



## Request for Comments

Case Name: Case Ace Hardware Rezoning on East 58th Avenue

Number: RCU2023-00062

November 14, 2023

The Adams County Planning Commission is requesting comments on the following application: **Zoning Map Amendment (rezoning) to change the zone district designation of 401 E 58th Ave to Commercial-5 from Industrial-1.** This request is located at 401 E 58TH AVE. The Assessor's Parcel Number is 0182510401031.

Applicant Information: Colorado Hospitality  
BRUCE RAHMANI  
10 E 120TH AVE  
NORTHGLENN, CO 800233

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 12/05/2023 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 [LCampbell@adcogov.org](mailto:LCampbell@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.

Lia Campbell  
Planner II

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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DISTRICT 3

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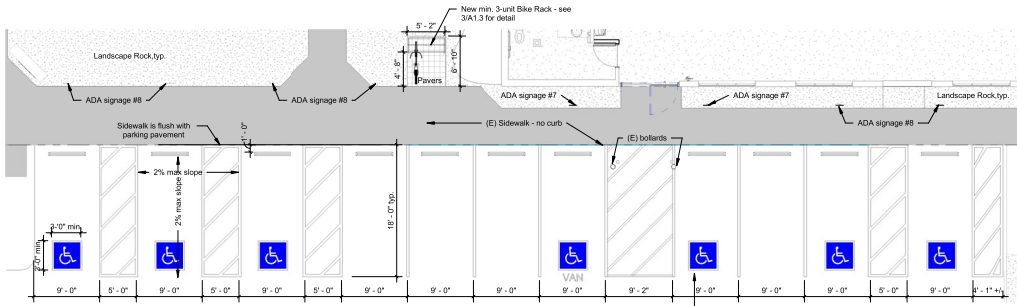
Lynn Baca  
DISTRICT 5

Written Explanation of Project:

This property is an existing 49-year-old hotel, still in operation, but has closed various public areas (kitchen, bar, dining, and meeting rooms). The closed-off area will be our ACE Hardware, totaling 9,816 SF. The new zoning for the Ace Hardware Retail Store will be C-5 . ACE Hardware is a Commercial Retail establishment with building-type supplies, gardening, paint, and miscellaneous retail. These are all permitted in an I-1 district per Use Table 3-07-01. The new Retail tenant is entirely inside the existing structure. The only exterior improvements are a partially extended parapet with signage added (See elev. 2/A1.4). The property is in Enterprise Zone and Industrial-1 zoning District with no other overlays.

Legal Description:

