



Public Hearing Notification

Case Name: Fulton Avenue Rezoning
Case Number: RCU2017-00020
Planning Commission Hearing Date: 08/24/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date: 09/12/2017 at 9:30 a.m.

August 1, 2017

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Request to rezone approximately 20 acres to Industrial-1 (I-1) from Agricultural-1 (A-1).**

This request is located approximately 1,500 feet south of the intersection of Bromley Lane and Fulton Avenue on approximately 20.0 acres. The Assessor's Parcel Number is 0156918200005. The legal description of the property is:

A TRACT OF LAND LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 18, TOWNSHIP 1SOUTH, RANGE 66 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER 1/4 CORNER OF SAID SECTION 18, FROM WHICH THE SOUTH 1/4 CORNER OF SAID SECTION 18 BEARS SOUTH 00 DEGREES 12 MINUTES 39 SECONDS EAST 2655.91 FEET (BASIS OF BEARING), THENCE SOUTH 89 DEGREES 43 MINUTES 16 SECONDS WEST, 30.00 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18 TO THE WESTERLY RIGHT OF WAY LINE OF SABLE BOULEVARD; THENCE CONTINUING SOUTH 89 DEGREES 43 MINUTES 16 SECONDS WEST, 571.00 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18 TO THE TRUE POINT OF THE BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 43 MINUTES 16 SECONDS WEST, 718.50 FEET ALONG THE SOUTH LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18 TO THE CENTER-WEST 1/16 CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 05 MINUTES 49 SECONDS WEST, 927.89 FEET ALONG THE WEST LINE OF THE SE 1/4 OF THE NW 1/4 OF SAID SECTION 18 TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO WAL-MART REAL ESTATE BUSINESS TRUST AS DESCRIBED IN SPECIAL WARRANTY DEED RECORDED JUNE 20, 2000 IN BOOK 6165 AT PAGE 243 OF THE RECORDS OF ADAMS COUNTY, COLORADO;

THENCE NORTH 89 DEGREES 46 MINUTES 09 SECONDS EAST, 3.70 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 6165 AT PAGE 243 TO AN ANGLE POINT THEREOF;

THENCE NORTH 00 DEGREES 13 MINUTES 51 SECONDS WEST, 125.75 FEET ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 6165 AT PAGE 243 TO A POINT OF CURVE TO THE RIGHT THEREOF;

THENCE NORTHEASTERLY, 176.63 FEET ALONG THE ARC OF SAID CURVE AND ALONG THE EASTERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 6165 AT PAGE 243 TO THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO THE CITY OF BRIGHTON AS DESCRIBED IN WARRANTY DEED RECORDED AUGUST 17, 1998 IN BOOK 5433 AT PAGE 377 OF THE RECORDS OF ADAMS COUNTY, COLORADO, SAID ARC HAVING A RADIUS OF 310.00 FEET, A CENTRAL ANGLE OF 32 DEGREES 38 MINUTES 44 SECONDS, AND BEING SUBTENDED BY A CHORD THAT BEARS NORTH 16 DEGREES 05 MINUTES 31 SECONDS EAST, 174.25 FEET;

THENCE NORTH 89 DEGREES 44 MINUTES 20 SECONDS EAST, 663.02 FEET ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND AS DESCRIBED IN SAID BOOK 5433 AT PAGE 377 TO A POINT FROM WHICH THE TRUE POINT OF BEGINNING BEARS SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST;

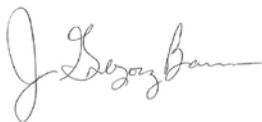
THENCE SOUTH 00 DEGREES 15 MINUTES 40 SECONDS EAST, 1220.61 FEET TO THE TRUE POINT OF BEGINNING.

Applicant Information: ADAMS COUNTY
 4430 S. ADAMS COUNTY PKWY.
 BRIGHTON, CO 80601

