



## Request for Comments

Case Name: 1661 East 77th Avenue Rezone

Case Number: RCU2023-00024

June 9, 2023

The Adams County Planning Commission is requesting comments on the following application: **Zoning Map Amendment (rezone) of approximately 10 acres to Industrial-1 from Agricultural-1** This request is located at 1661 E 77TH AVE. The Assessor's Parcel Number is 0171935100032.

Applicant Information:

STEPHANIE O'NEIL  
1800 WAZEE ST  
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) 523-6847 by 06/30/2023 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](mailto: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](http://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

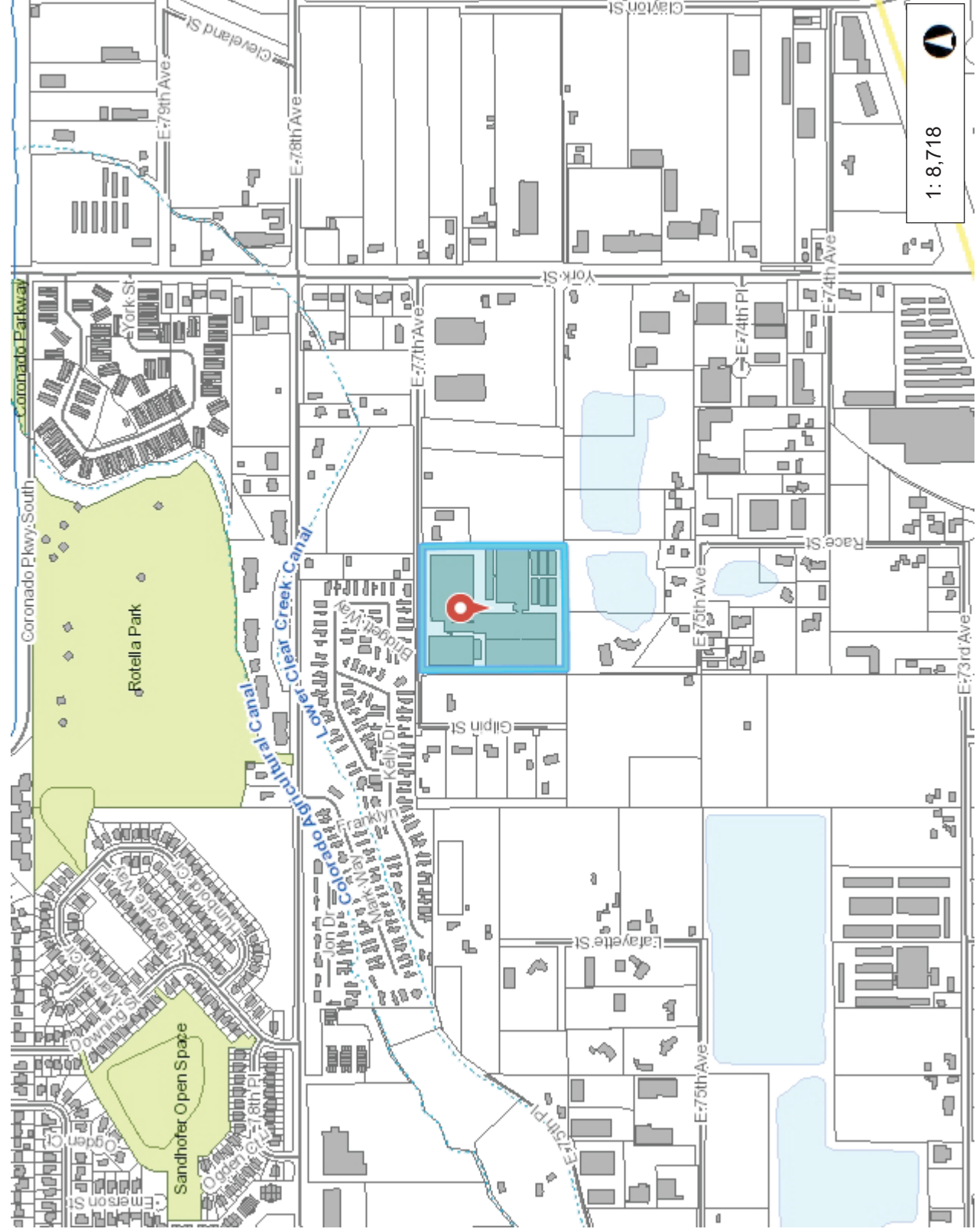
Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



ADAMS COUNTY  
COLORADO

# RCU2023-00024 1661 East 77th Avenue Rezone



1: 8,718



### Legend

- Highways
  - Interstate
  - Highway
  - Tollway
- Streets
  - Streets
  - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
- Canal
- Ditch
- Primary Creek
- River
- Secondary Creek
- Stream
- Parcels
- County Boundary

### Notes

This map is a user generated static output from an internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION



ADAMS COUNTY  
COLORADO

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# WARE MALCOMB

ARCHITECTURE  
PLANNING  
INTERIORS

CIVIL ENGINEERING  
BRANDING  
BUILDING MEASUREMENT

April 4, 2023

RE: 1661 E. 77<sup>th</sup> Ave – Rezone Review Letter

To Whom It May Concern,

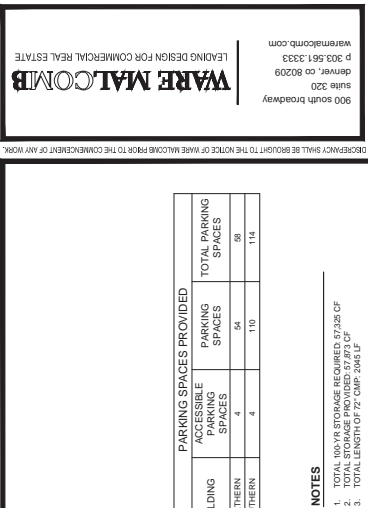
The 10.05-acre 1661 E. 77<sup>th</sup> Ave development by Prologis consists of a proposed mixed-use parcel that fronts on East 77<sup>th</sup> Ave with two light industrial warehouse/distribution buildings. The two industrial buildings total 199,080 SF with undefined uses at this time. Access to the site is anticipated to be from East 77<sup>th</sup> Ave. with internal circulation intended to separate car and truck traffic. The remainder of the industrial portion of the site is anticipated to be truck courts, driveways, parking, underground stormwater detention, water quality treatment and landscaped areas.

The site is currently zoned A1 and primarily has existing agricultural use. We would like to request a rezone of the industrial area to I-1. We believe this rezoning is in line with the surrounding parcels and supports the desired goals of the County and Community for development in the area. East 77<sup>th</sup> Ave is intended to be brought up to County standards with an Industrial half section for our property's frontage. Please see attached maps for clarification.

Please let us know if you have any questions and thank you for supporting this development!



Ted Swan, PE  
Ware Malcomb



BUILDING	ACCESSIBLE SPACES	PARKING SPACES PROVIDED	TOTAL PARKING SPACES
NORTHERN	4	54	58
SOUTHERN	4	110	114

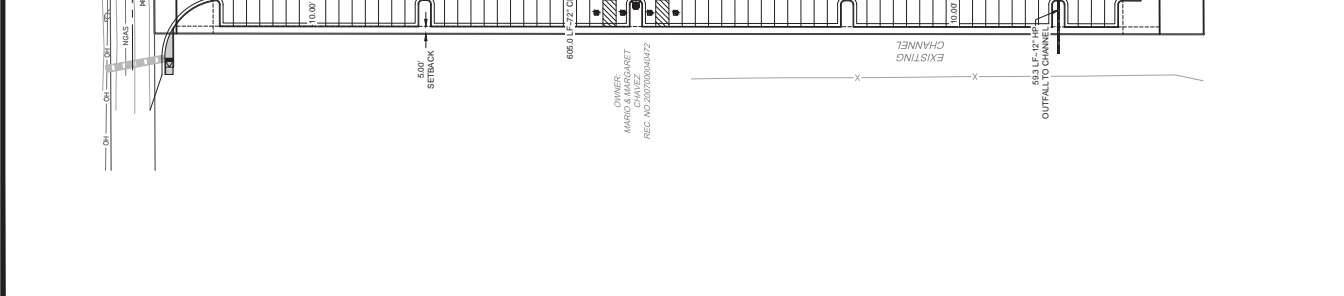
NOTES

- TOTAL 100-YR STORAGE REQUIRED 97,506 CF
- TOTAL STORAGE PROVIDED 97,873 CF
- TOTAL LENGTH OF 72" CMP: 2045 LF

PROPERTY LINE	SYMBOL
PROPOSED 5' CONTOUR	- - - - -
PROPOSED 1' CONTOUR	- - - - -
EXISTING 5' CONTOUR	-----
EXISTING 1' CONTOUR	-----
PROPOSED STORM LINE	-----
EXISTING STORM LINE	-----
PROPOSED STORM INLET	-----
EXISTING STORM INLET	-----
FLOW DIRECTION	-----
PROPOSED CONCRETE WALK	-----
EXISTING CURB & GUTTER	-----
PROPOSED SPILL CURB & GUTTER	-----
EXISTING FENCE	-----
EXISTING FIRE HYDRANT	-----
EXISTING SANITARY SEWER	-----
EXISTING WATER MAIN	-----
EXISTING GAS LINE	-----
EXISTING TELEPHONE LINE	-----
EXISTING ELECTRIC LINE	-----
EXISTING FIBER OPTIC LINE	-----
PROPOSED LIGHT POLE	-----
EXISTING LIGHT POLE	-----
EXISTING UTILITY POLE	-----
EXISTING ELECTRIC METER	-----
EXISTING TRANSFORMER	-----
EXISTING EXISTING IRRIGATION VAULT	-----
PROPOSED ELECTRIC TRANSFORMER	-----
PROPOSED FIRE HYDRANT	-----

SCALE: 1" = 40'

WARE MALCOMB assumes no responsibility for utility locations. The utility owner is responsible for providing accurate information for this plan. It is the user's responsibility to field verify the location of all utilities prior to the commencement of any construction.



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