

Palermo
RCU2016-00030

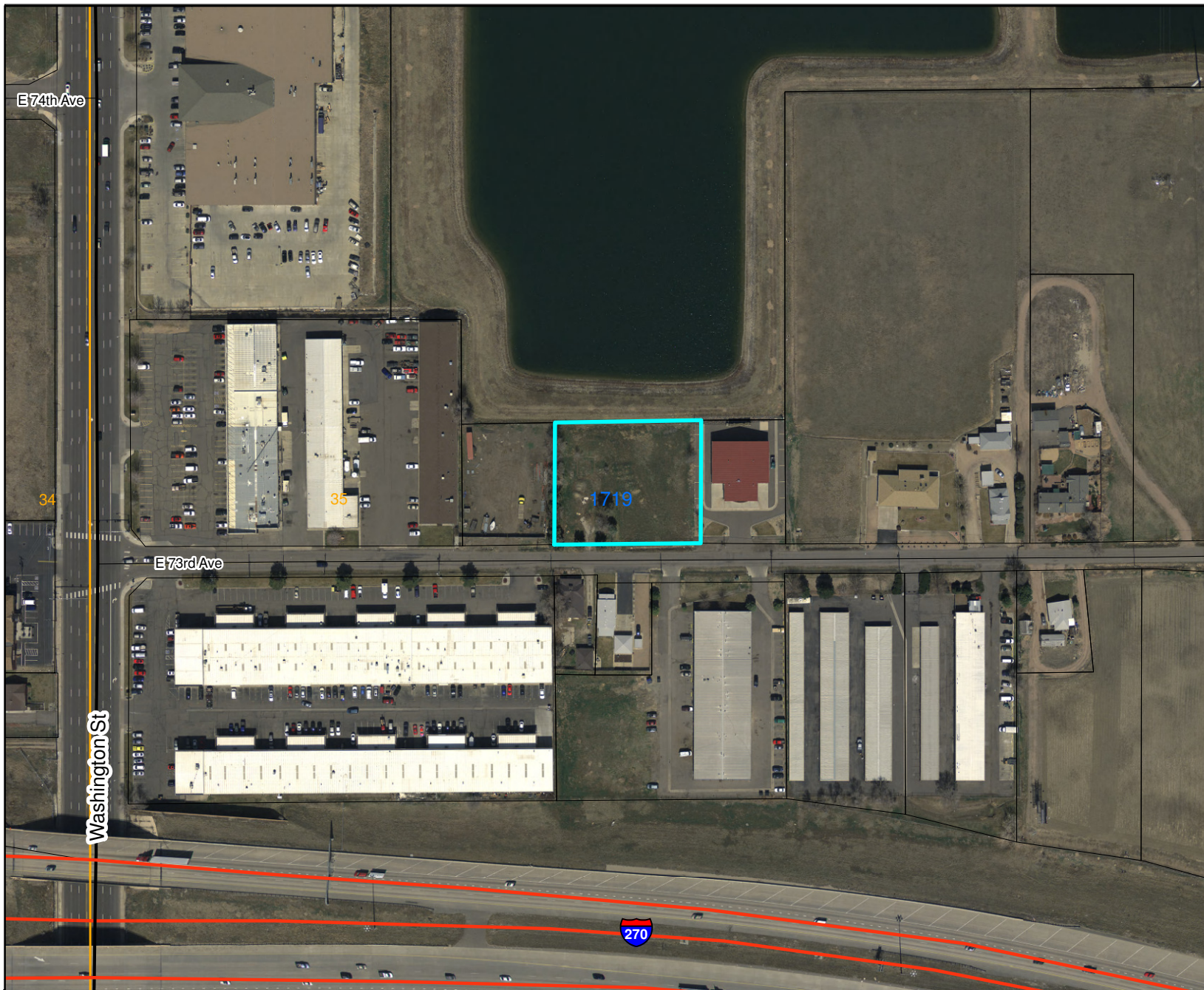
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 For display purposes only.

