



**COMMUNITY AND ECONOMIC  
DEVELOPMENT DEPARTMENT**

**STAFF REPORT**

**CASE NO.: VSP2024-00049**

**CASE NAME: Vigil Hawthorne Duplex Variance**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of Adjustment**

**May 1, 2025**

<b>CASE No.: VSP2024-00049 CASE NAME: Vigil Hawthorne Duplex Variance</b>	
Owner & Applicants' Names: Celso Gomez Escoto & Jason Vigil	
Applicant's Address:	9936 Vine Street, Thornton, CO 80229
Location of Request:	3290 West Hawthorne Place
Nature of Request:	Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.
Zone District:	Residential-2 (R-2)
Site Size:	6,599 square feet
Proposed Use:	Two Family Home
Existing Use:	Single Family Home
Hearing Date:	<b>BOA: May 1, 2025 / 6:00 p.m.</b>
Report Date:	April 9, 2025
Case Manager:	Cody Spaid 
Staff Recommendation:	APPROVAL with eight findings of fact and two notes.

**SUMMARY OF PREVIOUS APPLICATIONS**

The subject property is located within the Hillsborough Subdivision. According to records on file, the current home on the property (to be demolished) was constructed in 1942.

**Background**

The applicant plans to construct a two-story, 3,618 square-foot, two-family home with two attached garages (one for each unit). The property is zoned Residential-2 (R-2). The applicant is requesting a variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square-foot property where the minimum size allowed for a two-family structure is 7,000 square feet. There are two physical hardships on this property. The property has double frontage on both Irving Street and West Hawthorne Place, which reduces the allowable building envelope for structures. Additionally, the subject property is a 6,599 square-foot lot where 7,000 square feet is required. Lastly, approval of this request is in

harmony with the purpose and intent of both the Residential-2 zone district and Residential Medium future land use.

### **Development Standards and Regulations**

Residential-2 (R-2) is the designated zone district of the subject property. The purpose of the Residential-2 District is to provide a residential district which permits two-family dwellings and single-family homes in a moderate density setting. The subject request is in line with the purpose of the Residential-2 District.

### **Site Characteristics**

The property is on the corner of Irving Street and West Hawthorne Place. The current single-family home faces Hawthorne Place and takes access off Irving Street. The proposed two-family structure would be on the eastern portion of the property, while proposed access is from the alley to the south of the site. The lot has a physical hardship in that it is a corner lot and is smaller than the average lot within the same zone district.

### **Surrounding Zoning Designations and Existing Use Activity:**

<b><u>Northwest</u></b> R-2 Single-Family Home	<b><u>North</u></b> R-2 Single-Family Home	<b><u>Northeast</u></b> R-2 Single-Family Home
<b><u>West</u></b> R-2 Single-Family Home	<b><u>Subject Property</u></b> R-2 Single-Family Home	<b><u>East</u></b> R-2 Single-Family Home
<b><u>Southwest</u></b> R-2 Single-Family Home	<b><u>South</u></b> R-2 Single-Family Home	<b><u>Southeast</u></b> R-2 Single-Family Home

### **Future Land Use Designation and Goals of the Comprehensive Plan**

The future land use designation on the subject property and the surrounding area is Residential Medium in the 2022 Advancing Adams Comprehensive Plan. The Comprehensive Plan defines the Residential Medium land use category as a transitional category between higher and lower densities. Although some single-family housing may be in this district, it is primarily reserved for lower density multifamily housing such as fourplexes, cottage courts, and small townhome complexes. The future land use is consistent with the request for a duplex on the subject site.

### **Compatibility with the Surrounding Land Uses**

The subject property is surrounded by Residential-2 properties in all directions. All surrounding properties contain single-family homes including the subject property, with duplexes in the surrounding area. The proposed duplex is compatible with the surrounding uses and permitted in the Residential-2 district.

**Development Standards and Regulations Requirements**  
**Criteria for consideration in granting a variance:**

1. *Special physical requirements or circumstances exist which are peculiar to the land, the lot, or some aspect inherent in the land causes the hardship, and are not applicable to other lands in the same district.*

**Staff Analysis:** The subject property has a hardship in the fact it is double frontage on both Irving Street and West Hawthorne Place. Additionally, the subject property is a 6,599 square-foot lot where 7,000 square feet is required for a duplex. If the subject property were not on a corner, it could be developed as a typical Residential-2 and there would be no need for a variance.

2. *The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.*

**Staff Analysis:** The literal interpretation of the provisions of these standards would deprive the applicant of rights commonly enjoyed by other property owners within the same district. There are many Residential-2 lots that enjoy the right of a two-family home on their property who do not have to go through the variance process because they do not have the physical hardships of the subject property.

3. *Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.*

**Staff Analysis:** Granting this variance would not grant the applicant a special privilege which other lots in the Residential-2 district may not enjoy without the granting of a similar variance. Many lots in the Residential-2 district have a two-family home on their property, including many in the immediate area.

4. *Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.*

**Staff Analysis:** There are physical circumstances or conditions that prevent the property from being developed in conformance of the regulations. One being the property is on the corner of Irving Street and West Hawthorne Place and beholden to the side corner setbacks, which diminishes the building envelope of the site. Additionally, the lot is considerably undersized for the zone district, 6,599 square-foot lot where 7,000 square feet is required. The smaller lot with the diminished building envelope does not allow the property to be reasonably developed with a two-family home in conformity with the standards and regulations.

5. *The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.*

**Staff Analysis:** The circumstances of the variance were not created by the applicant and are strictly physical hardships.

6. *The granting of the variance will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County Comprehensive Plan.*



**Staff Analysis:** Approval of the requested lot size variance would be in harmony with the purpose and intent for granting of variances as outlined in Section 02-02-21 of the County's Development Standards and Regulations. Additionally, approval of this request is in harmony with the purpose and intent of both the Residential-2 zone district and Residential Medium future land use.

7. *The granting of a variance from strict application of these standards and regulations will not cause substantial detriment to the public good or impair the intent of these standards and regulations.*

**Staff Analysis:** Approval of the requested lot size variance will not be detrimental to the public good or impair the intent of the County's Development Standards and Regulations. The subject request for a two-family home is compatible with development in the surrounding area and would not be out of character with neighboring properties.

8. *The variance would not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a non-conforming use, or (c) would change the zone classification of any or all of the subject property.*

**Staff Analysis:** The request is for the development of a two-family home. Per Section 3-13-01 of the County's Development Standards and Regulations, two-family homes are permitted in the Residential-2 zone district. Approval of this variance will not allow a use that is prohibited in the Residential-2 zone district nor will it extend a non-conforming use.

**Staff Recommendation:**

Based on the application, the criteria for approval of variances outlined in Section 2-02-23-06 of the County's Development Standards and Regulations, and a recent site visit, staff recommends Approval of this request with 8 findings-of-fact and two notes.

**Recommended Notes to the Applicant:**

1. Approval of the variances will expire one year from the Board of Adjustment hearing date (May 1, 2026). If building permits are not obtained by May 1, 2026, new variances shall be required.
2. All applicable building, fire, zoning, engineering, and health codes shall be adhered to with this request.

**CITIZEN COMMENTS**

# Property Notifications Mailed	# Comments Received
198	0

All property owners within 750 feet of the subject property were notified of this request. At the time of this report, staff has not received any comments.

**REFERRAL AGENCY COMMENTS**

**Responding with Concerns:**

N/A

**Responding without Concerns:**

Adams County Fire  
Colorado Department of Transportation (CDOT)  
CDPHE  
City of Westminster  
Crestview Water & Sanitation  
Denver Water  
Lumen  
North Pecos Water & Sanitation  
RTD  
XCEL Energy



# Adams County Map



## Legend

Address

Highways

- Interstate
- Highway
- Tollway

Streets

- Streets
- Ramp

Parcel Linework

- 0
- Right of Way Boundary
- River, Stream, Lake Boundary
- Fasttrack Right of Way
- Street Centerline
- Water Right of Way
- Parcel Line
- Lot Line
- Condominium Plat Boundary
- Private Drive/Non-dedicated ROW
- County Boundary
- Private Drive/Non-dedicated Street
- Railroad Right of Way
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
  - Canal
  - Ditch
  - Primary Creek
  - River

## Notes

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



# Adams County Map



## Legend

### Address

### Highways

- Interstate
- Highway
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### Streets

- Streets
- Ramp

### County Parks and Open Space

### Small Lakes

### Major Lakes

### Rivers

- Canal
- Ditch
- Primary Creek
- River
- Secondary Creek
- Stream

### Parcels

### Zoning

- A-1
- A-2
- A-3
- Conditions
- TOD
- R-E
- R-1-A
- R-1-C
- R-2
- R-3

1: 1,698



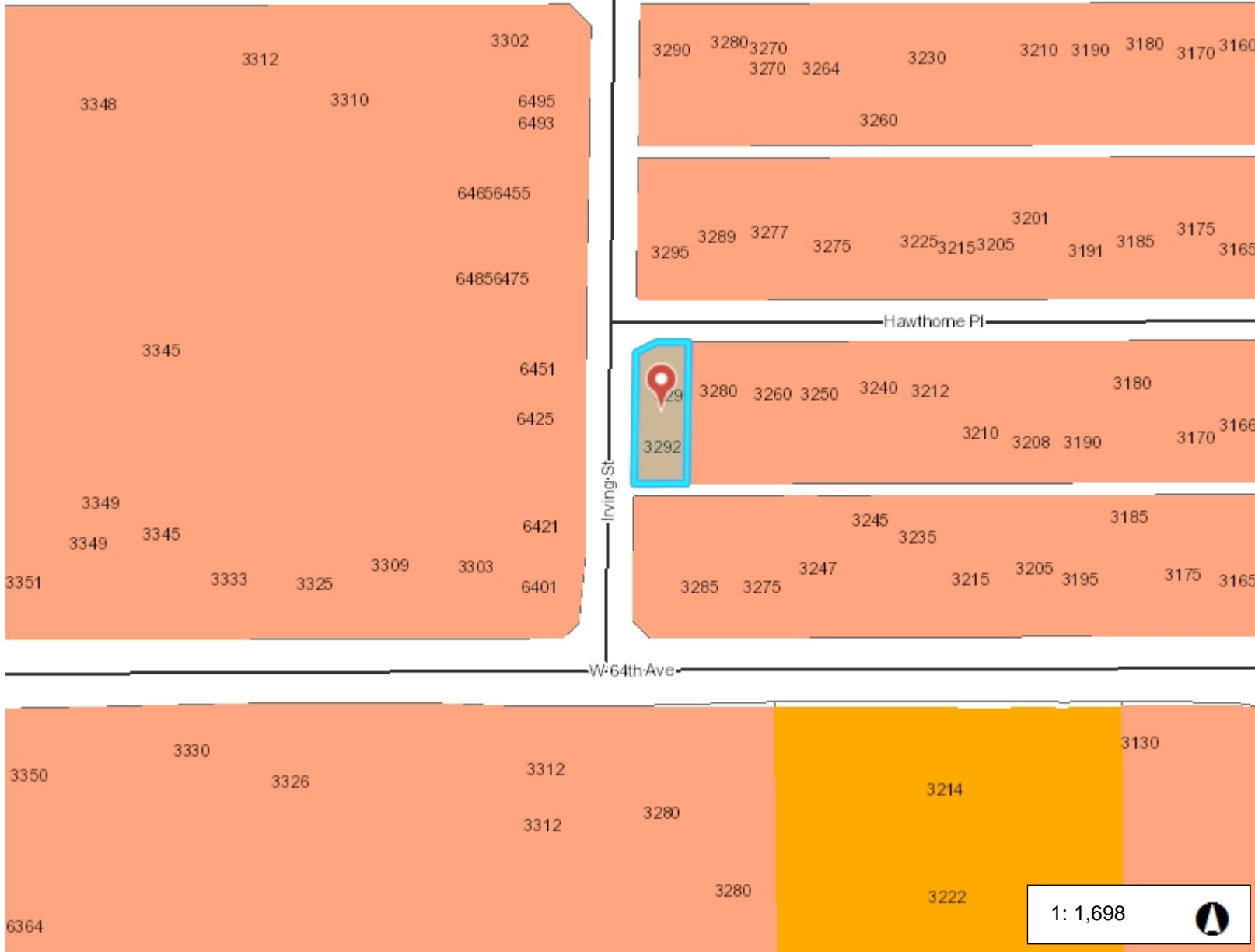
0.1 0 0.03 0.1 Miles

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Notes



# Adams County Map



## Legend

### Address

### Highways

- Interstate
- Highway
- Tollway

### Streets

- Streets
- Ramp

### County Parks and Open Space Advancing Adams (Future Land)

- Agriculture Large Scale
- Agriculture Small Scale
- Commercial
- Industrial High
- Industrial Low
- Industrial Medium
- Institutional
- Mixed Use
- Mixed Use Commercial
- Mixed Use Commercial\*
- Parks Open Space
- Plan - CASP
- Plan - Splendid Valley
- Plan - Square Lakes
- Plan - Welby
- Public
- Residential High
- Residential Low
- Residential Medium

