



Request for Comments

Case Name: 53rd and Tennyson Row Final Plat and Vacation

Project Number: PRC2023-00026

September 19, 2024

The Adams County Planning Commission is requesting comments on the following application: **1. Final Plat for major subdivision to create 7 lots and 3 tracts on 1.9 acres in the R-2 Zone District (PLT2023-00040); 2. Roadway Vacation (VAC2023-00008)** This request is located at 4301 W 53RD AVE. The Assessor's Parcel Number is 0182518100027.

Applicant Information: RealArchitecture
KENDALL GOODMAN
2899 N. SPEER BLVD., 102
DENVER, CO 80211

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 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 BMarin@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.

Thank you for your review of this case.

Brayan Marin
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

Lynn Baca
DISTRICT 5



Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

BOARD OF COUNTY COMMISSIONERS

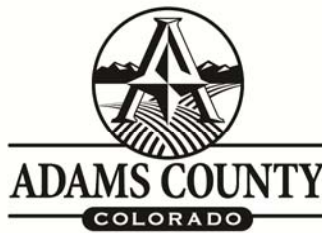
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Doriso
DISTRICT 4

Lynn E. Baca
DISTRICT 5



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering, Planner, Right-of-Way, Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney, Finance; Plan Coordination



Development Review Team Comments- 4th Review.

Date: April 8, 2024

Project Number: PRC2023-00026

Project Name: 53rd and Tennyson ROW Final Plat

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the final Plat & Right-of-way vacation. The Development Review Team review comments may change if you provide different information during a land use submittal/ building permit. Please contact the case manager if you have any questions.

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

Commenting Division: Development Services, Planning

Name of Reviewer: Brayan Marin, Senior Planner

Email: BMarin@adcogov.org

PLN01: Planning has no additional comments associated with the Final Plat or Vacation of Right-of-Way.

Commenting Division: Development Services, Right-of-Way Agent

Name of Reviewer: David Dittmer

Email: DDittmer@adcogov.org

ROW1: I believe a Plat Note is required for the construction and maintenance of the structural wall to be constructed along Tennyson that mimics the development agreement. No other comments at this time.

ROW2: Site Plan: No Comments.

added

Commenting Division: Development Services, Engineering:

Name of Reviewer: Matthew Emmens Senior Engineer

Email: Memmens@adcogov.org

Comments will be provided by Mr. Emmens upon completion of his engineering review.

53RD AND TENNYSON ROW SUBDIVISION FINAL PLAT

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 1 OF 2

DEDICATION AND OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT JOHN HORVAT, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND:

A PORTION OF THE SOUTHWEST ¼ OF THE NORTHEAST ¼ OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO, DESCRIBED AS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 10, BERKELEY GARDENS, THENCE WESTERLY 30 FEET TO A POINT ON THE NORTH BOUNDARY LINE OF WEST 53RD AVENUE, CORNER NO. 1; THENCE NORTH 350 FEET ON A LINE PARALLEL WITH THE WEST BOUNDARY LINE OF SAID BLOCK 10, TO A POINT 30 FEET WEST OF THE NORTHWEST CORNER OF LOT 11, IN BLOCK 10, BERKELEY GARDENS, CORNER NO. 2; THENCE WEST 152 FEET, FORMING AN INTERIOR ANGLE 89 DEGREES 35 MINUTES, CORNER NO. 3; THENCE IN A SOUTHERLY DIRECTION 195.7 FEET MORE OR LESS TO THE EAST BOUNDARY OF THE PRESENT LOCATION OF TENNYSON ROAD, FORMING AN INTERIOR ANGLE OF 132 DEGREES 49 MINUTES, CORNER NO. 4; AND THENCE IN A SOUTHWESTERLY DIRECTION AND NEAR THE EAST BOUNDARY OF THE AFOREMENTIONED ROAD, 210.8 FEET FORMING AN INTERIOR ANGLE OF 148 DEGREES 49 MINUTES, CORNER NO. 5; THENCE EAST 325 FEET ALONG THE NORTH BOUNDARY OF WEST 53RD AVENUE, FORMING AN INTERIOR ANGLE OF 78 DEGREES 22 MINUTES WEST TO CORNER NO. 1, THE PLACE OF BEGINNING, THE FIRST AND LAST COURSE GIVEN FORM AN INTERIOR ANGLE OF 90 DEGREES 25 MINUTES, EXCEPT THAT PORTION CONVEYED IN DEED RECORDED AUGUST 10, 1953 IN BOOK 472 AT PAGE 3, COUNTY OF ADAMS, STATE OF COLORADO

CONTAINING 1.90 ACRES OR 82880.13 SQUARE FEET OF LAND, MORE OR LESS.

