# SH Entitlements

November 16, 2012

Ms. Jeanne Schaffer, AICP
Jefferson County Planning Department
100 Jefferson County Parkway, Suite 3550
Golden, Colorado 80401

Re: Rezoning Application to rezone from Peirce Property Official Planned Development to 3550 S. Pierce Street Official Development Plan

Dear Ms. Schaffer,

The Hansen Family Trust respectively requests to Rezone from the existing PD to 3550 S. Pierce Street Official Development Plan. The property is currently zoned Planned Development to allow for single and multifamily. The property was rezoned in 1984 to maintain the existing house while constructing the multifamily housing development known as Academy Pointe. The Plat was completed in 1985 dividing the 7.9 acre multifamily portion from the 1+ acre single family portion of this ODP. The single family lot is currently on the market. The trust has received several inquiries including commercial uses, horse property and a possible need for a parish home for the church located across the street. Our intent is to expand the current uses to allow for more flexibility within this site.

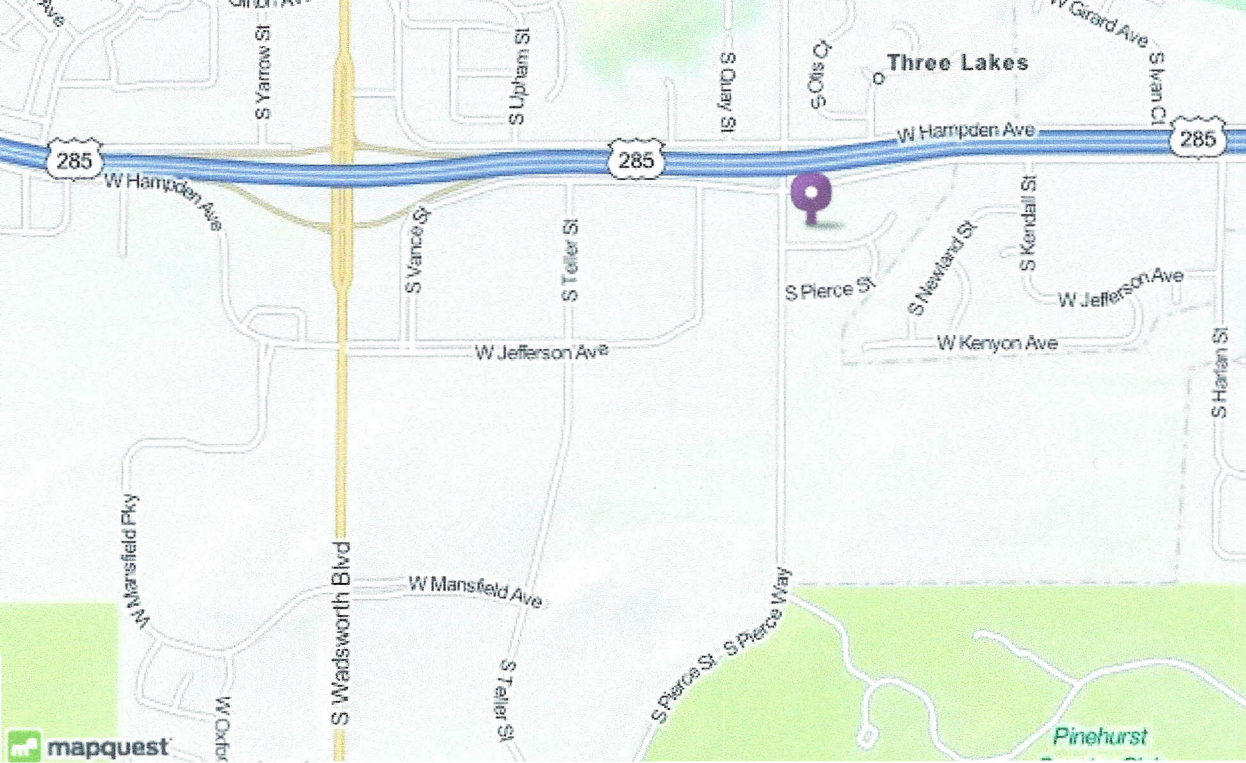
A single family home is hard to market given the location between businesses to the west, multifamily to the south, farm land to the east and the Hampden Frontage road and elevated road way to the north. It would be ideal to maintain the existing home and have a business retrofit into the structure. However, we need to plan for some flexibility to make the property more marketable. Please call me at 303-919-4801 with any questions you may have. We appreciate your time and thought on this request.

