



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NAME: Broncucia Minor Subdivision  
CASE NUMBER: PLT2018-00028**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**July 16, 2019**

CASE No.: <b>PLT2018-00028</b>	CASE NAME: <b>Broncucia Minor Subdivision Plat</b>
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Owner's Name:	Michael and Marlene Broncucia
Applicant's Name:	Michael and Marlene Broncucia
Applicant's Address:	80 East 70 <sup>th</sup> Avenue, Denver, CO 80221
Location of Request:	80 East 70 <sup>th</sup> Avenue, Denver, CO 80221
Nature of Request:	A minor subdivision plat to create two lots in an I-1 zone district.
Zone Districts:	Industrial - 1 (I-1)
Comprehensive Plan:	Commercial
Site Size:	2.774 acres
Existing Primary Use:	Single-Family Residential
Proposed Use:	Lot 1: Residence; Lot 2: Light Industrial Uses
Hearing Date(s):	<b>PC: June 27, 2019 / 6:00 p.m.</b>
	<b>BOCC: July 16, 2019 /9:30 a.m.</b>
Report Date:	July 9, 2019
Case Manager:	Libby Tart
Staff Recommendation:	APPROVAL with 11 Findings-of-Fact and 2 Notes

**SUMMARY OF PREVIOUS APPLICATIONS**

In 2009, Michael and Marlene Broncucia purchased the subject property and made a request in 2011 to rezone three lots totaling 4.41 acres to an Industrial-1 zone district. A conditional use permit to allow outdoor storage on one acre of the property was also requested. The Planning Commission and the Board of County Commissioners approved the rezone request and placed a 10-year approval period for the conditional use request for outdoor storage “consisting of construction materials and vehicles that are operable and in good repair, and that the outdoor

storage area be kept free of trash and debris”. This one-acre area was limited to the southeast corner of the overall parcel.

In 2016, the applicant requested a lot line vacation to combine three lots into two lots – Lot 1 of 2.867 acres adjacent to the southeast intersection of Broadway and 70<sup>th</sup> Avenue, and Lot 2, a 2.774 acre lot, or the current lot involved in this request to the immediate east of Lot 1. This request was approved on August 16, 2016.

In 2017, more than one acre of the property was being used as a storage site for vehicles and storage containers. Code Compliance cited the applicant for needing a change-in-use permit for the uses occurring on the residential portion of the subject site.

## **SUMMARY OF APPLICATION**

### **Background**

Michael and Marlene Broncucia, the applicants, are requesting a minor subdivision plat to create two lots out of the one lot. The purpose of the request is to separate the existing residence on one lot and create another lot designated for light industrial uses.

### **Site Characteristics:**

The subject property is located approximately 455 feet southwest of the intersection of I-25 and West 70<sup>th</sup> Avenue. The 2.774-acre parcel has a shared access easement with the lot owner to the west off West 70<sup>th</sup> Avenue. The access easement is recorded with the County and is carried over with a plat note with this Minor Subdivision plat. Currently, the property contains a 1,356 square-foot single-family detached home constructed in 1956.

### **Development Standards and Regulations Requirements:**

Per Section 5-03-03 of the County’s Development Standards and Regulations, subdivision plats and parcel lot dimensions are required to conform to requirements of the designated zone district. In addition, all lots created by a subdivision shall have access to a County-maintained right-of-way. The minimum lot size required in the Industrial-1 (I-1) zone district is one acre, and the minimum lot width is 100 feet. The proposed lots conform to the minimum lot size and minimum lot width allowed in the zone district. In addition, the proposed lots share access to the County maintained right-of-way along West 70<sup>th</sup> Avenue.

Per Section 5-04 of the County’s Development Standards and Regulations, public improvements may be required to be constructed with the development of a subdivision. There are no public improvements required with this proposed plat. Sections 5-05-04 and 05-05-05 of the County’s Development Standards require land dedication to support new or expanded parks and schools. The applicant will be paying fees in lieu of land dedication.

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

The future land use designation on the property is Commercial. Per Chapter 5 of the Adams County Comprehensive Plan, a Commercial designation denotes “commercial areas in the County are intended to serve either neighborhood or regional needs and can be comprised of a

variety of uses, including retail sales, restaurants and other services, and professional and commercial offices. Commercial areas should be compatible with surrounding development, and located in areas with adequate transportation access, services, and public infrastructure.”

The request to create two new lots on the subject property will not be out of line with the future land use designation and goals of the Comprehensive Plan. Many light industrial uses align or pair well with commercial zone districts and there is significant light industrial to the north of the subject property. Uses that are less aligned with light industrial or commercial are not permitted or require a conditional use permit.

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

<b>Northwest I-1 Light Industrial</b>	<b>North I-1 Light Industrial</b>	<b>Northeast I-1 Warehousing</b>
<b>West C-5 and I-1 Service Garage/Retail Store</b>	<b>Subject Property I-1 Single Family Residential</b>	<b>East I-1 Vacant</b>
<b>Southwest R-1-C and PUD Service Garage/Retail/Restaurant</b>	<b>South PUD Single Family Residential and Light Industrial</b>	<b>Southeast PUD Light Industrial</b>

**Compatibility with the Surrounding Land Uses:**

Most of the parcels surrounding the subject property are designated as commercial or industrial. The surrounding area is largely comprised of single-story commercial and industrial buildings, with one single-family dwelling unit to the west of the subject property, as well as one on the subject property. The proposed subdivision will allow the existing residential use to be located on a parcel separate from the light industrial uses that are allowed in the zone district. This request will create more consistency with the surrounding area and allow for future redevelopment opportunities that align with the zone district and the Comprehensive Plan’s goals for the area.

**PLANNING COMMISSION UPDATE:**

The Planning Commission considered this case on June 27, 2019 and recommended approval in a 7-0 vote. The applicant’s representative was available to answer questions at the hearing and indicated they were supportive of staff’s recommendation and proposed note. There was no public testimony at the hearing.

**PC and Staff Recommendation:**

Based upon the application, the criteria for a minor subdivision final plat, and a recent site visit, PC and staff recommend **Approval of this request with 11 findings-of-fact and 2 notes.**

## **RECOMMENDED FINDINGS OF FACT**

1. The final plat is consistent and conforms to the approved sketch plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. The proposed subdivision 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. The proposed subdivision has established an adequate level of compatibility by:
  - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
  - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;

- c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
- d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
- e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

**Note to the Applicant:**

- 1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.
- 2. The applicant shall obtain a change-in-use permit for any future activities on-site.

**PUBLIC COMMENTS**

Notifications Sent	Comments Received
44	0

Notices were sent to all property owners and residents within a 750-foot radius of the site. As of writing the staff report, staff has not received any comments on the request.

