



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: RCU2017-00013

CASE NAME: SPEAR SECURITY

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Board of County Commissioners

June 20, 2017

CASE No.: RCU2017-00013	CASE NAME: Spear Security
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Owner's Name:	Shane Hughes
Applicant's Name:	Shane Hughes
Applicant's Address:	2180 E 68 th Ave
Location of Request:	2180 E 68 th Ave
Nature of Request:	Rezone from Agricultural-1 (A-1) to Commercial (C-3)
Zone District:	Agriculture-1 (A-1)
Site Size:	.5138 acres
Proposed Uses:	Office
Existing Use:	Office (A security company)
Hearing Date(s):	PC: May 25, 2017/ 6:00 pm
	BOCC: June 20, 2017/ 9:30 am
Report Date:	May 31, 2016
Case Manager:	Libbie Adams
BOA Options:	APPROVAL with 4 Findings-of-Fact and 1 note

SUMMARY OF PREVIOUS APPLICATIONS

In May 2007, the applicant applied to rezone the property from Agriculture-1 to Commercial-3 to locate an office on the property. After hearing public concerns with the rezoning, the Board of County Commissioners denied the rezoning request and decided the applicant could apply for a conditional use permit to allow office space on the property. In September 2007, the Board of County Commissioners granted approval of a conditional use permit for an office use on the property. This conditional use permit expired on September 10, 2012.

SUMMARY OF APPLICATION

Background:

Shane Hughes, the property owner, currently operates a security service office (Spear Security) on the subject site located at East 68th Avenue and Interstate 270. Spear Security uses the site for office space for five employees, record retention, and storage. The applicant is requesting to rezone the subject property from Agriculture-1 (A-1) to Commercial-3 (C-3) to allow the current use on the property to continue. Currently, office uses are not allowed in the Agricultural-1 (A-1) zone district. Although the applicant obtained a conditional use permit to locate an office on the property, such uses are not permitted in the A-1 zone district.

Development Standards and Regulations Requirements:

Section 2-02-13-06-02 of the County's Development Standards and Regulations outlines the criteria for approving a rezoning request. The requirements includes the proposed rezoning shall be consistent with the County's Comprehensive Plan, comply with the requirements and purposes of the Development Standards and Regulations, and be compatible with the surrounding area.

Per Section 3-20-07 of the Adams County Development Standards and Regulations, there are no minimum lot size requirements for properties in the C-3 zone district, and the minimum lot width required in the zone district is seventy-five (75) feet. The subject site conforms to the lot size and width requirements of the C-3 zone district. The property is 0.513 acres and has a width of 308 feet. In addition, a majority of the uses permitted in the C-3 zone district are neighborhood oriented services, such as offices, retail, and restaurants. There are other uses that could be allowed in the C-3 district; however, the size and location of the lot restricts uses to those that will be compatible with the surrounding residential properties. In addition, all uses on the property are required to conform to performance standards such as setbacks including separation distance from residential properties, and lot size. The intent of these requirements is to ensure uses on the site are compatible with the surrounding area and fit on the site.

The property is currently located in the A-1 zone district. The purpose of this district is to provide a rural single-family dwelling district with limited farming uses. The current use of the property as an office is inconsistent with the intent of the A-1 district. In addition, the size of the lot and proximity to major commercial corridors within the County makes it unsuitable to develop for such agricultural uses. The request to rezone to the C-3 district is consistent with the use of the property.

Per Section 3-20-01 of the County's Development Standards and Regulations, the purpose of the C-3 zone district is to provide retail shopping and personal services for persons residing within Adams County and the surrounding area. Currently, the property is used as an office that provides security services and personnel to business and residents throughout Adams County and the Denver Metropolitan area. This use of the property is consistent with the goals of the C-3 zoning designation.

Future Land Use Designation/Comprehensive Plan:

The subject property is designated as Industrial in the County's 2012 Imagine Adams County Comprehensive Plan future land use map. Per Chapter 5 of the Adams County Comprehensive Plan, Industrial areas are intended to provide a setting for a wide range of employment uses, including manufacturing, warehousing, distribution, and supporting retail. The C-3 zone district permits employment uses and supporting retail, which is consistent with the intent of the Industrial land use designation. A majority of the surrounding properties to the site are also designated as Industrial; therefore rezoning the subject request will be consistent with the intent of the industrial future land use designation.

The property is also located in the Southwest Adams County Making Connections Planning and Implementation Plan. This plan was adopted as an amendment to the County's 2012 Comprehensive Plan, and outlines policies and projects to be undertaken in Adams County. Specifically, the Making Connections Plan identifies the southwest portion of the County as having a high propensity for significant urbanization. The Making Connections Plan prioritizes projects that will encourage development and redevelopment. The plan identified the top 10 implementation-focused projects that poise Southwest Adams County for the future. The subject site, at 68th Avenue and I-270, is specifically located within the Welby Connection project of the Making Connections Plan. The Welby Connection priority project calls for improved motorized and non-motorized transportation improvements that will encourage employment centers in the neighborhood. Rezoning the subject property will allow an existing employment use that provides security services to surrounding properties to continue as well as create a conforming use that is consistent with the County's Development Standards and Regulations.

