

LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)
- Airport Noise Overlay

Delaware Street Vacation

VAC2016-00001

1.1



For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



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Delaware Street Vacation

VAC2016-00001

1.2

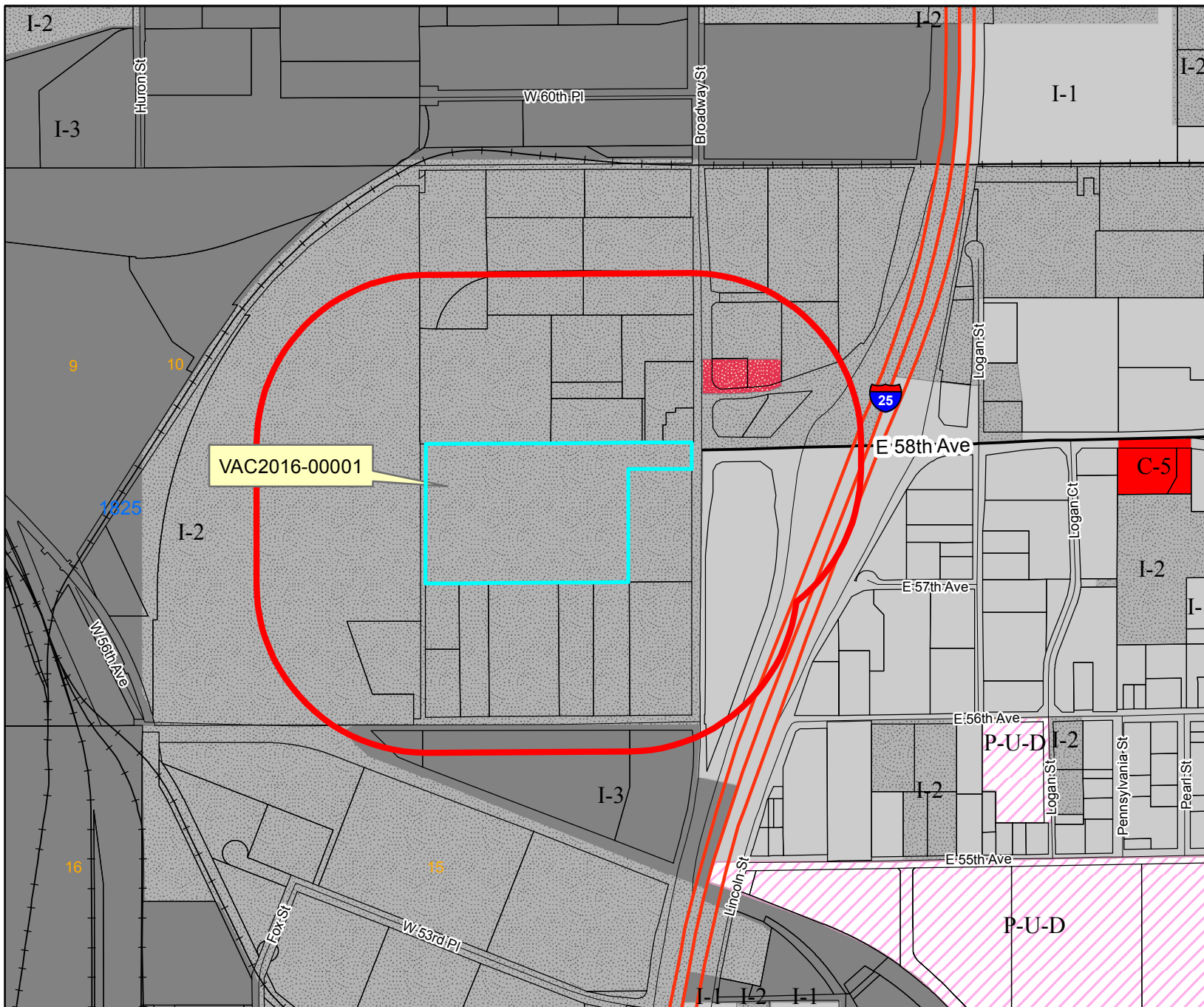


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VAC2016-00001

1.3

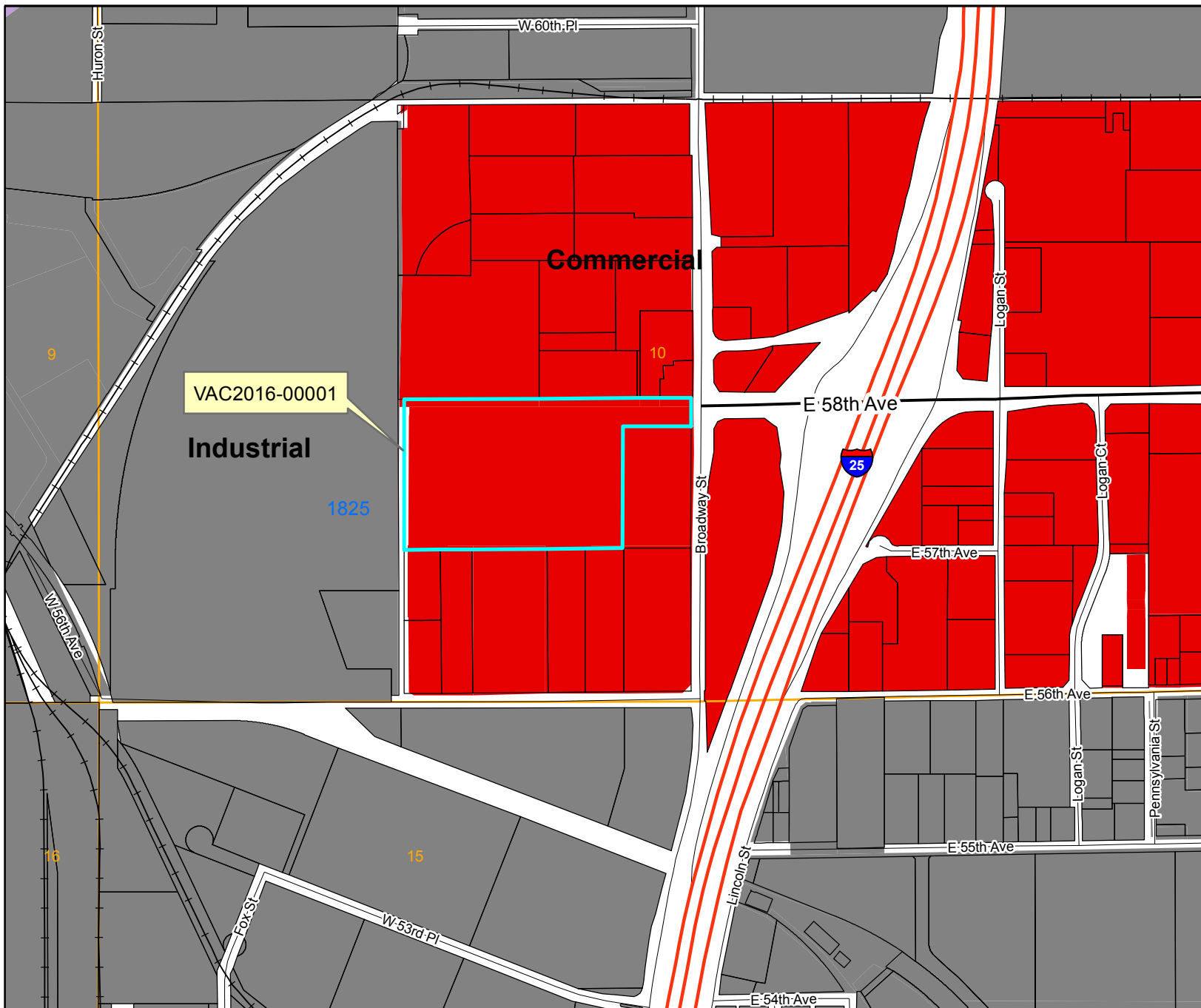


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Delaware Street Vacation

VAC2016-00001

1.4



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ADAMS COUNTY
COLORADO

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

August 23, 2016

CASE No.: VAC2016-00001 CASE NAME: Delaware Street Vacation	
Owner's Name:	Fiore and Sons (Michael Fiore)
Applicant's Name:	Fiore and Sons (Michael Fiore)
Applicant's Address:	730 W 62 nd Avenue, Denver, CO 80216
Location of Request:	West side of Lot 2 Mapleton Plat Correction
Nature of Request:	Vacation of a portion of Delaware Street pursuant to Section 2-02-16-08 of the County's Development Standard and Regulations.
Zone District:	Industrial-2 (I-2)
Site Size:	16,156 square feet
Proposed Uses:	Industrial
Existing Use:	Vacant
Comprehensive Plan:	Commercial
Hearing Date(s):	BOCC: August 23, 2016 / 10:00 a.m.
Report Date:	August 1, 2016
Case Manager:	Christopher C. La Rue <i>ccL</i>
Staff Recommendation:	APPROVAL with 6 Findings-of-Fact