Small Lakes

0.1 0 0.03 0.1 Miles

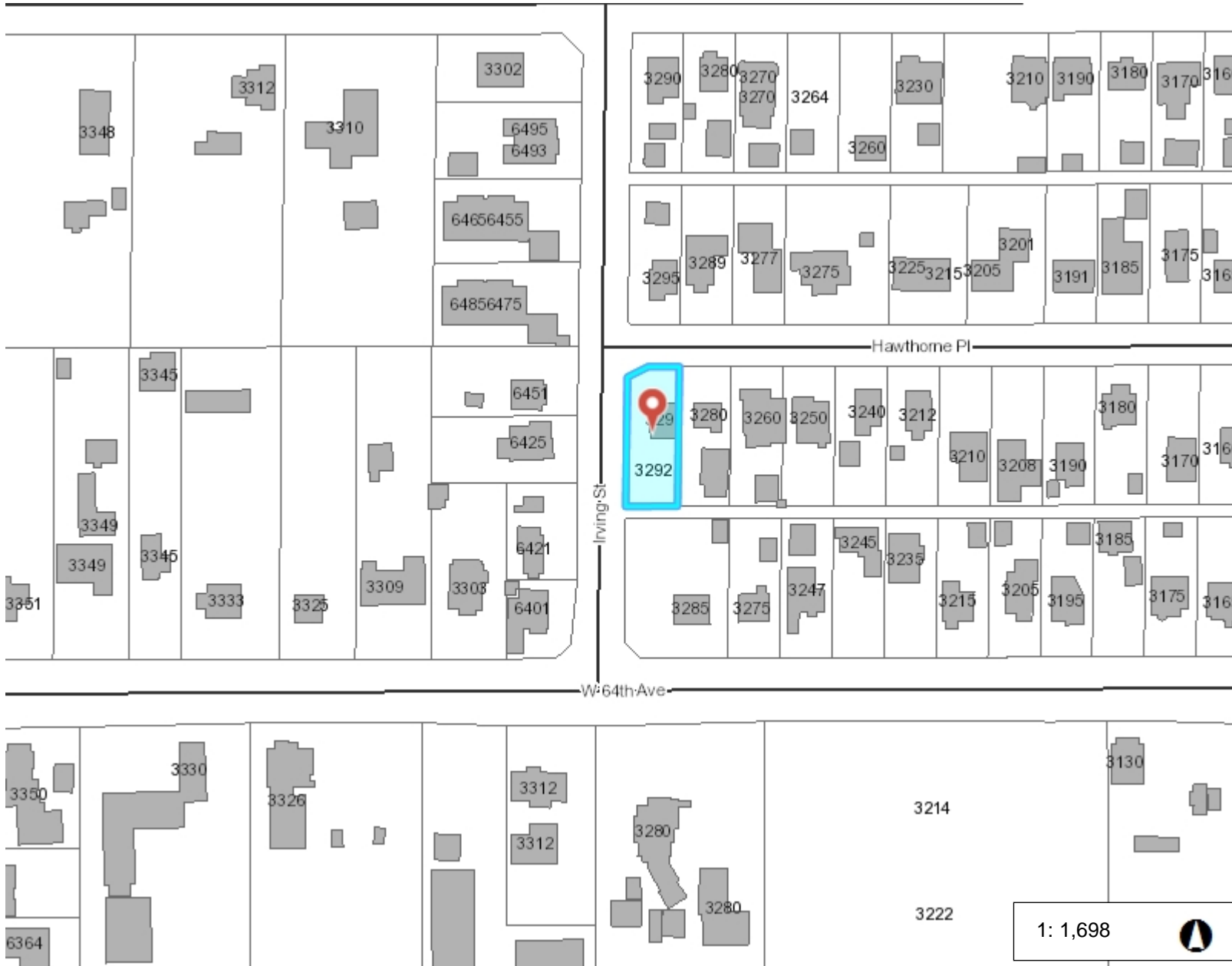
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## Notes





# Adams County Map



## 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

Notes

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## Written Narrative for Variance Request

- **Which dimensional standard(s), performance standard(s), or physical requirement(s) cannot be met? (Include code section reference from [Adams County Standards and Regulations](#))**  
**Reach out to the Planner of the Day (cedd-plan@adcogov.org) if you have any questions.**

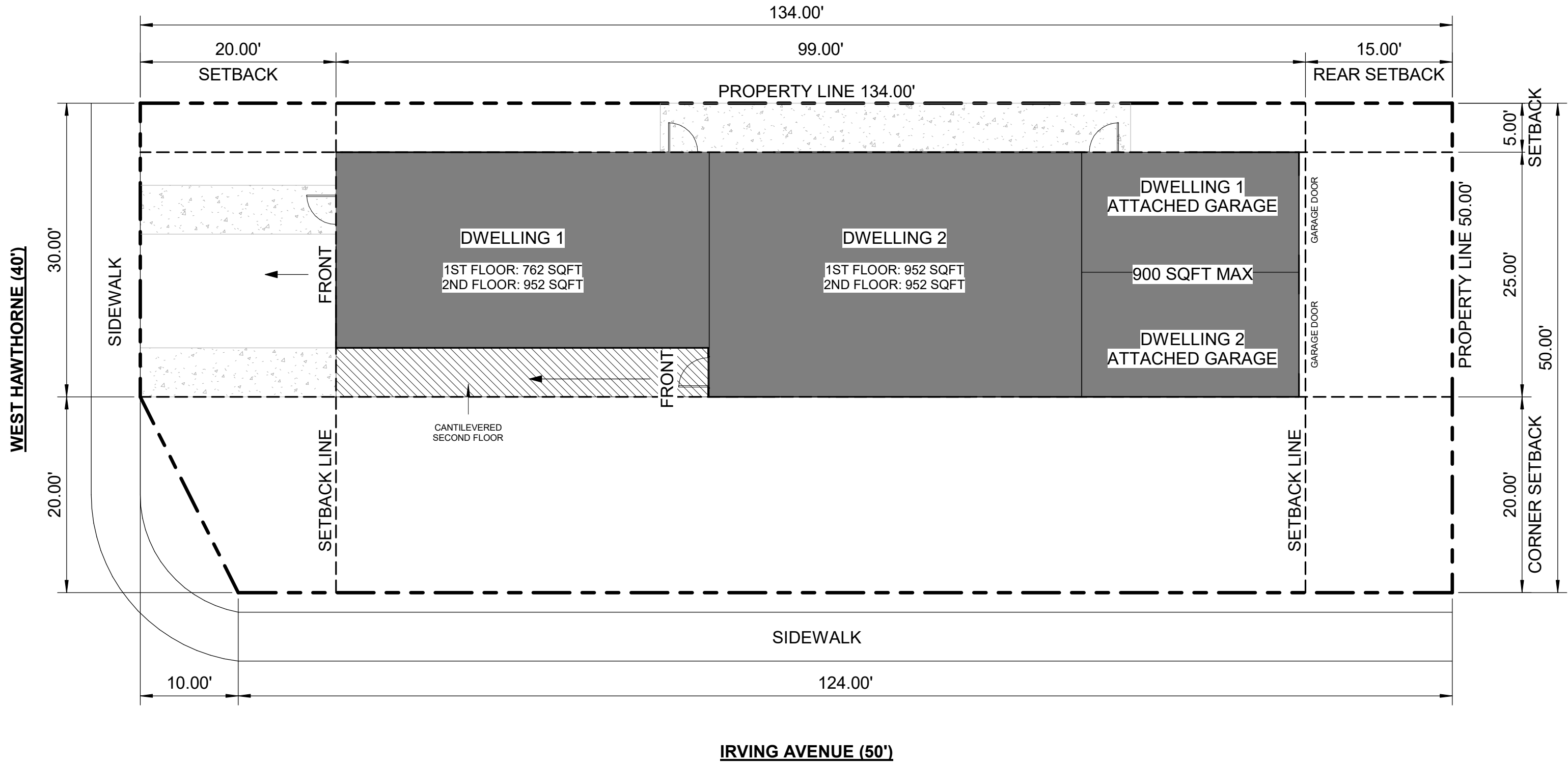
### **3-13-06-01-02 Two Family Lots Must be 3500 Sq Ft per dwelling unit.**

We would not be able to meet this dimensional standard due to the lot measuring approximately 6599 Sq Ft. We are requesting a variance to meet this requirement.

We estimate that the deficit to the 7500 sq. ft. lot minimum size is 401 sq. ft. based on the most recent survey. That 401 sq ft. would be the equivalent of a 3" wide line on the 134' East lot line. We hope that the zoning board can see it that way. We also would like to point out that the curved corner of the NW corner of the lot essentially takes away around 200 sq ft. of what would otherwise be a rectangular lot.

- **Why are you unable to meet this standard?**

We are unable to meet this standard due to the lot size being 6599 Sq Ft.

