



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: RCU2017-00030

CASE NAME: FRONT RANGE RV STORAGE

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Board of County Commissioners

October 17, 2017

CASE No.: RCU2017-00030	CASE NAME: Front Range RV Storage
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Owner's Name:	The Judy E. Thomas and Harold L. Frey Trust
Applicant's Name:	Jeff Hopkins
Applicant's Address:	6159 S. Kincaid Street, Bennett, CO 80102
Location of Request:	2575 Manilla Road
Parcel #:	0181734100001
Nature of Request:	Rezone from Agricultural-3 (A-3) to Industrial-1 (I-1)
Zone District:	Agriculture-3 (A-3)
Future Land Use:	Mixed Use Employment
Site Size:	40.00 acres
Proposed Uses:	Recreational Vehicle Storage
Existing Use:	Vacant
Hearing Date(s):	PC: September 28, 2017/ 6:00 pm
	BOCC: October 17, 2017/ 9:30 am
Report Date:	September 29, 2017
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 4 Findings-of-Fact

SUMMARY OF APPLICATION

Background:

The applicant, Mr. Jeff Hopkins, is requesting to rezone the subject property from Agriculture-3 (A-3) to Industrial-1 (I-1). Mr. Hopkins wishes to utilize the property for recreational vehicle storage, which is a permitted use in the I-1 zone district. The property is approximately 40 acres and is currently undeveloped. Once the property is rezoned to I-1, other uses such as offices, light manufacturing, distribution, and indoors warehousing could all be developed on the property. The County's future land use designation on the property is mixed use employment. This land use designation is intended to accommodate a range of employment uses and help increase employment and contribute to the County's tax base.

Development Standards and Regulations:

Section 2-02-13-06-02 of the County's Development Standards and Regulations outlines the approval criteria for rezoning a property. These include compliance with the requirements and purposes of the Development Standards and Regulations, consistency with the comprehensive plan, and compatibility with the surrounding area.

The subject property is designated A-3 on the County's zoning map. Per Section 3-06-01 of the County's Development Standards and Regulations, the purpose of the A-3 designation is to provide landholdings of 35 acres or more for farming, pasturage, and food production. The proposed request to rezone from Agricultural-3 to Industrial-1 is consistent with the Development Standards and Regulations, as well as the future land use designation of Mixed Use Employment. Section 3-23-01 of the County's Development Standards and Regulations describes the purpose of the I-1 zone district as providing a variety of compatible businesses, warehouses, and offices. Uses permitted in the I-1 zone district include light industrial or commercial, such as office, warehousing, business parks, retail, or restaurants which generally generate employment and contribute to the County's tax base.

The subject request also conforms to the dimensional requirements for the I-1 zone district. Per Section 3-23-07 of the County's Development Standards and Regulations, the minimum lot size for properties in the I-1 zone district is one (1) acre and minimum lot width is one-hundred (100) feet. The subject property is forty (40) acres and has six-hundred and fifty (650) feet of frontage along Manilla Road; thus conforming to the minimum dimensional requirements for lot size and width in the I-1 zone district.

Future Land Use Designation/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 current zoning of the property is inconsistent with the adopted Comprehensive Plan and its future land use designation of Mixed-Use Employment. Rezoning the property to a zone district that is consistent with the Comprehensive Plan designation will advance the County's long-term goal for providing mixed use employment areas that accommodate a range of employment uses, as well as supporting employment generating uses.

Site Characteristics:

Currently, the site is undeveloped. Access to the site is from Manilla Road, which abuts the property to the east. Manilla Road is designated as a principal arterial roadway and connects to Interstate 70 which is approximately a half-mile south of the subject property. The subject property is also within a half-mile of the intersection of Manilla Road and State Highway 36 (Colfax Avenue). The site has access to two major roadways with no travel on local or collector streets. Water and sewer services will be provided by an individual well and a septic system.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-3 Single-Family Residential with Agricultural	North A-3 Vacant	Northeast A-3 Vacant
West A-3 Single-Family Residential	Subject Property A-3 Vacant	East A-3 Agricultural
Southwest City of Aurora Vacant	South A-3 Single-Family Residential with Agricultural	Southeast A-3 Single-Family Residential with Agricultural

Compatibility with the Surrounding Area:

The properties to the north of the site are undeveloped. The properties directly south, east, and west of the subject site are developed with single-family residences and agricultural uses. Future development in the area will be guided by the Adams County Comprehensive Plan's future land use designation of Mixed-Use Employment. Manilla Road, which abuts the property to the east, connects to federal and state highways, each within a half-mile from the site. This transportation network make the site suitable for the intended uses for the Mixed Use Employment future land use designation, which include light industrial and commercial uses. The request to rezone the property to Industrial-1 will not be out of character with future development of the area and the County's Comprehensive Plan.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on September 28, 2017. The applicant, Mr. Jeff Hopkins, had no questions with the staff report or presentation. Commissioners Garner and Thompson discussed performance standards such as fencing and parking that will be required when the applicant apply for a building permit. They acknowledged the request was for a rezoning but wanted information from the applicant of his intention to make sure development of the site will ultimately be compatible with the surrounding area. In response, the applicant informed the PC that he intends to install a decorative and high-quality fencing around the perimeter of the site. He will also install hard-surfaced materials where vehicles will be parked for the intended RV storage use. Commissioner Thompson discussed the goals of the Mixed-Use Employment and stated that although an RV storage may not be a perfect fit that generates employment, the proposed use is allowed in the I-1 zone district and seems to fit the immediate plan for development in the area. No one from the public spoke at the hearing. The Planning Commission voted (7-0) to recommend approval of the rezoning request.

Staff Recommendation:

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

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.

CITIZEN COMMENTS

Notifications Sent	Comments Received
11	2

All property owners within a half-mile of the subject property were notified of the request. As of writing this report, staff has received two responses from those notified, and both were in support of the request.

COUNTY AGENCY COMMENTS

Staff reviewed the request and had no concerns with the proposed rezoning.

REFERRAL AGENCY COMMENTS

Tri-County Health Department and the Colorado Division of Water Resources reviewed the request and confirmed that development of the property could be served by individual well and septic. Xcel Energy also reviewed the request and had no concerns with the proposed rezoning, however, included a comment that they may request easements at the time of site development. The Colorado Department of Public Health and Environment reviewed the request and informed the applicant that an Air Pollution Emissions Notice may be required at the time of development, if there are site disturbance that occurs over a twenty-five (25) acres or for duration of more than six months.