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



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



































Palermo
RCU2016-00030



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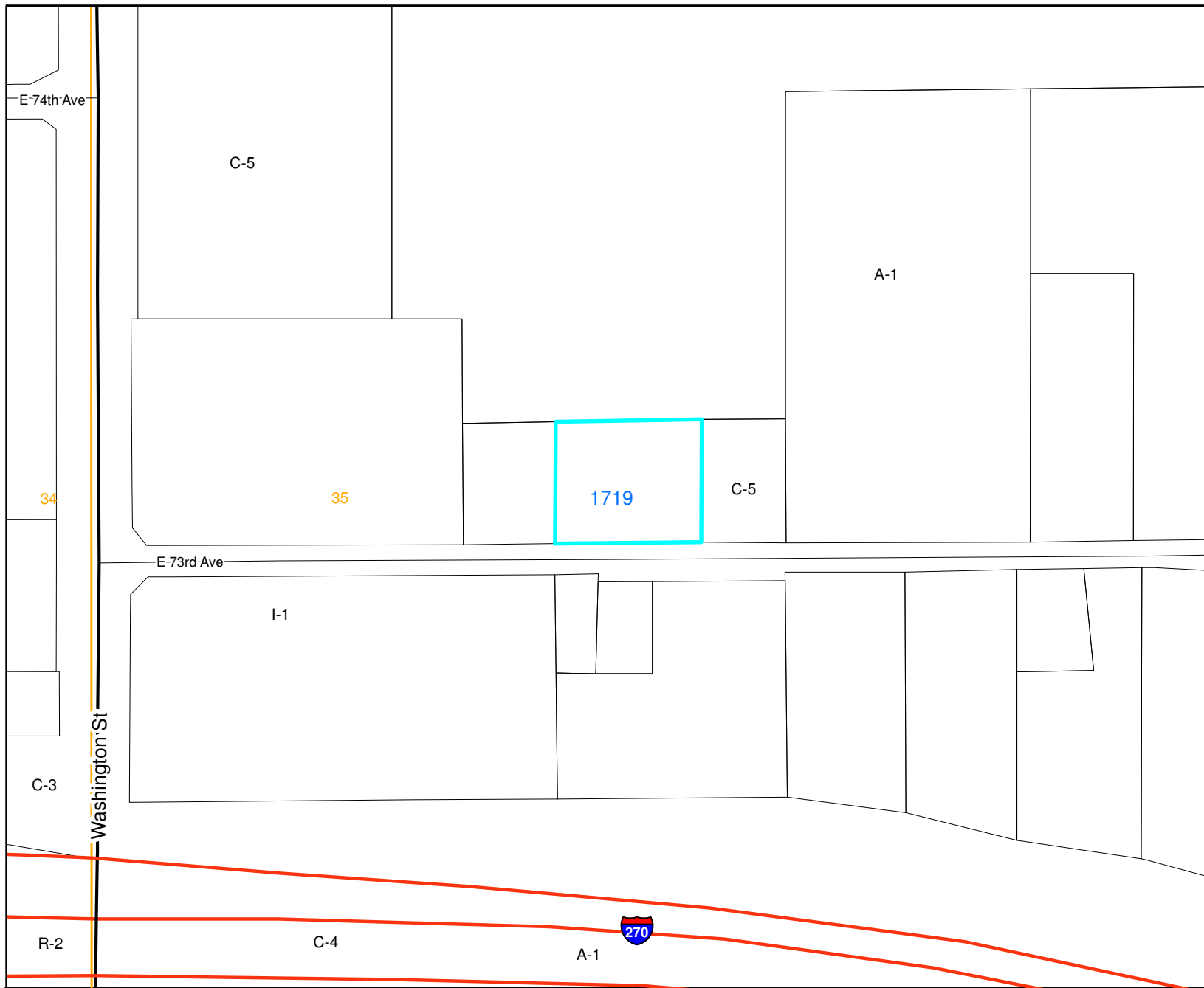
LEGEND

-  Special Zoning Conditions
-  Section Numbers
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-  C-0
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
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ADAMS COUNTY
COLORADO

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Palermo

RCU2016-00030



For display purposes only.

