



Request for Comments

Case Name: Nest Fresh Rezone
Case Number: RCU2019-00001

January 23, 2019

The Adams County Planning Commission is requesting comments on the following: **Rezoning application to change the zoning designation on 35 acres from Agricultural-3 to Industrial-1.** This request is located at 2575 Manilla Rd. The Assessor's Parcel Numbers are 0181734100002 and 0181700000065.

Applicant Information: Luberski Properties, LLC
Greg Silkwood
4340 Glencoe St
Denver, CO 80216

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 02/13/2019 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 GJBarnes@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.

Greg Barnes
Case Manager

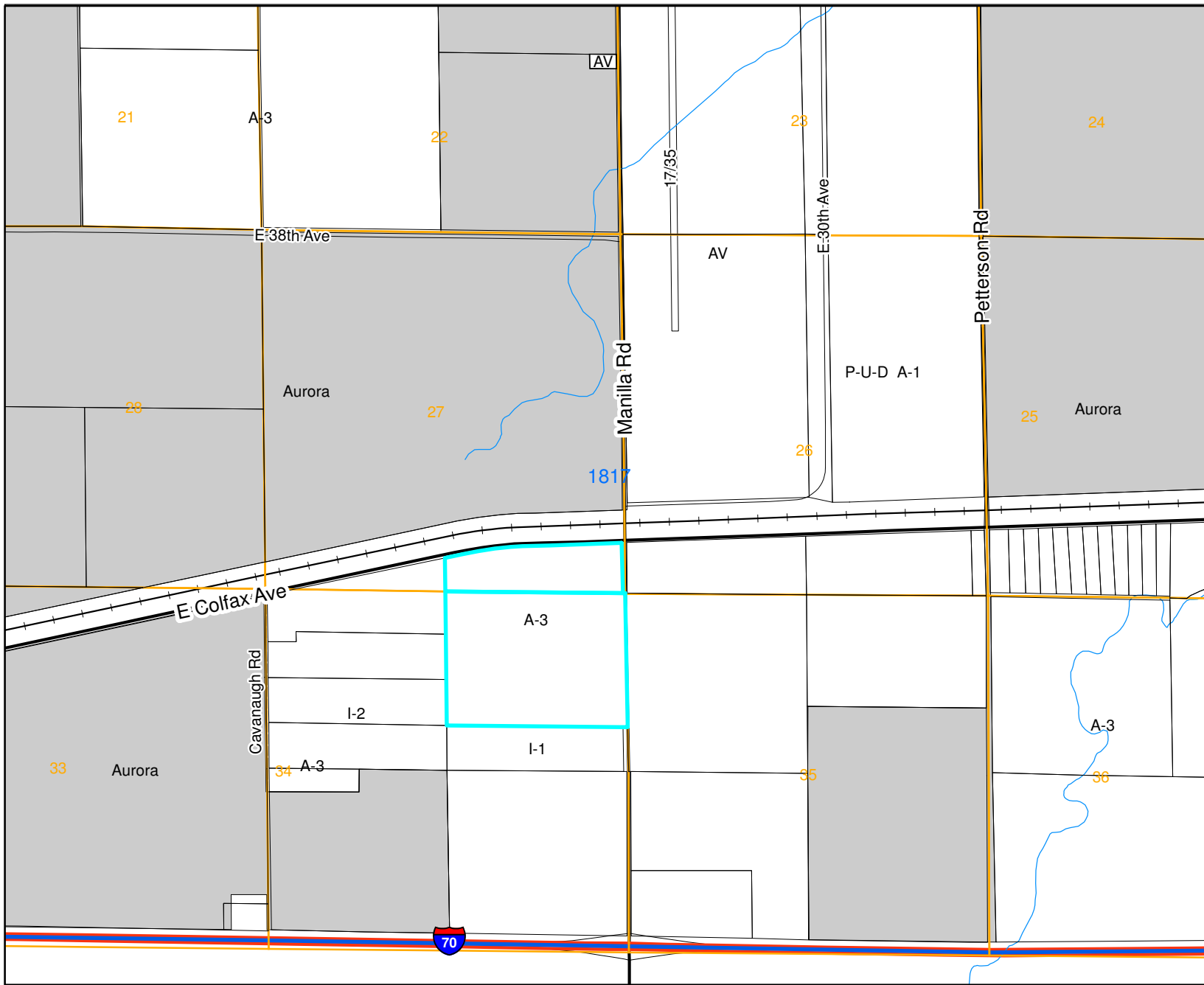
NESTFRESH, LLC
EGGS PROCESSING FACILITY
REZONING APPLICATION

3. WRITTEN EXPLANATION OF THE PROJECT

Nest Fresh Bennett – Bennett, Colorado

The proposed project will consist of building a structure to be occupied by Nest Fresh Eggs. The improvements will require approximately 13 acres of the current 160-acre site located at the Southwest intersection of Highway 36 and Manila Road, Adams County, CO. It is anticipated that project construction will begin in the spring of 2019 and will be completed within a year's time. We plan to provide a well-designed, high quality facility that fits with the Adams County business development vision and become a part of the community of Bennett.