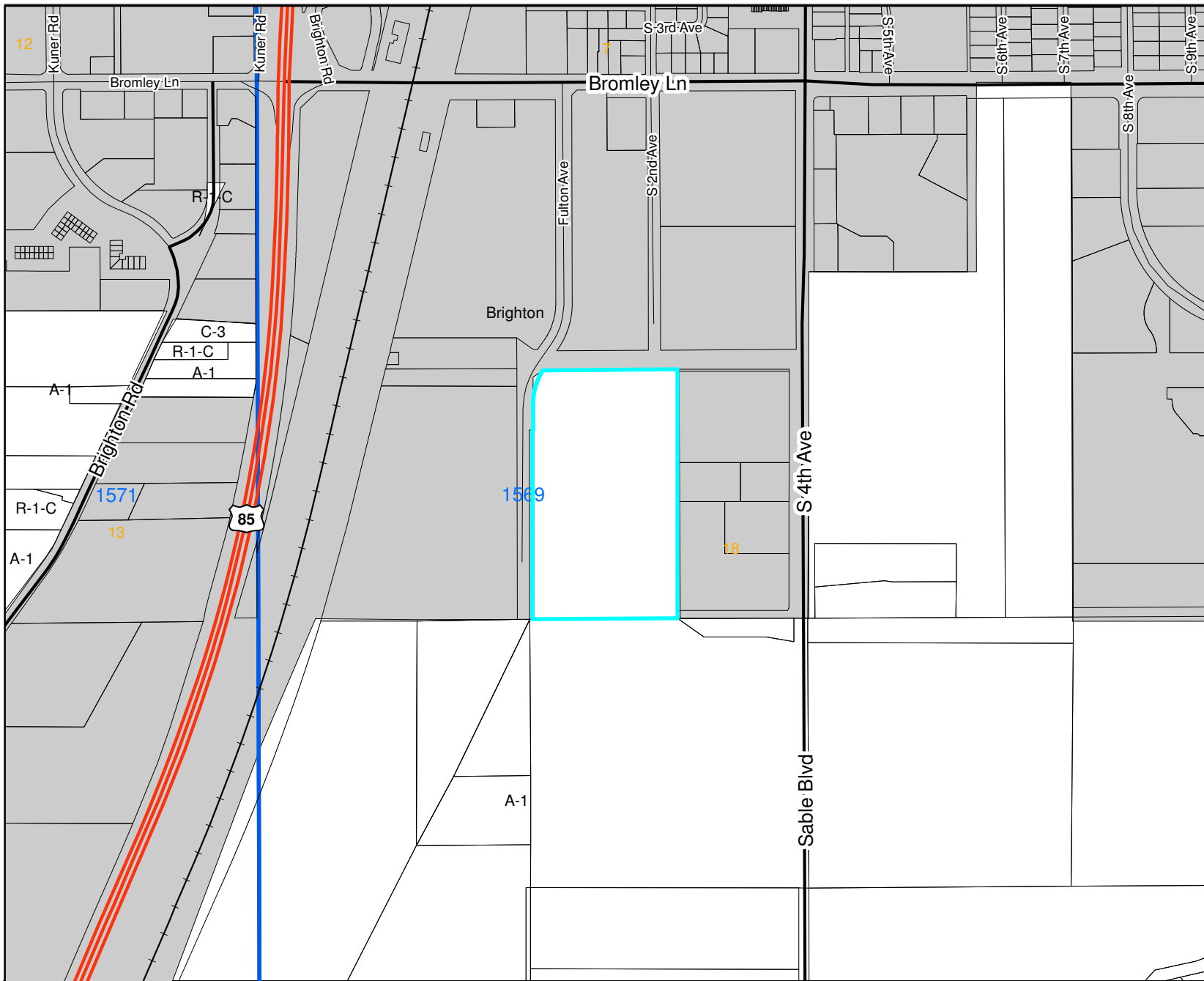
The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any 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.



Greg Barnes
Case Manager



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- +— Railroad
- Major Water
- Zoning Line
- Sections

Fulton Avenue Rezoning

RCU2017-00020



For display purposes only.



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

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

May 4, 2017

Adams County
Community & Economic Development Department
4430 S. Adams County Parkway
Brighton, CO 80601

To Whom It May Concern:

Adams County is seeking to change the zoning designation for a 20-acre parcel of land, which the County owns. The parcel is located at the southeastern terminus of Fulton Street, and approximately 2,000 feet southeast of the intersection of Fulton Street and Bromley Lane. The parcel (Parcel ID# 0156918200005) is currently zoned Agricultural-1 (A-1); however, the County is requesting to change the zoning designation to Industrial-1 (I-1).

In February 2009, Adams County acquired the 20 acres of land from the State of Colorado. At the time, the County sought to use the property as the site of a new juvenile detention facility. However, a different site was selected for the facility, and now the County wishes to rezone the property to allow broader uses than those currently permitted in the A-1 zone district.

The future land use designation on the property is "Industrial". The subject parcel is bordered on three sides by the City of Brighton municipal boundaries. The City of Brighton's future land use designation on the property is also industrial.

