



Request for Comments

Case Name:	Denver Mart Logan Street Project
Case Number:	PRC2016-00015

November 9, 2016

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

1) Lot Line Vacation to combine parcels into two lots pursuant to Section 2-02-16; 2) Rezone a portion of the site from Industrial-1 (I-1) to Industrial-2 (I-2) pursuant to Section 2-02-13; 3) Vacate a portion of Logan Street pursuant to Section 2-02-16-08

This request is located at **401 E. 58th Ave.**

The Assessor's Parcel Number is **0182510401001, 0182510401021, 0182510401022, 0182510401025, 0182510401026, 0182510401027, 0182510401028, 0182510402002, 0182510402005, 0182511300076, 0182511300082, 0182511300086**

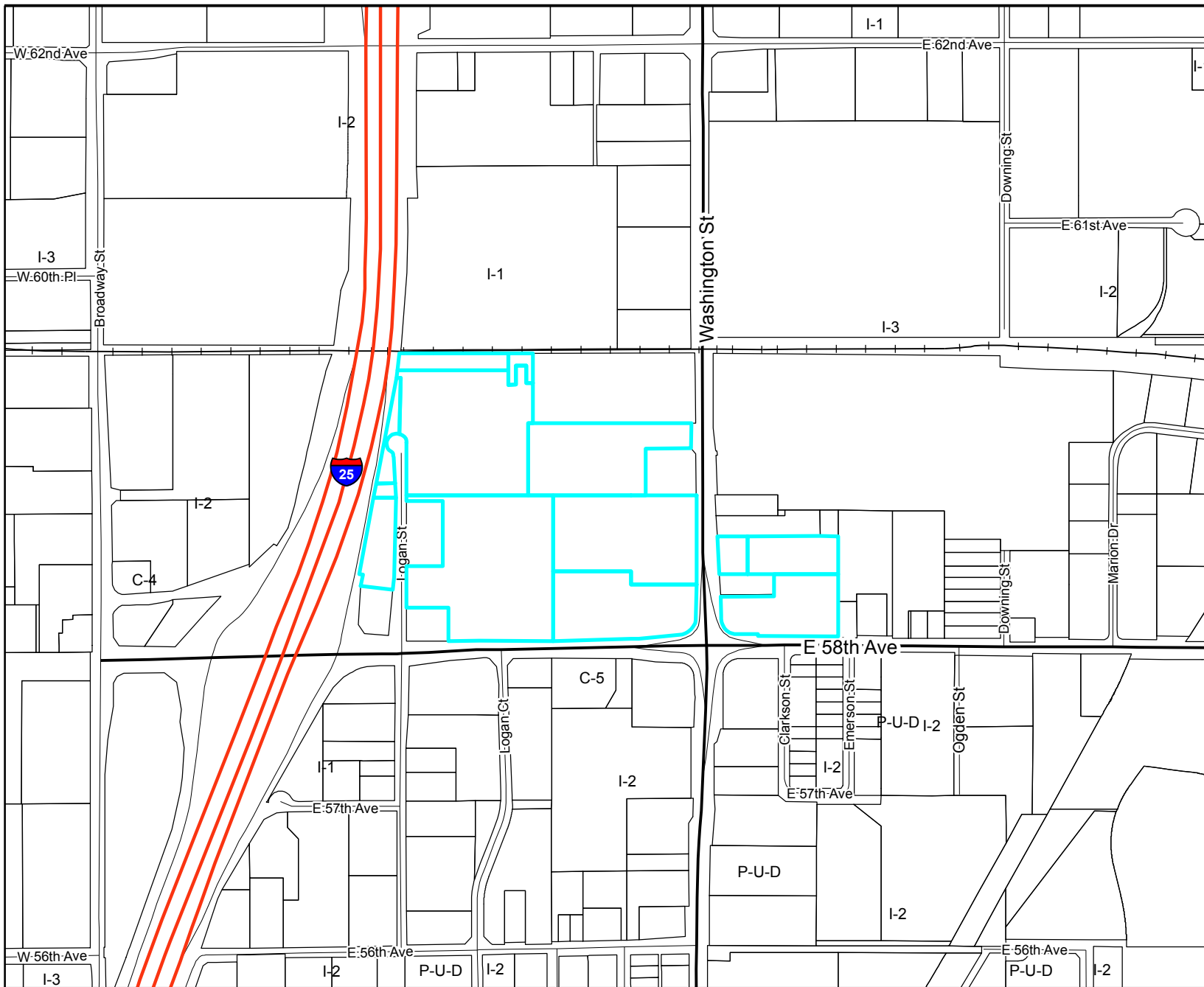
Applicant Information **DENVER MART LLC
451 E. 58TH AVE
DENVER, CO 80216**