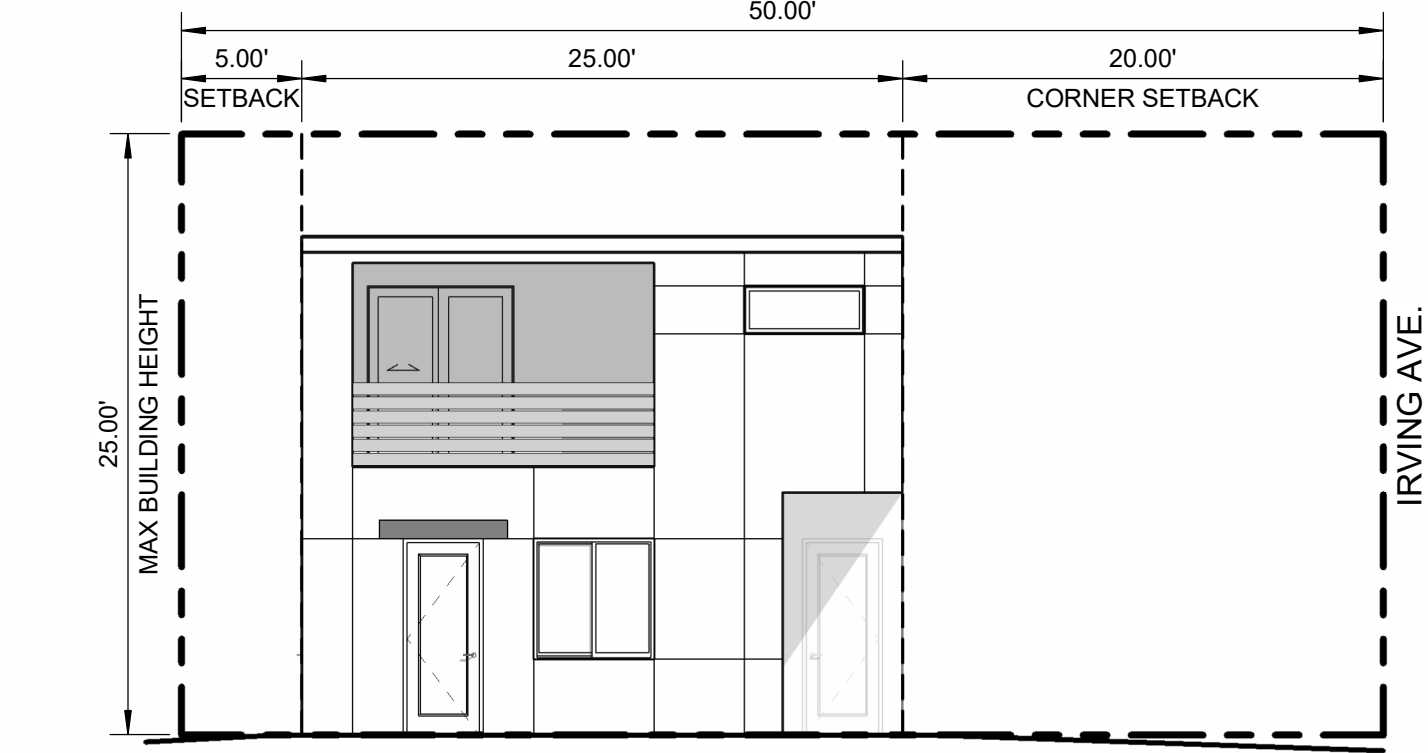


1 SITE PLAN

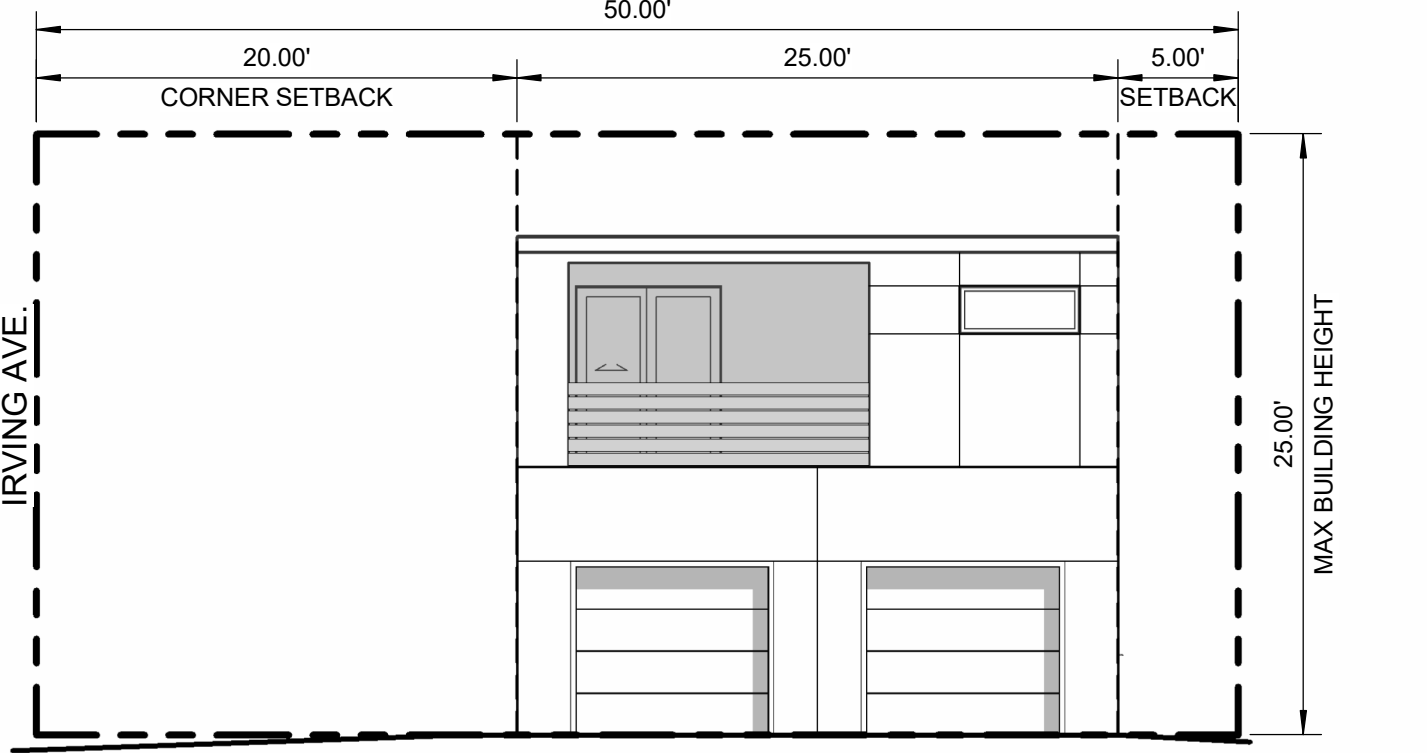
1" = 10'-0"

3290 HAWTHORNE PL.	SCALE: 1" = 10'-0" ISSUED:10/02/24
SITE PLAN	Drawing Number 01

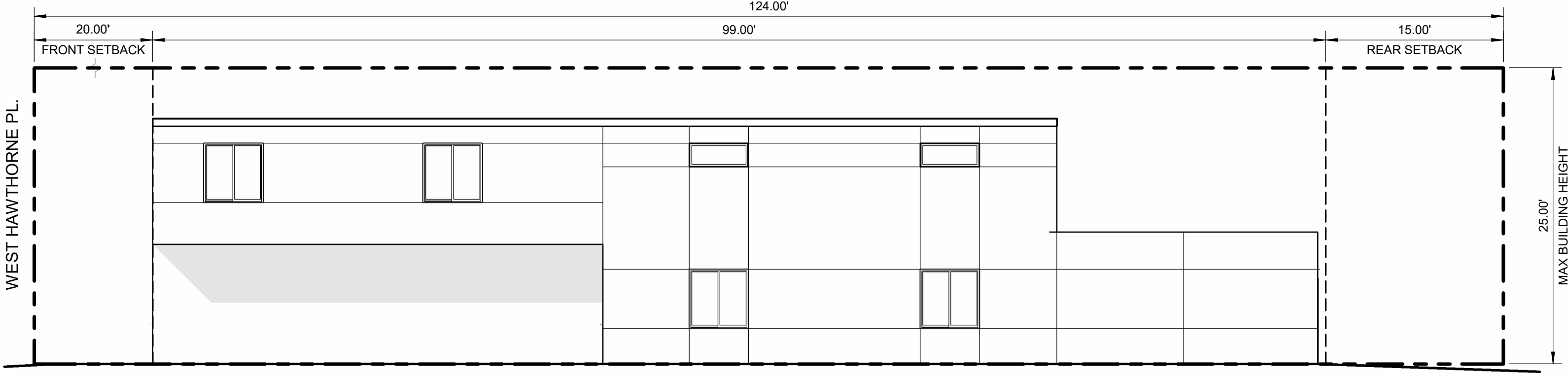




1 NORTH ELEVATION - FRONT  
1/8" = 1'-0"



3 SOUTH ELEVATION - REAR  
1/8" = 1'-0"



2 WEST ELEVATION - SIDE  
1/8" = 1'-0"

3290 HAWTHORNE PL.	SCALE: 1/8" = 1'-0" ISSUED:10/02/24
HEIGHT STUDY	Drawing Number 02



Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
EMAIL [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)  
[adcogov.org](http://adcogov.org)

### Development Review Team Comments

**Date:** 4/23/2025

**Project Number:** VSP2024-00049

**Project Name:** Vigil Hawthorne Duplex Variance

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**Commenting Division:** Planner Review

**Name of Reviewer:** Cody Spaid

**Date:** 04/03/2025

**Email:**

**Complete**

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**Commenting Division:** ROW Review

**Name of Reviewer:** Cody Spaid

**Date:** 11/25/2024

**Email:**

**Complete**

ROW1: The proposed development does not encroach into any existing dedicated utility or drainage easements  
Public Works has no comments as to the variance request.

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BOARD OF COUNTY COMMISSIONERS

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DISTRICT 3

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DISTRICT 4

**Lynn Baca**

DISTRICT 5

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**Commenting Division:** Building Safety Review

**Name of Reviewer:** Cody Spaid

**Date:** 11/25/2024

**Email:**

**Complete**

BSD1- Building permits would be required for each structure. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to residential submittal requirements. Here is a link for your reference  
<https://epermits.adcogov.org/submittal-checklists>

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department.

BSD5- Exterior walls, roof overhangs and building projections less than 5' from property line requires the structure to be rated per IRC Table R302.1(1), to include percentage of openings allowed.

BSD6- A separate septic and leech field will be required for the second dwelling. Adams County Health Department approval required at time of building permit.

BSD7- A second address will be required for the second dwelling.

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DISTRICT 4

**Lynn Baca**

DISTRICT 5

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**Commenting Division:** Planner Review

**Name of Reviewer:** Cody Spaid

**Date:** 11/25/2024

**Email:**

**Resubmittal Required**

REQUEST: to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.

PLN01 :Property is already zoned R-2.

Not increasing a non-conformity.

Site Plan is showing that it would meet setbacks, and is not requesting a setback variance.

PLN02: A variance is valid for one year after approval, and the applicant must obtain necessary building permits to capitalize on the approval

**PLN03: 2-02-23-06 CRITERIA FOR APPROVAL**

The Board of Adjustment in approving a variance shall consider:

1. Special physical requirements or circumstances exist which are peculiar to the land, the lot, or some aspect inherent in the land causes the hardship and are not applicable to other lands in the same district.
2. The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.
3. Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.
4. Because of physical circumstances or conditions, the property cannot reasonably be developed in conformity with the provisions of the physical requirements of these standards and regulations.
5. The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.
6. The granting of the variance will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County Comprehensive Plan.
7. The granting of a variance from strict application of these standards and regulations will not cause substantial detriment to the public good or impair the intent of these standards and regulations.
8. The variance would not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a non-conforming use, or (c) would change the zone classification of any or all of the subject property.

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DISTRICT 5

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Hugo Labouriau-Lacerda

**Date:** 11/21/2024

**Email:**

**Complete**

ENG1: No concerns with variance. If approved, applicant must obtain Building Permits (BDP) for proposed structures.

**\*\*Info only comments below\*\***

ENG2: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0584H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.

ENG3: Property IS in Adams County MS4 Stormwater Permit area. Proposed improvements appear to disturb less than one (1) acre of ground. A Stormwater Quality (SWQ) Permit will NOT be required so long as less than one (1) acre of ground is disturbed, but a Stormwater Quality Permit WILL be required and a State Permit COR400000 WILL be required if one (1) acre or more of ground is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG4: No new access is requested. Must use existing access to property. Any modifications to the existing driveway or adding additional driveways will require additional permitting. No additional access to be approved for this lot at this time.

ENG5: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG6: All improvements to the property must be done outside of Adams County Right-of-Way.

ENG7: Applicant is proposing to install less than three thousand square feet (3,000-sf) of impervious area on the project site therefore an Engineering review will NOT be required. ADCO inspector will confirm project conforms to proposed site plans.

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**Lynn Baca**

DISTRICT 5

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**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Megan Grant

**Date:** 11/21/2024

**Email:**

**Complete**

ENV1. The applicant provided a water and sewer bill for the existing residence. Will-serve letters from Crestview Water and Sanitation District regarding proof of water and sewer availability and service for the specific proposed project will be required for Adams County review at time of building permit.

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**Commenting Division:** Neighborhood Services Review

**Name of Reviewer:** Meagan Cordova

**Date:** 11/20/2024

**Email:**

**Complete**

There is an open violation on this property (VIO2024-01343) for dead vegetation on the back side of the house, along the sidewalk and the alley that needs to be removed.

---

**Commenting Division:** Addressing Review

**Name of Reviewer:** David Dittmer

**Date:** 11/07/2024

**Email:**

**Complete**

Owner/applicant can request an address assignment for one of the new structures. The existing address will associate with the unit closest to alley and a new one assigned to the northern sited unit. See address request form available on the counties web site.