SUMMARY OF APPLICATION

Background

The applicant, Fiore and Sons, is requesting to vacate approximately 660.13 linear feet of right-of-way (16,156 square feet) of Delaware Street (See Exhibit 2.2). The subject property is located west of the intersection of Broadway Street and East 58th Avenue. Currently, the right-of-way terminates at the northwestern boundary of the subject property. There is no connectivity of the right-of-way to the property north of the site. The County also has no plans to extend the right-of-way beyond the subject property. Access to the site will be from Broadway Street. The 58th Avenue alignment north of the property was vacated in 1976 and there are no plans to construct that street. The parcels to the north of the subject site were platted in 1980 and utilize access easements to Broadway Street. The intent of the request is to develop the vacated right-of-way

with the adjoining parcel to the east as one lot and create an industrial headquarters building for the applicant.

Development Standards and Regulations Requirements

Per Section 2-02-16-08-05 of the County's Development Standards and Regulations, the proposed roadway vacation shall conform to the requirements of the County's Development Standards. The vacation will not result in the creation of nonconforming lots. No parcel will be created without access because of the street right-of-way vacation. Only the portion of Delaware Street west of the subject site would be vacated. The subject request will not adversely affect the public health, safety, and general welfare. There are no plans to construct Delaware Street, located north of the subject site.

Future Land Use Designation/Goals of the Comprehensive Plan for the Area

The Comprehensive Plan designates the future land use for the subject site as commercial. The adjacent property to the north, south, and east is also designated as commercial. The property to the west is designated as industrial. Per Chapter 5 of the County's Comprehensive Plan, commercial areas in the County are intended to serve either neighborhood or regional needs and can be comprised of a variety of uses. These uses include retail sales, restaurants and other services, and professional and commercial offices. The primary objective of the commercial land use designation is to support and attract businesses that provide employment opportunities, meet the needs of County residents and visitors, and contribute to the County's tax base. Commercial areas should be compatible with surrounding development, and located in areas with adequate transportation access, services, and public infrastructure. Building materials, architectural design, relationship to streets, sidewalks, and parking areas, should all contribute positively to the aesthetic character of the commercial area.

Industrial areas are intended to provide a setting for a wide range of employment uses, including manufacturing, warehouses, distribution, and other industries. Industrial areas may also include limited supporting uses such as retail, outdoor storage. Chapter 4, Policy 14.1 of the Comprehensive Plan states an objective of the industrial land use designation is to encourage development and redevelopment of a range of industrial uses in the Southwest Area. The goals of the comprehensive plan for Industrial areas also include revitalizing older industrial areas to preserve jobs and take advantage of existing infrastructure while maintaining opportunities for heavy industrial uses as a key component the County's employment base.

The intent to vacate a portion of Delaware Street and use the property for a business headquarters is consistent with uses allowed in the I-2 zoning designation. It also aligns with the goals of the Comprehensive Plan designation of commercial on the property.

Site Characteristics:

The portion of Delaware Street to be vacated consists of approximately 660.13 feet linear feet of right-of-way (16,156 square feet) along the western portion of the subject site. The overall subject property is 15.3948 acres in size and is presently vacant.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-2 Koppers Industries/ Creosote application/Storage	North I-2 Industrial/Storage	Northeast I-2 Gas Station
West I-2 Koppers Industries/ Creosote application/Storage	Subject Property I-2 Road ROW	East I-1, I-2, & I-3 Distribution & Storage industrial buildings
Southwest I-2 Koppers Industries/ Creosote application/Storage	South I-2 Warehouse, trucking	Southeast I-2 Warehouse, trucking

Compatibility with the Surrounding Land Uses:

Vacation of the right-of-way and intended development of the site is compatible with the surrounding area and development. Majority of the area surrounding the site consists of industrially zoned properties. The property to the east of the site is zoned I-2 and is vacant. The property to the west is zoned I-2 and is used as a creosote wood treatment facility. The properties north and south of the site are zoned I-2, and are used as warehousing, distribution, and storage. The road vacation and ultimate development of the site will not negatively impact existing surrounding uses in the immediate vicinity or in the County. In addition, uses in the area are consistent with the applicant's intended use of the property as an industrial business headquarters.

Staff Recommendation:

Based upon the application, the criteria for roadway vacation approval, and a recent site visit, staff recommends Approval of this request with 6 findings-of-fact.

Findings of fact:

1. The roadway vacation complies with these standards and regulations and the original conditions of approval.
2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
3. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.
5. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
6. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.

Recommended Conditions of Approval:

None.

CITIZEN COMMENTS

Property Owners Notified	Number of Responses
41	0

COUNTY AGENCY COMMENTS

Adams County Building Safety Division:

No comments

Adams County Code Compliance:

No comments.

Adams County Development Services Engineering

No comments

Adams County Development Services Right-of-Way

The County's right-of-way staff reviewed the request and provided comments on the vacation plat. The subject plat vacation accurately reflects the requested changes.

Adams County Environmental Analyst:

No comments.

Adams County Finance Department:

No comments.

Adams County Parks & Community Resources Department:

No comments.

Adams County Sheriff's Office:

No comments

Adams County Treasurer's Office

No comments.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

Xcel Energy

- Xcel Energy reviewed the request and stated they have infrastructure within the right-of-way area to be vacated. However, the proposed note on the vacation plat document stating all utility easements shall be retained adequately resolves Xcel Energy's comments.

Responding without Concerns:

CDOT
CDPHE

Notified but not Responding / Considered a Favorable Response:

Adams County Fire Protection District
Century Link
Comcast
Mapleton School District # 1
Metro Wastewater Reclamation
North Pecos Water & Sanitation District
North Washington Water & Sanitation District
RTD
Urban Drainage and Flood Control

Exhibits Table of Contents

Exhibit 1- Maps

- 1.1 Zoning Map
- 1.2 Aerial Map
- 1.3 Notice area Map
- 1.4 Future Land Use Map

Exhibit 2- Applicant Information

- 2.1 Applicant Written Explanation
- 2.2 Applicant Site Plan
- 2.3 Applicant response to referral comments

Exhibit 3- Referral Comments

- 3.1 Development Review Team Comments (Planning, Engineering, Right-of-Way, Building Safety, and Parks).
- 3.2 Adams County Finance
- 3.3 Adams County Treasurer's Office
- 3.4 Xcel Energy
- 3.5 CDOT
- 3.6 CDPHE

Exhibit 4- Citizen Comments

None

Exhibit 5- Associated Case Materials

- 5.1 Certificate of Posting
- 5.2 Public Hearing Notice/ Request for Comments
- 5.3 Property Owner Labels
- 5.4 Referral Labels



Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Board of County Commissioners

From: Christopher LaRue, Senior Planner

Subject: Delaware Street Vacation/ Case # VAC2016-00001

Date: August 23, 2016

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

ALTERNATIVE RECOMMENDED FINDINGS

1. The roadway vacation does not comply with the Adams County Development Standards and Regulations.
2. Nonconforming lots are created, and in the case of nonconforming lots, the nonconformity is increased.
3. The roadway vacation is not in keeping with the purpose and intent of the subdivision regulations.
4. The approval will adversely affect the public health, safety, and welfare.
5. The vacation leaves land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.



