



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NAME: 7300 LEYDEN STORAGE  
CASE NUMBER: RCU2017-00006**

**TABLE OF CONTENTS**

**EXHIBIT 1 BoCC Staff Report**

**EXHIBIT 2 Maps**

- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map
- 2.4 Simple Map

**EXHIBIT 3 Applicant Information**

- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan
- 3.3 Applicant Landscape Plan

**EXHIBIT 4 Referral Comments**

- 4.1 Referral Comments (Adams County)
- 4.2 Referral Comments (CDOT)
- 4.3 Referral Comments (Commerce City)
- 4.4 Referral Comments (Tri-County Health)
- 4.5 Referral Comments (Xcel Energy)

**EXHIBIT 5 Public Comments**

- 5.1 Referral Comments (Bonnell)

**EXHIBIT 6 Associated Case Materials**

- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
- 6.5 Public Notice Labels
- 6.6 Certificate of Posting



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**September 11, 2018**

CASE No.: <b>RCU2017-00006</b>	CASE NAME: <b>7300 Leyden Storage</b>
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Owner's Name:	AHC 1, LLC
Applicant's Name:	Cody Carbone
Applicant's Address:	1641 Irving Street, Denver, CO 80204
Location of Request:	7300 Leyden Street
Nature of Request:	A conditional use permit to allow an outdoor storage in excess of 100% of the building area
Zone Districts:	Industrial-1 (I-1)
Comprehensive Plan:	Urban Residential
Site Size:	0.13 acres (5,660 square feet)
Proposed Uses:	Outdoor Storage
Existing Use:	Vacant
Hearing Date(s):	<b>PC: August 23, 2018 / 6:00 p.m.</b>
	<b>BOCC: September 11, 2018 /9:30 a.m.</b>
Report Date:	August 10, 2018
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 9 Conditions, and 1 Note

**SUMMARY OF APPLICATION**

**Background**

According to County records, the subject property, originally located within the unincorporated Town of Derby, was created in 1959. The majority of the Town of Derby was annexed into the City of Commerce City in 1962; however the subject property remained within unincorporated Adams County.

Since 1997, there have been multiple zoning violation cases on the property. The majority of the violations were as a result of overgrown weeds and using the property for unauthorized outdoor storage.

On November 14, 2016, the applicant acquired the property and has had no zoning violations on the property.

**Site Characteristics:**

The property is located at 7300 Leyden Street, and designated in the Industrial-1 zoned district. Per Section 3-24-07-01 of the County's Development Standards, the minimum lot size for the I-1 district is one acre. The property is 0.13 acres, and considered as a legally nonconforming lot. This is due to the size of the lot not currently conforming to the required one acre. There are no structures on the property, except a wooden fence constructed around the perimeter.

**Development Standards and Regulations Requirements:**

Per Section 3-07-01 of the Adams County Development Standards and Regulations, a conditional use permit is required for outdoor storage use in excess of the building area in the I-1 district. Specific performance standards for outdoor storage uses are outlined in Section 4-10-02-05-09 of the County's Development Standards and Regulations. According to the performance standards, outdoor storage areas are required to be screened with fencing and walls. All storage materials are also required to not exceed the height of the fence. The site plan provided with the application shows a proposed six feet high wooden screen fence to be constructed along the perimeter of the property. According to the applicant, materials to be stored on the property will also be stacked at a height lower than six feet.

The subject property abuts a residential use to the north. Per Section 4-16-18-01 of the County's Development Standards, an industrial use abutting a residential use is required to construct a type "D" buffer along the perimeter of the side adjacent to the residential use. The type "D" buffer consists of a minimum of three trees per sixty linear feet and fifteen feet of width. In addition to the buffer, a 10 foot landscape area is required along Leyden Street. The site plan submitted with the application shows a five foot buffer to be installed along the northern property line. The proposed buffer on the northern property boundary will consist of three trees for every sixty linear feet. The site plan also shows a five foot landscape area to be installed along the western property, specifically the section abutting the road right-of-way. This landscape area will consist of two trees and five shrubs for every forty linear feet. The planting materials in the buffer and landscape areas conform to the requirement of the Development Standards; however, the proposed width of 5 feet is a reduction of 10 feet from the 15 foot buffer width required along the northern property line. The 5 foot landscape area along the western property line is also a reduction of 5 feet from the required 10 foot buffer. Per Section 4-16-21 of the County's Development Standards and Regulations, an applicant can request an administrative relief, if the County's standards are inappropriate for a specific use or design. The applicant submitted an alternative landscape plan to allow for reduction of the required buffer width. According to the applicant, there is limited space on the property to install all the required landscape buffer width and still utilize the property for any beneficial use. Staff reviewed the administrative relief, and determined it complies with the purpose and intent of the County's Development Standards. In addition, the proposed landscape will be a significant improvement to existing conditions on the property.

### **Future Land Use Designation/Goals of the Comp-Plan for the Area**

The future land use designation on the property is Urban Residential. Per Chapter 5 of the County's Comprehensive Plan, the Urban Residential areas are those designated for single and multi-family housing, typically at urban densities of one dwelling per acre or greater. The Urban Residential areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities.

Although the property is located in the Urban Residential future land use category, the zoning designation on the property is Industrial-1, which allows for light industrial uses. Per Section 3-07-01 of the County's Development Standards, residential uses are not allowed in the I-1 zone district. The property to the south of the site is used as an automotive repair shop. The proposed use of outdoor storage with fencing along the perimeter of the site will serve as a buffer between the automotive repair shop and the residential dwelling to the north. In addition, the size of the lot inhibits potential redevelopment of the site. Besides the limited ability to develop the site, approval of a conditional use permit will allow installation of landscaping and fencing that will enhance the general outlook of a lot that has been vacant for nearly 60 years,

### **Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest C-3 Single-Family Residential</b>	<b>North R-1-C Single-Family Residential</b>	<b>Northeast R-1-C Single-Family Residential</b>
<b>West C-3/R-2 Single-Family Residential</b>	<b>Subject Property I-1 Vacant</b>	<b>East I-1 Outdoor Storage</b>
<b>Southwest R-2 Two-Family Residential</b>	<b>South I-1 Automotive Repair including Body Work</b>	<b>Southeast I-1 Automotive Repair including Body Work</b>

### **Compatibility with the Surrounding Land Uses:**

The subject property is located between an industrial and residential use property. There is an automotive repair business located directly south and east of the property. There are single-family and two-family dwellings located to the north and north east of the site. These surrounding single-family uses are located in a residential zoned district (R-1-C); however, the subject property and adjacent auto repair business are located an Industrial-1 zoned district. Per Section 3-07-01 of the county's Development Standards, light industrial uses, such as outdoor storage, and automotive repair are permitted in the I-1 zone district. Although the subject property abuts a residential use, the zoning on the property and the proposed buffer, including the required fencing, aligns with the County's Development Standards. In addition, development of the site with the required improvements will enhance general outlook of the property.

### **PLANNING COMMISSION UPDATE**

The Planning Commission (PC) considered this case on August 23, 2018, and voted (6-0) to recommend approval of the request to the Board of County Commissioners. The applicant spoke

at the meeting and had no concerns with the staff report or presentation. During the hearing, the PC asked the applicant to confirm if he could repair the existing fence on the property, instead of constructing a new one. The applicant informed the PC that his preference would be to construct a new fence. The PC also requested the applicant to provide a pest control plan to Tri-County Health Department, in response to Tri-County Health review comments. The PC also modified one of staff's recommended conditions of approval on landscaping, to require the applicant to keep all healthy trees on the site. The applicant agreed that all existing trees shall be kept on the property. There was no one from the public to speak in favor or in opposition to the request.

**Staff Recommendations:**

Based upon the application, the criteria for approval of a conditional use permit outlined in Section 2-02-08-06 of the County's Development Standards, the County's Comprehensive Plan, and a recent site visit, staff recommends approval of the request with 8 findings-of-fact, 9 conditions, and 1 note.

**Findings-of-fact for Approval:**

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use 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.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

**Recommended Conditions of Approval:**

1. The conditional use permit shall expire on September 11, 2023.
2. An access permit shall be obtained from Commerce City for the proposed driveway.
3. Prior to using the property for outdoor storage, the applicant shall obtain a fence permit and construct the fence as required by this conditional use permit.
4. The fence shall be opaque, eight feet in height, and constructed of wood.
5. All outdoor storage on the property shall be limited to three operational vehicles and two trailers. No other outdoor materials shall be allowed on the site.
6. The outdoor storage shall consist of non-hazardous materials as determined by the Colorado Department of Public Health and Environment.

7. Operation of the use shall be strictly adhered to as depicted on the site plan. Any changes shall require an amendment to the conditional use permit.
8. All landscaping on the site shall conform to the landscape plan approved with the conditional use permit, and all existing, healthy trees shall not be removed from the property. Maintenance of the required landscaping shall conform to County's landscape requirements outlined in the Development Standards and Regulations.
9. Prior to commencing operations on the property, the applicant shall submit a pest control plan to the Tri-County Health Department.

**Recommended Note to the Applicant:**

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request.

**PUBLIC COMMENTS**

<b>Public Notices Mailed</b>	<b>Number of Responses</b>
274	1

Staff sent 274 notices to owners and residents within 1,000 feet of the subject request, and received one response expressing opposition to the request. The main concerns expressed in the letter of opposition related to the auto repair use located south of the subject site. County staff responded to the resident and informed him that the subject request is not affiliated with the existing auto repair shop adjacent to the site. .

**COUNTY AGENCY COMMENTS**

County staff reviewed the request and determined that the conditional use permit conforms to the purposes of the County's Development Standards and Regulations.

**REFERRAL AGENCY COMMENTS**

The Tri-County Health Department reviewed the request and had no objection to the application; however, advised the applicant to adopt vector control methods for pest control on the site. No further objections or concerns were noted from referral agencies.