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DISTRICT 4

**Lynn Baca**

DISTRICT 5



# ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane  
Denver, CO 80221  
P: (303) 539-6862  
E: fireprevention@acfpd.org

<b>Project:</b>	Vigil Hawthorne Duplex Variance	<b>Type:</b>	County Referral – VSP2024-00049
<b>Address:</b>	3290 Hawthorne Place	<b>Date:</b>	11/22/24
<b>Reviewed By:</b>	Carla Gutierrez		

The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. **It is the responsibility of the contractor to read this comment letter in its entirety and make sure that all requirements are satisfied.**

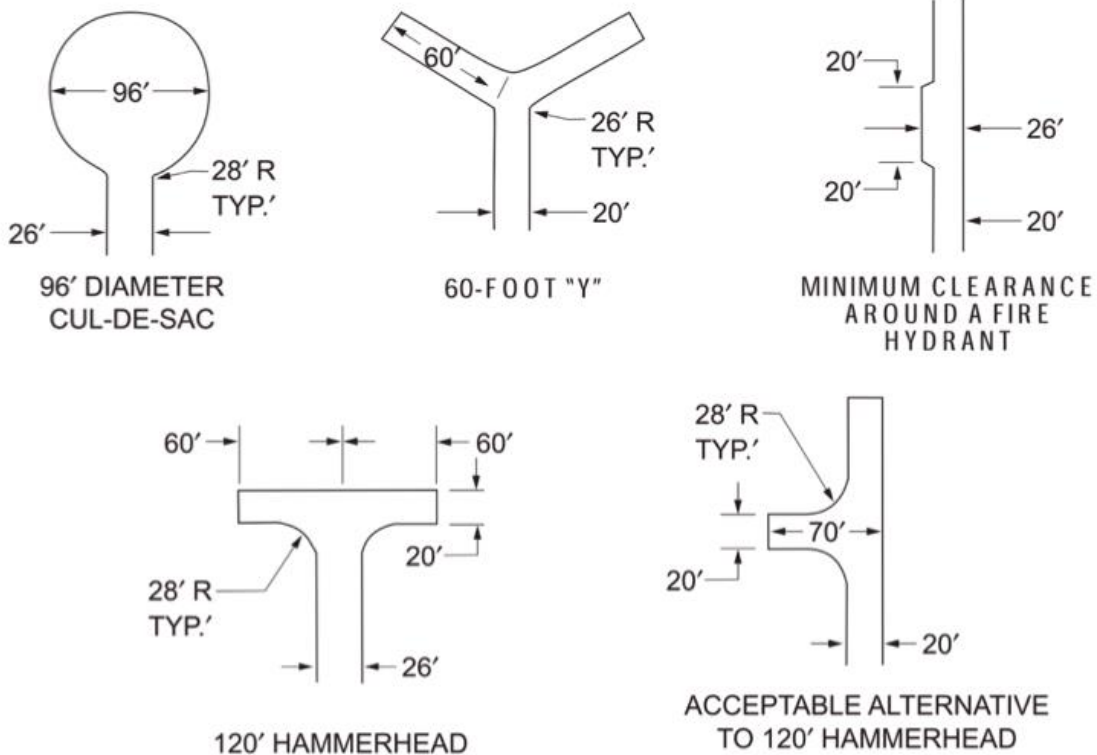
## General:

1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to <https://codes.iccsafe.org/public/document/IFC2018>. Amendments to this code can be located by going to [http://www.adcogov.org/sites/default/files/Ordinance%20No.%204\\_1.pdf](http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf).
2. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, *Fire Safety During Construction and Demolition*.
3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.

## Access Requirements:

4. Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site, whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e. 85,000 lbs), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.  
**Note only, appears to be met on the proposed site plan.**
5. Fire apparatus access roads shall be a minimum of 24' wide or 26' when a hydrant is present or the building exceeds 30' in height.  
**Note only, appears to be met on the proposed site plan.**
6. Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.  
**Note only, appears to be met on the proposed site plan.**
7. Any dead-end fire apparatus access road in excess of 150' shall be provided with an approved turnaround.

Not applicable



8. Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic.

**Note only, no gates are currently shown on the proposed site plan.**

9. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road.

- a. A temporary sign must be provided if the permanent signage is not yet installed.

**Note only.**

10. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.

- a. Exceptions:

- i. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required. ii. The



number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.

- b. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

**Note only, appears to be met on the proposed site plan.**

#### **Fire Protection Water Supply and Hydrants:**

11. **Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site.** Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. Any private fire service mains and fire hydrants and all fire sprinkler service lines shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of National Fire Protection Association Standard 24.

**Note only.**

12. Plans for the underground fire sprinkler service line shall be submitted for review and approval to ACFR. A current list of registered contractors can be found by going to <https://www.colorado.gov/dfpc/fire-suppression-system-contractors>. Once installed, all underground fire sprinkler service lines must be inspected by an ACFR inspector before covering.

**Not applicable**

13. Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by the Fire District.

**Hydrants are not shown on the proposed site plan.**

14. A fire hydrant shall be located within 400' (un-sprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.
15. **Hydrants are not shown on the proposed site plan.**

16. The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance.

**Hydrants are not shown on the proposed site plan. Fire flow required for the duplexes is**

TABLE B105.1(1) REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES			
FIRE-FLOW CALCULATION AREA (square foot)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
0–3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0–3,600	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	500	$\frac{1}{2}$
3,601 and greater	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	$\frac{1}{2}$ value in Table B105.1(2)	1

For SI: 1 square foot = 0.0929 m<sup>2</sup>, 1 gallon per minute = 3.785 L/m.

**1,000 GPM at 20 PSI.**

**Automatic Fire Sprinkler System:**

17. **Not required, duplexes are not over 3,600 Square feet.**

**Other Helpful Information:**

18. Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary review does not approve anything covered under the building code. These requirements need to be verified with the County's Building and Planning Departments.
19. Please be aware that we are a separate entity from the County and anytime you submit to the county, you will need to submit to us separately utilizing our online portal. The link is below: <https://go.citygrows.com/acfr-fire-prevention>
20. The following reviews and permits are often needed for new development projects:
- a. Site Development and Water Plans
    - i. Civil Plans
    - ii. Utility Plans
    - iii. Auto-turn Exhibit (use attached apparatus specifications)
  - b. New Construction Building Plans
    - i. Architectural
  - c. Fire Protection System Plans
    - i. Fire Sprinkler
21. Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.



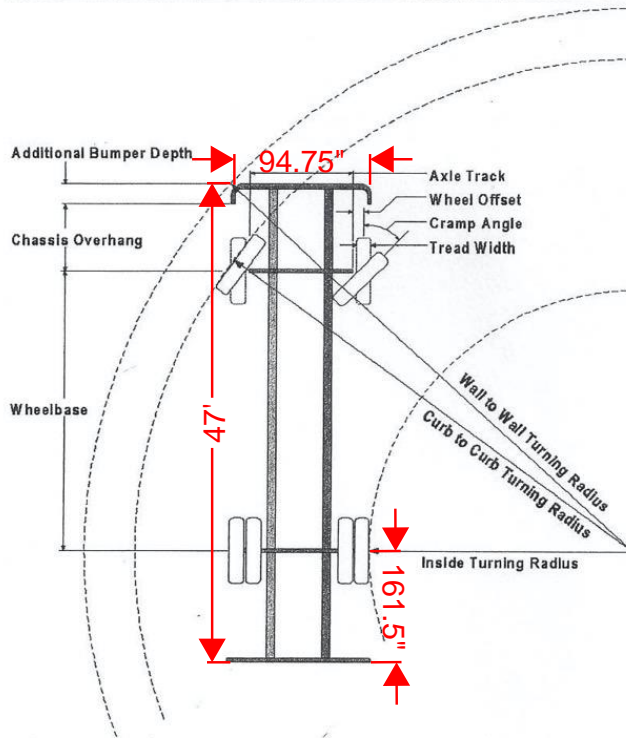


## Turning Performance Analysis

09/28/2017

**Bid Number:** 593  
**Department:** Adams County Fire Rescue

**Chassis:** Arrow XT Chassis, PAP, PUC  
**Body:** Aerial, Platform 100', PUC, Alum Body



### Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.50 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	16.00 in.
Front Overhang:	84.99 in.
Wheelbase:	277.50 in.

### Calculated Turning Radii:

Inside Turn:	26 ft. 5 in.
Curb to curb:	42 ft. 8 in.
Wall to wall:	49 ft. 0 in.

### Comments:

#### Other Notes:

The front bumper extends 16 inches from the face of the cab.

The width is 19' with outriggers fully extended.

Angle of approach & departure: 15 degree

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers	0606536	Bumper, 16" Extended, Steel Painted, Arrow XT
Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

### Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

**From:** [Tripple - CDOT, Joseph](#)  
**To:** [Cody Spaid](#)  
**Cc:** [Aaron Raj - CDOT](#)  
**Subject:** Re: VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments  
**Date:** Tuesday, November 5, 2024 9:39:45 AM

You don't often get email from [joseph.tripple@state.co.us](mailto:joseph.tripple@state.co.us). [Learn why this is important](#)

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

Cody,

CDOT has no comment as this location is off system.

Thank you for the opportunity to review this case,

Joey

On Mon, Nov 4, 2024 at 4:03 PM 'Cody Spaid' via CDOT\_R1\_AccessPermitting\_GroupB <[cdot\\_r1access\\_groupb@state.co.us](mailto:cdot_r1access_groupb@state.co.us)> wrote:

November 4, 2024

**Request for Comments**

Case Name: Vigil Hawthorne Duplex Variance

Case Number: VSP2024-00049

The Adams County Board of Adjustment is requesting comments on the following application: **Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the**

**Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.** This request is located at 3290 HAWTHORNE PL. The

Assessor's Parcel Number is 0182505322001.

Owner Information: ESCOTO CELSO GOMEZ

6565 NEWTON ST

ARVADA, CO 800036450

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 11/26/2024 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 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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Cody Spaid

Planner II



**Cody Spaid, AICP**

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601-8216

720.523.6855 | [cspaid@adcogov.org](mailto:cspaid@adcogov.org)

--

You received this message because you are subscribed to the Google Groups "CDOT\_R1\_AccessPermitting\_GroupB" group.

To unsubscribe from this group and stop receiving emails from it, send an email to [cdot\\_r1access\\_groupb+unsubscribe@state.co.us](mailto:cdot_r1access_groupb+unsubscribe@state.co.us).

To view this discussion visit

[https://groups.google.com/a/state.co.us/d/msgid/cdot\\_r1access\\_groupb/SA9PR09MB5183857C7AC67113E64DBBAFD5512%40SA9PR09MB5183.namprd09.prod.outlook.com](https://groups.google.com/a/state.co.us/d/msgid/cdot_r1access_groupb/SA9PR09MB5183857C7AC67113E64DBBAFD5512%40SA9PR09MB5183.namprd09.prod.outlook.com).

For more options, visit <https://groups.google.com/a/state.co.us/d/optout>.

--

Joey Tripple  
Permits Unit- Region 1



P 303.656.8692  
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[joseph.tripple@state.co.us](mailto:joseph.tripple@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)



**COLORADO**  
Department of Public  
Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Cody Spaid  
Planner II  
Adams County Community and Economic Development Department  
4430 S. Adams County Parkway, 1st Floor, Suite W2000A Brighton, CO

**VIA EMAIL**

RE: VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

Dear Cody Spaid,

The Colorado Department of Public Health and Environment's Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Vigil Hawthorne Duplex Variance project as described in your correspondence dated November 4, 2024. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

**Land Development**

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes



Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, [kenneth.houlden@state.co.us](mailto:kenneth.houlden@state.co.us) if you have any specific questions about APENs and permit forms.

### **Demolition and Redevelopment**

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented AQCC Number 8 (asbestos) and Number 19 (lead-based paint) <https://cdphe.colorado.gov/aqcc-regulations>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards prior to renovation or demolition. The Division must also be notified prior to beginning any asbestos abatement or demolition activities. For additional guidance on these regulations and lists of certified companies and individuals, please visit [www.colorado.gov/cdphe/asbestos](http://www.colorado.gov/cdphe/asbestos) and [www.colorado.gov/cdphe/lead](http://www.colorado.gov/cdphe/lead) for lead-based paint. An asbestos renovation and demolition fact sheet, inspection flowchart, and brochure are attached to my email response for your review. If you have any questions about Colorado’s asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at [cdphe.asbestos@state.co.us](mailto:cdphe.asbestos@state.co.us) or 303-692-3100.

### **Federal General Conformity**

The federal General Conformity rule applies to federally funded projects in federal nonattainment and air quality maintenance areas, such as the Denver Metro/North Front Range severe ozone nonattainment area.<sup>1</sup> Within these areas, the general conformity rule applies to any “Federal action” not specifically exempted by the Clean Air Act or Environmental Protection Agency (EPA) regulations, i.e., any non-exempt activity by a federal governmental department, agency or instrumentality, or any activity that such an entity supports in any way, provides financial assistance for, or licenses, permits, or approves.