Responding with Concerns:

None

Responding without Concerns:

CDPHE

FAA

Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Bennett Fire District

Bennett Parks & Recreation

Bennett School District 29J

Century Link

City of Aurora Planning

City of Aurora Water & Sanitation

Colorado Division of Wildlife

Comcast

Denver International Airport

Front-Range Airport

Metro Wastewater Reclamation

Union Pacific Railroad



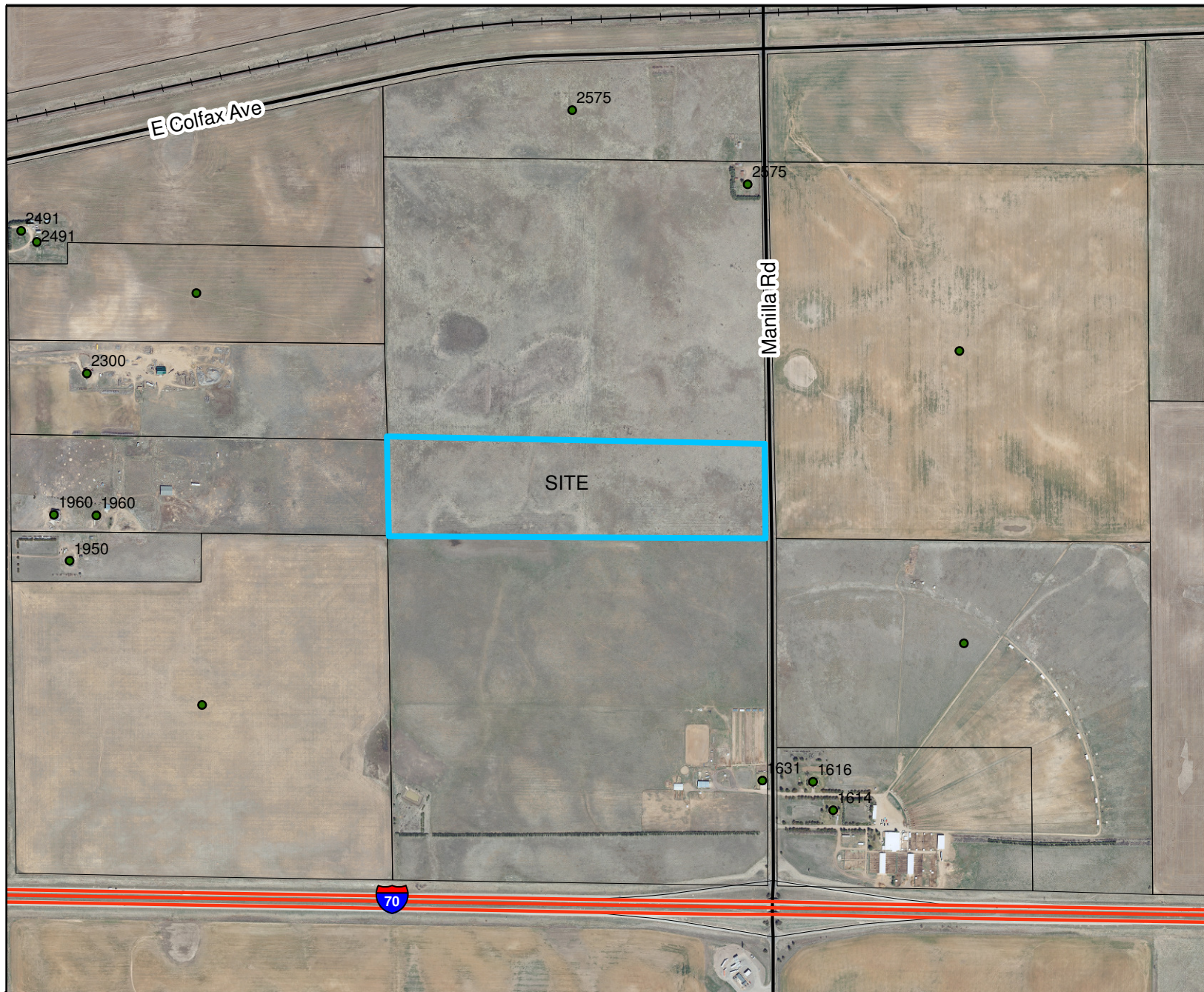
Memorandum

To: Board of County Commissioners
From: J. Gregory Barnes, Planner II *JGB*
Subject: Front Range RV Storage Rezoning / Case # RCU2017-00030
Date: October 12, 2017

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

ALTERNATIVE RECOMMENDED FINDINGS OF FACT 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.



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

Front Range RV Storage

RCU2017-00030

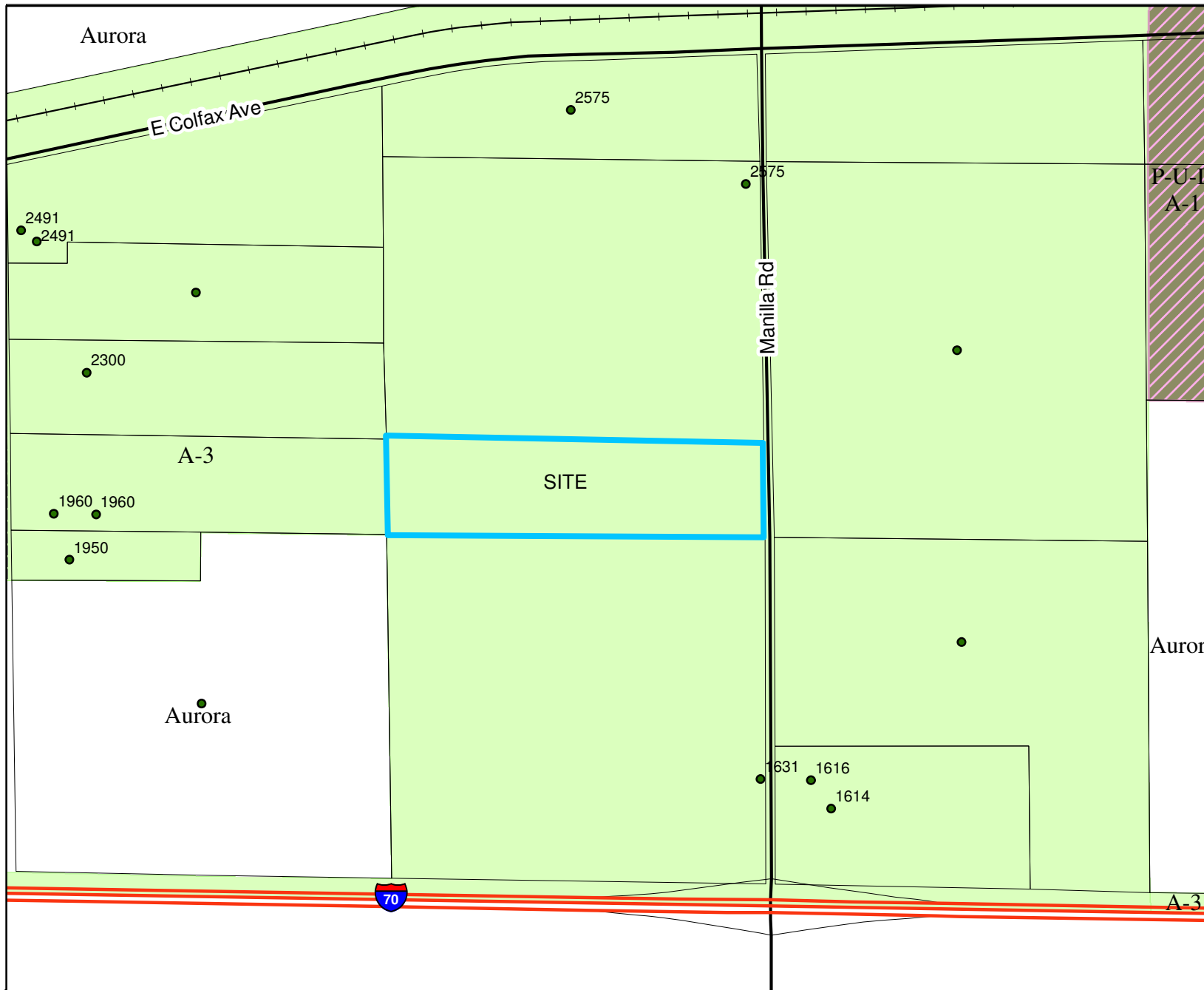


For display purposes only.



