

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name: POTOMAC BOAT & RV STORAGE
Case Number: RCU2020-00036

December 17, 2020

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit for Recreational Vehicle Storage**. This request is located at 11535 POTOMAC ST. The Assessor's Parcel Number is 0172101400002.

Applicant Information:

DAVINDER SANDHU
10942 LEGACY RIDGE WAY
WESMINSTER, CO 80031

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 1/8/2021 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 MBarringer@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates 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.



Maggie Barringer
Planner I

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6898 South University Blvd. #220
Centennial, Colorado 80122
303-981-8790 Cell

October 28, 2020

Adams County
Community and Economic Development
4430 South Adams County Parkway
Brighton, CO 80601

RE: Potomac RV Storage Lot 45A Phased

NARRATIVE

USE Our Client proposes to improve a 45.458 acre A-3 Agricultural lot at 11535 Potomac Street, Brighton, Adams County that is currently a homestead and pasture. Client will create an RV Storage Parking facility. Site is bound by I-76 ROW on the NW side, Burlington Ditch on the North, Potomac Street on the East and Denver Hudson Canal curving along the South. Access is from the south from Potomac Street that dead-ends before I-76. Property abuts Brighton on north side of I-76 and Commerce City south of the Denver Hudson Canal.

PHASES Owners will subdivide the lot to keep 6 acres for a homestead along Potomac. Preliminary parking count may change.

PHASE 1 23.7 ACRES 952 PARKING

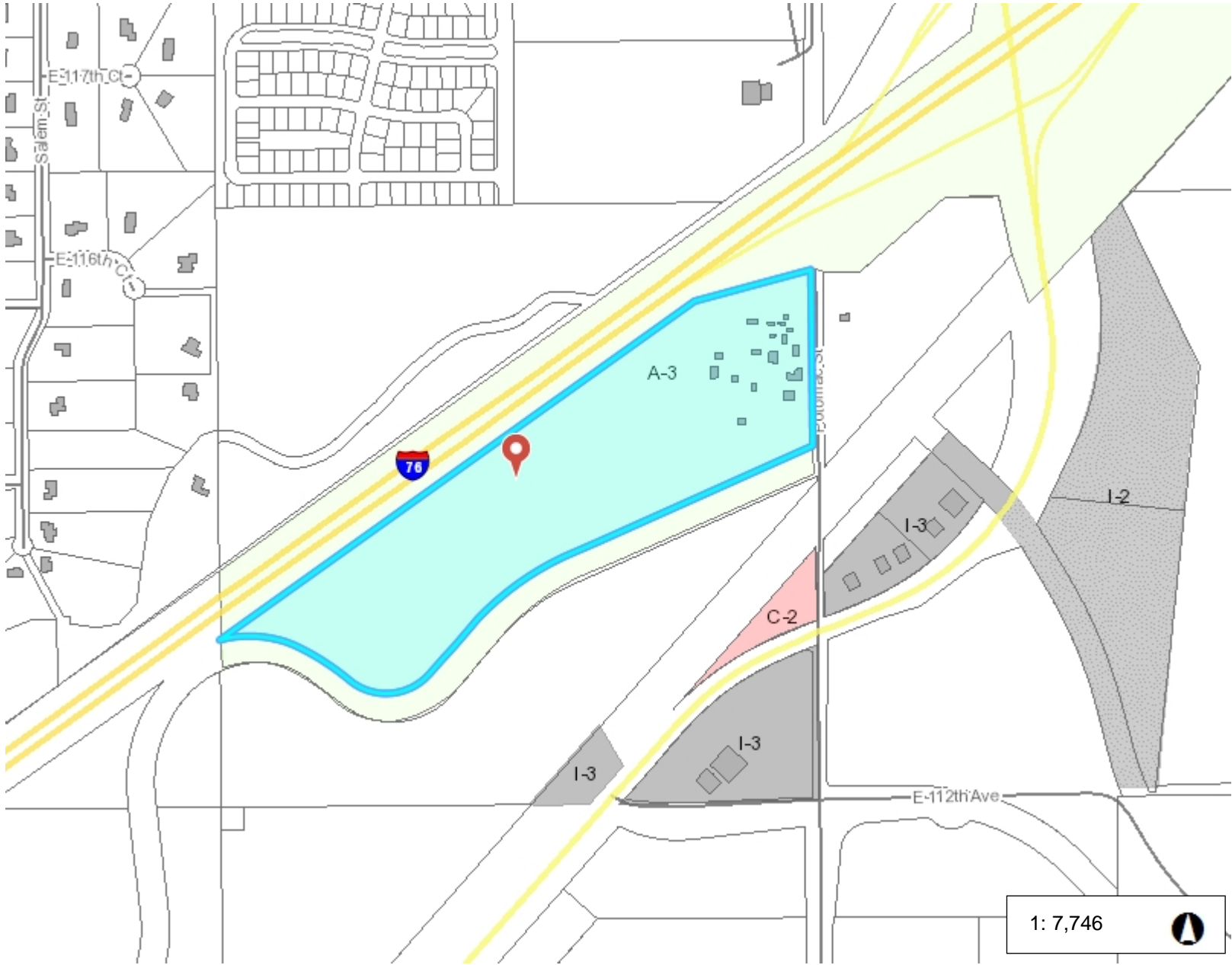
PHASE 2 15.6 ACRES 628 PARKING

PHASE 3 5.3 OF 6 A 199 PARKING

FEATURES Sizes of RV to be Stored on site are 12x25 and 12x35 and 12x45. Drive access aisles to be 40 feet wide. Access to RV storage by controlled gated entry, digital locks, with security lighting by solar power. Perimeter shall have a 15 feet setback of Type D buffer yard and native landscape trees and a 6 feet sight obscuring fence. Hard parking surface shall be Milled Asphalt, Dust-proof naturally pervious. Flows will discharge from the detention pond along the historic flow path which is a culvert beneath I-76. Commerce City Public Works will replace bridge over canal in 2021.


POWER Client will use solar power to operate all digital locks and all security lighting with electric backup. No habitable facilities built on site so the operation shall have minimal carbon footprint. Existing well and septic at farm homestead for homestead use. No Municipal Water, Sewer or Gas utility lines extend to the site. No RV dumping allowed. Overhead Electrical 3 phase service by United Power on Potomac Street is adequate. Project will use Electric power for site lighting, and pond pumps for fire suppression and to water the landscaping.

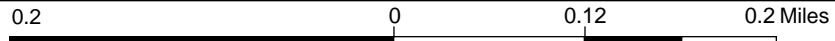
WATER Site has no hydrants. SACWSD maps show Bison Recreational Center near Site in Commerce City has nearest waterline. New Hydrants shown on plan shall rely on 400,000 gallon onsite pond with electric pump for fire suppression required by SACFD. Pond water supplied by 6 paired shares of Burlington canal available from Landowner. Water for Landscape shall be from pond or well.



Legend

- Highways**
 - Interstate
 - Highway
 - Tollway
- Streets**
 - Streets
 - Ramp
- Building**
- Parcels**
- Zoning**
 - Municipality
 - A-1
 - A-2
 - A-3
 - AV
 - C-0
 - C-1
 - C-2
 - C-3
 - C-4
 - C-5
 - CO
 - DIA
 - I-1
 - I-2
 - I-3
 - M-H
 - P-U-D
 - P-U-D(P)
 - PL

1: 7,746 



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Notes