The federal general conformity rule and associated EPA guidance provides for a federal department or instrumentality to determine if the estimated emissions resulting from a proposed action in a nonattainment or maintenance area are below EPA’s de minimis levels (<https://www.epa.gov/general-conformity/de-minimis-emission-levels>) for the applicable National Ambient Air Quality Standard (NAAQS).<sup>2</sup> Note that Adams County is located in the Denver Metro area Carbon Monoxide and PM10 maintenance areas as well as the Denver Metro/North Front Range serious ozone nonattainment area. EPA has confirmed that General Conformity requirements associated with Carbon Monoxide and PM10 no longer apply in those maintenance areas, as each of the areas demonstrated 20-years of continued attainment of the applicable NAAQS, as of January 14, 2022 and October 16, 2022.

The General Conformity de minimis levels for the Denver Metro/North Front Range serious ozone nonattainment area are 25 tons per year of the ozone precursors VOCs or NOx. If a

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<sup>1</sup> U.S. EPA, Green Book, Colorado, [https://www3.epa.gov/airquality/greenbook/anayo\\_co.html](https://www3.epa.gov/airquality/greenbook/anayo_co.html)

<sup>2</sup> U.S. EPA, De Minimis Tables, <https://www.epa.gov/general-conformity/de-minimis-tables>





federal department or instrumentality determines that its action will result in emissions that are below the de minimis levels, the action is exempt and detailed air quality analysis is not required. Information about the general conformity rule, including training and frequently asked questions, is available at <https://www.epa.gov/general-conformity>.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,  
Brendan Cicone  
Air Quality and Transportation Planner  
General SIP Unit  
Air Pollution Control Division  
Colorado Department of Public Health and Environment  
303-691-4104 // [brendan.cicone@state.co.us](mailto:brendan.cicone@state.co.us)



**From:** [Prangley, Mallory](#)  
**To:** [Cody Spaid](#)  
**Subject:** RE: [EXTERNAL] VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments  
**Date:** Tuesday, November 12, 2024 2:44:17 PM  
**Attachments:** [image003.png](#)

---

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

Hi Cody,

I want to follow up on this thread to let you know that after the review of the documents you attached, the City of Westminster has no comments on VSP2024-0049.

Thank you,

**Mallory Prangley (she/her)**

Associate Planner

City of Westminster | Community Services Department

[mprangle@westminsterco.gov](mailto:mprangle@westminsterco.gov) | 303.658.2101

4800 West 92nd Avenue, Westminster, CO 80031

City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



**WESTMINSTER** | [WWW.WESTMINSTERCO.GOV](http://WWW.WESTMINSTERCO.GOV)

---

**From:** Prangley, Mallory  
**Sent:** Tuesday, November 12, 2024 1:31 PM  
**To:** Cody Spaid <[CSpaid@adcogov.org](mailto:CSpaid@adcogov.org)>  
**Subject:** RE: [EXTERNAL] VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

Thanks Cody!

**Mallory Prangley (she/her)**

Associate Planner

City of Westminster | Community Services Department

[mprangle@westminsterco.gov](mailto:mprangle@westminsterco.gov) | 303.658.2101

4800 West 92nd Avenue, Westminster, CO 80031

City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



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**From:** Cody Spaid <[CSpaid@adcogov.org](mailto:CSpaid@adcogov.org)>  
**Sent:** Tuesday, November 12, 2024 12:09 PM  
**To:** Prangley, Mallory <[mprangle@westminsterco.gov](mailto:mprangle@westminsterco.gov)>  
**Subject:** RE: [EXTERNAL] VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

Hi Mallory,

I believe they are uploaded to the website every Thursday. I will keep an eye out and keep you updated when its on there.

Thanks,

**Cody Spaid, AICP**

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601-8216

720.523.6855 | [cspaid@adcogov.org](mailto:cspaid@adcogov.org)

---

**From:** Prangley, Mallory <[mprangle@westminsterco.gov](mailto:mprangle@westminsterco.gov)>

**Sent:** Thursday, November 7, 2024 9:48 AM

**To:** Cody Spaid <[CSpaid@adcogov.org](mailto:CSpaid@adcogov.org)>

**Subject:** RE: [EXTERNAL] VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

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

Hi Cody,

Is there an estimated timeframe for the documents for this variance to be uploaded on the Adams County website? We typically wait to pass along the request to our reviewers until those are uploaded.

Thank you,

**Mallory Prangley (she/her)**

Associate Planner

City of Westminster | Community Services Department

[mprangle@westminsterco.gov](mailto:mprangle@westminsterco.gov) | 303.658.2101

4800 West 92nd Avenue, Westminster, CO 80031

City Hall Hours: Monday-Friday, 8 a.m.-5 p.m.



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---

**From:** Cody Spaid <[CSpaid@adcogov.org](mailto:CSpaid@adcogov.org)>

**Sent:** Monday, November 4, 2024 4:00 PM

**To:** Cody Spaid <[CSpaid@adcogov.org](mailto:CSpaid@adcogov.org)>

**Subject:** [EXTERNAL] VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

November 4, 2024

**Request for Comments**

Case Name: Vigil Hawthorne Duplex Variance

Case Number: VSP2024-00049

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

**Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.** This request is located at 3290 HAWTHORNE PL. The Assessor's Parcel Number is 0182505322001.

Owner Information: ESCOTO CELSO GOMEZ

6565 NEWTON ST

ARVADA, CO 800036450

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 11/26/2024 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 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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Cody Spaid

Planner II

**Cody Spaid, AICP**

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601-8216

720.523.6855 | [cspaid@adcogov.org](mailto:cspaid@adcogov.org)

**From:** [Courtney Salazar](#)  
**To:** [Cody Spaid](#)  
**Subject:** RE: VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments  
**Date:** Tuesday, November 5, 2024 4:25:06 PM

---

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

Hi Cody –

Crestview Water & Sanitation District has one comment on the Variance Request for a duplex at 3290 Hawthorne Place. We will ***not*** allow a single water tap and single sewer tap to serve both dwellings. Separate water taps and sewer taps will be required for each dwelling.

Please let us know if you have any questions.

Thank you!

*Courtney Salazar*

Developer/Project Coordinator  
Crestview Water & Sanitation District  
7145 Mariposa Street  
Denver, CO 80221  
Office 303-429-1881



---

**From:** Cody Spaid <CSpaid@adcogov.org>  
**Sent:** Monday, November 4, 2024 4:00 PM  
**To:** Cody Spaid <CSpaid@adcogov.org>  
**Subject:** VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

November 4, 2024

**Request for Comments**

Case Name: Vigil Hawthorne Duplex Variance

Case Number: VSP2024-00049

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Owner Information: ESCOTO CELSO GOMEZ  
6565 NEWTON ST  
ARVADA, CO 800036450

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Thank you for your review of this case.

Cody Spaid

Planner II

**Cody Spaid, AICP**

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601-8216

720.523.6855 | [cspaid@adcogov.org](mailto:cspaid@adcogov.org)

**From:** [Naso, Kela A.](#)  
**To:** [Cody Spaid](#)  
**Subject:** RE: [EXTERNAL]: VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments  
**Date:** Friday, November 8, 2024 8:19:40 AM  
**Attachments:** [image002.png](#)

---

You don't often get email from kela.naso@denverwater.org. [Learn why this is important](#)

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

Good morning Cody,

The owner/ developer will need to coordinate with our Tap Sales team to ensure water services to these multi-family structures. They can be reached at [watersales@denverwater.org](mailto:watersales@denverwater.org).

Thank you,

**Kela Naso** | Engineering Sr. Specialist  
**Denver Water** | c: 720-517-4486  
[denverwater.org](https://denverwater.org) | [denverwater.org/TAP](https://denverwater.org/TAP)



---

**From:** Cody Spaid <CSpaid@adcogov.org>  
**Sent:** Monday, November 4, 2024 4:00 PM  
**To:** Cody Spaid <CSpaid@adcogov.org>  
**Subject:** [EXTERNAL]: VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

November 4, 2024

**Request for Comments**

Case Name: Vigil Hawthorne Duplex Variance

Case Number: VSP2024-00049

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Owner Information: ESCOTO CELSO GOMEZ  
6565 NEWTON ST  
ARVADA, CO 800036450

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CO 80601-8216 or call (720) 523-6800 by 11/26/2024 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).

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Cody Spaid

Planner II

**Cody Spaid, AICP**

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601-8216

720.523.6855 | [cspaid@adcogov.org](mailto:cspaid@adcogov.org)



**From:** [Taylor, Lisa](#)  
**To:** [Cody Spaid](#); [Thompson, Luke](#)  
**Subject:** RE: VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments  
**Date:** Monday, November 11, 2024 2:29:28 PM  
**Attachments:** [image004.png](#)  
[image006.png](#)  
[image003.png](#)

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You don't often get email from [lisa.taylor@lumen.com](mailto:lisa.taylor@lumen.com). [Learn why this is important](#)

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NO RESERVATIONS:

After review, Lumen has no facilities in conflict with the proposed duplex at 3290 Hawthorne Pl, however, Lumen has aerial facilities from North to South in the Eastern Right-of-Way of Irving St. and from West to East on the South side of the alleyway between W Hawthorne PL and W 64<sup>th</sup> Ave. Lumen recommends having all buried utilities in the area located and to safeguard aerial facilities to ensure safety and protection of all facilities prior to and during construction.

If you require signatures or have any further questions, please contact the engineer at [Luke.Thompson@lumen.com](mailto:Luke.Thompson@lumen.com) to schedule.

-

Lisa Taylor, MBA  
Project Manager

c. 303.419.1362 | e. [Lisa.Taylor@lumen.com](mailto:Lisa.Taylor@lumen.com)  
52 Farm View Drive, Suite 201, New Gloucester, ME 04260

[mountainltd.com](http://mountainltd.com)



---

**From:** Thompson, Luke <[Luke.Thompson@lumen.com](mailto:Luke.Thompson@lumen.com)>  
**Sent:** Monday, November 11, 2024 12:08 PM  
**To:** Taylor, Lisa <[Lisa.Taylor@lumen.com](mailto:Lisa.Taylor@lumen.com)>  
**Subject:** FW: VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

*Thanks,*

**LUMEN®**

**Luke Thompson**  
ASSOCIATE ENGINEER  
5325 Zuni Street, Denver Co 80221  
Work – 720-888-1220  
Email – [luke.thompson@lumen.com](mailto:luke.thompson@lumen.com)

---

**From:** Miller, Kenneth R <[Kenneth.R.Miller@lumen.com](mailto:Kenneth.R.Miller@lumen.com)>

**Sent:** Tuesday, November 5, 2024 8:08 AM

**To:** Cody Spaid <[CSpaid@adcogov.org](mailto:CSpaid@adcogov.org)>; Thompson, Luke <[Luke.Thompson@lumen.com](mailto:Luke.Thompson@lumen.com)>

**Subject:** RE: VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

Luke,

Please review for conflict and provide comments

---

**From:** Cody Spaid <[CSpaid@adcogov.org](mailto:CSpaid@adcogov.org)>

**Sent:** Monday, November 4, 2024 4:00 PM

**To:** Cody Spaid <[CSpaid@adcogov.org](mailto:CSpaid@adcogov.org)>

**Subject:** VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

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November 4, 2024

**Request for Comments**

Case Name: Vigil Hawthorne Duplex Variance

Case Number: VSP2024-00049

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

**Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.** This request is located at 3290 HAWTHORNE PL. The Assessor's Parcel Number is 0182505322001.

Owner Information: ESCOTO CELSO GOMEZ

6565 NEWTON ST

ARVADA, CO 800036450

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 11/26/2024 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 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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Cody Spaid

Planner II

**Cody Spaid, AICP**

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601-8216

720.523.6855 | [cspaid@adcogov.org](mailto:cspaid@adcogov.org)

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**From:** [Tony Cocozzella](#)  
**To:** [Cody Spaid](#)  
**Subject:** RE: VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments  
**Date:** Tuesday, November 5, 2024 8:34:14 AM

---

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

Cody,

North Pecos Water and Sanitation District has no comments on Case VSP2024-00049; the property is not within the district boundary.