ADAMS COUNTY
COLORADO

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



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- +— Railroad
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- A-1
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- 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

Front Range RV Storage

RCU2017-00030

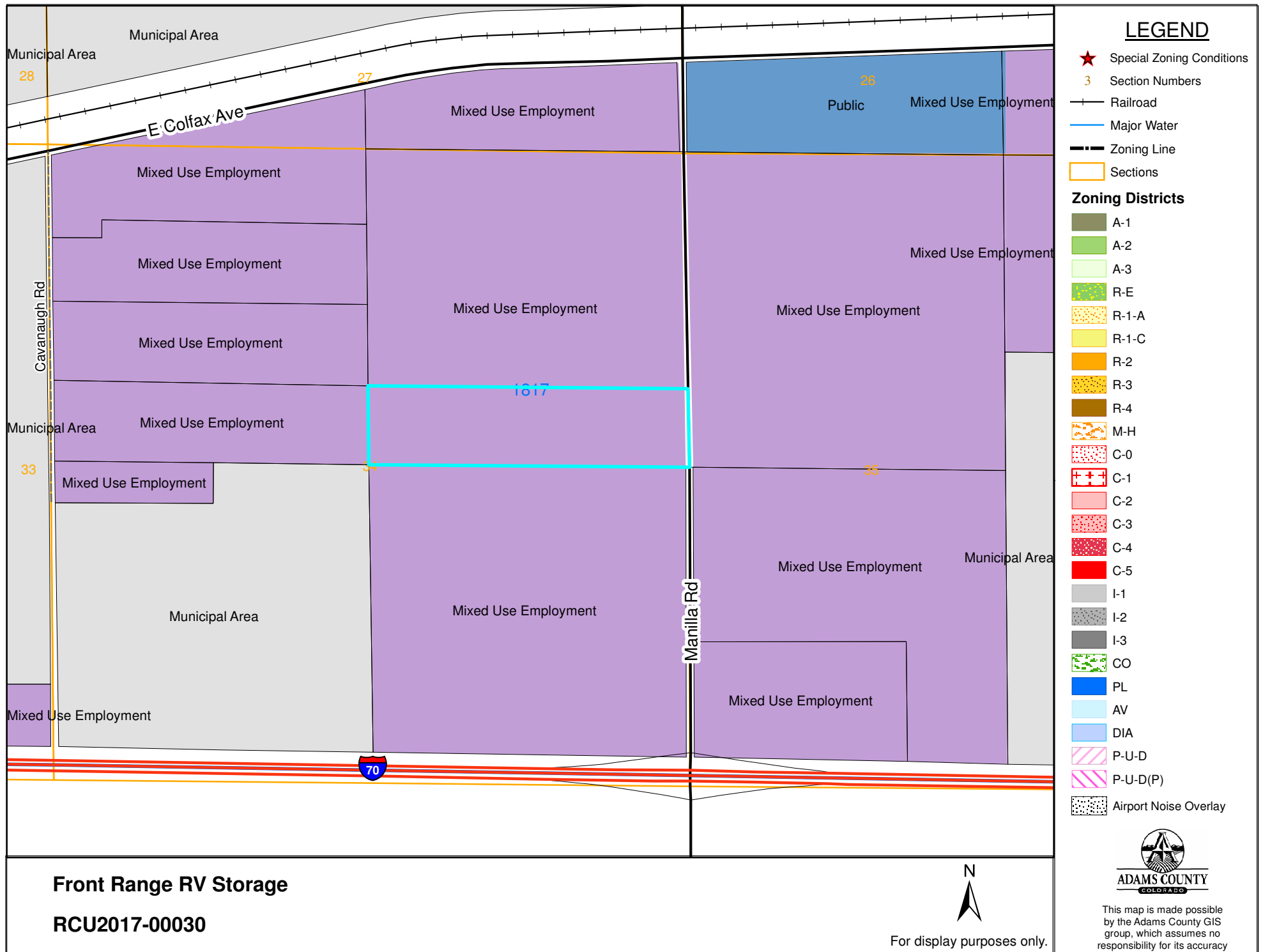


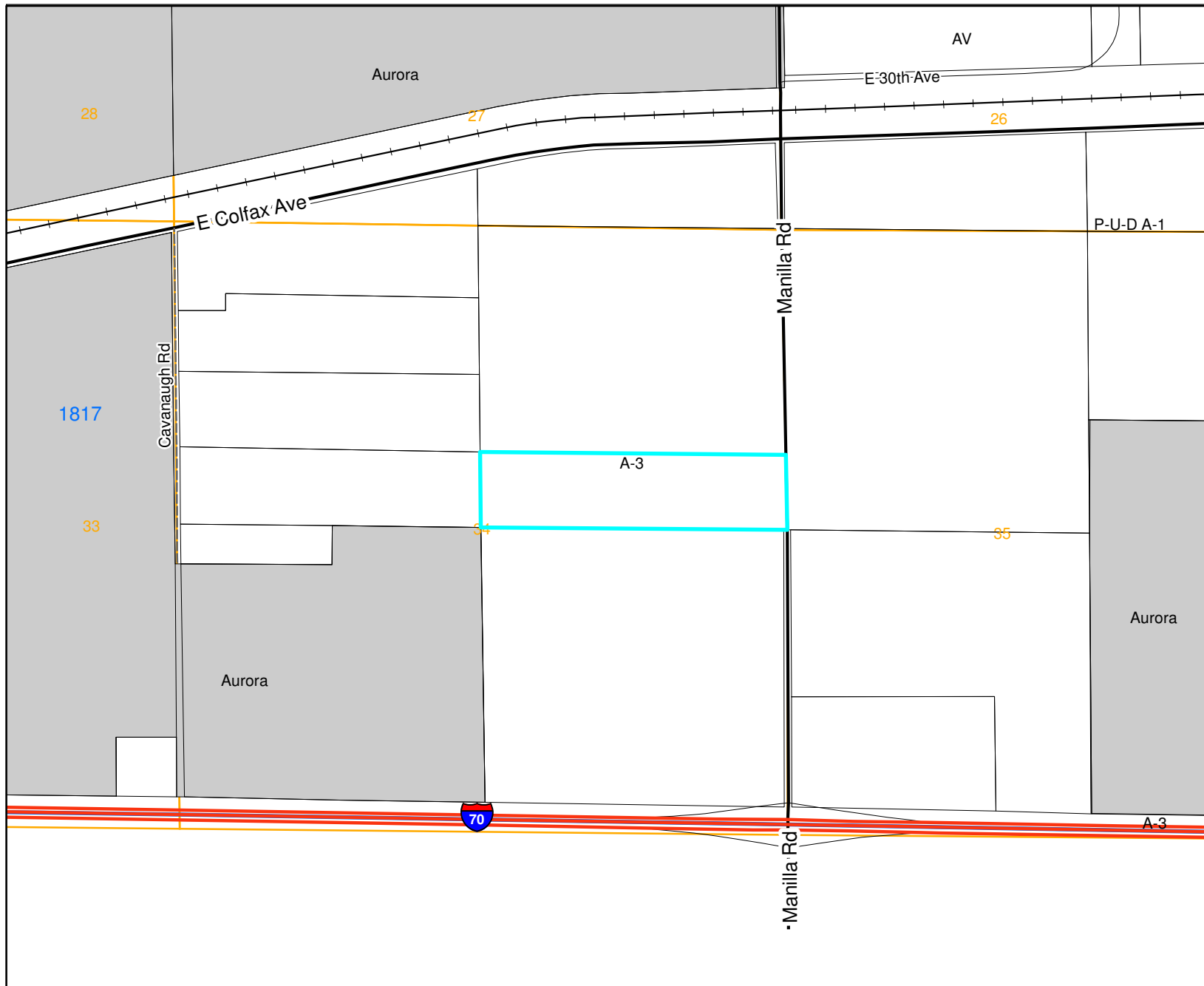
For display purposes only.



ADAMS COUNTY
COLORADO

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LEGEND

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

Front Range RV Storage

RCU2017-00030



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

Explanation of Project:

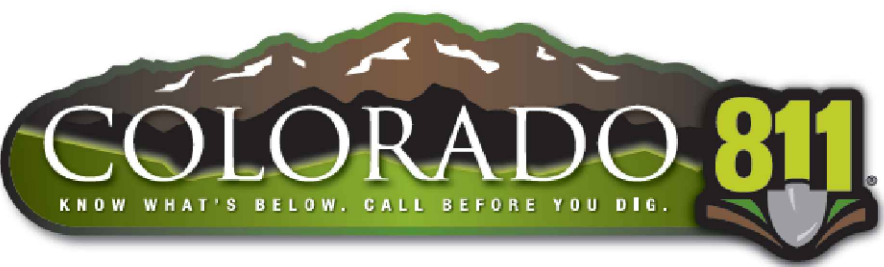
