

Pat Mellen Law LLC

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January 8, 2019

Mr. Nick Nelson
Planning and Zoning Division
Jefferson County Colorado
100 Jefferson County Pkwy, Suite 3550
Golden, CO 80419

RE: Formal Rezoning Request

Parcel ID 51-033-01-009; Lot 2. Hiwan Homestead Estates

Dear Mr. Nelson

This letter, along with the additional required documents, is sent on behalf of my client Robert Fritsche in support of a Formal Rezoning Application for the subject parcel. He is the property owner. He is seeking this rezoning intending to: sell his current home; create a separate lot intended as potential a mother-in-law dwelling; build a smaller home on the adjacent lot to allow him to downsize but remain in this community where he has lived for 20 years; and keep a lot available for his now adult daughters, who were raised here.

Below is applicable information regarding the mentioned property for your review.

Property Owner:
Robert D. Fritsche
28764 Wild Rose Drive
Evergreen, CO 80439 (primary address)

Existing Property Information:
Parcel ID: 51-033-01-009
PIN/Schedule: 300163349
Legal Description: Lot 2, Hiwan Homestead Estates
Acres: 3.44 (149,739 square feet)
Zoning: MR-1

Development Proposal

Mr. Fritsche would like to subdivide his existing large lot into four lots. None of the lots would be less than 0.73 acres in size. Please see the attached proposed survey. The existing house would remain as Lot 3. Adjacent immediately to the east would be Lot 4 as a possible mother-in-law dwelling. He would like to build a smaller house on either of two new lots to the west, Lot 1