

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name: SNELSON TEMPORARY CONSTRUCTION YARD
Case Number: VSP2019-00034

November 7, 2019

The Adams County Board of Adjustment is requesting comments on the following application:
Renewal of a Special Use Permit for a temporary construction yard. This request is located at 6950 1/2 E 96TH AVE. The Assessor's Parcel Numbers are 0172120009003, 0172120009004, 0172120009005, 0172120009006, 0172120009007, 0172120009008, 0172120009009, 0172120009010.

Owner Information: SINGLETREE LAND COMPANY LLC
C/O EVERETT T MERRITT
9339 BRIGHTON RD
HENDERSON, CO 806408229

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 **12/01/19** 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 can 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.

Alan Sielaff
Planner II

BOARD OF COUNTY COMMISSIONERS

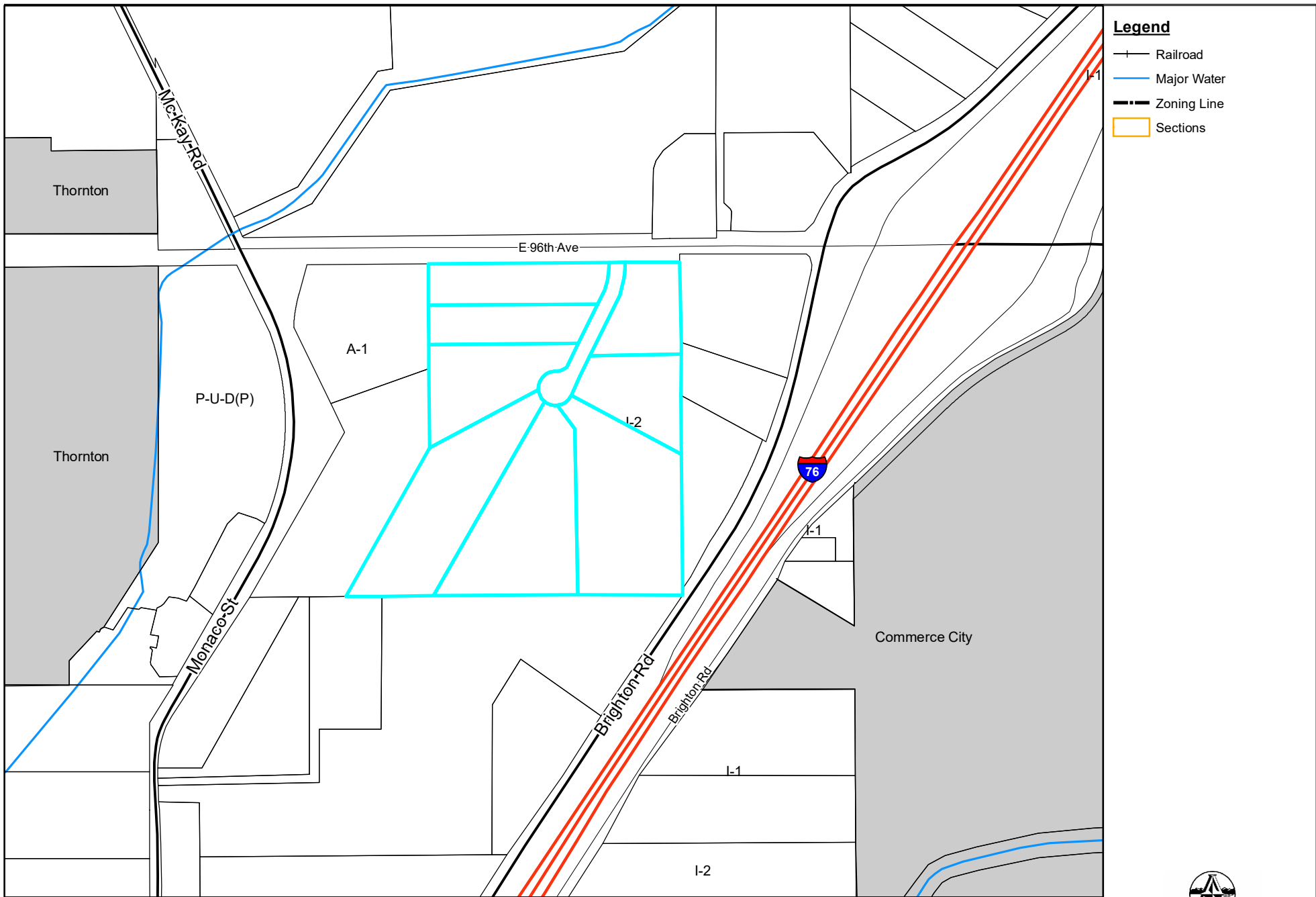
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Case Name: Snelson Temporary Construction Yard

Case Number: VSP2019-00034



For display purposes only.



