

Re-submittal Form

Case Name / Number: R & Son's Trucking Conditional Use Permit /RCU2023-00030

Case Manager: Brayan Marin

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: A letter addressing all comments provided with this review

*** All re-submittals must have this cover sheet and a cover letter addressing review comments.**

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

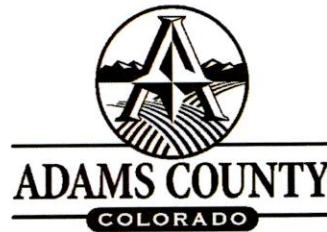
For County Use Only:

Date Accepted: _____

Staff (accepting intake): _____

Resubmittal Active: Addressing, Building Safety, Neighborhood Services,

Engineering, Environmental, Parks, Planner ROW, SIA - Finance, SIA - Attorney



Development Team Review Comments

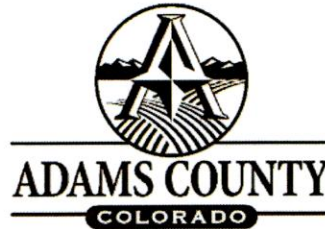
The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
 - All digital materials shall be in a single PDF document
 - The single PDF document shall be bookmarked
 - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Development Review Team Comments- 1st Review

Date: 10/5/2023

Project Number: RCU2023-00030

Project Name: R & Sons Trucking Conditional Use Permit

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conditional Use Permit. The Development Review Team review comments may change if you provide different information during a land use submittal/ building permit. Please contact the case manager if you have any questions.

Also, please note where "Section" is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Commenting Division: Development Services, Planning

Name of Reviewer: Brayan Marin, Planner II

Email: BMarin@adcogov.org

Proposal: Parking of vehicles over 7,000 lbs. on A-1 zoning

Address: 33555 152nd Avenue

Parcel Number: 0156500000191

Subdivision: Not part of a subdivision

Acreage: 7.55 acres

Zoning: A-1

FLU: Residential Low

Surroundings

North: A-2

South: A-3 / PUD (A-1)

East: A-3

West: A-3

Applicable sections of code to review

4-03-03-02-14 Storage, and parking of vehicles

4-06-02-01-10 Truck Stop

4-06-01-02-01-08 Outdoor Storage Screening

4-15-02-05 Surface of parking Area

PLN01: In a revised site plan, applicant needs to provide the following items:

- a) A revised site plan showing all property lines of the property

- b) A north Arrow
- c) Dimensions of the driveways
- d) Surface material for the driveways and parking areas
- e) Delineation of the parking spaces and their dimensions
- f) Dimensions of the garage and its setbacks to all property lines
- g) Any designated area for truck maintenance
- h) Distance from the well to the parking area
- i) Any septic system located on the property needs to be shown on the site plan and it must show all setbacks to the property line and any building within the property.

PLN02: In a revised project narrative, please provide the following information:

- a) Number of trucks coming and going from the property daily
- b) Number of trucks/trailers/containers/ RV's that are parked every night on the site.
- c) Please note that recycled asphalt is not a permissible surface material per section 4-15-02-05 Surface of parking area. Approved parking surfaces include Portland or asphalt concrete surfaces. The applicant will need to state the material that will be used for surface parking.
- d) Are the trucks used for agricultural or industrial purposes? Please explain.
- e) Is there any maintenance or major work done to any of the trucks on site? If so, please explain the level of work and include a list of all repairs.
- f) Are there any trucks currently inoperable?
- g) How is the applicant proposing to conceal their truck fleet from the right-of-way?
- h) Hours of operation

PLN03: Aside from the parking of trucks, will there be Conex containers or any other type of material that will be stored on the property if so, please provide the location on a revised site plan and explain the items that will be stored in the project narrative. Additionally, please state if any of the connex are in a foundation.

PLN04: Please note that outdoor storage fencing is required when concealing oversize vehicles per section 4-06-01-02-01-06 this can be in the form of a fence, or natural features such as installing fast growing trees. Please explain how this item will be addressed in a revised project narrative.

PLN05: Please make sure that all documents are written in English as they will be provided to the Board of County Commissioners for review prior to the hearing.

