



## Request for Comments

Case Name:	PECOS STREET REZONE
Case Number:	RCU2018-00004

March 15, 2018

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

**Request to rezone from Agriculture-1 to Commercial pursuant to Section 2-02-13.**

This request is located at **6871 PECOS ST**

The Assessor's Parcel Number is **0182504200004**

Applicant Information **THE CULPEPPER LAW FIRM P.C (DUSTIN J. KLEIN ESQ)**  
**1900 GRANT ST STE 1110**  
**DENVER, CO 80221**

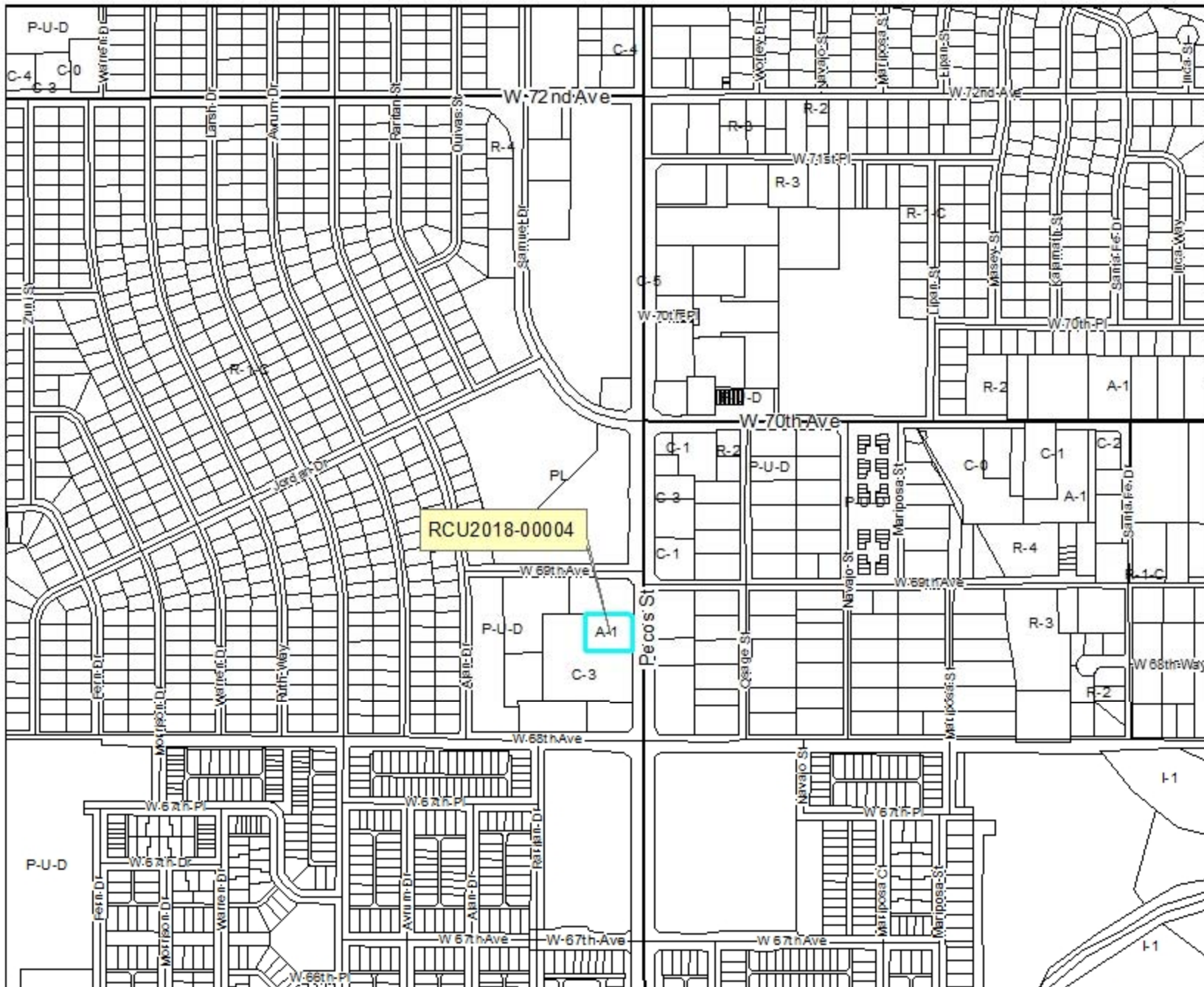
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **April 5, 2018** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [ECollins@adcogov.org](mailto: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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

*Emily Collins*

Emily Collins, AICP  
Case Manager



**LEGEND**

- ★ Special Zoning Conditions
- 3 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

**RCU2018-00004**  
**Pecos Street Rezone**



For display purposes only.



