

Community & Economic  
Development Department  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6880  
FAX 720.523.6967  
EMAIL: epermitcenter@adcogov.org

## Request for Comments

Case Name: VIP PARKING AMENDMENT

Case Number: RCU2022-00016

May 12, 2022

The Adams County Planning Commission is requesting comments on the following application: **major amendment to a Conditional Use Permit to allow a commercial parking lot and special warehousing and storage in the A-3 zone district.** This request is located at 23905 E 26TH AVE. The Assessor's Parcel Number is 0181930301002.

Applicant Information:

ROB GONZALEZ  
9110 E ARBOR CIRCLE  
STE G  
ENGLEWOOD, CO 80019

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 06/01/2022 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.

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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Lia Campbell  
Planner I

BOARD OF COUNTY COMMISSIONERS

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## WRITTEN EXPLANATION OF THE PROJECT

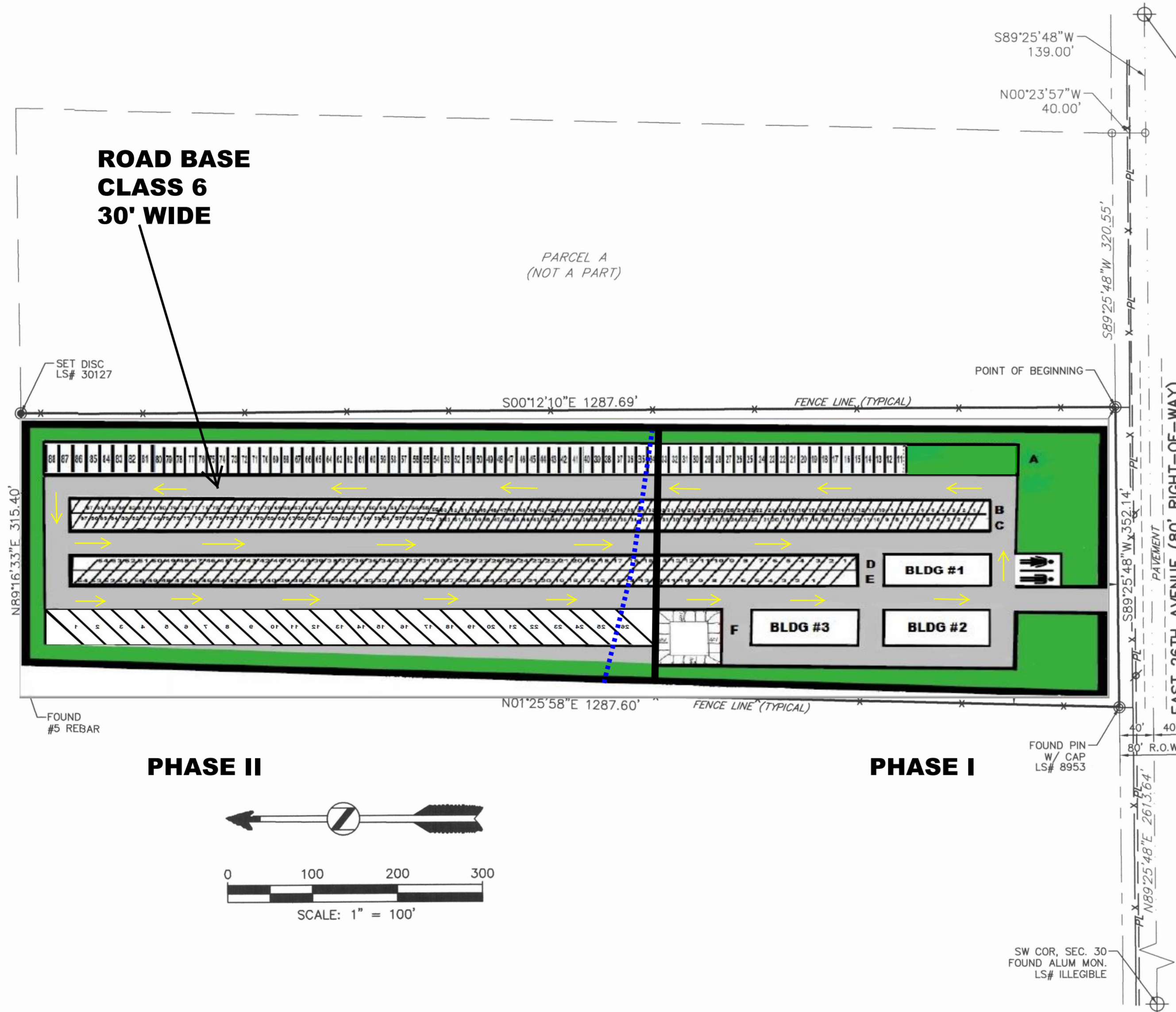
VIP Holdings, the applicant, is requesting a major amendment to the conditional use permit (CUP) allowing a commercial parking lot and special warehousing and storage facility on the subject property. The 9.863 acre parcel is located 2,000 feet east of the intersection of Gun Club Road and East 26th Avenue and currently has 4 acres developed as a commercial parking lot and indoor storage facility to serve short-and long-term parking. The site consists of three, one-story pre-fabricated buildings, each approximately 5,625 square feet in size, designed to store twenty (20) vehicles per building for indoor parking. The remainder of the 5.863 acres will serve as a commercial parking lot for automobiles and recreational vehicles.