Site Characteristics:

Currently, the site is developed with an office building, accessory structure, parking, and landscaping. Access to the site is on East 68th Avenue. The applicant is not proposing to construct any additional structures or make changes to the property. The existing landscaping on the property conforms to the approved landscaping plan on file for the property.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-1-C Single Family	North R-1-C Single Family	Northeast Hwy 270
West A-1 Single Family	Subject Property C-3 Office	East Hwy 270
Southwest I-2 Distribution Warehouse	South I-2 Distribution Warehouse	Southeast Hwy 270

Compatibility with the Surrounding Area:

The property is surrounded to the north and west by single-family homes. Interstate 270 is located directly east of the site, and industrial uses make up the area south of the site. The building on the subject property was converted to office space in 2007, and it is architecturally compatible with the area. Additionally, the subject site serves as a noise and visual buffer between the residential properties and Interstate 270.

Using the property as an office is compatible with the surrounding neighborhood. In addition, the property has operated for over nine years as a security office and neighboring property owners have stated they have experienced no incompatibility with the use of the property. There are uses allowed in the C-3 zone district such as marijuana establishments, indoor recreation facilities, and car dealerships that could potentially be incompatible with the adjacent residential properties. However, physical constraints on the site, such as lot size, required setbacks, and performance

standards requirements such as distance from proximity to residential properties inhibit the ability to develop the property for those incompatible uses.

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on May 25, 2017 and unanimously recommended approval of the request. The PC had no concerns with the request. Commissioner Thompson asked the applicant to confirm the use of the four-car garage on the property. The applicant informed the PC that the garage is used for parking of patrol vehicles. Beside the applicant, there were no other members of the public at the hearing.

Staff Recommendations:

Based upon the application, the criteria for approval for rezoning, and a recent site visit, staff recommends Approval of this request with 4 findings-of-fact and 1 note:

RECOMMENDED FINDINGS OF FACT REZONING

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.

Recommended Notes to the Applicant:

1. Per Section 3-20-07-06, the hours of operation shall be restricted to 7 a.m. to 12 a.m.

CITIZEN COMMENTS

Notifications Sent	Comments Received
37	4

Property owners within six-hundred (600) feet of the property were notified of the subject request. As of writing this report, staff has received four responses from those property owners notified. A majority of the concerns expressed from the responses pertain to prohibiting uses in the C-3 zone district that will be incompatible with the surrounding residential uses. As discussed in the staff report, due to the size of the lot and required performance standards such as

distance of uses from residential properties, a number of uses allowed in the C-3 zoning district cannot be developed on the property.

COUNTY AGENCY COMMENTS

Staff reviewed the request and had no concerns with the proposed rezoning. According to the engineering review comments, the applicant shall be required to use the existing access onto the site and be required to pave and stripe all the existing parking spaces on the property. In addition, per Section 3-20-07-06 of the County's Development Standards and Regulations, hours of operation on the property shall be restricted to 7 a.m. to 12 a.m.

REFERRAL AGENCY COMMENTS

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:

Adams County Fire Protection District

Century Link

Comcast

Metro Wastewater Reclamation

North Washington Street Water & Sanitation



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: Libbie Adams, Planner I

Subject: RCU2017-00013, Spear Security

Date: June 20, 2017

ALTERNATIVE RECOMMENDED FINDINGS OF FACT

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:

1. The Zoning Map amendment is not consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is not consistent 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 not compatible with the surrounding area, not harmonious with the character of the neighborhood, would be detrimental to the immediate area, would be detrimental to the future development of the area, and would be detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Exhibit 2.1 Aerial Map