Commenting Division: Development Services, Right-of-Way Agent

Name of Review: David Dittmer

Email: DDittmer@adcogov.org

ROW1: Site Plan must provide additional information:

- a. Location and limits of the leach field (not provided)
- b. Setback from property lines for area of proposed parking and dimension of location
- c. The site plan needs to accurately show the location of all structures. This includes the house,

grain bins, sheds, etc. that have been approved by building permit for the property. If any of these structures have been removed, state this.

d. Location of the water well.

ROW2: Must show the access across the property to the communication equipment behind the one barn. A portion crosses this property within its boundary.

Commenting Division: Development Services, Engineering:

Name of Review: Hugo Labouriau-Lacerda, Civil Engineer II

Email: hlbouriau-lacerda@adcogov.org

--Unresolved, Resubmittal required--

ENG1: Applicant must submit a site plan with property boundaries. Location of proposed improvements must be clearly indicated with setback distances from property lines. Please specify on the site plan where proposed improvements are located with respect to both existing improvements and property lines with dimensions of said improvements and include a North Arrow. Site plan shall also include the location of all existing access (driveways) to the site and any new proposed access. Include the width of new access and location, size and material of driveway culvert(s). Any new site drainage improvements or modifications to existing drainage facilities shall be clearly shown on the site plan.

ENG2: No new access is requested. Must use existing access to property. Applicant must include both accesses to property on updated site plan. Any modifications to the existing driveway or adding additional driveways will require additional permitting. No additional access to be approved for this lot at this time. Existing access permitted under: ACC2022-00105. Applicant will be required to pave the main access to the property with a minimum of four inches (4-in) of asphalt or concrete within the County Right-of-Way. Applicant is also responsible for updating the throat width of the main access to a maximum of twenty feet (20-ft), as well as installation of new eighteen-inch (18-in) diameter culvert.

ENG3: If hard parking surface is required that exceeds three thousand square feet (3,000-sf) of impervious area, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Standards and Regulations (ACDSR), are required to be completed, signed, and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado and submitted to Adams County for review and final approval. See Section 9-01-11 of the ACDSR for details regarding detention. Include a grading plan with the submittal to demonstrate that historic drainage will be maintained and there will be no adverse impacts on neighboring properties. Plans must also show the locations of all Erosion and Sediment Control BMPs that will be installed.

ENG4: The applicant is required to complete a **Trip Generation Analysis (TGA)**, signed and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado. If the vehicle trips per day exceed twenty (20), the applicant will be required to submit a Traffic Impact Study (TIS) and may be responsible for roadway improvements.

The TGA must contain the following items:

1. A reference to a specific Land Use Code from the Institute of Traffic Engineers' Trip Generation Manual (TGM). If the proposed use does not have an exact Land Use Code match, then the code referenced should be one that most closely resembles the proposed use.

2. The AM Peak Hour, PM Peak Hour, and Total Daily site-generated traffic counts for the specific Land Use Code used.

3. A written description of the proposed use that provides context and any nuance necessary to describe the use most accurately.

Please refer to Section 8-02 of the Adams County Development Standards and Regulations (ACDSR) for more information regarding the TGA requirements.

--Resolved, no resubmittal required--

ENG5: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0380H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.

ENG6: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is NOT required, but a State Permit COR400000 WILL be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG7: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG8: If the applicant is proposing to install over three thousand square feet (3,000-sf) of impervious area on the whole project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Standards and Regulations (ACDSR), are required to be completed, signed, and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado and submitted to Adams County for review and final approval. See Section 9-01-11 of the ACDSR for details regarding detention. Include a grading plan with the submittal to demonstrate that historic drainage will be maintained and there will be no adverse impacts on neighboring properties. Plans must also show the locations of all Erosion and Sediment Control BMPs that will be installed.

ENG9: All improvements to the property must be done outside of Adams County Right-of-Way.

Commenting Division: Environmental Programs:

Name of Review: Megan Grant

Email: MGrant@adcogov.org

**Staining on the ground under the truck parking area

ENV1. Please show septic system components and setbacks to buildings on site plan. Per ACHD Regulation O-22, setback distances from septic tanks, pipes, and soil treatment areas (also called leach fields) must be maintained. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

ENV2. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Traffic in unpaved areas may contribute to increased fugitive dust emissions. Applicant will be required to implement dust control measures to prevent off-site impacts if truck traffic into and within parcel occurs on non-paved surfaces.

