Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Request for Comments

Case Name: Amazon DDE9 Light Fixture

Case Number: VSP2026-00029

June 3, 2026

The Adams C ounty Board of Adjustment is requesting comments on the following application: **A variance to allow 30 foot tall lighting fixtures where the maximum height allowed is 20 feet.**
This request is located at 875 W 64th Ave. The Assessor's Parcel Number is 0182504401020.

Owner Information: Phillip Cook, PE
1863 W Alexander St
Salt Lake City, UT

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 August 21, 2026 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 ECohee@adamscountyco.gov.

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.adamscountyco.gov/landuse.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adamscountyco.gov para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle major.

Thank you for your review of this case.

Erin Cohee

Erin Cohee
Planner I

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica — DISTRICT 1
Kathy Henson — DISTRICT 2
Emma Pinter — DISTRICT 3
Steve O'Dorisio — DISTRICT 4
Lynn Baca — DISTRICT 5

VARIANCE REQUEST

Amazon DDE9
875 W. 64th Avenue & Huron Street
Denver, Colorado 80221

Legal Description
SUB:CLEAR CREEK CONCEPTS AMENDED PLAT
BLK:1 LOT:1 EXC RD (2021000038744 &
2021000038745)

ADAMS COUNTY
COLORADO

VARIANCE

Community & Economic Development Department
Planning & Development
4430 S. Adams County Pkwy., 1st Floor, Suite W2000B
Brighton, CO 80601-8218
Phone: 720.523.6800
Website: adcogov.org

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- ☑ Development Application Form (pg. 3)
- ☑ Written Narrative
- ☑ Site Plan
- ☑ Proof of Ownership (warranty deed or title policy)
- ☑ Proof of Water and Sewer Services
- ☑ Legal Description
- ☑ Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	
Lot Coverage:	
Other: Light Pole Height	1

Application Fees:	Amount:
Variance	$500-residential $700-non-residential **$100 per each additional request*

Accela Case Type - VSP

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s):	Phillip Cook, PE	Phone #:	801-391-1398
Address:	1863 W Alexander Street		
City, State, Zip:	Salt Lake City, UT 84119		
2nd Phone #:	801-975-8844	Email:	phillip.cook@huntelectric.com

OWNER

Name(s):	6435 Huron Street and West 64th Avenue CO LLC c.o Intercontinental Real Estate Corp	Phone #:	303-575-1552
Address:	1270 Soldiers Field Road		
City, State, Zip:	Boston, MA 02135		
2nd Phone #:	310-351-9500	Email:	zach.rondeau@cushwake.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name:	Phillip Cook, PE	Phone #:	801-391-1398
Address:	1863 W Alexander Street		
City, State, Zip:	Salt Lake City, UT 84119		
2nd Phone #:	801-975-8844	Email:	phillip.cook@huntelectric.com

Accela Case Type - VSP

DESCRIPTION OF SITE

Address:	875 W 64TH AVE
City, State, Zip:	Denver, Colorado 80221
Area (acres or square feet):	36.9384 Acres
Tax Assessor Parcel Number	0182504401020
Existing Zoning:	I-3 Industrial
Existing Land Use:	I-3 Industrial
Proposed Land Use:	I-3 Industrial

Have you attended a Conceptual Review? YES [ ] NO [x]

If Yes, please list PRE#: [ ]

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Zachary Rondeau as Manager Date: 07/16/2026

Owner's Printed Name

Name: Zachary Rondeau

Owner's Signature

Accela Case Type - VSP

Written Narrative

Date: July 13, 2026

To: Adams County

From: Phillip Cook, PE

RE: Variance Request – Replace 20’ poles and fixtures with 30’ poles and new fixtures

Site: Amazon DDE9, 875 W. 64th Avenue & Huron Street, Denver, Colorado 80221

Request for Consideration — Parking Lot Lighting Safety Improvement

The applicant respectfully requests consideration from the Adams County Board of Adjustment for a variance from the Development Standards and Regulations, Chapter 4, Section 4-16-01(3), which limits exterior light pole height to 20 feet above finished grade.

This request is driven by a shared commitment to public safety. The existing parking lot lighting falls significantly below Illuminating Engineering Society (IES) recommended levels for commercial parking areas, creating elevated risk for pedestrians, employees, and visitors. The applicant believes that a carefully designed solution using 30-foot poles, the minimum height necessary to achieve safe illumination, honors both the intent of the County's lighting standards and the community's interest in a safe, well-managed commercial environment.