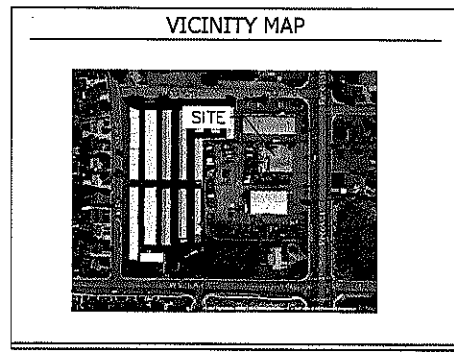
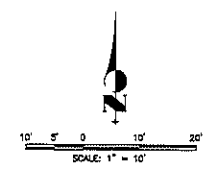
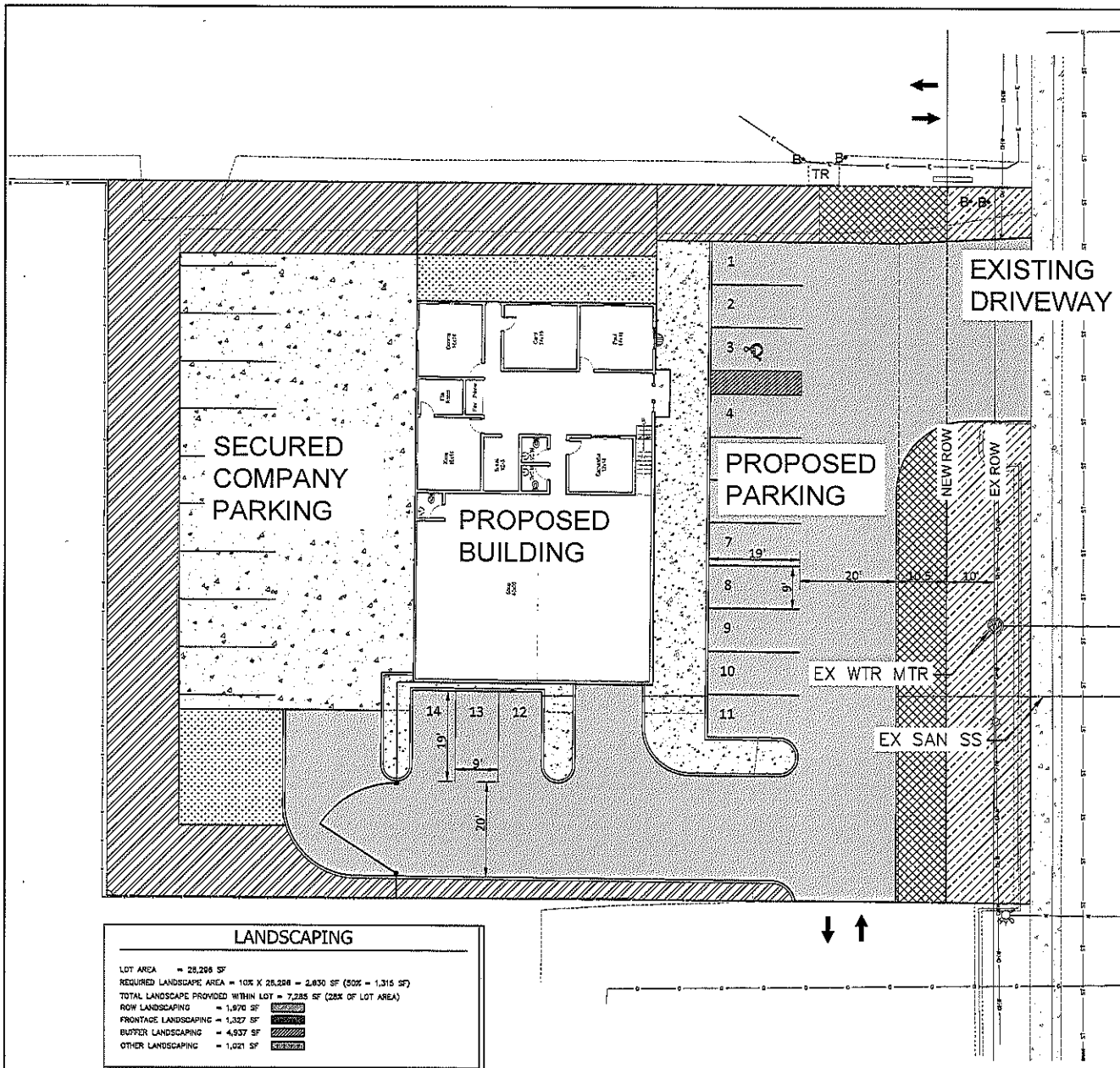
This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.