May 13, 2016

Adams County
4430 S. Adams County Pkwy
First Floor, Ste. W2000A
Brighton, CO 80601

Attn: To Whom it May Concern

Re: Delaware Street Vacation Plat

This letter has been written to provide a narrative of the requested Right of Way Vacation for Delaware Street located in the east half of the southwest quarter of Section 10, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

The following items have been determined with the proposed vacation request:

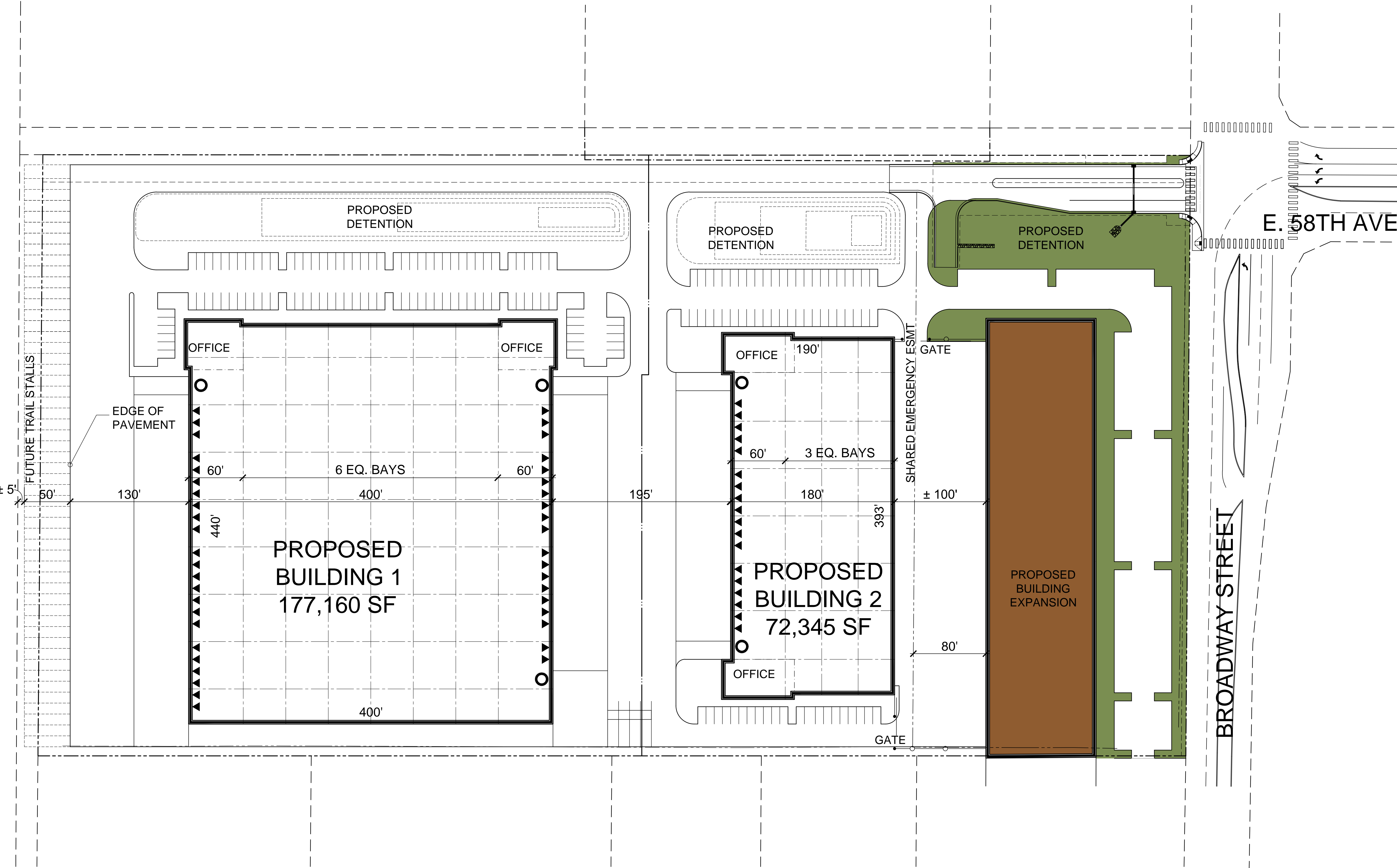
1. The roadway vacation complies with the standards and regulations of Adams County.
2. Nonconforming lots are not created, as the vacation will be included into Lot 2 of the Mapleton Addition Plat Correction.
3. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
4. The approval will not adversely affect the public health, safety, and welfare.
5. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.

Thank you for your help in processing this request.

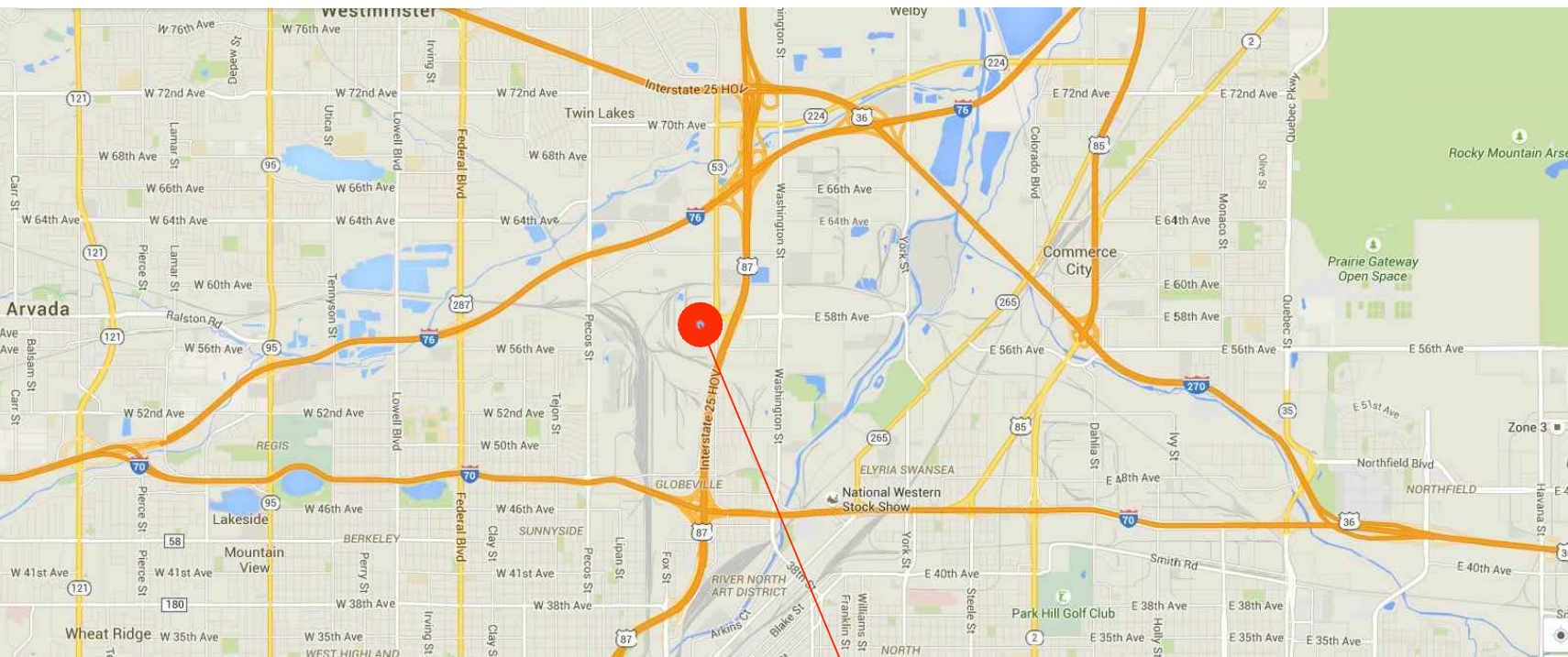
Sincerely,
Jansen Strawn Consulting Engineers, Inc.