Applicant respectfully request consideration and approval to rezone the subject property as described in the legal description from an A-3 to an I-1.

With Adams County approval, the applicant proposes to develop 15+/- acres within the 40+/- acre parcel for the business of recreational vehicle storage as permitted under the I-1 zone district.

Development shall consist primarily of overlot grading and drainage, perimeter fencing, overhead lighting and landscaping, as well as, activities necessary to support such development including limited utilities and other infrastructure. All development activities shall comply with Adams County Development Standards.

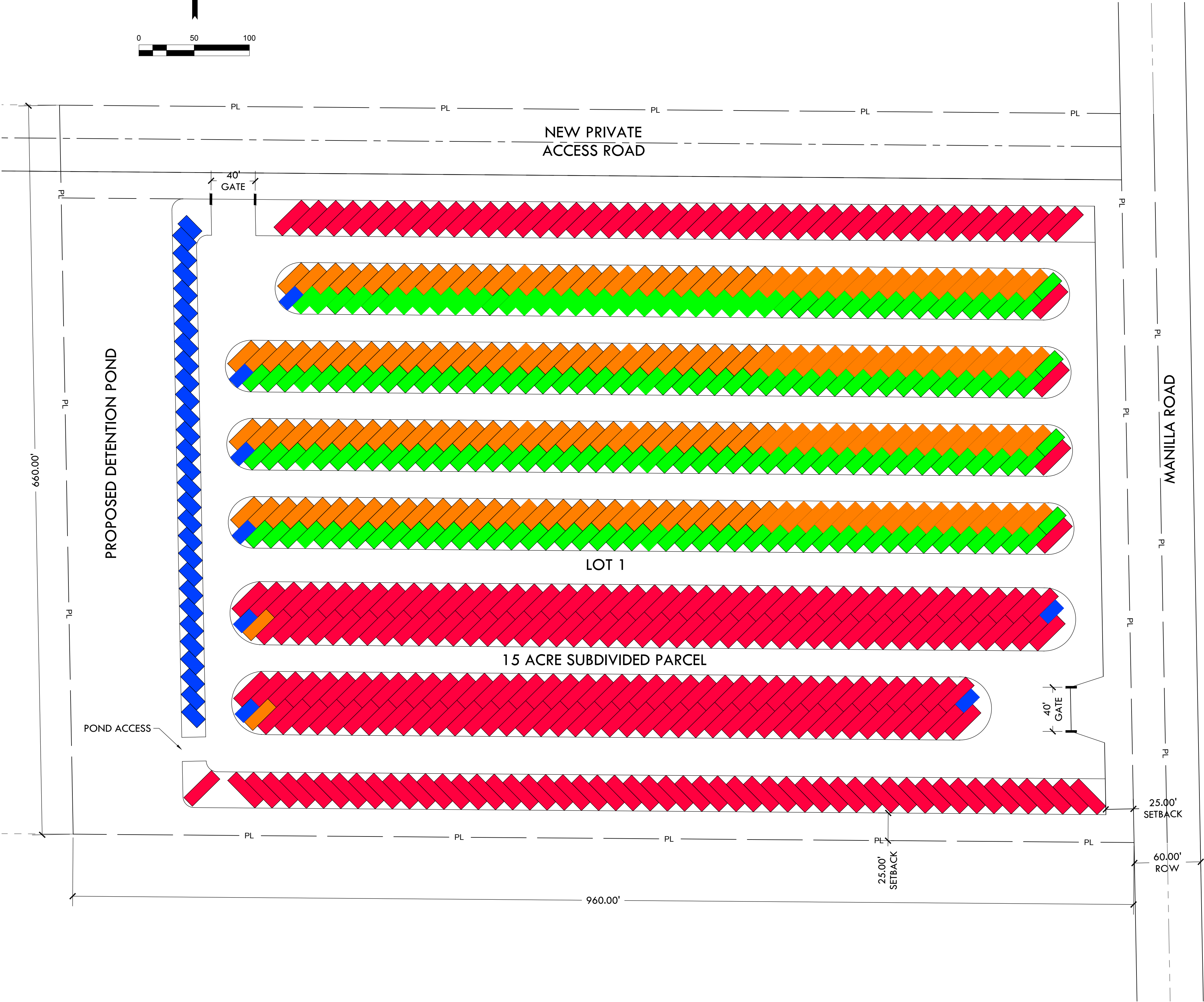
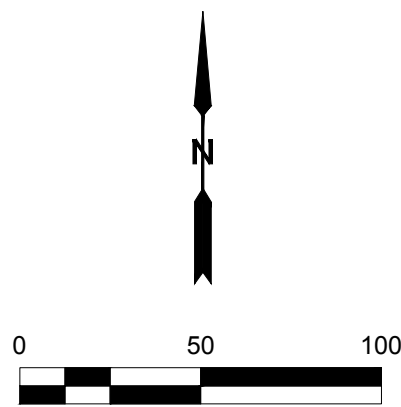
The proposed development/business does not include or require any structural buildings or facilities.