**Responding with Concerns:**

Tri-County Health Department

**Responding without Concerns:**

CDOT

Commerce City Community Development Department

Xcel Energy

**Notified but not Responding / Considered a Favorable Response:**

Adams 14 School District

Adams County Sheriff

CDPHE

Century Link

Colorado Division of Wildlife

Comcast

Metro Wastewater Reclamation

Regional Transportation District

South Adams Fire

South Adams Water & Sanitation





**Legend**

- +— Railroad
- Major Water
- Zoning Line
- Sections

7300 Leyden

RCU2017-00006



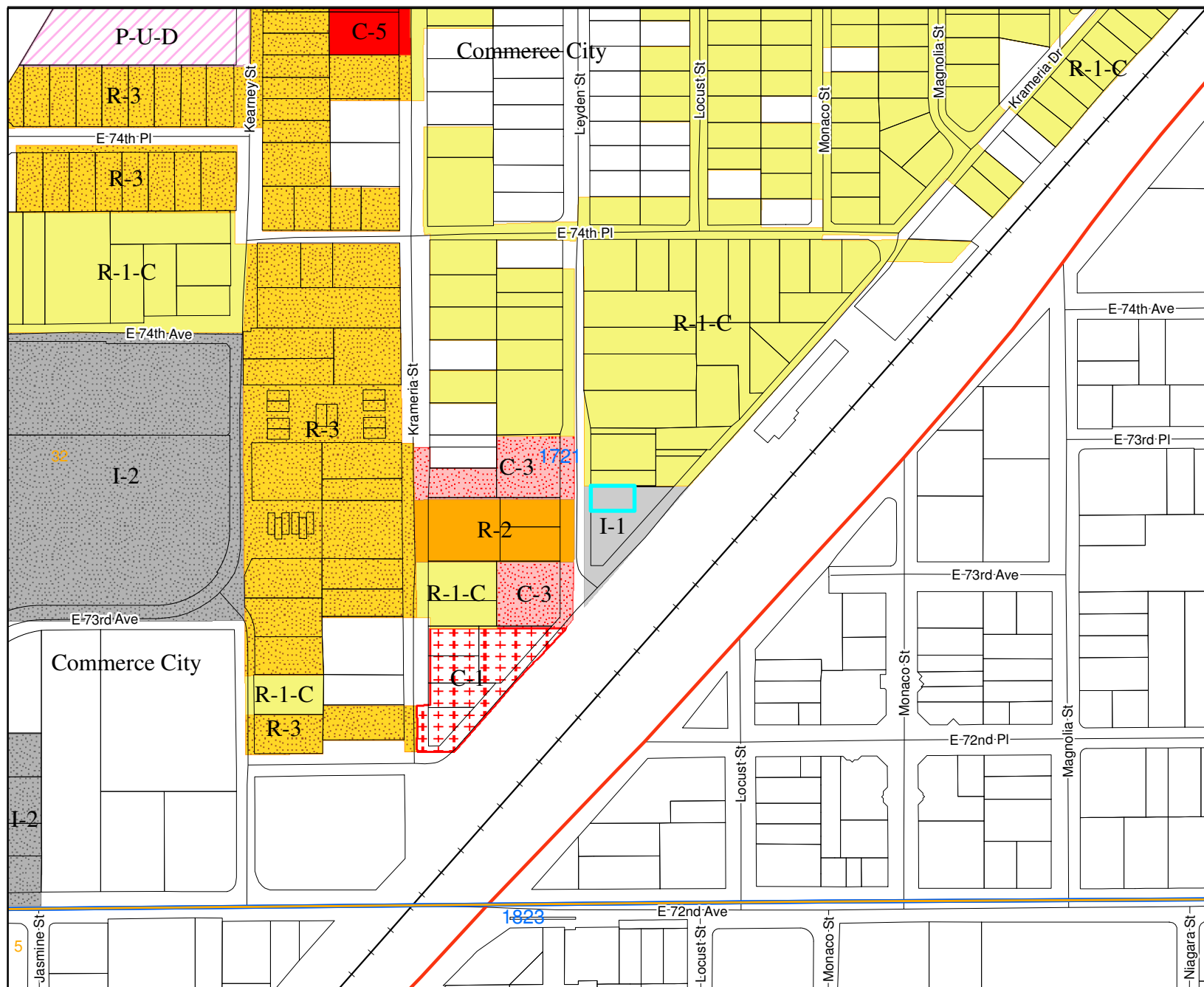
For display purposes only.



**ADAMS COUNTY**  
COLORADO

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





**Legend**

- 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)

7300 Leyden

RCU2017-00006

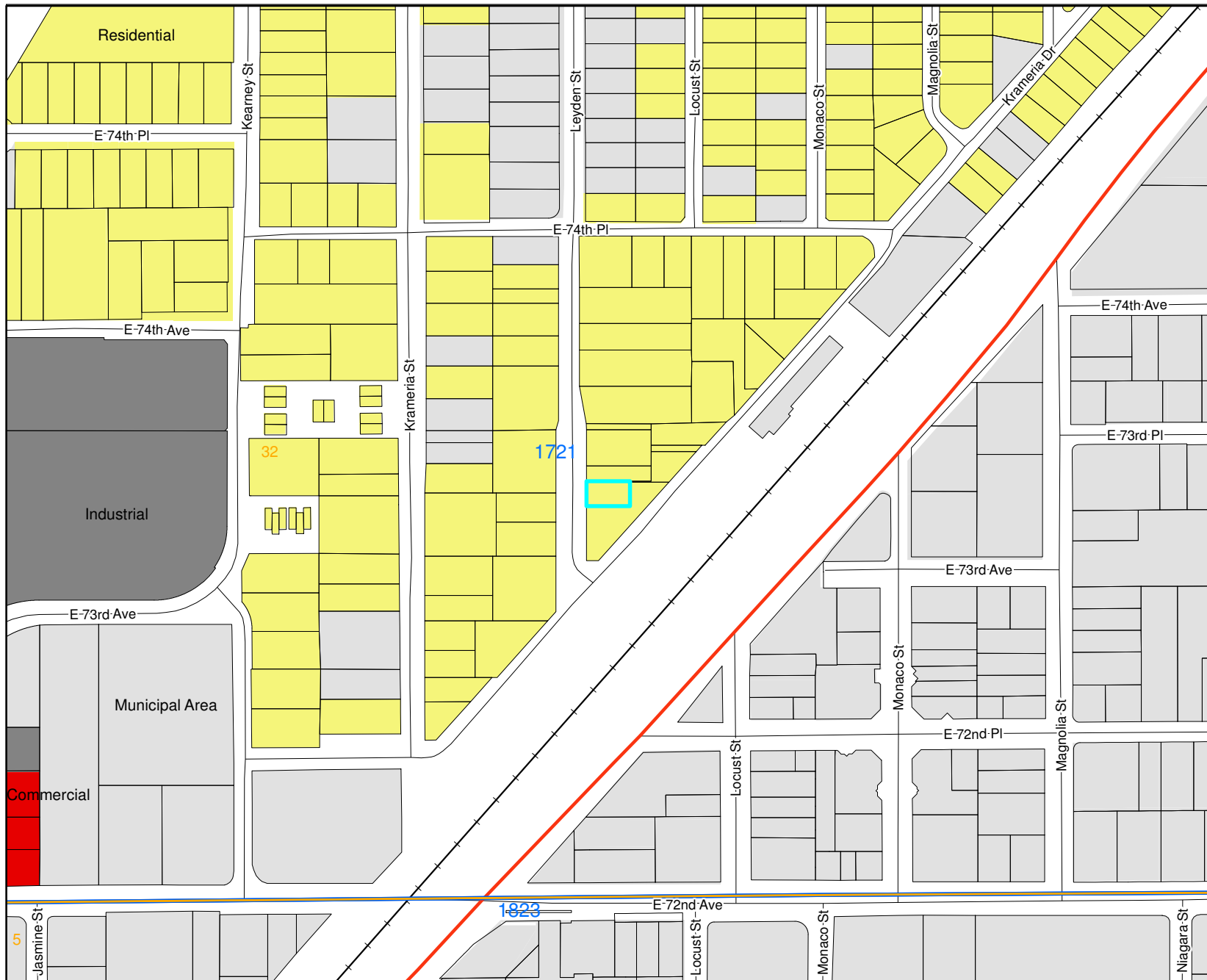


For display purposes only.



ADAMS COUNTY  
COLORADO

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**Legend**

- Railroad
- Major Water
- Zoning Line
- Sections

7300 Leyden

RCU2017-00006

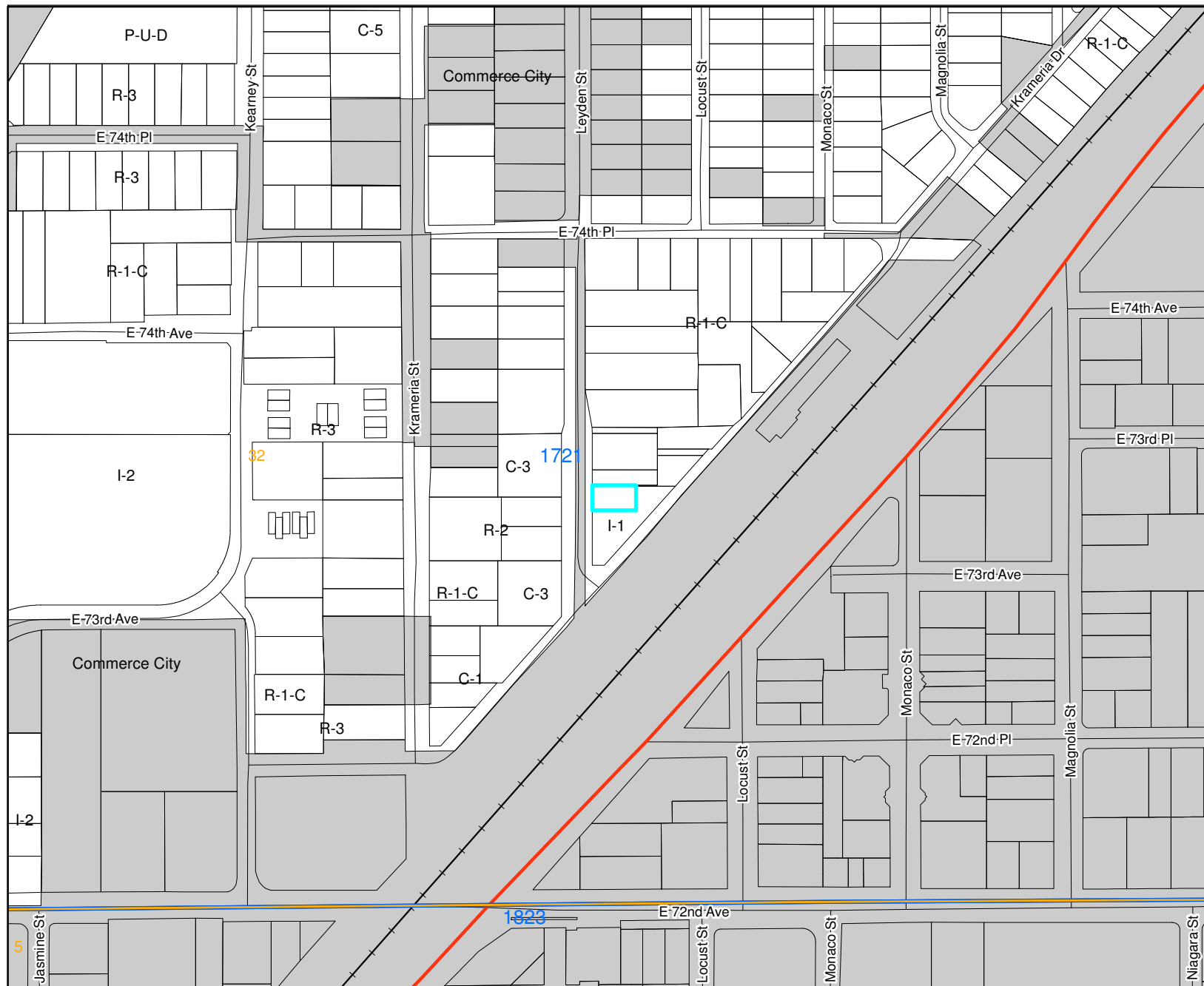


For display purposes only.



ADAMS COUNTY  
COLORADO

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



**Legend**

- Railroad
- Major Water
- Zoning Line
- Sections

**7300 Leyden**

**RCU2017-00006**



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

February 06, 2017

To Whom It May Concern,

Please see the attached conditional use permit application for outdoor storage at 7300 Leyden Street, Commerce City, CO 80022.

As manager of AHC1 LLC I've had multiple conversations about property improvements with my neighboring commercial property Vicious Performance located at 7298 Leyden Street Commerce City Colorado 80022. We've discussed them removing a non permitted shed that is blocking the entrance and exit to 7300 Leyden St., we spoke about relocating and disposing of debris on 7300 Leyden St. that belongs to 7298 Leyden St., and general cleaning up both of the properties.

The previous owner of 7300 Leyden St. neglected the property for years. AHC1 LLC acquired the vacant land on November 14<sup>th</sup> 2016 and as the new owner I want to take a proactive approach towards improving the property. I've attached pictures to show the current dilapidated condition of which I want to improve.

Approval of this application will give me a clear path including but not limited to, repairing a 6 foot fence that is in poor condition, cleaning up the property, and allowing Vicious Performance to store excess vehicles within my fenced vacant lot. In addition, I will be able to put this lot to good use versus only maintaining its current condition. I've spoken to the local compliance code officer and multiple surrounding homeowners receiving good feedback from both on my intentions.