Chris S. Strawn, PE
Principal

2.2



TABULATIONS			
GROSS AREA	+/- 649,637 SF	+/- 14.9AC	
PROPOSED DETENTION	+/- 40,970 SF	+/- 0.9AC	6.31%
ADDITIONAL R.O.W LAND	+/- 16,178 SF	+/- 0.4AC	
TOTAL BUILDING AREA	+/- 249,505 SF		
NET COVERAGE	39.9%		
BUILDING 1			
BUILDING AREA	+/- 177,160 SF		
PARKING PROVIDED			
AUTO STALLS	101 STALLS		
TRAILER STALLS	0 STALLS		
DOORS PROVIDED			
DOCK HIGH DOORS	42 DOORS		
DRIVE IN DOORS	3 DOORS		
FUTURE TRAILER STALLS	66 STALLS		
BUILDING 2			
BUILDING AREA	+/- 72,345 SF		
PARKING PROVIDED			
AUTO STALLS	68 STALLS		
TRAILER STALLS	0 STALLS		
DOORS PROVIDED			
DOCK HIGH DOORS	18 DOORS		
DRIVE IN DOORS	2 DOORS		



VICINITY MAP SITE

- SITE LEGEND:
- ◀ DOCK HIGH TRUCK DOOR
 - GRADE LEVEL TRUCK DOOR



SP12.0

CONCEPTUAL SITE PLAN

CENTERCORE INDUSTRIAL PARK
ADAMS COUNTY, CO

WARE MALCOMB

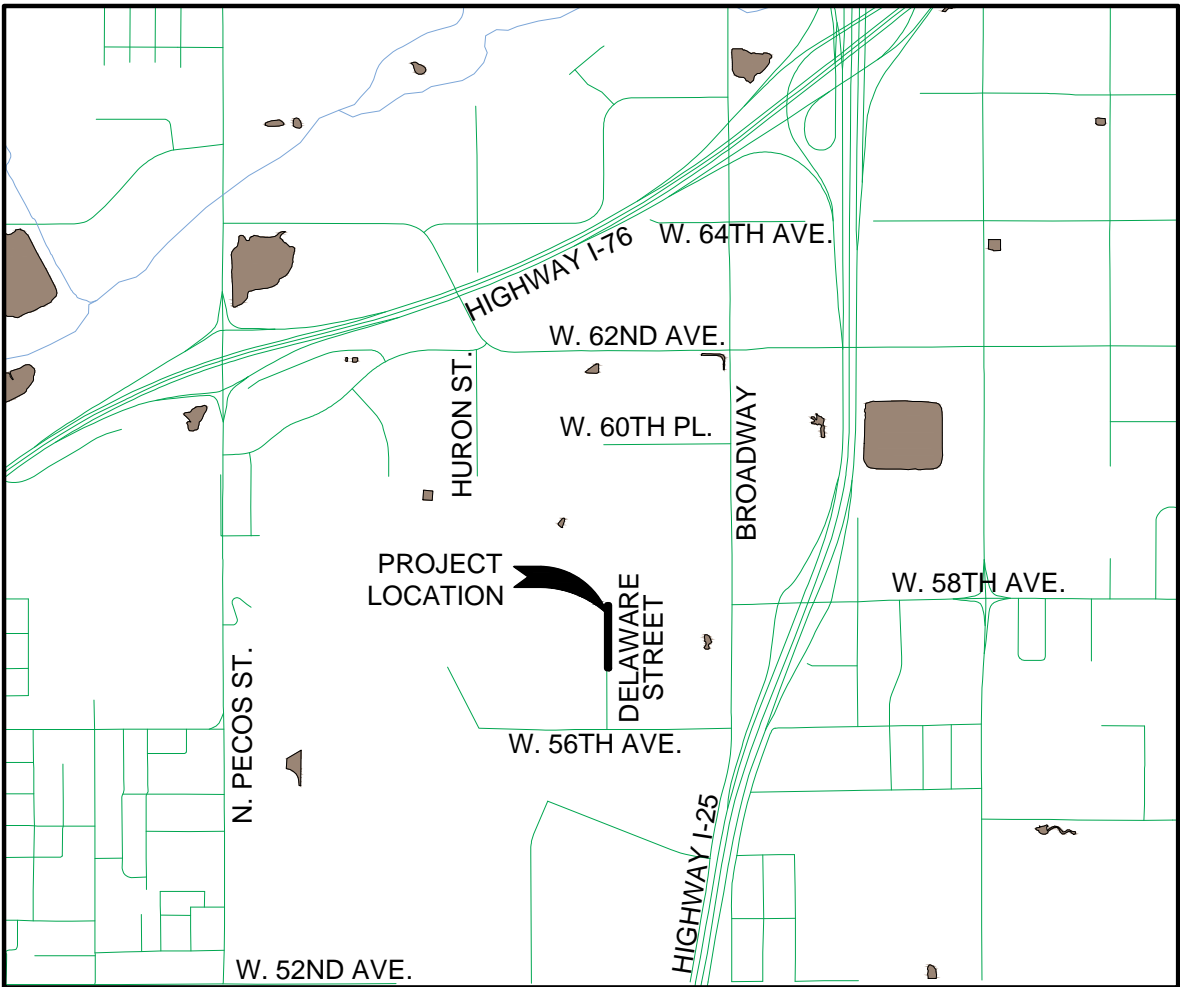
DEN15-0060-00
04.14.16

SHEET
1

DELAWARE STREET VACATION PLAT

VAC2016-00001

A VACATION OF DELAWARE STREET
LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



VICINITY MAP
SCALE 1"=2000'

PURPOSE STATEMENT:

THE PURPOSE OF THIS ROADWAY VACATION PLAT IS TO VACATE THE RIGHT-OF WAY OF DELAWARE STREET ADJACENT TO LOT 2, MAPLETON ADDITION PLAT CORRECTION THAT HAS NOT BEEN CONSTRUCTED TO DATE AND TO FACILITATE LAND PLANNING AND FUTURE SITE IMPROVEMENTS.

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING A PART OF DELAWARE STREET DEDICATED BY MAPLETON ADDITION, A SUBDIVISION PLAT RECORDED IN FILE 12 AT MAP 13 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 10 AND CONSIDERING THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10 TO BEAR SOUTH 89°42'22" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°10'55" WEST ALONG THE WEST LINE OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10 A DISTANCE OF 3.32 FEET TO A POINT ON THE CENTERLINE OF WEST 58TH AVENUE;

THENCE NORTH 89°32'07" EAST ALONG SAID CENTERLINE A DISTANCE OF 25.32 FEET TO THE NORTHWEST CORNER OF LOT 2, MAPLETON ADDITION PLAT CORRECTION, RECORDED AT RECEPTION NO. 2014000079313, ON NOVEMBER 12, 2014, OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER;
THENCE SOUTH 00°01'56" EAST ALONG THE WESTERLY LINE OF SAID LOT 2 A DISTANCE OF 660.13 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
THENCE SOUTH 89°49'15" WEST A DISTANCE OF 23.63 FEET TO A POINT ON THE WEST LINE OF SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 10;
THENCE NORTH 00°10'45" WEST ALONG SAID WEST LINE A DISTANCE OF 656.68 FEET TO THE **POINT OF BEGINNING**.

SAID PARCEL CONTAINS A CALCULATED AREA OF 16,156 SQUARE FEET,
OR 0.371 ACRES, MORE OR LESS.

NOTES:

1. THE **BASIS OF BEARINGS** FOR THIS PLAT IS THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, AS MONUMENTED AT THE EAST END, THE CENTER SOUTH SIXTEENTH CORNER BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 26288 1996" AND AT THE WEST END, THE SOUTHWEST SIXTEENTH CORNER BY A 1-1/4" YELLOW PLASTIC CAP STAMPED "LS 11570". SAID LINE BEARS SOUTH 89°42'22" WEST ACCORDING TO THE MAPLETON ADDITION PLAT CORRECTION, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO
2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 OF THE COLORADO REVISED STATUTES.
3. NOITICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.
4. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY JANSEN STRAWN CONSULTING ENGINEERS TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, JANSEN STRAWN CONSULTING ENGINEERS RELIED UPON COMMITMENT FOR TITLE INSURANCE FILE NO. 597-F543642-017-017, ISSUED BY FIDELITY TITLE INSURANCE COMPANY, HAVING AN EFFECTIVE DATE OF MARCH 22, 2016 AT 7:00 .A.M.
5. THE LINEAL UNIT USED IN THE PREPARATION OF THIS PLAT IS THE UNITED STATES SURVEY FOOT AS DEFINED BY THE U.S. NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION'S NATIONAL GEODETIC SURVEY.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS
THIS ____ DAY OF _____, 20____

CHAIRPERSON

SURVEYOR'S CERTIFICATE

I, THOMAS D. STAAB, A REGISTERED SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF **DELAWARE STREET VACATION PLAT** WAS MADE BY ME OR UNDER MY DIRECT SUPERVISION ON THE 10TH DAY OF MARCH, 2016, AND THAT THE ACCOMPANYING MAP ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION.

