



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

Please see the following letter from the owner



November 22, 2024

Adams County Community & Economic Development Department
4430 S Adams Co Pkwy
1st Floor, Suite W2000B
Brighton, CO 8061-8218

Re: Approval for Crane & Equipment Storage R&O Subdivision E 96th Ave Henderson, CO

Hello,

As the property owner and landlord of the above referenced address, Singletree Land Company LLC authorizes Gibbons Erectors to store cranes and related crane equipment at this location.

If you need further information or documentation regarding this authorization, please do not hesitate to contact me.

Thank you for your attention to this matter.

Sincerely,

A handwritten signature in black ink, appearing to read 'T. Merritt', is written over a horizontal line.

Taylor L. Merritt, Manager
Singletree Land Company, LLC
a Colorado Limited Liability Company

Written Explanation

Conditional Use Permit for: 7000 E. 96th Ave Henderson, CO 80640

Background

The proposed request is to store conventional crawler cranes and other crane/construction equipment on the North West corner of this I-2 Zoned parcel. Due to the height of the crawler cranes we are applying for this permit. I am not the owner of this land, but am leasing it from:

Singletree Land Company, LLC
9339 Brighton Rd
Henderson, CO 80640-8229

Who is represented by:

Merger Property Management
303 S. Broadway, Suite 200-350
Denver, CO 80209

Employee Parking

There are 8 crane operators that are currently employed with Gibbons Erectors. It is very rare that all of crane operators will be in the yard at the same time. On a busy week there will be no operators working in the yard and on a slow week there could be as many as five operators working in the yard. In 2023 the crane operators worked a total of 16,184 hours of which 8,579 hours was spent moving cranes or working in the yard.

Hours of Operation

7061 East 96th Ave will be open from 7:00 AM to 5:00 PM Monday through Friday with Saturdays being available between 8:00 AM and Noon.

Site Plan

In order to create an accurate site plan, I used the following Lease Area Map, where I scaled down the property line to get accurate dimensions. With the dimensions I drew the site plan to scale. Please refer to the following definitions when reviewing the site plan.

Definition: Crane Mats



Crane mats are large hardwood timbers used to reduce a crane's ground bearing pressure when working on soft, unprocessed soils.

Definition: Crane Boom



The crane boom is organized based on which crane the boom mounts on. The boom is stacked in racks up to 3 sections high. Each section is a maximum of 9 ft, totaling 27 ft tall.

Definition: Crane Storage



The cranes are mounted to their tracks and stored as shown in this photo.



The additional crane parts are stacked and stored next to the crane that they serve.

Definition: Trailers



The trailers will be stored by size and use. 20+ trailers could be onsite when our crane operations are slow.