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



ADAMS COUNTY
COLORADO

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

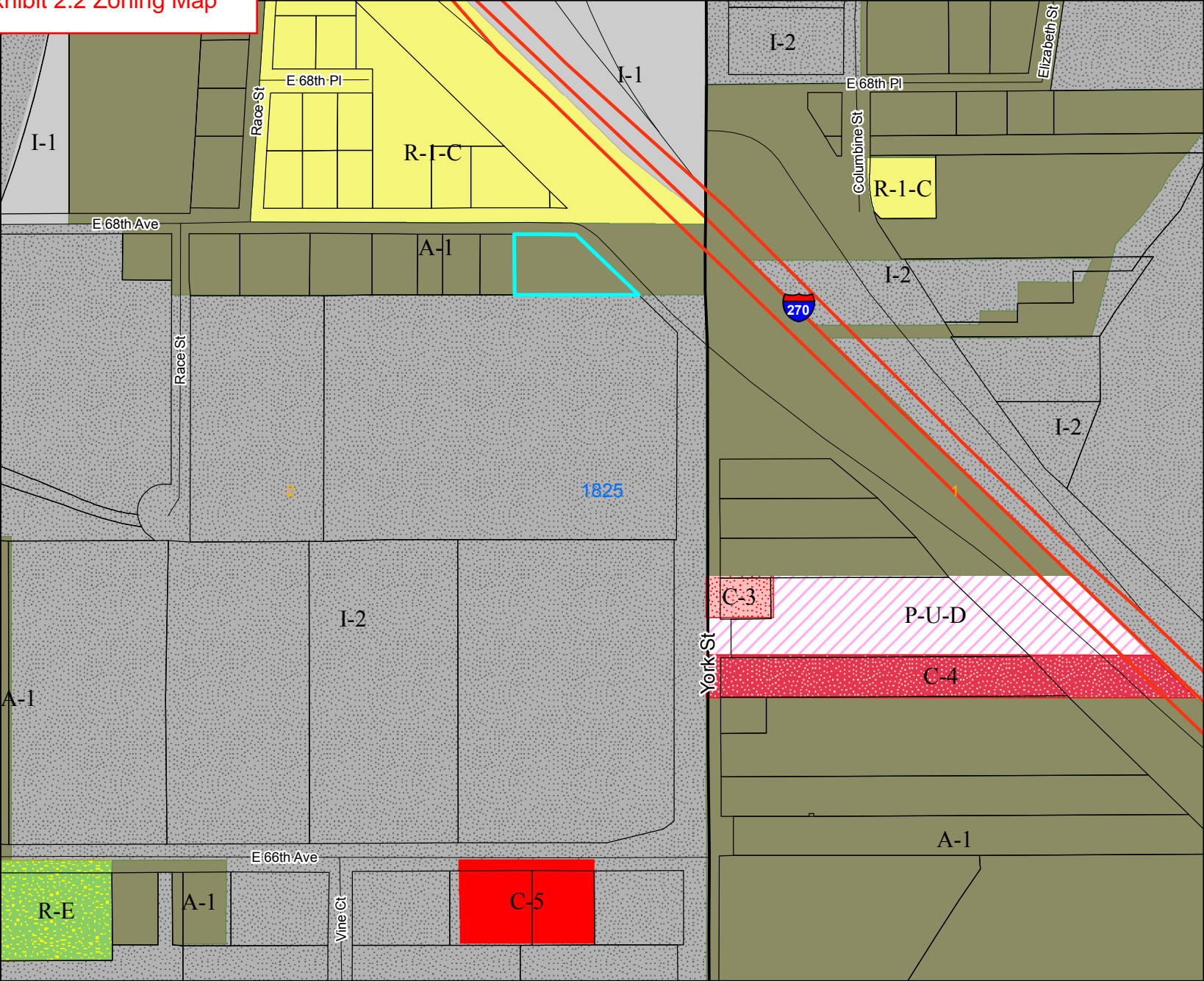
Spear Secuirty

RCU2017-00013



For display purposes only.