NOW BEING DESCRIBED AS:

A PARCEL OF LAND LOCATED IN THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE N73°58'24"W. A DISTANCE OF 2407.28 FEET TO THE SOUTHEAST CORNER OF SAID PARCEL, SAID SOUTHEAST CORNER OF SAID PARCEL BEING 60 FEET WEST OF THE SOUTHWEST CORNER OF LOT 24, BLOCK 10 OF BERKELEY GARDENS, ALSO BEING THE POINT OF BEGINNING.

THENCE S89°24'52"W, A DISTANCE OF 295.11 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL;
THENCE N09°34'12"E, A DISTANCE OF 210.80 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF TENNYSON STREET;
THENCE N42°40'59"E, A DISTANCE OF 195.70 FEET TO THE NORTHWEST CORNER OF SAID PARCEL;
THENCE N89°24'52"E, A DISTANCE OF 152.00 FEET TO THE NORTHEAST CORNER OF SAID PARCEL;
THENCE S00°52'49"E, A DISTANCE OF 49.40 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT;
THENCE 31.68 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 30°15'17", WITH A CHORD BEARING OF S72°26'58"W AND A CHORD LENGTH OF 31.32, TO A POINT OF NON-TANGENCY;
THENCE S00°52'49"E, A DISTANCE OF 291.47 FEET, BACK TO THE POINT OF BEGINNING.

CONTAINING 85836.58 ± SQ. FT. (1.97 ± AC)

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 53RD AND TENNYSON ROW SUBDIVISION - FINAL PLAT AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS HEREON SHOWN. ALSO, HEREBY GRANT NON-EXCLUSIVE UTILITY EASEMENTS LOCATED AS SHOWN HEREON FOR THE INSTALLATION, MAINTENANCE, AND OPERATION OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO STREET LIGHTS, ELECTRIC LINES, GAS LINES, CABLE TELEVISION LINES, FIBER OPTIC LINES, AND TELEPHONE LINES, AS WELL AS PERPETUAL RIGHT FOR INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS _____ DAY OF _____ A.D. 20__

OWNER: 53RD AND TENNYSON, LLC

BY: JOHN HORVAT _____

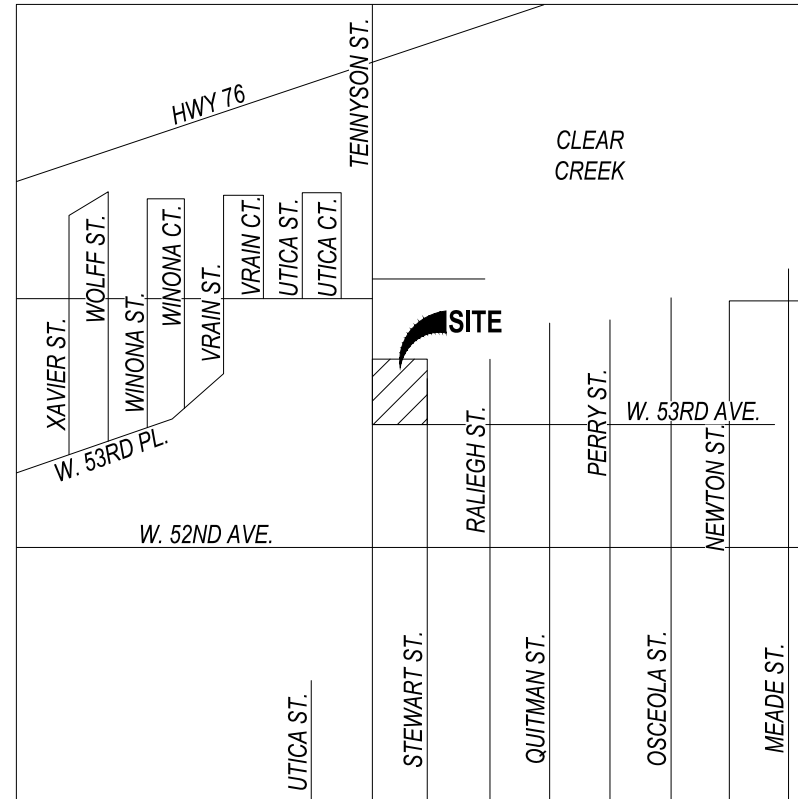
NOTARY CERTIFICATE

STATE OF COLORADO)
) SS.
COUNTY OF ADAMS)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____ 20__ BY JOHN HORVAT, AS OWNER OF 53RD AND TENNYSON LLC.