ADAMS COUNTY
COLORADO

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

October 25, 2019

Adams County
Community & Economic Development Department
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8218

Attention: Planner

Subjects: Snelson Companies, Inc. Temporary Construction & Storage Yard
Special Use Permit Renewal (VSP2015-00026): Submittal Item 3 "Written Explanation"

Written Explanation:

Snelson Companies, Inc. (SCI) is currently working for Xcel Energy under a Master Service Agreement on a variety of small projects in the Denver and surrounding areas. SCI is looking to continue to utilize the same piece of property, with reduced acreage (5.5 acres) as we have been using under our previous Special Use Permit VSP2015-00026. This construction yard would act as our base of operations and would also be used for equipment storage. Our proposed time frame would be three years.

As mentioned above, SCI would like to use the same piece of property off East 96th Avenue on the West side of the I-76 (See Exhibit B – Temporary Construction Yard Location). The address is 6950 ½ East 96th Ave and the property is zoned Industrial I-2.

As noted above, SCI would like to continue to use this location for our base of operations & equipment storage. We would like to continue to use one existing multi-sectional office trailer from Williams Scotsman, which consists of (5) 12x60 trailers installed together as a 5-plex. The trailer is properly anchored to the ground. Xcel Energy has supplied power to this site. We also have Century link phone service installed as well as internet service with Rise Broadband. There is no permanent structure (building(s)) onsite. For storage of tools & materials, we currently have (10) 40' Conex's onsite as well as 11 project tool vans that are stored in the yard in between projects. Materials & equipment that do not need to be kept out of the weather are neatly stacked or stored on the property.

There is a 20-yard roll-off dumpster from Waste Management onsite at all times for proper garbage disposal. There are currently 2 portable restrooms onsite and a restroom unit inside the office trailer with hand washing facilities. All restrooms are maintained & cleaned weekly. Fire extinguishers are mounted in the office trailer & in strategic locations throughout the yard and spill kits are onsite & available in appropriate locations as well as in every vehicle & piece of equipment. There is also a 4,000-gallon water truck onsite to water down the yard & maintain dust control of the site and to assist with fire control measures if needed. The site map (See Exhibit A) indicates the nearest fire hydrants and access point to the site.

Equipment will be initially mobilized to the construction yard and eventually moved to a specific project site. It will remain on the project until the scope of work has been completed, unless it comes back to the yard for repairs. Employee parking would be provided onsite as well. The yard is configured in a manner that allows emergency vehicles to have a clear path throughout the site should they need access. Access is provided off E 96th Avenue. The site ground cover consists of recycled concrete & Class 6 Road base which will support fire apparatus in all weather conditions.

SCI hired Rocky Mountain Environmental to conduct a Phase I Environmental Site Assessment. A copy of this report is available to you upon request. SCI has taken all precautions to make the yard environmentally sound. Stormwater BMP's will be placed where necessary & a construction entrance is in place & is well maintained in order to minimize tracking and any contaminants onto 96th Ave. The site is fenced, and privacy screening has been

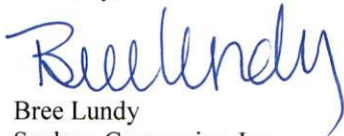
installed on the fencing along East 96th Avenue. SCI also hired Tetra Tech to conduct Methane Monitoring of this site. Copy of the report is attached.

Our normal working hours would be 6 am to 6 pm, 6 days per week.

Snelson is very interested in continuing to utilize this site and is eager to comply with the rules & regulations set forth by Adams County and other related parties. We feel we have been good neighbors in the community thus far and would like to continue to occupy this space.

All items outlined in the Special Use Permit Application Submittal Package have been provided. Please feel free to reach out to me with any questions or concerns or if you need any additional information in order to review & process our application. I am available anytime at 360-661-3522 or by email at blundy@snelsonco.com. We look forward to your response & for the opportunity to continue our relationship with Adams County. Thank you in advance for your consideration of our application.

Sincerely,



Bree Lundy
Snelson Companies, Inc.
Regional Cost Controls Manager

Attachment Exhibit A – Snelson Temporary Construction Yard Layout Plan
 Exhibit B – Temporary Construction Yard Location
 Special Use Permit Application Package

Exhibit A: Snelson Temporary Construction Yard Layout Plan (5.5 Acres)



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, PLAN OR IMPROVEMENT SURVEY PLAN.

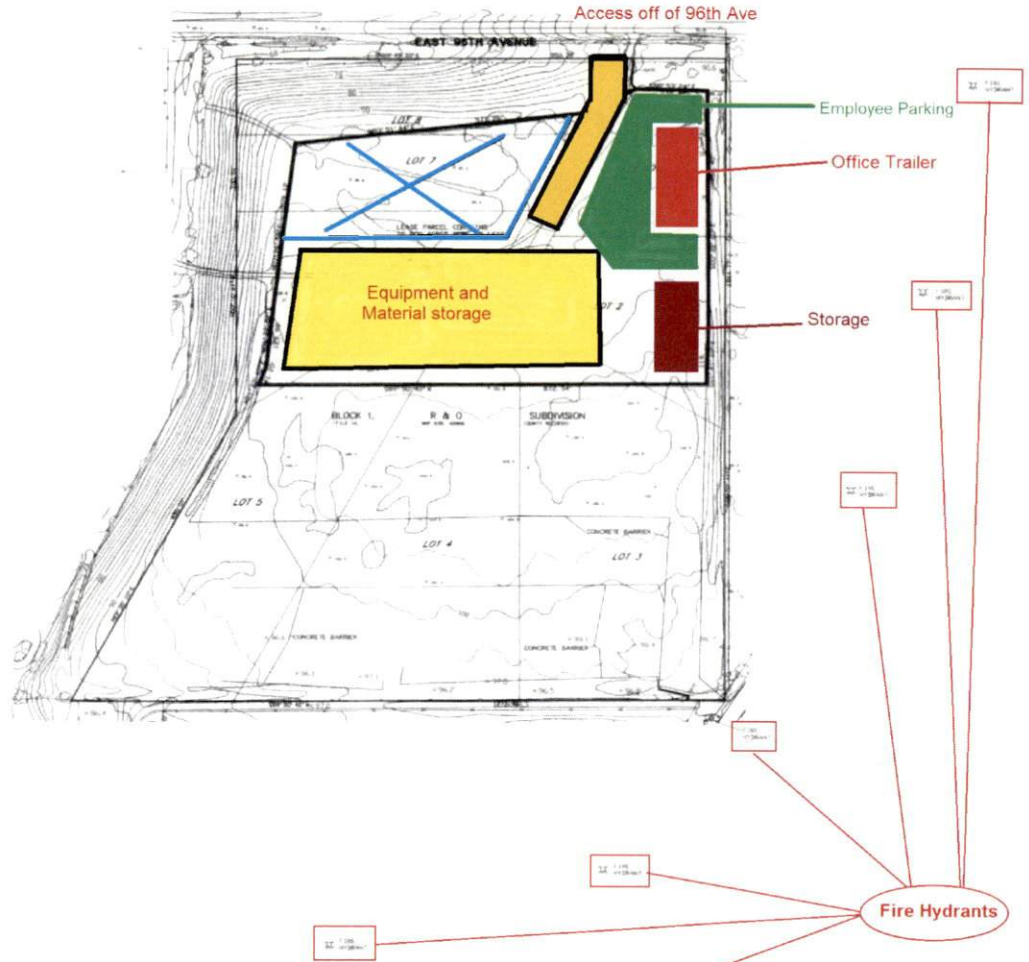
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS MAP WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THE LINEAL UNITS USED AND SHOWN HEREON IS U.S. SURVEY FEET.

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 FEASIBLE 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 LEARN ADJUSTED DATUM. TOPOGRAPHY SHEETS 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	DATE	BY	CHECKED BY	PROJECT NO.
1"=100'	JAN 28, 2014	G.A.B.	R.B.	2014_012
BOOK	PAGE	TRACT	SHEET	
556 D/C	5	20-27-116L	1 OF 1	
MAP - LEASE AREA				
PART OF R & B SUBDIVISION, A SUBDIVISION BEING A PART OF THE NORTHEAST ONE QUARTER OF SECTION 20, TOWNSHIP 2 SOUTH, RANGE 43 WEST OF THE 10TH PRINCIPAL MERIDIAN.				
R.W. BAYER & ASSOCIATES, INC.				
2090 EAST 104TH AVENUE, SUITE 250 THORNTON, COLORADO 80225-4316 (303) 452-4433 FAX: (303) 452-4515				