



Request for Comments

Case Name: North Side Gardens Center Land Subdivision
Project Number: PRC2019-00008

July 23, 2019

The Adams County Planning Commission is requesting comments on the following applications: **Minor Subdivision final plat to create one 1.34 acre lot; and rezoning of 0.22 acres from Agricultural-1 to Industrial-1.** This request is located at 7280 GILPIN WAY. The Assessor's Parcel Numbers are: 0171935400035, 0171935407003.

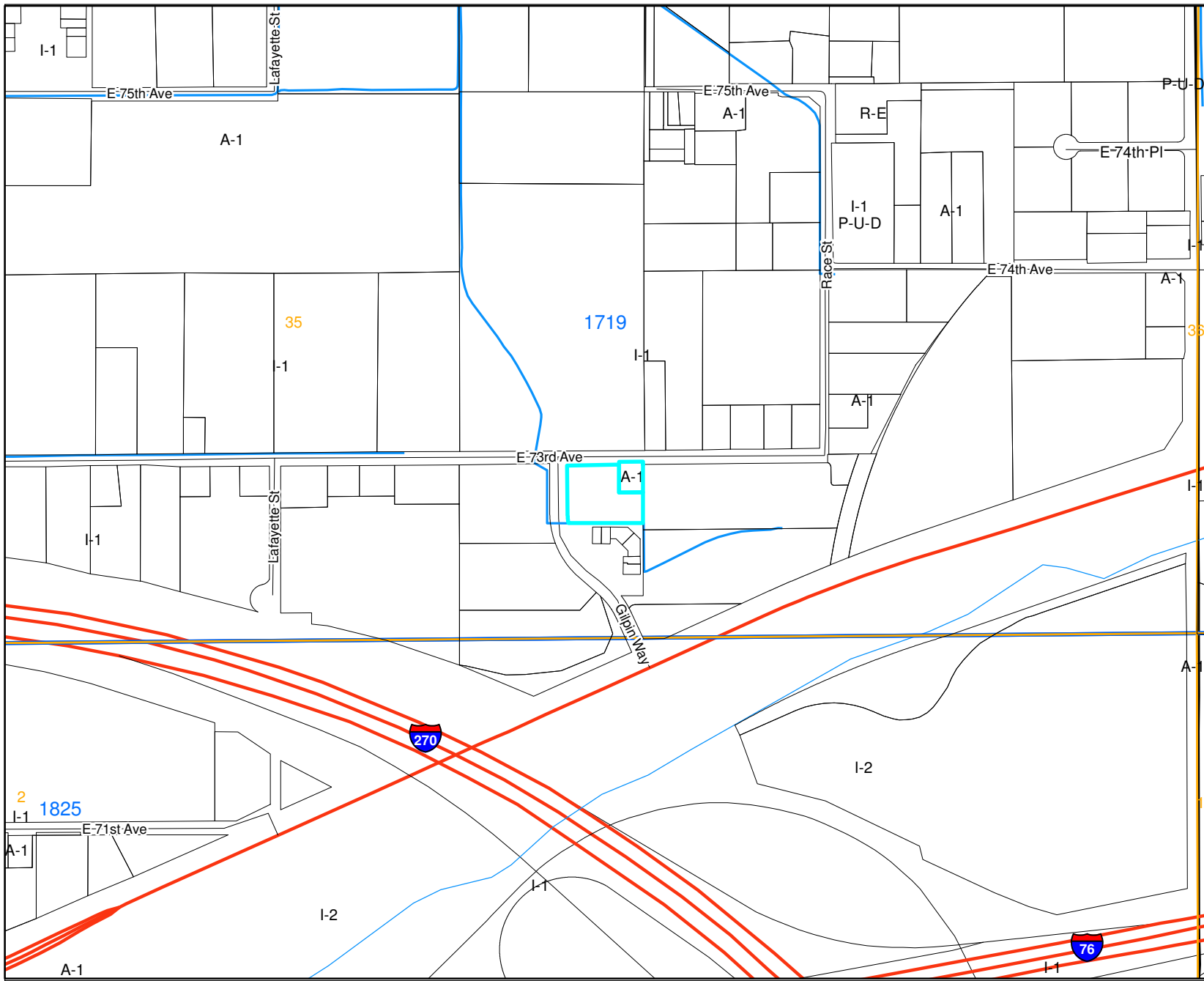
Applicant Information: NORTH SIDE GARDENS LLC
KEN LOMBARDI
7285 GILPIN WAY
STE 100
DENVER, CO 80229