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



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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Board of County Commissioners

January 31, 2017

Case No.: RCU2016-00030

Case Name: Palermo Rezoning

Owner's Name:	Palermo Rezoning
Applicant's Name:	Tim Palermo, Property Associates, LLLP
Applicant's Address:	2091 East 74 th Avenue, Unit J, Denver, CO 80229
Location of Request:	901 East 73 rd Avenue, Denver, CO 80229
Nature of Request:	Rezoning from Agricultural-1 (A-1) to Commercial-5 (C-5).
Site Size:	0.74 acres +/-
Zone District:	Agricultural-1 (A-1)
Future Land Use:	Mixed-Use Employment
Proposed Use:	Office, Warehousing
Existing Use:	Vacant
Hearing Date(s):	PC: January 12, 2017 (6:00 pm) BoCC: January 31, 2017 (9:30 am)
Hearing Location:	4430 S. Adams County Parkway, Brighton, CO 80601 Public Hearing Room 1 st Floor
Report Date:	January 16, 2017
Case Manager:	Greg Barnes 
PC Recommendation:	APPROVAL with 4 Findings-of-Fact

SUMMARY OF PREVIOUS APPLICATIONS

The subject property is part of Lot 9 of the Northside Gardens subdivision. The Subdivision was approved on August 23, 1891.

On October 2, 2009, the County issued a demolition permit to remove a garage from the property. Currently, the property is vacant and has no structure on it.

On October 6, 2016, the Board of Adjustment denied a variance request to allow the applicant to proceed to apply to rezone the property to Industrial -1 (I-1) district that does not conform to the

minimum lot size requirement of one acre for the I-I zone district. The subject property is approximately three-quarters of an acre.

SUMMARY OF APPLICATION

Background

The applicant, Tim Palermo, requests to rezone the property from Agricultural -1 (A-1) to Commercial-5 (C-5). According to the applicant, the property may be developed with a 3,500-sq. ft. structure after the rezoning is approved. Specifically, the structure may consist of a 500-sq. ft. of office space and 3,000 sq. ft. of warehouse space. Per Section 3-22-01 of the Adams County Development Standards and Regulations, the purpose of the C-5 zone district is to serve as a district for retail and services for the general public.

Development Standards and Regulations

Section 2-02-13-06-02 of the County's Development Standards and Regulations outline the criteria for approving a rezoning. In the criteria, the proposed request must be consistent with the County's Comprehensive Plan, and the rezoning must be consistent with the Development Standards and Regulations, including conforming to dimensional standards of the proposed zone district. In addition, the request shall be compatible with the property's surrounding area and character of the general neighborhood. And the proposed rezoning shall not be detrimental to future development of the surrounding area or inhabitants of the area and county.

Per Section 3-22-07 of the Adams County Development Standards and Regulations, there is no minimum lot size requirement for developing properties in the C-5 district. Development in the C-5 district is guided by minimum lot width, setbacks (i.e. front, side, and rear), and maximum allowed height of structures. Specific requirements for the C-5 district include a minimum setback of fifty (50) feet for front property lines and minimum of fifteen (15) feet for side and rear property lines. The maximum allowed height for all structures in the C-5 district is limited to thirty-five (35) feet. The subject request conforms to the requirements of the C-5 district. Although this request is for a rezoning, the applicant has provided a conceptual site plan of intended development showing orientation buildings and overall site development. The site plan provided shows all setback requirements shall be met. Staff shall also review the site plan during the building permit review application process to ensure the plan conforms to all dimensional requirements in the C-5 District.

The intended development of the property includes 3,000 sq. ft. of warehousing and 500 sq. ft. of office space. Per the Institute of Transportation Engineers (ITE) Trip Generation Manual, the conceptual plan shows intended development of the property would generate approximately 16.18 vehicles per day. Per Section 8-02-02 of the County's Development Standards and Regulation, a traffic impact study is not required for proposed rezoning applications that do not exceed 20 vehicles per day.

Comprehensive Plan:

The Future Land Use Designation on the property is Mixed-Use Employment. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Mixed-Use Employment future land

use designation is to accommodate a range of employment uses with a mix of supporting uses to serve employment needs. In addition, Mixed-Used Employment areas are designated in locations that have transportation access and visibility, but are not suitable for residential development. Mixed-Use Employment areas may include offices, light manufacturing, distribution, indoor warehousing, clean industry, and supporting retail businesses.

The subject property is located within the Southwest Adams County Framework Plan's Welby Subarea Plan and considered to be part of the South Welby Area of this plan, which is identified as transitioning from agricultural and residential to industrial uses. It is a goal of the Welby Plan to promote economic development through the creation of employment hubs in the area. A rezoning of the subject property to commercial conforms to the goals and purpose of the Welby Subarea Plan.

Site Characteristics

The site is bordered to the south by East 73rd Avenue, which also serves as point of access onto the site. There are no structures on the subject property. The property measures approximately 210 feet in width (i.e. east-to-west) and 175 feet from north-to-south.

Surrounding Zoning Designations and Existing Use Activity:

<u>Northwest</u> I-1 Public Utilities	<u>North</u> A-1 Public Utilities	<u>Northeast</u> A-1 Public Utilities
<u>West</u> I-1 Warehousing	<u>Subject Property</u> A-1 Vacant	<u>East</u> C-5 Warehousing
<u>Southwest</u> I-1 Warehousing	<u>South</u> A-1 Single-Family Residential	<u>Southeast</u> I-1 Warehousing

Compatibility with Surrounding Land Uses:

The subject property borders the I-1 zone district to the west, and property designated C-5 to the east. The properties to the north and immediate south are designated as A-1. The properties to the west and east are developed with warehouse uses. The property to the north is used as a water reservoir, and is owned by City of Thornton. There are two single-family residential uses located directly to the south of the site, across East 73rd Avenue. Overall, the majority of the surrounding area is developed with industrial uses. In addition, the property is located northeast of the intersection of I-25 and I-270. With industrial uses surrounding the property, rezoning and use of the site for office and warehousing will be compatible with the area and not detrimental to public health and safety.

The Future Land Use designation of Mixed-Use Employment of the general area has led to development in the area transitioning from agricultural to light industrial uses. In addition, this rezoning request is not out of character to recent development activities in the area. The request

will rezone a portion of an A-1 designated property that is located between industrial and commercial properties.

Per Section 8-02-02 of the County' Development Standards and Regulations, a traffic study is required for rezoning of a property that generates more than 20 vehicle trips per day. Staff reviewed a trip generation projection provided by the applicant and has determined that the trips emanating from the proposed use will not exceed 20 vehicles per day. Therefore, the rezoning application did not require a full traffic impact study. In the event that the applicant's proposal changes, a traffic study will then be required when the applicant submits a building permit if the proposed development exceeds 20 vehicle trips per day.

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on January 16, 2017. Mr. Tim Palermo, the applicant, and Mr. Russell Moore, the prospective tenant, attended the public hearing. Mr. Palermo stated that Mr. Russell's business is already located in the area, and the rezoning approval would allow the business to relocate onto subject property providing an opportunity for expansion. No one from the public was present to speak at the hearing. The Planning Commission voted (6-0) to recommend approval of the rezoning application.

STAFF RECOMMENDATION:

Based upon the application, the criteria for approval of a rezoning, and a recent site visit, staff recommends approval of this request with 4 Findings-of-Fact.

RECOMMENDED FINDINGS OF FACT

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Public Comments:

# of property owners notified	# of comments received
23	0

All property owners within 750 feet of the subject property were notified of this application. As of writing this report, staff has received no public comments regarding this request.

County Agency Comments:

The Adams County staff reviewed the subject request and all staff concerns have been resolved.