Definition: Small Trailer & Equipment Storage

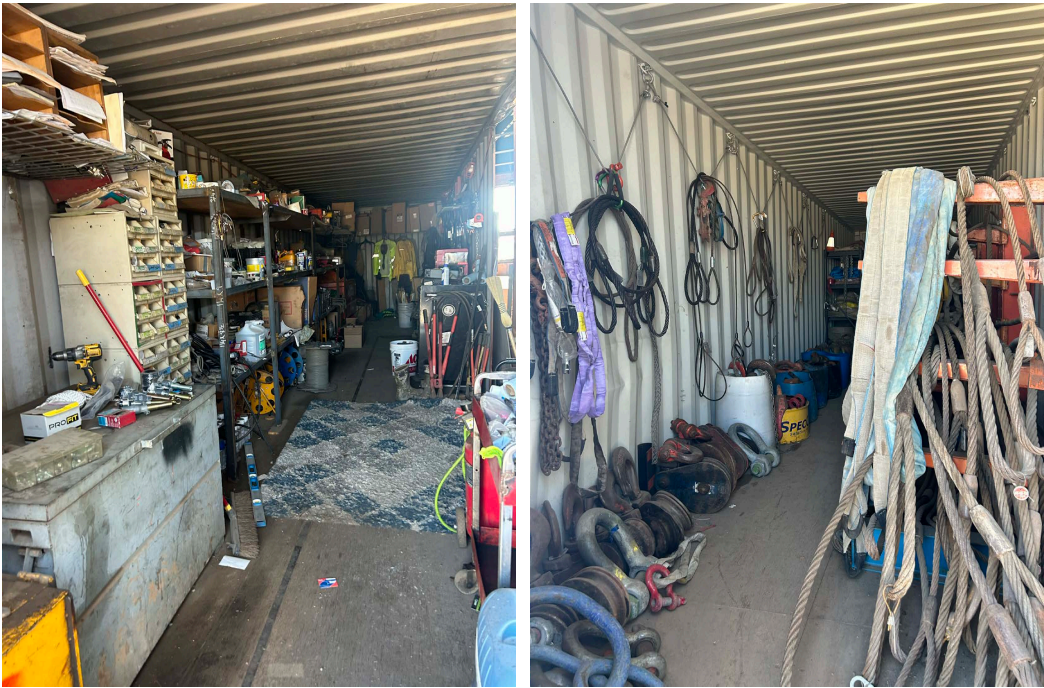


The trailers that can be hauled by a pickup truck will be stored at the same locations, 8 trailers, 4 manlifts and 2-8 pull behind welding machines.

Definition: Connex Boxes & Covered Parking



All of the small tools, hardware, filters, manuals & hoisting devises are stored in van trailers and Connex boxes.



Small Tool and hoisting hardware Connex Boxes.



The area between the Conex Boxes is used for covered parking and covered storage.

Definition: Yard Crane



Typically, one crane will be fully assembled in the yard to assist with the loading and unloading of the other cranes. This crane has an overall height of 110 feet.

Definition: Dumpster & Port-a-Pot



The Planned Layout will have a designated space for a small dumpster and a handicap porta pot.

Landscape Plan

Since the start of our lease we have made no changes to the surface of this lot.

Lighting Plan

Work is at this site is performed during daylight hours.

Proof of Ownership

Please refer to the tax statement as proof of ownership for Singletree Land Company, LLC.

Proof of Water, Sewer Services & Utilities.

There are no water, sewer or utility needs for this lot.

Legal Description

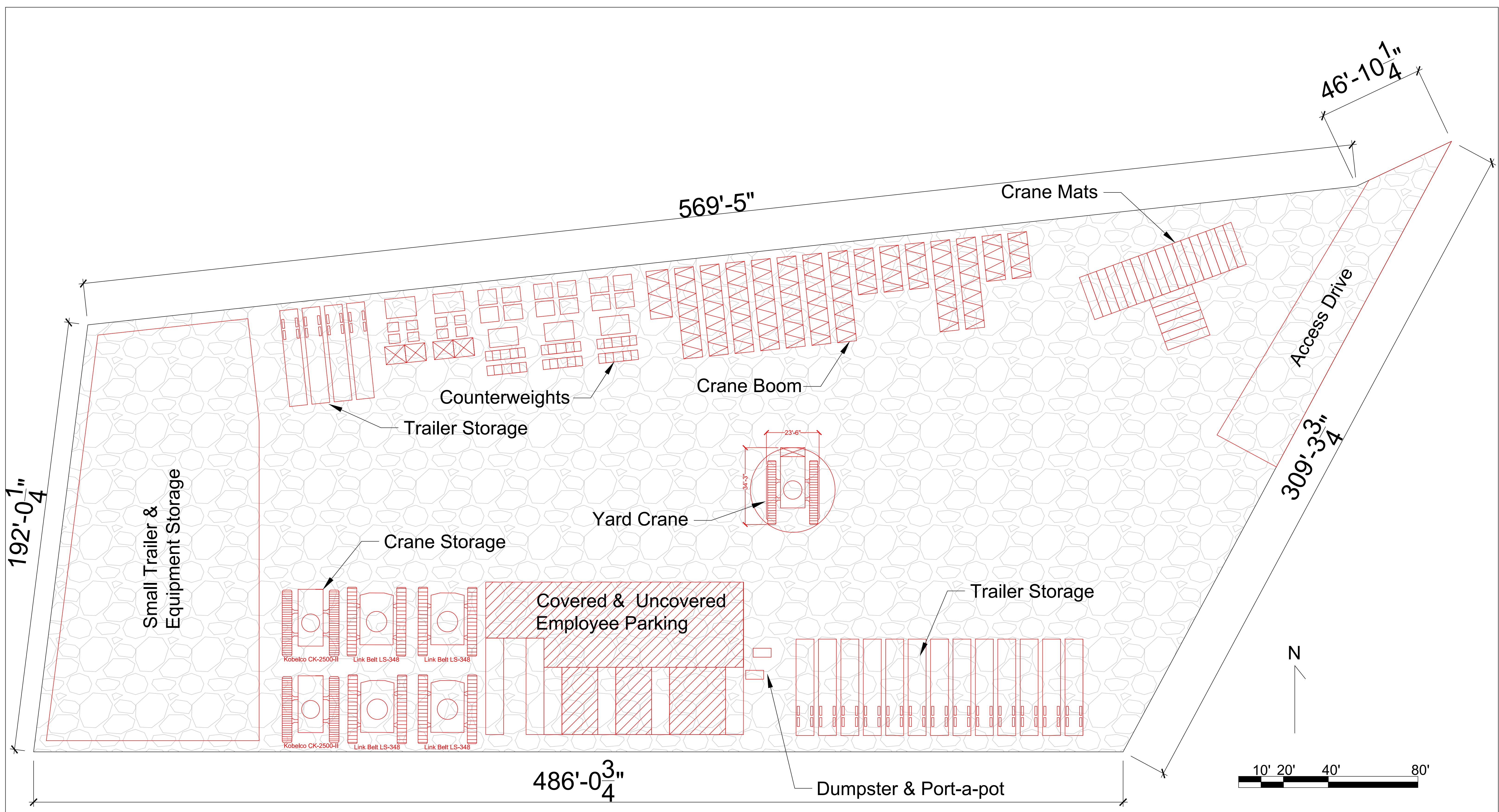
PART OF R & O SUBDIVISION, A SUBDIVISION BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