SIGNED THIS ____ DAY OF _____, 201____.

THOMAS D. STAAB, P.L.S. NO. 25965
FOR & ON BEHALF OF JANSEN STRAWN
CONSULTING ENGINEERS, INC.

RECORDER'S CERTIFICATE

STATE OF COLORADO)
)SS
COUNTY OF ADAMS)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED FOR RECORD IN MY OFFICE ON
THE ____ DAY OF _____, 201____, AT ____O'CLOCK ____M.,

RECEPTION NO. _____
CLERK AND RECORDER
BY: _____
DEPUTY
BY: _____



JANSEN STRAWN
CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

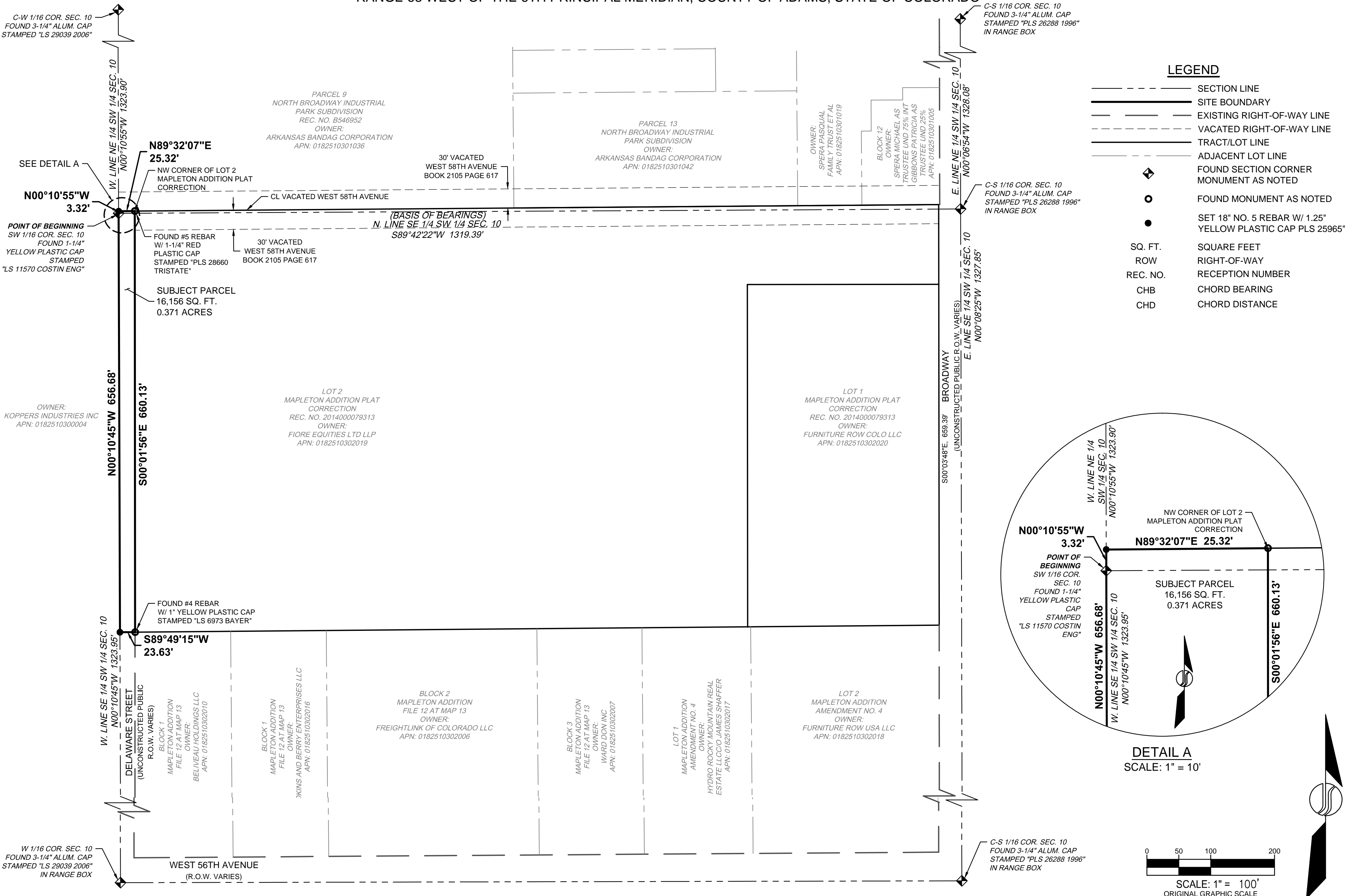
No.	Revisions	Date	By	No.	Revisions	Date	By
1	County Comments	06/22/16	JLM				

Scale: 1" = 100'
Date: 03/29/16
Job No.: 15062

DELAWARE STREET
VACATION PLAT

DELAWARE STREET VACATION PLAT

A VACATION OF DELAWARE STREET
LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH,
RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO



JANSEN STRAWN
CONSULTING ENGINEERS
45 WEST 2ND AVENUE
DENVER, CO 80223
P.303.561.3333
F.303.561.3339

No.	Revisions	Date	By	No.	Revisions	Date	By
1	County Comments	06/22/16	JLM				

Scale: 1" = 100'
Date: 03/29/16
Job No.: 15062

DELAWARE STREET
VACATION PLAT

June 22, 2016

Adams County
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
Attn: Chris LaRue

Re: Delaware Street Vacation
Response to Comments

Dear Chris LaRue,

Below you will find our responses to comments for the development review of the Delaware Street vacation. **The responses provided in bold.**

Planner Review Comments:

PLN1. The request is to vacate a portion of Delaware Street along the western property boundary pursuant to Section 2-02-16-08.

PLN2. The vacated road would become a part of Lot 2 of the Mapleton Addition Plat Correction.

PLN3. The vacated portion of road consists of 16,156 square feet (25.32 feet wide by 660.13 feet long).

PLN4. The site is zoned I-2. Per Section 3-24-01 of the Development Standards and Regulations, the purpose of the Industrial-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

PLN5. The Comprehensive Plan designates the parcel as Commercial. These land use categories are intended to serve either neighborhood or regional needs and can be comprised of a variety of uses, including retail sales, restaurants and other services, and professional and commercial offices. The primary objective of the Commercial land use designation is to support and attract businesses that provide employment opportunities, meet the needs of County residents and visitors, and contribute to the County's tax base. Commercial areas should be compatible with surrounding development, and located in areas with adequate transportation access, services, and public infrastructure. Building materials, architectural design, relationship to streets, sidewalks, and parking areas, should all contribute positively to the aesthetic character of the area.

PLN6. A Change in Use permit will be required for future construction and development of the site.

PLN7. Building/ Sign permits would be required for future construction and development of the site.

PLN8. Per Section 2-02-16-08-05 The Board of County Commissioners, in approving a roadway vacation, shall find the following criteria for approval:

- i. The roadway vacation complies with these standards and regulations and the original conditions of approval.

- ii. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
- iii. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
- iv. The approval will not adversely affect the public health, safety, and welfare.
- v. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
- vi. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.

PLN9. Staff has determined the above review criteria in PLN 6 have be met.

PLN10. Any proposed buildings shall be required to meet the setback requirements of the I-2 zone district.

