



Request for Comments

Case Name: Harvest Acres York Rezoning & Minor Subdivision

Project Number: PRC2023-00002

January 19, 2023

The Adams County Planning Commission is requesting comments on the following application: **1. Request to rezone 2.9 acres from Agricultural-1 to Industrial-2; 2. Minor subdivision to create 1 lot.** This request is located at 6495 YORK ST. The Assessor's Parcel Numbers are 0182502403014, 0182502403015, 0182502403028.

Applicant Information: Fairfield and Woods PC
CHRISTINE FRANCESCANI
1801 CALIFORNIA ST, SUITE 2600
DENVER, CO 80202

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 **02/10/2023** 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 DDeBoskey@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/current-land-use-cases.

Thank you for your review of this case.

David DeBoskey
Planner II

BOARD OF COUNTY COMMISSIONERS

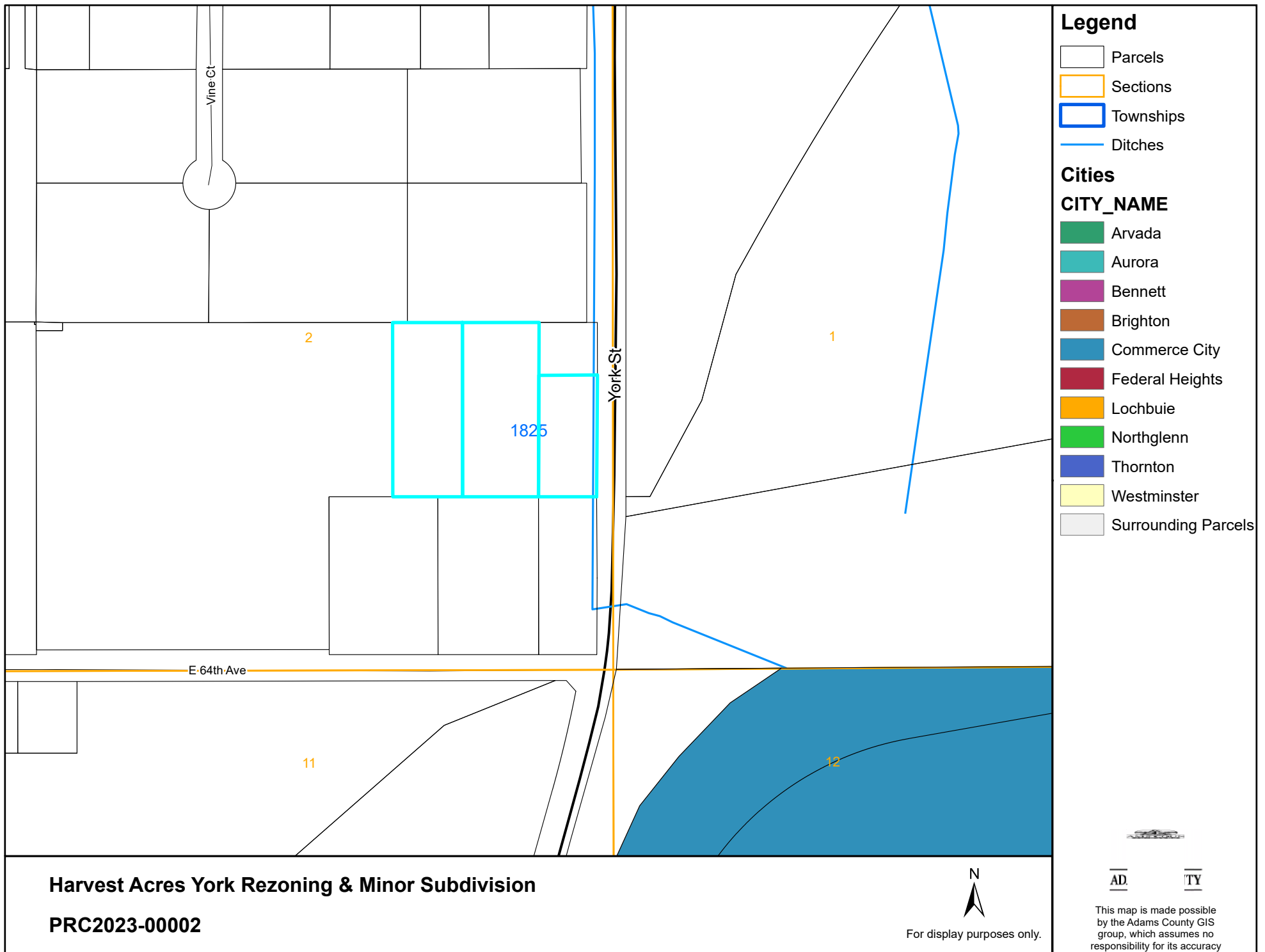
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5





Christine M. Francescani
(303) 894-4435
cfrancescani@fwlaw.com

December 1, 2022

Adams County Community and Economic Development Department
4430 S Adams County Parkway
Suite W2000
Brighton, CO 80601

Re: 6495 York Street Rezoning and Replat

Dear County Staff,

I am submitting this application on behalf of 6535 York, LLC, for a rezoning from A-1 to I-2 the property owner for parcels 0182502403028, 0182502403014, and 0182502403015 in unincorporated Adams County, along with a replat of the property in order to meet the minimum lot size requirements for I-2 zoned properties pursuant to sections 2-02-15-06 and 2-02-18-04 of the County's Development Standards and Regulations.