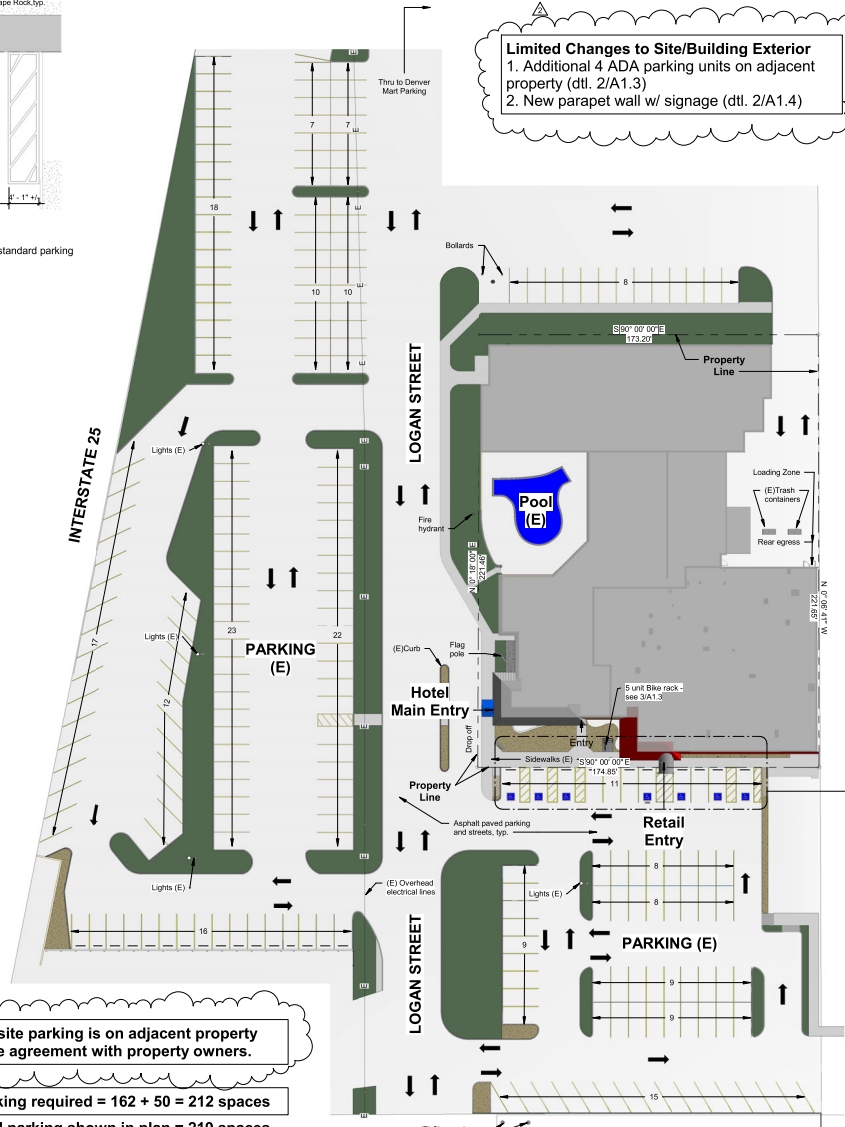
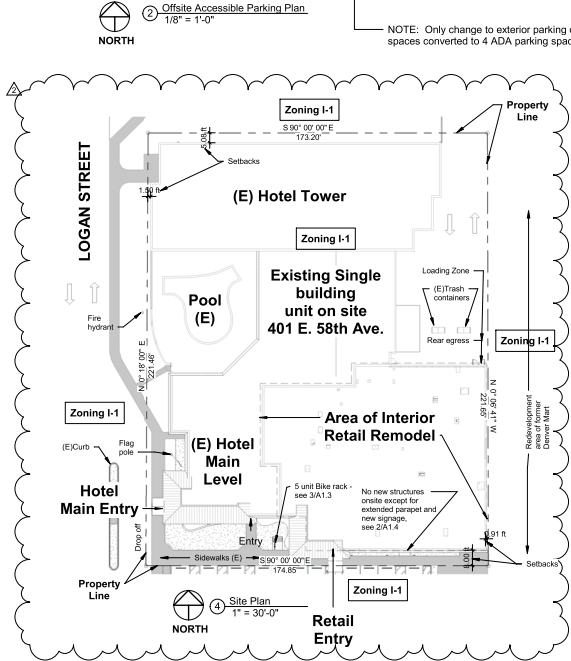
MAPLETON ADDITION AMENDED NO 5 LOT 3



**Legal Description**  
Mapleton Addition Amended No 5 Lot 3

**Limited Changes to Site/Building Exterior**  
1. Additional 4 ADA parking units on adjacent property (dtl. 2/A1.3)  
2. New parapet wall w/ signage (dtl. 2/A1.4)

NOTE: Only change to exterior parking design is 5 standard parking spaces converted to 4 ADA parking spaces.



Note: All site parking is on adjacent property with a use agreement with property owners.

Total parking required = 162 + 50 = 212 spaces  
Total parking shown in plan = 219 spaces  
Required ADA accessible spaces = 7 (including 1 van)

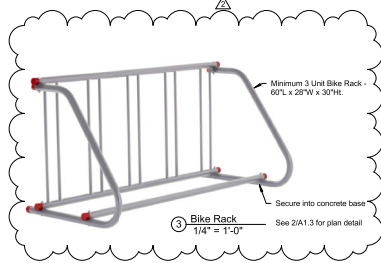
**Parking Spaces - Table 801.2.1**

Hotel/Motel = 1 Parking space per sleeping unit

Hotel Rooms:  
Total: 162 Rooms  
Hotel requires 162 parking spaces

**Proposed Retail Space**

Retail = 1 Parking space per 200 Gross square feet  
Hardware Store: = 9,809 SF  
@ 1 per 200SF = 50 parking spaces



**YZ ARCHITECTS, LLC**  
ARCHITECTURAL DESIGN SERVICES/  
LASER PRECISION AS BUILTS  
1138 Northridge Drive  
Erie, Colorado 80516