As proposed the project calls for the construction of a premanufactured steel building with associated parking and truck access with a site layout conducive to minimizing traffic impacts calling for a single entrance on Manilla Road at the southeast corner of the site. Water needs will be provided for by a proposed well permitted separately and wastewater needs will be provided for by an onsite leach field. Fire protection needs will be furnished via an onsite cistern and stormwater management will be provided along with water quality considerations via a proposed onsite extended detention basin.



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)

Nest Fresh Eggs Rezone

RCU2019-00001



For display purposes only.



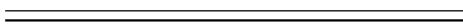







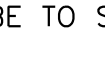


ADAMS COUNTY
COLORADO

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

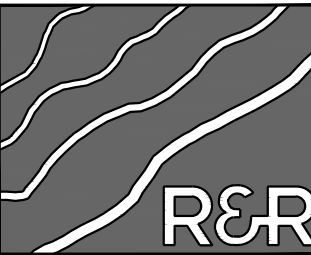
**REZONING SUBMITTAL FOR
NESTFRESH**
LOCATED IN THE NORTHEAST QUARTER OF SECTION 34, AND IN THE SOUTHEAST QUARTER OF SECTION 27,
TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN
COUNTY OF ADAMS, STATE OF COLORADO

LEGEND

-  PROPERTY LINE
-  PROPOSED CURB
-  PROPOSED FLOW LINE
-  PROPOSED PAN/LIP
-  EXISTING CURB TO REMAIN
-  EXISTING FLOW LINE TO REMAIN
-  EXISTING PAN/LIP TO REMAIN
-  PROPOSED ADA PARKING STRIPING SYMBOL *
-  PARKING COUNT
-  PROPOSED FIRE DEPARTMENT CONNECTION *
-  PROPOSED FIRE HYDRANT *

