



Request for Comments

Case Name: Bondarenko Equipment Repair

Case Number: RCU2024-00032

September 25, 2024

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to allow for agricultural equipment repair in the Agricultural-3 zone district.** This request is located at 14010 PETERSON RD. The Assessor's Parcel Number is 0156524200001.

Applicant Information:

ANASTASIYA BONDARENKO
14010 PETERSON RD
HUDSON, CO 80642

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 10/22/2024 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 BMarin@adcogov.org.

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.

Thank you for your review of this case.

Brayan Marin
Planner III

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



CONDITIONAL USE PERMIT

Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, will require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

Required Checklist Items

- Development Application Form (pg. 5)
- Written Explanation
- Site Plan
- Landscape Plan
- Proof of Ownership (warranty deed or title policy)
- Proof of Water, Sewer Services, and Utilities
- Legal Description
- Statement of Taxes Paid
- Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. ***Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day (CEDD-Plan@adcogov.org) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day (CEDD-ENG@adcogov.org) to determine whether a Level 1 Storm Drainage Study is necessary

If you are applying for any of the following applications, please contact the Planner of the Day:

- Solid waste transfer station
- Scrap tire recycling facility
- Inert fill

| Fees Due When Application is Deemed Complete | |
|--|--|
| Conditional Use Permit | Residential Use: \$1,200 (Additional Requests: \$400) Non-Residential Use: \$1,400 (Additional Requests: \$600) |

Conditional Use - Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation

- A clear and concise description of the proposal. Please include description of use, time frame, purpose of project, proposed improvements, and all other relevant details.

Site Plan

- A detailed drawing of existing and proposed improvements, including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- Parking: must meet the quantity, dimensional standards and other requirements outlined in Section 4-15
- An Improvement Location Certificate or Survey may be required during the official review
- Elevations

Landscape Plan

- Landscaping must meet the requirements outlined in Section 4-19 of the Adams County Development Standards and Regulations
- Landscape plan must include:
 - Number, installation size, and location of each plant type
 - Landscape maintenance plan
 - Bufferyards: identify the uses of adjacent properties and incorporate the correct bufferyard between existing and proposed use

Proof of Ownership

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

Proof of Water/Sewer/Utilities

Water

- A written statement from the appropriate water district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

Sewer

- A written statement from the appropriate sanitation district indicating that they will provide service to the property OR a copy of a current bill from the service provider.
- A written statement from Tri-County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

Utilities (Gas, Electric, etc.)

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

Legal Description

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

Statement of Taxes Paid

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM

Trip Generation Analysis (TGA)

- This analysis should be conducted by a traffic engineer and should include total vehicle trips per day and peak hour volumes generated by the proposed development.
- A Traffic Impact Study may be required after the first review.

SUPPLEMENTAL:**Neighborhood Meeting Summary**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

Level 1 Storm Drainage Study

- If the proposed conditional use permit involves paving, construction of any structures, grading of property, outdoor storage of materials (gravel piles included) or otherwise increasing the impervious area of a site, a Level 1 Storm Drainage Study will be required.
- This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number

Existing Zoning:

Existing Land Use:

Proposed Land Use:

Have you attended a Conceptual Review? YES NO

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:

Date:

Owner's Printed Name

Name:

Owner's Signature

Anastasiya Bondarenko
14010 Petterson Rd,
Hudson, CO, 80642

Adams County
Community & Economic Development Department

Explanation of Request

I, Anastasiya Bondarenko (applicant/property owner) hereby file an application for a conditional use permit at the address of 14010 Petterson Rd Hudson CO 80642 which consists of 38.38 acres. We intend to use the existing 10,000 sqft warehouse building for storage and heavy repair and services on farm equipment, trailers and vehicles including trucks. We want to provide repair service for local farmers on their farming equipment, as well as on vehicles, trucks, and trailers. We provide heavy mechanical repair services. This is a family owned operation.

The legal description for this property is:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHWEST ¼ OF SAID SECTION 24; THENCE COINCIDENT WITH THE WEST LINE OF SAID NORTHWEST ¼ SOUTH 01°04'37" WEST, A DISTANCE OF 70.02 FEET; THENCE PARALLEL WITH AND 70.00 FEET SOUTH OF THE NORTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 24 SOUTH 89°49'14" EAST, A DISTANCE OF 40.01 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING PARALLEL WITH SAID NORTH LINE SOUTH 89°49'14" EAST, A DISTANCE OF 649.64 FEET; THENCE SOUTH 01°04'37" EAST, A DISTANCE OF 2574.71 FEET TO A POINT ON THE SOUTH LINE OF THE NORTHWEST ¼ OF SAID SECTION 24; THENCE COINCIDENT WITH SAID SOUTH LINE NORTH 89°43'46" WEST, A DISTANCE OF 649.66 FEET; THENCE PARALLEL WITH AND 40.00 FEET EAST OF THE WEST LINE OF THE NORTHWEST ¼ OF SAID SECTION 24 NORTH 01°04'37" WEST, A DISTANCE OF 2573.67 FEET TO THE POINT OF BEGINNING, CONTAINING 38.38 ACRES, MORE OR LESS, COUNTY OF ADAMS, STATE OF COLORADO

The address of this property is hereby designated as: 14010 PETERSON RD

Parcel Number: 0156524200001



ADAMS COUNTY COLORADO

TREASURER'S OFFICE RECEIPT OF PAYMENT

| Account | Parcel Number | Receipt Date | Receipt Number |
|----------|---------------|--------------|----------------------|
| R0208977 | 0156524200001 | May 14, 2024 | 2024-05-14-WEB-24577 |

BONDARENKO ANASTASIYA
 7200 E 54TH PL
 COMMERCE CITY, CO 80022-4810

| Situs Address | Payor |
|--------------------|-----------------------|
| 14010 PETTERSON RD | anastasiya bondarenko |

Legal Description
 SECT, TWN, RNG 24-1-64 DESC: A PARC OF LAND LOCATED IN THE NW4 OF SEC 24 MORE PARTICULARLY DESC AS FOLS COM AT THE NW COR OF THE NW4 OF SD SEC 24 TH COINCIDENT WITH THE W LN OF SD NW4 S 01D 04M 37S W A DIST OF 40/01 FT TH // WITH AND 40 FT S OF THE N LN OF THE NW4 OF SD SEC 24 S 89D 49M 14S E A DIST OF 40/01 FT TO THE POB TH CONT // WITH SD N LN S 89D 49M 14S E A DIST OF 649/64 FT TH S 01D 04M 37S E A DIST OF 2604/71 FT TO A PT ON THE S LN OF THE NW4 OF SD SEC 24 TH COINCIDENT WITH SD S LN N 89D 43M 46S W A DIST OF 649/66 FT TH // WITH AND 40 FT E OF THE W LN OF THE NW4 OF SD SEC 24 N 01D 04M 37S W A DIST OF 2603/67 FT TO THE POB 38/83A

| Property Code | Actual | Assessed | Year | Area | Mill Levy |
|----------------------------|---------|----------|------|------|-----------|
| AG DRY FARMING LAND - 4127 | 4,743 | 1,250 | 2023 | 238 | 99.05 |
| FARM/RANCH RESID - 4277 | 286,929 | 15,540 | 2023 | 238 | 99.05 |

| Payments Received | | |
|-------------------|--|------------|
| Credit card | | \$1,679.69 |

| Payments Applied | | | | | |
|---------------------------------------|-----------------|------------|----------------|--------------|---------------|
| Year | Charges | Billed | Prior Payments | New Payments | Balance |
| 2023 | Interest Charge | \$16.63 | \$0.00 | \$16.63 | \$0.00 |
| 2023 | Tax Charge | \$1,663.06 | \$0.00 | \$1,663.06 | \$0.00 |
| | | | | \$1,679.69 | \$0.00 |
| Balance Due as of May 14, 2024 | | | | | \$0.00 |