Exhibit 2.2 Zoning Map



LEGEND

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

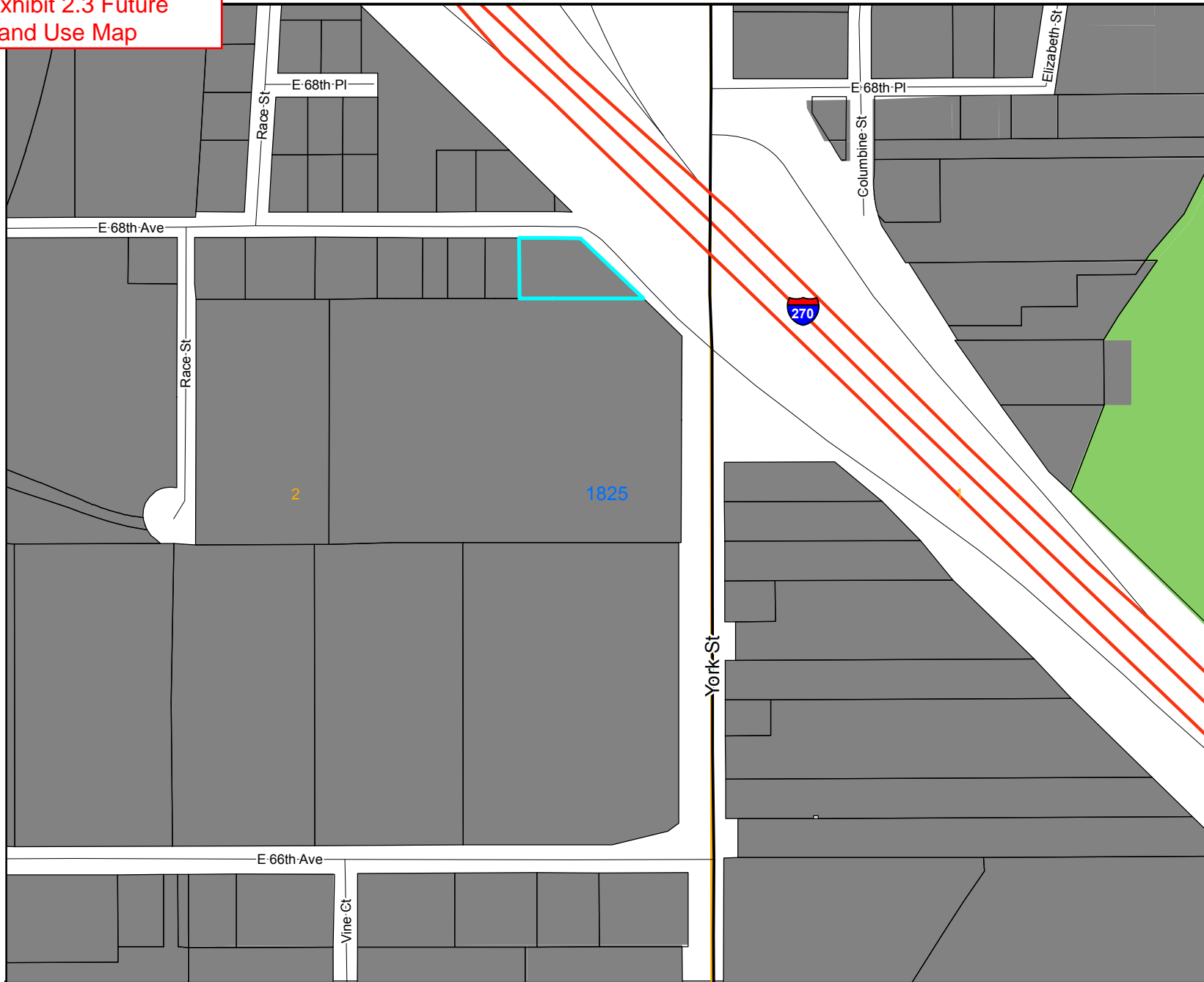
Zoning Districts

- 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

Spear Secuirty
RCU2017-00013

N
For display purposes only.

**Exhibit 2.3 Future
Land Use Map**



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

Spear Secuirty
RCU2017-00013



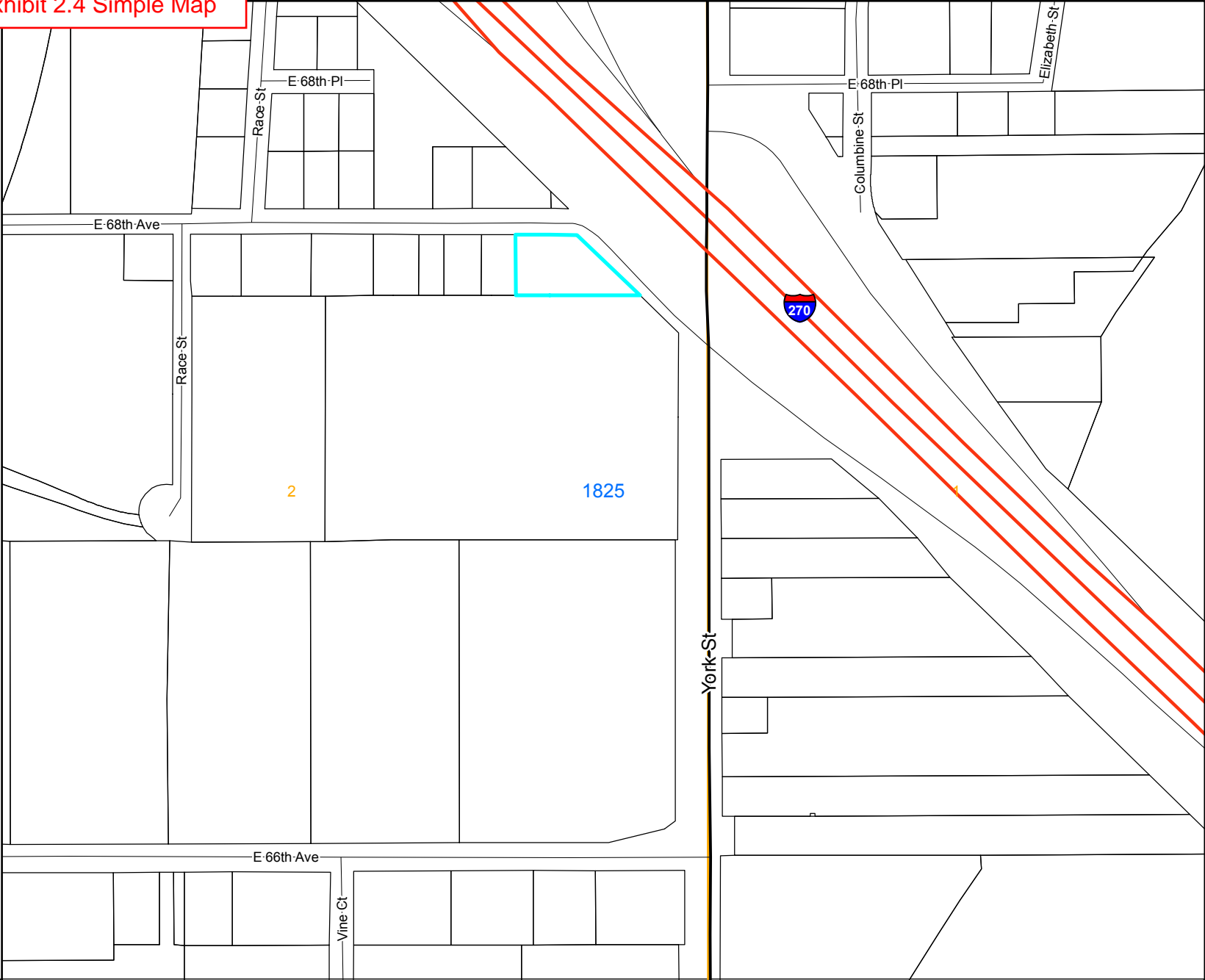
For display purposes only.



ADAMS COUNTY
COLORADO

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

Exhibit 2.4 Simple Map



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

Spear Secuirty
RCU2017-00013

For display purposes only.

