Request for Comments

Case Name: APS Management Group Special Warehousing

Case Number: RCU2022-00025

August 12, 2022

The Adams County Planning Commission is requesting comments on the following application: a Condition Use Permit to utilize 3 acres of a 56 acre property in the A-3 zone for special warehousing and storage. The Assessor's Parcel Number for the subject property is 0181700000082.

Applicant Information: APS Management Group
DAVID O'NEILL
4250 HUDSON ROAD
WATKINS, CO 80137

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) 523-6949 by 09/07/2022 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 LCampbell@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.

Lia Campbell
Planner I
APS Warehouse Conditional Use Written Plan

To Whom It May Concern:

**Introduction**
APS Management Group LLC, based in Watkins CO, has the intent of purchasing 62 acres of zoned A3 land, located on a parcel in the NW quarter of Section 31, Township 3 South, Range 64 West of the 6th Principal Meridian, County of Adams, State of Colorado.

This property will continue to be a utilized as a farm, and our plan is to continue to lease out the farming rights to the current seller. Within this parcel we will utilize approximately 3 acres to level out the land and construct a 100’x100’ metal building for storage and warehouse purposes. The proposed peak height of the building would be 25’. The facility would be used for warehousing and would have a front area with a break room, restroom facilities and work area for managing the warehouse operations and receiving phone calls. There would be 1-2 full time employees managing the warehouse daily.

**Improvements**
Our proposed area for the building would be located in the SW corner of the parcel that is dilapidated and in a state of current disrepair (old fence posts, shed, miscellaneous steel and rusted parts). This area would be cleaned up and leveled out for the new warehouse building and a gravel driveway would be created to access this area.

**Purpose of the Project**
As a group, we are a team that has been in business for over 20 years. We are a specialty trade contractor and specialize in agricultural-type equipment storage (trucks, trailers, tractors), and in warehousing and installing of specialized telecom goods and material (various stainless and zinc hardware, equipment platform lifts, equipment racks, telecom equipment, and tools). The primary advantages for us to construct this building, are as follows:

**Storage**
The primary function of the proposed warehouse is to provide storage space for agricultural equipment, telecom parts inventory, and/or other items. It will offer us the availability to store our goods to be available when needed for customer projects. This helps prevent wastage of stock and ensure its protection and safety. Such goods may be held from the time of their production or purchase till their use or consumption.

**Safeguarding of Goods**
This warehouse would serve to offer protection to goods from loss, theft, or damage due to unfavorable weather conditions like heat, wind, dust, and moisture.
APS Warehouse Conditional Use Written Plan

Movement of Goods
Would consist of the following-

- **Inbound activity** – unloading of goods received by the warehouse.
- **Transfer to storage** – transferring the goods from the inbound area to the storage area.
- **Order selecting** – choosing the item in the storage corresponding to the order or project to be shipped and moving it to the shipment area.
- **Outbound activity** – inspecting and loading the goods for shipment or transfer to customer location.

Information Management
With this warehouse we would be able to keep track of information about goods and materials sent into the warehouse, stored, and shipped out. It will allow the warehouse personnel to get accurate insights to ascertain the availability of stock, stock processing and stock replenishment requirements.

Examples of Current Items at Our Warehouse
Storage yard purposes
1) 26’ low boy trailer
2) 26’ Titan trailer
3) 26’ Titan trailer
4) 16’ enclosed trailer

Warehouse purposes
1) (6ea) platform lifts
2) Telecom Racks and equipment
3) Metal conduit
4) Steel erection pieces – ladder racking
5) Wire stripper
6) Nuts, bolts, washer storage
7) 2018 Dodge 2500
8) 2000 Dodge 3500
9) 2022 Dodge 1500
10) 2014 Dodge 5500
11) 2012 Dodge 3500
12) Terex Material Handler
13) Kubota Tractor
14) Cat Forklift
APS Warehouse Conditional Use Written Plan

Timeframe
Upon conditional use approval by Adams County, APS will initiate a P.O. with Sunward Steel immediately after receipt, and the building will be ordered at that time. As of this writing the building would be delivered in two months and then erected upon gaining the proper building permits.

