



ARAPAHOE COUNTY
COLORADO'S FIRST

Arapahoe County
Public Works and Development
Planning Division
6924 S. Lima Street
Centennial, Colorado 80112
Phone: 720-874-6650
www.arapahoegov.com

Land Development Application

This form must be **complete**.

Land Development Application materials received after 2pm shall be date stamped received the following business day.

APPLICANT NAME: Ken + Lois Helvie	ADDRESS: 453 E. Hwy 40 Byers, CO. 80103 PHONE: 303-909-3885 EMAIL: khelvie67@aol.com	CONTACT: Ken or Lois TITLE:
OWNER(S) OF RECORD NAME(S): Ken + Lois Helvie	ADDRESS: 453 E. Hwy 40 Byers, CO. 80103 PHONE: 303-909-3885 EMAIL: khelvie67@aol.com	SIGNATURE(S): <u>Ken Helvie</u> <u>Lois M. Helvie</u>
ENGINEERING FIRM NAME: Cottonwood Surveying + Associates	ADDRESS: PO Box 694 Strasburg, CO. 80136 PHONE: 303-549-7992 EMAIL: pons.csa@gmail.com	CONTACT: TITLE:

Pre-Submittal Case Number: Q 18-166 Pre-Submittal Planner: Molly Orkild-Larsen Pre-Submittal Engineer:

State Parcel ID No. (AIN no.): 1985-16-1-00-013-1909-16-1-00-014

Parcel Address or Cross Streets: 453 E. Hwy. 40, Byers, CO. 80103

Subdivision Name & Filing No:

	EXISTING	PROPOSED
Zoning:	R2 and A2	
Project Name:		Helvie Subdivision
Site Area (Acres):		
Density (Dwelling Units/Acre):		
Building Square Footage:		
Disturbed Area (Acres):	N/A	

CASE TYPE (S)

Fee Waiver

THIS SECTION IS FOR OFFICE USE ONLY

Case No:	Assigned Planner:	Molly	Assigned Engineer:	Joseph
TCHD Fee: \$	Planning Fee(s):	\$	Engineering Fee(s):	\$

This land use application shall be submitted with all required application fees. Incomplete applications will not be accepted. Submittal of this application does not establish a vested property right in accordance with C.R.S. 24-68-105(1). Processing and review of this application may require the submittal of additional information, subsequent reviews, and/or meetings, as outlined in the Arapahoe County Land Development Code.

January 22, 2020

TO: Molly Orkild-Larson
FROM: Kenneth and Lois Helvie
RE: 453 E. Hwy 40, Byers, CO 80103

Dear Molly:

In approximately 2001, we purchased the above referenced property. At the time, it was so overgrown, you could barely see the 2 houses. They were in total disrepair, and had been neglected for years. We have been told by many of the area residents that this house was considered a landmark farm in this area. We were even brought pictures from high school yearbooks of the barbershop/candy store that used to be in our current garage. Many people have stopped to thank us for bringing it back to it's past glory. Over the course of 19 years, we have spent a lot of money improving the appearance of this property, and we had no intentions of moving until Ken faced some serious, almost fatal, health issues last summer.

When we purchased this property, we had no idea of the difficulties we would face in trying to rezone it to place both homes on their separate lots, mainly because we had no intention of moving. After many inquiries we found out that this was the result of poor planning by the county many, many years ago, probably 80 years even, and so we did nothing to change the zoning.

That has all changed with other personal issues in our lives. We contacted Arapahoe County to begin this process, and had no idea it would take as long as it has. In the meantime, we are continuing to face health issues that are costly, and the expenses we are facing in the subdivision process are equally as burdensome to us.

The current zoning prevents us (or our children if it were necessary) from selling any of this property. We feel that we have improved this property greatly, and that we have already contributed financially in many ways to the improvement of it. Now we are facing extraordinary fees just to correct a problem that we did not create.

We have already spent around \$3500 for the first phase of this project. We were required to put a new septic system, which cost us \$9,000. And now we are looking at approximately \$14,000 to complete this process, with a possible \$15,000 for a drainage study, which our engineer says is not even necessary.

We are retired and on a fixed income. It is becoming expedient for us to move this process along quickly so that we can focus on the health issues Ken is facing.

We would like to request a waiver of this remaining fees so that we can move forward with the sale of this property as soon as possible. We would appreciate your consideration of this fee waiver.

Sincerely,

Kenneth A. and Lois M. Helvie
453 E. Hwy 40
Byers, CO. 80103