PLN11. Per Section 4-16 of the County's Development Standard and Regulations, a landscape and screening plan shall be required with submission of a building permit for development of the site. A minimum of ten (10) percent lot area landscaping shall be required for development on the property. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public right-of-ways. In accordance with Section of the County's Development Standards and Regulations, there are several options for landscaping along the property frontage.

Response: Comments Acknowledged.

ROW Review Comments:

1. Add plat note saying, "An easement for all existing utilities is retained within portion of Delaware Street that is being herein vacated."

Response: No utilities were found by surveyor within the proposed ROW vacation area. No note added to the plat. (Please refer to the response to Xcel Energy Comments provided below.)

2. Additional ROW comments are in form of redlined mark up of draft plat. The markup is saved in eDocs under No. 5389194. PDF thereof has also been attached to this case, VAC2016-00001.

Response: Original Redline Markups Included with this response letter. The markups have been addressed and the updated plat is included with this response letter. The response to redlines is as follows:

Sheet 1 of 2:

In Legal Description of the plat the word "East" was corrected to "West" to correctly match the bearing on the plat.

On Board of County Commissioners approval block the word "Chairman" was changed to "Chairperson" as requested.

Sheet 2 of 2:

Note: “An easement for existing utilities is retained within portion of Delaware Street that is herein vacated” was NOT added to the plat, as the existing utilities are fully outside of the proposed vacation boundary. (Please refer to response to ROW Review comment #1)

Xcel Energy Comments:

1. Public Service Company of Colorado (PSCo) has reviewed the plans for Delaware Street Vacation and must deny this case at this time. Please be aware PSCo owns and operates existing electric distribution facilities within the proposed right-of-way vacation area. Therefore, prior to Delaware Street being vacated, either:

1. An easement must be retained for existing facilities; or,
2. The utilities must be removed and/ or relocated to a replacement easement

Response: The location of the existing utilities within Delaware Street has been verified to be located outside of the proposed ROW Vacation strip. No easement or utility relocation is necessary. This information has been coordinated with and provided to Xcel energy and the no conflict letter obtained from Xcel is attached with these comment responses.

Should you have any questions or comments, please feel free to contact me at (303) 561-3333.

Sincerely,
Jansen Strawn Consulting Engineers, Inc.

Alex Asadullaev,
Project Engineer

**NORTH PECOS
WATER & SANITATION
DISTRICT**

6900 Pecos Street
Denver, Colorado 80221
(303) 429-5770
Fax (303) 650-8863

May 4, 2016

2.5

Adams County
Planning & Development
4430 South Adams County Parkway
First Floor, Suite W2000A
Brighton, CO 80601

Re: Will Serve
Parcel #0182510302019
Fiore Equities LTD LLP

To: Adams County Planning Commission

North Pecos Water & Sanitation District has the capacity to serve the property known as parcel #0182510302019, as it is currently platted, with:

xxx

Water

xxx

Sanitary Sewer

If necessary, the land owner/developer would be required to install water and sanitary sewer mains in accordance with any approved plans; any deviation from the approved plans must be approved prior to the work taking place. The land owner/developer is responsible for all costs associated with the engineering and development of the property, including the cost for water and sanitary sewer main installations and any appurtenances that are required to serve the project, as well as any and all water and sanitary sewer tap fees. In addition, the property owner/developer is responsible for any costs associated with any engineering studies that may be required. If necessary, all easements must be conveyed to the District prior to the start of construction.

Note: future subdivisions may require additional review and individual will serve letter(s).

If you have any questions or concerning this matter, please contact the District office.

Sincerely,



Courtney Salazar
North Pecos Water & Sanitation District

Cc: Customer file; Russell Traska, District Manager;



May 5, 2016

Fiore Equities, LTD., LLP
730 W 62nd Ave
Denver, CO 80216
303 429 8893

Re: Will Serve Letter – **South West of the intersection of 58th Avenue and Broadway Mapleton Addition Plat Corr Lot 2.**

Dear Fiore Equities, LTD., LLP:

UC Synergetic, a Design Contractor for Xcel Energy, has evaluated your request concerning the availability of Electric service. In accordance with Xcel Energy tariffs filed with and approved by the Colorado Public Utilities Commission, Electric facilities can be made available to serve your project at South West of the intersection of 58th Avenue and Broadway Mapleton Addition Plat Corr Lot 2 Denver Co .

Service will be provided after engineering is completed, payment is received, any easements are signed and construction can be completed. We will have better information available after design has been completed as to a scheduled in-service date.

If you have any questions and/or concerns, please do not hesitate to contact me at 303-592-2733.

Sincerely,

Tiki Johnson
Administrative Assistant
UC Synergetic, on behalf of Xcel Energy

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 Review Team Comments

Date: 6/16/2016

Project Number: VAC2016-00001

Project Name: Delaware Street Vacation

Note to Applicant:

The following review comments and information from the Development Review Team is based on submitted documents only. For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 05/23/2016

Email:

No Comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 05/20/2016

Email:

No Comment

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 05/27/2016

Email:

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 05/24/2016

Email:

No Comment

Commenting Division: Planner Review

Name of Reviewer: Chris LaRue

Date: 06/16/2016

Email:

Complete

PLN1. The request is to vacate a portion of Delaware Street along the western property boundary pursuant to Section 2-02-16-08.

PLN2. The vacated road would become a part of Lot 2 of the Mapleton Addition Plat Correction.

PLN3. The vacated portion of road consists of 16,156 square feet (25.32 feet wide by 660.13 feet long).

PLN4. The site is zoned I-2. Per Section 3-24-01 of the Development Standards and Regulations, the purpose of the Industrial-2 District is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous and/or non-obnoxious material and products as well as allowing service facilities for industries and their employees.

PLN5. The Comprehensive Plan designates the parcel as Commercial. These land use categories are intended to serve either neighborhood or regional needs and can be comprised of a variety of uses, including retail sales, restaurants and other services, and professional and commercial offices. The primary objective of the Commercial land use designation is to support and attract businesses that provide employment opportunities, meet the needs of County residents and visitors, and contribute to the County's tax base. Commercial areas should be compatible with surrounding development, and located in areas with adequate transportation access, services, and public infrastructure. Building materials, architectural design, relationship to streets, sidewalks, and parking areas, should all contribute positively to the aesthetic character of the area.

PLN6. A Change in Use permit will be required for future construction and development of the site.

PLN7. Building/ Sign permits would be required for future construction and development of the site.

PLN8. Per Section 2-02-16-08-05 The Board of County Commissioners, in approving a roadway vacation, shall find the following criteria for approval:

- i. The roadway vacation complies with these standards and regulations and the original conditions of approval.
- ii. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
- iii. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
- iv. The approval will not adversely affect the public health, safety, and welfare.
- v. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
- vi. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.

PLN9. Staff has determined the above review criteria in PLN 6 have be met.

PLN10. Any proposed buildings shall be required to meet the setback requirements of the I-2 zone district.

PLN11. Per Section 4-16 of the County's Development Standard and Regulations, a landscape and screening plan shall be required with submission of a building permit for development of the site. A minimum of ten (10) percent lot area landscaping shall be required for development on the property. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public right-of-ways. In accordance with Section 4-16-19-01 of the County's Development Standards and Regulations, there are several options for landscaping along the property frontage.

Commenting Division: ROW Review

Name of Reviewer: Robert Kovacs

Date: 06/16/2016

Email:

Complete

ROW1: Add plat note saying, "An easement for all existing utilities is retained within portion of Delaware Street that is being herein vacated."

ROW2: Additional ROW comments are in form of redlined mark up of draft plat. The markup is saved in eDocs under No. 5389194. PDF thereof has also been attached to this case, VAC2016-00001.



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

June 22, 2016

Adams County Department of Planning and Development
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

Attn: Chris LaRue

Re: * AMENDED RESPONSE *
Delaware Street Vacation, Case # VAC2016-00001

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Delaware Street Vacation** and has **no apparent conflict**.