# LAND SURVEY PLAT

PART OF SECTION 30, T. 3 S, R. 65 W, 6TH P.M.  
COUNTY OF ADAMS, STATE OF COLORADO

**SITE MAP AMENDED  
PHASE I & PHASE II**

LEGEND	
	PARCEL BOUNDARY
	SECTION LINE
	ADJACENT PARCEL
	RIGHT-OF-WAY
	OVERHEAD POWER LINE
	FENCE LINE
	SET DISC LS# 30127
	FOUND #5 REBAR
	FOUND PIN W/ CAP LS# AS NOTED
	FOUND ALUMINUM MONUMENT AT SECTION CORNER (AS NOTED)



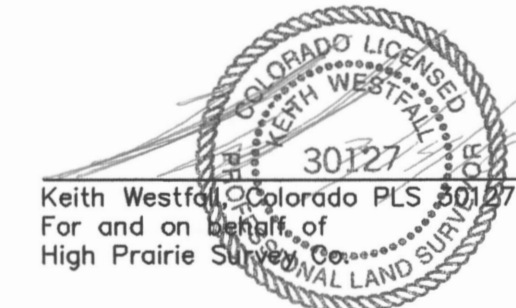
**PROPERTY DESCRIPTION**

A PARCEL OF LAND BEING PART OF THE SE 1/4 OF THE SW 1/4 OF SECTION 30, T.3S., R65W OF THE 6th P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT THE SE CORNER OF THE SW 1/4 OF SAID SECTION 30; THENCE S89°25'48"W ALONG SAID SOUTH LINE OF SAID SW 1/4 OF SAID SECTION 30 A DISTANCE OF 139.76 FEET; THENCE N00°34'12"W A DISTANCE OF 40.00 FEET TO A POINT ON THE NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE THENCE S89°25'48"W ALONG SAID NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE A DISTANCE OF 320.55 FEET AND THE POINT OF BEGINNING; THENCE S89°25'48"W ALONG SAID NORTHERLY R.O.W. LINE OF EAST 26TH AVENUE A DISTANCE OF 352.14 FEET; THENCE N01°25'58"E A DISTANCE OF 1287.60 FEET TO A POINT ON THE NORTH LINE OF THE SE 1/4 OF THE SW 1/4 OF SAID SECTION 30; THENCE N89°16'33"E ALONG SAID NORTHERLY LINE A DISTANCE OF 315.40 FEET; THENCE S00°12'10"E A DISTANCE OF 1287.69 FEET TO THE POINT OF BEGINNING.

**CERTIFICATE OF SURVEY:**

This is to certify to Roberto & Hilda Gonzalez that on March 08, 2018 a survey was made under my direct supervision, of the hereon described property situated in Adams County, Colorado. The survey was made on the ground using the normal standard of care of Professional Land Surveyors practicing in Adams County, Colorado, and that this plat accurately represents said survey. The location and dimensions of all easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by High Prairie Survey Co., Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Compatibility of this description with those of adjacent tracts of land.
3. Rights of way, easements and encumbrances of record affecting this tract of land. This survey was performed with the benefit of Title Insurance Commitment Policy No. 605-0-5217-46014, prepared by Guardian Title Agency, LLC, dated April 20, 2017. This title insurance commitment policy may disclose facts not reflected on this survey. Corner monuments were set, or found and accepted as indicated hereon.



**CERTIFICATE OF DEPOSIT:**

Deposited this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, In the County \_\_\_\_\_ Surveyor's land survey plats/right-of-way surveys at reception number \_\_\_\_\_ In the office of the Adams County Clerk and Recorder.

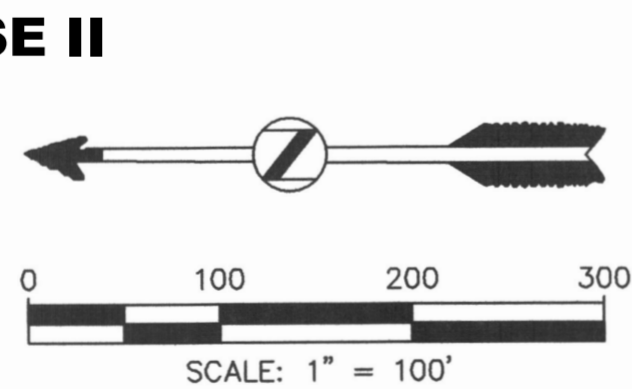
Signed \_\_\_\_\_

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

**BASIS OF BEARINGS:**

CONSIDERING THE SOUTH LINE OF THE SW1/4 OF SECTION 30 TO HAVE AN ASSUMED BEARING OF S89°25'48"W AND MONUMENTED AS SHOWN HEREON.