WITNESS MY HAND AND OFFICIAL SEAL

NOTARY PUBLIC _____ MY COMMISSION EXPIRES _____



VICINITY MAP:
SCALE 1" = 1000'

GENERAL NOTES:

- NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY SUCH 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.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. COLORADO REVISED STATUTE.
- THE TITLE COMMITMENT NUMBER 102-2225005-R DATED JANUARY 19, 2023 FROM FIRST INTEGRITY TITLE COMPANY AS AGENT FOR WESTCOR LAND TITLE INSURANCE COMPANY WAS RELIED ON FOR THIS LAND SURVEY PLAT.
- BASIS OF BEARINGS: BEARINGS ARE BASED ON THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST, BETWEEN A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX AT THE INTERSECTION OF 52ND AVENUE AND TENNYSON STREET AND A FOUND 2.5" ALUMINUM CAP (ILLEGIBLE) IN A RANGE BOX AT THE INTERSECTION OF 52ND AVENUE AND LOWELL BOULEVARD. ASSUMED TO BEAR N 89° 23' 35" E.
- THE LINEAL UNIT USED IN THE PREPARATION OF THIS SURVEY IS THE U.S. SURVEY FOOT. PURSUANT TO C.R.S. 38-52-103(2) METRIC CONVERSION IS: ONE METER EQUALS 3937/1200 FEET.
- TEN-FOOT (10') WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, TEN-FOOT (10') WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.
- THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE 53RD AND TENNYSON HOMEOWNERS ASSOCIATION, INC. (HOA) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE HOA FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE HOA.
- ALL MEASUREMENTS IN PARENTHESIS ARE PER PLAT / RECORD; OTHERWISE ALL MEASUREMENTS SHOWN HEREON ARE AS MEASURED.
- LANDOWNER MUST INFORM ANY POTENTIAL BUYER OF THE SINGLE FAMILY DWELLING WITH INFORMATION RELATED TO THE PROXIMITY OF THE PROPERTY TO INDUSTRIALLY ZONED PROPERTIES TO THE NORTH BASED ON GUIDANCE FROM THE BOARD OF COUNTY COMMISSIONERS HEARING HELD ON JULY 18, 2023
- A TEMPORARY CONSTRUCTION EASEMENT HAS BEEN PROVIDED TO ALLOW THE COUNTY TO CONSTRUCT THE RIGHT OF WAY IMPROVEMENTS AND WALLS ALONG TENNYSON ST. THE MAINTENANCE OF THESE WALLS WILL BE THE RESPONSIBILITY OF THE OWNER.

CERTIFICATION OF SURVEY:

I, KARL W. FRANKLIN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIBED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO REVISED STATUTES.



KARL W. FRANKLIN,
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR, P.L.S #37969
FOR OR ON BEHALF OF ALTITUDE LAND CONSULTANTS

BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS _____ DAY OF _____, 20__.

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE:

APPROVED AS TO FORM

CLERK AND RECORDER'S CERTIFICATE:

THIS MAP WAS FILED FOR RECORD IN THE OFFICE OF ADAMS COUNTY CLERK AND RECORDER, IN THE STATE OF COLORADO.
AT _____ M. ON THE _____ DAY OF _____, A.D. 20__.

