

Delaware Street Vacation VAC2016-00001

August 23, 2016

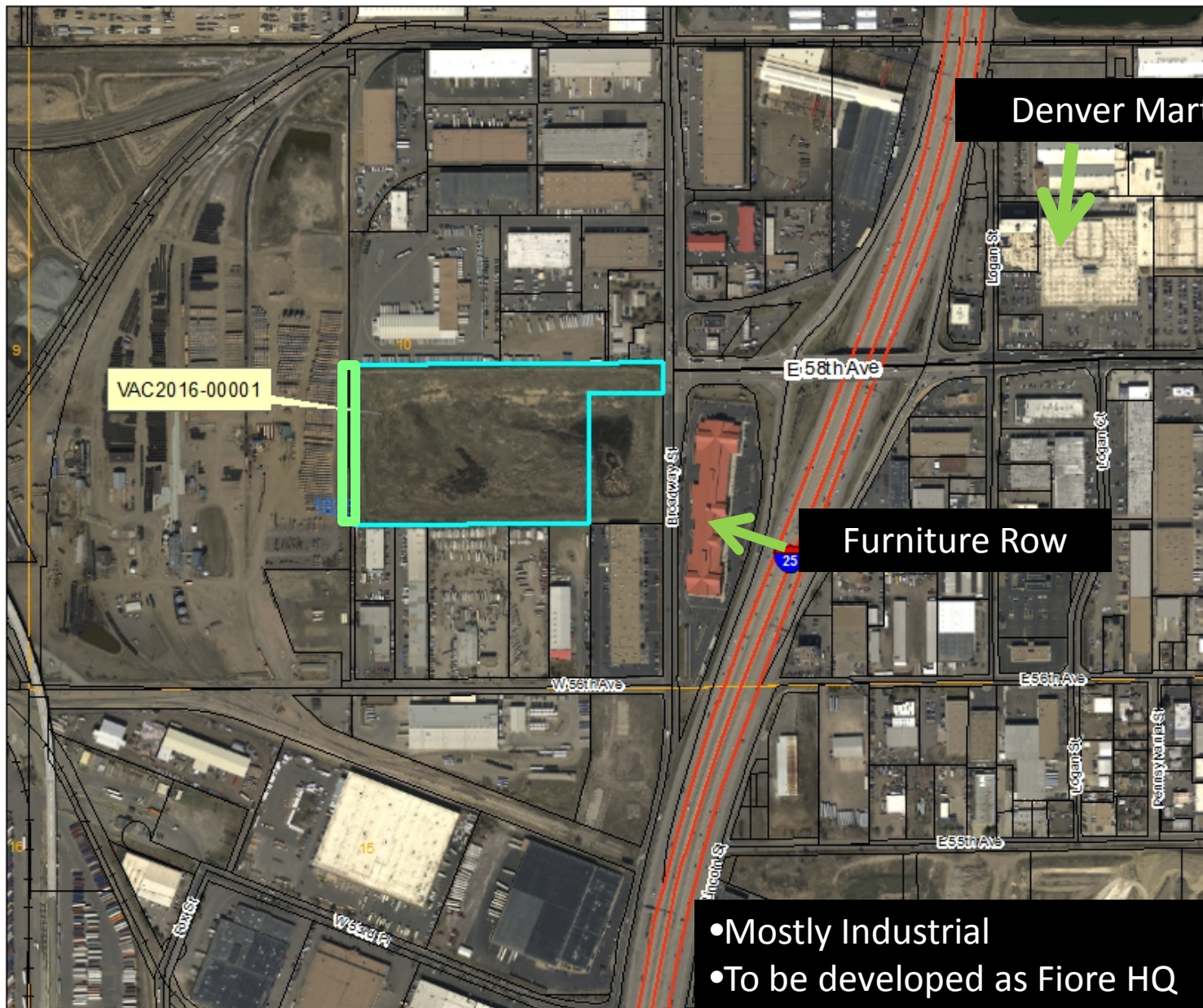
Board of County Commissioners

Department of Community and Economic Development
Case Manager: Chris LaRue



Request

- Vacation of a portion of Delaware Street pursuant to Section 2-02-16-08 of the County's Development Standard & Regulations.