The timeline would look something like this:

Conditional Use Permit Process
a. submit conditional use permit to Adams County
b. meet with Sunward Steel and go over proposed building plans

Upon approval of Conditional Use Permit (Week 1)
a. issue purchase order to Sunward Steel for 100’x100’ steel building
b. meet with Homestake Geotechnical Engineering to go over exact area for soils sample survey for building, includin soils survey for proposed septic field
c. meet with ASE Structural Engineering to go over civil engineering needs and to go over the Sunward Steel anchor diagrams to help them engineer a foundation plan for concrete team
d. meet with Electrical Engineer to go over building electrical needs and gain one-line diagrams

Week 2
a. begin clearing of old structures, wood post, and miscellaneous steel that is strewn throughout the building area.

Week 3
a. begin civil work – ie. trenching for septic, water, propane, and electric
b. begin driveway construction
c. begin leveling of site and building materials necessary for concrete work

Week 4
a. submit building permit to Adams County – to include building/structure, foundation, and electrical

Week 8 (Assuming it is approved by this time)
a. gain building permit from Adams County

Week 9
a. begin concrete pour
b. drilling of water well
APS Warehouse Conditional Use Written Plan

Week 10
   a. receive shipment of steel from Sunward Steel

Week 11-13
   a. erection of building begins
   b. septic installed
   c. electrical installed
   d. propane installed
   e. water to building
   f. obtain final inspections

Week 14
   a. gain occupancy permit

Construction Team

Sunward Steel
Sunward has been manufacturing superior steel buildings since 1972 and has delivered over 50,000 buildings worldwide. They treat everyone fairly with honesty and integrity. No matter our budget, big or small, our building will be built to last. As the manufacturer they will be with us from start to finish. From pre-planning and drafting to helping get our steel building erected, they will be dedicated to ensuring your total satisfaction.

Advanced Structural Engineering ASE
The team at ASE designs and delivers projects with knowledge and extensive experience in industrial applications (oil & gas, material handling, power generation, and industrial building). ASE performed structural design for residential buildings (new construction, building additions, and renovation that typically require a structural engineer). They provide inspection in the field of industrial, commercial, and residential buildings with engineering reports to satisfy the requirements of building code.

Century Electric
Specializing in remodel services, lighting design, or preventative maintenance, they can provide us with expert design, qualified and experienced technicians, and state-of-the-art products. Committed to being a respected, reputable, quality electrical contractor, they provide the highest levels of service and installations available. They pride themselves in integrity, and prompt professional service. The highest customer satisfaction is their goal. They serve the Denver Front Range and the State of Colorado.
ALTA/NSPS LAND TITLE SURVEY
A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

LEGAL DESCRIPTION
DENVER NATIONAL TITLE INSURANCE COMPANY COMPLIANCE NO. 20-5010-01
JANUARY 04, 2022

THE SW 1/4 OF THE NW 1/4 AND THE NW 1/4 OF THE SE 1/4 OF THE NW 1/4 OF
SECTION 31, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M.
EXCEPT A PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER
OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., ADAMS
COUNTY, COLORADO, CONVEYED IN DEED Dated June 4, 2012 in Record 2012-1
AT PAGE 100, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

DISTANCE TO THE WESTERLY CORNER OF SAID SECTION 31, THENCE
EASTERNLY ALONG THE EAST LINE OF SAID SECTION 31 A DISTANCE
OF 30.00 FEET TO THE POINT OF BEGINNING, SAID POINT OF BEGINNING
ALSO BEING ON THE EAST RIGHT-OF-WAY OF A COUNTY ROAD,

THENCE SOUTH ALONG SAID EAST RIGHT-OF-WAY A DISTANCE
OF 100.00 FEET, THENCE ON AN ANGLE TO THE SOUTH 89 DEG. 35 MIN. 01 SEC.
A DISTANCE OF 109.13 FEET, THEREON ON AN ANGLE TO THE SOUTH 89 DEG. 35
MIN. 59 SEC., A DISTANCE OF 109.13 FEET, TO A POINT ON THE EAST
RIGHT-OF-WAY LINE OF SAID COUNTY ROAD,

THENCE ON AN ANGLE TO THE LEFT OF 89 DEG. 35 MIN. 01 SEC. ALONG
SAID EAST RIGHT-OF-WAY LINE A DISTANCE OF 865.15 FEET TO THE POINT OF
BEGINNING,

AND

EXCEPT ANY PORTION OF THE ABOVE DESCRIBED LAND Lying within
COUNTY R发言, COUNTY OF ADAMS,
STATE OF COLORADO

TITLE COMMITMENT NOTES
DENVER NATIONAL TITLE INSURANCE COMPANY COMPLIANCE NO. 20-5010-01
JANUARY 04, 2022

The notes below refer to items as listed in Schedule B—Section 2 of the Title Commitment.

