

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: Brannan Sand & Gravel (Pit 10)
Project Number: PRC2019-00020

December 17, 2019

The Adams County Planning Commission is requesting comments on the following applications: **Conditional use permit applications to allow the following uses in the Industrial-2 and Industrial-3 zone districts: 1) recycling operations, 2) accessory outdoor storage; 3) stacking of material over the height of fencing.** This request is located at 2601 West 60th Avenue. The Assessor's Parcel Number is 0182508100041.

Applicant Information: Brannan
Fred Marvel
2500 E. Brannan Way
Denver, CO 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 S. Adams County Parkway, Suite W2000A Brighton, CO 80601-8216, or call (720) 523-6800 by January 6, 2020 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 GJBarnes@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 information 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.

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

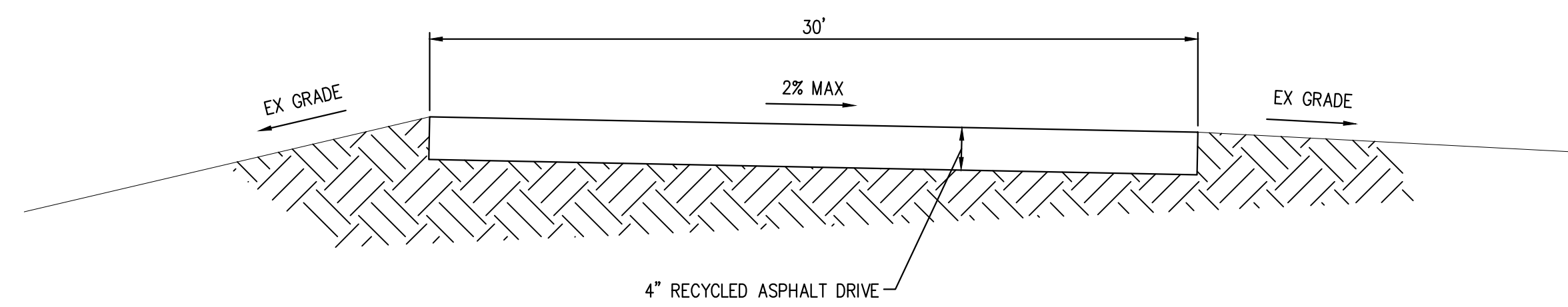
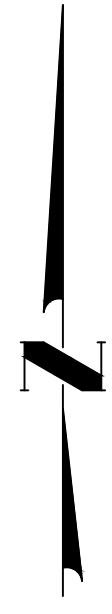
Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

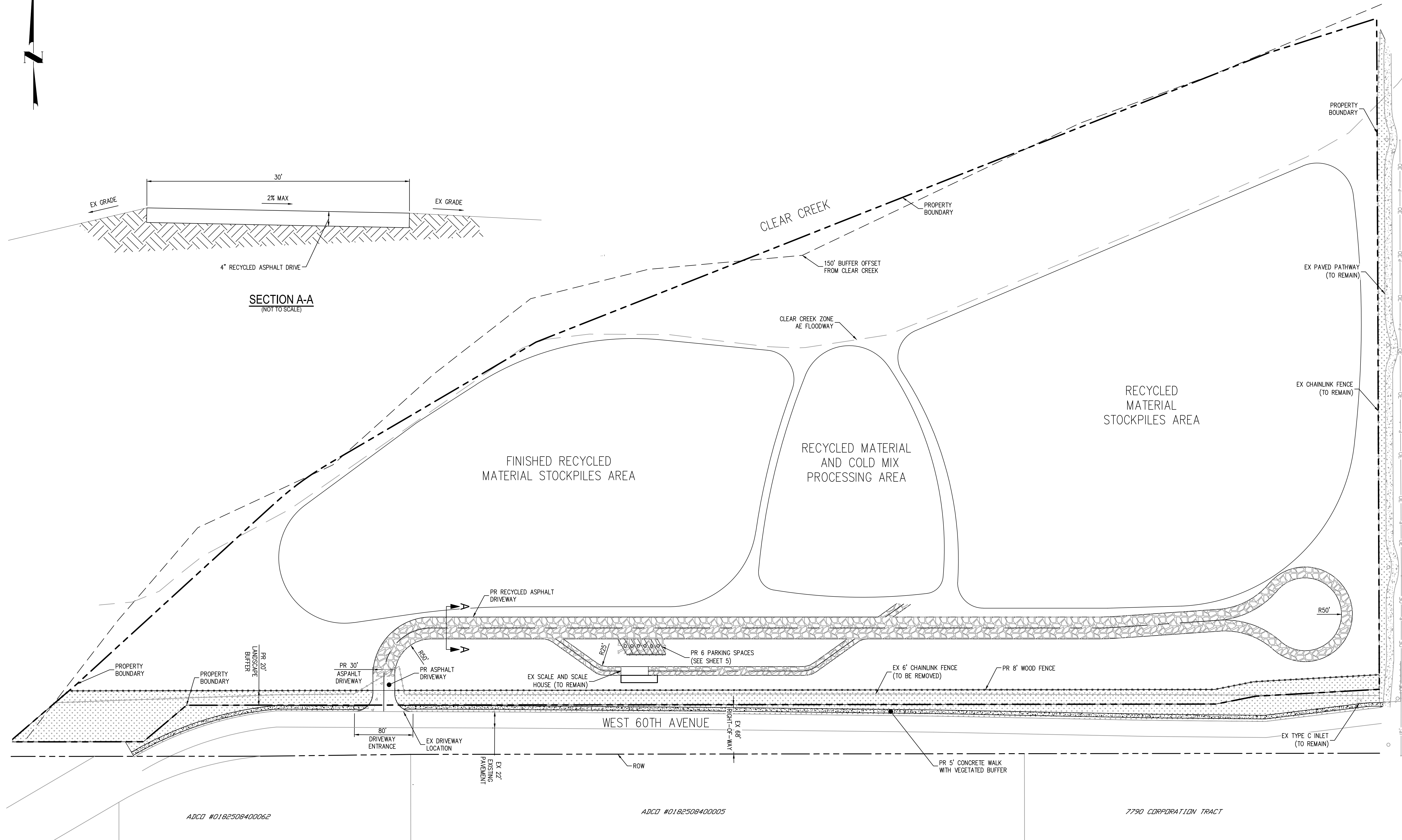
Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.