Specifically, the applicant proposes to remove all existing 16'-9" poles and their associated fixtures and replace them with 30-foot poles equipped with modern, full-cutoff, downward-directed LED fixtures. This approach achieves adequate lighting while minimizing the number of poles, reducing disturbance to known contaminated soils on site, limiting light trespass to neighboring properties, and avoid adding additional hazards in the parking lot.

Current Lighting Conditions

An assessment of the existing site lighting reveals conditions that fall below IES recommendations for the safe operation of commercial parking areas:

- Pole height: Existing poles measure 16'-9" overall, with bases ranging from 24" to 39", placing luminaires near the current 20-foot limit. For a parking area of this size and activity level, IES guidelines recommend mounting heights of 25–30 feet to achieve uniform light distribution.
- Pole spacing: Poles are spaced approximately 150 feet apart on average, a spacing appropriate for 30-foot to 40-foot mounting heights with higher output fixtures, but insufficient for the current configuration.
- Light output: Current fixtures produce an average of approximately 0.5 foot-candles across the parking surface, well below the 1.5–2.0 foot-candle range recommended by IES for safe commercial parking lot operation.

The combination of these factors results in uneven illumination and shadowed areas that increase risk to people and property. Supporting documentation includes the scaled site plan, existing photometric survey, and proposed photometric plan.

Proposed Solution — 30-Foot Replacement Poles

The applicant proposes the following improvements, designed to achieve safe lighting levels with the least impact on the site and surrounding community:

- Remove all existing light poles and fixtures. Protect and maintain all existing pole bases and underground conduit for reuse, minimizing new ground disturbance.
- Install 30-foot poles at existing base locations equipped with high-efficiency, full-cutoff, downward-directed LED fixtures designed to achieve 1.5–2.0 foot-candles uniformly across the parking area.
- Utilize fixtures with appropriate color temperature and shielding to minimize light trespass and sky glow, consistent with the County's interest in limiting light pollution.

This approach avoids the need to install additional poles between existing locations which would nearly double the pole count, require extensive new foundation and conduit excavation in contaminated soil, and introduce additional visual and physical obstructions in the parking area.

Alignment with Variance Criteria

Pursuant to Adams County Development Standards and Regulations, a variance may be granted where practical difficulties or unnecessary hardships exist, and the spirit of the regulations, public safety, and substantial justice are served. The applicant respectfully submits the following in support of this request:

Site-Specific Constraints and Practical Difficulties

Achieving adequate lighting within the 20-foot height limit would require nearly doubling the number of poles to compensate for reduced coverage per fixture. This would necessitate extensive new foundation and conduit installation throughout the parking area.

The site has documented soil contamination; minimizing new excavation serves both environmental protection and public health interests. The large parking area, existing 150-foot pole spacing, and contaminated soil conditions are inherent characteristics of this property and were not created by the applicant.

The 30-foot pole height represents the minimum deviation necessary to achieve safe illumination using the existing pole base infrastructure, thereby avoiding unnecessary disruption to contaminated soils and reducing overall project impact.

Public Safety and the Spirit of the Regulations

The applicant recognizes and respects that Adams County's 20-foot height limitation serves important purposes: maintaining community aesthetics, limiting light pollution, and ensuring compatibility with surrounding land uses.

The proposed solution advances these same goals through thoughtful design. The 30-foot poles with full-cutoff LED fixtures will achieve 1.5–2.0 foot-candles across the parking area, significantly reducing risk of accidents, injury, and criminal activity. Importantly, fewer poles in the ground, fully shielded downward-directed fixtures, and appropriate color temperature will result in less light trespass and sky glow than a code-compliant alternative requiring twice as many 20-foot poles.

The variance requested is the minimum deviation necessary to achieve a safe, responsible result that serves the community and honors the intent of the County's lighting standards.