LEGEND

- ★ Special Zoning Conditions
- 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

Denver Mart

Furniture Row

VAC2016-00001

- Mostly Industrial
- To be developed as Fiore HQ

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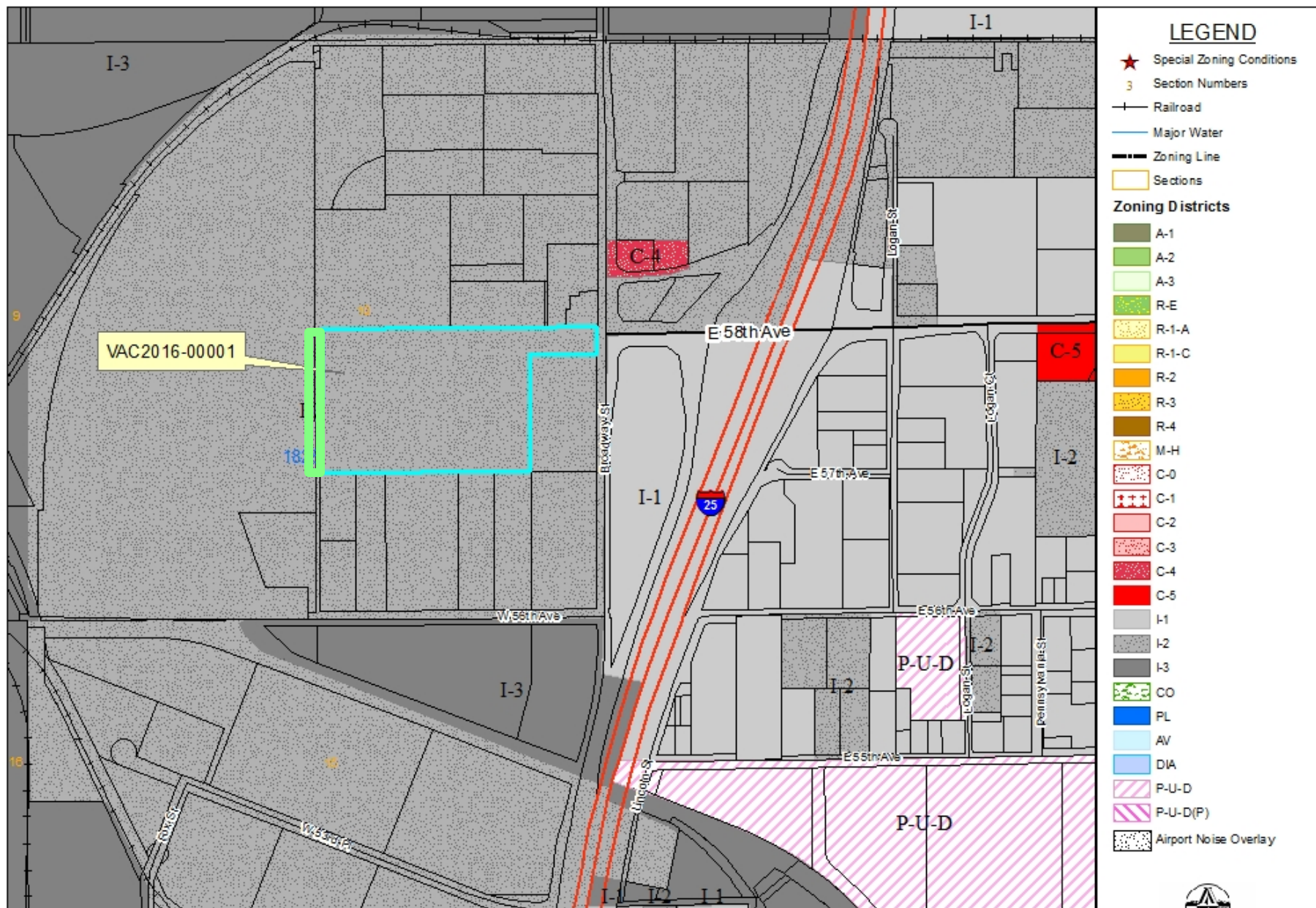


