



## Request for Comments

Case Name: Rocky Mountain Hydrostatics  
Case Number: RCU2021-00008

April 21, 2021

The Adams County Planning Commission is requesting comments on the following application:  
**Conditional Use Permit renewal for a hydrostatic transmission equipment repair business.**  
This request is located at 25400 E. 152nd Avenue. The Assessor's Parcel Number is 0156717200002.

Applicant Information: BRADLEY & THERESE ZUERCHER  
25400 E 152ND AVE  
BRIGHTON, CO 806038326

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) 523-6817 by 05/14/2021 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 ASielaff@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/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Alan Sielaff  
Planner II

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BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

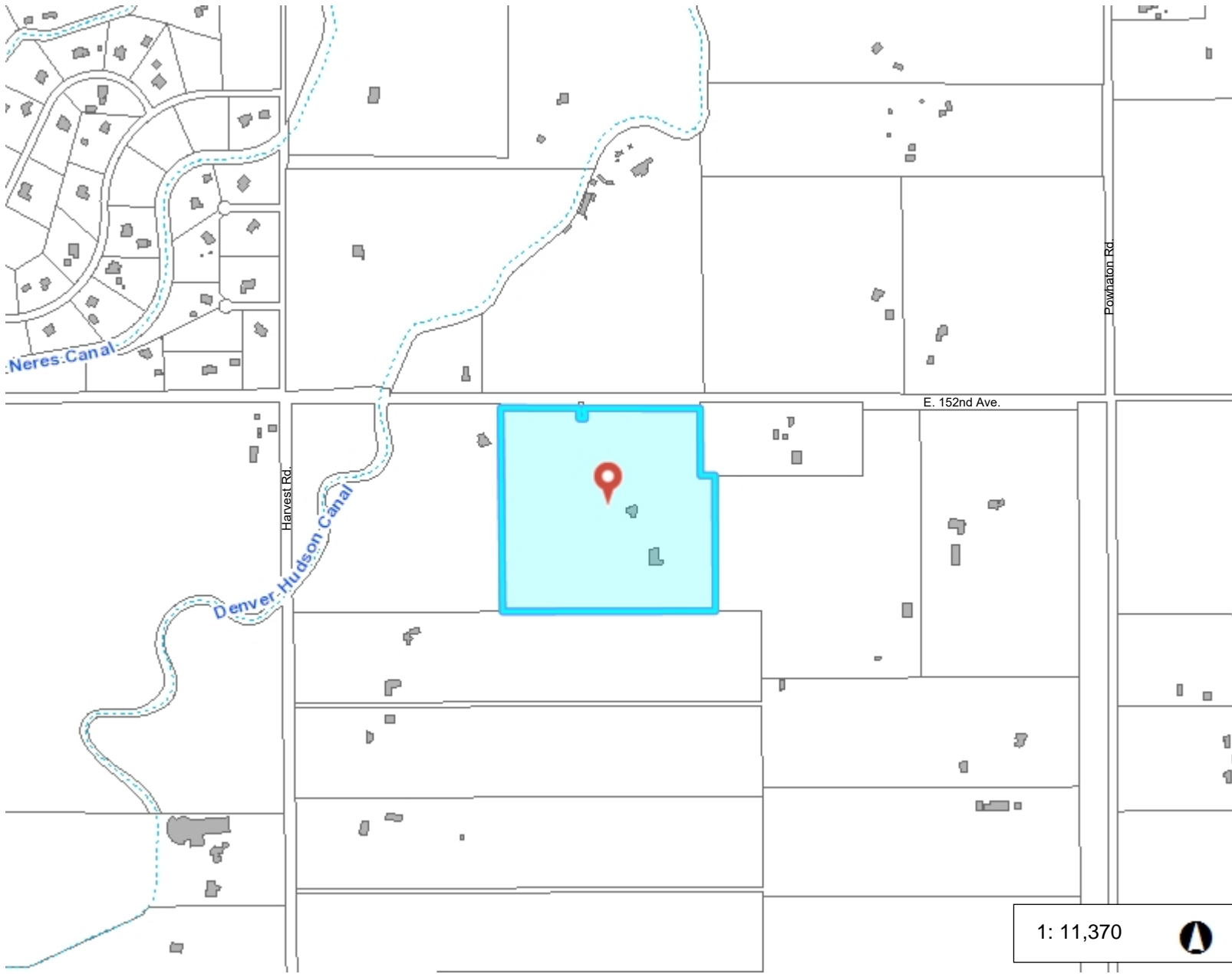
Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



# Vicinity Map



### Legend

- Highways**
  - Interstate
  - Highway
  - Tollway
- Streets**
  - Streets
  - Ramp
- Building
- Small Lakes
- Major Lakes
- Rivers**
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- County Boundary

