

Lot 2 of the Reunion CUP Statement

DATE: November 18, 2013

TO: Community and Development Planning Division
Commerce City, Colorado

ARCHITECT: Nama Partners, LLC
6140 Greenwood Plaza Boulevard
Greenwood Village, CO 80111
720.289.0001

PROJECT: 15181 E. 104th Ave.
Commerce City, CO
Nama Project No.: 13.137.10

Dear Planning Division,

The proposed propane tank for Lot 2 would be used by the future tenant at the “Reunion Marketplace” and its location meets typical setback requirements. This tank has been placed at the back of the property per city requirements in an area of low visibility. The regulating agencies for the propane tank will be Commerce City building department, Tri-county Health and South Adams County Fire District.

The property is surrounded by undeveloped land. The current development, a shopping center, provides commercial services for the residents around the area. Our proposed use is part of a parcel of this larger development and part of the ongoing retail services. The proposed is part of a standard overall operation for the tenant. The request for adding the proposed propane tank has looked at optimal placement to minimize substantial or undue adverse effects on neighboring properties concerning the character of the neighborhood. We are facing undeveloped land adjacent to the proposed location. Traffic patterns, circulation, and improvements in conjunction to the proposed propane tank location have all been studied and mitigated to provide to the maximum extent feasible, including but not limited to sufficient landscaping. The tank will be approximately 1,000 gallons, 45 inches in diameter and 18’-0” high. The tank will be beige with black letters saying “Propane”. We have provided concrete bollards on each side of the tank as further protection. This tank will have the latest safety and modern equipment provided at the time of its installation.

We have further studied screening the tank with landscaping or adding a screen wall does not seem to provide any further relief. Any significant screening of the tank will only deter from the development by creating a standalone vertical element approximately 20’ tall. The issue is further dictated by the codes where a 20’ setback/clearance is required from any building to the propane tank. Therefore, a tall standalone structure deters from the integral character of the development.

CUP Design Statement

Reunion Marketplace,

Commerce City, CO

November 14, 2013

Page | 2

The characteristics of the site conditions including location, size, shape, and topography is suitable for the proposed propane tank. We have taken care in the design and location of the proposed propane tank to make sure it is convenient for the public to pull up for service. This will further provide safety measures where the public can fill up their propane tanks and not have to carry their tanks a distance across a parking lot. It keeps them well protected from vehicular traffic.

The proposed use does not provide any adverse condition or impact on residents or city operations.

The applicant is willing to provide further assurances that services will be maintained continually. The proposed use as previously indicated is a part of routine development of the tenant's operation and does not create an undue burden on any of the existing improvements. It does not violate any federal or state requirements.

The proposed request complies with the general purposes, goals, objectives, policies, and standards of the comprehensive plan and such other plans adopted by the city.

Other tenants in the "Reunion" retail area offer propane exchange programs of one tank size, showing a need for this service. The addition of the larger tank being proposed for personal refills will give the local residents a choice of not only refilling their standard size BBQ grill tanks, but they will also be able to refill other size tanks as well.

As this tank is in operation, the business hours will be established by the new local business. Different times of the year may provide for varying hours of operation however. For the operation of this tank, personnel will be trained to provide a safe environment for the public as the public will not be able to operate or access this tank at any time by themselves. When in operation, propane tanks are very clean and do not put off a consistent odor to disturb the public or adjacent properties.

The applicant and ownership realize that the conditional use permit shall automatically lapse if such is abandoned or discontinued for a period of 180 days or more or if the conditional use is not commenced in accordance with the Lapse Period contained in Table II of the Land Development Code. They further understand that "a Conditional Use is not attached to and does not run with the property for which it is granted. Any change in tenancy, ownership, or management shall require the issuance of a new conditional use permit or modification to an existing approved permit."

Please feel free to contact us to further answer any questions you may have.

Sincerely,

Nama Partners, llc