Regards,

Tony

Tony Cocozzella  
District Manager  
North Pecos Water and Sanitation District  
6900 Pecos St | Denver CO 80221  
Ph 303-429-5770 – Cell – 303-408-4541

---

**From:** Cody Spaid <CSpaid@adcogov.org>  
**Sent:** Monday, November 4, 2024 4:00 PM  
**To:** Cody Spaid <CSpaid@adcogov.org>  
**Subject:** VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

November 4, 2024

**Request for Comments**

Case Name: Vigil Hawthorne Duplex Variance

Case Number: VSP2024-00049

The Adams County Board of Adjustment is requesting comments on the following application:  
**Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.** This request is located at 3290 HAWTHORNE PL. The Assessor's Parcel Number is 0182505322001.

Owner Information: ESCOTO CELSO GOMEZ  
6565 NEWTON ST  
ARVADA, CO 800036450

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 11/26/2024 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 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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Cody Spaid

Planner II

**Cody Spaid, AICP**

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601-8216

720.523.6855 | [cspaid@adcogov.org](mailto:cspaid@adcogov.org)

**From:** [Clayton Woodruff](#)  
**To:** [Cody Spaid](#)  
**Subject:** RE: VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments  
**Date:** Monday, November 25, 2024 2:52:52 PM

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

Cody

RTD comments:

Department	Comments
Bus Operations	No exceptions
Bus Stop Program	No exceptions
Commuter Rail	No exceptions
Construction Management	No exceptions
Engineering	No exceptions
Light Rail	No exceptions
Real Property	No exceptions
Service Development	No exceptions
Transit Oriented Development	No exceptions
Utilities	No exceptions

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thank you,



**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](mailto:clayton.woodruff@rtd-denver.com)

**From:** Cody Spaid <CSpaid@adcogov.org>  
**Sent:** Monday, November 04, 2024 4:00 PM  
**To:** Cody Spaid <CSpaid@adcogov.org>  
**Subject:** VSP2024-00049 Vigil Hawthorne Duplex Variance - Request for Comments

November 4, 2024

**Request for Comments**

Case Name: Vigil Hawthorne Duplex Variance  
Case Number: VSP2024-00049

The Adams County Board of Adjustment is requesting comments on the following application: **Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.** This request is located at 3290 HAWTHORNE PL. The Assessor's Parcel Number is 0182505322001.

Owner Information: ESCOTO CELSO GOMEZ  
6565 NEWTON ST  
ARVADA, CO 800036450

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 11/26/2024 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).

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Thank you for your review of this case.

Cody Spaid

Planner II

**Cody Spaid, AICP**

Planner II, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

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

Brighton, CO 80601-8216

720.523.6855 | [cspaid@adcogov.org](mailto:cspaid@adcogov.org)



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: 303.285.6612  
[violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)

November 14, 2024

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

Attn: Cody Spaid

**Re: Vigil Hawthorne Duplex Variance, Case # VSP2024-00049**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Vigil Hawthorne Duplex Variance** and currently has **no apparent conflict**. Please be aware PSCo owns and operates existing natural gas distribution facilities along north property line and electric distribution facilities along west property boundary.

Violeta Ciocanu (Chokanu)  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-285-6612 – Email: [violeta.ciocanu@xcelenergy.com](mailto:violeta.ciocanu@xcelenergy.com)





## Request for Comments

Case Name: Vigil Hawthorne Duplex Variance

Case Number: VSP2024-00049

November 4, 2024

The Adams County Board of Adjustment is requesting comments on the following application: **Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.** This request is located at 3290 HAWTHORNE PL. The Assessor's Parcel Number is 0182505322001.

Owner Information: ESCOTO CELSO GOMEZ  
6565 NEWTON ST  
ARVADA, CO 800036450

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 [CSpaid@adcogov.org](mailto:CSpaid@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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Cody Spaid  
Planner II

---

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  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
EMAIL [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)  
[adcogov.org](http://adcogov.org)

## Public Hearing Notification

Case Name:	Vigil Hawthorne Duplex Variance
Case Number:	VSP2024-00049
Board of Adjustment Hearing Date:	5/1/25 @ 6:00 PM

April 16, 2025

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

**Variance (from Section 3-14-06-01-02) to allow a two-family structure (duplex) in the Residential-2 zone district on a 6,599 square foot property where the minimum size allowed for a two-family structure is 7,000 square feet.**

The proposed use will be Residential. This request is located at 3290 HAWTHORNE PL on 0.15 acres.

The Assessor's Parcel Number(s) 0182505322001

Applicant Information: Home Advantage Developments  
JASON VIGIL  
9936 VINE ST  
THORNTON, CO 80229

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. 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. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

---

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica  
DISTRICT 1

Kathy Henson  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

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).

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adcogov.org](mailto:cedespanol@adcogov.org) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.*

Thank you for your review of this case.

Cody Spaid

Planner II



Referral Listing  
Case Number VSP2024-00049  
Vigil Hawthorne Duplex Variance

Agency	Contact Information
Adams County CED , Development Engineering	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CED Dept. (Building Safety)	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Environmental Services Division	Megan Grant 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 mgrant@adcogov.org
Adams County Constituent Services	Megan Barela 4430 S. Adams County Pkwy Brighton CO 80220 720.523.6997 mbarela@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Fire Protection District	Whitney Even 7980 Elmwood Lane Denver CO 80221 303-539-6802 referrals@acfpd.org
Adams County Fire Protection District	Whitney Even 7980 Elmwood Ln. Denver CO 80221 303-539-6862 referrals@acfpd.org
Adams County Government, County Attorney's Office	Sally Daggett 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 sdaggett@adcogov.org

Agency	Contact Information
Adams County Parks, Open Space and Cultural Arts Department (POSCA)	Nolan Egan  9755 Henderson Rd. Brighton CO 80601 (303) 637-8005 NEgan@adcogov.org
Adams County Public Works Right-of-Way	David Dittmer 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6811 ddittmer@adcogov.org
Adams County Sheriff	Gene Claps 4430 S Adams County Pkwy Brighton CO 80601 303-655-3295 GClaps@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 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 Association	Wendy Carter 4420 W 52nd Pl Denver CO 80212 (303) 888-6350 (303) 477-9669 berkeleyneighborhoodassoc@gmail.com
Berkeley Sanitation District	Sharon Whitehair 1600 W 12th Ave (303)628-6620 berkeleywater@gmail.com
Berkley Shores Metro District	Peggy Ripko 141 Union Blvd. Ste. 150 Lakewood CO 80228 303-987-0835 pripko@sdmsi.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@lumen.com
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com

Agency	Contact Information
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
City of Arvada	Rob Smetana 8101 Ralston Rd Arvada CO 80002 (720)898-7444 rsmetana@arvada.org
City of Westminster	Alexander Gan Public Works & Utilities 4800 W 92nd Ave 303.658.2272 agan@cityofwestminster.us
City of Westminster (Planning)	John McConnell 4800 W. 92nd Ave. Westminster CO 80031 303-658-2474 planning@cityofwestminster.us
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Solid Waste Unit	Caren Johannes  4300 Cherry Creek South Dr HMWMD-CP-B2 Denver CO 80246-1530 303.692.3347 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Water Quality Protection District	Bret Icenogle  4300 Cherry Creek Drive South WQCD-B2 Denver CO 80246-1530 303-692-3278 cdphe_localreferral@state.co.us
Colorado Department of Transportation (CDOT)	Aaron Eyl 2829 W Howard Pl 2nd Floor Denver CO 80204 303-757-9891 cdot_rlaccess_groupb@state.co.us
Colorado Division of Wildlife	Philip Sorensen 6060 Broadway St. Denver CO 80216 303-947-1798 philip.sorensen@state.co.us

Agency	Contact Information
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
COMCAST	Miguel Flores 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 720-413-0113 Miguel_Flores@comcast.com
Crestview Water & Sanitation District	Mitchell Terry PO Box 666 Westminster CO 80036 303-429-1881 manager@crestviewwater.com
Crestview Water & Sanitation District	Courtney Salazar 7145 Mariposa St Denver CO 80221 303-429-1881 csalazar@crestviewwater.com
Denver Water	Paul Peloquin 1600 W 12th Ave Denver CO 80204 303-628-6203 InterGovernmentalPlanReview@denverwater.org
Denver Water	Kela Naso 1600 W 12th Ave Denver CO 80204 303-628-6203 InterGovernmentalPlanReview@denverwater.org
GOAT HILL	SHARON WHITEHAIR 2901 W 63RD AVE SP:0047 DENVER CO 80221 720 480-2831 sharonwhitehair@gmail.com
Mapleton School District	Tara Clemons 591 E. 80th Ave. Denver CO 80229 303-853-1013 TClemons@mapleton.us
Mapleton School District #1	Charlotte Ciancio 7350 N Broadway Denver CO 80221 303-853-1015 charlotte@mapleton.us
Metro Wastewater Recovery	Craig Simmonds 6450 York St. Denver CO 80229 303-286-3338 csimmonds@metrowaterrecovery.com

Agency	Contact Information
MOBILE GARDENS	<p>VERA MARIE JONES  6250 FEDERAL #29  DENVER CO 80221  303-429-5856</p>
North Pecos Water & Sanitation District	<p>Tony Cocozzella  6900 Pecos St  Denver CO 80221  303-429-5770  tcocozzella@northpecoswater.org</p>
North Pecos Water & Sanitation District	<p>Courtney Salazar  6900 Pecos St  Denver CO 80221  303-429-5770  ar@northpecoswater.org</p>
Northridge Estates at Gold Run HOA	<p>Shane Lussier  14901 E Hampden Ave  #320  Aurora CO 80014  720.647.6495  Shane.Lussier@goodwin-co.com</p> <p>855.289.6007</p>
Pomponio Terrace Metropolitan District	<p>Zachary White  2154 E Commons Ave  #2000  Centennial CO 80122  303-858-1800  zwhite@wbapc.com</p>
Public Service Company of Colorado (PSCo) dba Xcel Energy	<p>- -  1123 W 3rd Ave  Denver CO 80223  303.571.3306  bdrco@xcelenergy.com</p>
Public Service Company of Colorado (PSCo) dba Xcel Energy	<p>Referral Distribution  1123 West 3rd  Denver CO 80223  303-571-3863  ReferralsXcelDistribution@xcelenergy.com</p>
Public Service Company of Colorado (PSCo) dba Xcel Energy	<p>- -  1123 W 3rd Ave  Denver CO 80223  303.571.3306  bdrco@xcelenergy.com</p>
Public Service Company of Colorado (PSCo) dba Xcel Energy	<p>Referral Distribution  1123 West 3rd  Denver CO 80223  303-571-3863  ReferralsXcelDistribution@xcelenergy.com</p>



Agency	Contact Information
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 <a href="mailto:engineering@rtd-denver.com">engineering@rtd-denver.com</a>
The TOD Group	THE TOD GROUP 1431 Euterpe Street New Orleans LA 70130 5047174718
Union Pacific Railroad	Joe Gates 1400 Douglas St Stop 1690 Omaha NE 68179 402-544-2255 <a href="mailto:jagates@up.com">jagates@up.com</a>
Westminster Fire Department	Chief Jim Gagliano 9110 Yates St Westminster CO 80031 303.658.4545 <a href="mailto:jgaglian@cityofwestminster.us">jgaglian@cityofwestminster.us</a>
WESTMINSTER SCHOOL DISTRICT #50	Deborah Escobar 7002 Raleigh Street WESTMINSTER CO 80030 720-542-5100 <a href="mailto:descobar@adams50.org">descobar@adams50.org</a>