BY _____ DEPUTY COUNTY CLERK AND RECORDER

RECEPTION NO. _____

LOT/TRACT TABLE

LOT/TRACT	AREA (SQ. FT.)	AREA (AC.)	USE	OWNERSHIP	MAINTENANCE	DEDICATION TO THE COUNTY
LOT 1	5112.74	0.117	DUPLEX RESIDENCE	NEW OWNER	NEW OWNER	NO
LOT 2	3678.78	0.084	DUPLEX RESIDENCE	NEW OWNER	NEW OWNER	NO
LOT 3	3659.01	0.084	DUPLEX RESIDENCE	NEW OWNER	NEW OWNER	NO
LOT 4	3640.55	0.084	DUPLEX RESIDENCE	NEW OWNER	NEW OWNER	NO
LOT 5	4278.25	0.098	DUPLEX RESIDENCE	NEW OWNER	NEW OWNER	NO
LOT 6	3614.99	0.083	DUPLEX RESIDENCE	NEW OWNER	NEW OWNER	NO
LOT 7	13717.83	0.315	SINGLE-FAMILY	NEW OWNER	NEW OWNER	NO
A	10803.57	0.248	OPEN SPACE	NEW OWNER	NEW OWNER	NO
B	13020.89	0.299	STORM DETENTION	HOA	HOA	NO
C	14377.14	0.330	OPEN SPACE	HOA	HOA	NO
N/A	7864.06	0.181	DEDICATED PUBLIC R.O.W.	ADAMS COUNTY	ADAMS COUNTY	YES
N/A	2069.11	0.048	DEDICATED PUBLIC R.O.W.	ADAMS COUNTY	ADAMS COUNTY	YES
N/A	1575.61	0.036	VACATED PUBLIC R.O.W.	OWNER OF LOT 7	OWNER OF LOT 7	NO
TOTAL	87412.53	2.007				

REVISION #	DESCRIPTION	DATE	BY
1	PLAT COMMENTS	4/13/2021	BCW
2	PLAT COMMENTS	12/20/2021	BCW
3	PLAT COMMENTS	9/13/2022	BCW
4	PLAT COMMENTS	12/8/2022	BCW
5	PLAT COMMENTS	4/26/2023	DLS
6	PLAT COMMENTS	2/21/2024	BCW