FRONT RANGE OUTDOOR STORAGE



VERTEX®
Main: 303.623.9116 | Fax: 303.623.9118
2420 W 26TH AVE, SUITE 100-D Denver, CO 80211
CONTACT: JOSEPH W DESJARDIN P.E.

VERTEXENG.COM



PARKING MATRIX - SINGLE STALLS

<div></div> 20'	37
<div></div> 25'	185
<div></div> 30'	187
<div></div> 35'	277
TOTAL	686

PARKING MATRIX - COMBINED STALLS

50' (20'X30')	4
55' (30'X25')	177
70' (35'X35')	83
TOTAL	264

NOTES

- PARKING STALLS ARE 11' WIDE AT 45° ANGLES.

SITE PLAN

SITE: - - - - -
FOR: - - - - -

NO.	REVISIONS
1	
2	
3	
4	
5	
6	
7	
8	
9	
10	

FILE NAME: <FILE NAME>

DATE:	1
DRAWN BY: JP	
CHECKED BY:	
JOB #:-	

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: 8/3/2017

Project Number: RCU2017-00030

Project Name: Front Range RV Storage

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for a rezoning application. At this time, staff is requesting more information based on the comments below. Please resubmit to the County, and use the attached Resubmittal Form. The Development Review Team review comments may change if you provide different information after this date. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 07/11/2017

Email: jblair@adcogov.org

No Comment

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 08/01/2017

Email: glabrie@adcogov.org

Complete

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0960H), 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: A detailed grading and drainage plan will be required to be submitted for review and approval. Prior to construction to any site improvements, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study and the Operations and Maintenance Manual for the drainage facilities. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. This manual must be recorded at the Clerk and Recorder's Office. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for this project will be \$1,500.

ENG5: The trip generation analysis completed by Kellar Engineering indicates that the development will generate 110 daily weekday trips. The Adams County Development Standards and Regulations indicate that a traffic impact study is required for all new developments generating over 20 vehicles per day. If the proposed zone is approved for the property and prior to any site improvements, the applicant is required to complete a traffic impact study signed and stamped by a professional engineer.

ENG6: The developer is required to design and construct roadway improvements as required by the approved traffic impact study.

ENG7: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG8: Applicant must submit legal descriptions, exhibits, and easement documents for any proposed easements on the site. These documents must be reviewed and approved by Development Engineering and recorded at the Clerk and Records Office. The record number along with the book and page number must be shown on the approved site plan.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 06/30/2017

Email: jrutter@adcogov.org

Complete

ENV01: When determining the site plan, be aware of a plugged and abandoned oil and gas well located on the east side of the property. The well was previously operated by Goodstein Oil & Gas Co. Visit the COGCC website for more information.

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 07/05/2017

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 08/03/2017

Email: gibarnes@adcogov.org

Complete

PLN01: COMPATIBILITY WITH COMPREHENSIVE PLAN - The Adams County Comprehensive Plan has indicated a Future Land Use designation of Mixed Use Employment for this property. Mixed Use Employment designations are intended to allow for a mix of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport technology uses. These areas are designated in areas with excellent transportation access, but are not suitable for residential use. The proposal to change the zoning designation on the property to Industrial-1 would entitle commercial and restricted industrial uses on the property.

PLN02: DEVELOPMENT STANDARDS COMPLIANCE - The request to rezone the property to I-1 is consistent with the Area and Height Standards of the I-1 zone district, which are found in Section 3-23-07 of the Adams County Development Standards and Regulations.

PLN03: COMPATIBILITY WITH SURROUNDING AREA - The surrounding properties are all zoned Agricultural-3 (A-3). This zoning designation intends for rural agricultural and very low-density residential uses. Although, I-1 zoning has not been introduced in the area yet, the I-1 zone district is compatible with the future land use designation in the area. The subject property is located less than a half-mile north of I-70, and can access the interstate directly from Manilla Road. This proximity allows an industrial use to exist in the area with a smaller impact on the surrounding properties.

PLN04: WATER SERVICE - The Colorado Division of Water Quality did not respond to this referral. It is imperative that staff determine the ability to obtain well permits, prior to scheduling this case for public hearing. Please provide documentation illustrating that water can be available I will continue to reach out to them, and will keep you abreast of the situation.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 07/05/2017

Email: mhillje@adcogov.org

Resubmittal Required

ROW1) The land survey plat submitted in the application was deposited and recorded on June 13, 2017.

ROW2) Manilla Rd. is classified as a Major Arterial Road per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 70 feet. Since the existing half right-of-way width is 30 feet, this would require a dedication of 40 feet additional right-of-way.

ROW3) The services of a licensed Professional Land Surveyor should be secured to create the legal description and exhibit of the right-of-way dedication.

Greg Barnes

From: Lee, Paul - CDPHE [paul.lee@state.co.us]
Sent: Monday, July 17, 2017 7:15 AM
To: Greg Barnes
Subject: Re: For Review: Front Range RV Storage (RCU2017-00030)

Hi Greg,

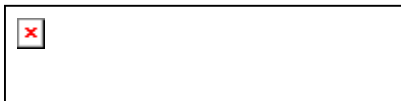
The Air Division has the following comments to provide for this project:

In Colorado, land development construction activities (earth moving) that are greater than **25 acres** or more than **six months in duration** require an Air Pollutant Emissions Notice (APEN) from the Division and may be required to obtain an air permit depending on estimated emissions. In addition, a start-up notice must be submitted thirty days prior to beginning a land development project.

Please refer to the website <https://www.colorado.gov/pacific/cdphe/air-permits> for information on land use APENs and permits forms. Click on Construction Permit and APEN forms, and then click on the "Specialty APENs" to access the land development specific APEN form.

Thanks,

Paul Lee
Transportation Planner
State of Colorado, Air Pollution Control Division



4300 Cherry Creek Drive South, Denver, CO 80246
Phone: 303.692.3127
Email: paul.lee@state.co.us

"Are you curious about ground-level ozone in Colorado? Visit our [ozone webpage](#) to learn more."