1: 11,370

0.4 0 0.18 0.4 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

### Notes

RCU2021-00008 Rocky Mountain Hydrostatics

Written Explanation of the Project

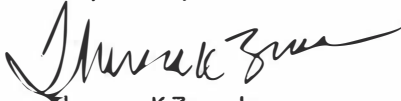
Re: Zuercher Conditional Use Permit – 25400 E 152<sup>nd</sup> Ave, Brighton, CO 80603

Rocky Mountain Hydrostatics has been in business since April, 1991. We moved the business to Adams County in 2001. We currently employ 16 full time employees. We have parking spots for every employee. We do not have customers come to our facility. All hydrostatic pumps/motors are shipped to us by various commercial carriers. We do not have any commercial signage at the street or on our building. We do not have any commercial vehicles with signage parked at the building.

We repair hydrostatic transmissions that are used on agricultural equipment as well as other applications, like well drills. I would estimate that we ship five pumps or motors each week. We do not have customer agricultural equipment at our facility. All hydrostatic pumps/motors are kept inside. No equipment is stored outside.

We maintain a very low profile. The business is located next to our home so it is very important for us to maintain a clean environment. We have been doing business in this location under Conditional Use Permits for 20 years and have never had a complaint. We are a small business that would like to continue doing business in Adams County.

Respectfully,



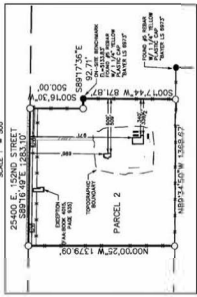
Therese K Zuercher  
Property Owner

# IMPROVEMENT LOCATION CERTIFICATE

A TRACT OF LAND, LOCATED IN THE NORTHWEST QUARTER OF SECTION 17,  
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
COUNTY OF ADAMS, STATE OF COLORADO

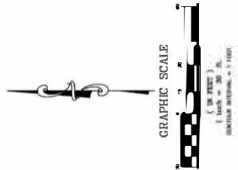
SHEET 1 OF 1

**Parcel Description**  
 PARCEL 1: 1.00 ACRES, 43,560 SQ. FT. (1.00 ACRE) APPROXIMATELY  
 BEING THE NORTH QUARTER CORNER OF SAID SECTION 17, TOWNSHIP 1 SOUTH,  
 RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT AS  
 OTHERWISE INDICATED THEREON. A SURFACE AREA OF 43,560 SQ. FT. (1.00 ACRE) OF SAID  
 PARCEL 1 IS SHOWN AS BEING OCCUPIED BY A BUILDING OF APPROXIMATELY 10,000 SQ. FT. IN  
 AREA. THE REST OF SAID PARCEL 1 IS UNDEVELOPED. A VARIANCE OF 20.0 FT.  
 FROM THE WEST LINE OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO, IS SHOWN AS BEING OCCUPIED BY A BUILDING OF  
 APPROXIMATELY 10,000 SQ. FT. IN AREA. THE REST OF SAID PARCEL 1 IS UNDEVELOPED.  
 PARCEL 2: 0.25 ACRES, 10,890 SQ. FT. (0.25 ACRE) APPROXIMATELY  
 BEING THE NORTH QUARTER CORNER OF SAID SECTION 17, TOWNSHIP 1 SOUTH,  
 RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, EXCEPT AS  
 OTHERWISE INDICATED THEREON. A SURFACE AREA OF 10,890 SQ. FT. (0.25 ACRE) OF SAID  
 PARCEL 2 IS SHOWN AS BEING OCCUPIED BY A BUILDING OF APPROXIMATELY 10,000 SQ. FT. IN  
 AREA. THE REST OF SAID PARCEL 2 IS UNDEVELOPED. A VARIANCE OF 20.0 FT.  
 FROM THE WEST LINE OF SECTION 17, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,  
 COUNTY OF ADAMS, STATE OF COLORADO, IS SHOWN AS BEING OCCUPIED BY A BUILDING OF  
 APPROXIMATELY 10,000 SQ. FT. IN AREA. THE REST OF SAID PARCEL 2 IS UNDEVELOPED.



- Legend**
- ⊗ WATER VALVE
  - ⊗ FIVE IN. PAVILIAN CONNECTION
  - ⊗ WATER SPOUT
  - ⊗ WELL
  - ⊗ IRRIGATION VALVE
  - ⊗ CLEANSIT
  - ⊗ ROOF DRAIN
  - ⊗ ANGLE IRON
  - ⊗ GAS LINE
  - ⊗ GAS METER
  - ⊗ ELECTRIC LINE
  - ⊗ ELECTRIC METER
  - ⊗ ELECTRICAL JUNCTION BOX
  - ⊗ ELECTRIC VALVE
  - ⊗ TELEPHONE LINE
  - ⊗ TELEPHONE RIBER
  - ⊗ FIBEROPTIC LINE
  - ⊗ CABLE/FIBEROPTIC VAULT
  - ⊗ TRANSFORMER
  - ⊗ APT. CONDITIONER UNIT
  - ⊗ DECORATIVE LIGHT
  - + LOCATION OF FINISHED FLOOR ELEVATION

- Notes**
- THIS CERTIFICATE WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT SURVEY. THE LOCATION OF THE IMPROVEMENTS SHOWN HEREON IS BASED ON THE COURSE OF THE PREVIOUS SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE IMPROVEMENTS AND HAS FOUND THEM TO BE IN SUBSTANTIAL ACCORD WITH THE RECORD DRAWINGS. IT IS RECOMMENDED THAT THE CLIENT OBTAIN A CURRENT TITLE COMMITMENT AND ENCUMBRANCES THAT MAY AFFECT THE SUBJECT PROPERTY.
  - ACCORDING TO COLORADO LAW, YOU MUST COMMENCE ANY LEGAL ACTION WITHIN TWO YEARS OF THE DATE OF THE PUBLICATION OF THIS CERTIFICATE. YOU MUST COMMENCE ANY LEGAL ACTION WITHIN TWO YEARS OF THE DATE OF THE PUBLICATION OF THIS CERTIFICATE.
  - THIS CERTIFICATE WAS PREPARED FOR THE EXCLUSIVE USE OF BRADLEY & THERESS ZUERCHER, LAND SURVEYORS, IN THE STATEMENT HEREON, SAID STATEMENT BY THE SURVEYOR NAMING SAID PERSON.
  - THIS CERTIFICATE IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
  - ONLY SURFACE ENCUMBRANCES OF RECORD ARE SHOWN AND LOCATED BY THE APPROPRIATE AGENCY OR UTILITY COMPANY PRIOR TO ANY EXCAVATION, PURSUANT TO C.T.C. SEC. 4-1-101.
  - THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FEET.
  - CONTOUR INTERVALS ARE 2 FEET. THE DISTANCE BETWEEN ACTUAL MEASURED SPOT ELEVATIONS AND DEPENDS ON THE DISTANCE FROM A CONTOUR. SPOT ELEVATIONS MAY NOT BE AN EXACT REPRESENTATION OF THE SITE ELEVATION, AND TO SHOW SURFACE DRAINAGE FEATURES, ADDITIONAL SPOT ELEVATIONS WERE TAKEN. THE SURVEYOR HAS COMPLETED THE DESIGN, TOPOGRAPHY SHOWN HEREON COMPLES WITH NATIONAL MAP ACCURACY STANDARDS.
  - A YELLOW PLASTIC CAP WITH AN ELEVATION OF 5133.00 FEET AS PERMANENTLY PLACED ON THE SURFACE OF THE IMPROVEMENT. THE SURVEYOR HAS PERFORMED TO ESTABLISH THIS ELEVATION.
  - BOUNDARY DETERMINATION IS NOT A PART OF THIS CERTIFICATE. THIS IS A LOCATION CERTIFICATE. THIS CERTIFICATE IS NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR ESTABLISHMENT OF A FENCE, BOUNDARY OR OTHER FUTURE IMPROVEMENT LINES.
  - THE FENCES ARE NOT CONCORDANT WITH THE LOT LINES AS SHOWN HEREON.



**Surveyor's Statement**  
 I, JOHN B. GAYTON, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY STATE THAT THE TOPOGRAPHIC EXHIBIT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE. THAT SAID TOPOGRAPHIC EXHIBIT WAS PREPARED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE, KNOWLEDGE, INFORMATION AND BELIEF. I AM NOT PROVIDING ANY WARRANTY OF ANY KIND, INCLUDING BUT NOT LIMITED TO, THE ACCURACY OF THE INFORMATION AND BELIEF.  
 JOHN B. GAYTON COLORADO P.L.S. #16406  
 CHAIRMAN, PLATONS, INC.

IMPROVEMENT LOCATION CERTIFICATE

PREPARED FOR  
**BRADLEY & THERESS ZUERCHER**

LAND SURVEYORS

659 FOURTH AVENUE, SUITE 306  
 DENVER, CO 80202  
 PHONE (303) 733-1233  
 FAX (303) 733-1233

PLATONS, INC.

659 FOURTH AVENUE, SUITE 306  
 DENVER, CO 80202  
 PHONE (303) 923-3160  
 FAX (303) 923-3160