Responding with Concerns:

None

Responding without Concerns:

Colorado Department of Transportation

Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Century Link

Colorado Department of Public Health & Environment

Colorado Division of Wildlife

Comcast

Mapleton School District 1

Metro Wastewater Reclamation

North Washington Street Water & Sanitation District

Neighborhood Improvement Committee

Regional Transportation District

Welby Citizen Group

Exhibits Table of Contents

Exhibit 1- Maps

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Exhibit 2- Applicant Information

2.1 Applicant Written Explanation

2.2 Applicant Site Plan

Exhibit 3- Referral Comments

3.1 Referral Comments (Adams County Staff Comments)

3.3 Referral Comments (CDOT Energy)

3.2 Referral Comments (TCHD Energy)

3.2 Referral Comments (Xcel Energy)

Exhibit 4- Citizen Comments

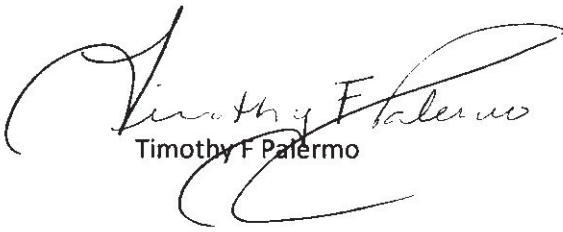
None

Dear Adams County Planning,

I am asking for a zoning to C-5 to construct a new industrial building, parking lot, etc. for the below noted address. The lot is .74 acres and is surrounded by properties zoned I-1 with industrial building improvements. We would like to develop the lot.

901 East 73rd Ave., Denver, CO 80229

Thank you,

A handwritten signature in black ink, appearing to read "Timothy F. Palermo". The signature is fluid and cursive, with a large initial 'T' and 'P'.

Timothy F Palermo



SCALE: 1" = 20'

LEGEND

- DENOTES EXISTING #4 REBAR, RIFLEBALL CAP
- DENOTES EXISTING #5 REBAR & CAP, BAYER P.L.S. 0973
- ▲ DENOTES SET #5 REBAR & CAP, WITNESS CORNER, BAYER P.L.S. 0973
- DENOTES WATER METER
- - - DENOTES CHAIN LINK FENCE
- - - DENOTES WHITE WYGE FENCE
- P - - - DENOTES OVERHEAD POWER LINE
- - - DENOTES OVERHEAD TELECOM LINE

LEGAL DESCRIPTION: (FROM PARCEL NUMBER 0171836308023, ADAMS COUNTY RECORDS)
THE SOUTH 160 FEET OF THE WEST 200 FEET OF THE WEST ONE-HALF OF PLOT 9, NORTH SIDE GARDENS SUBDIVISION, COUNTY OF ADAMS, STATE OF COLORADO.

BASIS FOR BEARINGS:

THE SOUTH LINE OF BLOCK 9, NORTH SIDE GARDENS, IS ASSUMED TO BEAR S89°38'17"W, TAKEN FROM THE RECORDED PLAT OF MC. SUBDIVISION, AS RECORDED IN FILE 18, MAP 289, ADAMS COUNTY RECORDS.

NOTICE:

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 LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATED OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WITH THOSE OF ADJACENT TRACTS OF LAND OR RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND USE REGULATIONS.

THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FOOT.

THE FENCE DIMENSION LOCATION SHOWN HEREON INDICATES ON WHICH SIDE OF THE LINE THE FENCE IS ON.

NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES (INCLUDING UTILITIES) WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT. THERE MAY BE UNDERGROUND UTILITIES, LOCATED ON OR ADJACENT TO THIS PARCEL THAT ARE NOT SHOWN ON THIS SURVEY.

CERTIFICATE OF SURVEY:

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS MADE BY ME OR UNDER MY DIRECTION AND IS ACCURATELY SHOWN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RAYMOND W. BAYER, REGISTRATION NO. 8873,
WITHIN THE STATE OF COLORADO

DATE: _____

COUNTY SURVEYOR'S CERTIFICATE:

DEPOSITED THIS _____ DAY OF _____, 20____, AT _____, IN
BOOK _____ OF THE COUNTY SURVEYOR'S LAND SURVEY PLATS / RIGHTS OF WAY SURVEYS AT
PAGE _____, RECEPTION NO. _____. THIS LAND SURVEY PLAT COMPLIES WITH
SECTION 38-51-108, COLORADO REVISED STATUTES.