3461 Ringsby Ct, Suite 125
Denver, CO 80216
info@altitudelandco.com
AltitudeLandCo.com

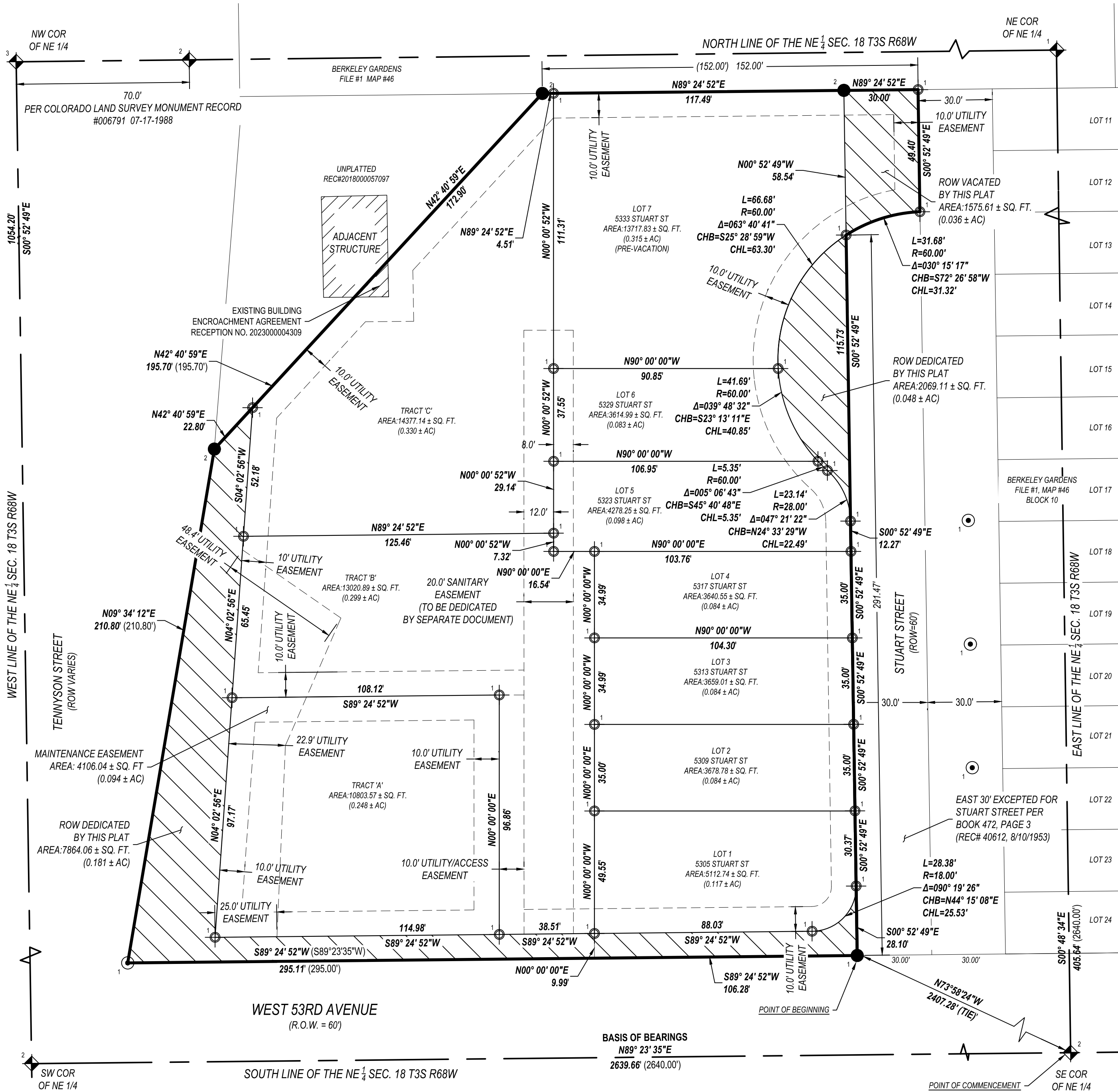
DATE: 2/21/2024
JOB NO: 18-213

DRAWN BY: DLS
CHECKED BY: KWF

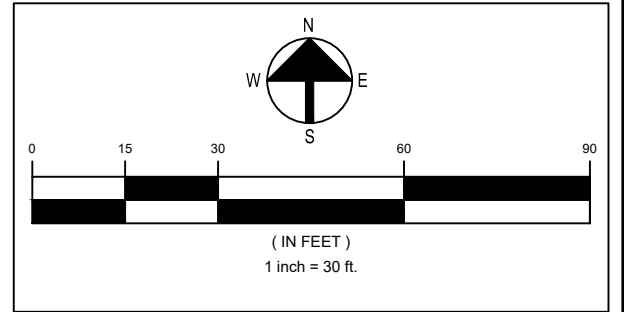
53RD AND TENNYSON ROW SUBDIVISION FINAL PLAT

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2



- LEGEND:**
- 1 SET #5 REBAR WITH 1-1/4" ORANGE PLASTIC CAP STAMPED "ALC PLS 37969"
 - 2 SET MAG NAIL AND 1" BRASS TAG STAMPED "PLS 37969"
 - 1 FOUND #5 REBAR WITH YELLOW PLASTIC CAP "L.S. 9010"
 - 2 FOUND #5 REBAR WITH ORANGE PLASTIC CAP "L.S. 37969"
 - 1 FOUND 2.5" ALUMINUM CAP (ILLEGIBLE)
 - 2 FOUND 2.5" ALUMINUM CAP SECTION MONUMENT (ILLEGIBLE)
 - 3 SECTION CORNER CALCULATED PER MONUMENT RECORD
 - 1 FOUND NAIL AND WASHER (ILLEGIBLE)
- ADJACENT PROPERTY LINE
 — PROPERTY LINE
 - - - EASEMENT
 - - - RANGE LINE



