

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



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Brighton, CO 80601-8218
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Request for Comments

Case Name: HENDERSON AGGREGATES PIT EXPANSION
Case Number: RCU2019-00040

August 12, 2019

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to expand existing mining operations.** This request is located at 50000 East 72nd Avenue. The Assessor's Parcel Numbers are 0181500000401, 0181500000337, and 0181502100002.

Applicant Information: HENDERSON AGGREGATE LTD
BEN FREI
7321 E 88TH AVE STE 100
HENDERSON, CO 806408137

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 9/2/2019 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 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.



Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

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CONDITIONAL USE PERMIT PLAN REQUEST EXPLANATION

This is an application for expanding the permitted mining operation at 50000 E 72nd Avenue, Bennett Colorado since the original mining application in 2001. An approval for the application to extend the mining Conditional Use Permit (CUP) for an additional 5 years to 2021 and supplement it with the importation of inert fill was granted RCU2015-00041 without public opposition. The existing approximately 43 acre mining site has two adjacent parcels 0181502100002 and 0181500000337 approximately 25 and 35 acres respectively that would be included into the existing permit.

This is a dry alluvial mining operation with no exposure of groundwater. The mining operation conforms to all requirements of Section 11.340 of the Zoning Regulations, and the original permit was approved by the Division of Reclamation, Mining and Safety (DRMS). The expanded mining operations have been applied for at DRMS and the permit application is included with this application and found in Sup Item 3.

The site has an air permit, and a stormwater permit. The drainage is retained on site in the mining pit. Inert filling operations is described in this application and will be done in compliance with the DRMS mining permit and conditions set by Adams County with this CUP application. A traffic study was performed by an independent traffic engineering company and a copy of the draft report is included with this application. Traffic flow is predominantly northbound on SH79 to 72nd Avenue then east to the site entrance. The applicant has agreed to enter into a roadway maintenance agreement with Adams County.

This request expands the size and life of the mining operations. Final grades and reclamation of the mine are included in the DRMS permit application. A decision from DRMS on the mine permit is expected in August 2019. The expanded mine will need less inert materials for backfilling and is limited in scope compared to the previous CUP (RC2015-00041). Acceptance of inert fill will be done following the Inert Fill Plan in the mining permit.

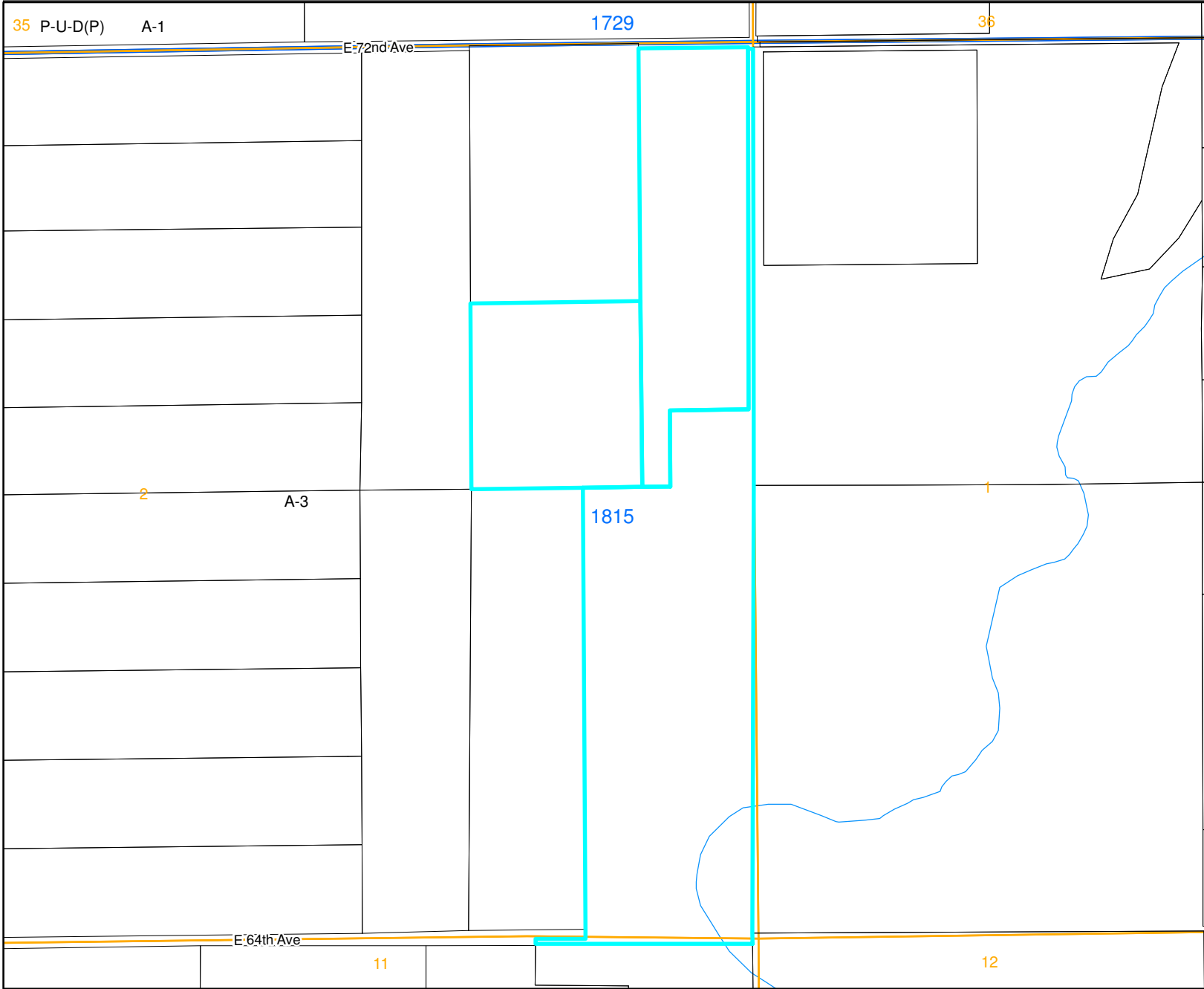
Other aspects of the proposed development plan are:

- Proof of Ownership with a Warranty Deed
- Proof of Water and Sewer Services – Water from well permit #83410-F is used on site. Portable toilets are used at the facility for site personnel and drivers.
- Proof of Electricity and Gas services is shown by the utility bill provided in Item 7 attached
- Legal descriptions found in Item 8 attached
- Certificate of Taxes Paid are found in Item 9 attached
- Certificate of Notice to Mineral Estate Owners/and Lessees are found in Item 10 attached.

PRE#: 2019-00027
Henderson Aggregates, Ltd.

Supplemental items include:

1. Traffic Study – A draft traffic study for existing conditions at the property and the proposed expansion was performed by LSC Transportation Consultants, Inc. The draft traffic study concluded that the existing roadway can accommodate the proposed expansion with the construction of a right-hand deceleration lane on Kiowa-Bennett Road. The draft traffic study is attached with this proposal and will be reviewed with Adams County engineering prior to finalizing the study.
2. A neighborhood meeting summary.



Legend

- 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)

Henderson Aggregates

RCU2019-00040



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

Henderson Aggregates

Expansion of Conditional Use as
Gravel Mining and Inert Filling

Legend

-  Existing CUP Henderson Aggregates
-  Expansion Parcels
-  Hwy 79 and 72nd Ave

Hwy 79 and 72nd Ave

E 72nd Ave

35

Provost Rd

79

Kiowa-Bennett Rd

E 64th Ave

Mc Peck Ln

Google Earth

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3000 ft