Sincerely,

Heather Scott, AICP
Consultant

cc: file

Heather Scott, AICP | Tel 303.919.4801 | Fax 303.942.0589 |
Sh_entitlements@comcast.net | 7211 S. Pierson Street | Littleton, CO 80127


Three Lakes
W Girard Ave
S Yarrow St
S Upham St
S Quay St
S Otis Ct
S Ivan Ct
285
W Hampden Ave
S Vance St
S Teller St
S Pierce St
S Newland St
S Kendall St
W Jefferson Ave
W Kenyon Ave
S Harlan St
W Mansfield Pky
W Mansfield Ave
S Wadsworth Blvd
S Pierce Way
Pinehurst
mapquest

Jefferson County, Colorado
Planning & Zoning Division
100 Jefferson County Parkway, Suite 3550, Golden, Colorado 80419-3550
☎ 303.271.8700 • Fax 303.271.8744 • http://planning.jeffco.us

# NOTIFICATION

# Development Permit Application Submittal

- ❑ Rezoning to a Standard Zone District
- ☑ Rezoning to a Planned Development
- ❑ Special Use

## Dear Property Owner:

Please be informed that the land use proposal described below has been submitted to Jefferson County for review. This notice is being sent to surrounding property owners, and applicable Registered Associations in order to encourage public participation in the review process. As your comments are valuable to us, we hope that you will attend this community meeting.

This proposal will ultimately be considered at a public hearing. Rezoning and Special Use applications are heard by both, the Planning Commission and the Board of County Commissioners.

The case file is available for public review between 7:30 am and 5:30 pm at Planning and Zoning Division at the Jefferson County Courts and Administration Building, 100 Jefferson County Parkway Ste 3550, Golden, Colorado 80419. The subject property will be posted with a sign or signs indicating the date, time and location should a formal hearing date be established. The staff report will be available for review one week prior to the Hearing Dates.

**Project Name**
3550 S. Pierce Street Official Development Plan

**Case Number**
12-123814RZ

**Project Address**

| Street | City | State | ZIP |
|---|---|---|---|
| 3550 S. Pierce Street | Lakewood | CO | 80235 |

**Jefferson County Case Manager**

| Name | Phone | Email |
|---|---|---|
| Jeanne Shaffer | 303-271-8750 | jshaffer@jeffco.us |

**Project Description**
To rezone from Planned Development to Planned Development Amendment to allow for Single Family, Multi-family, church related uses and small scale medical and business uses.

**For further information, please contact**

| Applicant/District | Phone |
|---|---|
| Hansen Family Trust | 303-919-4801 |

**Applicant/Representative's Name**
Heather Scott, AICP

*(Refer to attached vicinity map or proposed land use request)*

# West Metro Fire Protection District

433 S. Allison Parkway
Lakewood, CO 80226

Bus: (303) 989-4307
Fax: (303) 989-6725
www.westmetrofire.org

February 6, 2012

Heather Scott
15200 West 6th Avenue Frontage Road
Golden, CO 80401

Re: 15200 West 6th Avenue Frontage Road

Dear: Ms. Scott,

This property is by contract covered by the West Metro Fire Protection District (WMFPD). Fire service will be provided as long as provisions of the International Fire Code, 2009 edition, including amendments.

If you have any questions contact me at 303-989-4307 extension 513 or e-mail: bkral@westmetrofire.org.

Respectfully,

Bruce Kral
Fire Marshal
West Metro Fire Protection District

**LAKEHURST**
**Water and Sanitation District**

November 12, 2012

Ms. Heather Scott
3550 S. Pierce Street
Lakewood, Colorado 80235

**RE: Water and Sewer Availability – 3550 S. Pierce Street**

To Whom It May Concern:

The above property is located within the boundaries of the Lakehurst Water and Sanitation District. Water and sewer service is currently being provided to an existing single family unit and available subject to the District Rules and Regulations, and conditions set forth in this letter. Additionally, no specific facility locations will be determined until water and sewer plans have been submitted and approved by the District and other appropriate agencies.

Sewer service is available pending the conveying of appropriate easements, installation and acceptance of appropriate mains to serve the property if required. All sewer main and service line installations must meet District's specifications. All appropriate Lakehurst sewer tap fees, Metro Wastewater Reclamation District fees and other fees if required must be paid prior to service.

Water service is available subject to the owner meeting, at the owner's expense, conditions and requirements established by the Denver Water Department, the fire district and Lakehurst Water and Sanitation District. These conditions would include, but are not limited to, meeting fire flow requirements, having approved plans, the conveying of appropriate easements, installation, and acceptance of appropriate mains and appurtenances to serve the property. All appropriate Lakehurst water tap fees, participation fees, and Denver Water Board fees must be paid prior to service.

Where easements are required, the District will require a 30 foot exclusive easement which will exclude other utilities or a 30 foot PUD easement, or a 50 foot nonexclusive easement where other utilities are proposed. All easements for water and sewer lines must be conveyed to Lakehurst.

Please be aware that the District's authority to issue water tap permits can be restricted or terminated by the Denver Water Board at any time and Metro Wastewater Reclamation District could suspend the issuance of sewer taps as well.

7995 WEST QUINCY AVENUE • LITTLETON, COLORADO 80123-1319
(303) 985-7895 • FAX (303) 988-7291

If you should have any questions regarding this letter please feel free to contact me at 303-985-7895.

Sincerely,

Steve Daldegan
District Manager

r:avalibilityw&s