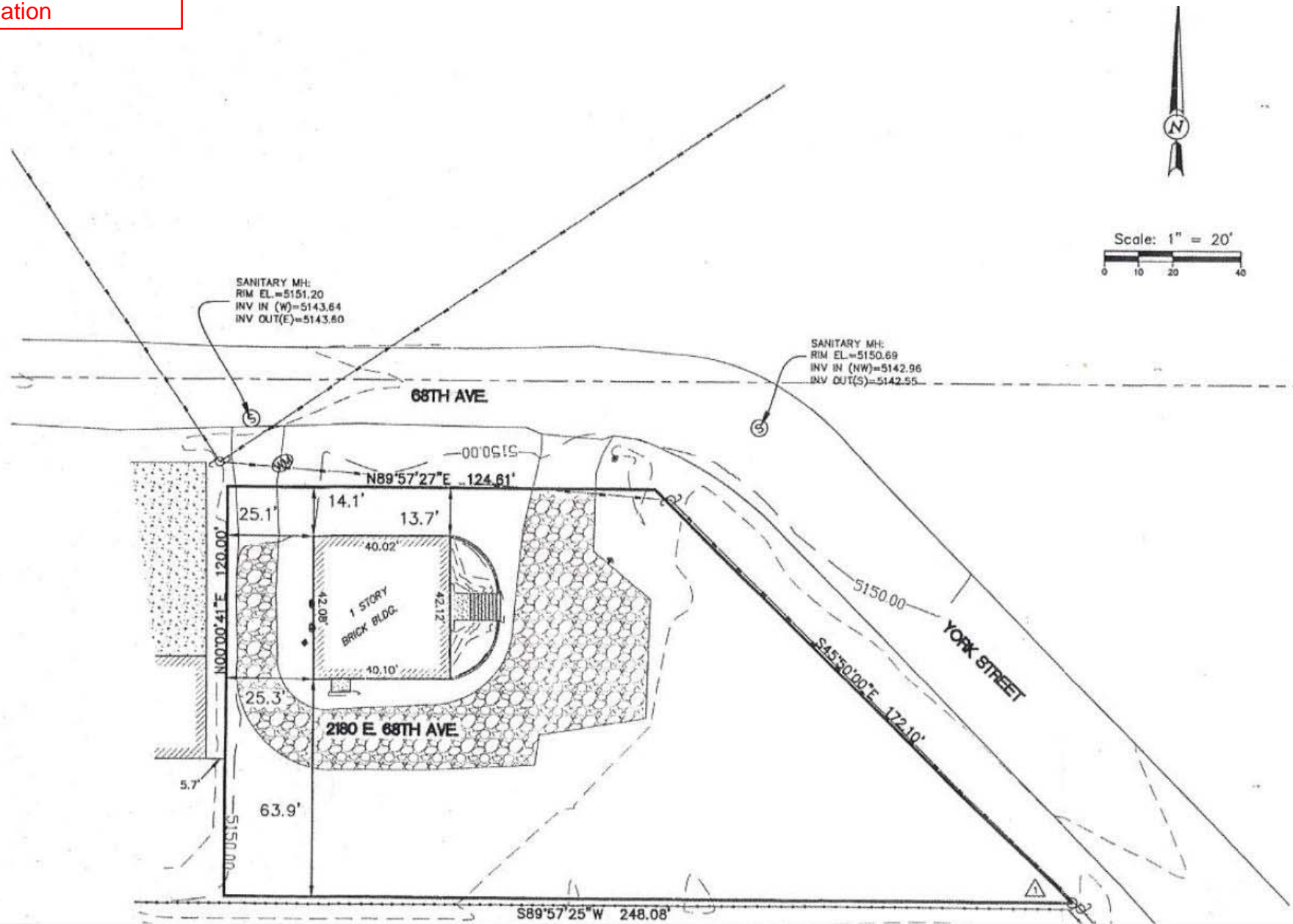
Explanation of Project

The property located at 2180 East 68th Avenue is owned by Shane Hughes DBA TeeGee and Company LLC. It is currently zoned as residential A-1 and this application is to rezone to commercial C-3 in order to base Mr. Hughes security company, Spear Security on this site. Spear Security has been in operation for over twenty three years and provides their customers with uniformed security personnel. Spear Security is licensed by the City of Denver and all of their personnel is insured and bonded, as well as covered by Colorado Workers Compensation Insurance.

Currently there are approximately 120 employees working for Spear Security in various locations throughout the Denver Metro area, but only five will actually be based at this location. There would also be 1 to 2 patrol cars kept on the site.

The building would mainly be used to house office staff and for record retention and storage. It would also allow for conference space to meet with potential clients, and interviewees.

Exhibit 3.2 Applicant Information



**Exhibit 4.1 Referral
Comment (Adams County)**

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Date: 04/27/2017

Project Number: RCU2017-00013

Project Name: Spear Security

Note to Applicant:

The following review comments and information from the Development Review Team is based on submitted documents only.

For submission of revisions of applications, a cover letter addressing each staff review comment that is in bold must be provided. The cover letter must include the following information: restate each bolded comment 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. 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: 03/28/2017

Email: JBlair@adcogov.org

No comment

Commenting Division: Code Enforcement Review

Name of Reviewer: Eric Guenther

Date: 03/27/2017

Email: EGuenther@adcogov.org

No comment

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

Commenting Division: Environmental Analyst

Name of Reviewer: Jen Rutter

Date: 03/27/2017

Email: JRutter@adcogov.org

No comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 04/26/2017

Email: GLabrie@adcogov.org

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0604H), Federal Emergency Management Agency, January 20, 2016. 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.