## EXPLANATION OF THE PROJECT

The parcel located at 6871 Pecos Street, Denver, Colorado 80221 (the "Property") is and has been a vacant lot. There are buildings on the neighboring lots to the north and south (the building to the south is for a retail business and the building to the north is an environmental consultation business), and behind the Property is a storage company. Fox Enterprises Limited (the "Owner") intends to build an office building on the Property, bringing the Property into conformity with the neighboring properties and consistency with the Master Plan, and adding economic value to the neighborhood, an increased tax base for Adams County, and furthers the goals of the Master Plan.

The Owner intends to build a two-story, owner-occupied commercial office building on the Property. The Property, currently vacant, is zoned A-1; however, the adjacent properties are zoned C-3 for the west and south lots, and PUD for the north lot. The Owner's intent is to obtain C-3 or C-2 zoning for the construction of the office building, to maintain neighborhood consistency.

Two community members attended the Community Meeting with respect to the Property and proposed development. Each individual was immensely supportive of the project; one was the owner of Wakeboard & Water Ski Specialty, the southern neighbor to the Property (6851 Pecos Street), and the other was Ms. Joyce Dechant, an Adams County resident.



- NOTES
1. PARKING SPACES = 14 TOTAL (INCLUDES 1 HO SPACE)
  2. BUILDING AREA = 4,030 SF

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST ONE-QUARTER, SECTION 4, TOWNSHIP 3 SOUTH, RANGE 66 WEST, OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO;

THENCE N89°20'00"W ON AN ASSUMED BEARING ALONG THE EAST LINE OF THE NORTHWEST ONE-QUARTER A DISTANCE OF 100.00 FEET;

THENCE S85°00'00"W PARALLEL WITH THE SOUTHERLY R.O.W. LINE OF WEST 69TH AVENUE A DISTANCE OF 50.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTAINING S85°00'00"W PARALLEL WITH SAID LINE A DISTANCE OF 185.00 FEET;

THENCE N05°20'00"W PARALLEL WITH THE EAST LINE OF SAID NORTHWEST ONE-QUARTER A DISTANCE OF 150.00 FEET; THENCE N40°00'00"W A DISTANCE OF 185.00 FEET;

THENCE S87°00'00"W A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING, COUNTY OF ADAMS, STATE OF COLORADO.

ADDRESS: 6671 PECOS STREET, DENVER, COLORADO

SURVEYOR

NOTE: INFORMATION SHOWN ON THIS PLAN ARE BASED ON A LAND SURVEY PLAT PREPARED BY:

GILLIANS LAND CONSULTANTS  
 PO BOX 746358  
 ARVADA, CO 80009-0358  
 PHONE: 303-972-8640  
 CONTACT: ROB HARRIS, PLS

CIVIL ENGINEER'S STATEMENT

I HEREBY AFFIRM THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION IN ACCORDANCE WITH ALL APPLICABLE COUNTY OF ADAMS COUNTY STANDARDS AND STATUTES, RESPECTIVELY; AND THAT I AM FULLY RESPONSIBLE FOR ALL DESIGN AND REVISIONS RELATIVE TO SAID PLANS.

OTTO BURDEN, P.E.  
 COLORADO P.E. 37868  
 FORWARD ON BEHALF OF COLORADO CIVIL ENGINEERS, LLC

DATE: \_\_\_\_\_

LANDSCAPING

LOT AREA	= 28,288 SF
REQUIRED LANDSCAPE AREA	= 10% X 28,288 = 2,829 SF (50% = 1,315 SF)
TOTAL LANDSCAPE PROVIDED WITHIN LOT	= 7,235 SF (25% OF LOT AREA)
ROW LANDSCAPING	= 1,870 SF
FRONTAGE LANDSCAPING	= 1,327 SF
BUFFER LANDSCAPING	= 4,537 SF
OTHER LANDSCAPING	= 1,021 SF

CCFE Colorado Civil Engineering, LLC  
 303-756-1337  
 303-756-1335  
 FAX: 303-756-1318

PREPARED FOR:  
 FOX ENTERPRISES LTD  
 6645 NORTH BROADWAY  
 DENVER, CO 80221

6671 PECOS STREET  
 DENVER, COLORADO

JOB NO. 1181  
 DESIGN BY: OLB  
 DRAWN BY: OLB  
 CHECK BY: OLB  
 ISSUE DATE: 01/26/18

REVISIONS:

1	INITIAL SUBMITTAL
2	
3	
4	

SITE PLAN

C2.0