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ADAMS COUNTY

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Delaware Street Vacation

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Zoning Map

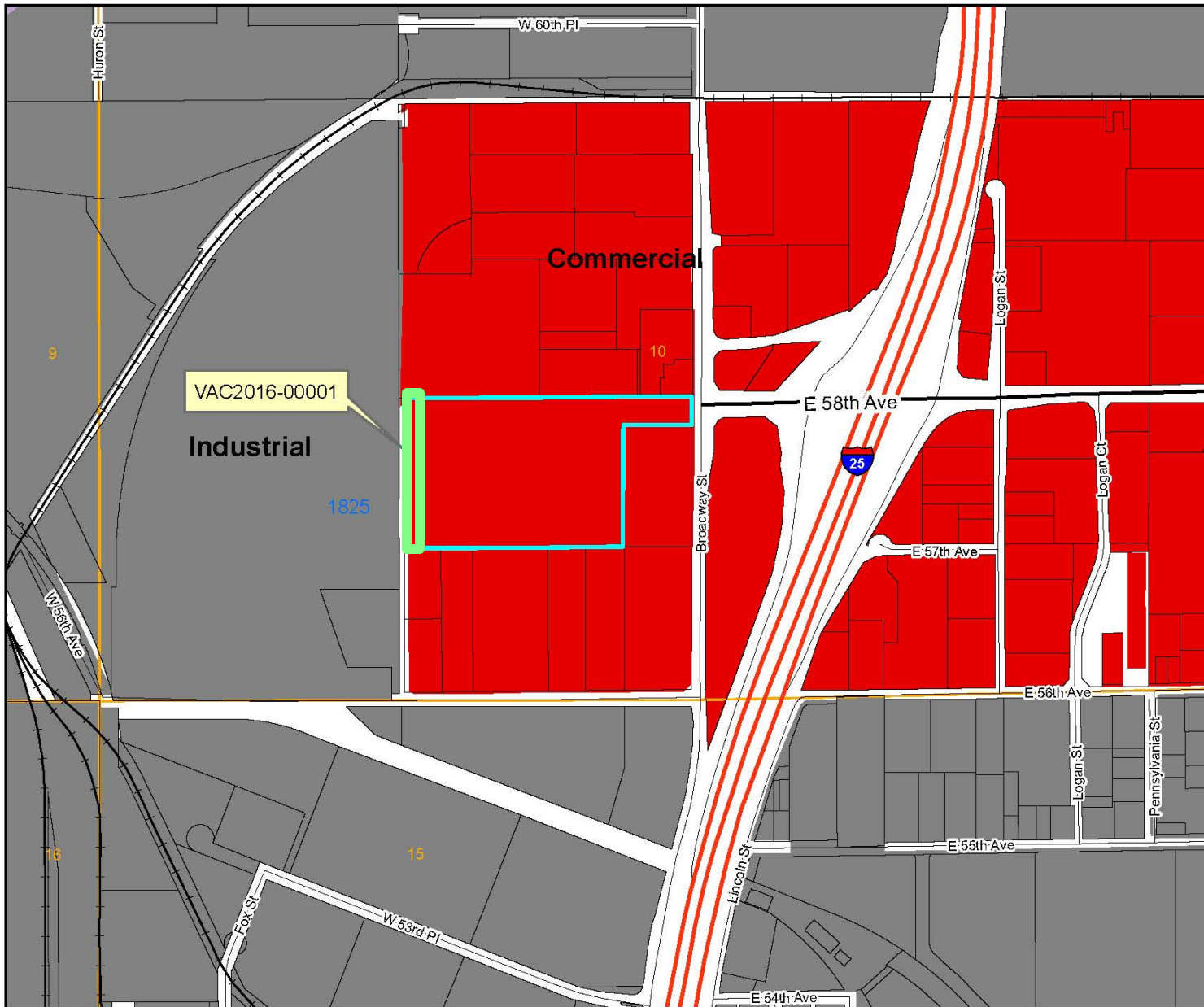


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Industrial:

- Employment/ Industry
- Manufacturing
- Warehouses
- Distribution

Commercial

- Retail,
- Services;
- Offices

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Comprehensive Plan



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Analysis

- Purpose of I-2 zone:
 - Light manufacturing, processing, fabrication, etc.
- Delaware St to be combined with overall development (headquarters building).
- The right-of-way is not needed.
- No connectivity of the ROW to the north. County has no plans to ever construct Delaware St.