ENV3. If applicant plans to perform truck and equipment maintenance and repair, a description of repair and maintenance operations, locations on site, and handling of fluids, used oil, and material storage is required.

ENV4. Applicant should perform truck and equipment repair and maintenance on a concrete pad.

ENV5. If applicable, all hydraulic fluids, oils, and other pollutant sources used for truck and equipment maintenance and repair should be stored within a covered area and in secondary containment.

ENV6. Applicant should limit engine idling to the maximum extent feasible to mitigate off-site noise and air quality impacts to surrounding properties. (Refer to CRS Title 42 – Vehicles and Traffic Idling Standard, Article 14 – State Idling Standard, Section 42-14-105. Idling for Colorado law.)

Commenting Division: Building Safety

Name of Review: Heather Whitaker

Email: Hwithaker@adcogov.org

BSD1- Building permits would be required for each structure. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements. Here is a link for your reference

https://epermits.adcogov.org/sites/default/files/Commercial_Industrial%20Submittal%20Requirements_20_0.pdf

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department. Plan review approval from the fire department will be required at time of building permit.



Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:

<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing

comments.hmwmd@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations.

The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



Clean Water Requirements

Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>



Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos:

<https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos>

and the following website for lead-based paint:

<https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Environmental Justice and Health Equity

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.



We have included some general resources for your reference.

Resources:

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)



From: [Clayton Woodruff](#)
To: [Brayan Marin](#)
Subject: RE: RCU2023-00030:: Project Referral
Date: Tuesday, September 26, 2023 8:42:15 AM

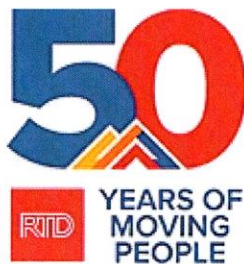
Please be cautious: This email was sent from outside Adams County

Brayan,

The RTD engineering review has no exceptions to this project at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

Thank you,



C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202
o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: Brayan Marin <BMarin@adcogov.org>
Sent: Tuesday, September 05, 2023 1:34 PM
To: Kerrie Monti <kmonti@sd27j.net>; Ryan M. Ellis <RMEllis@adcogov.org>; Megan Barela <MBarela@adcogov.org>; Kerry Gress <KGress@adcogov.org>; Christine Fitch <CFitch@adcogov.org>; Jason Baines <JBaines@adcogov.org>; Gene Claps <GClaps@adcogov.org>; Community Connections <CommunityConnections@adcogov.org>; tlarson@servicepluscm.com; planreviews@brightonfire.org; joseph.osborne@centurylink.com; Miller, Kenneth R <kenneth.r.miller@lumen.com>; Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>; hannah.posey@state.co.us; miguel_flores@comcast.com; lisa.johnson@claconnect.com; ddfinley@juno.com; lcgwmd@rtddb.net; csimmonds@metrowaterrecovery.com; Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>; Engineering <engineering@RTD-Denver.com>; Tom Beach <tbeach@seweldfire.org>; United Power Plat Referral <platreferral@UnitedPower.com>
Subject: RCU2023-00030:: Project Referral

Good afternoon,

Please see the attached application for case RCU2023-00030 for a Conditional Use Permit to allow the accessory storage or parking of vehicles in excess of 7,000 lbs. in the Agricultural-1 zone district. Please provide comments back to me for this case no later than **Wednesday, September 27th by EOD.**

Please let me know if you have any questions or need any additional clarification related to this case

Brayan Marin

Planner II, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6977 | BMarin@adcogov.org | www.adcogov.org

Adams County operating hours: Monday through Thursday, 7 a.m. to 5:30 p.m.