ENG2: The project site is not located in a NRCO district. An environmental assessment is not required.

ENG3: The project site is not within the County's MS4 Stormwater Permit Area. The use of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State and Local water quality construction requirements.

ENG4: The current operation does not generate over 20 vehicles per day. A traffic impact study is not required.

ENG5: The applicant's proposed scope of work does not show the addition of any impervious surface. A drainage study and analysis is not required. A grading and drainage plan will be required for any proposed change in grade or improvements to the site access point.

ENG6: Applicant must use the existing access point onto site. No new access will be allowed.

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 03/31/2017

Email: AClark@adcogov.org

No comment

Commenting Division: Planning Review

Name of Reviewer: Libbie Adams

Date: 03/20/2017

Email: LAdams@adcogov.org

PLN1: The applicant is proposing to rezone the subject site from Agriculture-1 (A-1) to Commercial-3 (C-3). The purpose of the C-3 zone district is to provide most retail shopping and personal services for persons residing within Adams County and the surrounding area.

PLN2: Office space is a permitted use in the C-3 zone district.

PLN3: Per Section 3-20-07 of the Development Standards and Regulations, the minimum standards for lots in the C-3 zone district include:

- No minimum lot size
- Minimum lot width of 75 feet
- Subject site meets the above regulations

PLN4: Per Section 3-20-07-03, the minimum standards for structures in the C-3 zone district include:

- Minimum front setback of 50 feet
- Minimum side setback of 15 feet on one side and 5ft on the other
- Minimum rear setback of 15 feet
- Maximum height of 35 feet
- Structures on site do not meet the front setback requirements; however, I will discuss this nonconformity with staff

PLN5: Per Section 3-20-07-06, the hours of operation shall be restricted to 7AM to 12AM when property abuts residentially zoned or used property.

PLN6: Office shall adhere to performance standards listed in Section 4-09-02-16 and below:

- Entrances to the site shall minimize impact on surrounding residential neighborhood and maximize efficient traffic circulation and safety
- The principal structure shall have at least one entrance oriented towards the road
- Accessory outdoor storage is prohibited
- Any garbage storage area located outside shall be screened from public view in accordance with Section 4-09-01-04
- All uses shall be performed or carried out entirely within an enclosed building

PLN7: The future land use designation in the Adams County Comprehensive Plan is Industrial. This contemplates a wide range of employment uses including, manufacturing, warehouses, distribution, and other industries.

PLN8: This site previously received a Conditional Use Permit to operate a commercial business on an A-1 property (RCU2007-00024). Conditions of approval on previous cases include: Applicant shall meet all parking requirements as stated in the Adams County Development Standards and Regulations. At a minimum, the applicant shall provide eight paved parking spaces.

- Spaces shall be striped and one accessible space shall be provided
- **Please show how the property complies with the above condition**

PLN9: An application for a rezoning shall meet the following criteria listed in Section 2-02-13-06-02

- The rezoning is consistent with the Adams County Comprehensive Plan
- The rezoning is consistent with the purposes of these standards and regulations
- The rezoning will comply with the requirements of these standards and regulations
- The rezoning is compatible with the surrounding area and not detrimental to the health, safety, or welfare of the inhabitants of the area and the county

The application for a rezoning appears to meet the above criteria.

Commenting Division: Right of Way Review

Name of Reviewer: Marissa Hillje

Date: 04/13/2017

Email: MHillje@adcogov.org

No comment

**Exhibit 4.2 Referral
Comment (CDOT)**

From: [Loeffler - CDOT, Steven](#)
To: [Libbie Adams](#)
Subject: RCU2017-00013, Spear Security
Date: Tuesday, April 18, 2017 9:26:58 AM

Libbie,

I have reviewed the referral named above for property located at 2180 E. 68th Ave. and have the following comment:

- Any signing on this property that will be visible to Interstate 270 must be on-premise in nature and only advertise goods or services that are available on that property and must comply with any other applicable rules governing outdoor advertising in Colorado, 2 CCR 601-3

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



April 24, 2017

Libbie Adams
Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000
Brighton, CO 80601-8204

RE: Spear Security, 2180 E. 68th Avenue, RCU2017-00013
TCHD Case No. 4351

Dear Ms. Adams,

Thank you for the opportunity to review and comment on the application to rezone the subject property from Agriculture-1 to Commercial-1 in order to continue operating a security company on the property. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design, and has no comments.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions.

Sincerely,

A handwritten signature in cursive script, appearing to read "K Boyer", followed by a horizontal line.

Kathy Boyer, REHS
Environmental Health Specialist III

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

April 25, 2017

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

Attn: Libbie Adams

Re: Spear Security, Case # RCU2017-00013

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Spear Security Rezone**. Please be advised that PSCo has existing electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado'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 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

Exhibit 5.1 Sherwood

Adams County Colorado
Community & Economic Development Dept.
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO
80601-8204

Via email: LAdams@adcogov.org

Case Name: Spear Security
Project number RCU2017-00013
Request location: 2180 E 68th Ave

April 26, 2017

In regards to the above mentioned case, we are very concerned that this request is being done at this time.

The letter we received states that they want to rezone to Commercial so that they can locate their security company there.

They are already there.

We bought our home a little over two years ago and Spear Security was already there.

From our understanding they have been at the address on 68th Avenue for several years.

Why do they want to change it now when they are already there? We are concerned that they want to sell the property and need it changed for that purpose.

We are very apprehensive about the possibility that a marijuana facility may come to the neighborhood.

Thank you for your time.

Jim and Terrill Sherwood
2101 E 68th Avenue
Denver, CO
80229

Exhibit 5.2 Brienza

From: [Gb1733](#)
To: [Libbie Adams](#)
Subject: 2180 E. 68th Ave
Date: Saturday, April 15, 2017 4:12:53 PM

Re: Spear Security - Project #RCU2017-00013

My name is Gene Brienza and I live down the street at 2030 E. 68th Avenue and the corner of Race St.

I have no complaints with the Spear Security Co. They have been very good neighbors. No problems at all.

I do not want the property however to be rezoned from Agriculture (A-1) to Commercial-3 (C-3).

Thank You,

Gene Brienza

Exhibit 5.3 Schwindt

From: [sharon.schwindt](#)
To: [Libbie Adams](#)
Subject: Spear Security / Project #RCU2017-00013 / 2180 E 68th Ave / Assessor's Parcel # 0182502402013
Date: Wednesday, April 19, 2017 12:48:21 PM

April 19 2017

I am writing in regards to the above listed property request for rezoning. I received a letter requesting comments in regards to this upcoming rezoning. My only concerns are that the owner does not turn the west side of the property into a RV parking lot or have any other vehicles parked there that are not in use. I would also request the owner to spray and cut weeds as there are 4 foot high weeds now that are blooming.

Thank you for passing these concerns on to the owner and I wish him well with his business and hope that he respects the surrounding neighbors.

Sharon Schwindt
2240 E 68th Ave
Denver, CO 80229

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: Spear Security
Project Number: RCU2017-00013

April 4, 2017

Adams County Community and Economic Development Department is requesting comments on the following request:

Rezone from Agriculture-1 (A-1) to Commercial-3 (C-3) to locate a security company on the property.

This request is located at 2180 E 68th Ave

The Assessor's Parcel Number is: 082502402013

Legal Description:

DESC: E 70 FT OF N 120 FT OF PLOT 31 AND N 120 FT OF PLOT 32 LYING ELY HIWAY
ROW HARVEST ACRES

You were notified with this request because your property is within 600 feet of the site listed above. 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 by **Wednesday, April 26, 2017** so that your comments may be taken into consideration in the review of this case. Please send your response by way of e-mail to LAdams@adcogov.org.

Thank you for your review of this case.

Libbie Adams
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



Request for Comments

Note: The Assessor's Parcel Number has been corrected from the previous Request for Comments Page

Case Name: Spear Security
Project Number: RCU2017-00013

April 5, 2017

Adams County Community and Economic Development Department is requesting comments on the following request:

Rezone from Agriculture-1 (A-1) to Commercial-3 (C-3) to locate a security company on the property.

This request is located at 2180 E 68th Ave

The Assessor's Parcel Number is: 0182502402013

Legal Description:

DESC: E 70 FT OF N 120 FT OF PLOT 31 AND N 120 FT OF PLOT 32 LYING ELY HIWAY
ROW HARVEST ACRES

You were notified with this request because your property is within 600 feet of the site listed above. 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 by **Wednesday, April 26, 2017** so that your comments may be taken into consideration in the review of this case. Please send your response by way of e-mail to LAdams@adcogov.org. This referral can also be found online at <https://www.adcogov.org/planning/currentcases>.

Thank you for your review of this case.

Libbie Adams
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

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 Notice

Case Name:	Spear Security
Project Number:	RCU2017-00013
Planning Commissioners Hearing Date:	Thursday, May 25, 2017 at 6:00 pm
Board of County Commissioners Hearing Date:	Tuesday, June 20, 2017 at 9:30 am

May 11, 2017

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

To rezone the subject site from Agriculture-1 (A-1) to Commercial-3 (C-3).

This request is located at 2180 E 68th Ave

The Assessor's Parcel Number is 0182502402013

Legal Description: DESC: E 70 FT OF N 120 FT OF PLOT 31 AND N 120 FT OF PLOT 32
LYING ELY HIWAY ROW HARVEST ACRES

Owner Information: Teegee and Company LLC
2180 E 68th Ave
Denver, CO 80229

The hearing will be held in the Public Hearing Room located at the Adams County Government Center 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 this hearing 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.

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.

Libbie Adams
Case Manager

To: Sheree Sandell

Dept: Westminster Window / Northglenn Thornton Sentinel

From: Shayla Christenson

Date: May 10, 2017

NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by, SHANE HUGHES, Case #RCU2017-00013, requesting: Request is being made to rezone from Agriculture-1 to Commercial-3. on the following property:

LEGAL DESCRIPTION: DESC: E 70 FT of N 120 FT OF PLOT 31 AND N 120 FT OF PLOT 32 LYING ELY HIWAY ROW HARVEST ACRES

(The above legal description was provided by the applicant and Adams County is not responsible for any errors and omissions that may be contained herein and assumes no liability associated with the use or misuse of this legal description.)

APPROXIMATE LOCATION: 2180 E 68TH AVE

PIN : 0182502402013

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 05/25/2017, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 06/20/2017, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact Libbie Adams at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6855. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
KAREN LONG, CLERK OF THE BOARD

TO BE PUBLISHED IN THE [May 18, 2017](#) ISSUE OF THE Westminster Window / Northglenn Thornton Sentinel

Please reply to this message by email to confirm receipt or call 720-523-6800

**Exhibit 6.5 Referral Agency
Labels**

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: Chris Wilder
8055 N. WASHINGTON ST.
DENVER CO 80229

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

Engineering Division
Attn: Transportation Department
PWE

ENVIRONMENTAL ANALYST
Attn: Jen Rutter
PLN

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

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

NS - Code Compliance
Attn: Andy San Nicolas
asannicolas@adcogov.org

NS - Code Compliance
Attn: Gail Moon
gmoon@adcogov.org

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

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

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

**Exhibit 6.6 Property
Owner Labels**

6700 RACE LLC
133 BUENA VISTA DR
NEWPORT NC 28570-8119

CONTRERAS MIGUEL
2061 E 68TH AVE
DENVER CO 80229

ALIRES TOMAS F AND
WILSON HEATHER
2100 E 68TH AVE
DENVER CO 80229

COUNTY OF ADAMS THE
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

ANTIKAJINEN PROPERTIES LLP
8030 DOWNING DR
DENVER CO 80229-5548

COXSEY JOYCE ANN
2080 E 68TH PL
DENVER CO 80229-7304

B AND G PROPERTIES LLC
2401 E 88TH AVE
THORNTON CO 80229-4677

DAVIS DONNA K AND DAVIS SAMUEL G
2050 E 68TH AVE
THORNTON CO 80229

BALISTRERI JULIE A
2070 E 68TH AVE
DENVER CO 80229

DI GIACOMO ROXANNE
6820 YORK ST
DENVER CO 80229

BRIENZA RUTH AND
BRIENZA EUGENE J
2030 E 68TH AVE
DENVER CO 80229-7319

DI GIACOMO ROXANNE AND
DI GIACOMO SHARON AND SLAGEL DONNA M
6820 YORK ST
DENVER CO 80229-7309

BROWN M JAKE
2081 E 68TH AVE
DENVER CO 80229-7318

DOMENICO HOLDING LLLP
7040 ELIZABETH ST
DENVER CO 80229-7515

CHAPMAN RENEE/DEPINTO VICTOR AND
DEPINTO RICK
6702 YORK ST
DENVER CO 80229-7322

FRANCISCO ANDREA
2141 E 68TH AVE
DENVER CO 80229-7316

CHAVEZ HOMERO AND
GUEVARA CAROLINA CHAVEZ
2060 E 68TH PL
DENVER CO 80229

GAYTAN ESPINO SAUL
6830 RACE ST
DENVER CO 80229-7306

CLAICE DELORIS
2041 E 68TH AVE
DENVER CO 80229-7318

GIBNEY HARRY Z JR
6880 RACE STREET
DENVER CO 80229

GIBNEY HARRY Z JR AND
GIBNEY LUCILLE
6880 RACE ST
DENVER CO 80229-7341

PERFORMANCE FOOD GROUP INC
PO BOX 17161
DENVER CO 80217-0161

GIBNEY JEFF
6850 RACE ST
DENVER CO 80229-7341

RIBOTA ADRIAN/GEORGINA/FELICITAS
6690 YORK STREET
DENVER CO 80228

HISAMOTO LORRAINE H
2161 E 68TH AVE
DENVER CO 80229-7316

ROYSTON ERIC
6700 YORK ST
DENVER CO 80229

HISAMOTO LORRAINE HIDEKO
2161 E 68TH AVE
DENVER CO 80229-7316

SCHWINDT SHARON J
2240 E 68TH AVE
DENVER CO 80229-7315

JAMES JOSEPH ANTHONY III
5380 E 129TH WAY
THORNTON CO 80241-2358

SHERWOOD JAMES HAROLD SR AND
SHERWOOD TERRILL LYNN
2101 E 68TH AVE
DENVER CO 80229-7316

KING CAROL S
6780 YORK STREET
DENVER CO 80229-7307

TEEGEE AND COMPANY LLC
2180 E 68TH AVENUE
DENVER CO 80229

LEGACY INDUSTRIES LLC
730 E 17TH ST STE 730
DENVER CO 80202-3504

TORRES MARIA
3821 W GREENWOOD PL
DENVER CO 80236-2440

LEGACY INDUSTRIES LLC
730 17TH ST STE 730
DENVER CO 80202-3504

MARTINEZ MARIA DEL CARMEN
6824 COLUMBINE ST
DENVER CO 80229-7509

MEDINA FRANK
2031 E 68TH AVE
DENVER CO 80229-7345

CERTIFICATE OF POSTING



I, Libbie Adams do hereby certify that I had the property posted at

2180 E 68th Ave

on May 11, 2017

in accordance with the requirements of the Adams County Zoning Regulations

Libbie Adams