



Request for Comments

Case Name: REUNION RV & BOAT STORAGE
Case Number: RCU2019-00056

December 2, 2019

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to allow covered and uncovered RV and boat storage with on-site amenities on a 35 acre A-3 zoned property.** This request is located at 13675 Hayesmount Rd. The property has recently been subdivided (former parcel number is 0156700000266), with the new Parcel Number as 0156722400004.

Applicant Information:

BRADLEY HOFF
7567 E 154TH CT
THORNTON, CO 80602

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) 523-6817 by 12/23/2019 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 ASielaff@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.

Alan Sielaff
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

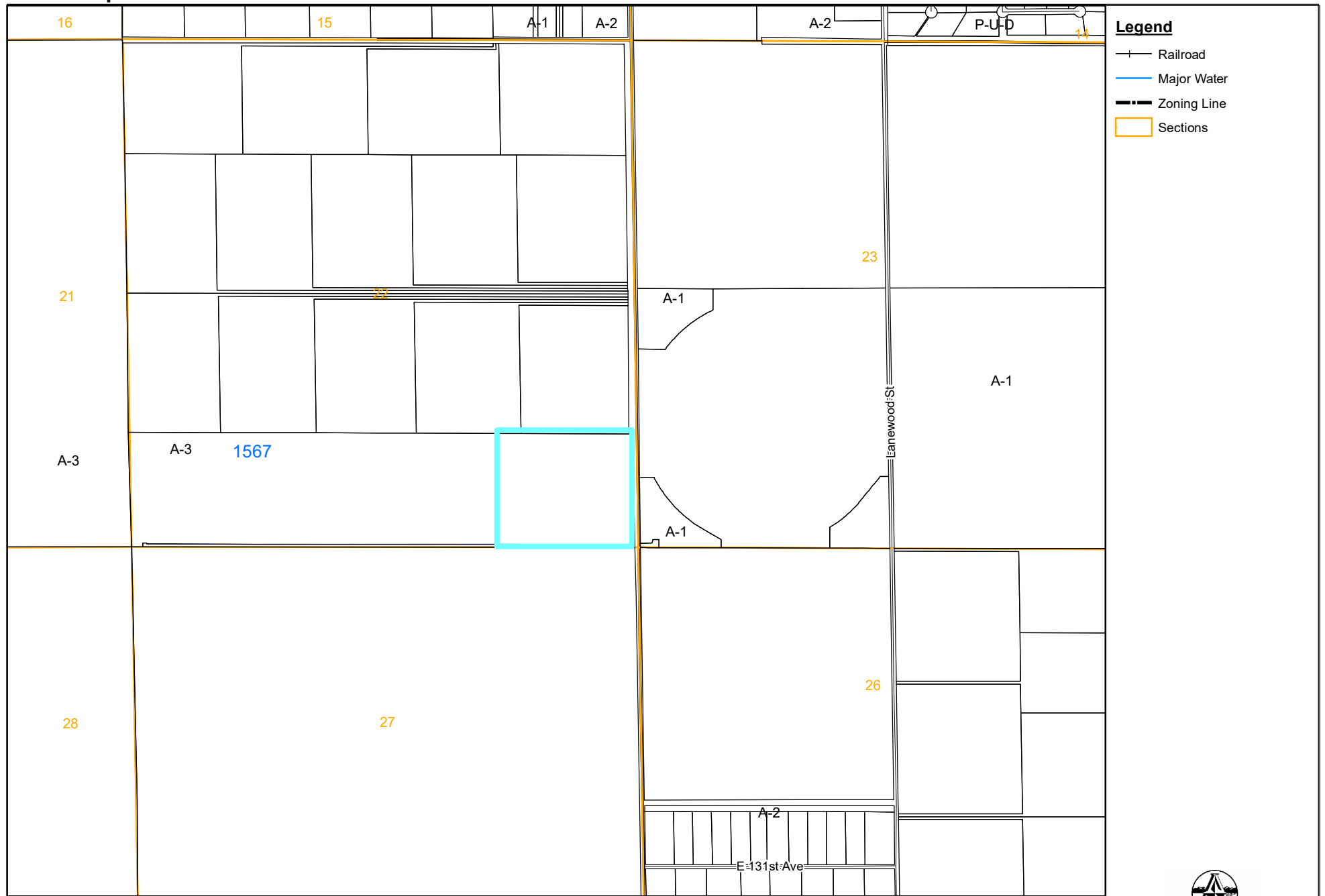
Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Doriso
DISTRICT 4

Mary Hodge
DISTRICT 5

Parcel Map



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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

3. Explanation of Project

Reunion RV & Boat Storage, LLC plans to develop a state-of-the-art recreational vehicle and boat self-storage facility at 13675 Hayesmount Rd. in Brighton, CO (Adams County). By providing a solution to declining self-storage vacancy levels (vast majority of competing storage facilities have limited/no availability) and predicted population growth locally, we plan to positively impact surrounding communities (HOA-restricted Reunion and Buffalo Run of Commerce City, Prairie Center of Brighton, and Lochbuie/East Brighton areas of Adams County). Plans are to be “up and running” by Summer of 2020.