3310 W 66TH AVE LLC  
PO BOX 501  
FREDERICK CO 80530-0501

DJ MO LLC  
461 S YORK ST  
DENVER CO 80209-2724

ADAMS COUNTY FIRE PROTECTION DISTRICT  
8055 WASHINGTON ST  
DENVER CO 80229-5818

DOMINGUEZ RONALD J  
2540 W 65TH PL  
DENVER CO 80221-2205

BAKER SCHOOL HOLDINGS LLLP  
155 S MADISON ST STE 326  
DENVER CO 80209-3069

ESCOTO CELSO GOMEZ  
6565 NEWTON ST  
ARVADA CO 80003-6450

BATSON REAL PROPERTY HOLDINGS LLC  
15355 ZUNI ST  
BROOMFIELD CO 80023-6340

ESCUTCHEON LLC  
PO BOX 277  
ERIE CO 80516-0277

BLEEKER ELTON O AND  
BLEEKER FLORENCE E  
3554 SHOSHONE ST  
DENVER CO 80211-3017

FOSTER CYNTHIA E  
3210 HAWTHORNE PLACE  
DENVER CO 80221

BRUNKEN FAMILY TRUST  
7316 W 71ST AVE  
ARVADA CO 80003

GARCIA HAROLD J AND  
GARCIA ELIZABETH R  
3180 W 76TH AVE # 303B  
WESTMINSTER CO 80030-4977

CAILE SHREVE  
C/O MAVI UNLIMITED INC  
6926 W ALASKA DR  
LAKEWOOD CO 80226-3227

GREBB NORTH LLC  
5595 FEDERAL BLVD  
DENVER CO 80221-6574

CORNELL WILLIAM DAVID AND  
CORNELL JOY RENEE  
13633 W 64TH DR  
ARVADA CO 80004-2216

GREBB WEST 2 LLC  
5595 FEDERAL BLVD  
DENVER CO 80221-6574

DECLUTTER ME NOW LLC  
895 CARR ST  
LAKEWOOD CO 80214-5007

GRIEGO ORLANDO  
7182 W 92ND PL  
WESTMINSTER CO 80021-4851

DEMERS JOSEPH F AND  
DEMERS TIFFANY A  
16581 TIMBER COVE ST  
HUDSON CO 80642-7942

GUIDRY HUGH M  
PO BOX 1491  
WHEAT RIDGE CO 80034-1491

HAMAR NICHOLAS T AND  
HAMAR MELISSA A  
11650 W 35TH AVE  
WHEAT RIDGE CO 80033-5321

MEDINA JOSEPH  
PO BOX 211194  
DENVER CO 80221-0398

HERNANDEZ JUAN F  
3165 HAWTHORNE PLACE  
DENVER CO 80221

MOWINSKI DAN AND  
MOWINSKI KIMBERLY  
5877 W 117TH PL  
WESTMINSTER CO 80020-5973

HERRERA MIGUEL VALDEZ AND  
HERRERA RICARDO VALDEZ  
2008 W 91ST PL  
DENVER CO 80260-6723

NAVARRETE ALONSO  
3140 W HAWTHORNE PLACE  
DENVER CO 80221

HIESTAND JAMES C  
6890 LARSH DR  
DENVER CO 80221-2539

NAVARRETE ALONZO  
3161 W 65TH AVE  
DENVER CO 80221

HOLGUIN OSCAR AND  
GARCIA ELVIRA  
3184 LONGFELLOW PLACE  
DENVER CO 80221

NAVARRETE IVAN  
3185 W HAWTHORNE PL  
DENVER CO 80221-2130

ICC 64TH 1 LLC  
8200 S KELLERMAN CIR  
AURORA CO 80016-7399

NAVARRETE LOYA TOMAS AND NAVARRETE LOYA  
ALONSO AND NAVARRETE LOYA OTONIEL  
3185 W HAWTHORNE PL  
DENVER CO 80221-2130

IRVING ROW LLC  
4045 PECOS ST STE 200  
DENVER CO 80211-2567

NAVARRETE LUJAN TOMAS AND  
MADERA-NAVARRETE ROSA ELVA  
3155 W HAWTHORNE PL  
DENVER CO 80221-2130

J AND G PROPERTIES  
1224 SPRUCE DR  
GOLDEN CO 80401-9183

NAVARRETE OTONIEL AND  
NAVARRETE ALONSO  
3101 W HAWTHORNE PL  
DENVER CO 80221-2130

MADDEN RONALD DAVID  
3333 W 64TH AVE  
DENVER CO 80221-2163

NAVARRETE TOMAS AND NAVARRETE OTONIEL AND  
LOYA ALONSO NAVARRETE  
3140 W HAWTHORNE PL  
DENVER CO 80221-2131

MADERA PEDRO A AND  
MADERA SARA M  
PO BOX 235  
KIOWA CO 80117

NEISWENDER ADAM  
801 S CHERRY ST APT 162  
DENVER CO 80246-2644

NETTROUR DAVE  
3449 W 65TH AVE  
DENVER CO 80221-2107

SD ENGQUIST LIVING TRUST  
17 REX CIR  
SALIDA CO 81201-9339

OLIVAS ALFREDO  
14410 E 47TH AVE  
DENVER CO 80239-5464

SEMMEN FAMILY LLC  
15082 JOSEPHINE ST  
THORNTON CO 80602-7358

PHAM NHUNG THI AND  
NGUYEN CUONG X  
2810 W 113TH CT  
DENVER CO 80234-2678

SPEICHER LORENZ C  
16359 COUNTY RD S  
FT MORGAN CO 80701

RODRIGUEZ ANA A AND  
RODRIGUEZ MARIA T  
941 DOWNING WAY  
DENVER CO 80229-5920

SPERO JUNE BALISTRERI AND  
SPERO CLYDE M  
3316 W 64TH AVE  
DENVER CO 80221-2164

RODRIGUEZ YVONNE B  
7171 WARREN DR  
DENVER CO 80221-2577

STAMENKOVIC TOMISLAV  
PO BOX 675  
MORRISON CO 80465-0675

RUBIO-ANGEL ANTONIO AND  
HOLGUIN SANDRA R  
3235 W LONGFELLOW PL  
DENVER CO 80221-2184

STANDARD INDUSTRIES INC  
3500 S WEST TEMPLE  
SALT LAKE CITY UT 84115

SCHLIEMAN MARC R  
12513 S WAMBLEE VALLEY RD  
CONIFER CO 80433-6204

TALDER MYRA AND  
TALDER DAVID  
738 GOLD WAY  
SUPERIOR CO 80027-6061

SCIACCA 3280 LLC  
7851 APPLEBLOSSOM LN  
WESTMINSTER CO 80030-4220

THE SUSAN M WOODMANSEE REVOCABLE TRUST AND  
WOODMANSEE WARREN W  
8130 ALBERT CT  
DENVER CO 80221-3907

SCIACCA 3290 LLC  
7851 APPLEBLOSSOM LN  
WESTMINSTER CO 80030-4220

VILLARREAL CONCEPCION  
3255 WEST 65TH AVENUE  
DENVER CO 80211

SCIACCA 3295 LLC  
7851 APPLEBLOSSOM LANE  
WESTMINSTER CO 80030

YDS INVESTMENT LLC  
15305 E FLORIDA AVE  
AURORA CO 80017-4042

ALVARADO TRACY  
OR CURRENT RESIDENT  
3175 W HAWTHORNE PL  
DENVER CO 80221-2130

CORONA MARIO MORALES  
OR CURRENT RESIDENT  
3245 W LONGFELLOW PL  
DENVER CO 80221-2149

ARMIJO ADELINE AND  
ARMIJO JOYCE  
OR CURRENT RESIDENT  
3190 W 65TH AVE  
DENVER CO 80221-2104

DARLING KRISTINA  
OR CURRENT RESIDENT  
3400 W 64TH AVE  
DENVER CO 80221-2164

BALDUCKI BRYAN  
OR CURRENT RESIDENT  
3180 W 65TH AVE  
DENVER CO 80221-2104

DE LA ROSA BLANCA CLAUDIA  
OR CURRENT RESIDENT  
3110 W 65TH AVE  
DENVER CO 80221-2104

BAUMANN MICHAEL AND  
DITIRRO LISA M  
OR CURRENT RESIDENT  
3310 W 65TH AVE  
DENVER CO 80221-2108

DH HOLDINGS LLC  
OR CURRENT RESIDENT  
3464 W 65TH AVE  
DENVER CO 80221-2108

BENAVIDEZ JESUS  
OR CURRENT RESIDENT  
3276 W LONGFELLOW PL  
DENVER CO 80221-2150

ESTRADA ZAYRA ELIZABETH GARAY AND  
SIMENTAL ALMA OROZCO  
OR CURRENT RESIDENT  
3247 W 64TH AVE  
DENVER CO 80221-2161

BERNALDT BARBARA J AND  
BERNALDT WOLFGANG  
OR CURRENT RESIDENT  
3303 W 64TH AVE  
DENVER CO 80221-2163

FERNANDEZ SANTOS ROMAN AND  
FERNANDEZ MADEL REFUGIO ROMAN  
OR CURRENT RESIDENT  
3280 W LONGFELLOW PL  
DENVER CO 80221-2150

CASTANEDA NOEMY  
OR CURRENT RESIDENT  
3302 W 65TH AVE  
DENVER CO 80221-2108

FONG NICHOLAS  
OR CURRENT RESIDENT  
3212 W HAWTHORNE PL  
DENVER CO 80221-2133

CHAIRES HERRERA MARIA GUADALUPE AND  
CHAIRES HERRERA ROSALBA ALEJANDRA  
OR CURRENT RESIDENT  
3175 W 64TH AVE  
DENVER CO 80221-2159

FRANK DAVID O  
OR CURRENT RESIDENT  
3460 W 65TH AVE  
DENVER CO 80221-2108

CLARK THERESA SARAH AND  
SMITH LAURA HADLEY  
OR CURRENT RESIDENT  
3141 W 65TH AVE  
DENVER CO 80221-2103

GALVANI TRAVIS  
OR CURRENT RESIDENT  
3280 W HAWTHORNE PL  
WESTMINSTER CO 80221-2133

CLOUSE ROSA M AND  
BOJORQUEZ ROY A  
OR CURRENT RESIDENT  
3125 W 64TH AVENUE  
DENVER CO 80221

GARMANN TIMOTHY  
OR CURRENT RESIDENT  
3266 W LONGFELLOW PL  
DENVER CO 80221-2150

GEIST DANIEL  
OR CURRENT RESIDENT  
6421 IRVING ST  
DENVER CO 80221-2169

LUU SANH VAN  
OR CURRENT RESIDENT  
3150 W HAWTHORNE PL  
DENVER CO 80221-2131

GUIDRY HUGH M  
OR CURRENT RESIDENT  
3485 W 65TH AVE  
DENVER CO 80221

MACE MARK S  
OR CURRENT RESIDENT  
3275 W 64TH AVE  
DENVER CO 80221

HAASE ANDREW  
OR CURRENT RESIDENT  
3245 W 64TH AVE  
DENVER CO 80221-2161

MADDEN RONALD DAVID  
OR CURRENT RESIDENT  
3333 W 64TH AVE  
DENVER CO 80221-2163

IBANEZ-BATRES HUMBERTO AND  
RAMIREZ-MORA ROSA MARIA  
OR CURRENT RESIDENT  
3245 W 65TH AVE  
DENVER CO 80221-2103

MADDEN RONALD W  
OR CURRENT RESIDENT  
3309 W 64TH AVE  
DENVER CO 80221

IBARRA ERICK/IBARRA-DUARTE POLICARPIO  
IBARRA ANA  
OR CURRENT RESIDENT  
3185 W 64TH AVE  
DENVER CO 80221-2159

MADERA PEDRO A AND  
DE MADERA MARTH MADERA  
OR CURRENT RESIDENT  
3286 W LONGFELLOW PL  
DENVER CO 80221-2150

LEDESMA RAMIREZ GRACIELA AND  
PINON ORTA ALFREDO I  
OR CURRENT RESIDENT  
3195 W 64TH AVE  
DENVER CO 80221-2159

MADERA-NAVARRETE ROSA ELVA AND  
NAVARRETE-LUJAN TOMAS  
OR CURRENT RESIDENT  
3155 W HAWTHORNE PL  
DENVER CO 80221-2130