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 11/30/2016 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 ECollins@adcogov.org.

































Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Emily Collins, AICP
Case Manager



LEGEND

-  Special Zoning Conditions
-  Section Numbers
-  Railroad
-  Major Water
-  Zoning Line
-  Sections
- Zoning Districts**
-  A-1
-  A-2
-  A-3
-  R-E
-  R-1-A
-  R-1-C
-  R-2
-  R-3
-  R-4
-  M-H
-  C-0
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  I-1
-  I-2
-  I-3
-  CO
-  PL
-  AV
-  DIA
-  P-U-D
-  P-U-D(P)
-  Airport Noise Overlay

PRC2016-00015

Denver Mart Logan Street Project



For display purposes only.



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

Explanation

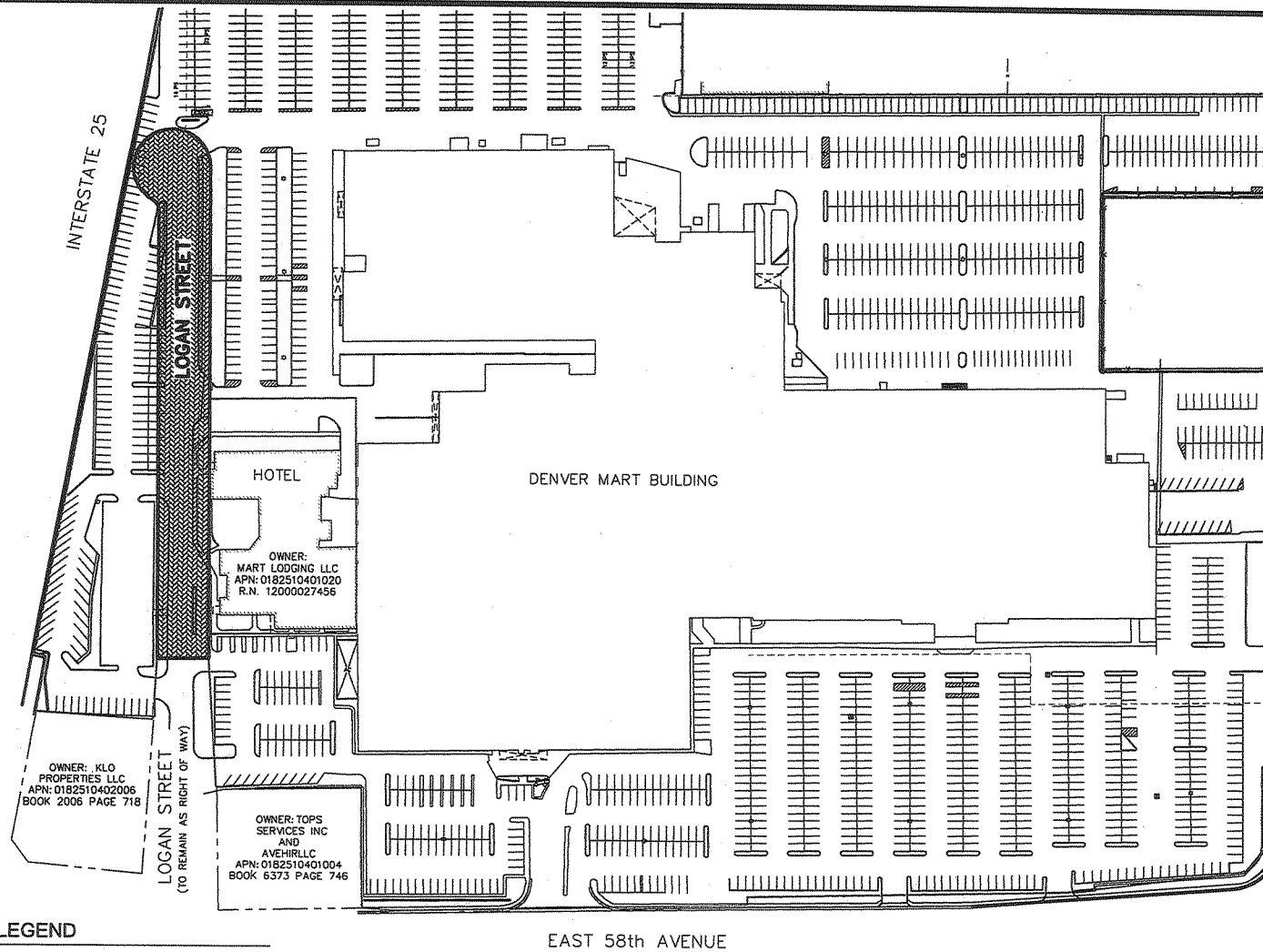
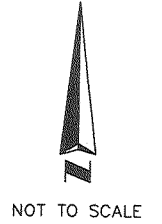
The Following is a short explanation of the proposal on behalf of the Denver Mart:

