



Request for Comments

Case Name: 900 Blk. E 75th Ave. Rezone
Case Number: RCU2021-00021

September 28, 2021

The Adams County Board of Adjustment is requesting comments on the following application:
Proposal to rezone 4.39 acre site currently zoned A-1 Agricultural to I-2 Industrial, to be developed for light industrial purposes. This request is located at an unaddressed parcel in the 900 Block of E. 75th Avenue. The Assessor's Parcel Number is 0171935302049.

Owner Information: GACCETTA BERNICE REVOCABLE LIVING TRUST, GACCETTA FRANK REVOCABLE LIVING TRUST

5247 EAGLE MEADOW DR.
DACONO, CO 80514-8539

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 October 19, 2021 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 MBernhardt@adcogov.org.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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.

Max Bernhardt
Planner I

BOARD OF COUNTY COMMISSIONERS

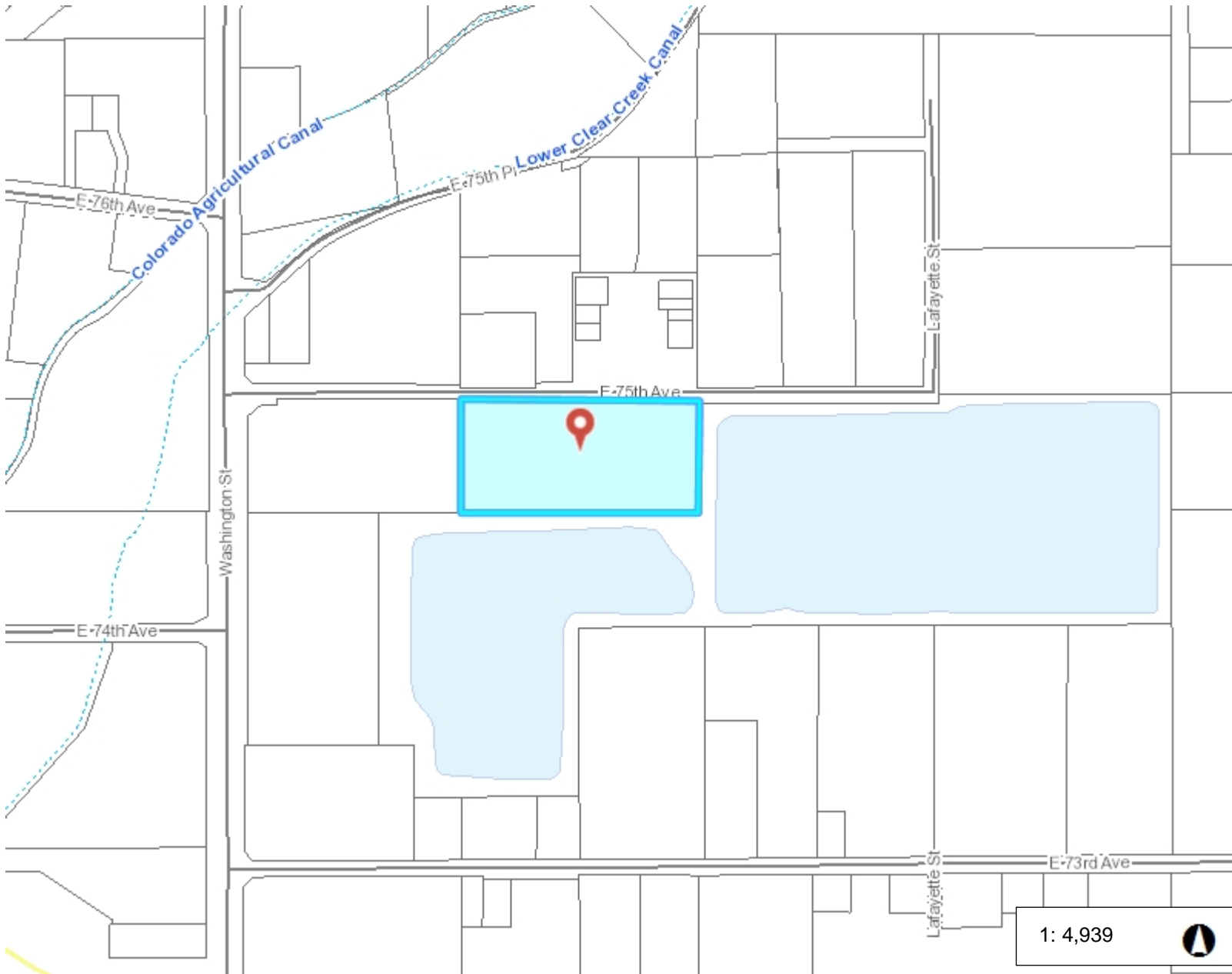
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

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

1: 4,939



0.2 0 0.08 0.2 Miles

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

Notes

900 E. 75th Avenue, Denver, CO

The existing site includes 4.39 acres of A-1 zone undeveloped land located in unincorporated Adams County east of Washington Street and 75th Avenue and is positioned within an Enterprise Zone.

Existing uses in the area include; outdoor trailer, boat and RV storage, mini-storage, cabinet and millwork, food processing, automotive service and collision repair, HVAC service and manufacturing, and other industrial uses.

Jordon Perlmutter & Co. is proposing to develop a 62,000 square foot, tilt wall, light industrial building with on-site parking and stormwater detention. The proposed building will face north on to E. 75th Avenue with loading and truck court on the south, screened from the road by the building. The proposed development will require a change in zoning from A-1 to I-2.



WARE MALCOMB
LEADING DESIGN FOR COMMERCIAL REAL ESTATE

900 South Broadway
Suite 250
Denver, CO 80202
P: 303.661.8839
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FOR AND ON BEHALF
OF WARE MALCOMB

75TH & WASHINGTON

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JOB NO. DC23-14031
P.A. / P.M. T. SWAN
DESIGN BY: E. WOLLER
DATE: 06/10/2021
PLOT DATE:

SHEET
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