Thank you in advance,



: Cody Carbone as manager for AHC1

**LEGEND**

AREA OF ADJACENT BUILDING  
(AUTOMOTIVE SHOP)

PROPERTY LINE

X-X-X

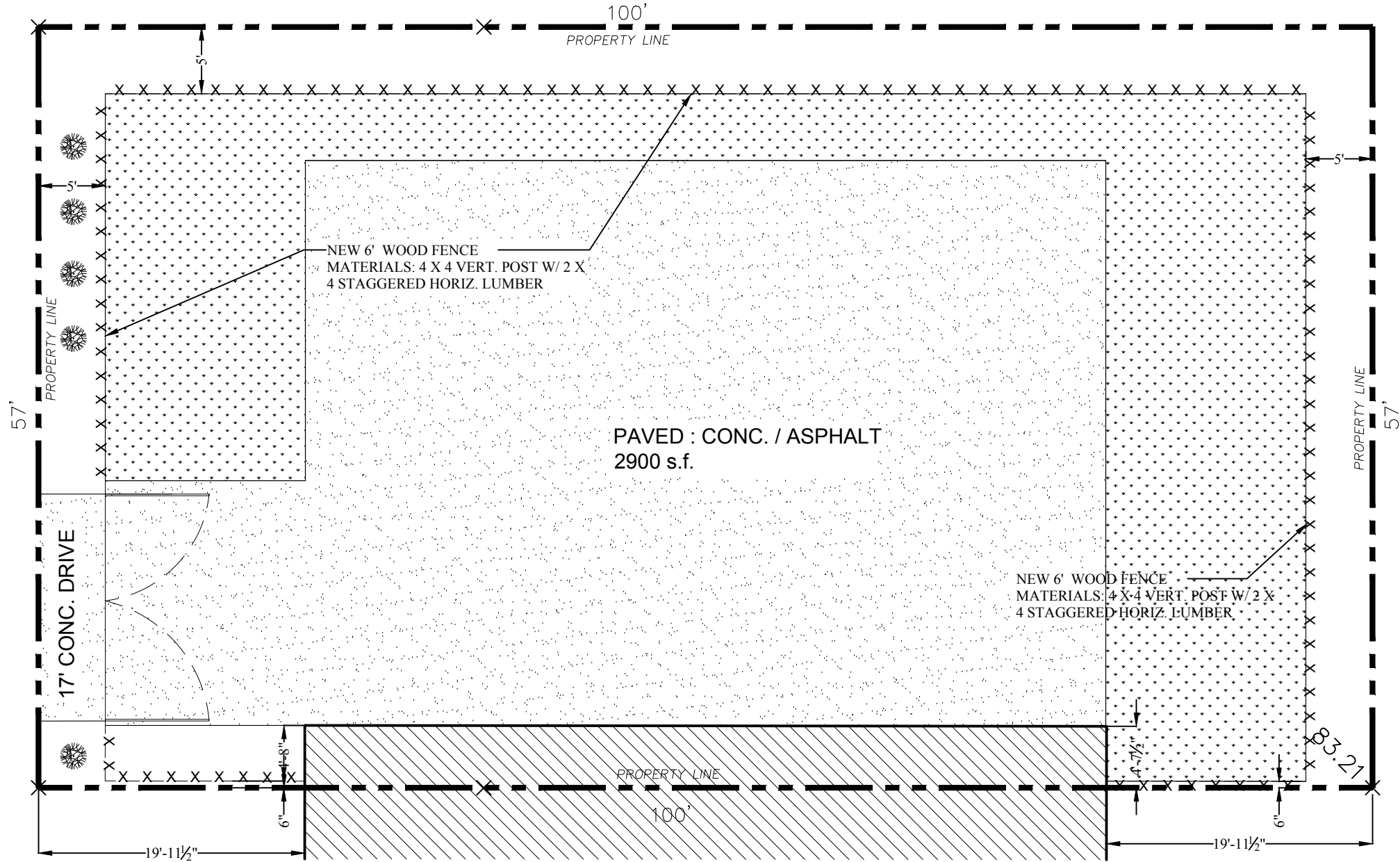
FENCE (6' CEDAR)

BUILDING / STRUCTURE

CONCRETE / ASPHALT

PERVIOUS SURFACE

LEYDEN STREET  
70' R.O.W.



ADJACENT BUILDING  
7298 LEYDEN STREET  
VISCIOUS AUTOMOTIVE

LEGAL DESCRIPTION (RECORD)

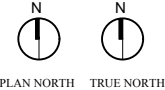
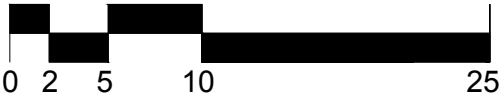
THE SOUTH 32 FEET OF LOTS 7 THROUGH 10 AND THE WEST 100 FEET OF LOT 11,  
BLOCK 52, TOWN OF DERBY, COUNTY OF ADAMS, STATE OF COLORADO

BEING LOCATED IN THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 2 SOUTH,  
RANGE 67 WEST OF THE 6TH P.M.

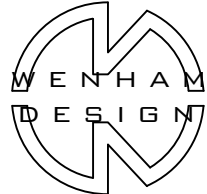
CONDITIONAL USE  
PERMIT

7300 LEYDEN STREET  
COMMERCE CITY  
COLORADO

SITE PLAN  
SCALE 1:10



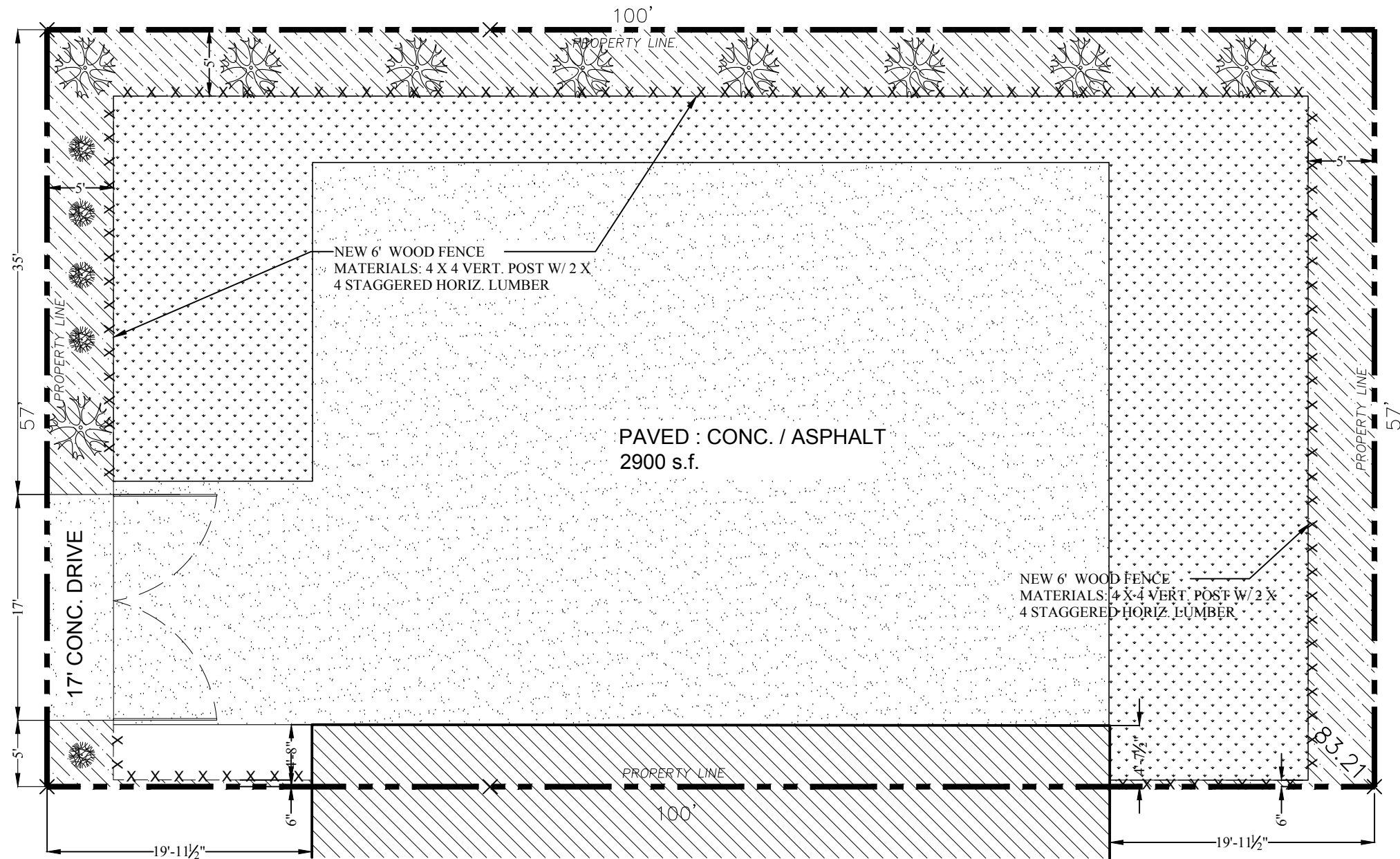
DATE 7/15/2018
PHASE PERMITTING
NOTES





LEYDEN STREET

70' R.O.W.



ADJACENT BUILDING  
7298 LEYDEN STREET  
VISCIOUS AUTOMOTIVE

LEGEND



MULCH W/ EDGING



CONCRETE / ASPHALT



PERVIOUS SURFACE



EVERGREEN / VERTICAL  
LESS THAN 20'  
1"-1-1/2"  
(SIZE AT PLANTING)



POTENTILLA SHRUB  
1'-3' MATURITY HEIGHT  
5 GALLON CONTAINER  
(SIZE AT PLANTING)

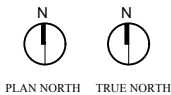
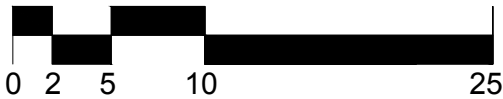
MAINTENANCE PLAN:

CONTRACT WITH CPM LIMITED  
TO WATER AND MAINTAIN  
LANDSCAPING AS REQUIRED BY THE  
ADAMS COUNTY

CONDITIONAL USE  
PERMIT

7300 LEYDEN STREET  
COMMERCE CITY  
COLORADO

LANDSCAPE PLAN  
SCALE 1:10



DATE  
8/02/2018

PHASE  
PERMITTING

NOTES



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:** 3/14/2017

**Project Number:** RCU2017-00006

**Project Name:** 7300 Leyden Outdoor

**Note to Applicant:**

The following review comments and information from the Development Review Team is based on the information you submitted for the Conceptual Review meeting and applicable to the submitted documents only. The Development Review Team review comments may change if you provide different information during the scheduled Conceptual Review meeting date. Please contact the case manager if you have any questions:

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**Commenting Division:** Building Review

**Name of Reviewer:** Justin Blair

**Date:** 02/22/2017

**Email:** jblair@adcogov.org

**Complete**

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**Commenting Division:** Engineering Review

**Name of Reviewer:** Greg Labrie

**Date:** 03/13/2017

**Email:** glabrie@adcogov.org

**Complete**

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0608H), 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 within the County's MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

ENG4: The submitted site plan does not show the type of surface that will be installed on the site. If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, 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.

ENG5: Leyden Street is a local street and it is within Commerce City's jurisdiction. All roadway improvements and access requirements must be reviewed and approved by Commerce City.

ENG6: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

ENG7: The applicant is required to complete a traffic generation analysis to determine how many vehicles per day are generated from the proposed activity. If the site generates over 20 vehicles per day, a traffic impact study will be required.

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**Commenting Division:** Environmental Analyst Review

**Name of Reviewer:** Jen Rutter

**Date:** 02/22/2017

**Email:** jrutter@adcogov.org

**Complete**

ENV1. This location is within the five-square-mile Chemical Sales Co. site. Operations at the site included storage and repackaging of bulk chemicals from rail cars and drums. Historical waste disposal practices contaminated groundwater with volatile organic compounds (VOCs). Following cleanup, operation and maintenance activities are ongoing.

---

**Commenting Division:** Parks Review

**Name of Reviewer:** Aaron Clark

**Date:** 02/10/2017

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

**No Comment**

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**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 03/06/2017

**Email:** gbarnes@adcogov.org

**Resubmittal Required**

PLN13: Any outdoor storage material that exceeds the height of the 6-8 ft. screen fencing, will need a second CUP application. If the stacking material is less than the fence height, then this comment may be disregarded.

PLN14: If the existing shed exceeds 200 square feet in area, a demolition permit may be required for its removal.

PLN15: Section 4-10-01-03-07(4) requires that screen fencing be maintained and in good condition. It is likely that staff will recommend a condition, if approved that will require maintenance of the screen fencing.

PLN16: Is there a recorded access easement to allow for access from the Vicious Auto property? If not, that should occur. Otherwise, you may consider your own access of Leyden Street. A permit will be required for new access points; however, this may reduce the required landscaping along Leyden, since driveways and access points are excluded from the streetscape buffer requirement.

PLN17: Section 2-02-08-06 lists specific criteria for approval of a Conditional Use Permit. Based on my expertise, Items #4 and #7 are the most problematic for your request. Please consider neighborhood character, compatibility, site layout, and size constraints when you resubmit. Sometimes outdoor storage creates vector control issues, so you may want to consider contacting Tri-County Health to create a Vector Control Plan.

Additionally, based on the buffer requirements, you should have approximately 3,780 square feet remaining for outdoor storage. This area is limited, so please consider how this material will be stored, and how the storage will affect circulation and access.

PLN18: A site inspection was performed on March 3rd. I found the property to be in disrepair. Litter was found all along the frontage of Leyden Street. Within the fence enclosure, storage items were strewn. To seek approval for outdoor storage, I would strongly encourage you to spend some time remedying these issues. It is unlikely that we will schedule your case for public hearing until the site has a neat and orderly appearance.



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**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 03/06/2017

**Email:** gbarnes@adcgov.org

**Resubmittal Required**

PLN01: This application is for a Conditional Use Permit to allow outdoor storage in excess of 100% of a building area in the Industrial-1 (I-1) zone district, pursuant to Section 3-07-01 and 2-02-08 of the Adams County Development Standards and Regulations.

PLN02: The subject property is located within the I-1 zone district. I-1 zoned properties require a minimum lot size of one acre, however, the subject property is 0.13 acres. Additionally, I-1 properties require a 100 ft. lot width, however the subject property is approximately 57 feet in width at the front setback line. The subject property was created in 1959, and is considered a legally nonconforming lot. For your information, minimum structure setbacks for the I-1 zone district include: a 50 ft. front setback on Leyden Street, 15 ft. and 5 ft. on the side setbacks (one of each, your choice), and 15 ft. along the rear setback.

PLN03: Your application packet did not include a Microsoft Word version of your legal description. Please provide this with your resubmittal, or e-mail it to gbarnes@adcgov.org.

PLN04: Your application packet did not include proof of service for water, sewer, and utilities. Please obtain information that illustrates availability of these services to the lot.

PLN05: Section 4-16-19-01 requires a landscape buffer along property lines with street right-of-way. Along the frontage of Leyden Street, a landscape buffer must be provided (excluding areas for driveways and access). Given the small size of your lot, I would recommend pursuing option #3. This requires a 10 foot wide strip along the west property line. 2 trees and 5 shrubs are required for every 40 ft. section; therefore, you would need to provide 3 trees and 7 shrubs along this 10' wide strip. Existing landscaping may be used, as long as it is healthy. Please provide a landscape plan to include these required plantings, and be sure to follow the requirements for a landscape plan in Section 4-16-06.

PLN06: Section 4-16-09-01 requires that 10% of the lot be landscaped. The aforementioned streetscape buffer contains 10% of your lot. If a grass lawn is contemplated in this area, your requirement will be fully met. You may choose to transfer up to 50% (283 square feet) of the landscaping to other parts of your site.

PLN07: Section 4-16-18-01 requires a perimeter buffer for industrial uses abutting residential uses. Based on this requirement, you shall provide a 15 ft. wide buffer along the northern property line. It is required that you provide three trees for every 60 feet. Therefore, five trees will be required in this area. Any healthy, existing landscaping may be used to satisfy this requirement.

PLN08: Section 4-16-16 requires that all required landscaping be located on the exterior side of fencing. Therefore your fence will need to be placed at least 10 feet off of the western property line, and 15 feet off of the northern property line.

PLN09: Section 4-16-11 requires landscaping maintenance, including a plan of irrigation. Please read this section, and include a maintenance plan with your landscape plan at the time of your resubmittal.

PLN10: A 6-8 ft. screen fence made out of wood or masonry material is required to screen outdoor storage yards. Based on the aforementioned comments, the existing fence location does not meet the County's standards.

PLN11: What sort of material will be stored on the property? Is it strictly limited to excess vehicles? Or will auto parts be included? Is any material considered hazardous? Please revise your written explanation to be more specific.

PLN12: Please note that any area of the site where vehicles are being driven or stored must include a hard surface approvable material. This area should be indicated on your site plan. Vehicles and access areas should be clearly identified to illustrate appropriate turnaround and access.

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**Commenting Division:** ROW Review

**Name of Reviewer:** Marissa Hillje

**Date:** 03/13/2017

**Email:**

**Complete**

ROW1) No Additional ROW requested for Leyden St.

ROW2) No recorded easements on plat, none requested.



## **Development Review Team Comments**

**Date:** 4/4/2018

**Project Number:** RCU2017-00006

**Project Name:** 7300 Leyden Outdoor Storage

### **Note to Applicant:**

The following review comments and information from the Development Review Team is based on the information you submitted for the conditional use permit. At this time, a resubmittal is being required. Please contact the case manager if you have any questions:

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**Commenting Division:** Notifications and Referrals Review #1

**Name of Reviewer:** Greg Barnes

**Date:** 03/14/2017

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

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**Commenting Division:** Planner Review #1

**Name of Reviewer:** Greg Barnes

**Date:** 03/06/2017

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

PLN13: Any outdoor storage material that exceeds the height of the 6-8 ft. screen fencing, will need a second CUP application. If the stacking material is less than the fence height, then this comment may be disregarded.

PLN14: If the existing shed exceeds 200 square feet in area, a demolition permit may be required for its removal.

PLN15: Section 4-10-01-03-07(4) requires that screen fencing be maintained and in good condition. it is likely that staff will recommend a condition, if approved that will require maintenance of the screen fencing.

PLN16: Is there a recorded access easement to allow for access from the Vicious Auto property? If not, that should occur. Otherwise, you may consider your own access of Leyden Street. A permit will be required for new access points, however, this may reduce the required landscaping along Leyden, since driveways and access points are excluded from the streetscape buffer requirement.

PLN17: Section 2-02-08-06 lists specific criteria for approval of a Conditional Use Permit. Based on my expertise, Items #4 and #7 are the most problematic for your request. Please consider neighborhood character, compatibility, site layout, and size constraints when you resubmit. Sometimes outdoor storage creates vector control issues, so you may want to consider contacting Tri-County Health to create a Vector Control Plan. Additionally, based on the buffer requirements, you should have approximately 3,780 square feet remaining for outdoor storage. This area is limited, so please consider how this material will be stored, and how the storage will affect circulation and access.

PLN18: A site inspection was performed on March 3rd. I found the property to be in disrepair. Litter was found all along the frontage of Leyden Street. Within the fence enclosure, storage items were strewn. To seek approval for outdoor storage, I would strongly encourage you to spend some time remedying these issues. It is unlikely that we will schedule your case for public hearing until the site has a neat and orderly appearance.

---

**Commenting Division:** Planner Review #1

**Name of Reviewer:** Greg Barnes

**Date:** 03/06/2017

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

### **Resubmittal Required**

PLN01: This application is for a Conditional Use Permit to allow outdoor storage in excess of 100% of a building area in the Industrial-1 (I-1) zone district, pursuant to Section 3-07-01 and 2-02-08 of the Adams County Development Standards and Regulations.

PLN02: The subject property is located within the I-1 zone district. I-1 zoned properties require a minimum lot size of one acre, however, the subject property is 0.13 acres. Additionally, I-1 properties require a 100 ft. lot width, however the subject property is approximately 57 feet in width at the front setback line. The subject property was created in 1959, and is considered a legally non-conforming lot. For your information, minimum structure setbacks for the I-1 zone district include: a 50 ft. front setback on Leyden Street, 15 ft. and 5 ft. on the side setbacks (one of each, your choice), and 15 ft. along the rear setback.

PLN03: Your application packet did not include a Microsoft Word version of your legal description. Please provide this with your resubmittal, or e-mail it to [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org).

PLN04: Your application packet did not include proof of service for water, sewer, and utilities. Please obtain information that illustrates availability of these services to the lot.

PLN05: Section 4-16-19-01 requires a landscape buffer along property lines with street right-of-way. Along the frontage of Leyden Street, a landscape buffer must be provided (excluding areas for driveways and access). Given the small size of your lot, I would recommend pursuing option #3. This requires a 10 foot wide strip along the west property line. 2 trees and 5 shrubs are required for every 40 ft. section; therefore, you would need to provide 3 trees and 7 shrubs along this 10' wide strip. Existing landscaping may be used, as long as it is healthy. Please provide a landscape plan to include these required plantings, and be sure to follow the requirements for a landscape plan in Section 4-16-06.

PLN06: Section 4-16-09-01 requires that 10% of the lot be landscaped. The aforementioned streetscape buffer contains 10% of your lot. If a grass lawn is contemplated in this area, your requirement will be fully met. You may choose to transfer up to 50% (283 square feet) of the landscaping to other parts of your site.

PLN07: Section 4-16-18-01 requires a perimeter buffer for industrial uses abutting residential uses. Based on this requirement, you shall provide a 15 ft. wide buffer along the northern property line. It is required that you provide three trees for every 60 feet. Therefore, five trees will be required in this area. Any healthy, existing landscaping may be used to satisfy this requirement.

PLN08: Section 4-16-16 requires that all required landscaping be located on the exterior side of fencing. Therefore your fence will need to be placed at least 10 feet off of the western property line, and 15 feet off of the northern property line.

PLN09: Section 4-16-11 requires landscaping maintenance, including a plan of irrigation. Please read this section, and include a maintenance plan with your landscape plan at the time of your resubmittal.

PLN10: A 6-8 ft. screen fence made out of wood or masonry material is required to screen outdoor storage yards. Based on the aforementioned comments, the existing fence location does not meet the County's standards.

PLN11: What sort of material will be stored on the property? Is it strictly limited to excess vehicles? Or will auto parts be included? Is any material considered hazardous? Please revise your written explanation to be more specific.

PLN12: Please note that any area of the site where vehicles are being driven or stored, must include a hard-surface approvable material. This area should be indicated on your site plan. Vehicles and access areas should be clearly identified to illustrate appropriate turnaround and access.



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**Commenting Division:** Planner Review #2

**Name of Reviewer:** Greg Barnes

**Date:** 04/04/2018

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

PLN03A: I apologize if this is my error, but I cannot find the e-mail regarding the legal description of the lot.

This will be needed for us to properly notify the case for public hearings

PLN05A: The landscape plan does illustrate the appropriate number of trees, shrubs, and fencing; however, landscape plans typically provide greater detail. I will still need the following items:

a. plant types

b. minimum installation size

c. maintenance agreement (how will the plants be watered and cared for?)

d. all landscape bufferyards must have 75% living material. Please reconsider the mulched areas.

PLN07A: Some variation to required landscaping can be approved through the conditional use permit. Based on your submittal, it appears that the fencing, number of trees, and number of shrubs are all in compliance with the standards, however the width of the northern buffer may not be. Staff will refer the request for variation of buffer width to the Board as part of your request. Please be prepared to address why your request meets the purpose of the standards.

PLN10A: A detailed drawing of the proposed fence, including materials, is required

PLN12A: Please illustrate on the site plan where asphalt or pavement will be laid for vehicular storage.

PLN16A: Access easements have not been resolved. It appears if you are planning to access public streets through other people's properties, you will want to ensure that you have legalized those rights. If you do not do this, you will need to reconsider how access will be gained to the site, if your neighboring properties restrict your access. Let me know if I can further explain this.

---

**Commenting Division:** Environmental Analyst Review #1

**Name of Reviewer:** Jen Rutter

**Date:** 02/22/2017

**Email:** jrutter@adcogov.org

**Complete**

ENV1. This location is within the five-square-mile Chemical Sales Co. site. Operations at the site included storage and repackaging of bulk chemicals from rail cars and drums. Historical waste disposal practices contaminated groundwater with volatile organic compounds (VOCs). Following cleanup, operation and maintenance activities are ongoing.

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**Commenting Division:** Building Review #2

**Name of Reviewer:** Justin Blair

**Date:** 03/26/2018

**Email:** jblair@adcogov.org

**Complete**

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**Commenting Division:** ROW Review #1

**Name of Reviewer:** Marissa Hillje

**Date:** 03/13/2017

**Email:** mhillje@adcogov.org

**Complete**

ROW1) No Additional ROW requested for Leyden St.