LEE JESSE AND  
LEE CHERI L  
OR CURRENT RESIDENT  
3280 W 64TH AVE  
DENVER CO 80221-2160

MARTINEZ RUDOLPH  
OR CURRENT RESIDENT  
3191 W HAWTHORNE PL  
DENVER CO 80221-2130

LIRA-GONZALEZ SUSANA  
OR CURRENT RESIDENT  
3191 W 65TH AVE  
DENVER CO 80221-2103

MATIBAG JOSE DALMACIO  
OR CURRENT RESIDENT  
6401 IRVING ST  
DENVER CO 80221-2169

LOPEZ JAKC R GROHMANN AND  
BERNAL-PALMA NALLELY  
OR CURRENT RESIDENT  
3145 W 64TH AVE  
DENVER CO 80221-2159

MC KEE PEGGY L  
OR CURRENT RESIDENT  
3205 W 64TH AVE  
DENVER CO 80221-2161

LOYA ALONSO NAVARRETE AND  
NAVARRETE MARIA BERTHA  
OR CURRENT RESIDENT  
3140 W HAWTHORNE PL  
DENVER CO 80221-2131

MILLS GAIL  
OR CURRENT RESIDENT  
3349 W 64TH AVE  
DENVER CO 80221-2163

MOLINE CHUCK E JR  
OR CURRENT RESIDENT  
3240 W HAWTHORNE PL  
DENVER CO 80221-2133

PAREDES RODRIGUEZ EFREN  
OR CURRENT RESIDENT  
3170 W 65TH AVE  
DENVER CO 80221-2104

MORGAN FRANK E  
OR CURRENT RESIDENT  
3180 W HAWTHORNE PL  
DENVER CO 80221-2131

PEREZ EDUARDO AND  
SALAZAR DOLORES  
OR CURRENT RESIDENT  
3102 W 65TH AVE  
DENVER CO 80221-2104

NAVARRETE ALONSO JR  
OR CURRENT RESIDENT  
3161 W 65TH AVE  
DENVER CO 80221-2103

QUINTANA LINDA Y  
OR CURRENT RESIDENT  
3210 W 65TH AVE  
DENVER CO 80221-2100

NAVARRETE OTONIEL LOYA  
OR CURRENT RESIDENT  
3101 W HAWTHORNE PL  
DENVER CO 80221-2130

QUINTANA MAX J AND  
MARTINEZ RAY  
OR CURRENT RESIDENT  
3285 W 64TH AVE  
DENVER CO 80221-2161

NAVARRETE TOMAS L AND  
NAVARRETE MARIA LINDA  
OR CURRENT RESIDENT  
3185 W HAWTHORNE PL  
DENVER CO 80221-2130

RABIDEAU RACHAEL  
OR CURRENT RESIDENT  
3260 W HAWTHORNE PL  
DENVER CO 80221-2133

NAYLOR LAWRENCE E AND  
NAYLOR MARIE M  
OR CURRENT RESIDENT  
3275 W 65TH AVE  
DENVER CO 80221-2103

REYES GABRIEL CRUZ AND  
TIMS ASHTEN  
OR CURRENT RESIDENT  
3285 W 65TH AVE  
DENVER CO 80221-2103

NETTROUR DAVE  
OR CURRENT RESIDENT  
3449 W 65TH AVE  
DENVER CO 80221-2107

REYES RUIZ CLAUDIA  
OR CURRENT RESIDENT  
3165 W 64TH AVE  
DENVER CO 80221-2159

NEUHAUS DAVID  
OR CURRENT RESIDENT  
3265 W 65TH AVE  
DENVER CO 80221-2103

RIVERA JOSE LISANDRO  
OR CURRENT RESIDENT  
6451 IRVING ST  
DENVER CO 80221-2169

PADILLA GILBERT AND PADILLA DEBRA  
OR CURRENT RESIDENT  
3348 W 65TH AVE  
DENVER CO 80221

RODRIGUEZ MARY  
OR CURRENT RESIDENT  
3170 W HAWTHORNE PL  
DENVER CO 80221-2131

PALYER ANDRAS  
OR CURRENT RESIDENT  
6550 IRVING ST  
DENVER CO 80221-2106

RUBIO-ANGEL ANTONIO AND  
HOLGUIN SANDRA R  
OR CURRENT RESIDENT  
3235 W LONGFELLOW PL  
DENVER CO 80221-2184

SPERO CLYDE M AND  
SPERO JUNE C  
OR CURRENT RESIDENT  
3316 W 64TH AVE  
DENVER CO 80221-2164

CURRENT RESIDENT  
6364 JULIAN ST  
DENVER CO 80221-1973

STRAUCH KELCEY M  
OR CURRENT RESIDENT  
3215 W 64TH AVE  
DENVER CO 80221-2161

CURRENT RESIDENT  
6380 JULIAN ST  
DENVER CO 80221-1973

SYLVAIN VANESSA  
OR CURRENT RESIDENT  
3160 W 65TH AVE  
DENVER CO 80221-2104

CURRENT RESIDENT  
6337 FEDERAL BLVD  
DENVER CO 80221-2007

TOVAR JORGE  
OR CURRENT RESIDENT  
3230 W 65TH AVE  
DENVER CO 80221

CURRENT RESIDENT  
3260 W 65TH AVE  
DENVER CO 80221-2100

TRAN PHILLIP AND  
TRAN HAENA  
OR CURRENT RESIDENT  
3275 W HAWTHORNE PL  
DENVER CO 80221-2132

CURRENT RESIDENT  
3280 W 65TH AVE  
DENVER CO 80221-2100

TREVIZO PEREZ JOSE LUIS AND  
HERRERA REYES MARIA MAGDALENA  
OR CURRENT RESIDENT  
3475 W 65TH AVE  
DENVER CO 80221-2174

CURRENT RESIDENT  
3290 W 65TH AVE  
DENVER CO 80221-2100

WEBER JACOB THOMAS  
OR CURRENT RESIDENT  
3289 W HAWTHORNE PL  
DENVER CO 80221-2132

CURRENT RESIDENT  
3131 W 65TH AVE  
DENVER CO 80221-2103

WRIGLEY VENUS DORIAN LYNN  
OR CURRENT RESIDENT  
3151 W 65TH AVE  
DENVER CO 80221-2103

CURRENT RESIDENT  
3171 W 65TH AVE  
DENVER CO 80221-2103

ZULIN VLADIMIR AND  
ZULINA ALINA  
OR CURRENT RESIDENT  
6565 IRVING ST  
DENVER CO 80221-2136

CURRENT RESIDENT  
3181 W 65TH AVE  
DENVER CO 80221-2103

CURRENT RESIDENT  
6354 JULIAN ST  
DENVER CO 80221-1973

CURRENT RESIDENT  
3255 W 65TH AVE  
DENVER CO 80221-2103



CURRENT RESIDENT  
3100 W 65TH AVE  
DENVER CO 80221-2104

CURRENT RESIDENT  
3365 W 65TH AVE  
DENVER CO 80221-2107

CURRENT RESIDENT  
3120 W 65TH AVE  
DENVER CO 80221-2104

CURRENT RESIDENT  
3312 W 65TH AVE  
DENVER CO 80221-2108

CURRENT RESIDENT  
3310 W 66TH AVE APT 1  
DENVER CO 80221-2105

CURRENT RESIDENT  
3501 W 65TH AVE  
DENVER CO 80221-2111

CURRENT RESIDENT  
3310 W 66TH AVE APT 2  
DENVER CO 80221-2105

CURRENT RESIDENT  
3320 W 66TH AVE  
DENVER CO 80221-2120

CURRENT RESIDENT  
3310 W 66TH AVE APT 3  
DENVER CO 80221-2105

CURRENT RESIDENT  
3115 W HAWTHORNE PL  
DENVER CO 80221-2130

CURRENT RESIDENT  
3310 W 66TH AVE APT 4  
DENVER CO 80221-2105

CURRENT RESIDENT  
3165 W HAWTHORNE PL  
DENVER CO 80221-2130

CURRENT RESIDENT  
3310 W 66TH AVE APT 5  
DENVER CO 80221-2105

CURRENT RESIDENT  
3100 W HAWTHORNE PL  
DENVER CO 80221-2131

CURRENT RESIDENT  
3310 W 66TH AVE APT 6  
DENVER CO 80221-2105

CURRENT RESIDENT  
3166 W HAWTHORNE PL  
DENVER CO 80221-2131

CURRENT RESIDENT  
6510 IRVING ST  
DENVER CO 80221-2106

CURRENT RESIDENT  
3190 W HAWTHORNE PL  
DENVER CO 80221-2131

CURRENT RESIDENT  
6512 IRVING ST  
DENVER CO 80221-2106

CURRENT RESIDENT  
3201 W HAWTHORNE PL  
DENVER CO 80221-2132

CURRENT RESIDENT  
3205 W HAWTHORNE PL  
DENVER CO 80221-2132

CURRENT RESIDENT  
3170 W LONGFELLOW PL  
DENVER CO 80221-2148

CURRENT RESIDENT  
3215 W HAWTHORNE PL  
DENVER CO 80221-2132

CURRENT RESIDENT  
3180 W LONGFELLOW PL  
DENVER CO 80221-2148

CURRENT RESIDENT  
3225 W HAWTHORNE PL  
DENVER CO 80221-2132

CURRENT RESIDENT  
3184 W LONGFELLOW PL  
DENVER CO 80221-2148

CURRENT RESIDENT  
3277 W HAWTHORNE PL  
DENVER CO 80221-2132

CURRENT RESIDENT  
3275 W LONGFELLOW PL  
DENVER CO 80221-2149

CURRENT RESIDENT  
3295 W HAWTHORNE PL  
DENVER CO 80221-2132

CURRENT RESIDENT  
3295 W LONGFELLOW PL  
DENVER CO 80221-2149

CURRENT RESIDENT  
3208 W HAWTHORNE PL  
DENVER CO 80221-2133

CURRENT RESIDENT  
3210 W LONGFELLOW PL  
DENVER CO 80221-2150

CURRENT RESIDENT  
3210 W HAWTHORNE PL  
DENVER CO 80221-2133

CURRENT RESIDENT  
3270 W LONGFELLOW PL  
DENVER CO 80221-2150

CURRENT RESIDENT  
3250 W HAWTHORNE PL  
DENVER CO 80221-2133

CURRENT RESIDENT  
3130 W 64TH AVE  
DENVER CO 80221-2160

CURRENT RESIDENT  
3290 W HAWTHORNE PL  
DENVER CO 80221-2133

CURRENT RESIDENT  
3235 W 64TH AVE  
DENVER CO 80221-2161

CURRENT RESIDENT  
3154 W LONGFELLOW PL  
DENVER CO 80221-2148

CURRENT RESIDENT  
3345 W 64TH AVE  
DENVER CO 80221-2163

CURRENT RESIDENT  
3351 W 64TH AVE  
DENVER CO 80221-2163

CURRENT RESIDENT  
6495 IRVING ST  
DENVER CO 80221-2169

CURRENT RESIDENT  
3312 W 64TH AVE  
DENVER CO 80221-2164

CURRENT RESIDENT  
3235 W LONGFELLOW PL UNIT A  
DENVER CO 80221-2185

CURRENT RESIDENT  
3326 W 64TH AVE  
DENVER CO 80221-2164

CURRENT RESIDENT  
3235 W LONGFELLOW PL UNIT B  
DENVER CO 80221-2185

CURRENT RESIDENT  
3330 W 64TH AVE  
DENVER CO 80221-2164

CURRENT RESIDENT  
3270 W 65TH AVE UNIT A  
DENVER CO 80221-2189

CURRENT RESIDENT  
6425 IRVING ST  
DENVER CO 80221-2169

CURRENT RESIDENT  
3270 W 65TH AVE UNIT B  
DENVER CO 80221-2189

CURRENT RESIDENT  
6455 IRVING ST  
DENVER CO 80221-2169

CURRENT RESIDENT  
3350 W 64TH AVE UNIT 1  
DENVER CO 80221-2191

CURRENT RESIDENT  
6465 IRVING ST  
DENVER CO 80221-2169

CURRENT RESIDENT  
3350 W 64TH AVE UNIT 2  
DENVER CO 80221-2191

CURRENT RESIDENT  
6475 IRVING ST  
DENVER CO 80221-2169

CURRENT RESIDENT  
3350 W 64TH AVE UNIT 3  
DENVER CO 80221-2191

CURRENT RESIDENT  
6485 IRVING ST  
DENVER CO 80221-2169

CURRENT RESIDENT  
6493 IRVING ST  
DENVER CO 80221-2169

## CERTIFICATE OF POSTING



I, Cody Spaid, do hereby certify that I had the property posted at

3290 Hawthorne Pl

on April 21, 2025

In accordance with the requirements of the Adams County Zoning Regulations

Cody Spaid