Sincerely,

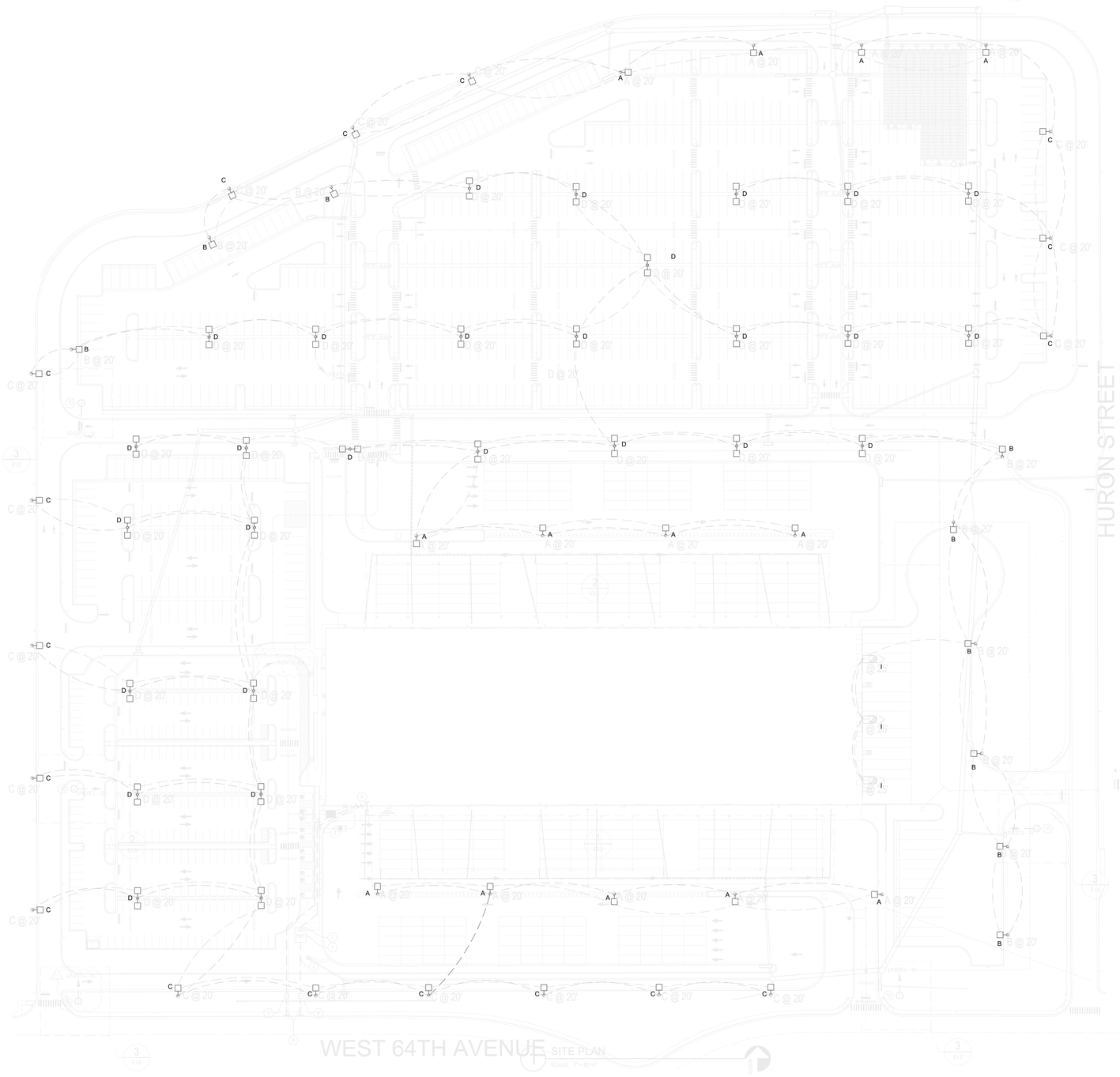
Phillip Cook

Phillip Cook, PE
Senior Engineering Project Manager
phillip.cook@huntelectric.com

6/8/2026 9:29:31 AM

EXISTING SITE LIGHTING LAYOUT/DESIGN

LIGHTING FIXTURE SCHEDULE					
TYPE	MANUFACTURER	CATALOG NUMBER	LAMP	TOTAL VA	DESCRIPTION
A	LITHONIA LIGHTING	DSX0 LED P2 40K T5W 480 RPA PER7 DDBXD	LED	49 VA	SQUARE STRAIGHT STEEL GENERAL PURPOSE POLE WITH (1) D-SERIES SIZE 0 LED AREA LUMINAIRE
B	LITHONIA LIGHTING	DSX0 LED P1 40K TFTM 480 HS RPA PER7 DDBXD	LED	38 VA	SQUARE STRAIGHT STEEL GENERAL PURPOSE POLE WITH (1) D-SERIES SIZE 0 LED AREA LUMINAIRE
C	LITHONIA LIGHTING	DSX0 LED P1 40K TFTM 480 HS RPA PER7 DDBXD	LED	38 VA	SQUARE STRAIGHT STEEL GENERAL PURPOSE POLE WITH (1) D-SERIES SIZE 0 LED AREA LUMINAIRE
D	LITHONIA LIGHTING	DSX0 LED P3 40K T5W 480 RPA PER7 DDBXD	LED	142 VA	SQUARE STRAIGHT STEEL GENERAL PURPOSE POLE WITH (2) D-SERIES SIZE 0 LED AREA LUMINAIRE
I	LITHONIA LIGHTING	DSXW2 LED 30C 1000 40K T3M MVOLT DDBXD	LED	38 VA	D-SERIES SIZE 2 LED WALL LUMINAIRE - 30 LEDS