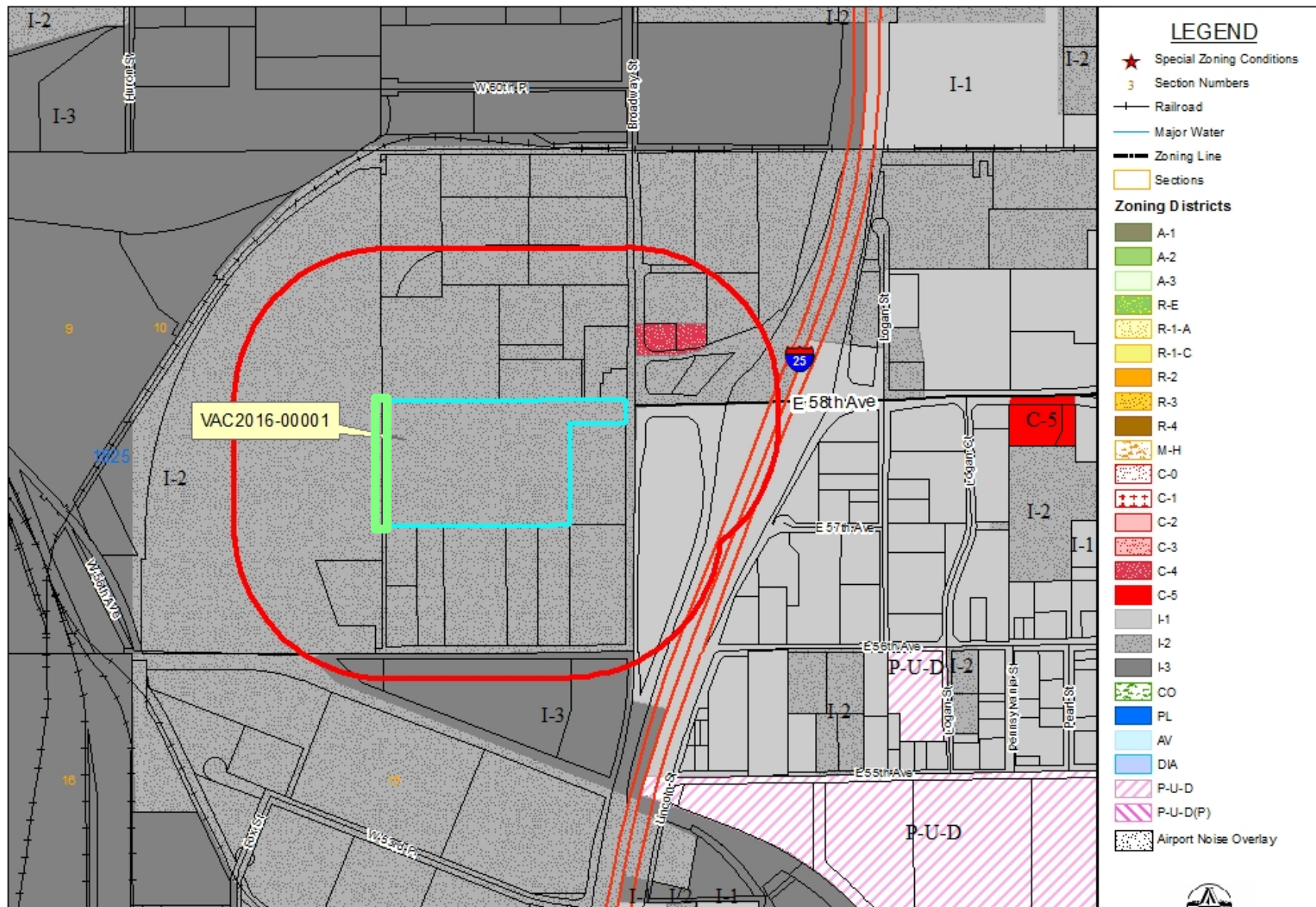
Criteria of Approval

- 2-02-16-08-05 Roadway Vacations:
 - Complies with regulations
 - Non-conforming lots not created
 - Consistent with subdivision regulations
 - No adverse impacts to public
 - No land locked parcels
 - No impacts to State/Federal Hwys

