



Request for Comments

Case Name:	Rago Enterprises
Case Number:	PRC2018-00007

November 20, 2018

Adams County Planning Commission and Board of County Commissioners are requesting comments on the following:

- 1) Rezone from Industrial-3 (I-3) to Industrial-1 (I-1); 2) Minor Subdivision (Final Plat) to create 1 lot; and 3) Subdivision Improvement Agreement (SIA); 4) Conditional use permit to allow outdoor storage in excess of 100% of the building area.**

This request is located at **1551 Cargill Drive**
The Assessor's Parcel Numbers is **0182509400062**
Applicant Information **SPUR 10 HOLDINGS LP**
5610 FM 2218 RD
RICHMOND, TX 77469

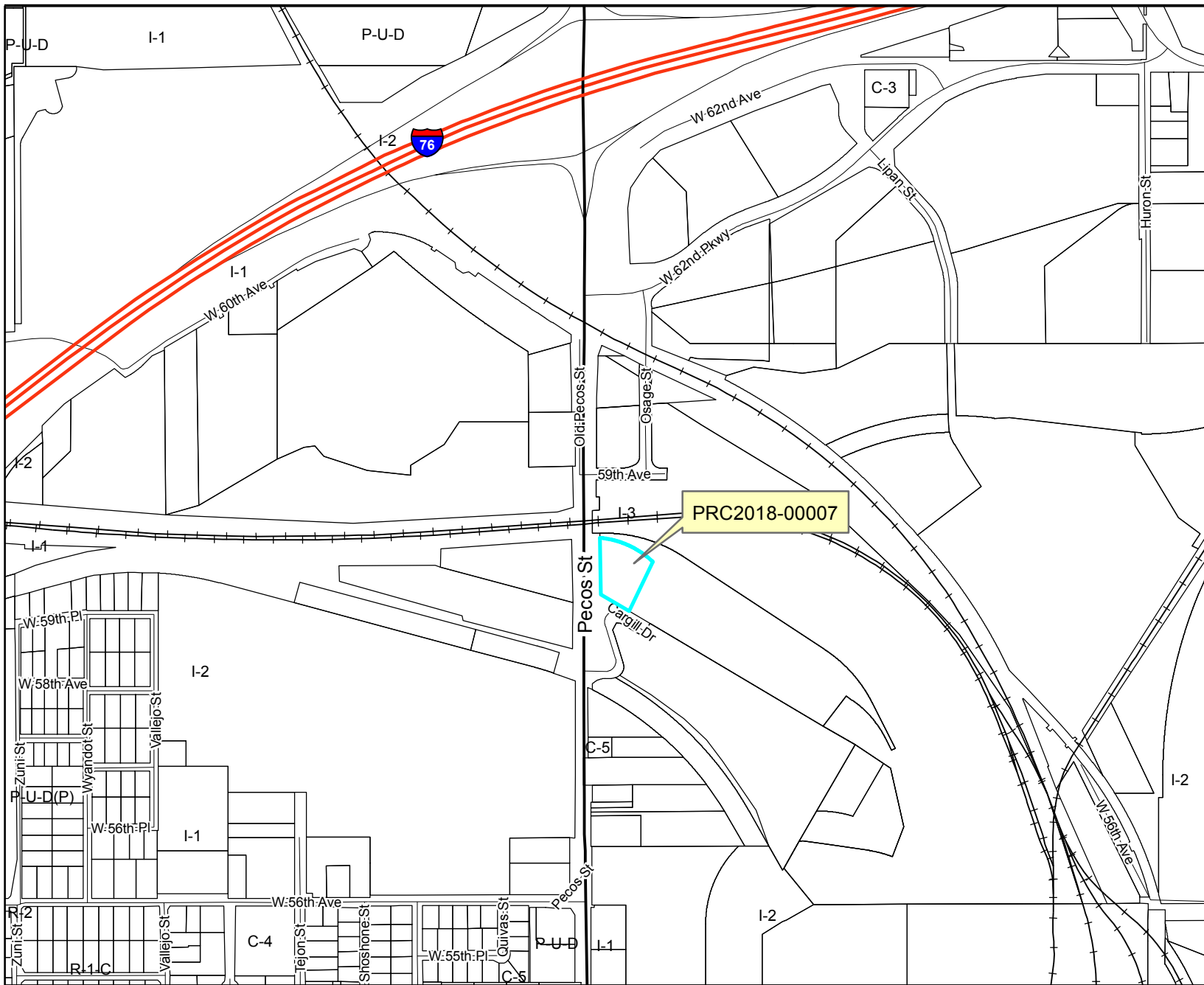
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **December 11, 2018** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to 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

Emily Collins, 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)

PRC2018-00007

Rago Enterprises



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



May 25, 2018

Community and Economic Development
Adams County
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Rago Office Building (1551 Cargill Drive) – Project Number PRE2017-00040
Written Explanation of the Project

To Whom It May Concern:

On the behalf of the property owner, we propose to develop the property located at 1551 Cargill Drive. The purpose of the project is to construct a single story office building to serve as the Denver headquarters of Rago Enterprises, Inc., a structural concrete contractor. The site will mainly be used by office staff in support of projects undertaken by Rago in the region. It will also serve as a base yard to store and maintain equipment used by construction crews and as a meeting point for foremen and some field personnel.

Other proposed improvements include a 24' x 60' temporary modular office, a 30' x 50' covered shed, and landscape improvements.