Item Numbers 1-7 standard exceptions not to be addressed as a part of this survey.

1. RESERVATION OF (1) ALL OIL, GAS, AND MINERAL RIGHTS UNDERLYING OR CONTAINED
IN SAID DESCRIPTIVE METES AND BOUNDS; (2) THE EXCLUSIVE RIGHT TO PRODUCE PETROLEUM
AND OTHER MINERAL OILS IN THE LAND, AND ALSO TO PRODUCE AND REMOVE
OIL, GAS, AND OTHER MINERAL RIGHTS THEREOF, OR ANY INTEREST OR
EASEMENTS THEREIN, AS CONTAINED IN DEED FROM U.S. GOVERNMENT COMMISSIONED
RECEIVED MAY 17, 1925 IN BOOK 85 AT PAGE 149, AFFECTS THE SURVEYED PROPERTY,
AND IS NOT A PLOTABLE ITEM.

2. RESERVATION OF OIL AND MINERAL RIGHTS IN TILLABLE LANDS AS
CONTAINED IN DEEDS RECEIVED DECEMBER 6, 1913 IN BOOK 67 AT
PAGE 294 AND DECEMBER 3, 1928 IN BOOK 95 AT PAGE 499,
AFFECTS THE SURVEYED PROPERTY, BUT IS NOT A PLOTABLE ITEM.

3. INTENTIONALLY DELETED.

4. TERMS, CONDITIONS, PROVIDERS OF THE DEMOCRACY OF RIGHT
OF WAY AGREEMENT RECORDED SEPT. 28, 1929 IN BOOK 11 AT
PAGE 100, AFFECTS THE SURVEYED PROPERTY AND IS SHOWN
HEREIN.

5. TERMS, CONDITIONS PROVIDING OF THE REQUEST FOR
RESPROFILA DEVELOPMENT AGREEMENT RECORDED SEPT. 17, 2020 IN
RECORD 2020-01-10 AT PAGE 503, AFFECTS THE SURVEYED PROPERTY,
AND IS NOT A PLOTABLE ITEM.

GENERAL NOTES
1. THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BY AN AZTEC
CONSULTANTS, INC. SURVEY CREW AND COMPLETED ON JANUARY 04, 2022.
2. PER CR 5-51-106, "ALIEN LENS USED ONCE IN THE LAND
SURVEY PLAN IS A U.S. SURVEY FEET ONE METER EQUALS 39.37007874
FEET EXACTLY ACCORDING TO THE NATIONAL INSTITUTES OF
STANDARDS AND TECHNOLOGY." IN ADDITION, NO INCONSISTENCIES
WERE FOUND DURING THE SURVEY PROCESS.

3. AS TO TABLE A, ITEM 2: SURVEYED PROPERTY DOES NOT HAVE AN
ADDRESS AT THE TIME OF THIS SURVEY.

4. AS TO TABLE A, ITEM 3: THE SURVEYED PARCEL INCLUDES A
LOT OF 277 SQUARE METER OR 2,709 SQUARE FEET, MORE OR LESS.

5. AS TO TABLE A, ITEM 4: NO SURVEY INFORMATION IS
PROVIDED AT THE TIME OF THIS SURVEY.

6. AS TO TABLE A, ITEM 5: THE NUMBER OF ACTUAL PARKING SPACES
LOCATED ON THE SURVEYED PROPERTY, INCLUDING OR DESIGNATED
AS PARKING SPACES.

7. AS TO TABLE A, ITEM 10: NO INFORMATION WAS PROVIDED ABOUT
THE DETERMINATION OF RELATIONSHIPS AND LOCATIONS OF CERTAIN EASEMENTS
WITH RESPECTS TO ACCESSING PROPERTIES AT THE TIME OF THIS SURVEY.

8. AS TO TABLE A, ITEM 16: THERE WAS NO EVIDENCE OF CURRENT
EASEMENTS ENCUMBERING,BUILDING CONSTRUCTION OR BUILDING
ADDITIONS AT THE TIME OF THIS SURVEY.