**REFERRAL AGENCY COMMENTS**

**Responding with Concerns:**

Adams County CEDD Development Services Engineer (ensuring a Subdivision Improvement Agreement was not necessary)  
 Adams County CEDD Development Services Right-of-Way (correcting revisions to the plat)  
 Tri-County Health (noting flammable gas overlay and measures to install a gas control system)

**Responding without Concerns:**

Adams County Treasurer  
 Colorado Geological Survey  
 CDOT (confirmed no right-of-way improvements needed)  
 Xcel Energy

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

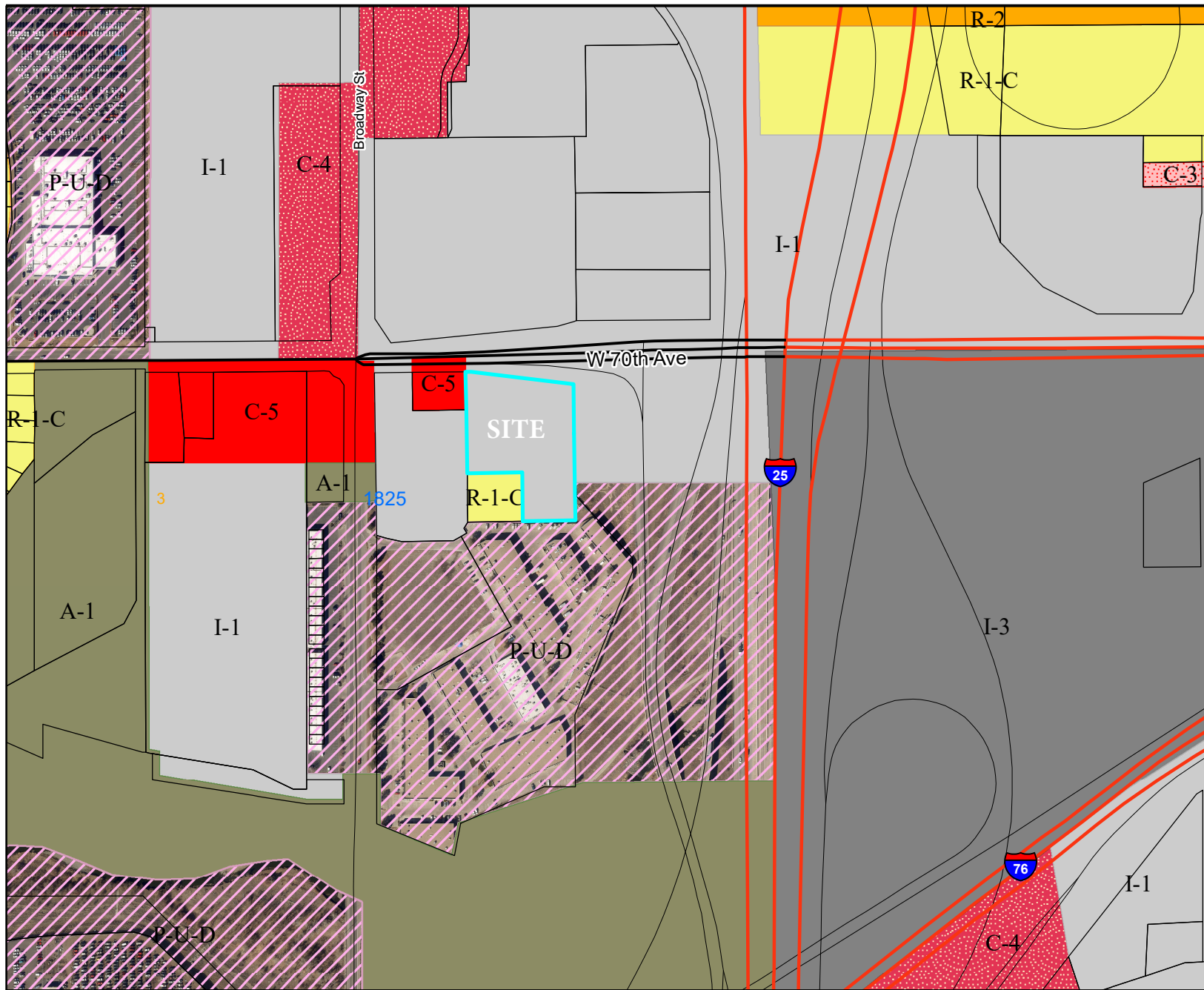
Adams County Attorney's Office  
 Adams County Building  
 Adams County Fire Protection District  
 Adams County Parks and Open Space Department

Adams County Sheriff's Office  
Century Link  
Code Compliance Supervisor  
Colorado Division of Water Resources  
Colorado Division of Wildlife  
Comcast  
United States Post Office









# 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)

**Case Name** Broncucia Minor Subdivision Plat

**Case Number** PLT2018-00028

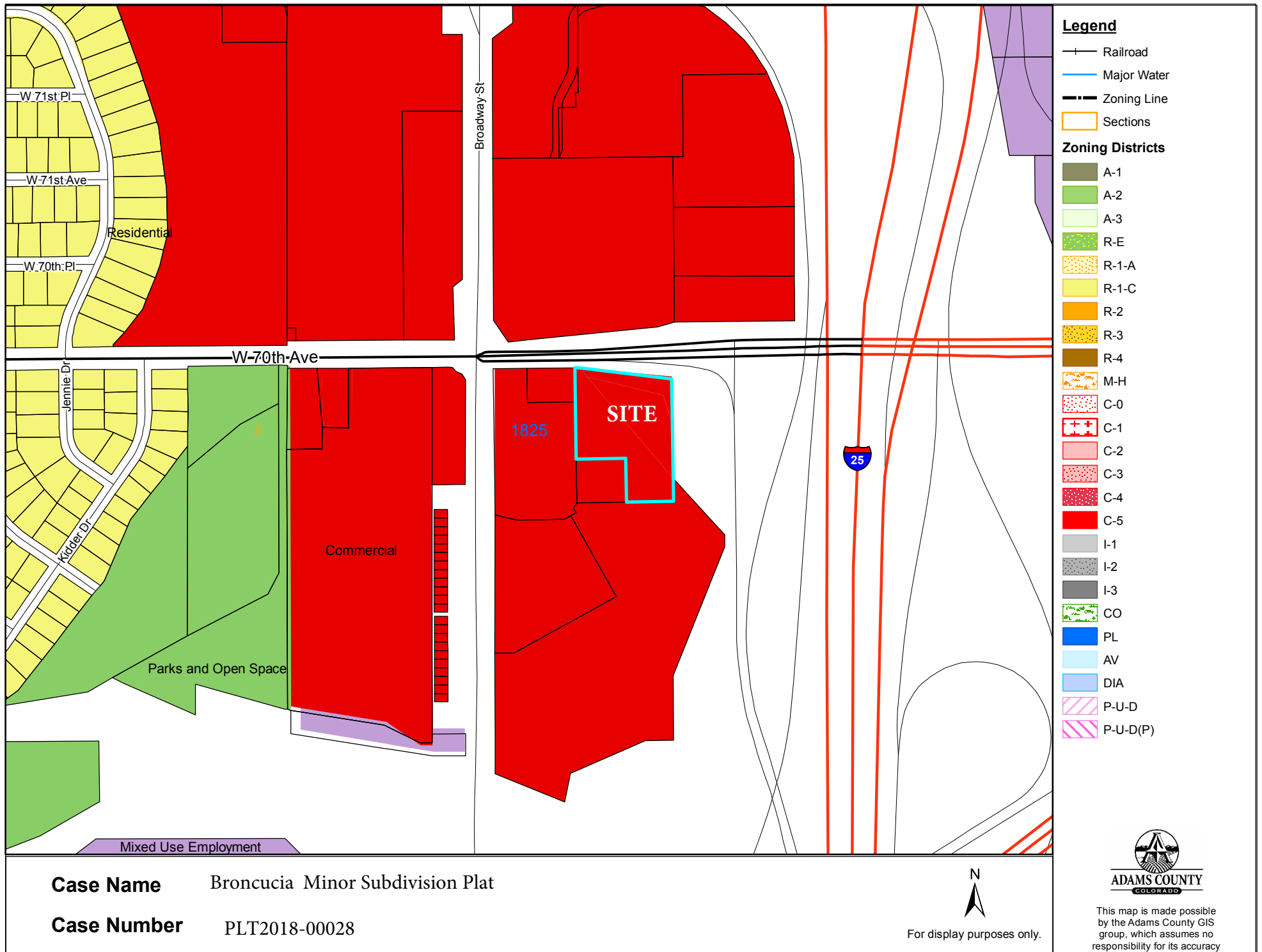


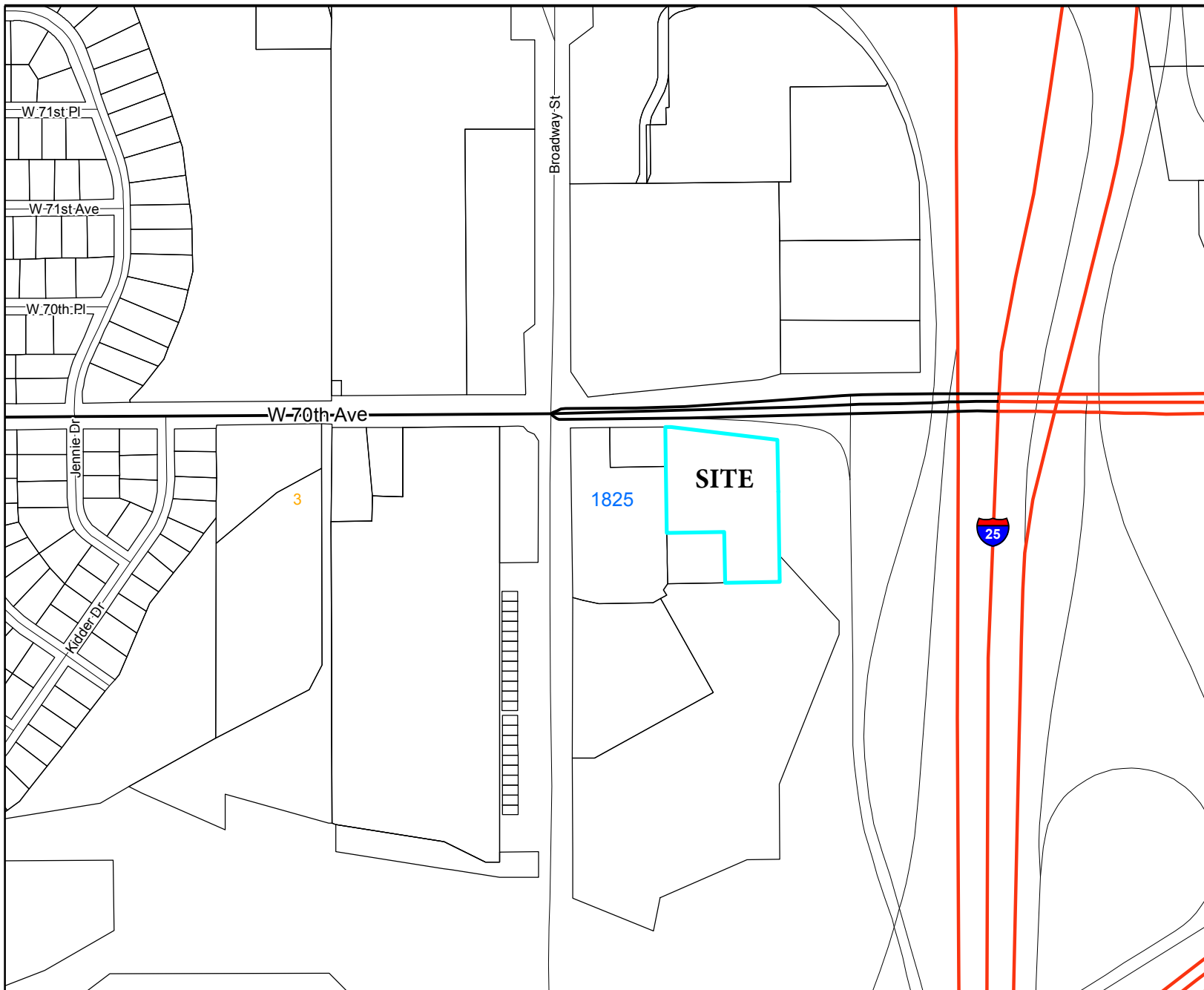
For display purposes only.



**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)

**Case Name** Broncucia Minor Subdivision Plat

**Case Number** PLT2018-00028



For display purposes only.



**ADAMS COUNTY**  
COLORADO

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### 3. Broncucia Minor Subdivision – Explanation of Project

This application for a minor subdivision is to create two parcels, Lot 1 containing approximately 1 acre and Lot 2 containing approximately 1.7 acres. Lot 1 includes an existing residence with expected continued use as a residence. Lot 2 is intended to be used for light industrial activities allowed within the I-1 zone and consistent with historical uses. The planned industrial use for Lot 2 is for trucking. AN easement for access to Lot 2 is previously recorded at the north entrance to the property. The south portion of Lot 2 was approved for conditional use as storage in 2011 until 2021 and is planned to continue as such.

A conceptual review meeting was conducted in 2017 to review potential options to address a zoning violations notice (VIO2017-01180) received for industrial uses of the property after a lot correction in 2016. This subdivision is intended to address the issue so that Lot 2 can continue to be used for I-1 zone approved activities.

Both lots are within the serving area of Pecos Water and Sanitation.

A drainage plan and traffic study are not provided since the minimum threshold would not be met for impervious surfaces and trips per household. There are also no public improvements planned so a Subdivision Improvement Agreement is not provided at this time.

# BRONCUCIA MINOR SUBDIVISION

A REPLAT OF LOT 2, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2, BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 1 OF 2

CASE NO: PLT2018-00028

## DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT UNDERSIGNED, BEING THE OWNERS OF LOT 2, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2 RECORDED IN RECEPTION NO. 2016000073284, ADAMS COUNTY RECORDS, BEING A PART OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS;

COMMENCING AT THE N.W. CORNER OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SAID SECTION 3; THENCE S89°53'42"E, COINCIDENT WITH THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER, A DISTANCE OF 330.12 FEET; THENCE S00°06'18"W A DISTANCE OF 40.00 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF 70TH AVENUE, THE NORTHWEST CORNER OF LOT 2 SAID BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2 AND THE THE POINT OF BEGINNING: THENCE S89°53'42"E COINCIDENT WITH SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 16.30 FEET; THENCE S82°17'03"E COINCIDENT WITH THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 317.43 FEET; THENCE S00°05'43"W COINCIDENT WITH SAID EAST LINE OF LOT 2, A DISTANCE OF 419.91 FEET; THENCE ALONG THE SOUTHERLY LINE OF SAID LOT 3 THE FOLLOWING THREE (3) COURSES AND DISTANCES: THENCE 1) S89°55'51"W A DISTANCE OF 160.69; THENCE 2) N00°05'01"E A DISTANCE OF 150.00 FEET; THENCE 3) S89°55'51"W A DISTANCE OF 170.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE ALONG THE WEST LINE OF SAID LOT 2, THE FOLLOWING TWO (2) COURSES AND DISTANCES: THENCE 1) N00°05'20"E A DISTANCE OF 196.01 FEET; THENCE 2) N00°00'17"E A DISTANCE OF 116.96 FEET TO THE POINT OF BEGINNING.  
CONTAINS 120, 846 SQUARE FEET OR 2.774 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BRONCUCIA MINOR SUBDIVISION AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, ALL STREETS, AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT, FOREVER, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, SEWER LINES, WATER LINES: TOGETHER WITH A RIGHT TO TRIM INTERFERING TREES AND BRUSH, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION, MAINTENANCE AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.  
EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

THE MICHAEL F. AND MARLENE BRONCUCIA TRUST DATED FEBRUARY 26, 2007:

\_\_\_\_\_  
MICHAEL F. BRONCUCIA, TRUSTEE

\_\_\_\_\_  
MICHAEL F. BRONCUCIA

\_\_\_\_\_  
MARLENE BRONCUCIA

## ACKNOWLEDGEMENT:

STATE OF COLORADO)  
                                  )ss  
COUNTY OF ADAMS )

THE FOREGOING WAS ACKNOWLEDGED BY ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY MICHAEL F. BRONCUCIA, MARLELE BRONCUCIA, AND MICHAEL F. BRONCUCIA, AS TRUSTEE, THE MICHAEL F. AND MARLENE BRONCUCIA TRUST DATED FEBRUARY 26, 2007.

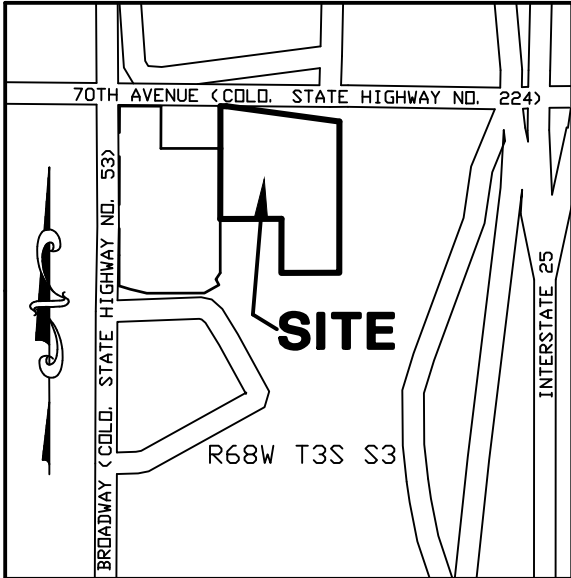
\_\_\_\_\_  
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

MY ADDRESS IS: \_\_\_\_\_  
\_\_\_\_\_

## VICINITY MAP

NOT TO SCALE



## PLAT NOTES:

AS SHOWN ON THIS PLAT: UTILITY EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID EASEMENTS.

THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO ADEQUATELY MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COSTS WILL BE ASSESSED TO THE PROPERTY OWNER.

## NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN AND DESCRIBED HEREIN. FOR OWNERSHIP OF THIS TRACT OF LAND, EASEMENTS AND/OR ENCUMBRANCES AFFECTING THIS TRACT OF LAND, R.W. BAYER & ASSOCIATES RELIED UPON NORTH AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO. 36200-18-02249, EFFECTIVE DATE: 06-27-2018 AT 7:30 A.M.

## BASIS FOR BEARINGS:

THE NORTH LINE OF THE SOUTH ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, IS ASSUMED TO BEAR S89°53'42"E. MONUMENTS ARE AS SHOWN HEREON)

## SURVEYOR'S CERTIFICATE:

I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, AND THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

RAYMOND W. BAYER,  
REG P.L.S. NO. 6973

## APPROVALS:

### PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIR

### BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
CHAIR

## CERTIFICATE OF CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_:\_\_\_\_ \_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D., 20\_\_\_\_.

BY: \_\_\_\_\_  
DEPUTY COUNTY CLERK AND RECORDER

## Prepared By

R. W. BAYER & ASSOCIATES, INC.  
2090 EAST 104TH AVENUE, SUITE 200  
THORNTON, COLORADO 80233-4316  
(303) 452-4433 rwbysurveying@hotmail.com  
CAD FILE: M18078A/M18078A.dwg

Date Prepared: JUNE 12, 2018

RECEPTION NO: \_\_\_\_\_



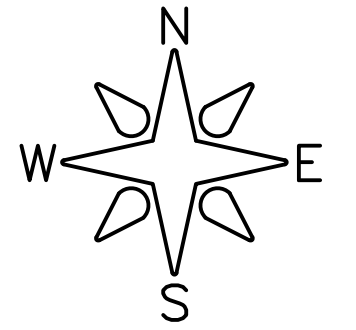
# BRONCUCIA MINOR SUBDIVISION

A REPLAT OF LOT 2, BRONCUCIA SUBDIVISION CORRECTION PLAT NO. 2, BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 3, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 2 OF 2

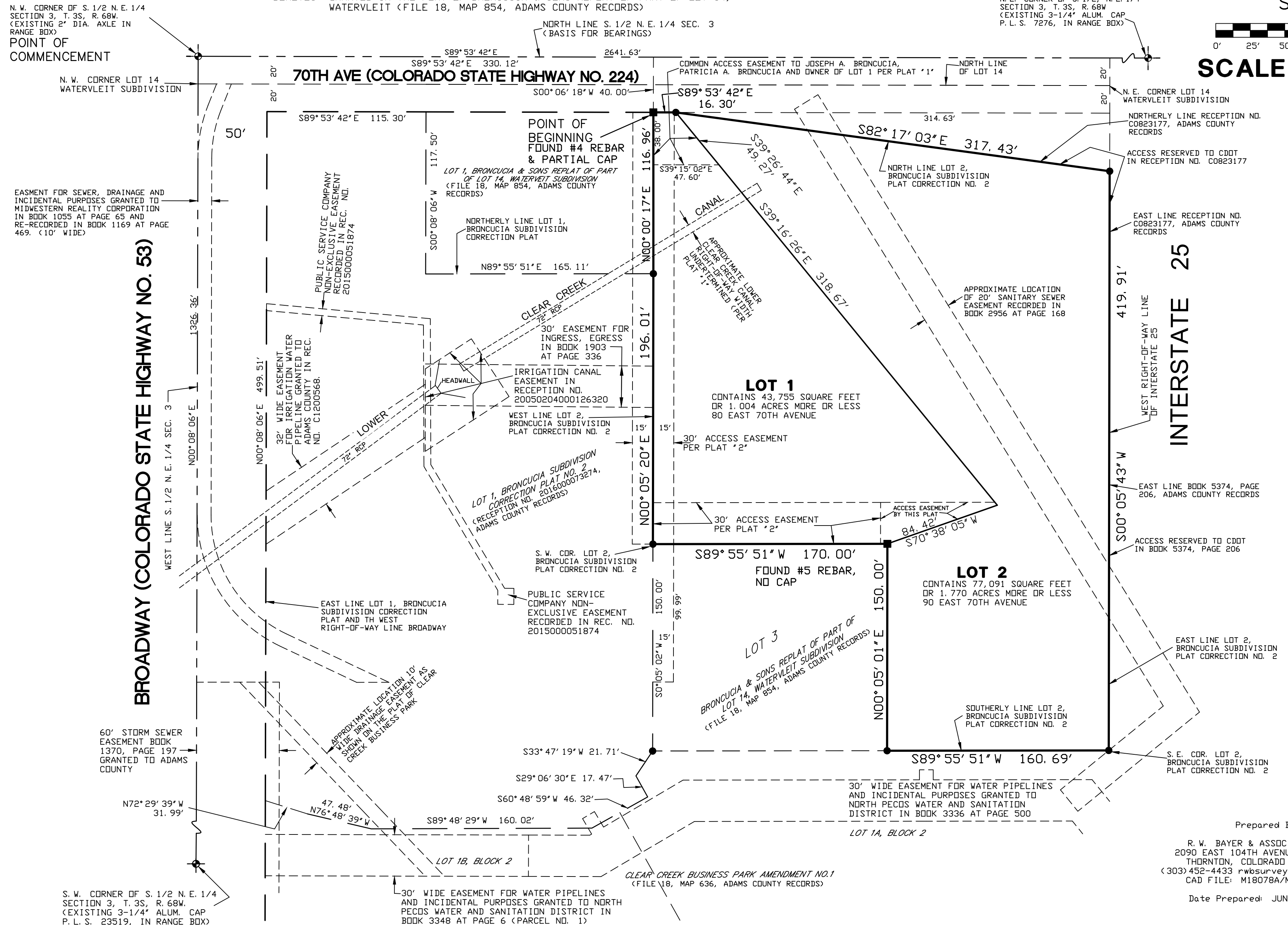
CASE NO: PLT2018-00028

## LEGEND

- DENOTES: FOUND MONUMENT AS DESCRIBED HEREIN
- DENOTES: FOUND #5 REBAR & CAP, BAYER - P. L. S. 6973
- PER PLAT '1' DENOTES: GRANTED IN THE PLAT OF BRONCUCIA SUBDIVISION CORRECTION PLAT (RECEPTION NO. 2011000041563, ADAMS COUNTY RECORDS)
- PER PLAT '2' DENOTES: GRANTED IN THE PLAT OF BRONCUCIA & SONS REPLAT OF PART OF LOT 14, WATERVLEIT (FILE 18, MAP 854, ADAMS COUNTY RECORDS)



SCALE 1"=50'



[illegible]

## **Exhibit 4.1: Community and Economic Development Department Comments**

### **Initial Review:**

#### **Commenting Division: Development Services, Planning:**

Name of Review: Libby Tart

#### **PERMITTING REQUIREMENTS:**

- a. **Minor Subdivision.** Per the right-of-way comments below, the applicant needs to request a Minor Subdivision Plat and not a Plat Correction. Portions of the document reference one or the other. Please correct all of the documents and prepare them as a Minor Subdivision Plat.
- b. A public hearing before the Planning Commission and Board of County Commissioners is required for this request. The BOCC shall have the final authority to approve or deny the request.

#### **COMMENTS:**

- a. As part of the application for the Minor Subdivision Plat, please provide information on the following:
  - Drainage Letter and Trip Generation Analysis signed and stamped by an engineer.

#### **Commenting Division: Development Services, Engineering:**

Name of Review: Matt Emmens

**Email:** [EmmeM@adcogov.org](mailto:EmmeM@adcogov.org) / 720-523-6826

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0603H), 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: Applicant is proposing to subdivide the property and use the property for industrial use. No site improvements were included in the submittal package. Per sections 2-02-17-04-05 and 2-02-18-01 of the Adams County Development Standards and Regulations, traffic and drainage improvements are required with the platting of all properties. The applicant will need to have a Drainage Study and a Traffic Impact Study prepared based on full development of the site as industrial property (I-1 zone). These reports will detail the necessary improvements needed to support the site use and mitigate the impacts to County infrastructure based on the proposed zoning. The applicant will need to have construction plans created based on the recommendations of those studies. All construction documents must be reviewed and approved by the County prior to the scheduling of the final plat hearing.

ENG3: Per comment ENG2 above, the applicant will be required to construct all required public improvements prior to the issuance of any building permit(s) on the properties. A subdivision improvements agreement is required to guarantee the construction of the required public improvements.

ENG4: The site is located adjacent to W. 70th Ave. and a Colorado Department of Transportation CDOT I-25 on ramp. Adams County will not require a sidewalk along the northern roadway frontage of W 70th Ave., as there is no sidewalk connection to the east.

However, CDOT may require curb and gutter improvements to the I-70 ramp. The applicant is urged to contact CDOT, prior to the creation of any roadway improvement plans, and inquire about any roadway improvements that CDOT will require. Adams County will need to confirm that all CDOT improvements requirements are being met prior to the scheduling of any plat hearing.

ENG5: 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.

ENG6: 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.

ENG7: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of the entrance apron is ADA compliant (for pedestrian travel from the site to the West) and, any roadway improvements as required by the approved traffic impact study.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

ENG9: The applicant is required to complete a traffic impact study signed and stamped by a professional engineer.

ENG10: The use of "on-site Low Impact Development (LID) techniques", such as breaking impervious surfaces is required. The applicant is required to design the site using the Urban Drainage Flood Control District Manual, Volume 3 as a guide.

#### **Commenting Division: Development Services, Right-of-Way**

**Name of Review:** Marissa Hillje

**Email.** [mhillje@adcogov.org](mailto:mhillje@adcogov.org) / 720-523-6837

ROW1. The plat document submitted does not qualify as a plat correction since the land is being subdivided. Therefore the county will need to work with the applicant to figure out a naming convention/or change the name of the subdivision.

ROW2. Add case # to top right of each page.

ROW3. Add approval blocks for planning commission and BOCC.

ROW4. See all other redlines on plat attached.

#### **Commenting Division: Environmental Programs Manager**

**Name of Review:** Jen Rutter

**Email.** [jrutter@adcogov.org](mailto:jrutter@adcogov.org) / 720-523-6841

ENV1. No comment.

#### **Commenting Division: Development Services Building and Safety**

**Name of Review:** Justin Blair

**Email:** [jblair@adcogov.org](mailto:jblair@adcogov.org) / 720-523-6843

BSD1- No Comment.

#### **Commenting Division: Parks**

**Name of Review:** Aaron Clark  
**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)  
PKS1: No Comment.

**Second Review:**

**Commenting Division: Planning**

**Name of Review:** Libby Tart

**PERMITTING REQUIREMENTS:**

- a.) Please make the corrections shown on the ROW redlines and ensure the legal description is accurate.
- b.) Engineering is requesting an update to the traffic study. Please provide this with the next submission in accordance to their comments below.
- c.) Please note that if an outdoor storage yard is requested, the applicant will need to comply with the requirements of the I-1 zone district for permitted principal and accessory uses located in Section 3-24 of the Adams County Development Standards and Regulations. Section 4-10 Industrial Uses Performance Standards also outlines building permit and site plan requirements for industrial uses.
- d.) Following this correction, it appears the case is ready to schedule for public hearings before the Planning Commission and the Board of County Commissioners. Your Case Manager will provide instructions on the preparation of the Mylars prior to the public hearings and the subdivision fees that must be paid at this time.

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Matt Emmens

**Email:** [EmmeM@adcogov.org](mailto:EmmeM@adcogov.org) / 720-523-6826

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0603H), 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.

APPLICANT RESPONSE: Applicant acknowledges that a floodplain use permit is not required for this application.

COUNTY RESPONSE: Comment closed.

ENG2: Applicant is proposing to subdivide the property and use the property for industrial use. No site improvements were included in the submittal package. Per sections 2-02-17-04-05 and 2-02-18-01 of the Adams County Development Standards and Regulations, traffic and drainage improvements are required with the platting of all properties. The applicant will need to have a Drainage Study and a Traffic Impact Study prepared based on full development of the site as industrial property (I-1 zone). These reports will detail the necessary improvements needed to support the site use and mitigate the impacts to County infrastructure based on the proposed zoning. The applicant will need to have construction plans created based on the recommendations of those studies. All construction documents must be reviewed and approved by the County prior to the scheduling of the final plat hearing.

APPLICANT RESPONSE: no site improvements or construction is planned for this property. A drainage study and a traffic study were completed and are attached to this resubmittal.

COUNTY RESPONSE: The property is adjacent to a very short section of an Adams County roadway, that only includes the entrance to the site. The remainder of the site frontage is



adjacent to the CDOT on-ramp for I-25. Applicant has submitted confirmation that no roadway improvements are required by CDOT. No public roadway improvements are required. Applicant has stated that no site improvements are proposed at this time. At the time of site development, the applicant will be required to submit onsite construction plans, site specific drainage and traffic impact studies for review and approval. No building permits will be issued until all construction documents are approved.

Comment Closed.

ENG3: Per comment ENG2 above, the applicant will be required to construct all required public improvements prior to the issuance of any building permit(s) on the properties. A subdivision improvements agreement is required to guarantee the construction of the required public improvements.

APPLICANT RESPONSE: no public improvements are proposed nor are there any for requesting a building permit. Per comments from Matt Emmens during the review meeting on these comments held on September 24, 2018, a subdivision improvements agreement is not required for this application.

COUNTY RESPONSE: The property is adjacent to a very short section of an Adams County roadway, that only includes the entrance to the site. The remainder of the site frontage is adjacent to the CDOT on-ramp for I-25. Applicant has submitted confirmation that no roadway improvements are required by CDOT. No public roadway improvements are required.

ENG4: The site is located adjacent to W. 70th Ave. and a Colorado Department of Transportation CDOT I-25 on ramp. Adams County will not require a sidewalk along the northern roadway frontage of W 70th Ave., as there is no sidewalk connection to the east. However, CDOT may require curb and gutter improvements to the I-70 ramp. The applicant is urged to contact CDOT, prior to the creation of any roadway improvement plans, and inquire about any roadway improvements that CDOT will require. Adams County will need to confirm that all CDOT improvements requirements are being met prior to the scheduling of any plat hearing.

APPLICANT RESPONSE: CDOT representative Steve Loeffler provided a review of this subdivision request stating that “no curb and gutter improvements are needed”. A copy of this correspondence is attached to this resubmittal.

COUNTY RESPONSE: Applicant has submitted confirmation that no roadway improvements are required by CDOT. No public roadway improvements are required.

ENG5: 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.

APPLICANT RESPONSE: there are no construction plans that will disturb the property. The applicant understands that if construction occurs in the future a SWMP plan may be required if more than one acre is disturbed.

COUNTY RESPONSE: The applicant may also be required to obtain an Adams County Stormwater Quality permit, as well.

Comment Closed.

ENG6: 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.

APPLICANT RESPONSE: A drainage report was prepared and is attached to this submittal.

COUNTY RESPONSE: Applicant has indicated that no site improvements or increases in impervious area are proposed at this time. At the time of site development, the applicant will be required to submit onsite construction plans, site specific drainage and traffic impact studies for review and approval. No building permits will be issued until all construction documents are approved.

Comment Closed.

ENG7: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of the entrance apron is ADA compliant (for pedestrian travel from the site to the West) and, any roadway improvements as required by the approved traffic impact study.

APPLICANT RESPONSE: a trip generation report was prepared as requested that determined that no further study was required at this time. The CDOT review comments noted along with the engineer's comments in Response 4 above did not recommend any further improvements. If roadway improvements are required in the future the owner will submit plans to address what is required.

COUNTY RESPONSE: The trip generation analysis studied the number of trips generated, using the ITE Manual and several possible types of land-uses. However, the trip generation analysis did not include the land-use of "General Light Industrial", ITE code 110, which best describes the proposed zoning. The Trip Generation Analysis will need to be revised to include "General Light Industrial".

A review of the site shows that there is no sidewalk along the south side of W 70th Ave.

Replacement of the entrance apron that is ADA compliant will not be required, as there are no pedestrian facilities to connect too.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

APPLICANT RESPONSE: no building permits are planned for this property.

COUNTY RESPONSE: Comment Closed

ENG9: The applicant is required to complete a traffic impact study signed and stamped by a professional engineer.

APPLICANT RESPONSE: a trip generation report was prepared as directed and is attached to this resubmittal.

COUNTY RESPONSE: The trip generation analysis studied the number of trips generated, using the ITE Manual and several possible types of land-uses. However, the trip generation analysis did not include the land-use of "General Light Industrial", ITE code 110, which best describes the proposed zoning. The Trip Generation Analysis will need to be revised to include "General Light Industrial".

ENG10: The use of "on-site Low Impact Development (LID) techniques", such as breaking impervious surfaces is required. The applicant is required to design the site using the Urban Drainage Flood Control District Manual, Volume 3 as a guide.

APPLICANT RESPONSE: no construction is planned at this time. The Guidance noted and discussed in the drainage report will be referenced with any future development activities at that time.

COUNTY RESPONSE: Comment Closed.

**Commenting Division: Development Services, Right-of-Way**

**Name of Review:** Marissa Hillje

**Email:** [mhillje@adcogov.org](mailto:mhillje@adcogov.org) / 720-523-6837

ROW1. Change signature line for BoCC and Planning Commission to Chair.

ROW2. See additional redlines on the attached document.

**Third Review:**

**Commenting Division:** Development Services, Planning

**Name of Review:** Libby Tart

**PERMITTING REQUIREMENTS:**

**a. Please provide the following needs for the public hearing:** a. Provide a check with the invoice for the PLD Fees.

b. Provide a current legal description.

c. Provide a notarized set of Mylars

d. Provide a separate check with the recording fees for the Clerk's office: \$13/1st page, \$10/each additional page.

b. Your Case Manager will be taking this information forward to our division meeting on May 27th to determine if the case is ready for the two public hearings. If this is the case, the estimated hearing dates are June 27, 2019 at 6 p.m. for Planning Commission and Tuesday, July 16, 2019 at 9:30 a.m. for the Board of County Commissioners. Please let your case manager know if you are unable to make these dates and we will adjust them.

**Commenting Division:** Development Services, Engineering:

**Name of Review:** Matt Emmens

**Email:** [EmmeM@adcogov.org](mailto:EmmeM@adcogov.org) / 720-523-6826

ENG: Engineering is reviewing the traffic generation analysis and will prepare a separate response as needed.

**Commenting Division:** Development Services, Right-of-Way

**Name of Review:** Marissa Hillje

**Email:** [mhillje@adcogov.org](mailto:mhillje@adcogov.org) / 720-523-6837

ROW1. The applicant has addressed all ROW comments and redlines.

# COLORADO GEOLOGICAL SURVEY

1801 19th Street  
Golden, Colorado 80401



Karen Berry  
State Geologist

August 28, 2018

Libby Tart-Schoenfelder, AICP  
Adams County Community & Economic Development  
4430 S. Adams County Parkway, Suite W2000A  
Brighton, CO 80601

**Location:**  
SW $\frac{1}{4}$  NE $\frac{1}{4}$  Section 3,  
T3S, R68W, 6<sup>th</sup> P.M.  
39.8229, -104.9856

**Subject:   Broncucia Subdivision – Minor Subdivision Plat**  
**Case Number PLT2018-00028; Adams County, CO; CGS Unique No. AD-19-0004**

Dear Ms. Tart-Schoenfelder:

Colorado Geological Survey has reviewed the Broncucia Subdivision minor subdivision plat referral. I understand the applicant proposes to subdivide Lot 2, Broncucia Subdivision Correction Plat No. 2, creating two parcels in an I-1 zone.

The site is located in an "Area of Minimal Flood Hazard," is not undermined, and does not contain, nor is it exposed to, any geologic hazards that would preclude the existing and proposed residential and industrial uses and slight increase in density. **CGS therefore has no objection to approval of the two-lot subdivision as proposed.**

**Mineral resource potential.** According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-B, 1974, Commerce City Quadrangle), the subject property appears to be near the edge of an area mapped as "T1", a stream terrace deposit potentially containing a coarse aggregate resource described as "Gravel: relatively clean and sound." The map is crowded in this area, and difficult to interpret. The NRCS Soil Survey rates the site soils as a poor source of sand and gravel, and notes shrink-swell as a limitation for development, indicating non-negligible clay content, at least within the uppermost five feet. The presence of clay is inconsistent with a "clean" aggregate resource.

A determination of whether the property contains an economic mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a mineral resource. However, even if a mineral resource were determined to be present, the site's small size likely precludes economic extraction.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over a light blue horizontal line.

Jill Carlson, C.E.G.  
Engineering Geologist



August 28, 2018

Libby Tart-Schoenfelder  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Broncucia Subdivision, PLT2018-00028  
TCHD Case No. 5115

Dear Ms. Tart-Schoenfelder,

Thank you for the opportunity to review and comment on the Minor Subdivision to create two parcels in an I-1 zone district, where Lot 1 will continue to be used as a residence, and Lot 2 will be used for trucking, located at 80 East 70<sup>th</sup> Avenue. 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.

#### **Historic Landfill**

According to TCHD's records, there is a historic landfill located within 1,000 feet of the subject property referenced as Landfill No. AD-021. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or [slynch@tchd.org](mailto:slynch@tchd.org).



### **Pollution Prevention**

Businesses that involve parking of vehicles are at risk for leaking fluids such as fuels, antifreeze, brake fluids, and cleaning agents which may be harmful to exposed site workers, pollute the soil on the site, or be discharged into nearby water sources. 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. Collect and recycle waste petroleum-based fluids from vehicles, including used oil, transmission and brake fluids
2. Collect and recycle waste coolants from radiators
3. Use absorbents to clean up fluid leaks and spills which occur during vehicle preparation.
4. Waste petroleum based fluids and coolants should each be collected and placed in Department of Transportation (DOT) approved waste receptacles. These fluids should be recycled whenever possible.
5. Absorbents, rags, etc., used to clean up spills should also be placed in approved DOT receptacles and disposed of in accordance with applicable federal, state and local waste regulations.

A satellite photo of the site shows water pooling on the site. Washing of vehicles could result in run-off that is at risk of containing fluids such as fuels, antifreeze, brake fluids, and cleaning agents which may be harmful to exposed site workers, pollute the soil on the site, or be discharged into nearby water sources. This type of wastewater should not be drained on the ground surface or into the gutters or storm drains, therefore vehicles should not be washed at this site.

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

**HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION**

### **ON OR NEAR FORMER LANDFILLS**

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)( i ) and ( ii ) in Subpart C ); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.

## **Exhibit 4.4 Xcel Energy Comment**

**Commenting Division:** Xcel Energy

**Name of Review:** Donna George

**Email:** [Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the minor subdivision plat for **Broncucia Subdivision** and has no particular conflict. Please be aware PSCo owns and operates existing natural gas *service* and overhead and underground electric *distribution* facilities within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the **application process** via FastApp-Fax-Email-USPS (go to: [https://www.xcelenergy.com/start,\\_stop,\\_transfer/new\\_construction\\_service\\_activation\\_for\\_builders](https://www.xcelenergy.com/start,_stop,_transfer/new_construction_service_activation_for_builders)).

If there are any questions with this referral response, please contact me at 303-571-3306.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado

## **Exhibit 5: Neighborhood Comment**

No comment.



## Request for Comments

Case Name: Broncucia Subdivision  
Case Number: PLT2018-00028

August 10, 2018

Adams County Planning Commission is requesting comments on the following request:

- 1) Request for a Minor Subdivision Plat to create two parcels in an I-1 zone. The total acreage of the existing parcel is 2.7 acres. The applicant is proposing to create a one-acre parcel (Lot 1) and an 1.7 acre parcel (Lot 2).**

The Assessor's Parcel Numbers is **0182503103034**

Applicant Information: Michael and Marlene Broncucia  
**80 East 70<sup>th</sup> Avenue**  
**Denver, CO 80221**

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) 523-6858 by **August 28, 2018** 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 [Ltart-schoenfelder@adcogov.org](mailto:Ltart-schoenfelder@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.

Libby Tart-Schoenfelder, AICP  
Case Manager





## Public Hearing Notification

Case Name: Broncucia Minor Subdivision Plat  
Case Number: PLT2018-00028  
**Planning Commission Hearing Date: June 27, 2019 at 6:00 p.m.**  
**Board of County Commissioners Date: July 16, 2019 at 9:30 a.m.**

June 13, 2019

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

Request for a Minor Subdivision Plat to create two parcels in an I-1 zone. The total acreage of the existing parcel is 2.7 acres. The applicant is proposing to create a one-acre parcel (Lot 1) and an 1.7 acres parcel (Lot 2).

The Address is: 80 East 70<sup>th</sup> Avenue

The Assessor's Parcel Numbers are **0182503103034**

Applicant Information  
**Micahel Broncucia**  
**80 East 70<sup>th</sup> Avenue**  
**Denver, CO 80221**

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton, CO 80601. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g. wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at 720-523-6800 (or if this is a long distance call, please use the County's toll-free telephone number at 1-800-824-7842) prior to the meeting date. For further information regarding this case, please contact the Department of Community and Economic Development, 4430 South 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).

Thank you for your review of this case.

Libby Tart, AICP  
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Mary Hodge  
DISTRICT 5

# Public Notice

## NOTICE OF PUBLIC HEARING FOR LAND USE

**NOTICE IS HEREBY GIVEN**, that an application has been filed by, **LISA GARD, Case # PLT2018-00028**, requesting: Request for a Minor Subdivision Plat to create two parcels in an I-1 zone. The total acreage of the existing parcel is 2.7 acres. The applicant is proposing to create a one-acre parcel (Lot 1) and a 1.7 acres parcel (Lot 2). on the following property:

### **LEGAL DESCRIPTION:**

**Lot 2, Broncucia Subdivision Correction Plat No 2 Lot 2**

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

**APPROXIMATE LOCATION: 80 E 70TH AVE**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the **27th day of June, at the hour of 6:00 p.m.** where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

**NOTICE IS FURTHER GIVEN**, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the **16th day of July, at the hour of 9:30 a.m.**, to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact Libby Tart at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6800. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

**BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS**

**JOSH ZYGIELBAUM, CLERK OF THE BOARD**

Legal Notice No.: 703969

First Publication: June 13, 2019

Last Publication: June 13, 2019

Publisher: Westminster Window and  
Northglenn-Thornton Sentinel



Referral Listing  
Case Number PLT2018-00028  
Broncucia Minor Subdivision

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Addressing	Marissa Hillje PLN 720.523.6837 mhillje@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Right-of-Way	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@adcogov.org
Adams County Construction Inspection	Gordon .Stevens 4430 S. Adams County Pkwy Brighton CO 80601 720-523-6965 gstevens@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Parks and Open Space Department	Aaron Clark mpedrucci@adcogov.org (303) 637-8005 aclark@adcogov.org
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff's Office: SO-SUB	SCOTT MILLER 720-322-1115 smiller@adcogov.org

Agency	Contact Information
Adams County Treasurer	Lisa Culpepper 4430 S Adams County Pkwy Brighton CO 80601 720.523.6166 lculpepper@adcogov.org
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@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
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 303-384-2655 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.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: Mail CHECK to Sheila Lynch

Tri-County Health  
landuse@tchd.org  
.

UNITED STATES POST OFFICE

MARY C. DOBYNS  
56691 E COLFAX AVENUE  
STRASBURG CO 80136-8115  
303-622-9867  
mary.c.dobyns@usps.gov

Xcel Energy

Donna George  
1123 W 3rd Ave  
DENVER CO 80223  
303-571-3306  
Donna.L.George@xcelenergy.com

6901 BROADWAY LLC  
1103 OAK PARK DRIVE SUITE 110  
FT COLLINS CO 80525

MARKOVATOR ELEVATOR AND LIFT COMPANY LLC  
16165 CLIFFROCK CT  
COLORADO SPRINGS CO 80921-3728

BARRIE RANDY L AND  
BARRIE SANDRA L  
1180 EBONY ST  
DENVER CO 80221-3710

MITCHELL BROTHERS HOLDINGS LLC  
285 W DELGADA LN  
STANSBURY PARK UT 84074-4034

BPAZ HOLDINGS 9 LLC  
C/O BERKELEY PARTNERS  
SAN FRANCISCO CA 94104-4448

NB VENTURE LLC  
7260 OSCEOLA ST  
WESTMINSTER CO 80030-5229

BRONCUCIA MICHAEL F AND BRONCUCIA  
MARLENE TRUST  
544 SUNDOWN LANE  
DENVER CO 80221-4460

OIA CAPITAL SERVICES LLC  
47 LIMESTONE RD  
ARMONK NY 10504-2306

CHERFEIN JOINT VENTURE LLC  
3535 LARIMER ST  
DENVER CO 80205-2421

REGIONAL TRANSPORTATION DISTRICT  
1600 BLAKE ST  
DENVER CO 80202

COLORADO AGRICULTURAL DITCH  
COMPANY  
PO BOX 1072  
EASTLAKE CO 80614-1072

RODAN ENTERPRISES LLC  
7948 TROTTER LN  
LONE TREE CO 80124-9755

DTML LLC  
10461 LADERA DR  
LONE TREE CO 80124-5348

TURNPIKE INDUSTRIAL LP  
2 EXECUTIVE CIR STE 150  
IRVINE CA 92614-6772

GUZMAN-CISNEROS GEORGE A  
50 E 70TH AVE UNIT 1  
DENVER CO 80221-2954

W W GRAINGER INC  
C/O ECOVA INC MS 3944  
410 17TH ST STE 1175  
DENVER CO 80202-4439

LAMAI PROPERTIES LLC  
6955 N BROADWAY  
DENVER CO 80221

WATUMULL PROPERTIES CORP  
307 LEWERS ST STE 600  
HONOLULU HI 96815-2364

MARKOVATOR ELEVATOR AND  
LIFT COMPANY LLC  
16165 CLIFFROCK CT  
COLORADO SPRINGS CO 80921-3728

WELCH 3 INVESTMENTS LLC  
6327 BRAUN LN  
ARVADA CO 80004-6131



WPC CLEAR CREEK LLC  
307 LEWERS ST STE 600  
HONOLULU HI 96815-2364

CURRENT RESIDENT  
6911 BROADWAY  
DENVER CO 80221-2841

BRONCUCIA JOSEPH A AND  
BRONCUCIA PATRICIA A  
OR CURRENT RESIDENT  
120 E 70TH AVE  
DENVER CO 80221-2904

CURRENT RESIDENT  
6915 BROADWAY  
DENVER CO 80221-2841

COEN PROPERTIES LLC  
OR CURRENT RESIDENT  
6845 BROADWAY  
DENVER CO 80221-2878

CURRENT RESIDENT  
6921 BROADWAY  
DENVER CO 80221-2841

FERN LLC  
C/O UDI BARON  
OR CURRENT RESIDENT  
101 E 70TH AVE  
DENVER CO 80221

CURRENT RESIDENT  
6925 BROADWAY  
DENVER CO 80221-2841

GUZMAN-CISNEROS GEORGE A  
OR CURRENT RESIDENT  
50 E 70TH AVE UNIT 1  
DENVER CO 80221-2954

CURRENT RESIDENT  
6935 BROADWAY  
DENVER CO 80221-2841

MONTGOMERY HANSON ENTERPRISES LLC  
OR CURRENT RESIDENT  
6931 BROADWAY  
DENVER CO 80221-2841

CURRENT RESIDENT  
6941 BROADWAY  
DENVER CO 80221-2841

SPORTS WORLD PLUS INC  
OR CURRENT RESIDENT  
6835 BROADWAY  
DENVER CO 80221

CURRENT RESIDENT  
6945 BROADWAY  
DENVER CO 80221-2841

SPORTS WORLD PLUS INC  
OR CURRENT RESIDENT  
6841 BROADWAY  
DENVER CO 80221

CURRENT RESIDENT  
6951 BROADWAY  
DENVER CO 80221-2841

WAGNER JASON  
OR CURRENT RESIDENT  
6905 BROADWAY  
DENVER CO 80221-2841

CURRENT RESIDENT  
6955 BROADWAY  
DENVER CO 80221-2841

CURRENT RESIDENT  
6901 BROADWAY  
DENVER CO 80221-2841

CURRENT RESIDENT  
6995 BROADWAY  
DENVER CO 80221-2841

CURRENT RESIDENT  
6950 BROADWAY  
DENVER CO 80221-2879

CURRENT RESIDENT  
80 E 70TH AVE  
DENVER CO 80221-2902

CURRENT RESIDENT  
40 W 70TH AVE  
DENVER CO 80221-2906

CURRENT RESIDENT  
100 W 70TH AVE  
DENVER CO 80221-2912

CURRENT RESIDENT  
50 E 70TH AVE UNIT 2  
DENVER CO 80221-2954

# CERTIFICATE OF POSTING



I, Libby Tart, do hereby certify that I had the property posted at

80 West 70th Avenue, Denver, CO 80221

on June 17, 2019

in accordance with the requirements of the Adams County Zoning Regulations

*Libby Tart, AICP*

Libby Tart