The property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (register so you can track your application) and complete the application process for any new gas or electric service. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

From: [Ben Dahlman](#)
To: [Chris LaRue](#)
Subject: RE: Request for comments Case #VAC2016-00001 (Delaware Street Vacation)
Date: Friday, May 20, 2016 3:46:05 PM

No comments to note from me. Ben

From: Chris LaRue

Sent: Friday, May 20, 2016 11:36 AM

To: Aaron Clark; Amanda Overton; Ben Dahlman; Brigitte Grimm; Christine Francescani; Eric Guenther; Greg Labrie; Jen Rutter; Justin Blair; Marc Pedrucci; Matthew Emmens; Michael Kaiser; Nathan Mosley; Nikki Blair; Patsy Melonakis; Robert Kovacs; Tonia Fuller; Mark Moskowitz; 'Andrew Todd CDPHE - Solid Waste Unit'; 'Chris Quinn RTD'; 'Craig Simmonds Metro Wastewater Reclamation'; 'David Mallory - Urban Drainage and Flood Control'; 'Donna George Xcel Energy'; 'James Dileo CDPHE - Air Quality'; 'Patrick J. Pfaltzgraff CDPHE - Water Quality Protection'; 'gpreston@acfpd.org'; 'manager@northpecoswater.org'; 'jjames@nwsd.com'; 'brandyn.wiedrich@centurylink.com'; Charlotte Ciano; 'thomas_lowe@cable.comcast.com'; 'bradley.sheehan@dot.state.co.us'; Andy San Nicolas

Subject: Request for comments Case #VAC2016-00001 (Delaware Street Vacation)

The Adams County Planning Commission & Board of County Commissioners are requesting comments on the following request:

Requesting a roadway vacation for a portion of Delaware Street pursuant to Section 2-02-16-08.

This request is located at: Southwest corner of Broadway Street and E 58th Avenue
 The Assessor's Parcel Number is: 0182510302019

Applicant Information: FIORE EQUITIES LTD LLP
 730 W 62ND AVE
 DENVER, CO 80216

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 06/15/2016 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 CLaRue@adcogov.org. 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.

Christopher C. LaRue

Senior Planner, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

o: 720.523.6858 | clarue@adcogov.org

www.adcogov.org

From: [Jennifer Lothrop](#)
To: [Chris LaRue](#)
Cc: [Brigitte Grimm](#)
Subject: Request for comments Case #VAC2016-00001 (Deleware Street Vacation)
Date: Friday, May 20, 2016 2:15:57 PM
Attachments: [image001.png](#)

Case Number: VAC2016-00001

Parcel #'s 0182510302019

The above mentioned parcel is paid in full, therefore, the Treasurer's Office has no negative input regarding this request.

Jennifer Lothrop
Treasurer Technician

Adams County Treasurer's Office
4430 S. Adams County Pkwy., Ste. C2436
Brighton, CO 80601
720.523.6761 | www.adcotax.com
Mon. - Fri. 7am - 5pm



Adams County Mission

To responsibly serve the Adams County Community with integrity and innovation.



From: [Loeffler - CDOT, Steven](#)
To: [Chris LaRue](#)
Subject: VAC2016-00001, Delaware Street Vacation
Date: Wednesday, May 25, 2016 6:56:56 AM

Chris,

I have reviewed the request for roadway vacation for a portion of Delaware Street on property located at the SW corner of Broadway Street and E. 58th Ave. and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P [303.757.9891](tel:303.757.9891) | F [303.757.9886](tel:303.757.9886)
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



From: [Todd - CDPHE, Andrew](#)
To: [Chris LaRue](#)
Subject: Fwd: Request for comments Case #VAC2016-00001 (Delaware Street Vacation)
Date: Monday, May 23, 2016 8:47:40 AM

Hello Chris;
No comments from CDPHE on Case #VAC2016-00001 (Delaware Street Vacation).

Please call if questions or concerns.

Andy Todd

----- Forwarded message -----

From: **Brisnehan - CDPHE, Colleen** <colleen.brisnehan@state.co.us>
Date: Fri, May 20, 2016 at 5:56 PM
Subject: Re: Request for comments Case #VAC2016-00001 (Delaware Street Vacation)
To: "Todd - CDPHE, Andrew" <andrew.todd@state.co.us>

Thanks for passing this on!

The road vacation doesn't raise any red flags for me. In general, I have no concerns with the proposed use.

I don't remember the specific plans for buildings, but vaguely remember something about the building on the west side being a slab on grade warehouse. Correct? I don't recall if they gave us building plans before or just the grading plan.

There shouldn't be any issues with construction of the buildings as long as they don't excavate into groundwater on the west side of the property, or need to dewater during construction. If they're going to dig into contaminated groundwater, they'll need to properly manage saturated soil and water. They would need to put together a materials management plan that addresses the potential for managing hazardous waste. I'm pretty sure their plans are based on not getting into groundwater, but we should make sure.

Colleen Brisnehan
Environmental Protection Specialist



P [303.692.3357](tel:303.692.3357) | F [303.759.5355](tel:303.759.5355)
4300 Cherry Creek Drive South
Denver, CO 80246-1530
colleen.brisnehan@state.co.us

On Fri, May 20, 2016 at 1:37 PM, Todd - CDPHE, Andrew <andrew.todd@state.co.us> wrote:

Hi Colleen;

attached is information from Adams County about a Delaware St. "road vacation" on the west side of Fiore's Dewey Lake property that you and I discussed when Fiore's wanted to fill in ponds.

"A road or street vacation is the termination of the public interest in a right-of-way (opened or unopened); it extinguishes the easement for public travel that is represented by the right-of-way. In the typical case, city and county governments hold an easement for public travel on lands designated or used as roads, streets, and alleys; they do not generally own the fee title to the property underlining the right-of-way."

I doubt we comments about this. But the info provided shows buildings and detention ponds to be built on the Fiore property. Any issues with that?

----- Forwarded message -----

From: **Chris LaRue** <CLaRue@adcogov.org>

Date: Fri, May 20, 2016 at 11:36 AM

Subject: Request for comments Case #VAC2016-00001 (Delaware Street Vacation)

To: Aaron Clark <AClark@adcogov.org>, Amanda Overton <AOverton@adcogov.org>, Ben Dahlman <BDahlman@adcogov.org>, Brigitte Grimm <BGrimm@adcogov.org>, Christine Francescani <CFrancescani@adcogov.org>, Eric Guenther <EGuenther@adcogov.org>, Greg Labrie <GLabrie@adcogov.org>, Jen Rutter <JRutter@adcogov.org>, Justin Blair <jblair@adcogov.org>, Marc Pedrucci <MPedrucci@adcogov.org>, Matthew Emmens <MEmmens@adcogov.org>, Michael Kaiser <MKaiser@adcogov.org>, Nathan Mosley <NMosley@adcogov.org>, Nikki Blair <NBlair@adcogov.org>, Patsy Melonakis <PMelonakis@adcogov.org>, Robert Kovacs <RKovacs@adcogov.org>, Tonia Fuller <TFuller@adcogov.org>, Mark Moskowitz <MMoskowitz@adcogov.org>, Andrew Todd CDPHE - Solid Waste Unit <andrew.todd@state.co.us>, Chris Quinn RTD <chris.quinn@rtd-denver.com>, Craig Simmonds Metro Wastewater Reclamation <csimmonds@mwrd.dst.co.us>, David Mallory - Urban Drainage and Flood Control <dmallory@udfcd.org>, Donna George Xcel Energy <donna.l.george@xcelenergy.com>, James Dileo CDPHE - Air Quality <jim.dileo@state.co.us>, "Patrick J. Pfaltzgraff CDPHE - Water Quality Protection" <patrick.j.pfaltzgraff@state.co.us>, "gpreston@acfpd.org" <gpreston@acfpd.org>, "manager@northpecoswater.org" <manager@northpecoswater.org>, "jjames@nwsd.com" <jjames@nwsd.com>, "brandyn.wiedrich@centurylink.com" <brandyn.wiedrich@centurylink.com>, Charlotte Ciano <charlotte@mapleton.us>, "thomas_lowe@cable.comcast.com" <thomas_lowe@cable.comcast.com>, "bradley.sheehan@dot.state.co.us" <bradley.sheehan@dot.state.co.us>, Andy San Nicolas <ASanNicolas@adcogov.org>

The Adams County Planning Commission & Board of County Commissioners are requesting comments on the following request:

Requesting a roadway vacation for a portion of Delaware Street pursuant to Section 2-02-16-08.

