



## Request for Comments

Case Name: 5380 Washington Street Electronic Billboard  
Case Number: RCU2023-00046

August 17, 2023

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit to allow a 300 square foot electronic billboard to replace an existing 72 square foot static billboard.** This request is located at 5380 Washington Street. The Assessor's Parcel Number is 0182514200005.

Applicant Information: Chad Kochenberger  
9250 E Costilla Ave. Ste. 500  
Greenwood Village, CO 80112

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 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 [EGleason@adcogov.org](mailto:EGleason@adcogov.org) by **Monday, September 11, 2023 COB.**

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/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

Ella Gleason  
Planner II

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



## **Explanation-Mile High Outdoor 5380 North Washington, Denver, CO 80216**

Mile High Outdoor Advertising (MHO) is proposing to convert an existing 6'x12' 2-sided static billboard sign to a 10'x30' 2-sided static billboard sign. MHO will be applying for this conversion by means of a Conditional Use Permit (CUP). The current sign is located at 5380 North Washington, Denver, CO 80216. The property has a Denver mailing address but is actually located in unincorporated Adams County. The property is zoned I-1 and is on the east side of Washington south of 54<sup>th</sup> Avenue. The sign is approximately 350' south of 54<sup>th</sup> Avenue on southside of property. For reference, the property in question is parcel #0182514200005, and is owned by RLDL Holdings, Inc. We are requesting approval through the Conditional Use Permit to convert the existing 6'x12' static 2-sided static sign to 10'x30' 2-sided static sign.

The location of the billboard is not being altered. Simply, the billboard displays are changing from static 6'x12' to static 10'x30' sign both sides. The current structure will be reinforced to accommodate 10'x30' sign. Site Plan and rendering examples of the current structure and proposed sign is located in the below application.

- SETBACK- Pole support shall be approximately 30' feet from Washington Street. The existing sign location is not changing; thus, location and setback are not changing.
- SIZE- Each side would be 300' sq. ft., which is 10' high x 30' long. This size is a maximum allowed in unincorporated Adams County.
- HEIGHT- 40' from grade to the top of the sign. This is the maximum height allowed in unincorporated Adams County.
- ORIENTATION- Sign faces would be oriented toward northbound and southbound traffic on Washington. This is the same orientation as the existing sign.
- LIGHTING- Two (2) solar lights on each side of the sign. The solar lights brightness can be adjusted through a remote control device. This will meet all sign regulations required by Adams County in relation to brightness.

The requested conversion will not change the location, just size of displays and height. The sign will not change the character of intent of use on the property, and will not have any adverse effect on the property, the area, or citizens of Adams County.

Based on these facts, the property owner and the applicant lessee-owner of the sign (Mile High Outdoor, Inc.) requests a favorable recommendation from the Planning Staff and Planning Commission, and a favorable decision for a Conditional Use Permit.

## 5380 N. Washington Street Site Plan & Renderings

Aerial Overview. Billboard location in **yellow**. Traffic going north and southbound with the closest cross street being 54<sup>th</sup> Avenue.