1 EXISTING ELECTRICAL SITE PLAN
SCALE: 1" = 60'-0"

GENERAL NOTES

A. REMOVE AND SALVAGE EXISTING 20' POLES AND LIGHT FIXTURES AT EACH POLE BASE WHILE PROTECTING AND MAINTAINING EXISTING POLE BASES. INSTALL NEW 30' POLES AND LIGHT FIXTURES AT EACH POLE BASE.

HUNT ELECTRIC, INC.
1863 W ALEXANDER ST.
SALT LAKE CITY, UT 84119
PHONE: 801.975.8844
ENGINEERING SERVICES
QUALITY I INTEGRITY I PERFORMANCE I VERSATILITY

NOTICE: THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHICS AND MODELS THEREIN ARE PROPRIETARY AND CANNOT BE COPIED, DUPLICATED OR COMMERCIALLY EXPLOITED, IN WHOLE OR IN PART, WITHOUT THE EXPRESS WRITTEN PERMISSION OF HUNT ELECTRIC INC. AVAILABLE FOR LIMITED REVIEW AND EVALUATION BY CLIENTS, CONSULTANTS, CONTRACTORS, GOVERNMENT AGENCIES, VENDORS AND OFFICE PERSONNEL ONLY IN ACCORDANCE WITH THIS NOTICE.

AMAZON DDE9 EXTERIOR LIGHTING

WEST 64TH AVE & HURON ST.
ADAMS COUNTY, CO

Project Number:
329.1201

Project Manager:
PROJECT MGR

Design Engineer:
P.C.

Issue Date:
06/05/2026

Project Status:
30 % DESIGN DEVELOPMENT

REVISIONS

NO.	DESCRIPTION	DATE

SHEET TITLE: EXISTING ELECTRICAL SITE PLAN

Sheet Number:

ES101

Autodesk Docs://8290 16 - Amazon DDE9 Exterior Lighting/HUNT_Amazon DDE9 Exterior Lighting_V26.rvt

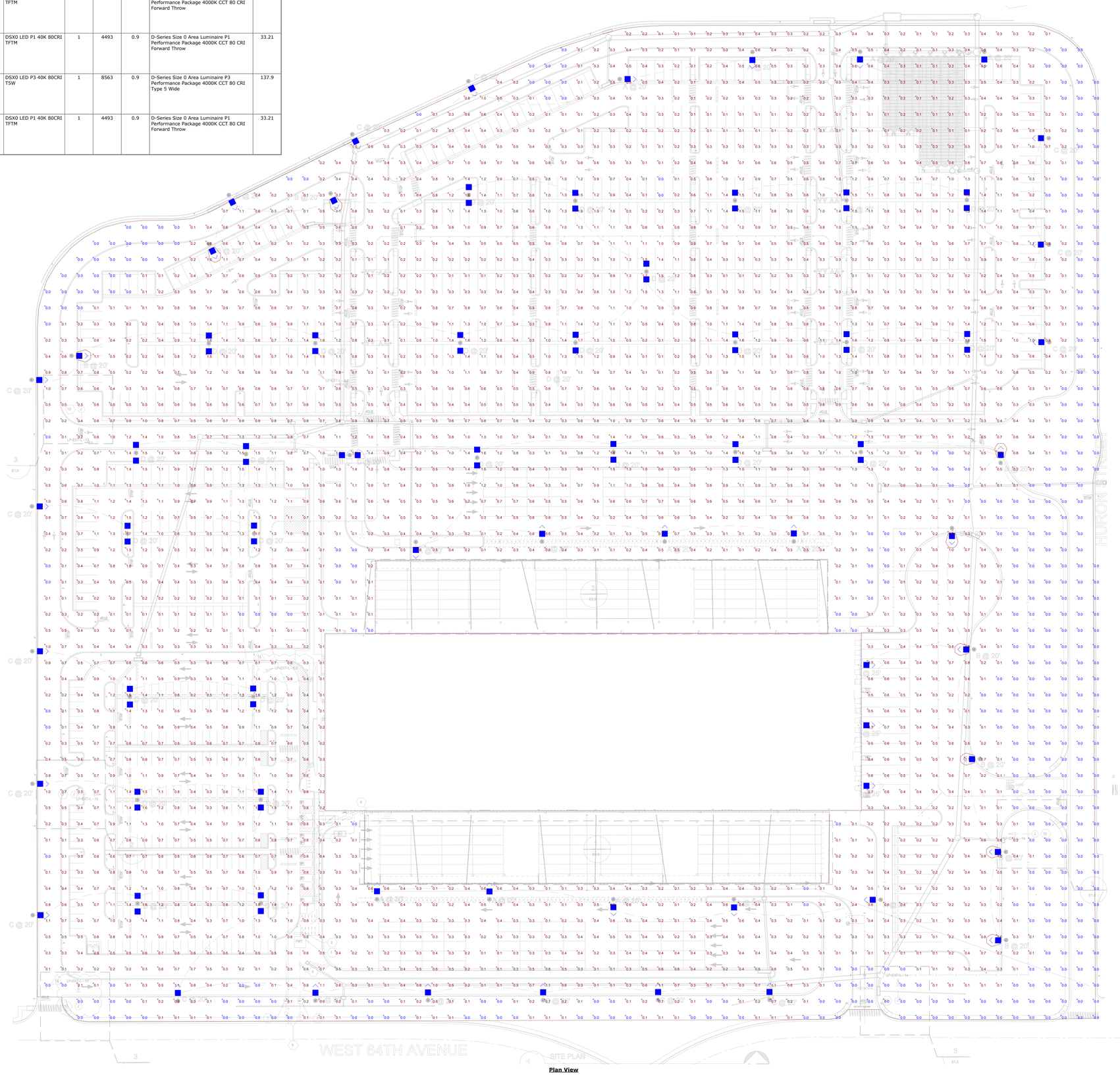
EXISTING SITE LIGHTING PHOTOMETRIC

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Number Lamps	Lamp Output	LLF	Description	Input Power
	A		13	Lithonia Lighting	DSX0 LED P2 40K 80CRI TSW	1	6017	0.9	D-Series Size 0 Area Luminaire P2 Performance Package 4000K CCT 80 CRI Type 5 Wide	45.14
	B		9	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	1	4493	0.9	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Forward Throw	33.21
	C		17	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	1	4493	0.9	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Forward Throw	33.21
	D		28	Lithonia Lighting	DSX0 LED P3 40K 80CRI TSW	1	8563	0.9	D-Series Size 0 Area Luminaire P3 Performance Package 4000K CCT 80 CRI Type 5 Wide	137.9
	I		3	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	1	4493	0.9	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Forward Throw	33.21

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	0.5 fc	1.7 fc	0.0 fc	N/A	N/A



Plan View

AMAZON DDE9 - EXISTING 20' POLE PHOTOMETRIC

Designer

Date
06/09/2026
Scale
Not to Scale
Drawing No.

Summary

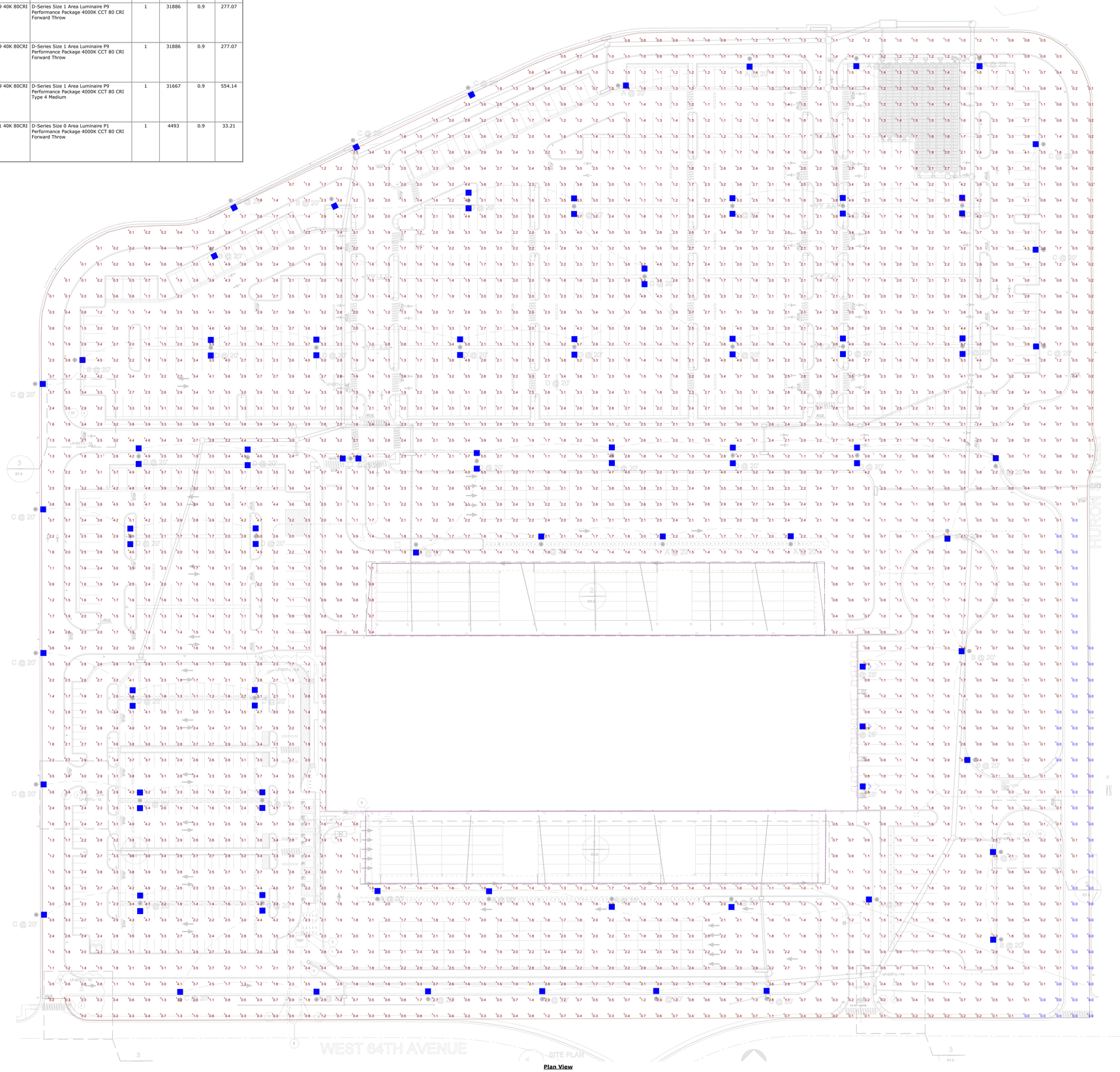
PROPOSED SITE LIGHTING PHOTOMETRIC

Schedule

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power
	A		13	Lithonia Lighting	DSX1 LED P9 40K 80CRI TSW	D-Series Size 1 Area Luminaire P9 Performance Package 4000K CCT 80 CRI Type 5 Wide	1	33109	0.9	277.07
	B		9	Lithonia Lighting	DSX1 LED P9 40K 80CRI TFTM	D-Series Size 1 Area Luminaire P9 Performance Package 4000K CCT 80 CRI Forward Throw	1	31886	0.9	277.07
	C		17	Lithonia Lighting	DSX1 LED P9 40K 80CRI TFTM	D-Series Size 1 Area Luminaire P9 Performance Package 4000K CCT 80 CRI Forward Throw	1	31886	0.9	277.07
	D		28	Lithonia Lighting	DSX1 LED P9 40K 80CRI T4M	D-Series Size 1 Area Luminaire P9 Performance Package 4000K CCT 80 CRI Type 4 Medium	1	31667	0.9	554.14
	I		3	Lithonia Lighting	DSX0 LED P1 40K 80CRI TFTM	D-Series Size 0 Area Luminaire P1 Performance Package 4000K CCT 80 CRI Forward Throw	1	4493	0.9	33.21

Statistics

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Calc Zone #2	+	2.0 fc	6.0 fc	0.0 fc	N/A	N/A



Plan View

AMAZON DDE9 - PROPOSED 30' POLE WITH NEW FIXTURES PHOTOMETRIC

Designer

Date
06/09/2026
Scale
Not to Scale
Drawing No.

Summary