



ADAMS COUNTY
COLORADO

VARIANCE

Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218
Phone: 720.523.6800
Website: adcogov.org

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- ☒ Development Application Form (pg. 3)
- ☒ Written Narrative
- ☒ Site Plan
- ☐ Proof of Ownership (warranty deed or title policy)
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid

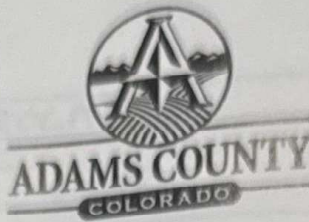
Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	
Lot Coverage:	
Other:	

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential *\$100 per each additional request

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Angelo Arguello Phone #: 720-568-0428
Address: 3431 S Federal Blvd
City, State, Zip: Englewood, Co 80110
2nd Phone #: 720-568-0428 Email: LITventures303@gmail.com

OWNER

Name(s): Angelo Arguello Phone #: 720-568-0428
Address: 3431 S Federal Blvd
City, State, Zip: Englewood Co 80110
2nd Phone #: Email: LITventures303@gmail.com

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

Name: Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

DESCRIPTION OF SITE

Address:	5390 OSCEOLA ST
City, State, Zip:	Denver, Co 80212
Area (acres or square feet):	7,160
Tax Assessor Parcel Number	0182518106023
Existing Zoning:	R2
Existing Land Use:	VACANT LOT
Proposed Land Use:	R-2

Have you attended a Conceptual Review? YES ☐ NO ☐

If Yes, please list PRE#:

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

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.

THE LOT SIZE DOESNT MET STANDARDS
TO BUILD TOWN/HOMES UNDER CURRENT CODE.
BUT THE LOT WAS SPLIT THAT WAY BACK IN 1950'S
WE ARE APPLYING FOR THE VARIANCE TO ADD 2 SINGLE FAMILY
LOT HOMES WITH A PARTY WALL AGREEMENT AS RECOMMENDED
BY CODY SPAID

- Why are you unable to meet this standard?

LOT SIZE IS UNDER 59 Footage By Approximately
350 sq feet. LOT WAS ORIGINALLY SPLIT IN
1950'S.

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

October 19, 2023

LIT VENTURES LLC
ATTN: ANGELO ARGUELLO
3431 S FEDERAL BLVD STE D
ENGLEWOOD CO 80110-1826

Subject: Assignment of Address: **5390 OSCEOLA ST**
Dear Owner:

This letter shall serve to assign the address of the property with Parcel Number: **0182518106023**

The legal description for this property is:
SUBD:BERKELEY GARDENS BLK: 14 DESC: LOTS 1 AND 2

The address of this property is hereby designated as: **5390 OSCEOLA ST. DENVER CO 80212**

By copy of this letter to the Adams County Assessor's Office, appropriate records will be updated. A copy of this letter is also being forwarded to the Adams County Communications Center and MetCom (911) and the Post Office. However, please be aware of your responsibility to notify the appropriate utility providers and other public agencies if necessary.

If you have any questions, please feel free to contact me at (720) 523-6985 or kmills@adcogov.org.

Sincerely,

Kevin Mills
Plans Examiner I

Enc: Aerial map of property
cc: Adams County Assessor's Office
ADCOM/911
MetCom
USPS

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Dorisio
DISTRICT 4

Lynn E. Baca
DISTRICT 5



1600 West 12th Ave
Denver, CO 80204-3412
303.628.6000
denverwater.org

01/10/2025

Angelo Arguello
LIT Ventures LLC

RE: 5390 Osceola St
SUBD: BERKELEY GARDENS BLK: 14 DESC: LOT 1 AND 2

Dear Angelo:

Denver Water has been asked to determine whether the property described on the attached layout is located within a Distributor's service area and would be eligible to receive water service. This letter verifies that the property is located within Berkeley Water and Sanitation's service area. This property is eligible to receive water. Any project located on the property will be subject to compliance with Denver Water's Operating Rules, Regulations, Engineering Standards and applicable charges. Prior to proceeding with the project, verify with Berkeley Water and Sanitation to determine Distributor's ability to serve, rules and regulations affecting service and any additional applicable charges. Please check the fire requirements for the proposed development with the Fire Prevention Bureau and the availability of fire flow from existing mains with the Distributor's Hydraulics Department or with Denver Water's Hydraulics Department.