From: [BFR Plan Reviews](#)
To: [Brayan Marin](#)
Subject: RE: RCU2023-00030:: Project Referral
Date: Wednesday, September 6, 2023 8:01:33 AM
Attachments: [image002.png](#)

Please be cautious: This email was sent from outside Adams County

BFRD has no comments regarding RCU-023-00030



Todd Godek
Captain of Fire Prevention
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton, CO. 80601
Direct: 303.654.8045
www.brightonfire.org

From: Brayan Marin <BMarin@adcogov.org>
Sent: Tuesday, September 5, 2023 1:34 PM
To: Kerrie Monti <kmonti@sd27j.net>; Ryan M. Ellis <RMellis@adcogov.org>; Megan Barela <MBarela@adcogov.org>; Kerry Gress <KGress@adcogov.org>; Christine Fitch <CFitch@adcogov.org>; Jason Baines <JBaines@adcogov.org>; Gene Claps <GClaps@adcogov.org>; Community Connections <CommunityConnections@adcogov.org>; tlarson@servicepluscm.com; BFR Plan Reviews <planreviews@brightonfire.org>; joseph.osborne@centurylink.com; Miller, Kenneth R <kenneth.r.miller@lumen.com>; Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>; hannah.posey@state.co.us; miguel_flores@comcast.com; lisa.johnson@claconnect.com; ddfinley@juno.com; lcgwmd@rtddb.net; csimmonds@metrowaterrecovery.com; Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>; Engineering <engineering@rtd-denver.com>; Tom Beach <tbeach@seweldfire.org>; United Power Plat Referral <platreferral@UnitedPower.com>
Subject: RCU2023-00030:: Project Referral

Good afternoon,

Please see the attached application for case RCU2023-00030 for a Conditional Use Permit to allow the accessory storage or parking of vehicles in excess of 7,000 lbs. in the Agricultural-1 zone district. Please provide comments back to me for this case no later than **Wednesday, September 27th by EOD.**

Please let me know if you have any questions or need any additional clarification related to this case

Brayan Marin

Planner II, *Planning & Development Division*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6977 | BMarin@adcogov.org | www.adcogov.org

Adams County operating hours: Monday through Thursday, 7 a.m. to 5:30 p.m.

From: [O'Dell, Dennis](#)
To: [Brayan Marin](#)
Cc: [Brown, Bryan](#); [Miller, Kenneth R](#); [O'Dell, Dennis](#)
Subject: Re: RCU2023-00030:: Project Referral, 33555 E 152ND AVE. Brighton, co
Date: Tuesday, September 5, 2023 2:30:56 PM
Attachments: [image.png](#)
[RFC Packet.pdf](#)

You don't often get email from dennis.odell@lumen.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hi Brayan,

I have NO RESERVATIONS with this site, All underground utilities for Lumen.
The owner should call 811 if there is any digging in the area.



Thanks,

Dennis O'Dell | Wire Center Engineer & OSP Eng. @ Lumen.

970-290-7037.

dennis.odell@lumen.com

801 W Mineral Ave. Suite 100.

Littleton, CO 80120.

www.MOUNTAINLTD.com.

EOE, AA.

Wire Centers;

AURRCOMB--Monaghan.

BITTCOMA--Brighton.

DNVRCOMB--Montbello.

DNVRCOOU-DIA--Airport.

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From: Miller, Kenneth R <Kenneth.R.Miller@lumen.com>

Sent: Tuesday, September 5, 2023 12:50 PM

To: Braylan Marin <BMarin@adcogov.org>; O'Dell, Dennis <Dennis.Odell@lumen.com>; Brown, Bryan <bryan.brown@lumen.com>

Subject: RE: RCU2023-00030:: Project Referral

Dennis,

Please review if we have any aerial lines that might be in conflict with large/oversized vehicles and provide a response to Braylan

From: Braylan Marin <BMarin@adcogov.org>

Sent: Tuesday, September 05, 2023 1:34 PM

To: Kerrie Monti <kmonti@sd27j.net>; Ryan M. Ellis <RMellis@adcogov.org>; Megan Barela <MBarela@adcogov.org>; Kerry Gress <KGress@adcogov.org>; Christine Fitch <CFitch@adcogov.org>; Jason Baines <JBaines@adcogov.org>; Gene Claps <GClaps@adcogov.org>; Community Connections <CommunityConnections@adcogov.org>; tlarson@servicepluscm.com; planreviews@brightonfire.org; Osborne, Joseph <Joseph.Osborne@lumen.com>; Miller, Kenneth R <Kenneth.R.Miller@lumen.com>; Localreferral - CDPHE, CDPHE <cdphe_localreferral@state.co.us>; hannah.posey@state.co.us; miguel_flores@comcast.com; lisa.johnson@claconnect.com; ddfinley@juno.com; lcgwmd@rtddb.net; csimmonds@metrowaterrecovery.com; Ciocanu, Violeta <Violeta.Ciocanu@xcelenergy.com>; Engineering <engineering@rtd-denver.com>; Tom Beach <tbeach@seweldfire.org>; United Power Plat Referral <platreferral@UnitedPower.com>

Subject: RCU2023-00030:: Project Referral

CAUTION: This email originated outside of Lumen Technologies. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

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Please let me know if you have any questions or need any additional clarification related to this case

Braylan Marin

Planner II, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A



Brighton, CO 80601

☎: 720.523.6977 | BMarin@adcogov.org | www.adcogov.org

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From: [Kerrie Monti](#)
To: [Brayan Marin](#)
Subject: Re: RCU2023-00030:: Project Referral
Date: Wednesday, September 13, 2023 4:08:07 PM

Please be cautious: This email was sent from outside Adams County

Hi Brayan,

We have no objection to this case. Thank you!

Kerrie Monti

Planning Manager
1850 Egbert Street, Suite 140, Brighton, CO
80601
T 303.655.2984
| kmonti@sd27j.net | www.sd27j.org

On Tue, Sep 5, 2023 at 1:33 PM Brayan Marin <BMarin@adcogov.org> wrote:

Good afternoon,

Please see the attached application for case RCU2023-00030 for a Conditional Use Permit to allow the accessory storage or parking of vehicles in excess of 7,000 lbs. in the Agricultural-1 zone district. Please provide comments back to me for this case no later than **Wednesday, September 27th by EOD.**

Please let me know if you have any questions or need any additional clarification related to this case



Brayan Marin

Planner II, *Planning & Development Division*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6977 | BMarin@adcogov.org | www.adcogov.org

Adams County operating hours: Monday through Thursday, 7 a.m. to 5:30 p.m.



September 22, 2023

Adams County | Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601

Re: RCU2023-00030 – R & Son's Trucking Conditional Use Permit

Dear Brayan:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the CUP for R & Son's Trucking. After review of the information, United Power has no concerns or objection to the proposed CUP to allow the accessory storage or parking of vehicles more than 7,000 lbs.; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

As a Reminder: No permanent structures are acceptable within the dry utility easement (s). United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Thank you,

Samantha Riblett
United Power, Inc.
Right of Way Agent
O: 303-637-1324 | Email: platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

September 6, 2023

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W2000A
Brighton, CO 80601

Attn: Brayan Marin

Re: R & Son's Trucking Conditional Use Permit, Case # RCU2023-00030

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **R & Son's Trucking Conditional Use Permit** and has **no apparent conflict**.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Violeta Ciocanu [Chokanu]
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com

From: [Jan Detrich](#)
To: [Brayan Marin](#)
Subject: Case Number: RCU2023-00030
Date: Wednesday, September 27, 2023 2:19:15 PM

You don't often get email from jdetrich.land@gmail.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

I received notice of the above case, a request for conditional permit to allow storage/parking of large vehicles.

I have no significant issue with this request. This request is focused on the operation of his business and not just a way to make money.

I am concerned, however, that this might set a precedent for others in the surrounding area to store RVs or other large vehicles that do not belong to them. There are a number of these in the area and I do not wish to encourage others to start a business that clutters the neighborhood with vehicles that are rarely used and just create an eyesore. Even if they request a permit, which I suspect most do not, I do not think it is appropriate use of the acreage.

I hope your approval of the R & Sons Trucking permit does not create a precedent for these other uses/abuses of the acreage by less thoughtful neighbors.

Thank you.

Jan Detrich

From: [Tiffany Neil](#)
To: [Brayan Marin](#)
Cc: [HOA Administrator](#)
Subject: R & Sons's Trucking, case #RCU2023-00030
Date: Monday, September 25, 2023 7:50:43 AM

You don't often get email from vp@bromleyestatesco.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

9/25/23

Dear Brayan Marin,

I am writing on behalf of the Bromley Estates HOA and community members. Our community is concerned about the pending Conditional Use Permit for R & Sons's Trucking, case #RCU2023-00030.

We are in consensus that we do not wish to see the permit issued to R & Son's Trucking located at 33555 E 152nd Ave, Brighton CO 80603. This consensus was reached after reviewing several key concerns as noted below;

1. Many of our residents have witnessed near misses when their trucks are entering and exiting the property. The location is at a nearly blind corner and cars often swing wide into the oncoming traffic lane to pass or prevent an accident.
2. This property is currently zoned AG1, for agriculture and not for a trucking business.
 - a. We believe this should have been disclosed during due diligence before purchasing the property and if this was their intention, they should have purchased elsewhere.
 - b. It is our understanding that a business like this typically is located within an I-1 Zone.
 - c. The cost for an acre in an I-1 zone is significantly more than an AG1 and we feel this is an abuse of the system.
3. Further enabling a trucking business to set up and operate in an AG1 zone does not align with the current or future plans for this area.
4. It is our opinion that this road is not currently designed for this type of traffic to be accessing the road and does not take into consideration the overall community.
5. From what we can find this request is only coming to their neighbors after the county issued violation notice, Record VIO2023-00768
6. There is also a current rezoning effort on the backside of this property, case number PRC-2023-00015, and neither party is offering to improve the roads, but are expecting the resident to accommodate them and ultimately front a cost for something we do not support.

Thank you for reviewing our concerns about case # RCU2023-00030, we look forward to hearing from you regarding this request and any further information about this request. Please provide a reply or any additional information to Tiffany Neil, 15175 Almstead St Hudson, CO 80642.

Sincerely,

From: [TJ Hemingway](#)
To: [Brayan Marin](#)
Subject: R & Sons's Trucking, case #RCU2023-00030
Date: Thursday, September 28, 2023 1:24:57 AM

You don't often get email from me@tjh.us.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

I oppose the conditional use permit for this property. It is zoned for Agricultural use and running a trucking company from the location would be an industrial use. The location would be dangerous for the community with trucks going in and out of the property and is located near the S-curve. This is in no way an appropriate use of the property. The road was recently paved (152nd), and I would assume that such heavy trucking equipment would provide above-normal wear and tear on the road. Not to mention, it would be an eyesore.

Please consider this as a formal opposition to this request.

Sincerely,

TJ Hemingway
15220 Kirby St.
Hudson, CO 80642

From: [TAL CLARK](#)
To: [Brayan Marin](#)
Cc: [TAL CLARK](#)
Subject: RCU2023-00030 R & Son's Trucking Conditional Use Permit
Date: Saturday, September 23, 2023 9:38:05 AM

You don't often get email from toclark62@msn.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Hello Brayan,

We are in receipt of your letter of September 5 requesting comments on this conditional use permit application.

We are strongly against the approval of this application:

1. One basic principle of real estate purchasing is 'caveat emptor'. The buyer is responsible for knowing about the property and in this case it appears they did not. Why should the community suffer the impacts of their decision of an uneducated purchase then ask for change later?
2. If the county approves this conditional use, what is stopping the next trucking company wanting to purchase A-3 land from doing the same? This sets a condition precedent that is unacceptable. I count at least 4 other similar applications from the county website
3. The trucking company is not consistent with the farming area and adjacent communities.
4. There will be at least four more vehicle trips on a busy 152 - to and from the property for driver and to and from for the truck. This is per truck and how many trucks are they running? This adds to road congestion.
5. Will the applicant pay for the expansion of 152nd for turn lanes and acceleration zones?
6. Trucks do not leave by 5am as stated by the applicant. Yesterday, I followed out a truck-trailer leaving the property and 6:35am. The driver exceeded the speed limit along Hayesmout north by driving 68 in a 55, and after crossing into Weld County, then 74 in a 55. We do not need reckless truck drivers in the community. Trailer plate is OK BL-7719. Why are these trailers licensed in Oklahoma? Are they not paying licensing taxes?

We ask the county to decline this application.

Tal & Robyn Clark
34701 E. 156th Court
Hudson, CO 80642

From: [kathrine Ozawa](#)
To: [Brayan Marin](#)
Subject: RCU2023-00030
Date: Monday, September 11, 2023 1:20:00 PM

[You don't often get email from kathrineozawa@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please be cautious: This email was sent from outside Adams County

Hello Brayan,

Just wanted to provide some comments in regards to the conditional use permit as I am neighbor. I don't see the harm in it and just ask that the property stay well maintained and the trucks be mindful of others on the road as 152nd is only 2 lanes and can be dangerous as so many speed already and with the population increasing that road just gets more and more busy!

I hope other residences along 152nd are also requesting permits as so many others are running what appears to be businesses out of their residences. Thank you!

From: sales@qualitymetalsupply.com
To: [HOA Administrator](#)
Cc: [Brayan Marin](#)
Subject: RE: Conditional Use Permit Case for R & Sons's Trucking,
Date: Monday, September 25, 2023 8:53:10 AM

You don't often get email from sales@qualitymetalsupply.com. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

HELLO,

I also have witnessed the manner in which their trucks exit the highway. They come to almost a complete stop although there is no oncoming traffic. Since this is an everyday occurrence, I believe it's only a matter of time before an accident happens. And if they maintain their parking anything like the rigged fence using odds and ends on the east side of the house, probably better expect more of an eye sore than anything.

Thanks!

Troy Hergenreter
14840 Almstead St

From: HOA Administrator <bromleyestates152@outlook.com>
Sent: Monday, September 25, 2023 8:36 AM
To: Tiffany Neil <vp@bromleyestatesco.com>
Cc: Phil Wendl <president@bromleyestatesco.com>; Christy Langston <treasurer@bromleyestatesco.com>; Jeff Yearick <memberatlarge@bromleyestatesco.com>; HOA Administrator <bromleyestates152@outlook.com>
Subject: Conditional Use Permit Case for R & Sons's Trucking,

Dear Neighbors,

It has been a very busy fall for many I am sure, and my apologies for not getting this information to you sooner. Many of you probably received a letter from the county for a condition use permit to be issued for a trucking company, if you are like me, you might have ignored the request. Thankfully some of our neighbors who have expertise in this area raised a concern to the board and I then raised a concern to the Architectural committee, and we voted last week to submit a letter on behalf of the HOA, but we would also request you send a quick note over to the Planner if you feel inclined. Please note the more comments the better. I have added the letter below, if you want to take points from it, please do so.

Estates at Bromley HOA
Tiffany Neil
Vice President

R & Sons's Trucking, case #RCU2023-00030
bmarin@adcogov.org

9/25/23

Dear Braylan Marin,

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 - c. The cost for an acre in an I-1 zone is significantly more than an AG1 and we feel this is an abuse of the system.
3. Further enabling a trucking business to set up and operate in an AG1 zone does not align with the current or future plans for this area.
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- Forest Service
- State Land
- Fish and Wildlife
- National Park
- Other
- BLM
- Local Government
- Conservation
- Stream, Intermittent
- River/Creek
- Water Body
- Water Walls

33555 E 152 Ave Brighton CO 80603

Equipment

- *18 Trucks, Trucks leave yard about 4am-5am
Return 4am-6pm
- "Note The Trucks that have Reefer Trailers usually leave and dont come back for weeks sometimes months."

*7 Reefer Trailers

*8 Flatbed Trailers

*5 Tanker Trailers

- "Note: Tanker Trailers are not For Hazardous Materials"
They Haul Dicing products.

○ *3 Enddump Trailers

- "There is more trailers then Trucks so not all trailers are used at the same time."

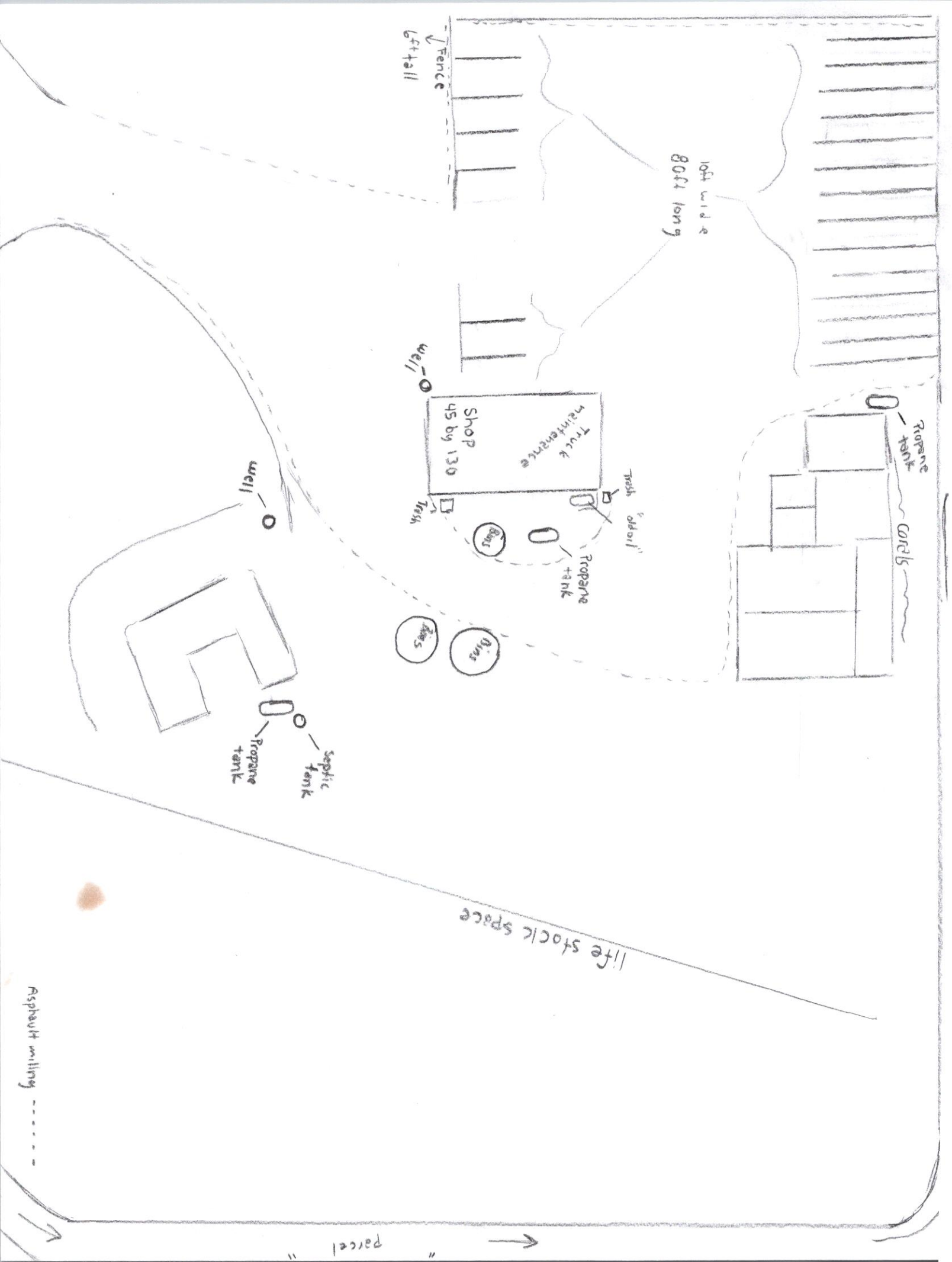
- All 18 Trucks are usually attached to a trailer so less space is needed.

"23 space are the ones used when all trucks and trailers are present."

○

All parking & drive way has asphalt milling

All maintenance



Fence
6ft tall

80ft long
10ft wide

well

Shop
45 by 130

Truck
maintenance

Trash 'skid'

Propane
tank

CORP

Propane
tank

Rings

Rings

well

Propane
tank

Septic
tank

Life stock space

Asphalt milling

parcel

E-PERMIT CENTER ACCOUNT INFO

ADAMS COUNTY BUILDING SAFETY DIVISION

4430 S. ADAMS COUNTY PKWY., BRIGHTON, CO 80601

MAIN #: 720-523-6800 INSPECTION LINE: 720-523-6320

Please visit permits.adcogov.org/CitizenAccess/ to login and access your account

Please note: YOU CANNOT LOG IN ON A TABLET/MOBILE PHONE. ONLY DESKTOP/LAPTOP PC

Username

Email Address

Password (8 characters)

All
Caps/No
Special

Security Question

Answer