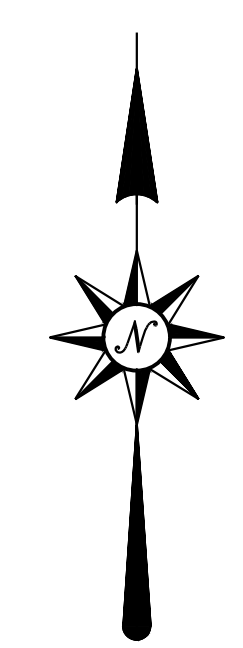
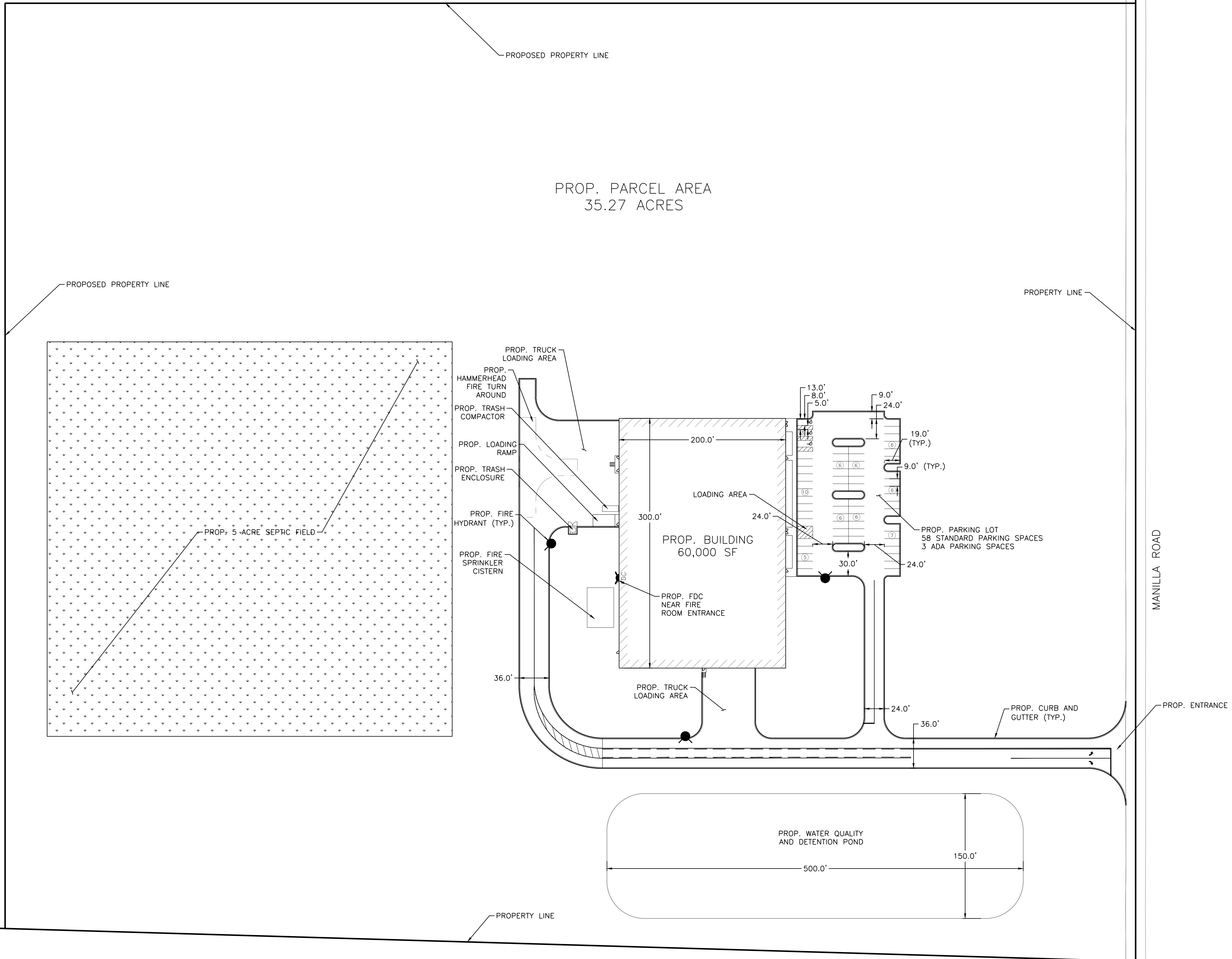
* SYMBOLS MAY NOT BE TO SCALE FOR BETTER GRAPHICAL REPRESENTATION.

NO.	REVISION	BY	DATE



ENGINEERS SURVEYORS
710 WEST COLFAX AVENUE
DENVER, COLORADO 80204
PHONE 303-733-6730
WWW.RRENGINEERS.COM

PROP. PARCEL AREA
35.27 ACRES



0 60' 120' 180'
SCALE: 1" = 60'

NESTFRESH
SITE ADDRESS: 2575 MANILLA ROAD
BENNETT, CO 80102
PREPARED FOR: NESTFRESH
4340 GLENCOE STREET
DENVER, CO 80216

Job No. NF17182
Date: 12/5/2018
Drawn: TFS | Checked: CAM
Name:

SITE PLAN

No. 2

REZONING SUBMITTAL
R:\PUB\NF17182_NESTFRESH\ENGINEERING\4 - DRAWINGS\PLANS\NF17182-SUBMITTAL-PLAT.DWG, PLOT DATE: 12/05/2018 1:57:06 PM, BY: TBAKY, SCORING