ROW2) No recorded easements on plat, none requested.

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**Commenting Division:** Engineering Review #1

**Name of Reviewer:** Greg Labrie

**Date:** 03/13/2017

**Email:** glabrie@adcogov.org

**Complete**

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0608H), 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 within the County's MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

ENG4: The submitted site plan does not show the type of surface that will be installed on the site. If the applicant is proposing to install over 3,000 square feet of impervious area on the project site. 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.

ENG5: Leyden Street is a local street and it is within Commerce City's jurisdiction. All roadway improvements and access requirements must be reviewed and approved by Commerce City.

ENG6: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

ENG7: The applicant is required to complete a traffic generation analysis to determine how many vehicles per day are generated from the proposed activity. If the site generates over 20 vehicles per day, a traffic impact study will be required.

---

**Commenting Division:** Building Review #1

**Name of Reviewer:** Justin Blair

**Date:** 02/22/2017

**Email:** jblair@adcogov.org

**Complete**

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**Commenting Division:** ROW Review #2

**Name of Reviewer:** Marissa Hillje

**Date:** 03/22/2018

**Email:** mhillje@adcogov.org

**Complete**

## Greg Barnes

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**From:** Cody Carbone [codycarbone@gmail.com]  
**Sent:** Thursday, August 16, 2018 8:48 AM  
**To:** Greg Barnes  
**Subject:** Re: Outdoor Storage List

I currently own two work trucks and two work trailers that would be stored. Occasionally maybe a random classic car might get stored on the site until it goes into restoration. I wouldn't want to be tied down to specific vehicles but I'm also not going to be using it as salvage storage.

Cody Carbone  
[303.472.7557](tel:303.472.7557) [Connect on LinkedIn](#)

On Aug 16, 2018, at 8:43 AM, Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)> wrote:

Will you provide me with an exact list of vehicles and or trailers. I think this will help your case a lot.



### Greg Barnes

Planner II, *Community and Economic Development Dept.*  
ADAMS COUNTY, COLORADO  
4430 S. Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601-8216  
720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)  
[adcogov.org](http://adcogov.org)

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**From:** Cody Carbone [<mailto:codycarbone@gmail.com>]  
**Sent:** Thursday, August 16, 2018 8:41 AM  
**To:** Greg Barnes  
**Subject:** Re: Outdoor Storage List

Absolutely no tires! The ones that are currently at the lot belong to vicious auto and I've already told them they have to pay to dispose of them.

None will be disabled.

Cody Carbone  
[303.472.7557](tel:303.472.7557) [Connect on LinkedIn](#)

On Aug 16, 2018, at 8:38 AM, Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)> wrote:

What about tires? Will the vehicles be disabled or junk?



### Greg Barnes

Planner II, *Community and Economic Development Dept.*  
ADAMS COUNTY, COLORADO  
4430 S. Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601-8216  
720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)  
[adcogov.org](http://adcogov.org)

**Greg Barnes**

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**From:** Loeffler - CDOT, Steven [steven.loeffler@state.co.us]  
**Sent:** Tuesday, February 21, 2017 9:43 AM  
**To:** Greg Barnes  
**Subject:** Re: For Review: 7300 Leyden Outdoor Storage (RCU2017-00006)

Greg,

I have reviewed the submittal named above and have no objections to the CUP to allow outdoor storage in the I-1 zone district.

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](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

On Thu, Feb 16, 2017 at 3:54 PM, Greg Barnes <[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)> wrote:

### **Request for Comments**

Case Name: 7300 Leyden Outdoor Storage

Case Number: RCU2017-00006

February 16, 2017

Adams County Planning Commission is requesting comments on the following request: **Conditional use permit to allow outdoor storage in the Industrial-1 zone district.**

This request is located at 7300 LEYDEN ST. The Assessor's Parcel Number is 0172132306010. The legal description is: The South 32 Feet Of Lots 7 Through 10 And The West 100 Feet Of Lot 11, Block 52, Town Of Derby, County Of Adams, State Of Colorado

Applicant Information: ACH1 LLC

CODY CARBONE

7300 LEYDEN ST

COMMUNITY DEVELOPMENT  
DEPARTMENT

# MEMO

**To:** Greg Barnes, Case Manager

**From:** Robin Kerns, City Planner

**Subject:** RCU2017-00006

**Date:** February 17, 2017

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Thank you for allowing the City of Commerce City the opportunity to comment on land use cases in Adams County.

Staff has reviewed the proposal and has no comments.

Please contact me with any questions at [rkerns@c3gov.com](mailto:rkerns@c3gov.com) or 303-289-3693.



March 9, 2017

Greg Barnes  
 Adams County  
 Department of Community and Economic Development  
 4430 South Adams County Parkway, Suite W2000A  
 Brighton, CO 80601

RE: 7300 Leyden Outdoor Storage, RCU2017-00006  
 TCHD Case No. 4282

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Conditional Use Permit for an auto repair business located at 7300 Leyden Street. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design, and has the following comments.

### **Vector Control - Storage**

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the ground, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>

### **Auto Repair/Pollution Prevention**

Businesses that conduct auto maintenance and repair should adopt measures to prevent fluids such as fuels, antifreeze, brake fluids, and cleaning agents from leaking. Leaking and spilled fluids have the potential to be discharged. For the safety of site workers and the public, we recommend that the applicant adopt any of the following practices that are not already in place:

- 1) As it is received, inspect each vehicle for potential leaks. The inspection should be conducted over an impervious area, e.g., a concrete slab with curbs, where spills and leaks will be contained and will not infiltrate into the ground. In addition, drip pans should be used pending repair of vehicles brought in for service, and absorbents should be on hand to clean up fluid leaks or spills that might occur. All repairs should be conducted indoors.
- 2) Develop a spill response plan to promptly repair any detected leaks. If a leak cannot be repaired, completely drain all fluid(s) from the vehicle before placing it in storage.

- 3) Develop a plan to recover and either recycle or properly dispose of waste automotive fluids and cleaning agents. Waste fluid management should include the following:
- a) Collection and recycling of waste petroleum-based products including used oil, transmission and brake fluids, and radiator coolants;
  - b) Placement of these fluids in Department of Transportation (DOT) approved waste receptacles;
  - c) Disposal of all waste fluids in accordance with applicable federal, state and local regulations;
  - d) Place absorbents and rags used to clean up spills in DOT approved receptacles, store them so as to prevent fire hazards, and dispose of them regularly in accordance with applicable federal, state and local regulations.
  - e) Installation of a sand/oil interceptor
- 4) Secondary containment is required for storage of automotive fluids
- 5) If painting occurs on site, it must not be done outside and requires an Air Pollution Emission Notes (APEN) to the Air Pollution Control Division (APCD) of Colorado Department of Public Health and Environment (CDPHE).

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on TCHD's comments.

Sincerely,



Kathy Boyer, REHS  
Environmental Health Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD





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

March 8, 2017

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

Attn: Greg Barnes

**Re: 7300 Leyden Outdoor Storage, Case # RCU2017-00006**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use permit documentation for **7300 Leyden Outdoor Storage** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing overhead electric distribution facilities along Leyden Street. When demolishing/installing and/or repairing the fence, please be aware that per the National Electric Safety Code, a minimum 10-foot radial clearance must be maintained at all times from all overhead electric facilities including, but not limited to, construction activities.

Should the project require any new gas or electric service or modification to existing facilities, 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) to complete the application process. 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

Dear Cody:

I am writing this in response to a notice I received regarding 7300 Leyden St

Vicious Performance at 7298 Leyden St has been a thorn in our side for years. They crowd the street on Krameria Dr sometimes where we only have room for 1 car to go thru. These kids use Krameria Dr as there personal race track for 60+ MPH. When asked about it there response is we have to check them out somewhere.

I have lived on my property for 65+ years and there respect for the neighbors is nil. For them to use the property to park excess units is unheard of as they have way to many excess units as it is now and would only add to the problem

Hester Bonnell

U.S. Code Compliance

MAR 07 2017

RECEIVED

Community & Economic  
Development Department  
Development Services Division  
[www.adcogov.org](http://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: 7300 Leyden Outdoor Storage  
Case Number: RCU2017-00006

February 16, 2017

Adams County Planning Commission is requesting comments on the following request: **Conditional use permit to allow outdoor storage in the Industrial-1 zone district.**

This request is located at 7300 LEYDEN ST. The Assessor's Parcel Number is 0172132306010. The legal description is: The South 32 Feet Of Lots 7 Through 10 And The West 100 Feet Of Lot 11, Block 52, Town Of Derby, County Of Adams, State Of Colorado

Applicant Information: ACH1 LLC  
CODY CARBONE  
7300 LEYDEN ST  
COMMERCE CITY, CO 80022

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 03/10/2017 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](mailto: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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Greg Barnes  
Case Manager

Community & Economic  
Development Department  
Development Services Division  
[www.adcogov.org](http://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: 7300 Leyden Outdoor Storage  
Case Number: RCU2017-00006  
Planning Commission Hearing Date: 08/23/2018 at 6:00 p.m.  
Board of County Commissioners Hearing Date: 09/11/2018 at 9:30 a.m.

August 1, 2018

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **conditional use permit to allow outdoor storage in the Industrial-1 zone district**

The proposed use will be outside storage. This request is located at 7300 Leyden Street, and is located on 0.13 acres. The Assessor's Parcel Number is 0172132306010.

Applicant Information: ACH1, LLC  
Cody Carbone  
7300 Leyden St.  
Commerce City, CO 80022

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 Community and Economic Development Department, 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](http://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

Mary Hodge  
DISTRICT 5

# PUBLICATION REQUEST

7300 Leyden Outdoor Storage

<b>Case Number:</b>	RCU2017-00006
<b>Planning Commission Hearing Date:</b>	08/23/2018 at 6:00 p.m.
<b>Board of County Commissioners Hearing Date:</b>	09/11/2018 at 9:30 a.m.

**Request:** Conditional use permit to allow outdoor storage in the Industrial-1 zone district

<b>Location:</b>	7300 LEYDEN ST
<b>Parcel Number:</b>	0172132306010
<b>Case Manager:</b>	Greg Barnes
<b>Case Technician:</b>	Megan Ulibarri

<b>Applicant:</b>	Cody Carbone 7300 Leyden St Commerce City, CO 80022
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<b>Owner:</b>	AHCI, LLC 1700 Bassett St Unit 1416 Denver, CO 80202-1928
---------------	-----------------------------------------------------------------

**Legal Description:** Town Of Derby Blk: 52 Desc: S 32 Ft of Lots 7 - 10 and W 100 Ft Of Lot 11



Referral Listing  
Case Number RCU2017-00006  
7300 Leyden Outdoor 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
ADAMS COUNTY SCHOOL DISTRICT 14	Patrick Sanchez 5291 E. 60th Avenue COMMERCE CITY CO 80022 303-853-3204 psanchez@adams14.org
CDPHE - AIR QUALITY	JAMES A. DILEO 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303-692-3127 jim.dileo@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
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-508-3724 720-245-0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us

Agency	Contact Information
COLORADO DIVISION OF WILDLIFE	JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
Commerce City Planning Division	Robin Kern 7887 East 60th Avenue COMMERCE CITY CO 80022 303-289-3693 rkerns@c3gov.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
Neighborhood Improvement Committee	LARRY QUINTANA 7780 MAGNOLIA ST COMMERCE CITY CO 80022 3039557758
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org

Agency	Contact Information
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
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
SOUTH ADAMS CO. FIRE DISTRICT	Kevin Phillips 6550 E. 72ND AVENUE COMMERCE CITY CO 80022 303-288-0835 FAX: 303-288-5977 kcphillips@southadamsfire.org
South Adams County Water & San Dist	Abel Moreno 10200 E 102nd Ave Henderson CO 80022 720.206.0590 amoreno@sacwd.org
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



