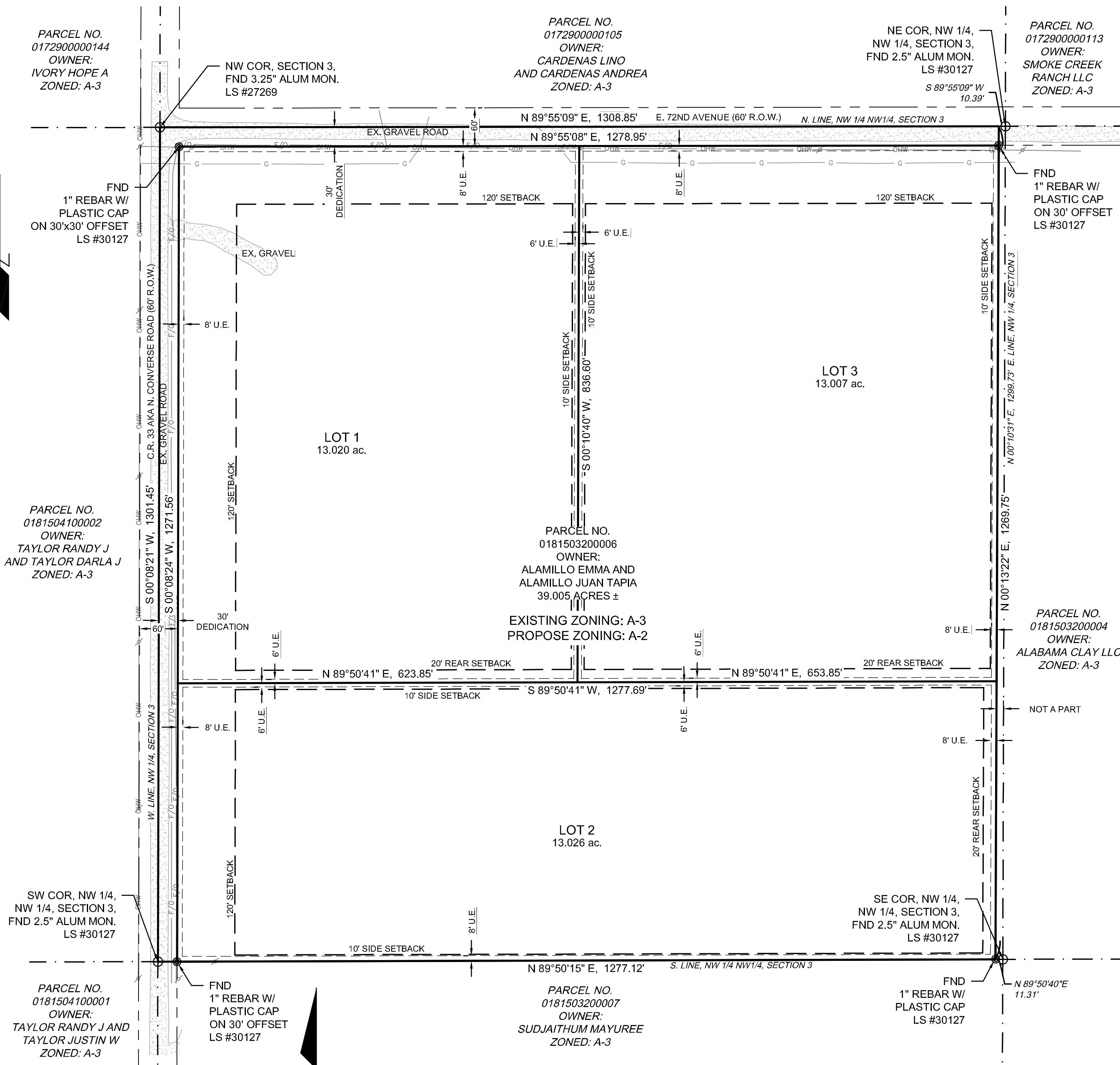
PROPERTY DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 63 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SECTION 3, AND  
CONSIDERING THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION  
3, TO BEAR SOUTH 00 DEGREES 08 MINUTES 24 SECONDS WEST, WITH  
BEARINGS CONTAINED HEREIN RELATIVE THERETO; THENCE SOUTH 00  
DEGREES 08 MINUTES 24 SECONDS WEST, A DISTANCE OF 1301.44 FEET TO THE  
NORTH SIXTEENTH CORNER BETWEEN SECTIONS 3 & 4; THENCE NORTH 89  
DEGREES 50 MINUTES 40 SECONDS EAST, ALONG THE SOUTH LINE OF THE  
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3, A  
DISTANCE OF 1307.12 FEET TO A POINT ON THE WEST LINE OF A PARCEL OF  
PROPERTY AS DESCRIBED IN DOCUMENT RECORDED JANUARY 31, 2019 AT  
RECEPTION NUMBER 2019000007689 OF THE ADAMS COUNTY RECORDS; THENCE  
NORTH 00 DEGREES 12 MINUTES 57 SECONDS EAST ALONG SAID WEST LINE, A  
DISTANCE OF 1299.75 FEET TO A POINT ON THE NORTH LINE OF THE  
NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 3;  
THENCE SOUTH 89 DEGREES 55 MINUTES 09 SECONDS WEST, ALONG SAID  
NORTH LINE, A DISTANCE OF 1308.85 FEET TO SAID NORTHWEST CORNER OF  
SECTION 3, AND THE POINT OF BEGINNING.

**BASIS OF BEARINGS:**

THE BASIS OF BEARINGS FOR THIS PLAN ARE BASED ON THE WEST LINE OF OF THE NORTHWEST QUARTER OF SAID SECTION 3 HAVING A BEARING OF S00°08'24"W.



SCALE: 1" = 120



6 Inverness Ct. E. Suite, 125  
Englewood, CO 80112  
303.925.0544 T  
303.925.0547 F  
www.2ncivil.com

ISSUED DATE: 09-12-2023

PROJECT NUMBER:	23004
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SHEET 01 OF 01