COUNTY SURVEYOR _____

R.W. BAYER & ASSOCIATES, INC.
2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80231-4318
(303) 452-4433 FAX: (303) 452-4515

CAD FILE: P16005/P16005.DWG REVISIONS

BOUNDARY SURVEY

THE SOUTH 160 FEET OF THE WEST 200 FEET OF THE WEST ONE-HALF OF PLOT 9, NORTH SIDE GARDENS SUBDIVISION, BEING PART OF THE SOUTH ONE-HALF OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 7 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAM, STATE OF COLORADO.

SCALE	DATE	DRAWN BY	CHECKED BY	PROJECT NO.
1" = 20'	JAN 11, 2016	J.E.B.	R.B.	2016-005
BOOK 685	PAGE 65	FILE NO. 35-28-201L	SHEET 1 OF 1	



3500 sq/ft steel building

Paved parking lot



Development Review Team Comments

Date: 11/22/2016

Project Number: RCU2016-00030

Project Name: Palermo Rezone

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for a zoning map amendment. The referral period is complete, and no outstanding comments require resubmittal. I have tentatively scheduled your first public hearing for January 12th, 2017 before the Planning Commission. Your second public hearing will be on January 31st, 2017 before the Board of County Commissioners. The dates may be subject to change. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 10/24/2016

Email: jblair@adcogov.org

Complete

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 11/17/2016

Email: glabrie@adcogov.org

Complete

If the rezone is approved for this property the comments below will apply to the site development:

ENG01: Flood Insurance Rate Map – FIRM Panel # (08001C0603H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG02: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area and the site development is less than an acre, therefore, the installation of erosion and sediment control BMPs are expected.

ENG03: A drainage report and drainage plans, in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG04: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG05: A traffic impact study is required to be submitted to Adams County for review and approval.

ENG06: E. 73rd Avenue is classified as a local street. All proposed access points onto the site must be in compliance with Chapter 8 of the Adams County Development Standards.

ENG07: The parcel is not located in a Natural Resource Conservation District (NRCO). An environmental assessment for the site is not required.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 10/28/2016

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 11/01/2016

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 11/22/2016

Email: gbarnes@adcogov.org

Complete

PLN01: The Adams County Comprehensive Plan has indicated a future land use designation of Mixed-Use Employment. This land use category allows a mixture of employment uses, including offices, retail, distribution, warehousing, technology uses, and clean indoor manufacturing.

PLN02: The subject property is also identified as part of the Southwest Framework Area Plan and the Welby Subarea Plan. This property is considered to be part of the South Welby Area, which is identified as transitioning to industrial uses.

PLN03: The C-5 zone district does not require a minimum lot size. The subject property has approximately 210 feet of lot width, which exceeds the 100 ft. minimum required for the zone district. Should the zoning map amendment be approved, the building envelope would support development of the property, measuring approximately 190 ft from east-west and 110 ft from north-south.

PLN04: The area is a mix of Commercial-5, Industrial-1, and Agricultural-1 zone districts. The proposed C-5 zone district is compatible with surrounding zoning.

Commenting Division: ROW Review

Name of Reviewer:

Date: 11/22/2016

No Comment

Greg Barnes

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Thursday, November 17, 2016 2:02 PM
To: Greg Barnes
Subject: RCU2016-00030, Palermo Rezone

Greg,

I have reviewed the referral named above and have no objections to the rezone.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



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



November 17, 2016

Greg Barnes
Adams County
Community & Economic Development Department
4430 S Adams County Pkwy, Suite W2000
Brighton, CO 80601-8204

RE: Palermo Rezone
Project No. RCU2016-00030
TCHD Case No. 4141

Dear Mr. Barnes:

Thank you for the opportunity to review and comment on the Rezoning from A-1 to C-5 for the property located at 901 E 73rd Ave. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, TCHD has no comments.

Please feel free to contact me at (720) 200-1585 or lbroten@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Laurel Broten".