According to Adams County’s Community & Economic Development Department (via Adams County CO Government media link), Adams County is projected to be the fastest growing area of the Denver-metro region over the next 20 years. Looking shorter term, Oxford Economics ranks Adams County in the top eight U.S. counties for projected economic growth of 2.9 percent annually through 2022. CBS News, Denver Business Journal and The Denver Post all predict suburban population growth with upbeat economical views. With diversity across economic sectors (various growing industries) in Adams County, local communities gain even more attraction, drawing future residents and increased opportunities for business expansion.

With prior development plans in this area, including Adams County’s Comprehensive Plan for future land use and Hayesmount Road widening project, mixed use and long range plans will continue to expand to this area. We’re focused on providing a community-centric solution ahead of the anticipated growth while having minimal impact on the current agriculture zone. By selecting a rural location with close proximity to roadways, truck stop gas station, and on-site amenities (dump station, air station, water and trash disposal provided), there’s room to grow/expand business in future, and offer convenience and reliability for years to come.

Our site plan offers insight into the visual projections of planned lot improvements. Architectural designs and building materials will be compatible with the surrounding area and contribute positively to the aesthetic character of the neighborhood (see sample photos of buildings, landscape, fencing styles). Engineered drawings/plans indicate adequate space, safe access to facility and public utilities (electric, gas, water, sewer), and functional use of lot including walkways, parking, and separate gated entrance/exit with biometric/fingerprint scanner (for secure access and to ease flow in and out of grounds).

A neighborhood meeting was conducted, and concerns of visual effect and traffic impact were addressed. We plan to construct/maintain a presentable facility with appropriate privacy fencing, alleviating the visual perspective of a storage facility, and rather have the appearance of a fenced-in property. This business will have minimal impact to local resident traffic, as our plan accommodates all staging to be done on-site, alleviating any traffic from stopping on the roadway. Also note, this type of business doesn’t typically have customers coming and going from the property frequently, as they usually retrieve their RV/boat only a few times per year, as noted in the trip generation letter attached.

LAND SURVEY PLAT

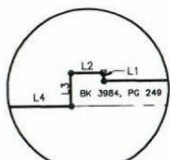
Part of the South 1/2 of Section 22,
Township 1 South, Range 65 West of the 6th P.M.,
County of Adams, State of Colorado.