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: treasurer@adco.gov | PHONE: 720.523.6160 | WEBSITE: www.adcotax.com



Pay by Phone: (877) 704-2014
Outages: (833) 267-3349

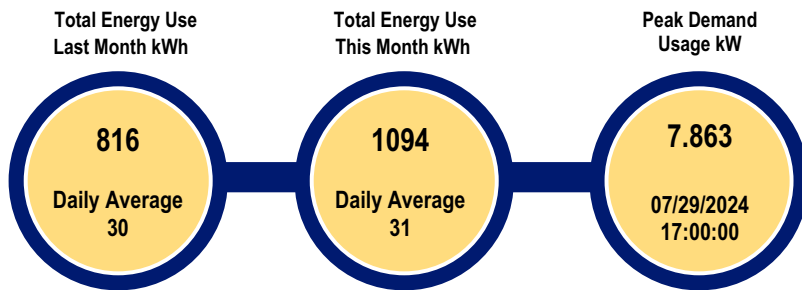
Account Number 95694662
Member Name ANASTASIYA BONDARENKO
Service Address 14010 PETERSON RD
District 6 Cycle 2
Billing Date 08/05/2024

AUTOPAY AMOUNT
\$165.38
Drafts on 08/26/2024

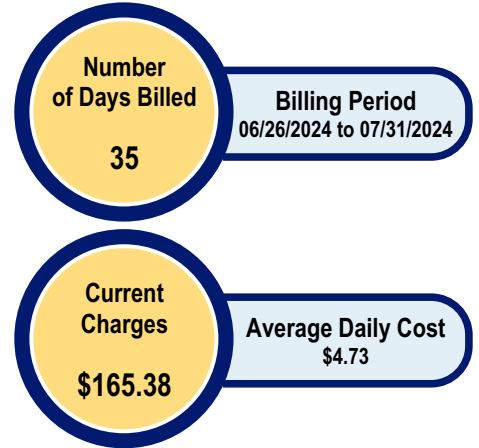
This bill does not reflect transactions after 08/05/2024
Charge detail found on the back of this page.

Manage your account at CORE.smarthub.coop

Your Energy Use



Your Billing Snapshot



CORE.coop
CORE.SmartHub.coop

MemberContact@CORE.coop

Mon - Fri 7:00-5:30
(800) 332-9540

Outages (24/7)
(833) CORE-FIX

PLEASE DETACH AND RETURN BOTTOM PORTION WITH YOUR PAYMENT



CORE Electric Cooperative
5496 N. U.S. Highway 85
Sedalia, CO 80135

Bill Date: 08/05/2024
Account #: 95694662
AutoPay on 08/26/2024 - Do Not Pay \$165.38

To contribute to Energy Outreach Colorado, fill out information on reverse side.

ANASTASIYA BONDARENKO
7200 E 54TH PL
COMMERCE CITY CO 80022-4810

4 287

CORE ELECTRIC COOPERATIVE 2
P.O. BOX 6437
CAROL STREAM IL 60197-6437



0095694662 00016538 00016538 0095694662 4



AUTOPAY AMOUNT **\$165.38**
DUE DATE 08/26/2024

| Meter # | Read Dates | | Days | Readings | | Meter Multiplier | kWh Usage |
|-------------|------------|------------|------|----------|---------|------------------|-----------|
| | From | To | | Previous | Present | | |
| 1ND85176034 | 06/26/2024 | 07/31/2024 | 35 | 8806 | 9900 | 1 | 1,094 |

Account Information

Account Number: 95694662
Member Name: ANASTASIYA BONDARENKO
Service Address: 14010 PETERSON RD
Rate: RESIDENTIAL
Next Read Date: 08/29/2024

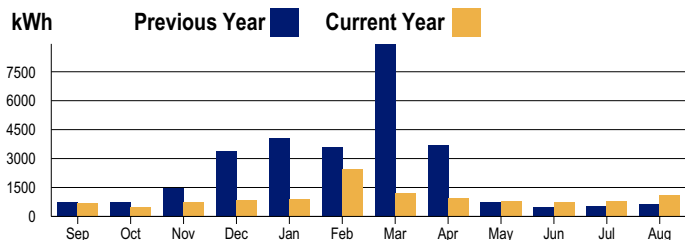
Previous Account Activity

| | |
|------------------------|---------------|
| Previous Balance | \$132.84 |
| Payments Received | -\$132.84 |
| Balance Forward | \$0.00 |

Current Activity

| | | |
|--------------------------|---------------------|-----------------|
| Basic Service Charge | | \$17.25 |
| Energy Charge | 1,094 kWh @ 0.10994 | \$120.27 |
| Demand Charges | 7.863 kW @ 3.000 | \$23.59 |
| Wholesale Power Cost Adj | 1,094 kWh @ 0.00441 | \$4.82 |
| Paperless Bill Credit | | -\$0.55 |
| Current Charges | | \$165.38 |

Your energy use over the last 24 months



CORE and Your Property

At CORE Electric Cooperative, we are committed to maintaining efficient and safe operations of our essential equipment. For more information about the guidelines and how you can help keep the infrastructure safe and accessible visit www.CORE.coop > News and Resources > CORE and Your Property.

Now offering cash bill-pay service at participating retail stores. The barcode below can be scanned at the register, allowing you to make your monthly payment. There is a \$1.50 convenience fee to use this service. To find a location near you, visit pay.vanilladirect.com/pages/retailers

799366433659990703000956946621

By accepting or using this barcode to make a payment, you agree to the full terms and conditions, available at vanilladirect.com/pay/terms. After successful payment using this barcode, you may retrieve your full detailed e-receipt at vanilladirect.com/pay/ereceipt.

The majority of participating locations will accept cash payments up to a maximum amount of \$500.00.

Help fellow Coloradans stay warm by donating to Energy Outreach Colorado. Fill out and return the form below or visit www.EnergyOutreach.org to donate.

I would like to help struggling families in Colorado via Energy Outreach Colorado.

One-Time Contribution: \$ _____

OR Monthly Contribution: \$5 \$10 \$20 Other \$ _____

Signature _____ Date _____

ANASTASIYA BONDARENKO
 7200 E. 54th Place
 COMMERCE CITY CO 80022

ENVIRO GAS
 PO BOX 4388
 PO BOX 4388
 LISLE, IL 60532
 (303)637-7873

| STMT DATE | CUSTOMER ID | AMOUNT DUE | |
|-----------|-------------|-----------------|--|
| 05/31/24 | BONDAN | 176.38 | |
| DUE DATE | CUST ACCT # | AMOUNT ENCLOSED | |
| 06/25/24 | 59000559 | | |

PLEASE RETURN TOP PORTION WITH YOUR PAYMENT

| DATE | REF. NO | DESCRIPTION | QTY | PRICE | AMOUNT | BALANCE | | |
|--|---------|---------------------|-----|------------|--------|-------------|-----------------|--------|
| | | 1 14010 PETERSON RD | | | | | | |
| 06/03/24 | I040692 | RENT - TANK | 1.0 | 170.000 | 170.00 | | | |
| 06/03/24 | I040692 | COUNTY SALES | | 1.450 | 1.45 | | | |
| 06/03/24 | I040692 | SALES TAX | | | 4.93 | 176.38 | | |
| PAYMENTS RECEIVED AFTER THE 31th ARE NOT REFLECTED | | | | | | | | |
| 30 DAYS | | 60 DAYS | | 90 DAYS | | 120 DAYS | ACCT BALANCE | 176.38 |

THE FINANCE CHARGE IS COMPUTED BY A PERIODIC RATE OF 1.5% PER MONTH WHICH IS AN ANNUAL PERCENTAGE RATE OF 18.0%. THE FINANCE CHARGE IS COMPUTED ON THE ADJUSTED BALANCE. THE ADJUSTED BALANCE IS THE PREVIOUS BALANCE LESS PAYMENTS AND CREDITS APPEARING ON THIS STATEMENT.

| CONTRACT/PREBUY | |
|--------------------|------|
| CONTRACTED GALLONS | 0.00 |
| GALLONS REMAINING | 0.00 |

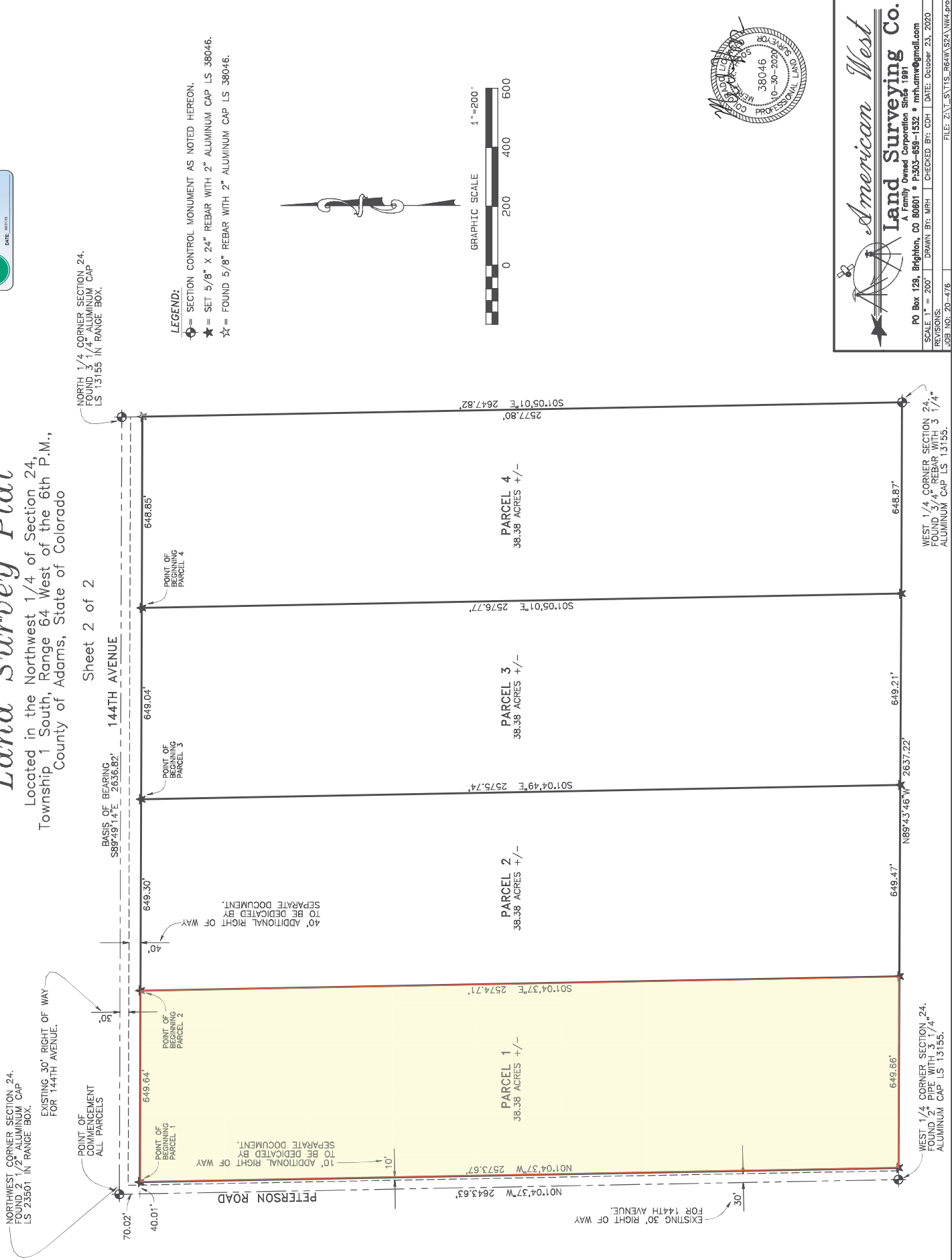
| BUDGET INFORMATION | |
|--------------------|---------------|
| MONTHLY PAYMENT | 0.00 |
| PRIOR BUDGET BAL | 0.00 |
| NON BUDGET DUE | |
| TOTAL DUE | 176.38 |



Land Survey Plat

Located in the Northwest 1/4 of Section 24, Township 1 South, Range 64 West of the 6th P.M., County of Adams, State of Colorado

Sheet 2 of 2



- LEGEND:**
- ⊙ = SECTION CONTROL MONUMENT AS NOTED HEREON.
 - ★ = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP LS 38046.
 - ☆ = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP LS 38046.

NORTHWEST CORNER SECTION 24, FOUND 2 1/2" ALUMINUM CAP LS 23501 IN RANGE BOX.

EXISTING 30' RIGHT OF WAY FOR 144TH AVENUE.

POINT OF BEGINNING ALL PARCELS

POINT OF BEGINNING PARCEL 1

POINT OF BEGINNING PARCEL 2

POINT OF BEGINNING PARCEL 3

POINT OF BEGINNING PARCEL 4

PARCEL 1
38.38 ACRES +/-

PARCEL 2
38.38 ACRES +/-

PARCEL 3
38.38 ACRES +/-

PARCEL 4
38.38 ACRES +/-

70.02'

40.01'

649.64'

649.30'

649.04'

648.85'

10' ADDITIONAL RIGHT OF WAY TO BE DEDICATED BY SEPARATE DOCUMENT.

10' ADDITIONAL RIGHT OF WAY TO BE DEDICATED BY SEPARATE DOCUMENT.

10' ADDITIONAL RIGHT OF WAY TO BE DEDICATED BY SEPARATE DOCUMENT.

10' ADDITIONAL RIGHT OF WAY TO BE DEDICATED BY SEPARATE DOCUMENT.

10'

PETERSON ROAD

N01°04'37"W 2573.67'

N01°04'37"W 2643.63'

N89°49'14"E 2636.82'

S89°49'14"E 2636.82'

144TH AVENUE

S01°04'49"E 2575.74'

S01°05'01"E 2576.77'

S01°05'01"E 2647.82'

S01°05'01"E 2577.80'

649.47'

649.21'

648.87'

649.66'

649.66'

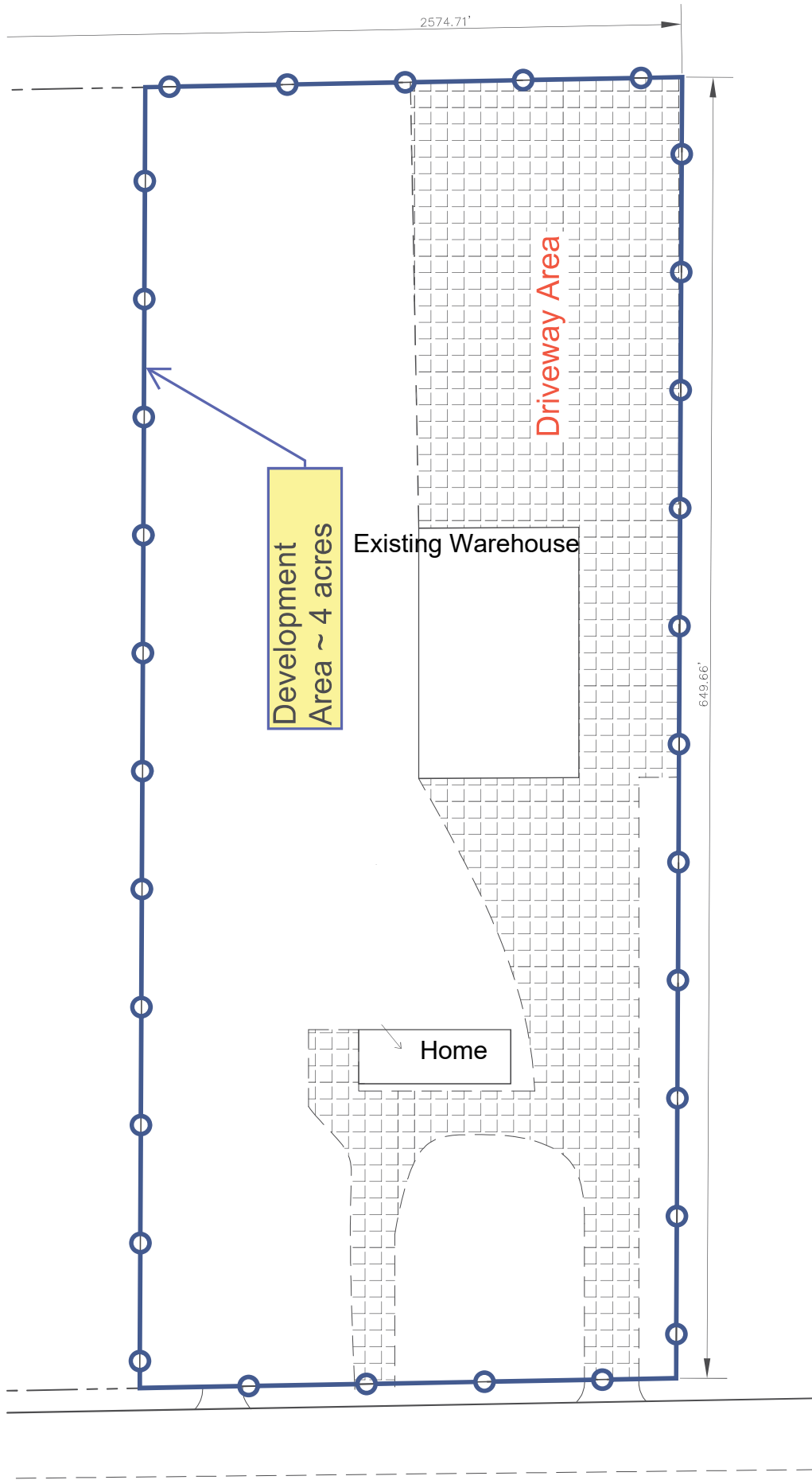
N68°43'46"W 2637.22'

WEST 1/4 CORNER SECTION 24, FOUND 2" PIPE WITH 3 1/4" ALUMINUM CAP LS 13155.

WEST 1/4 CORNER SECTION 24, FOUND 3 1/4" REBAR WITH 3 1/4" ALUMINUM CAP LS 13155.

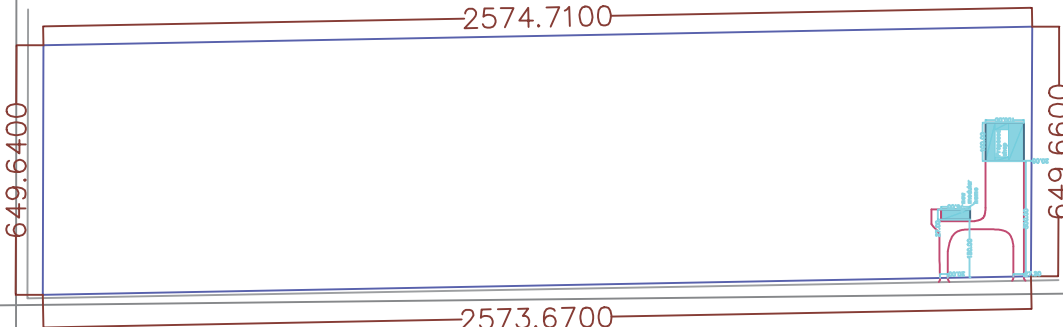


American West Land Surveying Co.
A Fully Licensed Corporation Since 1991
P.O. Box 129, Brighton, CO 80601 • P:303-659-1552 • mhmunn@midland.com
SCALE: 1" = 200' DRAWN BY: MPH CHECKED BY: CDH DATE: October 23, 2020
JOB NO.: 20-476 FILE: Z:\T\SVT\S_B64W_S2A_W4.prc

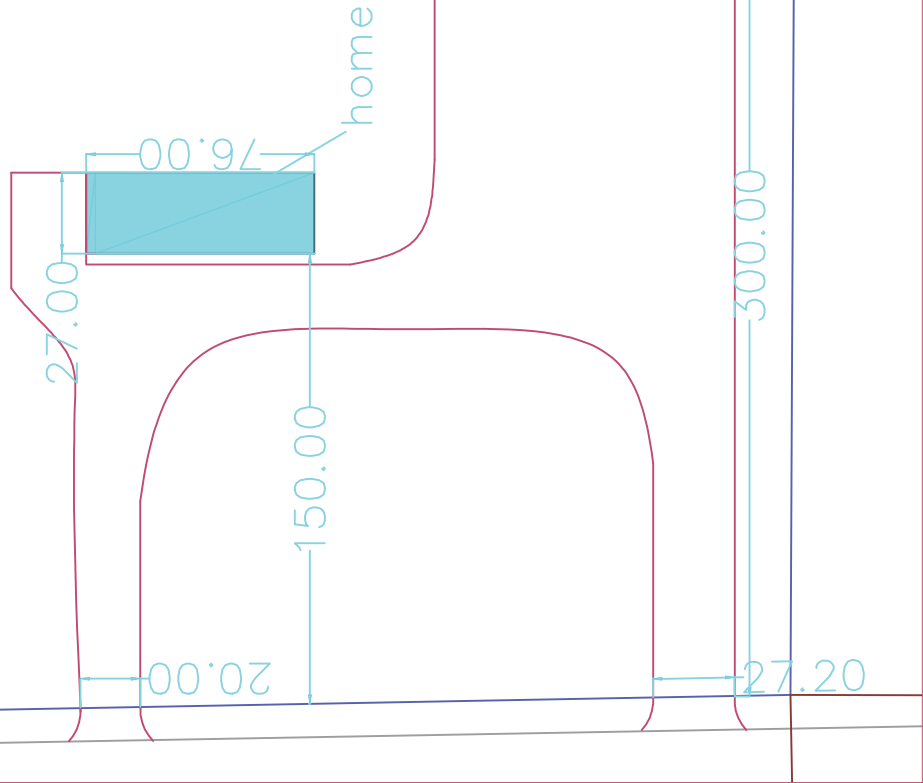


E 144th Avenue

Petterson Road



Graphic Scale 1" = 500'
 0 50 100 150 200 300



| |
|--|
| |
| |
| |
| |

| |
|---------------|
| Parcel: |
| 0156524200001 |
| Site Plan |

| |
|-----------------------|
| Anastasiya Bondarenko |
| 303-842-4205 |

E 144th Avenue

649.6400

2574.7100

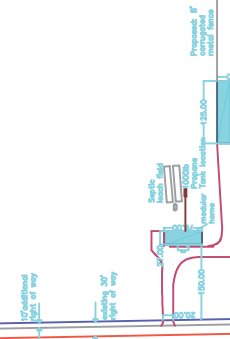


Graphic Scale 1" = 500'
25 100 200 400
50 150 300

649.6600

Pettersson Road

2573.6700





ADAMS COUNTY
BUILDING SAFETY DIVISION
REVIEWED FOR CODE COMPLIANCE
BY: Heather Whitaker
DATE: 06/21/23

10' additional
right of way

existing 30'
right of way

Septic
leach field

1000lb
Propane
Tank location

home

Proposed: 8'
corrugated
metal fence

Existing
Warehouse

649,660

30.00
2" pipe
gas
line

27.00

76.00

150.00

125.00

350.00

80.00

50.22

27.20

30.00



WASTE CONNECTIONS OF COLORADO, INC
 DENVER DISTRICT
 5500 FRANKLIN ST
 DENVER, CO 80216-1538
 DISTRICT NO. 5311

ACCOUNT NO. 5311-31208649
 INVOICE NO. 7943893V311
 STATEMENT DATE 08/15/24
 DUE DATE 09/05/24
 BILLING PERIOD 09/01/24-09/30/24

ANASTASIYA BONDARENKO
 14010 PETERSON RD
 HUDSON, CO 80642

FOR ASSISTANCE CALL
 Customer Service 303-288-2100
 One Time Payments 800-457-1379

INVOICE STATEMENT

| Date | Description | Amount |
|----------|-----------------------------------|------------------------------|
| | Previous Balance | \$ 124.15 |
| 07/18/24 | Online Payment-Cc 2407171576369 | \$ 124.15- |
| | Total Payments And Credits | \$ 124.15- |
| | Service Location | Anastasiya Bondarenko |
| | Acct #31208649 | 14010 Peterson Rd |
| 09/01/24 | 8 Yd Every Other Wk | \$ 110.36 |
| | 09/01/24-09/30/24 | |
| | Fuel & Material Surcharge | \$ 13.79 |
| | Current Charges And Fees | \$ 124.15 |
| | Total Due | \$ 124.15 |

This invoice is scheduled for automatic payment according to your instructions on our online bill pay site at <https://myaccount.wcicustomer.com>

All balances past 30 days from the statement date will be assessed a finance charge of 1.5% monthly and are subject to a service interruption. If your service is stopped due to nonpayment, there will be a \$35.00 reactivation fee. Payments or charges occurring within the last few days of the billing cycle may appear on your next statement.

This or future invoices may contain a nominal increase.

Please remit to the address below and return your remit stub with your payment.

NNNNNNNNNN



WASTE CONNECTIONS OF COLORADO, INC
 DENVER DISTRICT
 5500 FRANKLIN ST
 DENVER, CO 80216-1538

ACCOUNT NO. 5311-31208649
 INVOICE NO. 7943893V311
 STATEMENT DATE 08/15/24
 DUE DATE 09/05/24
PAY THIS AMOUNT 124.15

| | |
|-------------------------|----|
| WRITE AMOUNT PAID | \$ |
|-------------------------|----|

ANASTASIYA BONDARENKO
 7200 E 54TH PL
 COMMERCE CITY, CO 80022

MAIL PAYMENT TO:
 WASTE CONNECTIONS OF COLORADO, INC
 DENVER DISTRICT
 PO BOX 7428
 PASADENA, CA 91109-7428

5311 00000000000000000000X312086499 000000124150000000000000007943893 4

Permit to Install An On-site Waste Water Treatment System

PROPERTY INFORMATION:

OWNER INFORMATION:

Anastasiya Bondarenko

Address: 14010 Petterson Rd
Hudson, CO 80642--

Dwelling Type: Single Family
No. of Bedrooms: 4

Address: 7200 E 54th Pl
Commerce City, CO 80022-

County: Adams

Water Supply: Private Well

APN: 0156524200001

Onsite ID: House

Phone: 303-842-4205

PERMIT INFORMATION: ON0041003

Permit Type: OWTS

Construction Phase: Install - Construction

System Design:

System Designed By: CDS Engineering

Design Date: 7/12/2021

Design Number: 21-0969

Electrical Inspection Required? No

Associated Professionals

Business Name: CDS Engineering Corporation

OWTS - Designer

Name:

165 2nd St SW
Loveland, CO 80537--

Phone: 970-667-8010

Email: jdonnelly@cds-eng.net; michaeljd@cds-eng.net;

OWTS - Permit Comments

Friday, August 13, 2021 3:39 PM - Jeff McCarron

Install the system as per CDS Engineering Design No. 21-0969, dated July 12, 2021.

Install a minimum 1,250 gallon two-compartment treatment tank. The tank must be approved by CDPHE, and be installed a minimum of 22 inches and no deeper than 48 inches below grade, with risers to grade. If the risers are plastic, they must be secured to the tank with tank adapter rings. The sewer line must be installed at least 22 inches below grade, or if not, must be protected from freezing. The soil treatment area shall consist of 2 chamber absorption beds each with 4 rows of 18 Quick 4 chambers per bed, for a total of 144 chambers. Install the chambers a minimum of 24 inches and a maximum of 48 inches below grade, while maintaining fall from the tank to the soil treatment area. The beds must be no more than 12 feet wide, and have a minimum of 6 feet of native undisturbed soil between each bed. Observation pipes are required on all four corners of each of the chamber beds.

Observe all regulation setbacks.

Install all system components at depths specified relative to the site benchmark.

FOR AN ON-SITE WASTE WATER TREATMENT SYSTEM

Permit to Install An On-site Waste Water Treatment System

PROPERTY INFORMATION:

Address: 14010 Petterson Rd
Hudson, CO 80642--
County: Adams
APN: 0156524200001

OWNER INFORMATION:**Anastasiya Bondarenko**

Dwelling Type: Single Family
No. of Bedrooms: 4
Water Supply: Private Well
Onsite ID: House

Address: 7200 E 54th Pl
Commerce City, CO 80022-
Phone: 303-842-4205

PERMIT INFORMATION:

ON0041003

Permit Type: OWTS**Construction Phase:** Install - Construction

CONDITIONS FOR INSTALLATION


Installers must be licensed by Tri-County Health Department. No installation shall be covered or used until inspected, correction made if necessary, and approved or expressly authorized by Tri-County Health Department. The system installer must provide an record drawing before the system is covered.

LIMITATIONS AND DISCLAIMER

A permit to **Install** shall expire 1 Year from the date of issuance unless extended to a fixed date upon request by the Applicant and approved by the Tri-County Health Department.

PERMIT VALID FROM:

| |
|------------------------|
| 8/18/2021 to 8/18/2021 |
|------------------------|



Jeff McCarron 08/18/2021



ORIGINAL PERMIT APPLICANT(S)

ANASTASIYA BONDARENKO

APPROVED WELL LOCATION

Water Division: 1 Water District: 1
 Designated Basin: LOST CREEK
 Management District: LOST CREEK
 County: ADAMS
 Parcel Name: PARCEL 1
 Physical Address: N/A

SW 1/4 NW 1/4 Section 24 Township 1.0 S Range 64.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 542096.0 Northing: 4422231.0

PERMIT TO CONSTRUCT A NEW WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT

CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not ensure that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-90-105 for a well on a tract of land of 38.38 acres in a portion of the W1/2 of the W1/2 of the NW1/4 of Section 24, Township 1 South, Range 64 West of the Sixth P.M., Adams County, also known as Parcel 1, more particularly described on Exhibit A in the permit file.
- 4) Water from this well may be used for domestic purposes inside 1 single family dwelling, and the watering of 4 of the owner's own large non-commercial domestic animals.
- 5) The irrigated area shall not exceed 1,000 square feet of lawn and garden.
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The annual withdrawal of groundwater from this well shall not exceed 0.4 acre-feet.
- 8) Production is limited to the Upper Arapahoe aquifer which is located 110 feet below land surface and extends to a depth of 340 feet. Plain casing must be installed and grouted to prevent the withdrawal of groundwater from other aquifers and the movement of groundwater between aquifers.
- 9) A totalizing flow meter must be installed on this well and maintained in good working order. Permanent records of all diversions must be maintained by the well owner (recorded at least annually) and submitted to the Lost Creek Ground Water Management District and the Division of Water Resources upon request.
- 10) This well shall be constructed within 200 feet of the location specified on this permit.

NOTE: This well will be completed in a Type I aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

NOTE: This well is located within the Lost Creek Ground Water Management District where local District Rules apply which may further limit the withdrawal and use of designated ground water as authorized under this permit.

NOTE: This permit has been approved with a change to the permit application as submitted by the applicant. The irrigated acres and annual appropriation have been reduced to comply with the Lost Creek Ground Water Management District rules. In addition, the District does not allow livestock watering on less than 160 acres. You are hereby notified that you have the right to appeal the issuance of this permit, by filing a written request with this office within sixty (60) days of the date of issuance, pursuant to the State Administrative Procedures Act. (See Section 24-4-104 through 106, C.R.S.)

WELL PERMIT NUMBER 322681-

RECEIPT NUMBER 10012220

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov



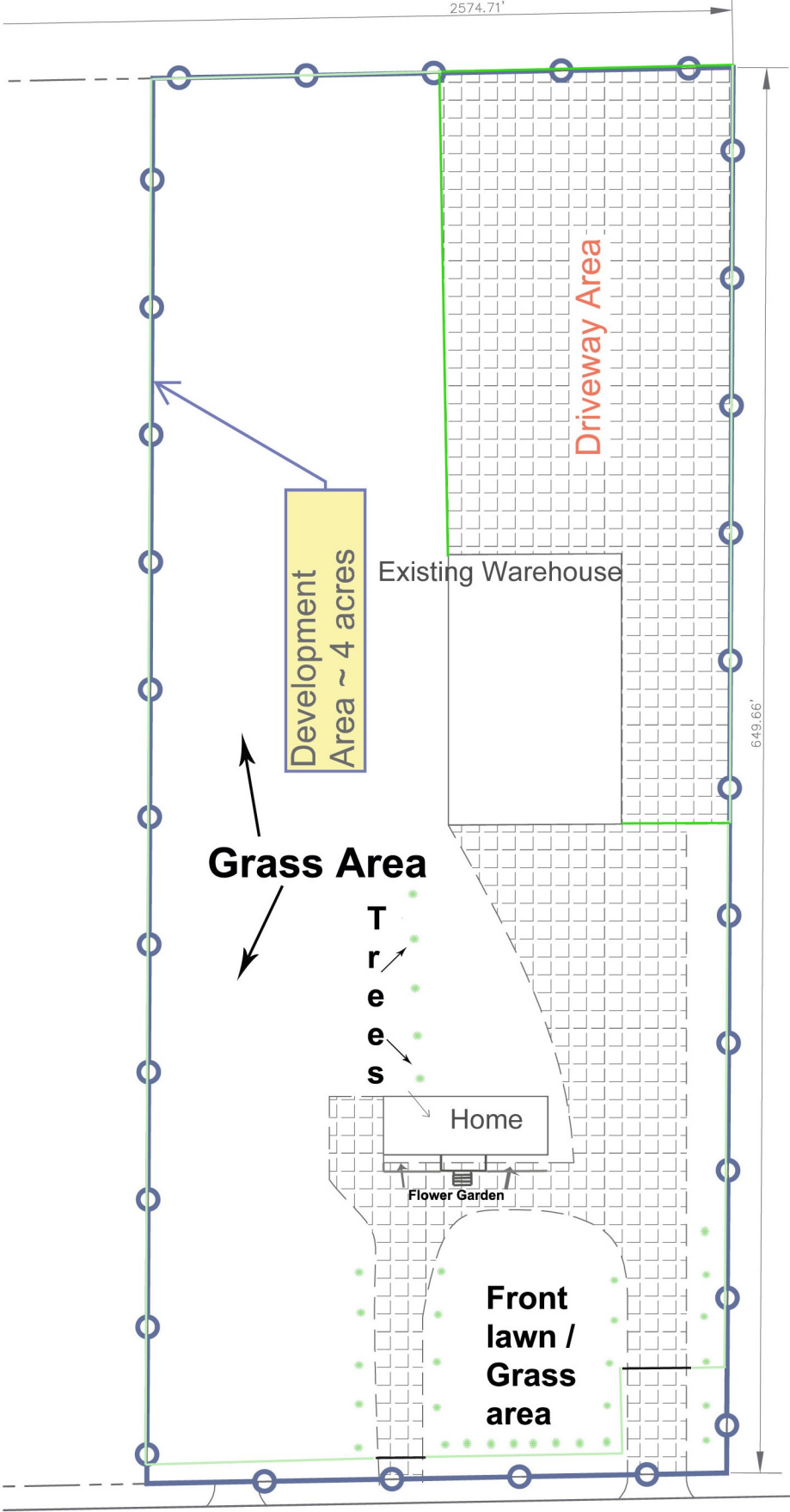
Date Issued: 7/7/2021

Expiration Date: 7/7/2023

Issued By SHANNON PORTER

2574.71'

649.66'





FNTC

File No.: F0709553-141-IMS

SPECIAL WARRANTY DEED

THIS DEED, Made this **30th** day of **April, 2021** between

James R. Kruse, Exchanger

of the County of Adams and State of COLORADO, grantor(s), and

Anastasiya Bondarenko

whose legal address is **7200 E 54th Place Commerce City, CO 80022**

of the County of Adams, State of Colorado, grantee(s):

WITNESS, That the grantor(s), for and in consideration of the sum of Two Hundred Fifty Thousand Dollars and No/100's (\$250,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantee(s), his heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as 42000 E 144th Avenue , Hudson, CO 80642

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), his heirs, and assigns forever. The grantor(s), for himself, his heirs and personal representatives or successors, does covenant and agree that he shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantee(s), his heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor(s) has executed this deed on the date set forth above.

SELLER:

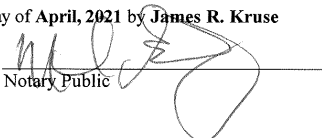


James R. Kruse

STATE OF COLORADO
COUNTY OF Adams

}ss:

The foregoing instrument was acknowledged before me this **30th** day of **April, 2021** by **James R. Kruse**



Notary Public

Witness my hand and official seal.
My Commission expires:

MELISSA SANCHEZ
Notary Public
State of Colorado
Notary ID # 20174033175
My Commission Expires 08-08-2021

Exhibit A

Parcel 1:

A parcel of land located in the NW1/4 of Section 24, Township 1 South, Range 64 West of the 6th P.M., more particularly described as follows:

Commencing at the Northwest corner of the Northwest ¼ of said Section 24;
Thence coincident with the West line of said Northwest ¼ South 01°04'37" West, a distance of 70.02 feet;
Thence parallel with and 70.00 feet South of the North line of the Northwest ¼ of said Section 24 South 89°49'14" East, a distance of 40.01 feet to the Point of Beginning;
Thence continuing parallel with said North line South 89°49'14" East a distance of 649.64 feet;
Thence South 01°04'37" East, a distance of 2574.71 feet to a point on the South line of the Northwest ¼ of said Section 24;
Thence coincident with said South line North 89°43'46" West, a distance of 649.66 feet;
Thence parallel with and 40.00 feet East of the West line of the Northwest ¼ of said Section 24 North 01°04'37" West, a distance of 2573.67 feet to the Point of Beginning,

County of Adams, State of Colorado.



September 20, 2024

Ms. Anastasiya Bondarenko
 APB Motors, LLC
 14010 Peterson Road
 Hudson, Colorado 80642

Re: APB Motors Repair Project
 Hudson, Colorado

Dear Ms. Bondarenko:

I have completed my traffic generation report for the proposed APB Motors Heavy Equipment Repair Project. The attached Figure 1 depicts the location of the proposed heavy repair shop project with respect to the surrounding area. The site is located near the intersection of East 144th Avenue and Peterson Road in Adams County, Colorado. The site is bounded by vacant land on the east and south, the north by East 144th Avenue, and Peterson Road on the west. The proposed heavy repair shop project is located on 38.38 acres of land.

When completed, the site is expected to have 3,000 square feet of heavy equipment repair shop that has four employees. The site will be served by one access along Peterson Road.

Trip Generation Comparison

The proposed heavy equipment repair shop project will contain 3,000 square feet of heavy equipment repair shop that has four employees. The amount of traffic that will be generated by the proposed heavy equipment repair shop project has been estimated based upon trip generation rates published by the Institute of Transportation Engineers (ITE) in the 11th Edition, 2021, of *Trip Generation*. ITE does not have a land use category for a heavy equipment repair shop. The closest land use category is an automobile care center. An automobile care center will have a higher turnover rate than what is expected at this site. It was decided to use general light industrial for this project. The results are shown in Table 1, giving the average number of weekday daily, morning and evening peak-hour trips expected to be generated by the proposed heavy equipment repair shop project.

Table 1
 Estimated Vehicle Trip Generation
 Weekday Daily

| ITE Category | Quantity | | Average Weekday (1) | | |
|--------------|--------------------------|-----|---------------------|---------------|----|
| | | | Trip Rate | Vehicle Trips | |
| Option 1 | | | | | |
| 110 | General Light Industrial | 3.0 | KSF (2) | 4.87 | 15 |
| Option 2 | | | | | |
| 110 | General Light Industrial | 4 | Employees | 3.10 | 12 |

AM Peak-Hour

| ITE Category | | Quantity | | AM Peak-Hour | | | |
|--------------|--------------------------|----------|-----------|--------------|------|---------------|-----|
| | | | | Trip Rate | | Vehicle Trips | |
| | | | | In | Out | In | Out |
| Option 1 | | | | | | | |
| 110 | General Light Industrial | 3.0 | KSF (2) | 0.65 | 0.09 | 2 | 0 |
| Option 2 | | | | | | | |
| 110 | General Light Industrial | 4 | Employees | 0.44 | 0.09 | 2 | 0 |

PM Peak-Hour

| ITE Category | | Quantity | | PM Peak-Hour | | | |
|--------------|--------------------------|----------|-----------|--------------|------|---------------|-----|
| | | | | Trip Rate | | Vehicle Trips | |
| | | | | In | Out | In | Out |
| Option 1 | | | | | | | |
| 110 | General Light Industrial | 3.0 | KSF (2) | 0.09 | 0.56 | 0 | 2 |
| Option 2 | | | | | | | |
| 110 | General Light Industrial | 4 | Employees | 0.11 | 0.38 | 0 | 2 |

- (1) Source: "Trip Generation," Institute of Transportation Engineers, 11th Edition, 2021
 (2) KSF = 1,000 Square Feet

Two trip generation variables have been used, square feet and the number of full-time employees to see if there is significant difference between the two trip generation variables.

As illustrated in Table 1, on an average weekday the proposed heavy equipment repair shop project at full build out will generate approximately 12 (using employees) to 15 (using square feet) daily vehicle-trips on a typical weekday. Of these, approximately two vehicle-trips will occur during the AM peak-hour, with two vehicles entering and zero vehicles exiting the site and approximately two vehicle-trips will occur during the PM peak-hour, with zero vehicles entering and two vehicles exiting the site.

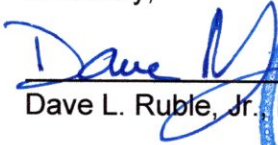
Conclusion

For a rezoning application, a Traffic Impact Study (TIS) is required if the number of daily vehicle-trips is greater than 20 and less than 50 daily vehicle trips. Based on the trip generation contained in Table 1, the applicant does not need to prepare a Level 1 traffic impact study.

* * *

This completes my trip generation analysis for the proposed APB Motors Heavy Equipment Repair Shop Project. Please feel free to contact me if you need anything else for this project.

Sincerely,



Dave L. Ruble, Jr., P.E.



dlr/bar

Enclosure:

Figure 1 – Vicinity Map

Figure 2 – Site Plan

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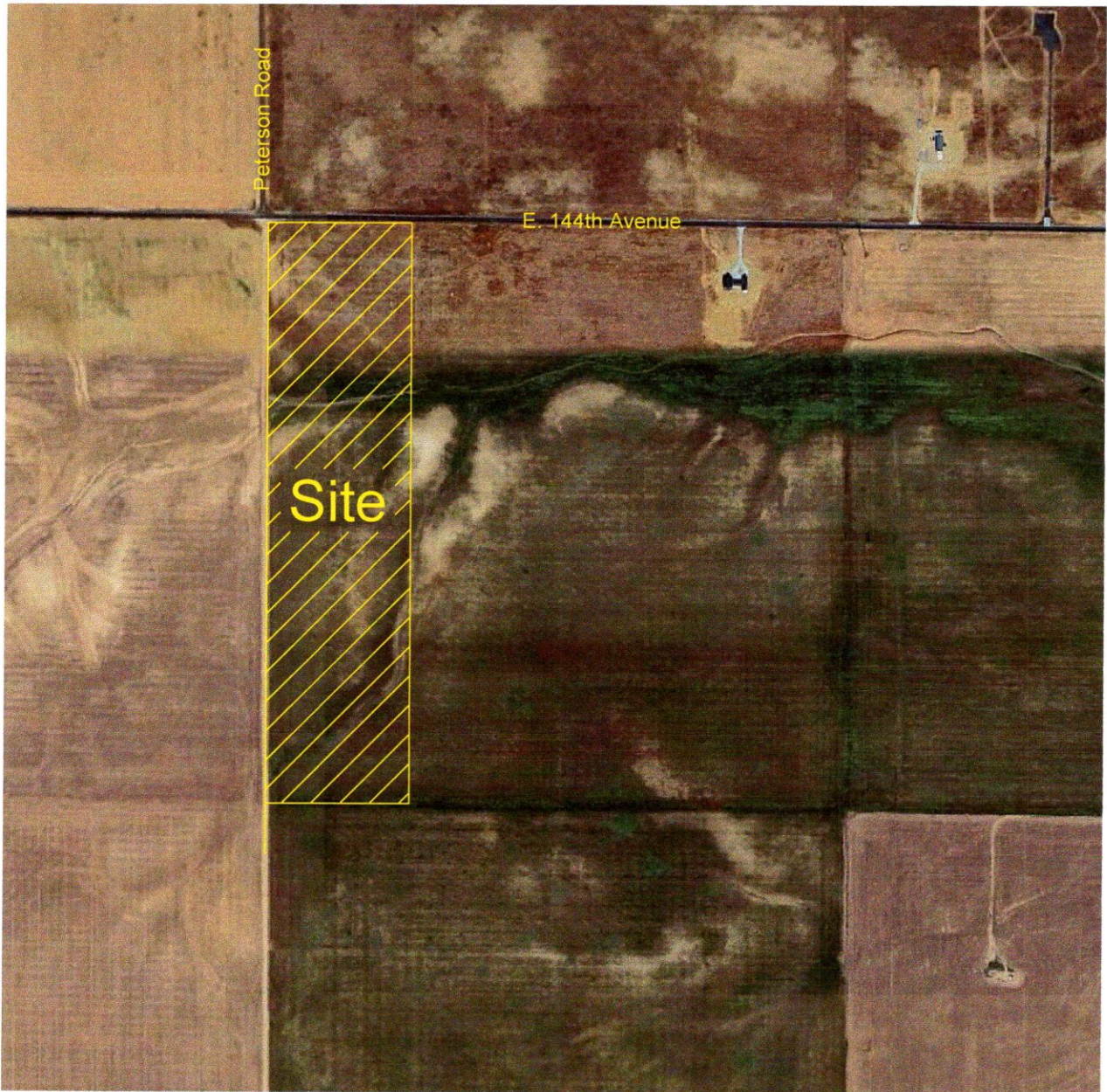


Figure 1
Vicinity Map

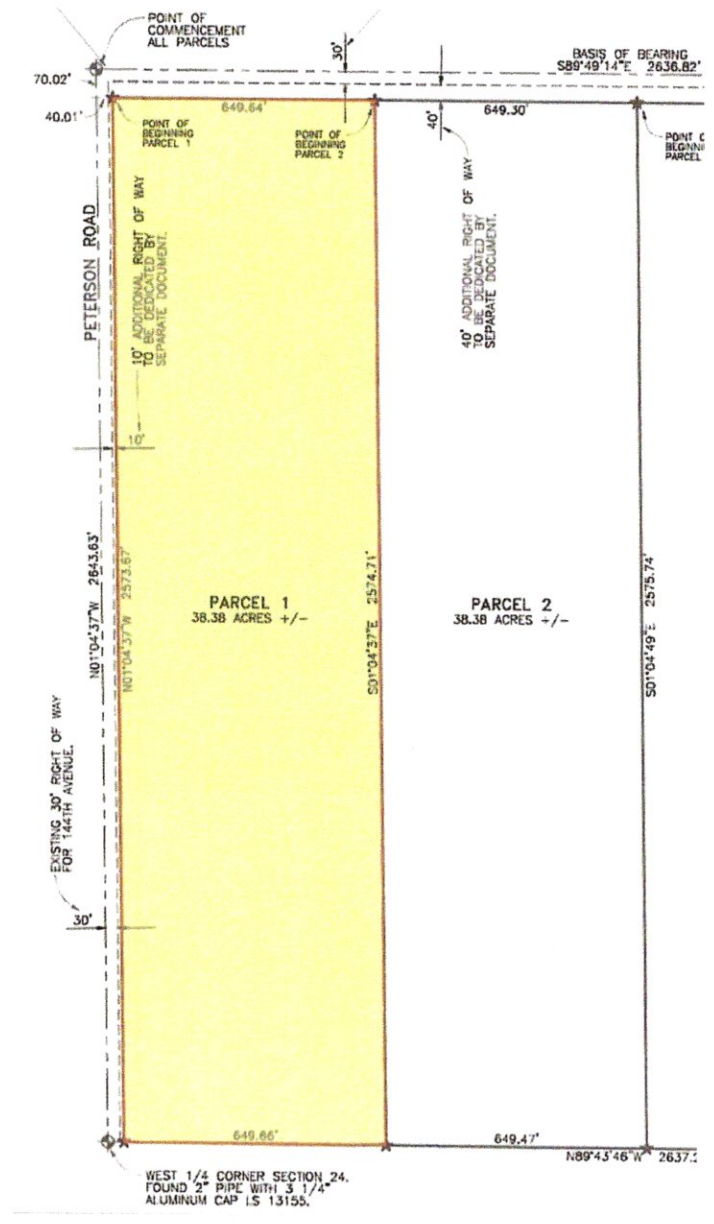


Figure 2
Site Plan