Greg Barnes

From: linda.bruce@faa.gov
Sent: Thursday, July 06, 2017 1:43 PM
To: Greg Barnes
Cc: Marsha.Hofer@faa.gov
Subject: RE: For Review: Front Range RV Storage (RCU2017-00030)

Hi Greg,

Thank you for the request for comments on the proposal below. The applicant may need to request the FAA conduct an airspace analysis at the Obstruction Evaluation/Airport Airspace Analysis (OE/AAA) at <https://oeaaa.faa.gov/oeaaa/external/portal.jsp>. This website provides guidance on when a proponent of construction needs to request an airspace analysis to remain compliant with 14 CFR Part 77, *Safe, Efficient Use and Preservation of the Navigable Airspace*.

Linda Bruce
 Colorado State Planner
 Federal Aviation Administration
 Denver Airports District Office
 (303) 342-1264

From: Greg Barnes [<mailto:GJBarnes@adcogov.org>]
Sent: Thursday, July 06, 2017 12:08 PM
To: Justin Blair; Chief Earl Cumley; Caleb J. Connor; Chris Raines; robinp@bsd29j.com; paul.lee@state.co.us; patrick.j.pfaltzgraff@state.co.us; Andrew.Todd@state.co.us; brandyn.wiedrich@centurylink.com; pbinney@ci.aurora.co.us; pingrum@ci.aurora.co.us; Eric Guenther; eliza.hunholz@state.co.us; joe.padia@state.co.us; thomas_lowe@cable.comcast.com; Christine Francescani; William.Poole@flydenver.com; Reed, Tom - DEN; Marissa Hillje; Mark Moskowitz; Matthew Emmens; Jen Rutter; Bruce, Linda (FAA); Dave Ruppel; CSIMMONDS@MWRD.DST.CO.US; Gail Moon; Nathan Mosley; Aaron Clark; Marc Pedrucci; Michael McIntosh; Scott Miller; 'landuse@tchd.org'; caschow@up.com; jemashek@up.com; George, Donna L
Subject: For Review: Front Range RV Storage (RCU2017-00030)

Request for Comments

Case Name: Front Range RV Storage
 Case Number: RCU2017-00030

July 6, 2017

The Adams County Planning Commission is requesting comments on the following request:
Rezoning from Agricultural-3 (A-3) to an Industrial-1 (I-1).

This request is located at approximately a half-mile south of 2575 Manilla Road. The Assessor's Parcel Number is 0181734100001. The legal description of the property is attached.

Applicant Information: JEFF HOPKINS
 6159 S KINCAID ST
 BENNETT, CO 80102

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 07/28/2017 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.

Mail Processing Center
Federal Aviation Administration
Southwest Regional Office
Obstruction Evaluation Group
10101 Hillwood Parkway
Fort Worth, TX 76177

Aeronautical Study No.
2017-ANM-2503-OE

Issued Date: 08/01/2017

jeff m hopkins
front range rv storage
6159 s kincaid st
bennett, CO 80102

**** DETERMINATION OF NO HAZARD TO AIR NAVIGATION ****

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Light Pole Light Pole
Location:	Bennett, CO
Latitude:	39-44-52.24N NAD 83
Longitude:	104-31-37.50W
Heights:	5571 feet site elevation (SE) 25 feet above ground level (AGL) 5596 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

It is required that FAA Form 7460-2, Notice of Actual Construction or Alteration, be e-filed any time the project is abandoned or:

____ At least 10 days prior to start of construction (7460-2, Part 1)
__X__ Within 5 days after the construction reaches its greatest height (7460-2, Part 2)

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed in accordance with FAA Advisory circular 70/7460-1 L Change 1.

This determination expires on 02/01/2019 unless:

- (a) the construction is started (not necessarily completed) and FAA Form 7460-2, Notice of Actual Construction or Alteration, is received by this office.
- (b) extended, revised, or terminated by the issuing office.
- (c) the construction is subject to the licensing authority of the Federal Communications Commission (FCC) and an application for a construction permit has been filed, as required by the FCC, within 6 months of the date of this determination. In such case, the determination expires on the date prescribed by the FCC for completion of construction, or the date the FCC denies the application.

NOTE: REQUEST FOR EXTENSION OF THE EFFECTIVE PERIOD OF THIS DETERMINATION MUST BE E-FILED AT LEAST 15 DAYS PRIOR TO THE EXPIRATION DATE. AFTER RE-EVALUATION OF CURRENT OPERATIONS IN THE AREA OF THE STRUCTURE TO DETERMINE THAT NO SIGNIFICANT AERONAUTICAL CHANGES HAVE OCCURRED, YOUR DETERMINATION MAY BE ELIGIBLE FOR ONE EXTENSION OF THE EFFECTIVE PERIOD.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power, except those frequencies specified in the Colo Void Clause Coalition; Antenna System Co-Location; Voluntary Best Practices, effective 21 Nov 2007, will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA. This determination includes all previously filed frequencies and power for this structure.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

If we can be of further assistance, please contact our office at (202) 267-4525, or david.maddox@faa.gov. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2017-ANM-2503-OE.