Sheet 2 of 2

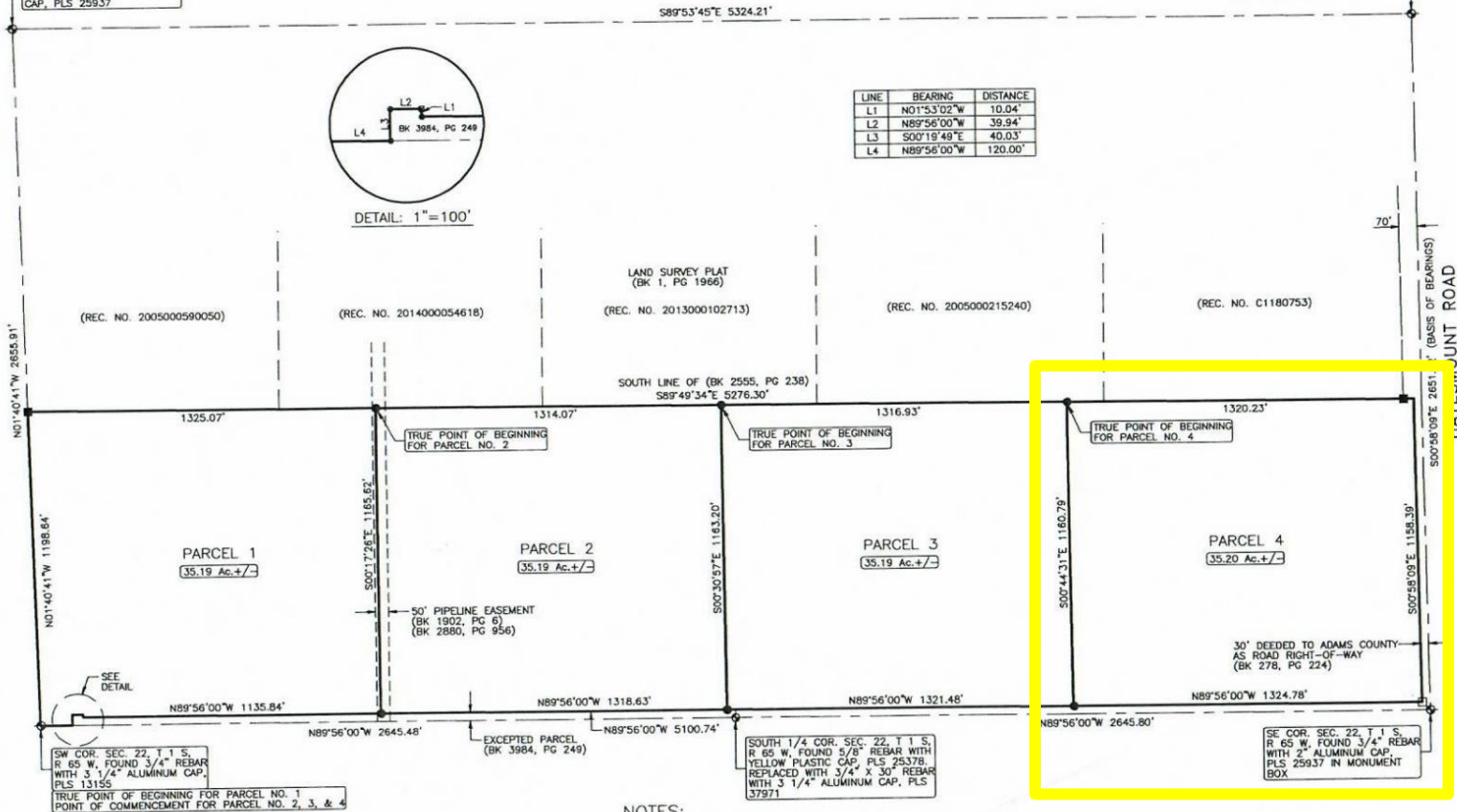
WEST 1/4 COR. SEC. 22,
T. 1 S., R. 65 W., FOUND 3/4" REBAR WITH 2" ALUMINUM CAP, PLS 25937

EAST 1/4 COR. SEC. 22,
T. 1 S., R. 65 W., FOUND 3/4" REBAR WITH 2" ALUMINUM CAP, PLS 25937 IN MONUMENT BOX

LINE	BEARING	DISTANCE
L1	N01°53'02"W	10.04'
L2	N89°56'00"W	39.94'
L3	S00°19'49"E	40.03'
L4	N89°56'00"W	120.00'



DETAIL: 1" = 100'



NOTES:

- 1) BASIS OF BEARINGS: THE EAST LINE OF THE SOUTHEAST 1/4 OF SECTION 22, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO IS ASSUMED TO BEAR SOUTH 00°58'09" EAST, AS MONUMENTED HEREON WITH ALL BEARINGS SHOWN HEREON RELATIVE THERETO.
- 2) ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-6-506, C.R.S.
- 3) CERTIFICATION DEFINED: THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE PRACTICE OF LAND SURVEYING, CONSTITUTES AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THOSE FACTS OF FINDINGS WHICH ARE SUBJECT OF THE CERTIFICATION, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESS OR IMPLIED.
- 4) ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTIONS BASED UPON A DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- 5) AMERICAN WEST LAND SURVEYING CO. RELIED UPON TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY DATED MAY 3, 2019, ORDER NO. ABJ70619587 FOR INFORMATION RELATED TO EASEMENTS OF RECORD.
- 6) ALL DISTANCES SHOWN HEREON ARE MEASURED GROUND DISTANCES REPORTED IN U.S. SURVEY FEET.

LEGEND:

- ◆ = ALIQUOT MONUMENT, AS NOTED.
- = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP, PLS 37971.
- = FOUND 5/8" REBAR WITH 1" YELLOW PLASTIC CAP, PLS 14148.
- = FOUND 5/8" REBAR WITH 1" ORANGE PLASTIC CAP, PLS 25937.
- ▣ = FOUND 5/8" REBAR WITH YELLOW PLASTIC CAP, PLS 10372.
- = FOUND 5/8" REBAR.

