Request for Comments

Case Name: Martinez Trucking Conditional Use Permit
Case Number: RCU2022-00012

April 18, 2022

The Adams County Planning Commission is requesting comments on the following application: Conditional Use Permit to operate a trucking business in the A-3 zone district. This request is located at 15489 Gun Club Rd. The Assessor's Parcel Number is 0156912400002.

Applicant Information: Ramon Martinez
15489 Gun Club Rd.
Brighton, CO 80603-3814

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 Wednesday, May 18th, 2022 COB 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 EGleason@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.

Thank you for your review of this case.

Ella Gleason
Planner I
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.
Currently they operate 10 trucks on site (7 of his own and 3 of his cousin’s). The breakout of the existing trucks are 6 dump trucks, 2 semis (tractor and trailer) and 2 tractors (no trailer). The Site Plan included in the mailing for the neighborhood meeting had 25 future trucks shown at buildout.

After listening to those attending the neighborhood meeting the Martinez family agreed to reduce the maximum expected future truck activity from 25 down to 15 (only 5 more than they have been operating). An additional 3 dump trucks and 2 semis would be added to the current quantity.

The current and proposed hours during spring/summer/fall seasons would be from 5 am to 6 pm. However in many cases during those seasons the trucks will not return to the yard for storage as they work 24 hours per day (swapping drivers out on the job site). Very little activity occurs in the winter months where the trucks are stored on site until spring.

No on-site servicing of vehicles is proposed or allowed. All trucks are currently serviced at professional diesel mechanic shop off site.

The Martinez family also agreed to relocate an on-site box semi-trailer to free the neighborhood’s view of the Mountains.

**ADJACENT USES**

North and west is currently vacant farmland with one rural residence (Parcel No. 0156900005001 zoned A-2).

To the south Colorado Water conservancy District irrigation ditch runs along the property, farther south and west lies Parcel #: 0156912400004 and Parcel #: 0156912400003, which includes a greenhouse business named Harmony Gardens.

To the east is Gun Club Road ROW immediately adjacent to the property, and Green Estates Filing 1 subdivision lies east across Gun Club Road. See also Fig. 2 below.

**RELATIONSHIP TO & IMPACT UPON ADJACENT USES**

The existing residence in the property will remain as is, no additional buildings are proposed.

The applicant understands they may be required to improve Gun Club Road to minimize negative impacts to Gun Club Road and the neighborhood (lane widening, etc).

Most area agricultural operations include some level of trucking throughout a typical year.
February 14, 2022

Chadwin F. Cox, PE  
Western Engineering Consultants  
127 South Denver Avenue  
Fort Lupton, CO  80735  

RE:  R Martinez Trucking Trip Generation Letter

Dear Chad,

Based on your request, I have prepared this trip generation letter to document the volume of traffic that will be generated by R Martinez Trucking which is located at 15489 Gun Club Road in Adams County. A vicinity map is contained in Figure 1 and the site plan is contained in Figure 2. The site plan shows a single family dwelling unit and a parking area with spaces for 15 trucks and 15 passenger vehicles. Access to the site is from Gun Club Road.

A trip generation estimate was prepared based on a conversation with Ramon Martinez who is the owner of R Martinez Trucking. R Martinez Trucking provides support to the construction industry by hauling aggregate and asphalt in dump trucks and belly dumps. Work in that industry is seasonal, so the trucks are normally hauling material from March through October and are idle the balance of the year. There are 15 trucks parked on the property at night. In the morning, 15 drivers arrive in passenger vehicles, leave the site for the day with the trucks, return the trucks at the end of the day, and drive home in their passenger vehicle. The following table is a daily estimate of the traffic that is resulting from parking the trucks and trailers on the property. This is a conservative estimate that assumes that there is no carpooling to the site. Including the estimated traffic from the single family dwelling unit, the site is expected to generate approximately 70 trips per day.

<table>
<thead>
<tr>
<th>Vehicle Type</th>
<th>Inbound</th>
<th>Outbound</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>Truck + Trailer</td>
<td>15</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>Passenger Vehicle</td>
<td>15</td>
<td>15</td>
<td>30</td>
</tr>
<tr>
<td>R Martinez Trucking</td>
<td>30</td>
<td>30</td>
<td>60</td>
</tr>
<tr>
<td>Single Family Dwelling Unit</td>
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<td>5</td>
<td>10</td>
</tr>
<tr>
<td>Total</td>
<td>35</td>
<td>35</td>
<td>70</td>
</tr>
</tbody>
</table>

Please contact me with questions about the contents of this letter.

Sincerely,

Joseph L. Henderson, PE, PTOE  
Project Manager / Principal  
R Martinez Trucking Trip Generation Letter