## 6.5 Public Notice List

7400 KEARNEY STREET LLC  
6400 W COAL MINE AVENUE  
LITTLETON CO 80123

BEHESHTI ABBAS S  
PO BOX 16144  
GOLDEN CO 80402-6003

7441 LEYDEN LLC  
3245 E 128TH PL  
THORNTON CO 80241-2142

BERNAL RICHARD A  
1912 SUMAC PL  
LONGMONT CO 80501

A AND A LLC  
811 CITY VIEW DRIVE  
DENVER CO 80229

BINK M COMPANY LLC  
C/O COMFORT DENTAL CORP  
2540 KIPLING ST  
LAKEWOOD CO 80215-1527

A AND A LLC  
811 CITY VIEW DR  
DENVER CO 80229-4929

BONNELL HESTER I AND  
HARRIS SHEILA  
7391 KRAMERIA DR  
COMMERCE CITY CO 80022-1930

ADAMS JAMES  
505 HARLAN ST  
LAKEWOOD CO 80226-1863

BRAUD BRANDON  
7230 LOCUST ST  
COMMERCE CITY CO 80022

AHC 1 LLC  
1641 IRVING ST  
DENVER CO 80204-1675

BRAYMAC HOLDINGS LLC  
720 BILLINGS ST STE H  
AURORA CO 80011-6753

ALPINE LUMBER COMPANY  
C/O MARK MORRISON  
10170 CHURCH RANCH WAY UNIT 350  
BROOMFIELD CO 80021-6061

BRECKENRIDGE PROPERTY FUND 2016 LLC  
2015 MANHATTAN BEACH BLVD STE 100  
REDONDO BEACH CA 90278-1230

ALPINE LUMBER COMPANY  
10170 CHURCH RANCH WAY SUITE 350  
WESTMINSTER CO 80021

BROCK HANS  
16010 PIKES PEAK DR  
BROOMFIELD CO 80023-8512

ARCHULETA LEROY AND  
LITTLE TINA  
11390 NOME STREET  
HENDERSON CO 80640

CARLSON RICHARD  
PO BOX 741201  
ARVADA CO 80006-1201

ASPEN MORTUARY INC  
1350 SIMMS ST  
GOLDEN CO 80401-4440

CARRILLO MANUEL AND  
CARRILLO GLORIA  
6650 KEARNEY STREET  
COMMERCE CITY CO 80022

CHILDRENS OUTREACH THE  
6400 W COAL MINE AVE  
LITTLETON CO 80123-4501

DORRANCE KENNTH D AND  
DORRANCE RHONDAL L  
7491 LEYDEN  
COMMERCE CITY CO 80022-1353

CITY OF COMMERCE CITY  
7887 E 60TH AVENUE  
COMMERCE CITY CO 80022

DOUBLE JGG LLC  
7222 OBSIDIAN LN  
CASTLE ROCK CO 80108-3083

CITY OF COMMERCE CITY  
7887 E 60TH AVE  
COMMERCE CITY CO 80022-4199

DPB72 LLC  
15151 RIVERDALE RD  
BRIGHTON CO 80602-8236

CORRAL MANUEL F AND  
RAMIREZ LLERENAS PAULINA  
6435 E 65TH PL  
COMMERCE CITY CO 80022-2709

ELLEN LLC  
6571 S COOK CT  
CENTENNIAL CO 80121-3640

COVERT TERRY J AND  
COVERT PATRICIA LYNN  
PO BOX 38  
COPE CO 80812-0038

ESQUEDA JOSE  
7460 KEARNEY ST  
COMMERCE CITY CO 80022-1335

CRAIG BILLIE S AND  
CRAIG NORMA  
13393 ELMENDORF PLACE  
DENVER CO 80239

EUBANK ROBERT G/WEIHONG TRUSTEES OF  
THE EUBANK 2007 FAMILY TRUST  
90 W 84TH AVE  
DENVER CO 80260-4808

CUI BO  
6076 ELMBRIDGE DR  
SAN JOSE CA 95129-3007

FIELDS MARY  
7890 LARKWOOD ST  
COMMERCE CITY CO 80022-1035

CWAM2 LLC  
13960 TURNBERRY PT  
BROOMFIELD CO 80023-9582

FLORES JOSE L  
15601 E 52ND AVENUE  
DENVER CO 80239

DERBY LUMBER AND  
SUPPLY COMPANY  
6350 E 72ND PL  
COMMERCE CITY CO 80022-1701

FLORES JUAN PABLO MUNOZ  
3500 PONTIAC ST  
DENVER CO 80207-1626

DITTMER DEAN C  
49215 E 88TH AVE  
BENNETT CO 80102-9330

GERMAIN INVESTMENT COMPANY  
1825 LAWRENCE ST NO. 112  
DENVER CO 80202-1817

GVS COLORADO HOLDINGS I LLC  
C/O ALLIANCE TAX ADVISORS  
IRVING TX 75039-5522

KRAUSE MARILYN AND  
KRAUSE STEVEN R  
6700 ONEIDA STREET  
COMMERCE CITY CO 80022-2854

HAMILTON STEVE D  
12125 NEWPORT DR  
BRIGHTON CO 80601-8057

KUBEC ERIK AND  
KUBEC GWEN  
12146 ADAMS WAY  
THORNTON CO 80241-2859

HAMILTON STEVE D/ERMELINDA AND  
BERNAL ELOY M/PATRICIA M  
12125 NEWPORT DRIVE  
BRIGHTON CO 80602

KULP DANIEL JR  
25026 COUNTY ROAD 18  
KEENESBURG CO 80643-9631

HANDLER FAMILY PARTNERSHIP I LLLP  
C/O MAURY J HANDLER  
65 S COLORADO BLVD  
DENVER CO 80246-1040

LEEVERS DEVELOPMENT LLC  
2195 N STATE HIGHWAY 83 STE AA  
FRANKTOWN CO 80116-9600

HERRING SANG  
3101 S NORFOLK STREET  
AURORA CO 80013

LOCUST STREET LLC  
PO BOX 20398  
BOULDER CO 80308-3398

HOME ADDENDA LLC  
18435 COUNTY ROAD 33  
LA SALLE CO 80645-9207

MA WEI HONG AND  
MA MEI CI  
6082 S PARIS ST  
ENGLEWOOD CO 80111-4120

JARDIN PROPERTIES LLP  
6460 E 73RD AVE  
COMMERCE CITY CO 80022

MADDOX WAYNE E  
7191 BEACH STREET  
WESTMINSTER CO 80030

JKC 7380 LLC  
7830 MONACO ST  
COMMERCE CITY CO 80022-1193

MAGNOLIA ENTERPRISES LLC  
7290 MAGNOLIA ST  
COMMERCE CITY CO 80022-1717

JOSHI CO LLLP  
3184 W ELDER ST  
BOISE ID 83705-4709

MAJALCA ANGEL J ROJO  
7130 E 75TH AVE  
COMMERCE CITY CO 80022-1620

KRAMERIA RETAIL LLC  
15151 RIVERDALE RD  
BRIGHTON CO 80602-8236

MARTINEZ ERNESTO BENITO AND  
MARTINEZ VELMA E  
6621 KRAMERIA ST  
COMMERCE CITY CO 80022-2763

MARTINEZ JOEL DAVID  
7240 MONACO ST  
COMMERCE CITY CO 80022-1721

RIVERSIDE INVESTMENT LLC  
6775 BAX CT  
COMMERCE CITY CO 80022-2121

MASON ROBERT A  
8985 LANDER STREET  
WESTMINSTER CO 80030

ROCKY MOUNTAIN TRANSLOAD  
4475 E 74TH AVE STE 202  
COMMERCE CITY CO 80022-1406

METROPOLITAN STATE BANK  
C/O FIRST AMERICAN TAX VALUATION  
PO BOX 560807  
DALLAS TX 75356-0807

RODRIGUEZ LUIS M AND  
HERNANDEZ ESCARENO ANGELICA  
7301 LEYDEN ST  
COMMERCE CITY CO 80022-1927

MUNOZ ROGELIO AND  
MUNOZ ALICIA  
33 LARKSPUR LANE UNIT B  
AVON CO 81620

RUIZ MARIA CARMEN  
9211 JACKSON ST  
THORNTON CO 80229-4264

OXLEY AMEALIA S  
PO BOX 33504  
NORTHGLENN CO 80233-0504

RUSSELL CRAIG  
811 CITY VIEW DRIVE  
DENVER CO 80229

RANGEVIEW LIBRARY DISTRICT  
5877 E 120TH AVE  
THORNTON CO 80602-8054

SALAZAR CRISTOBAL AND  
SALAZAR MARIA E  
11202 KINGSTON ST  
HENDERSON CO 80640-7645

REMMENGA R RICHARD AND  
REMMENGA NANCY  
6701 E 72ND AVENUE  
COMMERCE CITY CO 80022

SANTANA JUAN MANUEL MALDONADO  
12269 E FORD AVE  
AURORA CO 80012-3313

RENT RIGHT LLC  
12741 E CALEY AVE STE 126  
CENTENNIAL CO 80111-6407

SAV-O-MAT INC  
7268 S TUCSON WAY  
ENGLEWOOD CO 80112

RHINER GERALD AND  
MACHINAL DEBORAH  
5015 W 69TH AVE  
WESTMINSTER CO 80030-5711

SINA INC  
234 W WILLOW ST  
CHICAGO IL 60614-5716

RIOS DANIEL AND  
SANCHEZ MARIA  
1735 BURDICK EXPY E  
MINOT ND 58701

SINK MARK  
3035 WYANDOT ST  
DENVER CO 80211-3822

SIRRAG REAL PROPERTIES LTD  
9006 E 50TH AVE  
DENVER CO 80238-3786

WAGNER MARK S AND  
WAGNER PAMELA A  
PO BOX 462131  
AURORA CO 80046-2131

SMITH JANICE L AND  
SMITH ROBERT C  
7320 KEARNEY STREET  
COMMERCE CITY CO 80022

6460 E 73RD AVE LLC  
OR CURRENT RESIDENT  
6460 E 73RD AVE  
COMMERCE CITY CO 80022-1709

SOK SE AND  
SOK CHHANG YEAN  
10990 NEWLAND ST  
BROOMFIELD CO 80020

AGUILAR PORFIRIO  
OR CURRENT RESIDENT  
7421 LEYDEN STREET  
COMMERCE CITY CO 80022

SOTO JESUS  
1666 MT EVANS DRIVE  
LONGMONT CO 80501

AHEARN JOANNA C  
OR CURRENT RESIDENT  
7431 LEYDEN ST  
COMMERCE CITY CO 80022-1341

STATE HIGHWAY DEPT  
2000 S HOLLY ST  
DENVER CO 80222-4818

ALVARADO NALLELY RAMIREZ  
OR CURRENT RESIDENT  
7396 KEARNEY ST  
COMMERCE CITY CO 80022-1965

STROEDER GREG  
3692 S LEE COURT  
DENVER CO 80235

BACA ALFRED J SR  
OR CURRENT RESIDENT  
7471 MAGNOLIA STREET  
COMMERCE CITY CO 80022

SWEET JACK J AND  
SWEET ELLEN P  
7450 KRAMERIA DRIVE  
COMMERCE CITY CO 80022

BACA LOUIE AND  
BACA DOLORES R  
OR CURRENT RESIDENT  
7490 LEYDEN ST  
COMMERCE CITY CO 80022-1352

TITONI RODNEY WILLIAM  
9307 FLOWER ST  
BROOMFIELD CO 80021-4363

BARAJAS JOANN AND  
BARAJAS GENE  
OR CURRENT RESIDENT  
7371 LEYDEN ST  
COMMERCE CITY CO 80022-1927

VASQUEZ JESUS  
GARCIA MARIA GUADALUPE  
3445 STEELE STREET  
DENVER CO 80205

BARBER PAULA M  
OR CURRENT RESIDENT  
7390 KRAMERIA STREET  
COMMERCE CITY CO 80022