GRAPHIC SCALE 1" = 300'



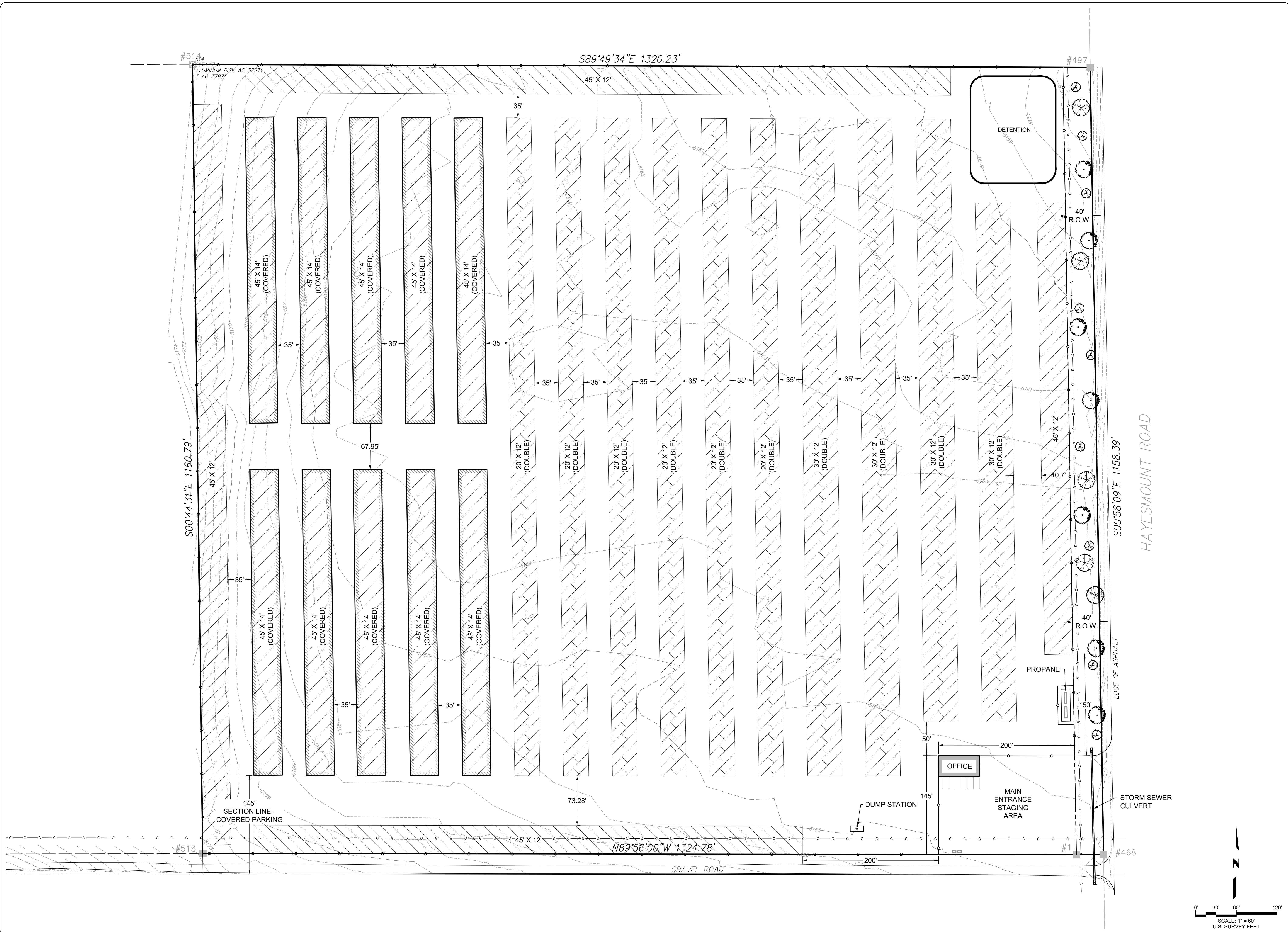
American West
Land Surveying Co.
A Colorado Corporation

PO Box 129, Brighton, CO 80601 • P.303-659-1532 F.303-655-0575 • omwests.com

REVISION	DATE	SCALE 1" = 300'
		DATE: MAY 21, 2019
		DRAWN BY: CDH
		CHECKED BY: MJH
		CLIENT: HAFFNER
		JOB NO.: 19-

FILE: Z:\T.S\T1S_R65W\S22\HAFFNER_PARCEL MAP.prs

I:\Robilauer\Drawings\Projects\C19026 - Reunion RV & Boat Storage\AutoCAD\Construction Sheets\SP_Site Plan.dwg | 11/13/2019 2:31 PM |



4025 Automation Way
Suite B2
Fort Collins, CO 80525
(970) 698-6046
(970) 214-5035

NO.	BY	DATE	REVISIONS

The engineer preparing these plans will not be responsible for, or liable for, unauthorized changes to or uses of these plans. All changes to the plans must be in writing and must be approved by the preparer of these plans.

REUNION RV AND BOAT STORAGE
SITE PLAN

DATE SUBMITTED: 11/15/19

PREPARED FOR: BRAD HOFF AND FAMILY

PRELIMINARY
NOT FOR
CONSTRUCTION

SHEET NUMBER
SP01
OF SHEETS

SCALE
VERTICAL: N/A
HORIZONTAL: 1" = 60'

JOB NUMBER
C19026