9. AS TO TABLE A, ITEM 17: NO INFORMATION WAS AVAILABLE ABOUT
EASEMENTS ENCUMBERING,BUILDING CONSTRUCTION OR BUILDING
ADDITIONS AT THE TIME OF THIS SURVEY.

10. AS TO TABLE A, ITEM 18: ANY PLOTABLE EASEMENTS
THAT WERE PRESENT WITHIN THE TITLE COMMITMENT REFERENCED
THE SURVEYED PROPERTY.

11. THE PROPERTY DOES NOT HAVE DEED RIGHT OF ACCESS TO
A DEDICATED PUBLIC STREET.

12. THE PROPERTY DESCRIBED HEREBY IS THE SAME AS THE PROPERTY
DESCRIBED IN DENVER NATIONAL TITLE INSURANCE COMPANY COMPLIANCE
NO. 20-5010-01, EFFECTIVE DATE JANUARY 04, 2022, WHEREIN ALL
EASEMENTS, CONVEYS AND RESTRICTIONS REFERENCED IN THIS TITLE COMMITMENT OR ANY
APPEARING IN THE SURVEYED PROPERTY.

13. THE ACCOMPANYING SURVEY WAS MADE ON THE GROUND
AND CORRECTLY SHOWS THE LOCATION OF ALL EASEMENTS, STRUCTURES
AND OTHER INCUMBERANCES ENCUMBERING THE SURVEYED PARCEL.
THROUGH THE USE OF PUBLIC RECORDS AND IN CONSIDERATION
OF THE SET OF EASEMENTS AND RESTRICTIONS REFERENCED HERIN AND
AFFECTS THE SURVEYED PROPERTY.

14. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS, OR DEFEATS
PUBLIC LAND SURVEY MONUMENTS OR ACCESSORY MARKS
AND IS SUBJECT TO CRIMINAL PENALTY.

BASIS OF BEARINGS
BEARING SHOWN HEREIN ARE THE BEARINGS DERIVED FROM GPS
SURVEYING BASED ON THE U.S. GOVERNMENT COMPLIANCE NO. 1953
CENTRAL ZONE (NAD 83, 2011) REFERENCED TO THE SURFACE LINE OF THE
NORTHWEST QUARTER OF SECTION 31, TOWNSHIP 3 SOUTH, RANGE 64
WEST OF THE SIXTH PRINCIPAL MERIDIAN (DEEDS MONUMENTED AT THE WEST 1/4 BY
A 3.5/8 DIAMETER ALUMINUM CEMENTED MARKNICKEL LS
AND AT THE CENTER 1/4 BY A 3.5/8 DIAMETER ALUMINUM CEMENTED MARKNICKEL LS
109.4771 FM). TAKEN TO BEAR SOUTH 89 DEG. 35 MIN. 49 SEC. A DISTANCE
OF 2,674.42 FEET.

FLOOD ZONE
THE SURVEYED PROPERTY SHOWN HEREBY LIES WITHIN THE ZONE
RECEIVED FROM THE FUTURE 1% ANNUAL CHANCE FLOODPLANE, ZONE X
AREAS NOT DETERMINED TO BE AREA FLOODPLANE, ZONE A, MAJOR HAZARD,
AND ZONE AE AREAS DETERMINED TO BE A REGULATORY FLOODPLAIN, AS SHOWN ON THE
EMERGENCY MANAGEMENT AGENCY REGIONAL RISK MAP
INDEX NO. DEEDDOC1036051 REVISED SEPTEMBER 28, 2016.

SURVEYOR'S STATEMENT
TO: WESTERN PROPERTY INVESTMENT COMPANY INC., A COLORADO CORPORATION
HAMILTON FAMILY LIMITED PARTNERSHIP, A COLORADO LIMITED PARTNERSHIP
DENVER NATIONAL TITLE INSURANCE COMPANY, A COLORADO CORPORATION

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT
IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARDS
AND REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY
ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND MEETS THE REQUIREMENTS
OF 50 C.F.R. § 65.5, 65.6(A) AND 65.6(B), AS OF THE DATE OF THE
CONSTRUCTION OF THIS SURVEY, JANUARY 04, 2022.