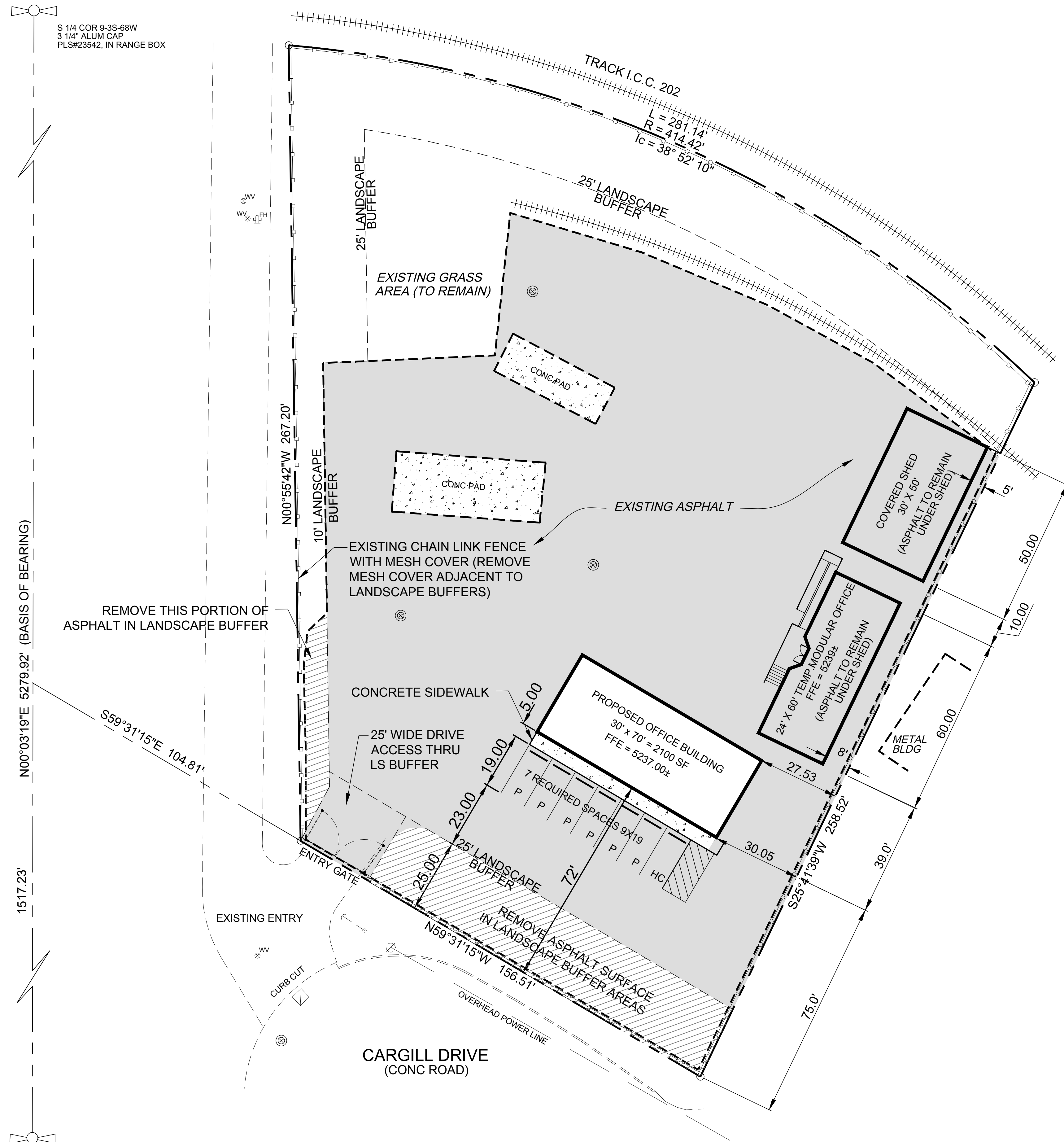
Please feel free to contact me with any concerns or for additional information.

Regards,

A handwritten signature in blue ink, appearing to read 'John Springs', written over a light blue horizontal line.

John Springs, P.E.
Design Engineer II

PROPOSED SITE LAYOUT



S 1/4 COR 9-3S-68W
3 1/4" ALLUM CAP
PLS#23542, IN RANGE BOX

S 1/4 COR 9-3S-68W
2 1/2" W.C. 5' WEST OF CORNER
PLS#11372, IN RANGE BOX

OFFICE SURVEY.dwg Plotted: 9/13/2016 7:16 AM - 7:16 AM by Steve Bowman



RAGO ENTERPRISES, LTD
1551 CARGILL DRIVE
ADAMS COUNTY
STATE OF COLORADO
PROPOSED SITE LAYOUT PLAN

Rev.	Description	Date

Drawn By:	Checked By:
AJ	FY-RL
Drawing Scale:	Project No.
AS NOTED	034-016
ISSUED FOR:	DATE:
<input type="checkbox"/> #1A Schematic	
<input type="checkbox"/> #1B Schematic	
<input type="checkbox"/> #1C Schematic	
<input type="checkbox"/> #2A Design Dev	
<input type="checkbox"/> #2B Design Dev	
<input type="checkbox"/> #2C Design Dev	
<input checked="" type="checkbox"/> #3A Permit Set	09/13/16
<input type="checkbox"/> #3B Permit Set	
<input type="checkbox"/> #3C Permit Set	
<input type="checkbox"/> #4A Pricing Set	
<input type="checkbox"/> #4B Bidding Set	
<input type="checkbox"/> #5A Const. Set	

PARKING SUMMARY:

OFFICE USE
 PROPOSED BUILDING 2100 SF
 CODE REQUIREMENT
 1 PARKING SPACE / 300 SF OFFICE SPACE
 2100 / 300 = 7 PARKING SPACES REQUIRED
 PARKING SPACES PROVIDED
 1 ACCESSIBLE SPACE (16' X 19')
 6 REGULAR SPACES (9' X 19')



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SCALE: 1" = 20'