SECTION A-A
(NOT TO SCALE)

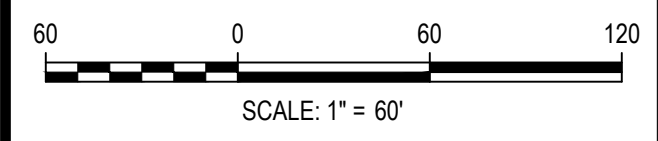


FILE PATH: P:\190915\ENGINEERING\CONDITIONAL USE PERMIT\PRIVATE\CLUP - PR IMPROVEMENT PLAN.DWG LAYOUT PR IMP PLAN
 PLOTTED: TUE 11/26/19 3:37:38 PM BY: PAI HERLIHY

ADCD #0182508400062

ADCD #0182508400005

7790 CORPORATION TRACT



HKS HARRIS KOCHER SMITH
 1120 Lincoln Street, Suite 1000
 Denver, Colorado 80203
 P: 303.623.6300 F: 303.623.6311
 HarrisKocherSmith.com

BRANNAN SAND AND GRAVEL

CONDITIONAL USE PERMIT - PIT R
 SITE PLAN

ISSUE DATE: 11-25-2019	PROJECT #: 190915
DATE	REVISION COMMENTS

PRELIMINARY
 NOT FOR
 CONSTRUCTION

SHEET NO.
3
 3 OF 6



26 April 2019

Adams County Economic and Community Development
4430 South Adams County Parkway
Brighton, Colorado 80601

Re: Submittal of Land Use Application, Pit 10, 2601 West 60th Avenue

Dear Adams County officials:

On behalf of Pit 10, LLC, please find under this cover an application related to 2601 W. 60th Avenue in unincorporated Adams County.

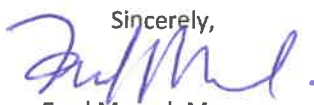
The Applicant, as Brannan Sand and Gravel, has operated in this area of Adams County for many years, and on the specific subject property for no less than 20 years. The property at 2601 W. 60th Avenue is zoned for industrial use, in the I-2 zone district with a small piece of I-3 zoning at its western edge. Based on Pit 10's recent work with Adams county related to this land – including code enforcement communications and more recently a Conceptual Review Meeting in November 2018 – we agree that formal plan review will alleviate concerns about appropriate site improvements, the scope and timing of transition plans, and the application of County comprehensive plan aspirational goals for the general vicinity.

While the County staff and plans articulate a general desire to redevelop the area, and the Applicant has engaged with experts on this prospect, it is apparent that the regulatory status of 2601 West 60th Avenue as a jurisdictional floodplain is a substantial impediment to any change in the long-term economic use of this site. The site is currently undergoing floodplain analysis, both as part of a larger study of Clear Creek and on a site-specific basis. The immediate site-specific use of the property is under study by ICON Engineering and will be packaged as an Adams County floodplain use permit application as soon as available. The resolution of Clear Creek floodplain mapping is critical to effective long-term grading and drainage plans, as well as identification of riverbank stabilization and channelization opportunities in conjunction with Urban Drainage or other agencies.

The application process for the existing/proposed land use at 2601 West 60th Avenue is intended to define expectations for the immediate future of the site. It is not a redevelopment plan, nor does the Applicant intend to determine the appropriate future use of the property at this time. After careful deliberation, we believe that subdivision and other steps toward redevelopment are most appropriately addressed in a separate process. The current process is directed at assessing compliance with County industrial zoning standards and specifically reviewing operations that will enable and actively manage the transition to future land uses.

It is significant that the site has operated in more or less its present form for many years, with the involvement of Adams County officials along the way. That ongoing use informs our understanding of the terms and application of Adams County regulations, as noted in the attached narrative. But it is more importantly emblematic of Brannan's positive working relationship with the County, which we endeavor to continue. Based on Adams County direction, Brannan has invested nearly \$2 million in grading and material processing work in the last two years, and we have modified operations to reduce stockpile footprint and height. The process envisioned by the enclosed application will allow us to continue in this direction, making operations more compact and compliant with zoning plans.

Thank you in advance for the work of Adams County staff and the boards and commissions.

Sincerely,

Fred Marvel, Manager
for Pit 10, LLC