Laurel Broten, MPH
Land Use and Built Environment Specialist
Tri-County Health Department

CC: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits

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

November 21, 2016

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Palermo Rezone, Case # RCU2016-00030

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Palermo Rezone**. Please be aware PSCo owns and operates existing electric distribution facilities within the proposed rezone area. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

As the project progresses, the property owner/developer/contractor must contact the **Builder's Call Line** at 1-800-628-2121 or <https://xcelenergy.force.com/FastApp> (*register*, application can then be tracked) and complete the application process for any new natural 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. Additional easements may need to be acquired by separate document for new facilities.

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

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property at

901 East 73rd Avenue

on December 27, 2016

in accordance with the requirements of the Adams County Zoning Regulations

J. Gregory Barnes



Request for Comments

Case Name: Palermo Rezone
Case Number: RCU2016-00030

October 31, 2016

Adams County Planning Commission is requesting comments on the following request: **Rezoning from A-1 (Agricultural-1) to C-5 (Commercial-5)**. This request is located at 901 E 73rd Avenue. The Assessor's Parcel Number is 0171935302023.

Applicant Information: Property Associates
TIM PALERMO
2091 E 74TH AVE, UNIT J
DENVER, CO 80229

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 11/17/2016 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 GJBarnes@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.

Greg Barnes
Case Manager



Public Hearing Notification

Case Name: Palermo Rezone
Case Number: RCU2016-00030
Planning Commission Hearing Date: 01/12/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date: 01/31/2017 at 9:30 a.m.

December 6, 2016

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

Request to change the zoning designation of 0.74 acres of land from Agricultural-1 (A-1) to Commercial-5 (C-5).

The proposed use will be light industrial. This request is located at 901 East 72nd Avenue. The Assessor's Parcel Number is 0171935302023.

Applicant Information: Property Associates
TIM PALERMO
2091 E 74TH AVE, UNIT J
DENVER, CO 80229

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 requested. 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 certified by the Planning Commission may be viewed.

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.

