Case Name: Pecos Logistics Park Inert Fill
Case Number: VSP2019-00030

October 9, 2019
The Adams County Board of Adjustment is requesting comments on the following application: Request to begin earthwork operations including backfill, placing fill to the intended grade elevation, and stockpiling material on an initial 10 acre section of the property located in the NE corner of the overall 54.3 acre development. This request is located at 5801 PECOS ST. The Assessor's Parcel Number is 0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509300065, 0182509300067, 0182509309001, 0182509312001, 0182509312002, 0182509313002, 0182509314002.

Owner Information: ROCKY MOUNTAIN PRESTRESS INC
5801 PECOS ST
DENVER, CO 802216644

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W200A Brighton, CO 80601-8216 or call (720) 523-6800 by 11/4/2019 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 HPederson@adcogov.org.

The hearing will be held in the Public Hearing Room located at the Adams County Government Center 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 hearing 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.
Once comments have been received and the staff report written, the staff report may be forwarded to you. 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.

Holden Pederson
Planner I
Written Explanation of the Project

Pecos Logistics Park is a proposed industrial project to be located on the northwest corner of the 56th Avenue and Pecos Street intersection in Adams County, Colorado. Currently occupied by Rocky Mountain Prestress, the existing facilities will be demolished, and the site is planned to be redeveloped on an approximate 64.3-acre property. Phase one of construction, expected to be completed within the next couple of years, is proposed to include three industrial buildings totaling approximately 400,800 square feet. Full project buildout, expected to be completed in the next five years, is proposed to include an additional four industrial buildings totaling approximately 739,000 square feet. In total, Pecos Logistics Park is estimated to include approximately 1,139,800 square feet of industrial park space at full project build out.

As part of that development, this Special Use Permit request is to begin earthwork operations including backfill, placing fill to the intended grade elevation, and stockpiling material on an initial 10 acre section of the property located in the NE corner of the overall 54.3 acre development. This work will be performed in conjunction/ extension of the work being currently addressed with Temporary Use Permit TVM2019-00020.