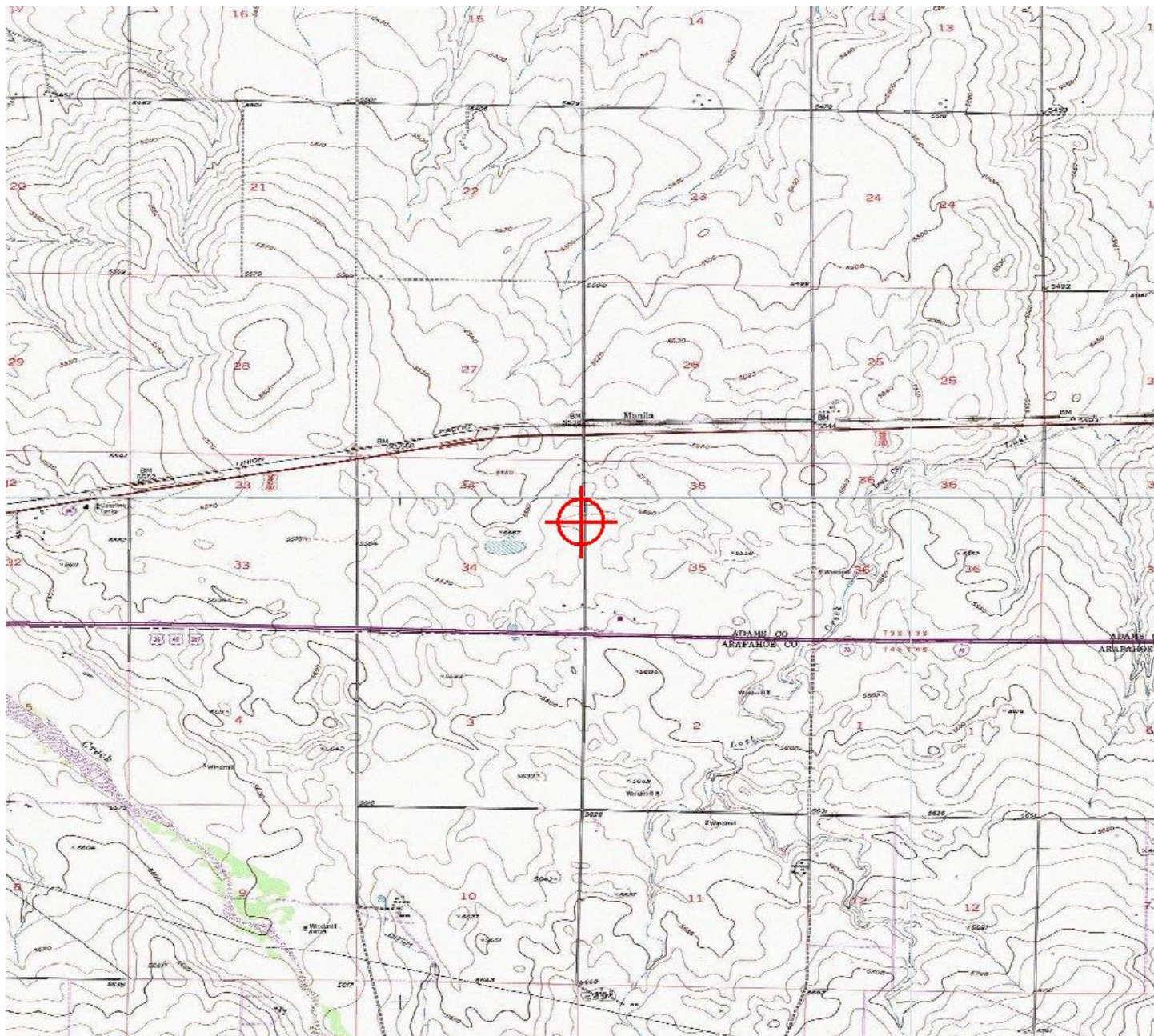
Signature Control No: 336599822-339557992

(DNE)

David Maddox
Specialist

Attachment(s)
Map(s)

TOPO Map for ASN 2017-ANM-2503-OE





July 27, 2017

Greg Barnes
4430 South Adams County Parkway
Brighton, CO 80601

RE: Front Range RV Storage, RCU2017-00030
TCHD Case No. 4477

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the RV storage facility located at a half mile south of 2575 Manilla Road. 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. After reviewing the application, TCHD has the following comments.

Mosquito Control – Detention Pond

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here

<http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>.

Wastewater Service

Sewage has the potential to carry illness-causing organisms and must be handled properly to avoid spreading disease. The project description stated that “the proposed development/business does not include or require any structural buildings or facilities”. It is TCHD’s understanding that no plumbed facilities will be present on the property. If any plumbed facilities will be constructed, the applicant must contact TCHD to discuss how they will be provided with an On-Site Wastewater Treatment System.

Wastes from RV Holding Tanks

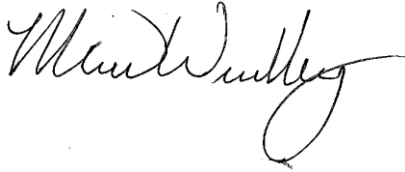
Recreational vehicles typically have holding tanks for wastewater generated from plumbing fixtures within the RV. Some RV storage facilities provide “dump stations” to allow owners to dispose of the wastewater contained in their RV holding tanks. If a dump station is proposed, the waste will need to be properly managed. RV waste typically contains chemicals, e.g. formaldehyde and bronopol, which may be toxic if placed in a typical OWTS. Due to the toxicity of RV waste, TCHD would prefer that dumping of RV holding tanks occur at another location.

If a dump station is proposed, a holding tank or vault may be considered; however, TCHD will need to review the proposal and determine if a vault is feasible. If a vault has

been determined by TCHD as feasible, the vault will need to be permitted, constructed, and operated in conformance with TCHD's current regulation.

Please feel free to contact me at 720-200-1593 or mweakley@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Michael Weakley". The signature is fluid and cursive, with the first name "Michael" and last name "Weakley" clearly distinguishable.

Michael Weakley
Water Program Supervisor

Enclosure: Mosquito Control Plan Guidance

cc: Sheila Lynch, Monte Deatrich, Jeff McCarron, 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

July 21, 2017

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

Attn: Greg Barnes

Re: Front Range RV Storage Rezone, Case # RCU2017-00030

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Front Range RV Storage Rezone** and has **no apparent conflict**.

As the project progresses, the property owner/developer/contractor must complete the **application process** for any new electric service via FastApp, Fax, Email, or USPS (go to:

<https://www.xcelenergy.com/start, stop, transfer/new construction service activation for builders>). 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.

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

Greg Barnes

From: judy thomas [judyt_80121@yahoo.com]
Sent: Thursday, August 03, 2017 3:21 PM
To: Greg Barnes
Subject: Rezoning - Assessor's Parcel Number 0181734100001

July 14, 20017

Dear Mr. Barnes:

We feel rezoning from Agricultural-3 (A-3) to an Industrial-1 (I-1) would definitely benefit the community and pave the way for future development. The zoning change seems appropriate for such a prime location and we definitely support the change.

We are the sellers of the property which is being developed by Jeff Hopkins. In addition, we own the additional 160 acres located north of the proposed 40-acre development. Should you have any questions, we can be reached at (303)770-3328 or (303)337-7664.

Sincerely,

Harold Frey

Judy Thomas

Community & Economic
Development Department
Development Services Division
www.adcogov.org



RECEIVED AUG 18 2017

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

Request for Comments

Case Name: Front Range RV Storage
Case Number: RCU2017-00030

July 6, 2017

The Adams County Planning Commission is requesting comments on the following request:
Rezoning from Agricultural-3 (A-3) to an Industrial-1 (I-1).

This request is located at approximately a half-mile south of 2575 Manilla Road. The Assessor's Parcel Number is 0181734100001. The legal description of the property is attached to this letter.

Applicant Information: JEFF HOPKINS
6159 S KINCAID ST
BENNETT, CO 80102

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 07/28/2017 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

*My wife & myself agree with
Mr Jeff Hopkins request to change
the zoning of his Property*

Harry Van Dyk

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

Community & Economic
Development Department
Development Services Division
www.adcogov.org



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

Request for Comments

Case Name: Front Range RV Storage
Case Number: RCU2017-00030

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Thank you for your review of this case.

Greg Barnes
Case Manager

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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DISTRICT 2

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DISTRICT 3

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Community & Economic
Development Department
Development Services Division
www.adcogov.org



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

Public Hearing Notification

Case Name:	Front Range RV Storage
Case Number:	RCU2017-00030
Planning Commission Hearing Date:	09/28/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date:	10/17/2017 at 9:30 a.m.