The purpose of the rezoning is to bring the properties, surrounding uses, and surrounding zoning and character into harmony with each other. There is no development or change in land use planned for the properties. Currently there is no water or sewer service on the properties, as the current uses do not utilize water or sewer and there is no development planned for the properties.

Written Explanation of Project

I. Current Form & Use of Property

The properties outlined below are currently zoned A-1 with an underlying future land use of Industrial, and thus are appropriate for a rezoning to I-2 concurrently with a replat to meet I-2 lot size requirements.

The property known as "6495 York Street" is comprised of 4 parcels:

1. #0182502403027: this parcel is not part of this rezoning/replat

2. #0182502403028
 - a. Unaddressed
 - b. 0.58 Acres
 - c. No Improvements
3. #0182502403014
 - a. Unaddressed
 - b. 1.10 Acres
 - c. No Improvements
4. #0182502403015
 - a. Unaddressed
 - b. 1.00 Acres
 - c. No Improvements

Parcel 2 is currently vacant and unused. Parcels 3 and 4 are currently used as an industrial vehicle tow yard and are tenant-occupied. This use has been in-place since at least April of 2017, when the current owner purchased the parcels.

II. Surrounding Zoning

- A. The general character of the surrounding parcels is heavy industrial
 1. The parcel to the north (6535 York Street) is zoned I-2.
 - This is a multi-tenant industrial building
 2. The parcel to the northwest (6520 Vine Court) is zoned I-2
 - This is an outdoor industrial storage yard with shop
 3. The parcel to the west & southwest (2025 E 64th Avenue) is zoned I-2
 - This is an outdoor industrial storage yard
 4. The parcel to the south (3 Parcels addressed as 2215 E 64th Avenue) is zoned A-1
 - Owned by Public Service Company of Colorado (Xcel Energy) and is the site of a high-tension power line support & associated equipment
 5. York Street is directly east of the property
 6. The parcel to the east & southeast (6450-6550 York Street) is zoned A-1

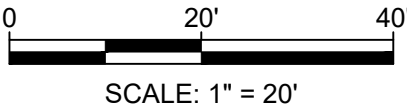
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REPLAT OF A PORTION OF HARVEST ACRES

A PORTION OF THE SOUTHEAST 1/4 OF SECTION 2,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

LEGEND:

- PROPERTY BOUNDARY
- SUBDIVISION LINES
- FND REBAR AS SHOWN
- SET 1 1/2" ORANGE PLASTIC CAP ON 18" #5 REBAR, PLS NO. 36072



SFG RMS COLORADO LLC
0182502403058

LOT 5
AINWORTH
ENTERPRISES INC
0182502404007

S 00°05'19" E 330.00' (M)

19

20

PARCEL 4
0182502403015
1.009 ACRES±

PSCO OF COLORADO
0182502403010

HARVEST ACRES

PSCO OF COLORADO
0182502403011

SCALE 1" = 20'

REPLAT OF A PORTION OF
JOHN ROSA SUBDIVISION

6535 YORK LLC
0182502404008

LOT 3

FD NO. 3

LOT 4

FND #3 REBAR

S 89°54'41" W 110.00'

POB

FD IRON PIPE

POC

S 89°54'41" W 277.00' (M)

132' (R)

15' ESMT

BK 1270, PG 451

20' PSCO ESMT
BK 1193, PG 128

145' (R)

100' (R)

N 00°05'19" W 100.00' (M)

SHED

S 89°54'41" W 110.00' (M)

110' (R)

PIPELINE ESMT
BK 1270, PG 451

PARCEL 2
0182502403028
0.833 ACRES±

PARCEL 3
0182502403014
1.098 ACRES±

TRAILER

ELEC GATE

KEY PAD

GATE

ACCESS ESMT
BK 1171, PG 437

110' (R)


N 89°54'41" E 387.00' (M)

630' (R)

N 00°05'19" W 230.00' (M)

YORK ST.

(60' R.O.W.)

REV	DATE	REVISIONS
0	12/27/2022	ISSUED FOR REVIEW
PROJECT: YORK STREET		
DRAWING: TL-22044-SUBDIVISION.DWG		
CLIENT: GOODMAN		
PROJECT MANAGER: AD		
DRAWN BY: KSS		
CHECKED BY: JWS		
CUSTOM MAPPING AND LAND SURVEYING P.O. BOX 271882 LITTLETON, COLORADO 80127 303-971-0956 timberlinesurveying@gmail.com		
 TIMBERLINE BOUNDARY AND SURVEYING		
SHEET NUMBER		
2		
PROJECT No. 22044		
2 OF 2		