Greg Barnes
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

1000 EAST 73RD AVENUE
2750 QUAIL VALLEY ROAD
SOLVANG CA 93463

CHESROWN COLLISION CENTER INC
7420 N WASHINGTON STREET
DENVER CO 80229

7295 HOLDING COMPANY LLC
C/O LUNA GOURMET COFFEE AND TEA CO LLC
7295 WASHINGTON ST
DENVER CO 80229-6707

CITY OF THORNTON THE
9500 CIVIC CENTER DR
DENVER CO 80229-4326

901 EAST 73RD AVE LLC
2091 E 74TH AVE UNIT L
DENVER CO 80229-6948

ENGDAHL RANIE VECCHIARELLI
4505 QUAY ST
WHEAT RIDGE CO 80033-3516

A AND R LLC
7754 PARFET ST
ARVADA CO 80005-3445

GACCETTA BERNICE REVOCABLE LIVING TRUST
1051 E 73RD AVE
DENVER CO 80229-6818

A AND R LLC
7754 PARFET ST
ARVADA CO 80005

HIGH NOON ASSOCIATES
2750 QUAIL VALLEY ROAD
SOLVANG CA 93463

ADDUCCI JOSEPH A
1210 E 73RD AVE
DENVER CO 80229-6821

HIRED HAND DENVER LLC
2 DALEWOOD TER
ORINDA CA 94563-1224

ADUCCI JOSEPH 1/3 /ROTELLO ANGELA 1/6 AN
SONS RANDY 1/6 /ADDUCCI JOSEPH M/LISA M
1479 S LEYDEN ST
DENVER CO 80224-1950

J D STEEL COMPANY INC
PO BOX 18009
PHEONIX AZ 85005

BURTON KAY A
1161 E 73RD AVE
DENVER CO 80229-6851

K L WERTH LLC
2555 E 70TH AVENUE
DENVER CO 80229

CENTER LAND PROPERTIES
7285 GILPIN WAY SUITE 100
DENVER CO 80229

MARRONE KENNETH M
1041 E 71ST AVE
DENVER CO 80229-6809

CENTER PLAZA LLC
1480 E 73RD AVE
DENVER CO 80229-6902

MARRONE KENNETH MICHAEL AND
MARRONE JACKIE LEE
999 E 71ST AVE
DENVER CO 80229-6807

MC DANIEL LARRY E AND NANCY J
13740 BASALT CT
BROOMFIELD CO 80020

PEDOTTO EDWARD M
6946 W 83RD WAY
ARVADA CO 80003-1611

WASHINGTON GARDENS BPT LLC UND 50% AND
WASHINGTON GARDENS RANDALL LLC UND 50%
1331 NW LOVEJOY ST SUITE 755
PORTLAND OR 97209-2799

Adams County Development Services - Building
Attn: Justin Blair
4430 S Adams County Pkwy
Brighton CO 80601

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

Adams County Fire Protection District
Attn: Marshall Fire
8055 N. WASHINGTON ST.
DENVER CO 80229

COUNTY ATTORNEY- Email
Attn: Christine Francescani
CFrancescani@adcogov.org

CDPHE - AIR QUALITY
Attn: JAMES A. DILEO
4300 CHERRY CREEK DRIVE SOUTH
DENVER CO 80246-1530

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

CDPHE - WATER QUALITY PROTECTION SECT
Attn: Patrick Pfaltzgraff
4300 CHERRY CREEK DRIVE SOUTH
WQCD-B2
DENVER CO 80246-1530

Engineering Division
Attn: Transportation Department
PWE

CDPHE SOLID WASTE UNIT
Attn: Andy Todd
4300 CHERRY CREEK DR SOUTH
HMWMD-CP-B2
DENVER CO 80246-1530

ENVIRONMENTAL ANALYST
Attn: Jen Rutter
PLN

Century Link, Inc
Attn: Brandyn Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221

MAPLETON SCHOOL DISTRICT #1
Attn: CHARLOTTE CIANCIO
591 E. 80TH AVE
DENVER CO 80229

Code Compliance Supervisor
Attn: Eric Guenther
eguenther@adcogov.org

METRO WASTEWATER RECLAMATION
Attn: CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229

COLORADO DEPT OF TRANSPORTATION
Attn: Steve Loeffler
2000 S. Holly St.
Region 1
Denver CO 80222

North Washington Street Water & San Dist
Attn: Joe James
3172 E 78th Ave
Denver CO 80229

COLORADO DIVISION OF WILDLIFE
Attn: Eliza Hunholz
Northeast Regional Engineer
6060 BROADWAY
DENVER CO 80216-1000

NS - Code Compliance
Attn: Augusta Allen

COLORADO DIVISION OF WILDLIFE
Attn: JOSEPH PADIA
6060 BROADWAY
DENVER CO 80216

Parks and Open Space Department
Attn: Nathan Mosley
mpedrussi@adcogov.org
aclark@adcogov.org

REGIONAL TRANSPORTATION DIST.
Attn: CHRIS QUINN
1560 BROADWAY SUITE 700
DENVER CO 80202

SHERIFF'S OFFICE: SO-HQ
Attn: MICHAEL McINTOSH
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog
snielson@adcogov.org

Sheriff's Office: SO-SUB
Attn: SCOTT MILLER
TFuller@adcogov.org, smiller@adcogov.org
aoverton@adcogov.org; mkaiser@adcogov.org

TRI-COUNTY HEALTH DEPARTMENT
Attn: Sheila Lynch
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111

TRI-COUNTY HEALTH DEPARTMENT
Attn: MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022

Tri-County Health: Mail CHECK to Sheila Lynch
Attn: Tri-County Health
landuse@tchd.org

WELBY CITIZEN GROUP
Attn: NORMA FRANK
7401 RACE STREET
DENVER CO 80229

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223



Memorandum

To: Board of County Commissioners
From: J. Gregory Barnes, Planner II *JGB*
Subject: Palermo / Case # RCU2016-00030
Date: January 19, 2017

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 FOR DENIAL

1. The Zoning Map amendment is inconsistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is inconsistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will not comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is incompatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County.