

Community & Economic
Development Department
www.adcogov.org



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Re-submittal Form

Case Name/ Number: PRA2022-00002

Case Manager: David DeBoskey

Re-submitted Items:

- ☐ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☐ Other:

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:

Date Accepted:

Staff (accepting intake):

Resubmittal Active: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

COMMENT #1

From Steve Krawczyk (Development Engineering Review): “ENG1: Planning and Development supports the proposed use if it can be shown it will operate effectively to the original intersection. The applicant needs to clarify the following in the request letter (to see if a full Transportation Study is required): The proposed alternative standard to the full movement intersection and the physically restricts to the local street left turn movement to allow additional storage. Another standard that is not being met is Table 8.6 of the Adams County Standards and Regulations. Intersection Spacing between Arterial ay and Local streets for a commercial traffic is 250 feet from the intersection from the flow line extended. The letter will need to address need for median design and the electronic warning sign.”

Our use would not affect the intersection of 73rd Ave and Washington St. Looking at our transaction data (see below), this specific location, at its busiest times, has about one customer every 10 minutes. This data reflects the average from May 2021 till June 2022 during the specified time ranges.

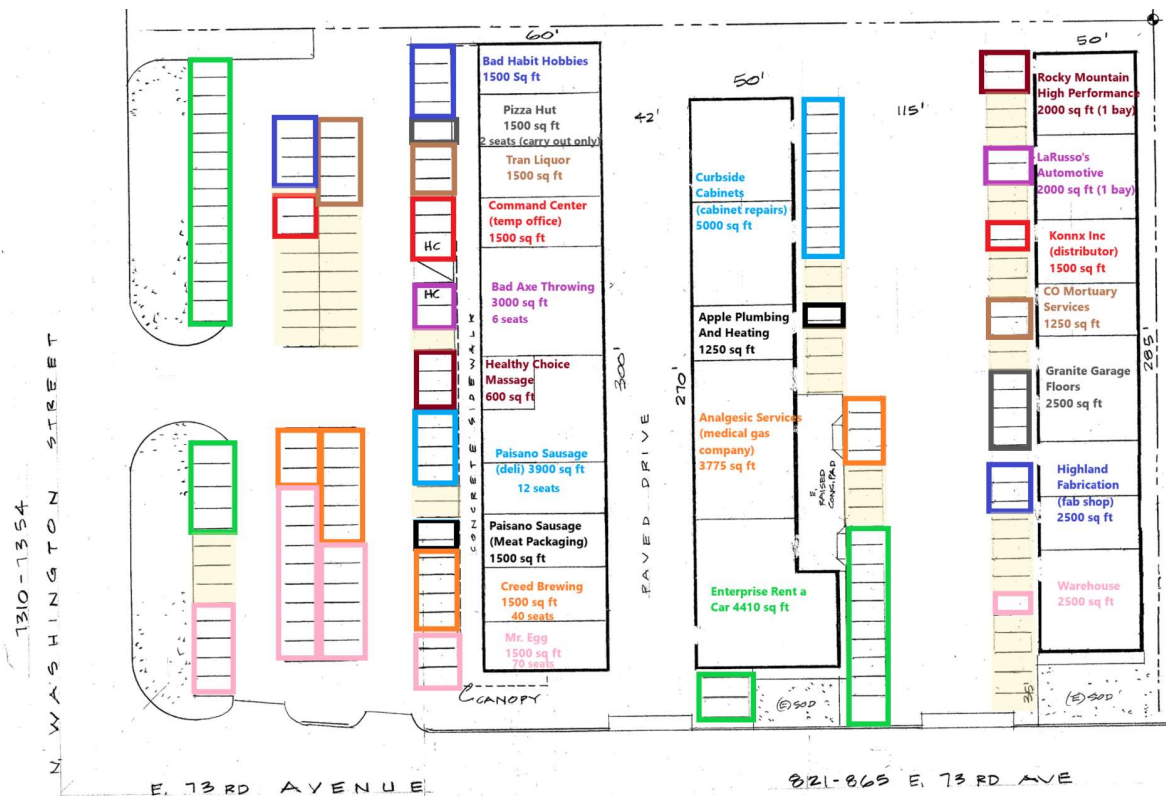
Timeframe	Avg Number of Transactions per hour
Monday 7:30 am - 10:30 am	6
Monday 10:30 am - Friday 3:00 pm (during business hours)	2
Friday 3:00 pm - 6:00 pm	6
Saturday 9:00 am - 12:00 pm	3

The average transaction numbers represent customers that have either rented a car or returned a car they had already rented. It is important to note that it could also include rentals where we had delivered a vehicle to a customer off site (ex: to a body shop where the customer was getting their own car fixed). In this kind of instance, the vehicle would have been brought to that off-site location previously and the customer would have never affected the traffic at 821 E 73rd Ave.

Comment #2

From Steve Krawczyk (Development Engineering Review): "ENG2: The executed shared parking agreement must be provided as a condition of approval. Please provide a draft agreement for county review."

There isn't a shared parking agreement with any other tenant on site. We have our lease with the landlord that states we are allowed 30 parking spaces in total in designated areas on the property. These areas would not impede on any other tenants' allotment. Below is a parking diagram I created to show our parking allotment (green areas) compared to the other tenants (color coordinated with their business name). Even after our 30 spaces, there is still plenty of free available parking (shaded in yellow).



Comment #3

From Steve Krawczyk (Development Engineering Review): "ENG3: This process may require is an agreement between Adams County and the property owner, allowing the encroachment of the parking in the rights-of-way. The applicant needs to prove an improvement location certificate showing any proposed parking on the survey. If they also are not in the rights-of-way, they may not require an agreement."

An amendment to our lease has been created and agreed upon between Enterprise Leasing Company of Denver, LLC and the landlord to address any future right of way issue. If Adams County were to change the right of way border for any reason (ex: widening 73rd Ave), any parking space that is taken from us, will be given to us elsewhere on the property. In reference again to my parking diagram in Comment #2, there are plenty of available parking spaces if it were necessary.

**No changes have been made to our original document.*

Letter from Landlord

June 9th, 2022

Adams County
Attn: David DeBoskey

RE: Enterprise Rent a Car Variance Applications for 821 E 73rd

Dear Mr. DeBoskey:

The purpose of this letter is to record my knowledge of the variances submitted by Enterprise Leasing Company of Denver, LLC for my property located at 821 E 73rd in Denver. Enterprise is keeping me updated on the process as it goes along. If you have any questions or concerns, please don't hesitate to reach out to me at (303)912-4356.

Sincerely,



Don LaRusso
Center Land Company
1480 E 73rd Ave
Denver, CO 80229
don@centerco.com