If there are questions on the information being provided, or you would like to schedule a meeting to discuss the proposed project, please contact Denver Water Sales Administration at: 303-628-6100 (option 2).

Sincerely,

Marissa Kuehn
Sales Administration

**ADAMS COUNTY**
COLORADOPowered by
ACI PAYMENTS, INC.**Adams County Treasurer, CO**
Real Property Tax**Confirmation Number**

029697

Date & Time

Tuesday, July 9, 2024 03:25PM MT

Payment Method	Amount	Service Fee	Total
VISA Ending in 1231	\$589.70	\$11.74	\$601.44

Account Information

Name	angelo arguello
Street Address	3431 s federal blvd unit d
City	englewood
State	CO
Zip code	80110
Country	United States
Daytime phone	(720) 568 - 0428
Email	angelojeremiah84@gmail.com
Property Tax Account Number	r0220328

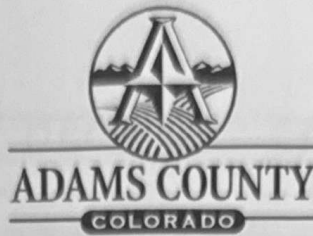
Thank you for using ACI Payments, Inc. If you have a question regarding your payment, please call us toll free at 1-800-487-4567. To make payments in the future, please visit our website at [acipayonline.com](https://www.acipayonline.com).

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Community & Economic
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DEVELOPMENT APPLICATION FORM

APPLICANT

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Address: 3431 S Federal Blvd
City, State, Zip: Englewood, Co 80110 unit D
2nd Phone #: Email: LITventures303@gmail.com

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

Name: [Signature] Phone #:
Address: [Signature]
City, State, Zip: [Signature]
2nd Phone #: Email:

DESCRIPTION OF SITE

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

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

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.

As per City said, Additional Variance Request
To Application.
second Variance Request is For 50 Foot lot width
where 70 feet is required.

- Why are you unable to meet this standard?

LOT WAS SPLIT IN 1950's
PRIOR TO Current Zoning Requirements

Electronically Recorded RECEPTION#: 2023000053290,
9/19/2023 at 2:13 PM, 1 OF 2,
REC: \$18.00 DocStamp: \$0.00
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

QUIT CLAIM DEED

THIS DEED, Made this **September 12, 2023**

between **L I T VENTURES LLC, a Colorado Limited Liability Company,**

of the County of Arapahoe and , Grantor(s)

and **L I T VENTURES LLC**, whose legal address is

of the County of Prophet and State of, Grantee(s)
Colorado

3431 S. Federal Blvd Unit D
Englewood CO 80110

WITNESSETH, That the grantor(s), for and in consideration of the sum of **TEN AND NO/100 DOLLARS**, (\$10.00), the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, and **QUIT CLAIMED**, and by these presents does remise, release, sell and **QUIT CLAIM** unto the grantee(s), his heirs, successors and assigns, forever, not in tenancy in common but in **joint tenancy**, all the right, title, interest, claim and demand which the grantor(s) has in and to the real property, together with improvements, if any, situate, lying and being in the County of **ADAMS**, State of **Colorado**, described as follows:

That part of the NE 1/4 of the NE 1/4 of Section 18, Township 3 South, Range 68 West of the Sixth Principal Meridian, described as follows:

Beginning at the Northwest corner of Lot 48, Block 14, Berkeley Gardens;

Thence West along the North line of Block 14, 153.4 feet;

Thence North and parallel with the centerline of Block 14, projected, a distance of 50.0 feet;

Thence East and parallel with North line of said Block 14, 153.4 feet to a point on the centerline of said Block 14 projected;

Thence South along said projected centerline of Block 14, 50.0 feet to the Point of Beginning, Except that portion for roadway as described in Deed recorded March 6, 1950 in Book 390 at Page 374, County of Adams, State of Colorado

Also known by street and number as: **5400 Osceola Street, Denver, CO 80212**

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest, and claim whatsoever, of the grantor(s), either in law or equity, to the only proper use, benefit and behalf of the grantee(s), his heirs and assigns forever.