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 08/13/2019 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
Planner III



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

North Side Gardens - Lombardi Subdivision
PRC2019-00008

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 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

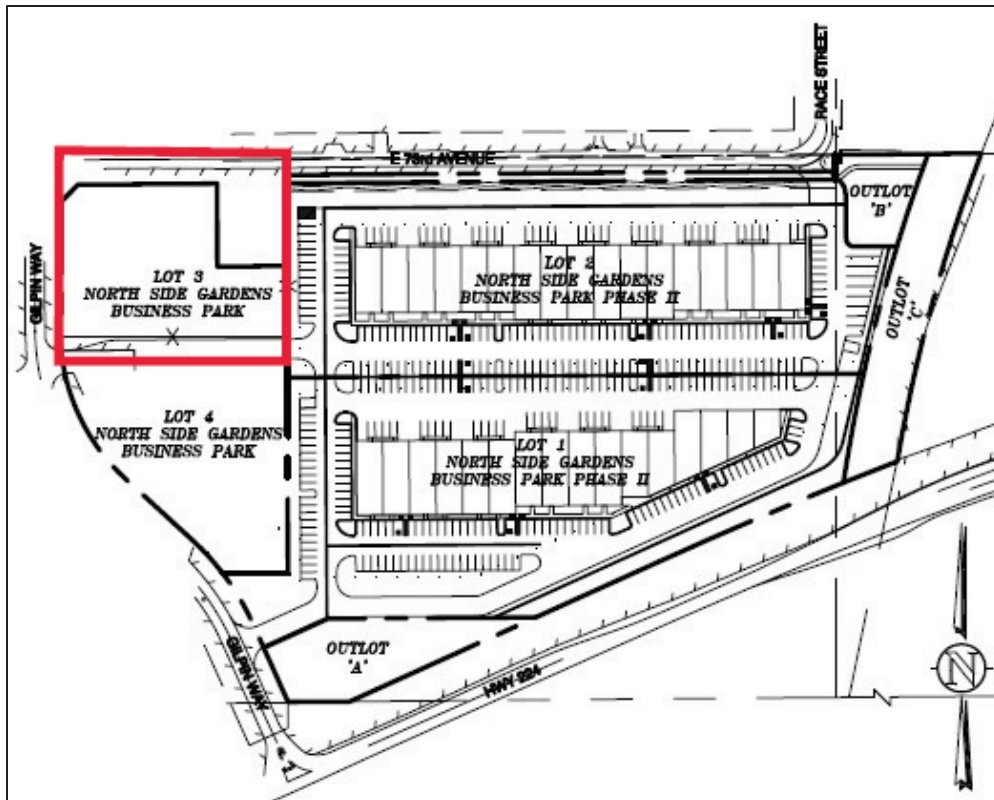
3. Written Explanation of the Project – North Side Gardens Business Park Lot 3 Subdivision

The purpose of this application is to request approval of a minor subdivision to replat two parcels and create one parcel that includes the following properties:

- Lot 3 North Side Gardens (7280 Gilpin Way) consisting of 1.15 acres
- 1790 E. 73rd Ave. consisting of .22 acres

1790 E. 73rd Ave. was purchased by the owner in 2018. Plans include removal of the current residence so that the lot can be included as part of the development for the North Side Gardens Business Park (see Figure 1 below.) Lot 3 will contain storage space and parking area to be used by existing customers with office/warehouse leases in the business park (see Site Plan in Section 3 for more details). Lot 3 was previously platted as part of North Side Gardens Business Park. 1790 E. 73rd Avenue, a former residence, has not been previously platted.

Figure 1. North Side Gardens Business Park Development Plan Overview



As part of the Minor Subdivision Plat process the following documents have been prepared and are included in the application package:

- Site Plan
- Plat prepared by a registered land surveyor
- Subdivision Improvements Agreement
- Updated title commitment
- Proof of Water and Sewer Services (served by North Washington Street Water and Sewer Sanitation District)

- Engineering Review application

Engineering documents for the proposed development have been developed and are submitted with this package along with all applicable fees. Engineering plans include a Level 3 Storm Drainage Study, Traffic Impact Study, Erosion and Sediment Control Plans, and a complete package of Engineering Design Plans, prepared by a registered Professional Engineer.