DATE: 2/21/2024
 JOB NO: 18-213

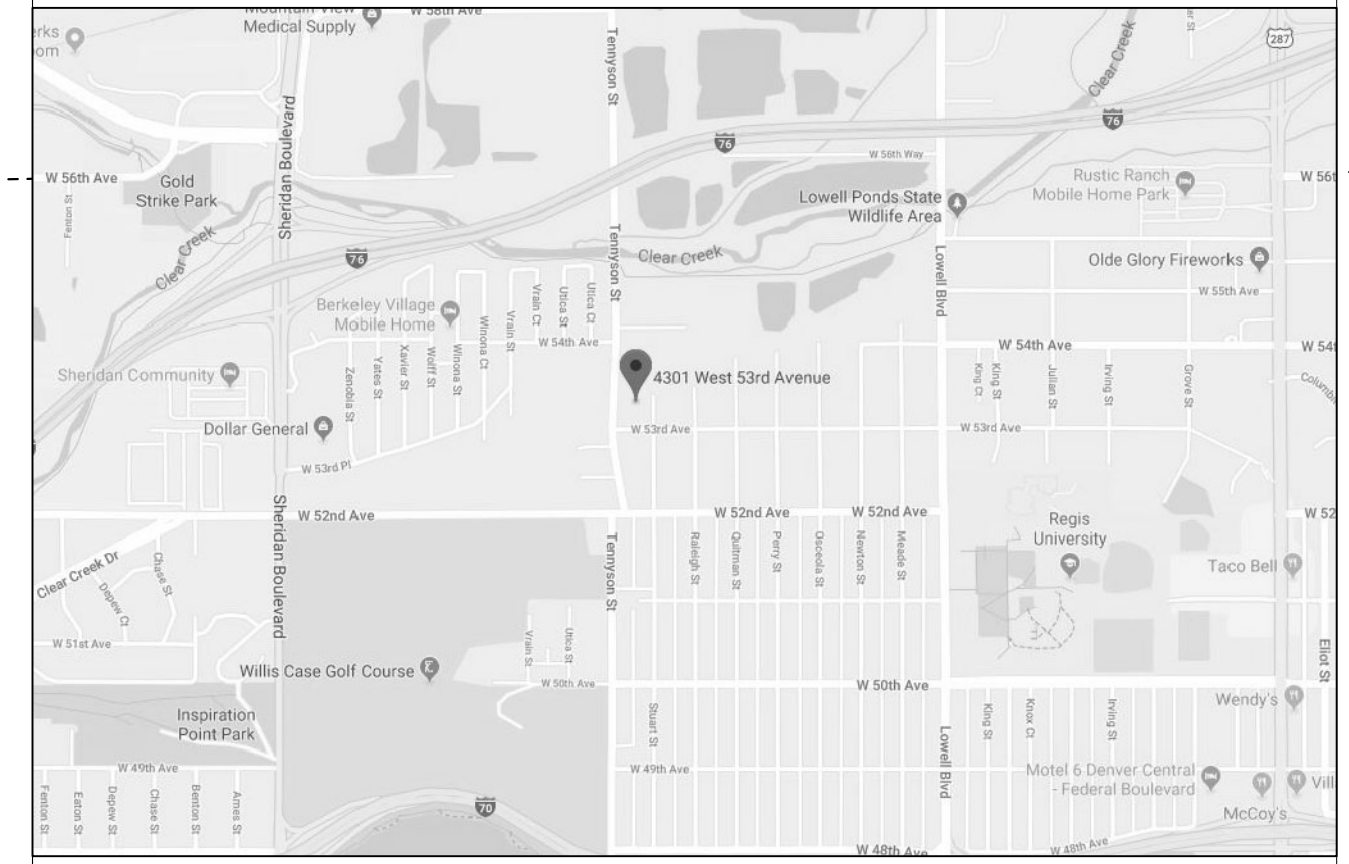
DRAWN BY: DLS
 CHECKED BY: KWF

ALTITUDE LAND CONSULTANTS

CIVIL | SURVEY | PLANNING | LANDSCAPE

3461 Ringsby Ct, Suite 125
 Denver, CO 80216
 info@altitudeandco.com
 AltitudeLandCo.com

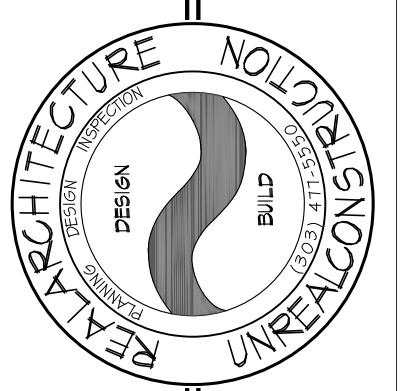
VICINITY MAP: 1:1000



THESE DOCUMENTS ARE COPYRIGHTED AND ARE THE PROPERTY OF REALARCHITECTURE. NO PART OF THESE DOCUMENTS MAY BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, WITHOUT THE WRITTEN PERMISSION OF REALARCHITECTURE. THE INFORMATION CONTAINED HEREIN IS FOR GENERAL INFORMATION ONLY AND DOES NOT CONSTITUTE AN OFFER OF ANY FINANCIAL PRODUCT OR SERVICE. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION. THE INFORMATION IS NOT INTENDED TO BE USED AS A BASIS FOR ANY INVESTMENT DECISION.