Referral Comments

- Development Services Engineering:
 - No issues
- Development Services Right-Of-Way
 - No issues
- No substantial concerns from any referral agencies
- Property Owners

Notifications Sent	Comments Received
41	0



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800 Foot Notice Area



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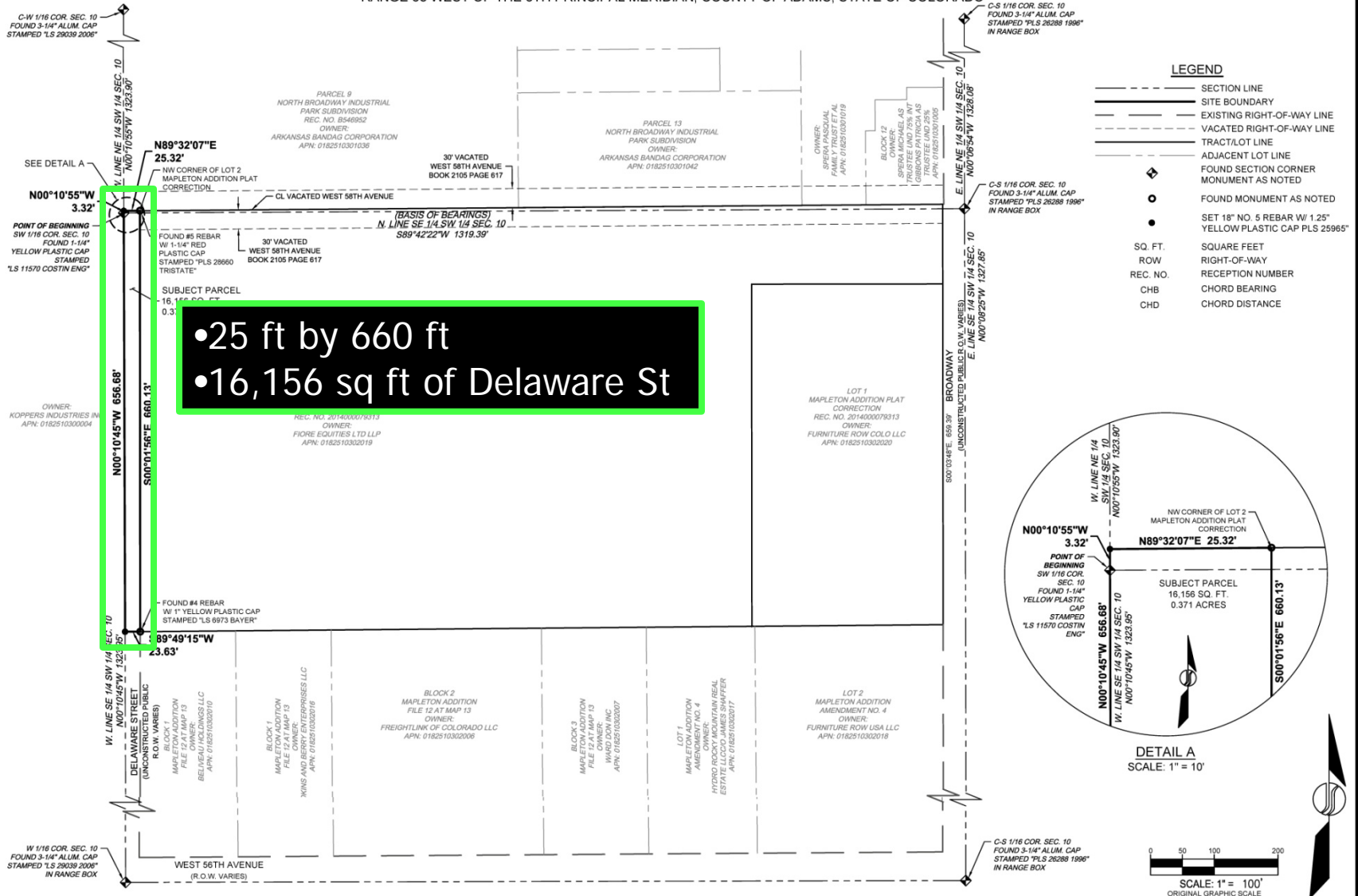