This request is located at: Southwest corner of Broadway Street and E 58th Avenue

The Assessor's Parcel Number is: 0182510302019

Applicant Information: FIORE EQUITIES LTD LLP

730 W 62ND AVE

DENVER, CO 80216

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 ([720\) 523-6800](tel:7205236800) by 06/15/2016 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 CLaRue@adcogov.org. 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.



Christopher C. LaRue

Senior Planner, *Community & Economic Development Department*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, W2000A

Brighton, CO 80601

O: [720.523.6858](tel:7205236858) | clarue@adcogov.org

www.adcogov.org

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Andy Todd, P.E.
Environmental Protection Specialist
Solid Waste Permitting Unit



P [303.691.4049](tel:303.691.4049) | F [303.759.5355](tel:303.759.5355)

4300 Cherry Creek Drive South, Denver, Colorado 80246-1530

Andrew.Todd@state.co.us | www.colorado.gov/cdphe

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Andy Todd, P.E.
Environmental Protection Specialist
Solid Waste Permitting Unit



P [303.691.4049](tel:303.691.4049) | F [303.759.5355](tel:303.759.5355)

4300 Cherry Creek Drive South, Denver, Colorado 80246-1530

Andrew.Todd@state.co.us | www.colorado.gov/cdphe

CERTIFICATE OF POSTING



I, Christopher C. La Rue do hereby certify that I had the property posted at

Southeast corner of East 58th Avenue & Broadway Street

on July 29, 2016

in accordance with the requirements of the Adams County Zoning Regulations

Christopher C. La Rue

Christopher C. La Rue

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

Public Hearing Notification

Case Name:	Delaware Street Vacation
Case Number:	VAC2016-00001
Board of County Commissioners Hearing Date:	08/23/2016 at 10:00 a.m.

July 13, 2016

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

Requesting a roadway vacation for a portion of Delaware Street pursuant to Section 2-02-16-08.

The proposed use will be: Industrial

This request is located at: Southwest corner of Broadway Street and E 58th Avenue

The Assessor's Parcel Number: 0182510302019

Applicant Information: FIORE EQUITIES LTD LLP
730 W 62ND AVE
DENVER, CO 80216

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 required. 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 may be viewed.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

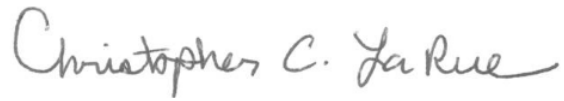
Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Jan Pawlowski
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/planning/currentcases.

A handwritten signature in dark ink that reads "Christopher C. LaRue". The signature is written in a cursive style with a large initial 'C'.

Chris LaRue
Case Manager

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

Request for Comments

Case Name: Delaware Street Vacation
Case Number: VAC2016-00001
May 20, 2016

Adams County Planning Commission & Board of County Commissioners are requesting comments on the following request:

Requesting a roadway vacation for a portion of Delaware Street pursuant to Section 2-02-16-08.

This request is located at: Southwest corner of Broadway Street and E 58th Avenue

The Assessor's Parcel Number is: 0182510302019

Applicant Information: FIORE EQUITIES LTD LLP
730 W 62ND AVE
DENVER, CO 80216

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 06/15/2016 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 CLaRue@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.

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.

Thank you for your review of this case.

Chris LaRue
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Jan Pawlowski
DISTRICT 5

5867 BROADWAY LLC
1401 17TH ST STE 700
DENVER CO 80202-1241

FREIGHTLINK OF COLORADO LLC
241 W 56TH AVE
DENVER CO 80216-1619

5919 N BROADWAY LLC
PO BOX 350386
WESTMINSTER CO 80035

FURNITURE ROW COLO LLC
5603 BROADWAY
DENVER CO 80216-1021

ADKINS AND BERRY ENTERPRISES LLC
16550 TIMBER COVE ST
HUDSON CO 80642-7942

FURNITURE ROW USA LLC
5603 BROADWAY
DENVER CO 80216-1021

APPLEBROOK RLLP
C/O STEVE APPLEMAN
3250 IRIS COURT
WHEAT RIDGE CO 80033

GAGLIA GARY L AND
GAGLIA LEONA
14671 PECOS ST
WESTMINSTER CO 80023-6287

ARKANSAS BANDAG CORPORATION
PO BOX 10048
FORT SMITH AR 72917-0048

HYDRO ROCKY MOUNTAIN REAL ESTATE LLC
C/O JAMES SHAFFER
6320 CUNNINGHAM RD
HOUSTON TX 77041-4712

BELIVEAU HOLDINGS LLC
16621 HORIZON DR
BRIGHTON CO 80601-4200

KOPPERS INDUSTRIES INC
1750 KOPPERS BUILDING
PITTSBURGH PA 15219-1818

BLUEWATER INVESTMENTS LLC
383 W 56TH AVE
DENVER CO 80216-1621

NEXEO SOLUTIONS LLC
3 WATERWAY SQUARE PL STE 1000
SPRING TX 77380-3488

FIORE EQUITIES LTD LLP
730 W 62ND AVE
DENVER CO 80216-1020

P AND J TRUJILLO LLLP
13804 SAGAR DR
BROOMFIELD CO 80023-3976

FIRST INDUSTRIAL LP
8200 PARK MEADOWS DR STE 8226
LONE TREE CO 80124-2768

ROSEBEN HS LLC
615 GARLAND WAY
BRENTWOOD CA 94513-2632

FR MASSACHUSETTS 7 LLC
8200 PARK MEADOWS DR STE 8226
LONE TREE CO 80124-2768

SPERA MICHAEL AND
GIBBONS PATYE
4785 EASLEY RD
GOLDEN CO 80403-1653

SPERA MICHAEL AS TRUSTEE UND 75% INT
GIBBONS PATRICIA AS TRUSTEE UND 25%
4785 EASLEY RD
GOLDEN CO 80403-1653

SPERA PASQUAL FAMILY TRUST ET AL
5841 BROADWAY
DENVER CO 80216-1024

TROTSKY GLORIA TRUST 50% INT
STEVENSON LINDA BETH 50% INT
PO BOX 20492
PHOENIX AZ 85036

U S MOTELS DENVER NORTH INC
620 FEDERAL BLVD
DENVER CO 80204-3209

VALERO DIAMOND METRO INC
C/O CST BRANDS INC
PO BOX 691490
SAN ANTONIO TX 78269-1490

WARD DON INC
241 W 56TH AVE
DENVER CO 80216-1619

WSM 5925 BROADWAY LLC
1601 S SHERIDAN ST
WICHITA KS 67213-1339

ZIMMERMAN INVESTMENTS LTD
201 E 58TH AVENUE
DENVER CO 80216



Referral Listing
Case Number VAC2016-00001
Delaware Street Vacation

Agency	Contact Information
Adams County Development Services - Building	Justin Blair JBlair@adcogov.org 720.523.6825 JBlair@adcogov.org
Adams County Fire Protection District	Marshall Fire 8055 N. WASHINGTON ST. DENVER CO 80229 (303) 289-4683 gpreston@acfpd.org
Century Link	Brandyn Wiedrich 5325 Zuni St, Rm 728 Denver CO 80221 720.578.3724 720.245.0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLORADO DEPT OF TRANSPORTATION	BRADLEY SHEEHAN, P.E. 2000 SOUTH HOLLY ST. REGION 6 DENVER CO 80222 303-512-4271 bradley.sheehan@dot.state.co.us
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875

Agency	Contact Information
MAPLETON SCHOOL DISTRICT #1	CHARLOTTE CIANCIO 591 E. 80TH AVE DENVER CO 80229 303-853-1015 charlotte@mapleton.us
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
North Pecos Water & Sanitation District	Russell Traska 6900 Pecos St Denver CO 80221 303-429-5770 manager@northpecoswater.org
North Washington Street Water & San Dist	Joe James 3172 E 78th Ave Denver CO 80229 303-288-6664 jjames@nswsd.com
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