PREPARED FOR:
53RD AND TENNYSON LLC
850 BONNIE BRAE BLVD.
DENVER, CO 80209

53RD AND TENNYSON ROW
4301 WEST 53RD AVE
DENVER, COLORADO 80212



DAVID L. BERTON A.I.A.
REALARCHITECTURE LTD.
2999 N. Speer Blvd., Denver, Co. 80211
Ph: (303) 477-5550 Fax: 477-5505
www.realarchitecture.com

SITE DATA CHART

LEGAL DESCRIPTION:
A PORTION OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 18M T35 R68W; BEGINNING AT THE SOUTHWEST CORNER OF LOT 24, BLOCK 10 BERKELEY GARDENS; THENCE WESTERLY 30 FEET TO A POINT ON THE BOUNDARY LINE OF WEST 53RD AVE; THENCE NORTH 350 FEET TO A POINT 30 FEET WEST OF THE NORTHWEST CORNER OF LOT 11, SAID BLOCK 10; THENCE WEST 152 FEET; THENCE IN A SOUTHWESTERLY DIRECTION 195.7' MORE OR LESS TO THE EAST BOUNDARY OF PRESENT LOCATION OF TENNYSON ROAD; THENCE IN SOUTHWESTERLY ON AND NEAR EAST BOUNDARY OF SAID ROAD 210.8 FEET; THENCE EAST 325 FEET ALONG NORTH BOUNDARY OF WEST 53RD TO THE POINT OF BEGINNING EXCEPTING THE EAST 30' FOR ROAD. COUNTY OF ADAMS; STATE OF COLORADO.

ADDRESS:
4301 WEST 53RD AVENUE

DESCRIPTION OF WORK:
SUBDIVIDING THE EXISTING PARCEL INTO 7 LOTS FOR 3 DUPLEXES AND 1 SINGLE FAMILY DWELLING AND 3 TRACTS. ACCESS FOR ALL DWELLINGS WILL BE PROVIDED FROM STUART STREET. WE WILL BE DEDICATING LAND TO COMPLETE THE STUART ST. CUL-DE-SAC ROADWAY AND TO ALLOW FOR THE COUNTY TO POSSIBLY WIDEN 53RD AND/OR TENNYSON IN THE FUTURE. TRACTS A AND C WILL BE OPEN SPACE AND TRACT B WILL BE USED FOR DETENTION.

ZONE DISTRICT:	R-2; RESIDENTIAL TWO-FAMILY
PROPOSED USE:	DUPLEX; ATTACHED SINGLE FAMILY SINGLE FAMILY DWELLING
MINIMUM LOT SIZE:	3,500 SF PER DWELLING UNIT
MINIMUM LOT FRONTAGE:	
CORNER LOT	31.5'
INTERNAL LOT	35'
WEDGE-SHAPED LOTS WITH SHARED DRIVEWAY*	30' (SEC. 4-21-01-02)
MAXIMUM LOT COVERAGE:	70%
MAXIMUM HEIGHT:	25'-0"
FRONT SETBACK:	20'-0"
SIDE CORNER:	20'-0"
SIDE SETBACK:	17' ONE SIDE OR 5' FROM ATTACHED GARAGE, 5' ON THE OTHER SIDE, 0' ALONG COMMON WALL OF TWO-FAMILY DWELLING
REAR SETBACK:	15'-0"