ADAMS COUNTY

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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

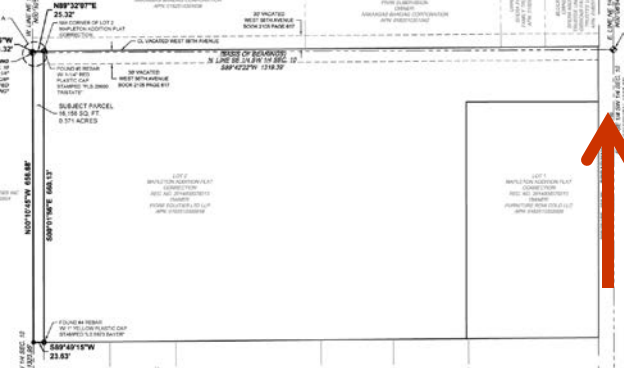


JANSEN STRAWN
CONSULTING ENGINEERS
46 WEST 2ND AVENUE
DENVER, CO 80223
P 303.561.3333
F 303.561.3339

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

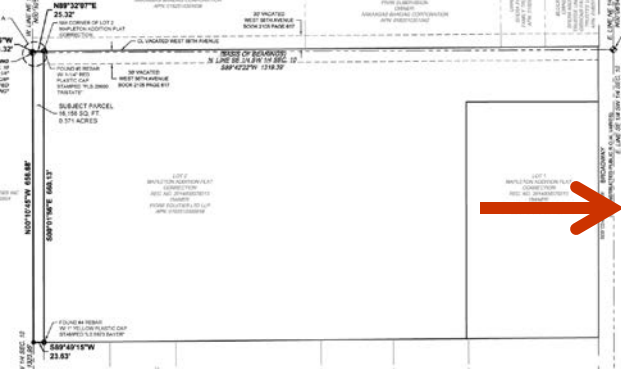
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Date: 03/29/16
Job No.: 15062

DELAWARE STREET
VACATION PLAT



North on Broadway St

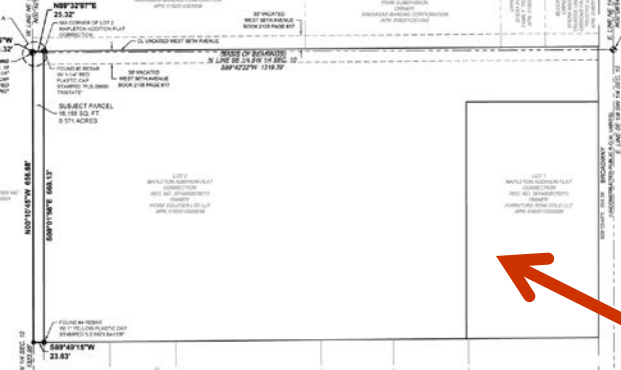




East from Site



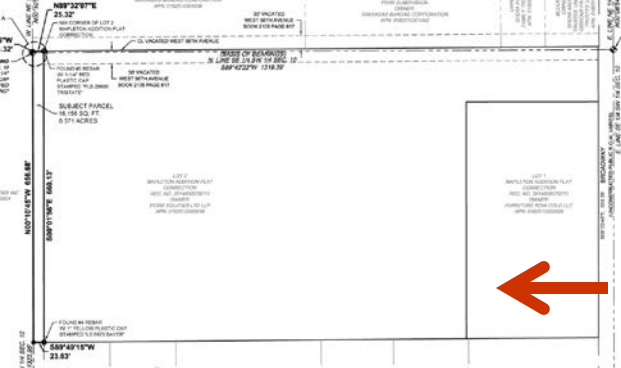




Site facing northwest



- Site being filled by CUP under Case # RCU2015-00017
- Expires 9/15/19



Site facing west



Recommendation

- The request is consistent with:
 - Surrounding area
 - Comprehensive Plan
 - Development Standards & Regulations
- Staff is recommending **Approval** based on 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.