VILLALOBOS RIGOBERTO CERVANTES  
6320 E 72ND AVE  
COMMERCE CITY CO 80022

BAUTISTA MICHAEL P  
OR CURRENT RESIDENT  
7351 KRAMERIA ST  
COMMERCE CITY CO 80022

BEVIER ALLAN K  
OR CURRENT RESIDENT  
7280 KRAMERIA ST  
COMMERCE CITY CO 80022-1926

CERVANTES MARIA G  
OR CURRENT RESIDENT  
7450 MONACO STREET  
COMMERCE CITY CO 80022

BONNELL HESTER I AND  
HARRIS SHEILA  
OR CURRENT RESIDENT  
7391 KRAMERIA DR  
COMMERCE CITY CO 80022-1930

CHAIRES JORGE  
OR CURRENT RESIDENT  
7456 MONACO ST  
COMMERCE CITY CO 80022-1302

BONNELL HESTER I AND  
HARRIS SHEILA  
OR CURRENT RESIDENT  
7381 KRAMERIA DR  
COMMERCE CITY CO 80022-1930

CHAVEZ ALFREDO AND PAYAN ELMA  
OR CURRENT RESIDENT  
7296 KRAMERIA ST  
COMMERCE CITY CO 80022-1926

BRAUD BRANDON  
OR CURRENT RESIDENT  
7230 LOCUST ST  
COMMERCE CITY CO 80022-1735

CHAVEZ VICTOR OROCZO AND  
CHAVEZ RAQUEL  
OR CURRENT RESIDENT  
7470 MONACO ST  
COMMERCE CITY CO 80022-1302

BUSTOS RAFAEL I AND  
BUSTOS LINDA K  
OR CURRENT RESIDENT  
7456 LEYDEN ST  
COMMERCE CITY CO 80022-1352

COLLINS MARGARET MAY  
OR CURRENT RESIDENT  
7261 MAGNOLIA ST  
COMMERCE CITY CO 80022-1734

CAMPUZANO LUZ C  
OR CURRENT RESIDENT  
7491 MONACO ST  
COMMERCE CITY CO 80022-1301

CORDOVA CHRIS M AND  
CORDOVA KIMBERLY  
OR CURRENT RESIDENT  
7249 MAGNOLIA ST  
COMMERCE CITY CO 80022-1716

CANTER TERRANCE O AND  
CANTER BRENDA M  
OR CURRENT RESIDENT  
7461 MONACO ST  
COMMERCE CITY CO 80022-1301

CUSTARD DAVID AND  
CUSTARD ANDREA  
OR CURRENT RESIDENT  
6141 E 74TH PL  
COMMERCE CITY CO 80022-1331

CARRUTH WILLIAM K AND  
MC CLURE SANDRA MAY  
OR CURRENT RESIDENT  
7461 MAGNOLIA ST  
COMMERCE CITY CO 80022-1265

DERBY LUMBER AND  
SUPPLY CO  
OR CURRENT RESIDENT  
6350 E 72ND PL  
COMMERCE CITY CO 80022-1701

CASTANON MARIA AND  
CARRILLO CASTANON PAULO  
OR CURRENT RESIDENT  
7480 KRAMERIA ST  
COMMERCE CITY CO 80022

DUKE DENNIS L  
OR CURRENT RESIDENT  
7460 LEYDEN ST  
COMMERCE CITY CO 80022-1352

CERVANTES HUMBERTO AND  
CERVANTES MARIA M  
OR CURRENT RESIDENT  
7360 HIGHWAY 2  
COMMERCE CITY CO 80022-1724

E J CORP  
OR CURRENT RESIDENT  
6454 E 72ND PLACE  
COMMERCE CITY CO 80022

EDWARDS BENJAMIN  
OR CURRENT RESIDENT  
7270 KRAMERIA ST  
COMMERCE CITY CO 80022-1926

GEMOYA TAYLOUR L  
OR CURRENT RESIDENT  
7398 KEARNEY ST  
COMMERCE CITY CO 80022-1965

ESQUEDA JOSE  
OR CURRENT RESIDENT  
7460 KEARNEY ST  
COMMERCE CITY CO 80022-1335

GIENGER JACOB G  
OR CURRENT RESIDENT  
6510 E 74TH PL  
COMMERCE CITY CO 80022-1349

FISCUS MICHAEL L  
OR CURRENT RESIDENT  
6480 E 74TH PL  
COMMERCE CITY CO 80022-1349

GRF CORPORATION  
OR CURRENT RESIDENT  
7461 LOCUST ST  
COMMERCE CITY CO 80022-1345

FITZPATRICK SUSAN  
OR CURRENT RESIDENT  
6470 E 74TH PL  
COMMERCE CITY CO 80022-1349

GUYER DUSTIN DANIEL  
OR CURRENT RESIDENT  
7480 LOCUST ST  
COMMERCE CITY CO 80022-1346

FLORES JOSE L  
OR CURRENT RESIDENT  
7441 KRAMERIA DR  
COMMERCE CITY CO 80022-1267

HAGIN HAROLD KEITH AND  
HAGIN ANGELA BERNICE  
OR CURRENT RESIDENT  
7455 LOCUST ST  
COMMERCE CITY CO 80022

GALLEGOS JOHNNY L AND  
GALLEGOS ROSA LEE  
OR CURRENT RESIDENT  
7451 MONACO ST  
COMMERCE CITY CO 80022-1301

HALBERT CHRISTOPHER S AND  
HALBERT MELISSA  
OR CURRENT RESIDENT  
7460 MONACO STREET  
COMMERCE CITY CO 80022

GALLEGOS JUAN  
OR CURRENT RESIDENT  
6526 E 72ND PL  
COMMERCE CITY CO 80022-1737

HARRIS RAYMOND  
OR CURRENT RESIDENT  
6120 E 74TH PL  
COMMERCE CITY CO 80022-1332

GAMEZ DE ANDRADE MARIA R  
OR CURRENT RESIDENT  
7511 LEYDEN ST  
COMMERCE CITY CO 80022

HEREDIA JORGE LUIS REYES AND  
ALCALA ROBERTO CEBALLAS  
OR CURRENT RESIDENT  
7310 KRAMERIA ST  
COMMERCE CITY CO 80022-1939

GARCIA MANUEL E AND  
MARQUEZ DIANA M  
OR CURRENT RESIDENT  
6101 E 74TH PL  
COMMERCE CITY CO 80022-1331

HERRERA GRACIELA GARCIA AND  
VILLESCAS JOSE A  
OR CURRENT RESIDENT  
7391 LEYDEN ST  
COMMERCE CITY CO 80022-1927

GEISLER DONNA  
OR CURRENT RESIDENT  
7290 KRAMERIA ST  
COMMERCE CITY CO 80022-1926

HI-LO STAMP CORP  
OR CURRENT RESIDENT  
7280 MONACO ST  
COMMERCE CITY CO 80022-1732

HORNER CHARLES J AND  
HORNER SUSAN K  
OR CURRENT RESIDENT  
7470 LEYDEN ST  
COMMERCE CITY CO 80022-1352

LANDIN RONALD A AND  
LANDIN EVELYN M  
OR CURRENT RESIDENT  
7495 LEYDEN ST  
COMMERCE CITY CO 80022-1353

HOWELL DOUG  
OR CURRENT RESIDENT  
7481 MONACO STREET  
COMMERCE CITY CO 80022

LANYON ROBIN D  
OR CURRENT RESIDENT  
7296 KEARNEY ST  
COMMERCE CITY CO 80022-1924

INMAN JUDY  
OR CURRENT RESIDENT  
7450 LEYDEN ST  
COMMERCE CITY CO 80022-1352

LARGE GAYLE A  
OR CURRENT RESIDENT  
7440 LEYDEN ST  
COMMERCE CITY CO 80022-1342

J C AUTOMOTIVE REPAIR INC AND  
TINAJERO JULIO  
OR CURRENT RESIDENT  
7298 LEYDEN STREET  
COMMERCE CITY CO 80022

LOPEZ BARBARA ELAINE  
OR CURRENT RESIDENT  
7361 KRAMERIA ST  
COMMERCE CITY CO 80022-1938

JARAMILLO JULIA C  
OR CURRENT RESIDENT  
7440 KRAMERIA DR  
COMMERCE CITY CO 80022-1266

LOPEZ JOSE HERNANDEZ  
OR CURRENT RESIDENT  
7390 LEYDEN ST  
COMMERCE CITY CO 80022-1928

KIM KI HWAN AND  
LEE IL TAE  
OR CURRENT RESIDENT  
7270 HIGHWAY 2  
COMMERCE CITY CO 80022

LOPEZ JUDY A  
OR CURRENT RESIDENT  
7386 KRAMERIA ST  
COMMERCE CITY CO 80022-1939

KLEBER PHILLIP P AND  
KLEBER DIXIE L  
OR CURRENT RESIDENT  
7301 KRAMERIA STREET  
COMMERCE CITY CO 80022

LOVERIDGE MONICA  
OR CURRENT RESIDENT  
7455 MONACO ST  
COMMERCE CITY CO 80022-1301

KROAH JOHN T AND  
KROAH KATHY A  
OR CURRENT RESIDENT  
7280 KEARNEY ST  
COMMERCE CITY CO 80022-1924

LOZANO JOSE E JR  
LOZANO MARTHA M RUIZ  
OR CURRENT RESIDENT  
7470 LOCUST ST  
COMMERCE CITY CO 80022-1346

KWIATKOWSKI JOSEPH W  
OR CURRENT RESIDENT  
7286 KEARNEY ST  
COMMERCE CITY CO 80022-1924

LUCERO LOUIS C JR AND  
LUCERO STELLA L  
OR CURRENT RESIDENT  
7300 KRAMERIA STREET  
COMMERCE CITY CO 80022

LA TRENZA COUNSELING INC  
OR CURRENT RESIDENT  
6332 E 72ND AVE  
COMMERCE CITY CO 80022-2000

LUCIO ARREDONDO JESUS  
OR CURRENT RESIDENT  
7200 MONACO ST  
COMMERCE CITY CO 80022-1721



MACHADO NOE ANTILLON  
OR CURRENT RESIDENT  
7440 LOCUST ST  
COMMERCE CITY CO 80022-1346

MORALES GABRIELA  
OR CURRENT RESIDENT  
7397 KRAMERIA ST  
COMMERCE CITY CO 80022-1938

MADRID ROBERT ANGEL JUDE  
OR CURRENT RESIDENT  
7471 LOCUST STREET  
COMMERCE CITY CO 80022

MUNOZ ROGELIO AND  
MUNOZ ALICIA  
OR CURRENT RESIDENT  
7471 LEYDEN ST  
COMMERCE CITY CO 80022-1386

MADRID SILVIA  
OR CURRENT RESIDENT  
6091 E 74TH AVE  
COMMERCE CITY CO 80022-1326

MURILLO SOTO ESTELA AND SOTO DE MURILLO OLIV  
IA AND  
SOTO SOLIS PABLO AND DE SOTO SAN JUANA  
OR CURRENT RESIDENT  
7420 KRAMERIA ST  
COMMERCE CITY CO 80022-1338

MAESTAS NICASIO P AND  
MAESTAS ROSALIE  
OR CURRENT RESIDENT  
7275 KRAMERIA ST  
COMMERCE CITY CO 80022-1925

OYAMA MARY AND  
OYAMA LINDA S/DONALD  
OR CURRENT RESIDENT  
7331 KRAMERIA ST  
COMMERCE CITY CO 80022-1938

MAESTAS PATRICK AND  
MAESTAS NICK P JR  
OR CURRENT RESIDENT  
7500 KRAMERIA ST  
COMMERCE CITY CO 80022-1340

PEREZ MANUEL  
OR CURRENT RESIDENT  
7450 LOCUST ST  
COMMERCE CITY CO 80022-1346

MAGALLANES SEGOVIA BENITO AND  
MAGALLANES FRANCISCA  
OR CURRENT RESIDENT  
7350 KRAMERIA STREET  
COMMERCE CITY CO 80022