DATE OF Plat OR MAP: 01/04/23

JAMES E. LYNCH, PLS. NO. 37833
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
NOTICE: ACCORDING TO COLORADO LAW, YOU MUST COMPLY ANY LEGAL
ACTION BASED ON ANY EFFECT IN THIS SURVEY WITHIN THREE YEARS
AFTER YOU FIRST DISCOVER SUCH EFFECT, IN NO EVENT IS ANY LAW
BASIS OF ACTION BASED ON ANY EFFECT IN THIS SURVEY COMPLETED MORE THAN TEN
YEARS FROM THE DATE OF THE CERTIFICATION HEREIN.

FOR THE STATE OF COLORADO BOARD OF LICENSE FOR
ARCHITECTS, PROFESSIONAL ENGINEERS, AND PROFESSIONAL LAND
SURVEYORS RULE 6-15.9 THE WORD "CERTIFY" AS USED HEREIN MEANS
AN EXPRESSION OF PROFESSIONAL OPINION AND DOES NOT CONSTITUTE A
WARRANTY OR GUARANTEE. CONSIDERED OR IMPLIED.
THE SURVEY REPRESENTED HEREIN HAS BEEN PERFORMED BY ME UNDER MY DIRECT
SUPERVISION IN ACCORDANCE WITH ALL APPLICABLE STANDARDS OF
PRACTICE AND IS BASED UPON MY KNOWLEDGE, INFORMATION AND JUDGMENT.

ADAMS COUNTY
CLERK AND RECORDER'S CERTIFICATE
THIS ALTA WAS FILED FOR RECORD IN THE OFFICE OF THE
COUNTY CLERK AND RECORDER OF
ADAMS COUNTY AT ______ ON THE _____ DAY OF
_____, 20__
RECEPTION NO.
ADAMS COUNTY CLERK AND RECORDER

__________________________
DEPUTY
ALTA/NSPS LAND TITLE SURVEY
A PARCEL LOCATED IN THE NORTHWEST QUARTER OF SECTION 31,
TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

MONUMENT SYMBOL LEGEND

- SET NO. 0 X 1/16" PAPER WITH 1-1/4" YELLOW PLASTIC
  CAP STAMPED "AZTEC LS 37933"
- FOUND NO. 5 REBAR WITH 1-1/4" YELLOW PLASTIC
  CAP STAMPED "CMS PLS 16100"
- FOUND NO. S REBAR SENT NORTH
- AUGUST CORNER AS NOTED

N 1/4 CORNER SECTION 31, T3S, R64W, 6TH PM
FOUND NO. 6 REBAR WITH 1-1/4" ALUMINUM
CAP STAMPED "JR DEVELOPERS PLS 10337"

E 1/4 CORNER SECTION 31, T3S, R64W, 6TH PM
FOUND NO. 6 REBAR WITH 1-1/4" ALUMINUM
CAP STAMPED "JR DEVELOPERS PLS 10337"

NORTH LINE OF THE NW 1/4, NW 1/4 OF SEC 31
1430.04
NORTH LINE OF THE SW 1/4, NW 1/4 OF SEC 31
1430.04
NORTH LINE OF THE SW 1/4, NW 1/4 OF SEC 31
1430.04
NORTH LINE OF THE NW 1/4, NW 1/4 OF SEC 31
1430.04
NORTH LINE OF THE SW 1/4, NW 1/4 OF SEC 31
1430.04

ZONE X: AREA OF MINIMAL FLOOD HAZARD

SW 1/4, NW 1/4 SEC 31, T3S, R64W, 6TH PM
PARCEL CONTAINS 2,708.426 (SOFT)
6,277 SQUARE YARDS
MORE OR LESS

W 1/2, SE 1/4, NW 1/4 SEC 31, T3S, R64W, 6TH PM
ZONE X

TOPOGRAPHIC LEGEND

WATER PIPE MIGRANT
WATER METER
ELECTRIC BREAKER BOX
ELECTRIC POLE
OVERHEAD UTILITY POLE
WELL
FENCE
GATE
METAL POST
ROSS POST
MISSING POST
EDGE CONCRETE
EDGE ROAD
BUILDING
CONCRETE
GRAVEL ROAD

Prepared 8/5/22

FOR REVIEW

AZTEC CONSULTANTS, INC.
306 East Main Ave, