Request for Comments

Case Name: StreetMedia 70th Avenue Billboard
Case Number: RCU2020-00012

June 23, 2020

The Adams County Planning Commission is requesting comments on the following application: Conditional Use Permit to construct an electronic billboard in the I-1 zone district near I-25 and E. 70th Ave/State Highway 224. This request is located at 605 E 70TH AVE 1. The Assessor's Parcel Number is 0182503101011.

Applicant Information: STREET MEDIA GROUP LLC
GARY YOUNG
161 SATURN DRIVE
UNIT 5A
FT. COLLINS, CO 80525

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 07/16/2020 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 TDimperio@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/planning/currentcases.

Thank you for your review of this case.

Thomas Dimperio
Planner I
APPLICATION FOR CONDITIONAL USE PERMIT APPROVAL
FOR OFF-PREMISE ADVERTISING DEVICE (BILLBOARD)

Applicant: StreetMedia Group, LLC
Location: Approximately 605 East 70th Avenue

WRITTEN EXPLANATION OF THE PROJECT

StreetMedia Group proposes to conduct an off-premise advertising device (billboard) at the east side of I-25 and north side of East 70th Avenue ("SUBJECT PROPERTY") (PIN 01719341000005) in the location shown on the enclosed site plan. The Subject Property is 0.887 acres in area and is zoned I-1 ("DISTRICT"). The existing use of the Subject Property is principally parking for multiple tenants in the adjacent property (655 East 70th Avenue), a permitted use in the District.

The subject property (PIN 0182503101011) is commonly owned with the larger adjacent property to the east (PIN 0182503101010), which includes 655 East 70th Avenue. The two parcels are a fully integrated light industrial development. Because of the property line between the two parcels, a setback variation is needed as a technical matter. It is requested as part of this application. The setback variation affects only commonly owned property.

Billboards are allowed in the District with an approved Conditional Use Permit ("CUP"). CUPs are subject to the approval criteria set out in Section 2-02-09-06, Adams County Development Standards and Regulations ("ADCO STANDARDS"). Billboard performance standards are set out in ADCO Standards § 4-15. No other ADCO Standards apply during the conditional use permit process.

The proposed billboard complies with all applicable CUP and performance standards, as follows:

**CUP Standard #1. The conditional use is permitted in the applicable zone district.**

Billboards are allowed as a conditional use in the District.

**CUP Standard #2. The conditional use is consistent with the purposes of [the ADCO Standards].**

The proposed billboard is allowed as a conditional use in the District. The proposed billboard meets all applicable performance standards. As such, it is consistent with the purposes of the ADCO Standards.

**CUP Standard #3. The conditional use will comply with the requirements of [the ADCO Standards], including, but not limited to, all applicable performance standards.**

The proposed billboard complies with the requirements of ADCO Standards § 4-15, which set out the performance standards for billboards, as follows:

<table>
<thead>
<tr>
<th>Standard</th>
<th>Compliance Statement</th>
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<tbody>
<tr>
<td>4-15-03</td>
<td>The Subject Property will contain only one billboard with not more than two faces.</td>
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<tr>
<td>4-15-04</td>
<td>The area of each sign face will not exceed 300 square feet.</td>
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