Architect: Dan Walker  
Phone: 303-818-8272  
Email: plans@ydw57.com

**Ace Hardware Plan**  
401 E. 58th Ave.  
Denver, Colorado 80216

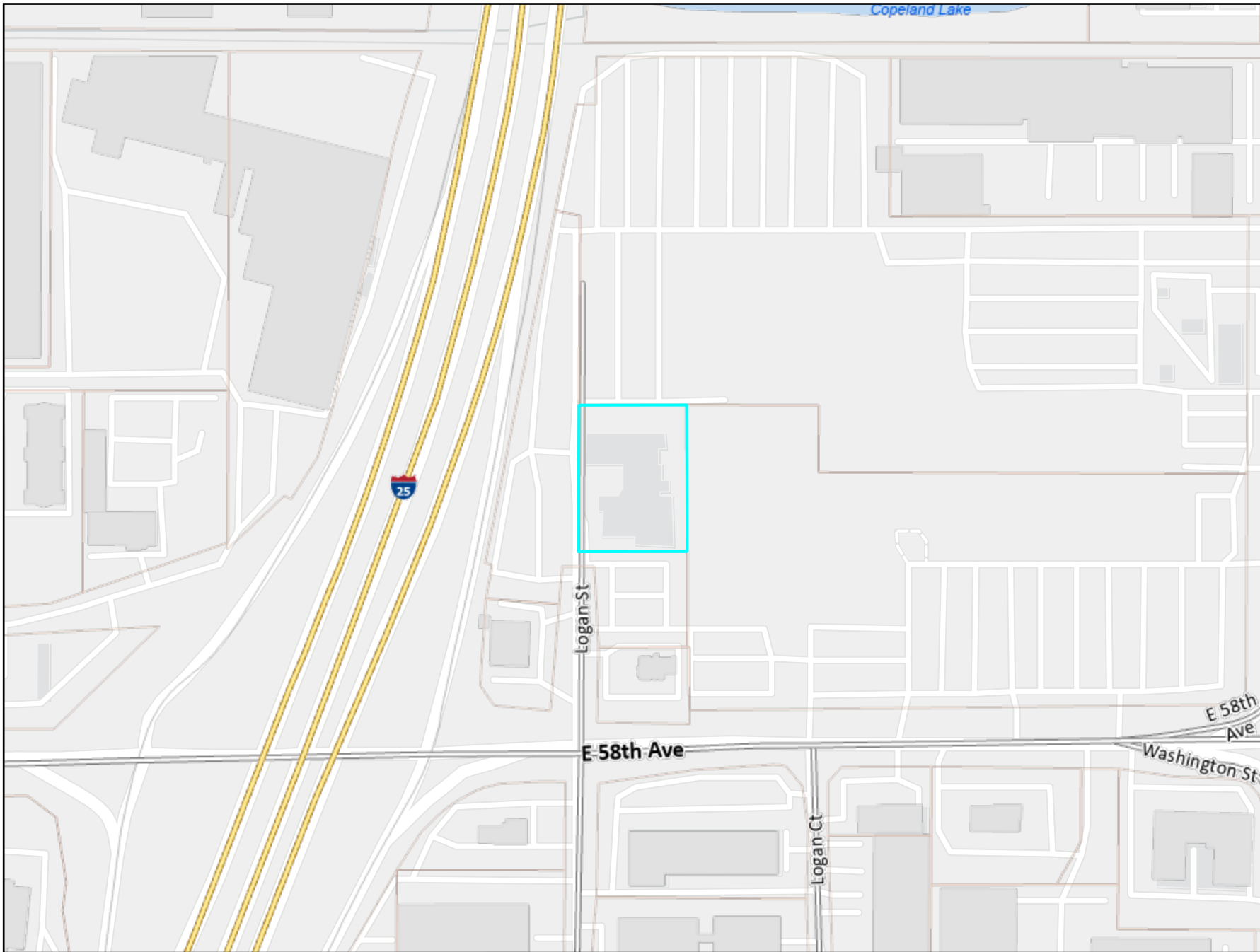
Rev. No.	Rev. Date	Revision Description
1	1/15/23	Pre-Design comments
2	1/24/23	City Comments
3	1/27/23	City Comments Response

PROJECT NO.: 2021-1431  
CADD FILE NAME:  
DRAWING NO.:  
CHECKED BY:  
DATE: 6/26/23

**A1.3**  
SHEET #



1 Parking Plan  
1" = 30'-0"



**Legend**

- +— Railroad
  - Major Water
  - Zoning Line
  - ▭ Sections
- Zoning Districts**
- A-1
  - A-2
  - A-3
  - R-E
  - R-1-A
  - R-1-C
  - R-2
  - R-3
  - R-4
  - M-H
  - C-0
  - C-1
  - C-2
  - C-3
  - C-4
  - C-5
  - I-1
  - I-2
  - I-3
  - CO
  - PL
  - AV
  - DIA
  - P-U-D
  - P-U-D(P)
  - Conditions

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