Statement of Taxes Paid

Attached are the tax coupons from 2023.

Trip Generation Letter:

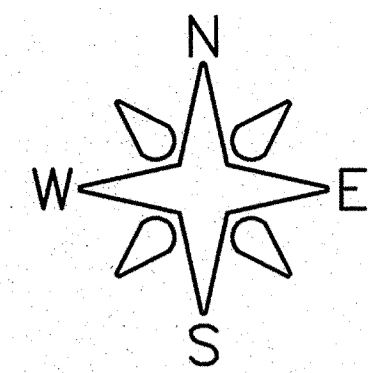
Attached is the trip generation letter from Joseph L Henderson with Sustainable Traffic Solutions



PART OF R & O SUBDIVISION, A SUBDIVISION BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

REV.	DESCRIPTION	DATE

CONTRACTOR:	NONE
LOCATION:	HENDERSON, COLORADO
DRAWN BY:	BDG
DATE:	11/15/24
REVISION #:	0
SCALE:	NONE
SHEET:	1 of 1
SHEET REFERENCE NUMBER:	SITE



SCALE" 1"=100'

AREA PROPOSED LEASE AREA IS 10.000 ACRES MORE OR LESS

NOTICE:

THIS MAP DOES NOT REPRESENT A BOUNDARY SURVEY, LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT.

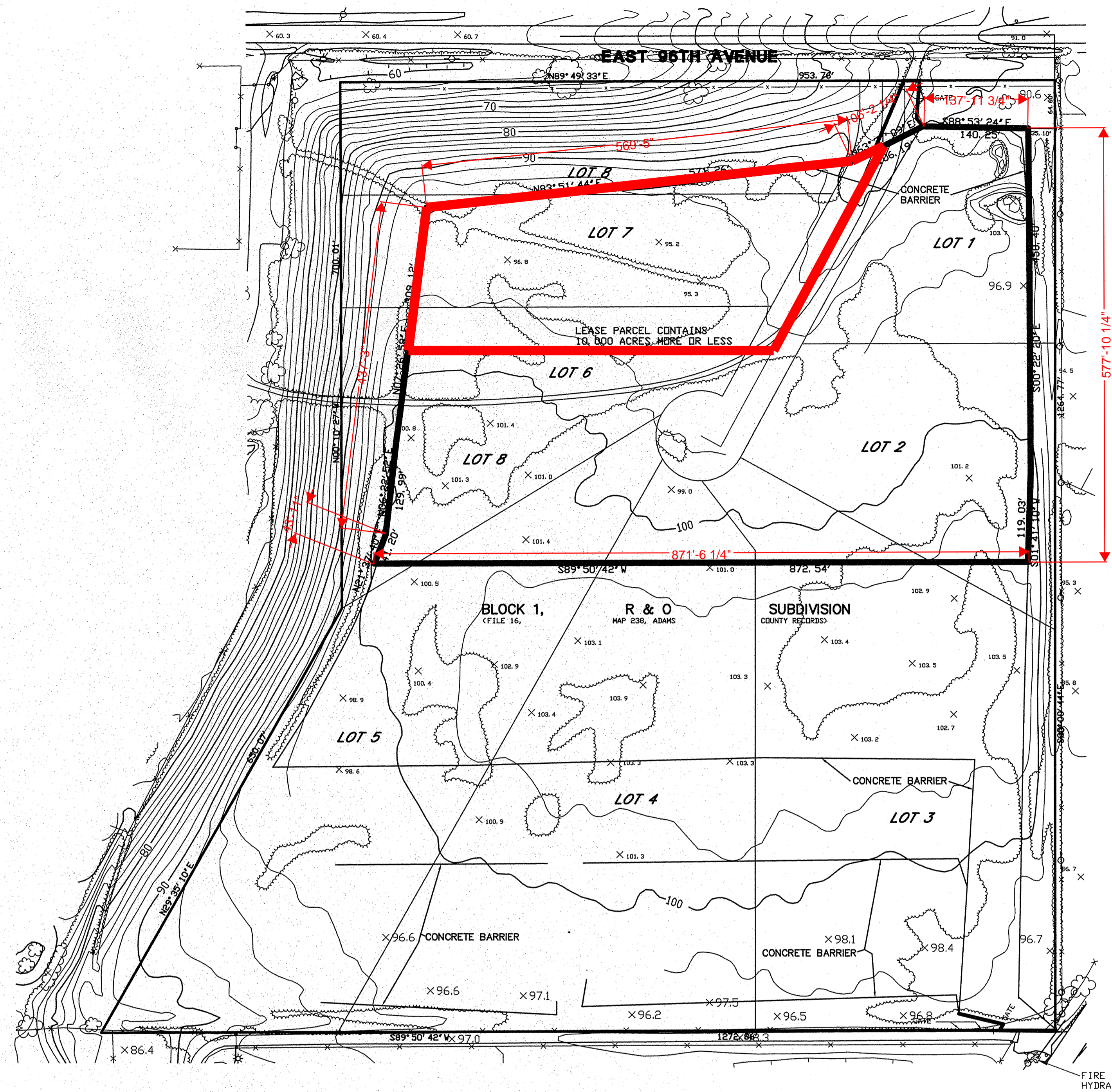
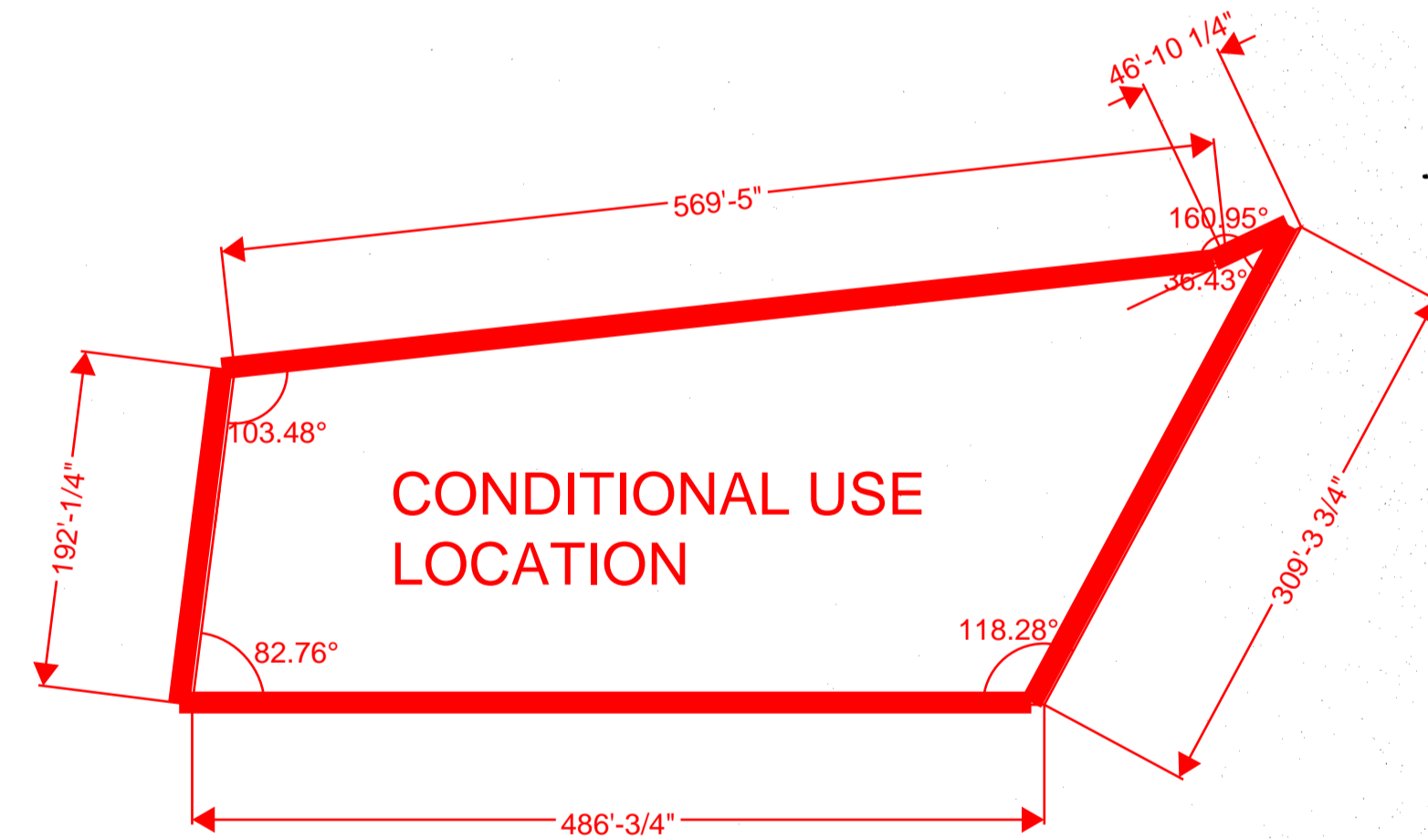
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAPPING WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE LINEAL UNITS USED AND SHOWN HEREON IS U S SURVEY FOOT

THERE MAY BE BURIED UTILITIES ON OR ADJACENT TO THIS PROPERTY THAT ARE NOT SHOWN DUE TO INSUFFICIENT SURFACE EVIDENCE. NO STATEMENT IS MADE CONCERNING SUBSURFACE CONDITIONS OR THE EXISTENCE OF OVERHEAD OR UNDERGROUND CONTAINERS OR FACILITIES WHICH MAY AFFECT THE DEVELOPMENT OF THIS TRACT.

EXCEPT AS SHOWN OR SPECIFICALLY STATED, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT REAL ESTATE: EASEMENTS, OTHER THAN POSSIBLE EASEMENTS WHICH WERE VISIBLE AT THE TIME OF MAKING THIS SURVEY; BUILDING SETBACK LINES; RESTRICTIVE COVENANTS; SUBDIVISION RESTRICTIONS; ZONING OR OTHER LAND USE REGULATIONS, ANY OTHER FACTS WHICH A CURRENT AND ACCURATE TITLE SEARCH MAY REVEAL.

THIS TOPOGRAPHY SHOWN HEREON IS FROM THE AERIAL MAPPING BY CARRERA, INC. DATED OCTOBER 1996 AND IS LOCAL ASSUMED DATUM. TOPOGRAPHY SHOULD NOT BE USED FOR DESIGN OR CONSTRUCTION PURPOSES. THE CONCRETE BARRIERS WERE FIELD LOCATED BY R. W. BAYER & ASSOCIATES, INC. ON JANUARY 01, 2013.



SCALE: 1"=100'	DATE: JAN. 28, 2014	DRW BY: G.A.B.	CKD BY: R.B.	PROJ. NO: 2014-012
BOOK: 556 D/C	PAGE: 5	FILE NO: 20-27-116L	SHEET: 1 OF 1	
MAP - LEASE AREA				
PART OF R & O SUBDIVISION, A SUBDIVISION BEING A PART OF THE NORTHEAST ONE-QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 67 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.				
R.W. BAYER & ASSOCIATES, INC.			CAD FILE: M14012/M14012.DWG	
2090 EAST 104TH AVENUE, SUITE 200 THORNTON, COLORADO 80233-4316 (303) 452-4433 FAX: (303) 452-4515			REVISIONS:	