August 29, 2017

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Rezone from Agricultural-3 to an Industrial-1.**

The proposed use will be Industrial. This request is located at 2575 Manilla Road on 40 acres. The Assessor's Parcel Number is 0181734100001. The legal description of the property is, as follows:

The South 1/2 of the South 1/2 of the NE 1/4 of Section 34, Township 3 South, Range 64 West of the Sixth Principal Meridian, except the East 30.00 Feet for Road Right of Way, County of Adams, State of Colorado. Being more particularly described as follows:

Commencing at the East quarter corner of said Section 34; thence N88 59'10"W along the South line of the Northeast quarter of said Section 34, a distance of 30.01 feet to a point on the West right of way line of Manila Road and being the Point of Beginning;

Thence continuing N88 59'10"W, a distance of 2639.81 Feet to the Southwest corner of said Northeast quarter of Section 34;

Thence N00 01'57"E along the West line of said Northeast quarter, a distance of 658.10 feet;

Thence S88 53'49"E, a distance of 2662.93 feet to a point on the West right of way line of Manila Road;

Thence S00 34'33"E along said East right of way line, a distance of 654.15 feet to the Point of Beginning.

Containing 1,727,408 square feet, 39.66 acres more or less.

Applicant Information: Jeff Hopkins
6159 S. Kincaid St.
Bennett, CO 80102

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

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 2

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DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

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.

A handwritten signature in black ink, appearing to read "Greg Barnes", with a stylized, flowing script.

Greg Barnes
Case Manager

PUBLICATION REQUEST

Front Range RV Storage

Case Number: RCU2017-00030
Planning Commission Hearing Date: 09/28/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date: 10/17/2017 at 9:30 a.m.

Request: Request to rezone from Agricultural-3 to an Industrial-1.

Location: 2575 MANILLA RD
Parcel Number: 0181734100001

Case Manager: Greg Barnes
Case Technician: Megan Ulibarri

Applicant: JEFF HOPKINS 303-905-6135
6159 S KINCAID ST
BENNETT, CO 80102

Owner: THOMAS JUDY E TRUST THE AND
FREY HAROLD L TRUST THE
5956 S FAIRFAX STREET
LITTLETON, CO 80121

Legal Description:

The South 1/2 of the South 1/2 of the NE 1/4 of Section 34, Township 3 South, Range 64 West of the Sixth Principal Meridian, except the East 30.00 Feet for Road Right of Way, County of Adams, State of Colorado. Being more particularly described as follows:

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ADAMS COUNTY
4430 S ADAMS COUNTY PKWY 5TH FLOOR
BRIGHTON CO 80601-8222

WESTERN TRANSPORT LLC UND 58.76% AND TRE
LP UND 21.24% AND COLORADO MAVERICK COMP
625 E MAIN ST STE 1028-303
ASPEN CO 81611-1935

BENESCH EDWARD J
PO BOX 86
WATKINS CO 80137-0086

DANHAUER PATRICIA ELAINE FAMILY TRUST
2812 COUNTRYSIDE TRL
KELLER TX 76248-8308

DRU STANLEY J
1277 E MISSOURI AVE NO. 214
PHOENIX AZ 85014-2917

LEWIS DAVID M AND
LEWIS DEANNA L
1616 MANILLA RD
BENNETT CO 80102-8868

LEWIS DAVID M AND
LEWIS DEANNA L
1614 MANILLA ROAD
BENNETT CO 80102

LOPEZ JAVIER
1960 CAVANAUGH RD
WATKINS CO 80137-6700

RH CHUAPOCO INVESTMENTS LLC
PO BOX 460850
AURORA CO 80046-0850

THOMAS JUDY E TRUST THE AND
FREY HAROLD L TRUST THE
5956 S FAIRFAX STREET
LITTLETON CO 80121

VAN DYK GERRIT A/DOROTHY M AS TRUSTEES
VANDYK GERRIT A/DOROTHY M JT REVOC TRUST
920 ANTELOPE DR W
BENNETT CO 80102-8676



Referral Listing
Case Number RCU2017-00030
Front Range RV Storage

Agency	Contact Information
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
BENNETT FIRE DISTRICT #7	CHIEF EARL CUMELY 825 SHARIS CT BENNETT CO 80102 303-644-3434 ecumley941@aol.com
BENNETT FIRE DISTRICT #7	Captain Caleb J Connor 825 SHARIS CT BENNETT CO 80102 303-532-7733 303-644-3572 CalebConnor@BennettFireRescue.org
BENNETT PARK AND RECREATION	Chris Raines PO BOX 379 455 S. 1ST ST. BENNETT CO 80102-0379 303-644-5041 Director@bennettrec.org
BENNETT SCHOOL DISTRICT 29J	Robin Purdy 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 robinp@bsd29j.com
CDPHE - AIR QUALITY	Paul Lee 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303-692-3127 paul.lee@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us

Agency	Contact Information
CDPHE SOLID WASTE UNIT	<p>Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us</p>
Century Link, Inc	<p>Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com</p>
CITY OF AURORA - WATER AND SAN. DEPT.	<p>PETER BINNEY 15151 E ALAMEDA PKWY #3600 AURORA CO 80012 303-739-7370 pbinney@ci.aurora.co.us</p>
CITY OF AURORA ATTN: PLANNING DEPARTMENT	<p>Porter Ingrum 15151 E ALAMEDA PKWY 2ND FLOOR AURORA CO 80012 (303) 739-7227 303.739.7000 pingrum@auroragov.org</p>
Code Compliance Supervisor	<p>Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org</p>
COLORADO DIVISION OF WILDLIFE	<p>Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us</p>
COLORADO DIVISION OF WILDLIFE	<p>JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us</p>
COMCAST	<p>JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com</p>
COUNTY ATTORNEY- Email	<p>Christine Francescani CFrancescani@adcogov.org 6884</p>
DENVER INTERNATIONAL AIRPORT	<p>Bill Poole 900 South Broadway Suite 350 DENVER CO 80209 303.524.3023 William.Poole@flydenver.com</p>

Agency	Contact Information
Denver International Airport	Tom Reed 303.502.7692 Tom.Reed@flydenver.com
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
FEDERAL AVIATION ADMINISTRATION	LINDA BRUCE 26805 E 68TH AVENUE, #224 DENVER CO 80249-6361 303-342-1264 linda.bruce@faa.gov
FRONT RANGE AIRPORT	Dave Ruppel 5200 FRONT RANGE PARKWAY WATKINS CO 80137-7131 303-261-9100 druppel@ftg-airport.com
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org

Agency	Contact Information
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
UNION PACIFIC RAILROAD	CHERYL SCHOW PO BOX 398 PAXTON NE 69155 308-239-2427 caschow@up.com
UNION PACIFIC RAILROAD	Jason Mashek 1400 DOUGLAS ST STOP 1690 OMAHA NE 68179 402-544-8552 jemashek@up.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

CERTIFICATE OF POSTING



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

2575 Manilla Road

on September 5, 2017

in accordance with the requirements of the Adams County Zoning Regulations

A handwritten signature in black ink, appearing to read "J. Gregory Barnes".

J. Gregory Barnes