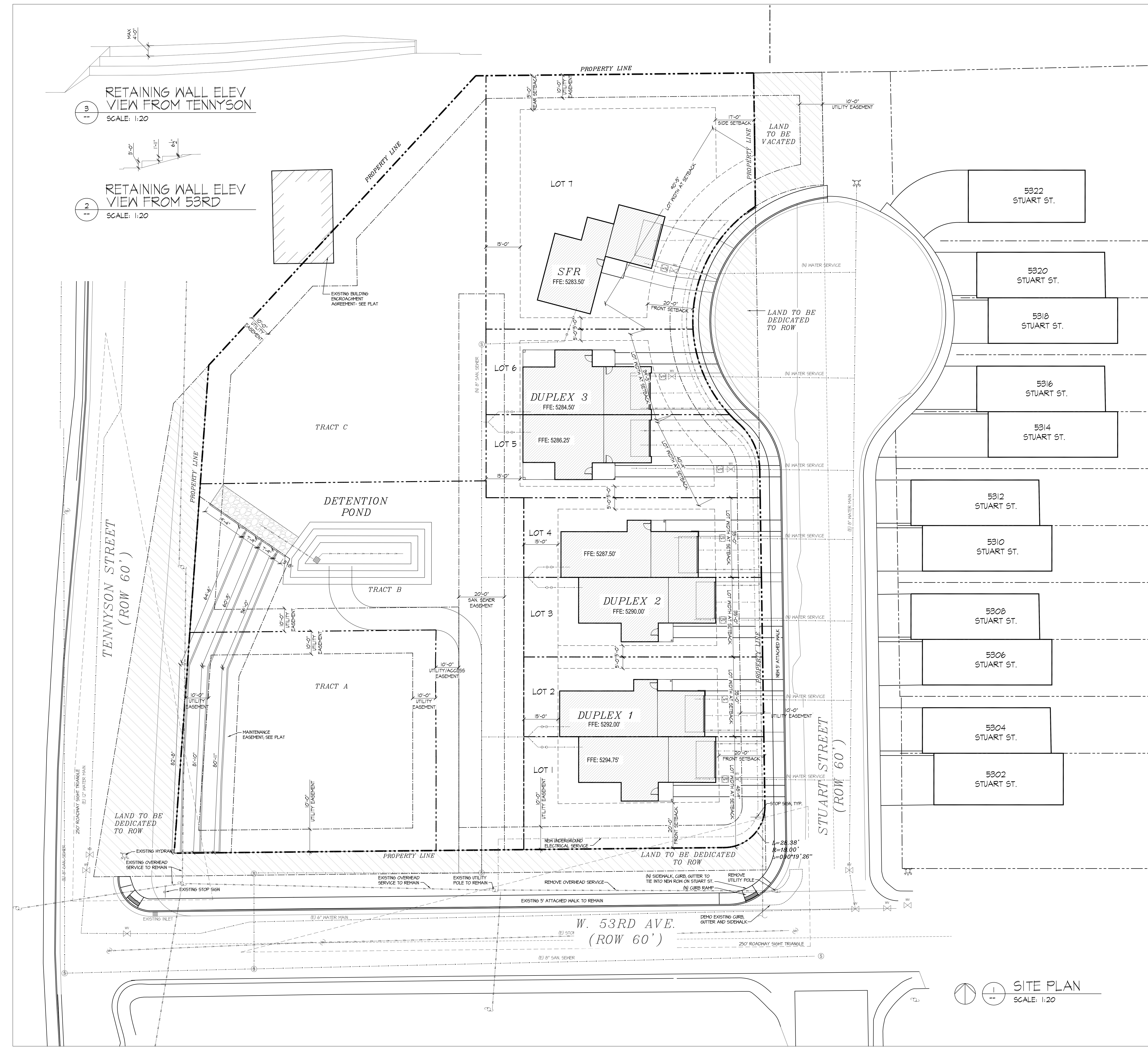
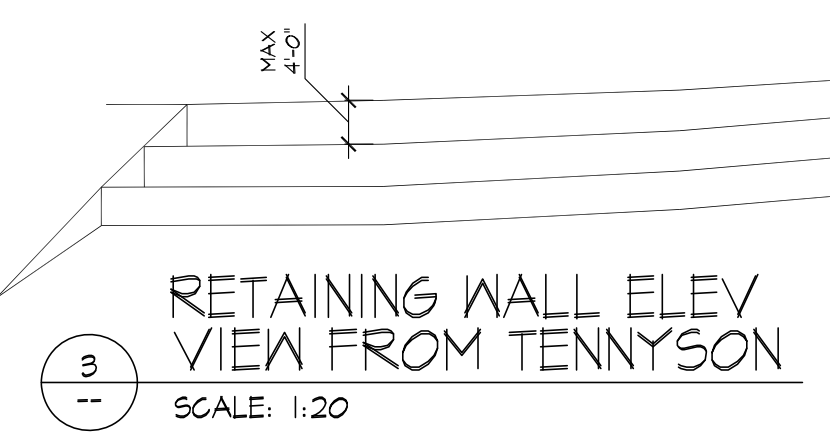
LOT NO.	LOT WIDTH AT SETBACK	LOT DEPTH*	LOT AREA	LOT COVERAGE
LOT 1	48'-9"	105'-5"	5113 SF	26.2%
LOT 2	35'-0"	105'-1"	3679 SF	36.2%
LOT 3	35'-0"	104'-4"	3659 SF	36.6%
LOT 4	35'-0"	104'-0"	3641 SF	34.6%
LOT 5	40'-9"	113'-8"	4278 SF	30.3%
LOT 6	39'-3"	98'-11"	3615 SF	35.4%
LOT 7	90'-5"	129'-5"	12142 SF	11%

* LOT DEPTH TAKEN AS THE AVERAGE OF THE TWO FRONT CORNERS OF THE EAST PROPERTY LINE FACING STUART ST.

DRAWN:	DLB_K6
DATE:	8-1-2024
PROJECT NUMBER:	2106
REVISION:	

SITEPLAN

SHEET #
A-1



SITE PLAN
SCALE: 1:20