PHILBY-RUSH ELIZABETH ANN AND  
RUSH MARK A  
OR CURRENT RESIDENT  
6340 E 74TH PL  
COMMERCE CITY CO 80022-1333

MALONE LUCY A AND  
BUENO DEREK  
OR CURRENT RESIDENT  
7399 KRAMERIA DR  
COMMERCE CITY CO 80022

PITIAK ROBERT S AND  
PITIAK KATHLEEN E  
OR CURRENT RESIDENT  
7496 KRAMERIA ST  
COMMERCE CITY CO 80022

MARTINEZ GEORGIA AND  
MARTINEZ PROCOPIO JR  
OR CURRENT RESIDENT  
7360 LEYDEN ST  
COMMERCE CITY CO 80022-1928

PUENTES PERIA AND  
HERRERA ESMERALDA  
OR CURRENT RESIDENT  
7471 MONACO STREET  
COMMERCE CITY CO 80022

MARTINEZ JOEL D AND  
MARTINEZ LUCIA  
OR CURRENT RESIDENT  
7240 MONACO ST  
COMMERCE CITY CO 80022-1721

QUEZADA MANUEL FAUSTINO  
OR CURRENT RESIDENT  
7441 MONACO ST  
COMMERCE CITY CO 80022-1301

MIER LUIS E AND  
LOPEZ ROSALVA MIER  
OR CURRENT RESIDENT  
7491 LOCUST ST  
COMMERCE CITY CO 80022-1345

RIVAS HERNANDEZ JAVIER ADAN  
OR CURRENT RESIDENT  
7481 LEYDEN ST  
COMMERCE CITY CO 80022-1353

RODRIGUEZ ALEX ALEXANDER AND  
GARDUNIO AMOS GUADALUPE  
OR CURRENT RESIDENT  
7456 LOCUST ST  
COMMERCE CITY CO 80022-1346

TORRES RAMON A AND  
TORRES MAMIE A  
OR CURRENT RESIDENT  
7501 LEYDEN ST  
COMMERCE CITY CO 80022-1360

RODRIGUEZ RAUL  
OR CURRENT RESIDENT  
7439 KRAMERIA ST  
COMMERCE CITY CO 80022

VALDEZ ARTHUR AND  
VALDEZ RAMONA  
OR CURRENT RESIDENT  
7371 KRAMERIA DRIVE  
COMMERCE CITY CO 80022

RUIZ ANTHONIO M  
OR CURRENT RESIDENT  
7427 KEARNEY ST  
COMMERCE CITY CO 80022-1334

VANDEWEGHE BEVERLY LIVING TRUST THE  
OR CURRENT RESIDENT  
7390 HIGHWAY 2  
COMMERCE CITY CO 80022

SANDERS SCOTT C AND  
HEILMAN MELISSA R  
OR CURRENT RESIDENT  
7446 LEYDEN ST  
COMMERCE CITY CO 80022

VICTORY LIFE MINISTRIES INC  
C/O ANTHONY GABALDON  
OR CURRENT RESIDENT  
6201 E 74TH PL  
COMMERCE CITY CO 80022

SAUER CHARLES J AND  
SAUER APRIL  
OR CURRENT RESIDENT  
7460 LOCUST ST  
COMMERCE CITY CO 80022-1346

VILLALOBOS RIGOBERTO CERVANTES  
OR CURRENT RESIDENT  
6320 E 72ND AVE  
COMMERCE CITY CO 80022

SMITH JANICE L AND  
SMITH ROBERT C  
OR CURRENT RESIDENT  
7320 KEARNEY STREET  
COMMERCE CITY CO 80022

WHITEMAN PHILLIP A  
OR CURRENT RESIDENT  
7396 LEYDEN ST  
COMMERCE CITY CO 80022-1928

SNEATH PEGGY SUSAN AND  
SNEATH FRANK E  
OR CURRENT RESIDENT  
7490 KRAMERIA ST  
COMMERCE CITY CO 80022-1354

WILKINSON CARRIA E AND  
PADILLA CHRISTOPHER J  
OR CURRENT RESIDENT  
7440 MONACO ST  
COMMERCE CITY CO 80022-1302

SPENCER ROBERT W AND  
JUMP DONNA  
OR CURRENT RESIDENT  
7421 KEARNEY ST  
COMMERCE CITY CO 80022-1334

WILLIS LAWRENCE M AND  
WILLIS TERRY L  
OR CURRENT RESIDENT  
6537 E 72ND PLACE  
COMMERCE CITY CO 80022

STEDNITZ CLARENCE AND  
LESLEY REBECCA SUE  
OR CURRENT RESIDENT  
7480 MONACO STREET  
COMMERCE CITY CO 80022

WOOD DARROLL R AND  
WOOD VERLA M AND WOOD RAYMOND L  
OR CURRENT RESIDENT  
7321 KRAMERIA ST  
COMMERCE CITY CO 80022-1938

TERRAZAS FIDEL  
OR CURRENT RESIDENT  
7450 KEARNEY ST  
COMMERCE CITY CO 80022-1335

CURRENT RESIDENT  
6161 E 74TH PL  
COMMERCE CITY CO 80022-1331

CURRENT RESIDENT  
6100 E 74TH PL  
COMMERCE CITY CO 80022-1332

CURRENT RESIDENT  
6476 E 74TH PL  
COMMERCE CITY CO 80022-1349

CURRENT RESIDENT  
6350 E 74TH PL  
COMMERCE CITY CO 80022-1333

CURRENT RESIDENT  
6496 E 74TH PL  
COMMERCE CITY CO 80022-1349

CURRENT RESIDENT  
7400 KRAMERIA ST  
COMMERCE CITY CO 80022-1338

CURRENT RESIDENT  
6502 E 74TH PL  
COMMERCE CITY CO 80022-1349

CURRENT RESIDENT  
7446 KRAMERIA ST  
COMMERCE CITY CO 80022-1338

CURRENT RESIDENT  
7480 LEYDEN ST  
COMMERCE CITY CO 80022-1352

CURRENT RESIDENT  
7401 LEYDEN ST  
COMMERCE CITY CO 80022-1341

CURRENT RESIDENT  
7491 LEYDEN ST  
COMMERCE CITY CO 80022-1353

CURRENT RESIDENT  
7441 LEYDEN ST  
COMMERCE CITY CO 80022-1341

CURRENT RESIDENT  
7453 KRAMERIA ST  
COMMERCE CITY CO 80022-1355

CURRENT RESIDENT  
7441 LOCUST ST  
COMMERCE CITY CO 80022-1345

CURRENT RESIDENT  
7455 KRAMERIA ST  
COMMERCE CITY CO 80022-1355

CURRENT RESIDENT  
7451 LOCUST ST  
COMMERCE CITY CO 80022-1345

CURRENT RESIDENT  
7461 KRAMERIA ST  
COMMERCE CITY CO 80022-1355

CURRENT RESIDENT  
7481 LOCUST ST  
COMMERCE CITY CO 80022-1345

CURRENT RESIDENT  
7475 KRAMERIA ST APT A  
COMMERCE CITY CO 80022-1382

CURRENT RESIDENT  
7490 LOCUST ST  
COMMERCE CITY CO 80022-1346

CURRENT RESIDENT  
7475 KRAMERIA ST APT B  
COMMERCE CITY CO 80022-1382

CURRENT RESIDENT  
7475 KRAMERIA ST APT C  
COMMERCE CITY CO 80022-1382

CURRENT RESIDENT  
6580 E 73RD AVE  
COMMERCE CITY CO 80022-1711

CURRENT RESIDENT  
7475 KRAMERIA ST APT D  
COMMERCE CITY CO 80022-1382

CURRENT RESIDENT  
7201 MONACO ST  
COMMERCE CITY CO 80022-1720

CURRENT RESIDENT  
7475 KRAMERIA ST APT E  
COMMERCE CITY CO 80022-1382

CURRENT RESIDENT  
7245 MONACO ST  
COMMERCE CITY CO 80022-1720

CURRENT RESIDENT  
6441 E 72ND PL  
COMMERCE CITY CO 80022-1702

CURRENT RESIDENT  
7200 HIGHWAY 2  
COMMERCE CITY CO 80022-1723

CURRENT RESIDENT  
6400 E 72ND PL  
COMMERCE CITY CO 80022-1703

CURRENT RESIDENT  
7220 HIGHWAY 2  
COMMERCE CITY CO 80022-1723

CURRENT RESIDENT  
6440 E 72ND PL  
COMMERCE CITY CO 80022-1703

CURRENT RESIDENT  
7350 HIGHWAY 2  
COMMERCE CITY CO 80022-1724

CURRENT RESIDENT  
6490 E 72ND PL  
COMMERCE CITY CO 80022-1703

CURRENT RESIDENT  
7260 LOCUST ST  
COMMERCE CITY CO 80022-1727

CURRENT RESIDENT  
6525 E 72ND PL  
COMMERCE CITY CO 80022-1704

CURRENT RESIDENT  
7272 LOCUST ST  
COMMERCE CITY CO 80022-1727

CURRENT RESIDENT  
6496 E 73RD AVE  
COMMERCE CITY CO 80022-1709

CURRENT RESIDENT  
7255 MONACO ST  
COMMERCE CITY CO 80022-1731

CURRENT RESIDENT  
6565 E 73RD AVE  
COMMERCE CITY CO 80022-1710

CURRENT RESIDENT  
7275 MONACO ST  
COMMERCE CITY CO 80022-1731

CURRENT RESIDENT  
7250 MONACO ST  
COMMERCE CITY CO 80022-1732

CURRENT RESIDENT  
7300 LEYDEN ST  
COMMERCE CITY CO 80022-1928

CURRENT RESIDENT  
7270 MONACO ST  
COMMERCE CITY CO 80022-1732

CURRENT RESIDENT  
7370 LEYDEN ST  
COMMERCE CITY CO 80022-1928

CURRENT RESIDENT  
7271 MAGNOLIA ST  
COMMERCE CITY CO 80022-1734

CURRENT RESIDENT  
7380 LEYDEN ST  
COMMERCE CITY CO 80022-1928

CURRENT RESIDENT  
7220 LOCUST ST  
COMMERCE CITY CO 80022-1735

CURRENT RESIDENT  
7361 KRAMERIA DR  
COMMERCE CITY CO 80022-1930

CURRENT RESIDENT  
7240 LOCUST ST  
COMMERCE CITY CO 80022-1735

CURRENT RESIDENT  
7395 KRAMERIA DR  
COMMERCE CITY CO 80022-1930

CURRENT RESIDENT  
7271 KEARNEY ST  
COMMERCE CITY CO 80022-1923

CURRENT RESIDENT  
7397 KRAMERIA DR  
COMMERCE CITY CO 80022-1930

CURRENT RESIDENT  
7255 KRAMERIA ST  
COMMERCE CITY CO 80022-1925

CURRENT RESIDENT  
7290 KRAMERIA DR  
COMMERCE CITY CO 80022-1931

CURRENT RESIDENT  
7295 KRAMERIA ST  
COMMERCE CITY CO 80022-1925

CURRENT RESIDENT  
7296 KRAMERIA DR  
COMMERCE CITY CO 80022-1931

CURRENT RESIDENT  
7297 KRAMERIA ST  
COMMERCE CITY CO 80022-1925

CURRENT RESIDENT  
7371 KRAMERIA ST  
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT  
7381 LEYDEN ST  
COMMERCE CITY CO 80022-1927

CURRENT RESIDENT  
7373 KRAMERIA ST  
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT  
7375 KRAMERIA ST UNIT A  
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT  
6338 E 72ND AVE  
COMMERCE CITY CO 80022-2000

CURRENT RESIDENT  
7375 KRAMERIA ST UNIT B  
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT  
6451 E 72ND AVE  
COMMERCE CITY CO 80022-2003

CURRENT RESIDENT  
7377 KRAMERIA ST  
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT  
6461 E 72ND AVE  
COMMERCE CITY CO 80022-2003

CURRENT RESIDENT  
7379 KRAMERIA ST  
COMMERCE CITY CO 80022-1938

CURRENT RESIDENT  
7185 MONACO ST  
COMMERCE CITY CO 80022-2051

CURRENT RESIDENT  
7330 KRAMERIA ST  
COMMERCE CITY CO 80022-1939

CURRENT RESIDENT  
7360 KRAMERIA ST  
COMMERCE CITY CO 80022-1939

CURRENT RESIDENT  
7380 KRAMERIA ST  
COMMERCE CITY CO 80022-1939

CURRENT RESIDENT  
7350 KRAMERIA DR  
COMMERCE CITY CO 80022-1966

CURRENT RESIDENT  
7390 KRAMERIA DR  
COMMERCE CITY CO 80022-1966

CURRENT RESIDENT  
6302 E 72ND AVE  
COMMERCE CITY CO 80022-2000

# CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property at 7300 Leyden Street on July 31, 2018 in accordance with the requirements of the Adams County Development Standards and Regulations.

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

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J. Gregory Barnes