- Roadway Vacation of Logan St. North of 58th Avenue
- Plat Correction
- Rezoning

The Denver Mart in cooperation with the Comfort Inn Central is requesting the Roadway Vacation of approximately 614 feet of Logan St. north of 58th Avenue. The portion of Logan St. serves as the main ingress and egress to the Denver Mart and the Comfort Inn Centrals property and is not a through street. Upon vacation of the portion of the existing Logan St., shown on the attached exhibit, the applicants are prepared to execute a non-exclusive easement to allow for any existing utilities in the area of Logan St. being vacated if needed. The Denver Mart and the Comfort Inn Central will share in the maintenance and general upkeep of vacated portion of Logan St.

During the Roadway Vacation process Adams County has requested the Denver Mart consolidate and rezone our 12 Parcels, into 2 lots. Please refer to attached exhibit for list of plats effected. We are willing to make this consolidation based on the counties request.

The Denver Marts property is also currently divided into two zones. I-1 and I-2. The County has advised they would prefer to rezone under the I-1 zone. The Denver Mart will be requesting the new formation of plats be considered in the I-2 zone. The Denver Mart and the Denver Mart Drive In both fall under the Permitted Principal Commercial uses as Commercial retail, Drive In facilities, and Indoor Commercial recreation/entertainment. Keeping the I-2 zone allows for operation to continue as is, without the possibility of the Drive In's status being compromised further down the road should county choose to appeal its placement in an I-1 zone.



LEGEND



DENOTES PORTION OF EXISTING LOGAN STREET TO BE VACATED
(+/- 614 LINEAR FEET OF ROADWAY,
+/- 38,357 SQ.FT., OR 0.881 ACRES)

— DENOTES DENVER MART PROPERTY BOUNDARY

EXHIBIT
OF
PROPOSED LOGAN STREET
VACATION AREA
ADAMS COUNTY DENVER COLORADO

SCALE:
NOT TO SCALE
DRAWN BY/DATE:
CB 09/21/16
DRAWING FILE NAME:
1400936-ROW Vacation Exhibit.dwg

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