Request for Comments

Case Name: National Western Stock Show Staging Area
Case Number: VSP2019-00013

April 11, 2019

The Adams County Board of Adjustment is requesting comments on the following application: Special Use Permit application for temporary staging and storage related to the National Western Stock Show in the I-2 Zone District. This request is located at 5680 Franklin Street. The Assessor's Parcel Number is 0182511400061.

Owner Information: The Western Stock Show Association
4665 Humboldt 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 05/03/2019 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 LBajelan@adcogov.org.

Once comments have been received and the staff report written, the staff report may be forwarded to you upon request. 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.

Layla Bajelan
Case Manager
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Legend

- Railroad
- Major Water
- Zoning Line
- Sections

For display purposes only.

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.
Following is supporting documentation for the Special Use Permit Application for 5680 Franklin Street in Adams County:

3. WRITTEN EXPLANATION OF PROJECT

In recent years, NWSS has contracted with Freeman Trucking to provide a staging area and parking for semi-trucks and trailers that load in and out of the Denver Convention Center. Freeman contracts for use of the parking area as-needed from February – November annually. Trucks and trailers will park in the lot for 1-5 consecutive nights during events at the convention center.

Semis will enter and exit the lot on Franklin St. South of 58th Avenue. Trailers will park in spaces that measure 10 feet by 55 feet and the distance between rows is 53 feet. There is a designated marshalling area to control the traffic flow of vehicles in and out of the lot.

Until now, the Western Stock Show Association (WSSA) has obtained a Temporary Use Permit and now would like to request a 3-year Special Use permit to allow for the staging and parking for semi-trucks and trailers from February 1 – November 30 each year. The months of January and December of each year we will be permitted as usual with a special event parking permit to accommodate patrons of the National Western Stock Show unless it is determined that this use may be included in the Special Use Permit.
National Western Center Lot F • Freeman Marshalling Yard
Approx 100+ trailers

DIAGRAM
NOT TO SCALE

CHECKLIST #4