



Request for Comments

Case Name: Kamerra Industrial Rezoning

Case Number: RCU2023-00066

February 12, 2024

The Adams County Planning Commission is requesting comments on the following application: **Zoning map amendment (rezone) to change the zone district designation of approximately 11.1 acres from Agricultural-2 to Industrial-1.** This request is located at 34025 E 48TH AVE. The Assessor's Parcel Number is 0181718401001.

Applicant Information: Blue Point Machinery
KRISTYN JESSOP
2438 W NATURE VIEW
CEDAR CITY, UT

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 March 4, 2024 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 NEagleson@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.

Nick Eagleson

Nick Eagleson
Senior Strategic Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

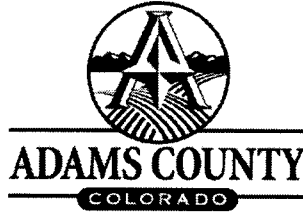
Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Application Type:

| | | |
|--|--|--|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Preliminary PUD | <input type="checkbox"/> Temporary Use |
| <input type="checkbox"/> Subdivision, Preliminary | <input type="checkbox"/> Final PUD | <input type="checkbox"/> Variance |
| <input type="checkbox"/> Subdivision, Final | <input checked="" type="checkbox"/> Rezone | <input type="checkbox"/> Conditional Use |
| <input type="checkbox"/> Plat Correction/ Vacation | <input type="checkbox"/> Special Use | <input type="checkbox"/> Other: _____ |

PROJECT NAME:

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature



Adams County Rezone Request for parcel # 0181718401001

July 18, 2023

Greg Barnes

Adams County Planning Department

4430 S. Adams County Pkwy

Brighton, CO 80601

Greg,

I have been in communication via email with you on this rezone request. You mentioned that it should be consistent with the Colorado air and space port area plan. I Kristyn J. am working in behalf of Kamerra LLC. To rezone this property from Agriculture 2 to Industrial 1. We are currently requesting this to take place so that we can park our equipment there. We're having to rent another parcel as the zoning doesn't allow us to park our Equipment there at this time. I'm hopeful that you can help us get this request pushed through. I'm happy that it fits in with the current planning. The address to this property is 34025 E 48th Ave CO. I look forward to working with you.

Thank You,

~Kristyn J.

Written explanation of project

☆ Parcel #: 0181718401001

X

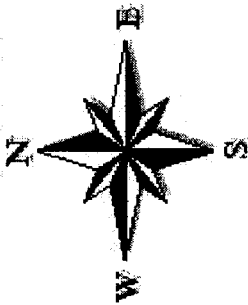
Report Prepared on July 17, 2023

Property Report
KAMERRA LLC

[View Additional Details](#) | [Remove from Results](#)

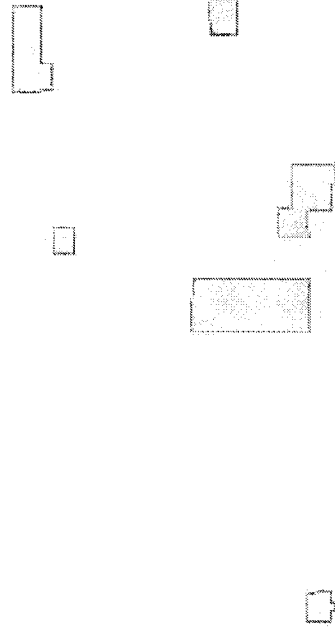
Site Plan for Equipment Yard

11.0014



Legal Description

Kammera Subd. Lot 2



48th Ave.

Imboden Rd



Summary of Neighborhood Meeting

Hello,

To whom this may Concern,

A neighborhood meeting took place on November 15, 2023 from the hours of 5- 8 PM.

At the address 34025 E. 48th Ave. Watkins, CO 80137.

No one showed up to the meeting. Letters were mailed out to every neighbor on September 24, 2023.



COLORADO
RECEIPT OF PAYMENT (Tax, Fees, Costs,
Interests, Penalties)

| Account | Parcel Number | Receipt Date | Receipt Number |
|----------|---------------|--------------|-----------------------|
| R0200874 | 0181718401001 | Feb 23, 2023 | 2023-02-27-IVR-0627-P |

KAMERRA LLC
 1250 S BUCKLEY RD UNIT I-246
 AURORA, CO 80017-4150

Situs Address Payor
 KAMERRA LLC

Legal Description
 KAMERRA SUBD LOT 2

| Property Code | Actual | Assessed | Year | Area | Mill Levy |
|----------------------------|--------|----------|------|------|-----------|
| AG DRY GRAZING LAND - 4147 | 480 | 130 | 2022 | 446 | 75.215 |

Payments Received
 Credit card Multi-Account Payment

| Payments Applied | | Billed | Prior Payments | New Payments | Balance |
|---------------------------------------|-------------------------------------|--------|----------------|----------------|---------------|
| 2022 | Admin Fee for Tax Charges under \$5 | \$5.00 | \$0.00 | \$5.00 | \$0.00 |
| 2022 | Tax Charge | \$9.78 | \$0.00 | \$9.78 | \$0.00 |
| | | | | <u>\$14.78</u> | <u>\$0.00</u> |
| Balance Due as of Feb 23, 2023 | | | | | \$0.00 |

4430 S ADAMS COUNTY PKWY C2436
 BRIGHTON CO 80601
 [Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
 Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!