The property is also in the County's District Plan. This plan is a regional plan mutually approved and adopted by Adams County and City of Brighton for the areas south of Brighton, intended to encourage development while preserving important farmlands and agricultural character within the district. The subject property is identified in the District Plan with a future land use of industrial. The request to rezone the property to Industrial-1 zoning allows for lighter industrial uses which will be compatible with agricultural and residential uses planned in the District Plan.

We hope the Planning Commission and the Board of County Commissioners will consider approving this request for rezoning.

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

Greg Barnes
Case Manager

BOARD OF COUNTY COMMISSIONERS

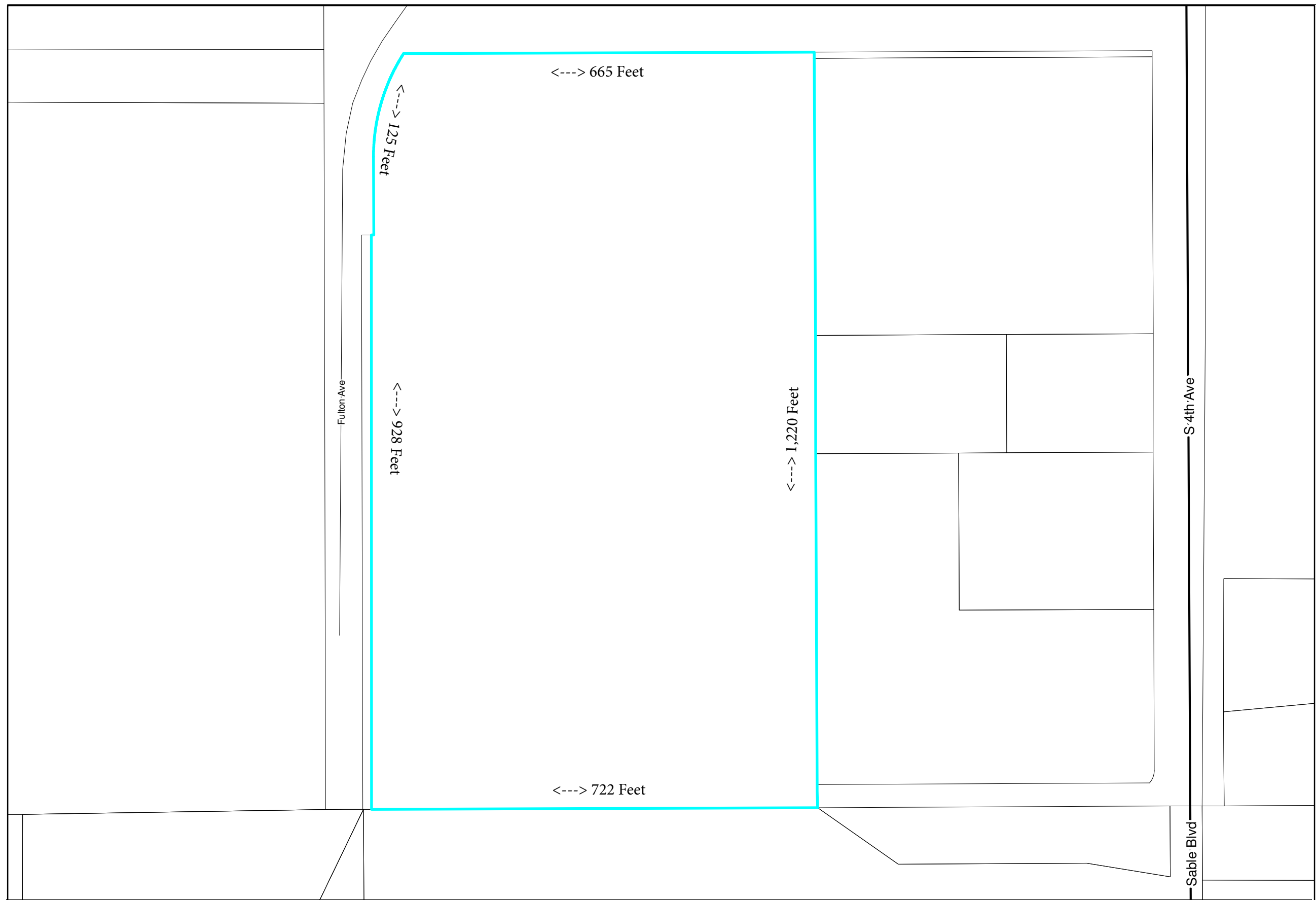
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



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Parcel # 0156918200005