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

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

Seller:

L I T VENTURES LLC, a Colorado Limited Liability Company

By: Angelo Arguello

Angelo Arguello

Elevated Title

JM-2822-23

9/27/23, 11:38 AM

View Bills, Tuition & More Online

11:38 AM

7/9/24, 3:2

Landmark Web Official Records Search

Electronically Recorded RECEPTION#: 2023000053290,
9/19/2023 at 2:13 PM, 2 OF 2,
TD Pgs: 0 Josh Zygielbaum, Adams County, CO.

STATE OF COLORADO
COUNTY OF ARAPAHOE

The foregoing instrument was acknowledged before me this 8th day of September, 2023, by Angelo Arguello
of L I T VENTURES LLC, a CO Limited Liability Company, on behalf of the Limited Liability Company.

Ingrid Pizzuto
Notary's Official Signature

My Commission Expires: 5-31-24

INGRID PIZZUTO
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20124032949
MY COMMISSION EXPIRES MAY 31, 2024

UNOFFICIAL COPY

Elevated Title

JM-2822-23

This is a "printer friendly" page. Please use the "print" option in your browser to print this screen.

**ADAMS COUNTY**
COLORADOPowered by
ACI PAYMENTS, INC.**Adams County Treasurer, CO**
Real Property Tax**Confirmation Number****029697****Date & Time****Tuesday, July 9, 2024 03:25PM MT**

Payment Method	Amount	Service Fee	Total
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Account Information

Name	angelo arguello
Street Address	3431 s federal blvd unit d
City	englewood
State	CO
Zip code	80110
Country	United States
Daytime phone	(720) 568 - 0428
Email	angelojeremiah84@gmail.com
Property Tax Account Number	r0220328

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1600 West 12th Ave
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303.628.6000
denverwater.org

01/10/2025

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LIT Ventures LLC

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SUBD: BERKELEY GARDENS BLK: 14 DESC: LOT 1 AND 2

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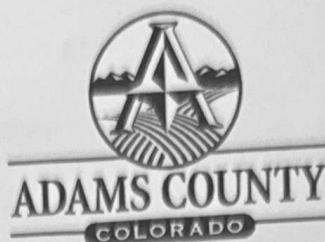
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Sincerely,

Marissa Kuehn
Sales Administration

Community & Economic
Development Department
www.adcogov.org



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October 19, 2023

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ENGLEWOOD CO 80110-1826

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If you have any questions, please feel free to contact me at (720) 523-6985 or kmills@adcogov.org.

Sincerely,

Kevin Mills
Plans Examiner I

Enc: Aerial map of property
cc: Adams County Assessor's Office
ADCOM/911
MetCom
USPS

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve J. O'Dorisio
DISTRICT 4

Lynn E. Baca
DISTRICT 5

BERKELEY WATER AND SANITATION DISTRICT 4455 WEST 58th AVENUE, UNIT A
ARVADA, COLORADO 80002 303-477-1914

Email: berkeleywater@gmail.com

3/4/2025

Angelo Arguello 5390 Osceola St
Denver, CO 80221

Re:

5390 Osceola St, Denver, CO 80221 Availability of sanitary sewer services

Dear Angelo:

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

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

reviews, contract development, construction, observation and
Page 2

inspections. If the Developer makes a review deposit with the District, over payments will be refunded and shortages will be billed to the property owner.

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

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

8.

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

9.

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

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

This conditional will serve letter is valid through March 4, 2026. If tap fees are not paid by that date, this agreement to service must be renewed through the District.

We look forward to providing services to the Property.

Sincerely,

Sarah Wate

BERKELEY WATER AND SANITATION DISTRICT