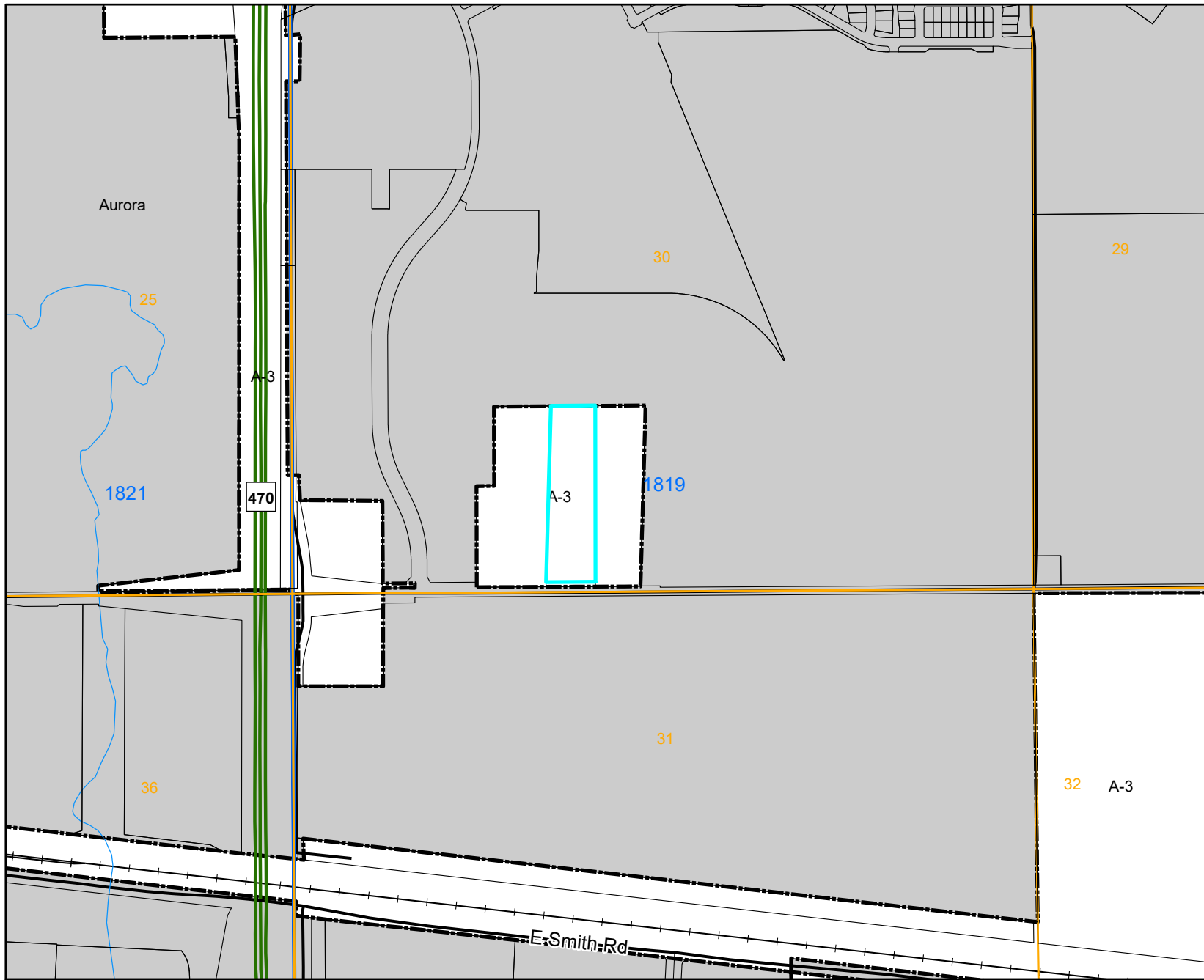
"NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon."







DATE:	REVISIONS:

REFERENCE DWG: \_\_\_\_\_

<h2>High Prairie Survey Co.</h2> <p>LAND SURVEYING CONSTRUCTION STAKING OIL AND GAS SURVEYING 303-621-8672 FAX 303-621-7749 P.O. BOX 384 KIOWA, COLORADO 80117</p>		TITLE
		LAND SURVEY PLAT PART OF SEC. 30, T3S, R65W, 6TH P.M. ADAMS COUNTY, STATE OF COLORADO
<p>SCALE: 1"=100'    DATE: 03/08/2018    DRAWN BY: D. COTTER</p>		CLIENT
<p>SHEET 1 OF 1</p>		ROBERTO & HILDA GONZALEZ
<p>JOB NUMBER: 18030-LSP</p>		



**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

**VIP Parking**  
**RCU2022-00016**



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy