



Request for Comments

Case Name: JFW Trucking Inert Fill
Case Number: RCU2016-00029

October 25, 2016

Adams County Planning Commission is requesting comments on the following request:
Requesting a conditional use for inert fill to fill portions of the existing gravel pit lake on site

This request is located at 4700 W 58th Ave

The Assessor's Parcel Number is 0182507300034

Applicant Information: JFW Trucking Corporation
DAVE WHITE
5286 NEWPORT STREET
COMMERCE CITY, CO 80022

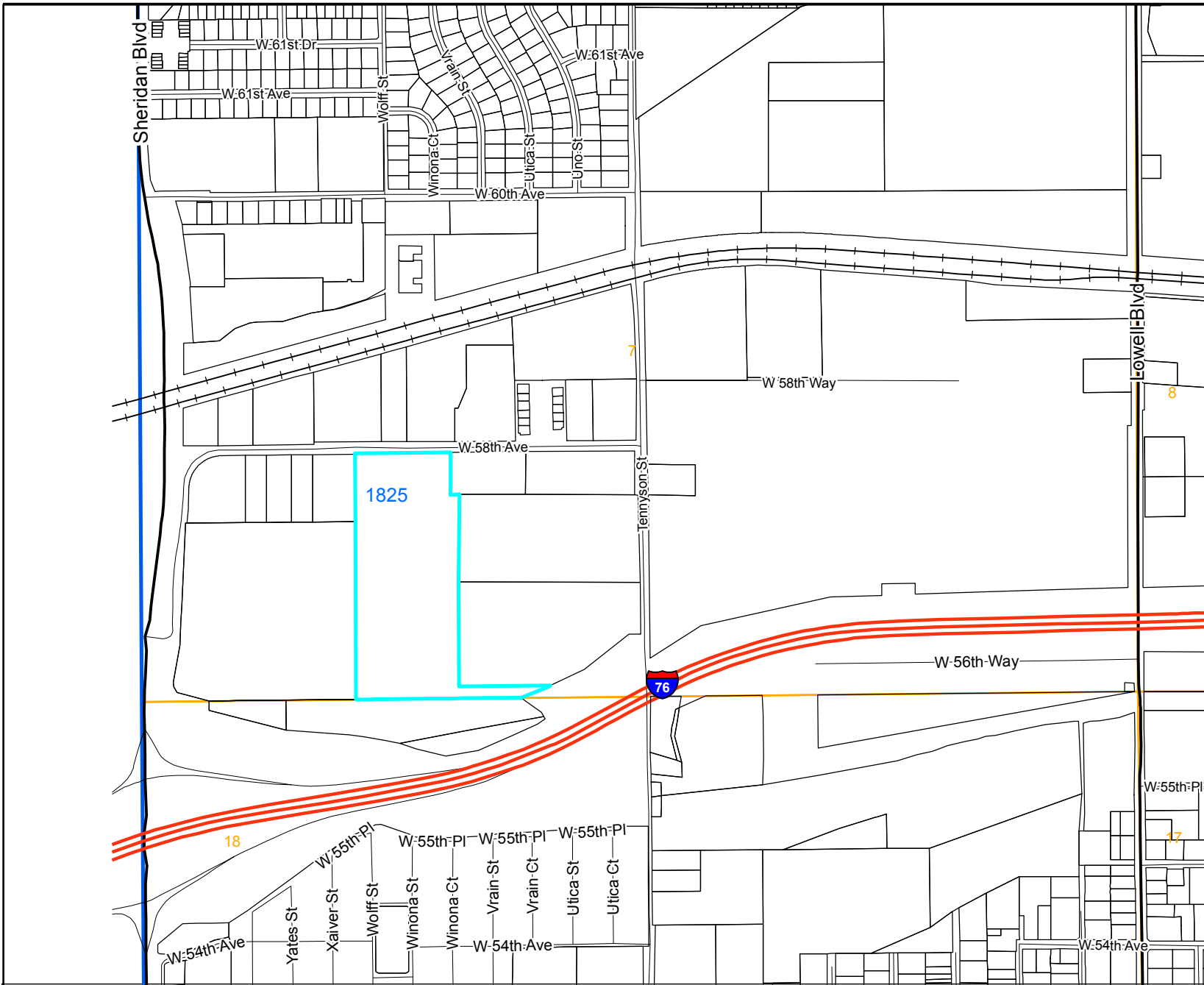
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call at (720) 523-6855 by **Friday, November 18, 2016** so that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LAdams@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information.



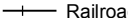

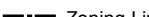



























The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Libbie Adams
Case Manager



LEGEND

-  Special Zoning Conditions
-  Section Numbers
-  Railroad
-  Major Water
-  Zoning Line
-  Sections
- Zoning Districts**
-  A-1
-  A-2
-  A-3
-  R-E
-  R-1-A
-  R-1-C
-  R-2
-  R-3
-  R-4
-  M-H
-  C-0
-  C-1
-  C-2
-  C-3
-  C-4
-  C-5
-  I-1
-  I-2
-  I-3
-  CO
-  PL
-  AV
-  DIA
-  P-U-D
-  P-U-D(P)
-  Airport Noise Overlay

JFW Trucking
RCU2016-00029



For display purposes only.



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

ADCO CONSULTING

CHEROKEE INVESTMENTS, INC.
2090 EAST 104TH AVENUE, SUITE 202
THORNTON, COLORADO 80233
720-231-5822 • FAX 1-866-461-1065
adcocons@aol.com

October 14, 2016

Adams County Department of Planning and Development
4430 S. Adams County Parkway
1st Floor, Suite W2000A
Brighton, Colorado 80601-8216

Re: JFW Trucking – Conditional Use for Inert Fill and Outside Storage in I-2 Zoning

Accompanying this letter is a list of the application items for Inert Filling of an old gravel pit area. The property is within the 100-year flood plain of Clear Creek, and a Floodplain Use Permit Filling/Grading Plan and a CLOMR/LOMR requests are being processed separately to inert fill and grade portions of a 16±-acre property.

About 12± acres of the property is an older gravel pit lake and in the floodway of Clear Creek. The 1st Conditional Use Permit request is for approval to inert fill this portion of the property that will remain in the floodplain to the existing elevation of the surrounding property lake's banks. The Conditional Use would also allow the remaining 4+ acres to be filled to a higher elevation by approval of the CLOMR/LOMR in order for this portion of the property to be removed from the 100- year floodplain.

After filling is completed, the 12+ acres remaining in the floodplain will be covered with gravel, and the 2nd Conditional Use would allow this area to be used for parking of large trucks, trailer, construction equipment, and storage of non-floatable construction materials with any other remaining non-parking and storage area being revegetated with non-irrigated grasses to control weeds and dust generation. The remaining 4± acres of the property, elevated above the 100-year floodplain elevation, would be developed in the future for an office/shop building, paved parking, etc. for JFW Trucking to relocate their business to this property.

I am submitting 1 copy or the original of each item that are copied on the accompanying flash drive, including full size copies of the 3-18"x24" sheets.

If you need additional copies or anything else to process and schedule these requests, please let me know.

Sincerely,


Robert N. Fleming

cc: David White, JFW Trucking
Mark Molen, Molen & Associates
Ed Jennings, PE

Title: SITE/GRADING PLAN		Job No: 15114-00		Dwg No: 8P1J5114.DWG		Sht: 1 of 1	
Project: 4710 WEST 58TH AVENUE ADAMS COUNTY, COLORADO				Date: 7-12-16		For: AGCO CONSULTING	
Revision:				No:		Date:	
Rev.				By:		Date:	
Rev.				By:		Date:	
Rev.				By:		Date:	
Rev.				By:		Date:	
Rev.				By:		Date:	
Rev.				By:		Date:	
Rev.				By:		Date:	
Rev.				By:		Date:	

ED JENNINGS P.E. P.L.B.
CIVIL ENGINEER
2024 S. KAMARU DRIVE
DENVER, CO 80220-0682
PHONE: (303) 292-1887
FAX: (303) 292-1887
CELL: (303) 515-5119

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