

## RECORD OF PROCEEDINGS

Derby Review Board  
September 19, 2017

Civic Center  
Page 1 of 5

**CALL TO ORDER:** Chairperson Anderson called the meeting to order at 5:32 p.m.

**ROLL CALL:** Candice Alexander called roll. **Present:** Anderson, Hall, Mercado, Ertl, and Teter.

For the record, Board member Ertl arrived after approval of the minutes and the discussion/approval of case DRB-067-17.

**OTHERS PRESENT:** Steve Timms, Planning Manager  
Jenny Axmacher, Planner  
Rachel Allen, Senior Assistant City Attorney  
Candice Alexander, Administrative Specialist  
Tricia Mason, Executive Administrative Supervisor

**MINUTES:** Councilman Teter made a motion to approve the minutes of the July 18, 2017 meeting. Board Member Mercado seconded the motion.

Voice Vote:

Teter Yes

Mercado Yes

Anderson Yes

Hall Yes

4 Yes, Motion passed.

**CASES:** The Derby Review Board proceeded with the public hearing.  
*Case proceedings continued on the following pages.*

## RECORD OF PROCEEDINGS

Derby Review Board  
September 19, 2017

Civic Center  
Page 2 of 5

**Case #:** DRB-067-17

**Location:** 7280 Monaco Street, Commerce City, CO 80022

**Applicant/  
Owner:** Julio Mansilla Juarez / Premier Group Insurance  
7280 Monaco Street, Commerce City, CO 80022

**Request:**

1. Approval of 1 proposed business sign.
2. Approval of a maximum of \$3,100.00 in catalyst funds.

### Discussion:

*Detailed case information can be found in the staff report on file at the Commerce City Community Development Department.*

City Planning Manager, Steve Timms reviewed the staff report and presentation. Staff is recommending approval of the proposed requests and catalyst funds as the proposed signage improvements meet the design principles of the Derby Design Guidelines.

The applicant, Julio Mansilla Juarez, was present to answer questions.

There were no questions by the board.

There being no further business to discuss on the request, a motion was requested.

### Motion:

#### **Request 1:**

Board Member Hall made the following motion “Based upon the finding that the application meets the design principles of the Derby Design Guidelines, I move that the Derby Review Board grant approval in case DRB-067-17, a Derby Redevelopment application for the property located at 7280 Monaco Street.”

Board Member Mercado seconded the motion.

#### Voice Vote:

Hall	Yes	
Mercado	Yes	
Anderson	Yes	
Teter	Yes	4 Yes, Motion passed.

## RECORD OF PROCEEDINGS

Derby Review Board  
September 19, 2017

Civic Center  
Page 3 of 5

### **Request 2:**

Board Member Hall made the following motion “I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed \$3,100.00 to reimburse the applicant for costs the City determines qualify under the program.”

Councilman Teter seconded the motion.

Voice Vote:

Hall	Yes	
Teter	Yes	
Anderson	Yes	
Hall	Yes	4 Yes, Motion passed.

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**Case #:** DRB-068-17

**Location:** 6600 E. 74th Avenue, Commerce City, CO 80022

**Applicant/  
Owner:** Jeanie Nuanes King  
6641 Colorado Blvd, Commerce City, CO 80022

**Request:**

1. The applicant requests Derby Review Board approval for exterior façade improvements.
2. The applicant requests Derby Review Board approval for \$25,000 of catalyst funds.

### **Discussion:**

*Detailed case information can be found in the staff report on file at the Commerce City Community Development Department.*

City Planner, Jenny Axmacher reviewed the staff report and presentation. Staff is recommending approval of the proposed requests and catalyst funds as the proposed exterior façade improvements meet the design principles of the Derby Design Guidelines.

The applicant, Jeanie Nuanes King, was present to answer questions.

Applicant stated she is working with other local artists on developing a website titled Derby Art District.

The board asked about building clean up, interior renovation, security/safety, parking, rental length time, artists living in the building, number of artists, and a market analysis. The board suggested the applicant reach out to the Cultural Council and Historical Society.

## RECORD OF PROCEEDINGS

Derby Review Board  
September 19, 2017

Civic Center  
Page 4 of 5

Applicant will reach out to neighboring businesses to inform them when there will be an event to avoid possible congestion/parking issues.

There being no further business to discuss on the request, a motion was requested.

### **Motion:**

#### **Request 1:**

Board member Ertl made the following motion “Based upon the finding that the application meets the design principles of the Derby Design Guidelines, I move that the Derby Review Board grant approval in case DRB-068-17, a Derby Redevelopment application for the property located at 6600 E. 74th Avenue.”

Councilman Teter seconded the motion.

#### Voice Vote:

Ertl	Yes
Teter	Yes
Anderson	Yes
Hall	Yes
Mercado	Yes

5 Yes, Motion passed.

#### **Request 2:**

Board Member Mercado made the following motion “I move that the Derby Review Board approve the use of catalyst funds in an amount not to exceed \$25,000.00 to reimburse the applicant for costs the City determines qualify under the program.”

Board Member Hall seconded the motion.

#### Voice Vote:

Mercado	Yes
Hall	Yes
Anderson	Yes
Teter	Yes
Ertl	Yes

5 Yes, Motion passed.

### **Board and Staff Business:**

Board asked if the beauty shop on 72<sup>nd</sup> and Magnolia has been reimbursed catalyst funds as of yet. Staff stated follow-up is required to answer this question.

RECORD OF PROCEEDINGS

Derby Review Board  
September 19, 2017

Civic Center  
Page 5 of 5

Staff presented the board with appreciation certificates to thank them for their services on the board.

**ADJOURN:** Acting Chairperson Anderson adjourned the meeting at 5:58 p.m.

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Angel Anderson  
Acting Chairperson

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Candice Alexander,  
Administrative Specialist