



## 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**

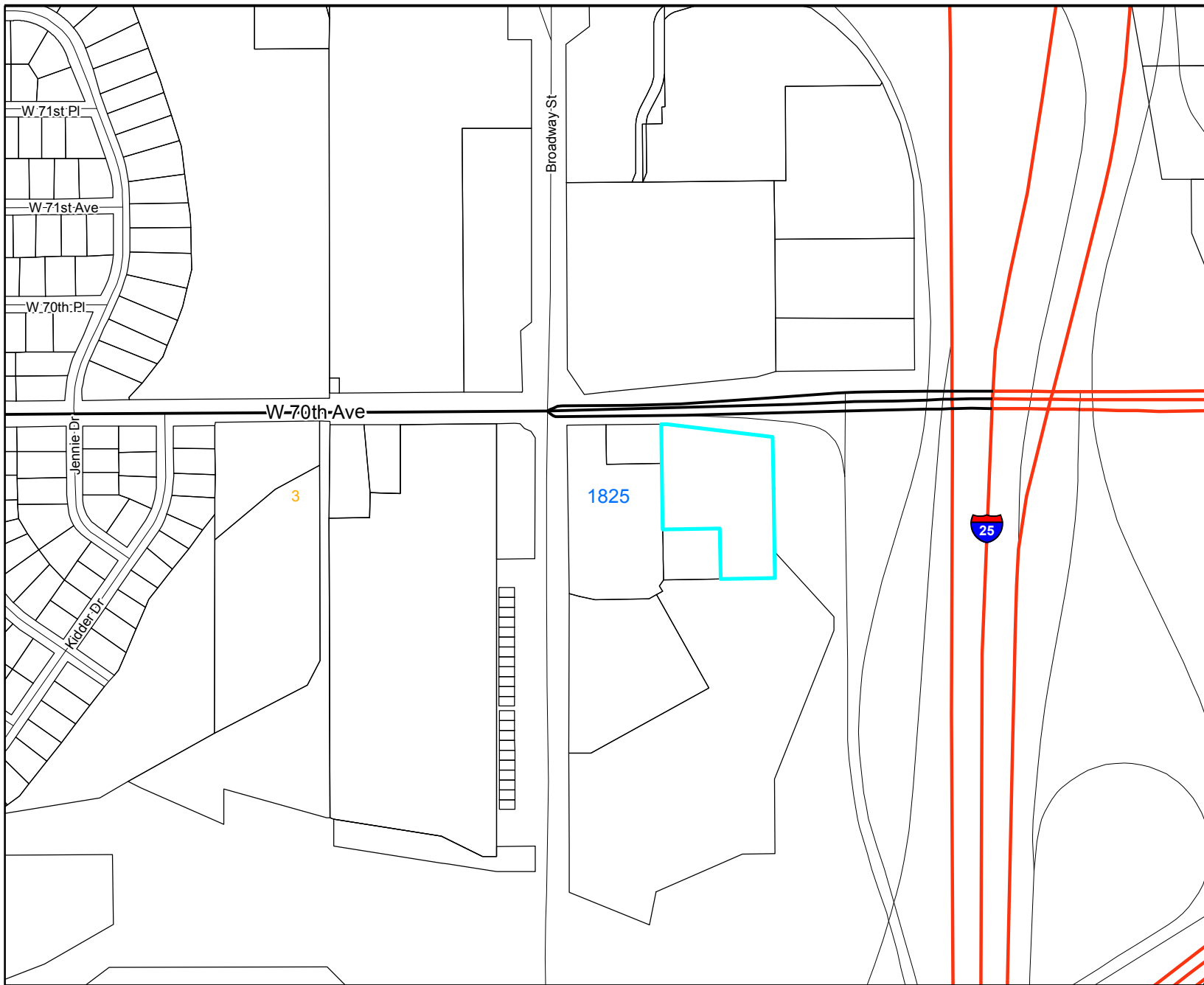
Applicant Information: Michael and Marlene Broncucia  
**80 East 70<sup>th</sup> Avenue  
Denver, CO 80221**

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



**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**

**Case Number**



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

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

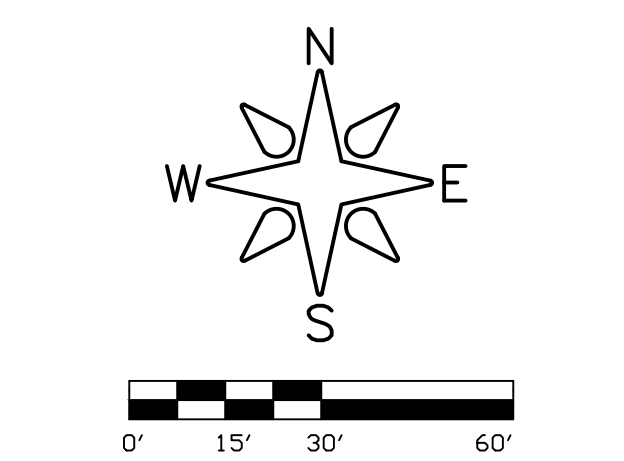
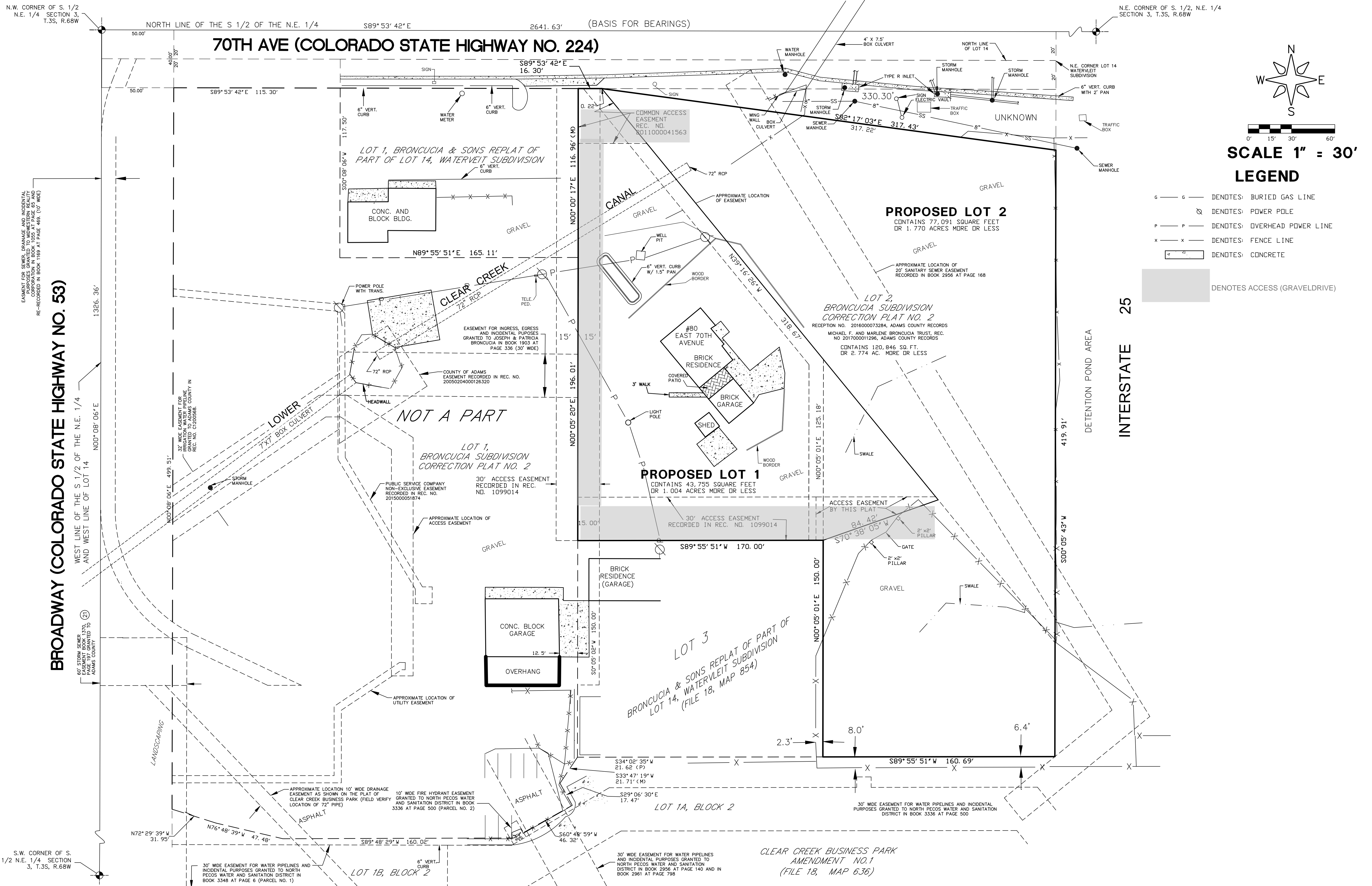
This application for a minor subdivision is to create two parcels, Lot 1 containing approximately 1 acre and Lot 2 containing approximately 1.7 acres. Lot 1 includes an existing residence with expected continued use as a residence. Lot 2 is intended to be used for light industrial activities allowed 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.

**PROPOSED BRONCUCIA SUBDIVISION FILING NO. 3**  
 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 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF ADAMS, STATE OF COLORADO.



**SCALE 1" = 30'**

- LEGEND**
- g — g — DENOTES: BURIED GAS LINE
  - ⊗ DENOTES: POWER POLE
  - P — P — DENOTES: OVERHEAD POWER LINE
  - x — x — DENOTES: FENCE LINE
  - DENOTES: CONCRETE
  - DENOTES ACCESS (GRAVELDRIVE)

**R.W. BAYER & ASSOCIATES, INC.**  
 2090 EAST 104TH AVENUE, SUITE 200  
 THORNTON, COLORADO 80233-4316  
 (303) 452-4433 rwburveying@hotmail.com

CAD FILE: M18078/M18078.DWG REVISIONS: 07-10-2018 RECONFIGURE LOTS /

**EXISTING CONDITIONS/CONCEPTUAL LOT LAYOUT**  
 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 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1"=30'	DATE: APR. 30, 2018	DRW BY: G.A.B.	CKD BY: R.B.	PROJ. NO: 2018-078
BOOK: 690	PAGE: 23	FILE NO: 3-3S.68-142L	SHEET: 1 OF 1	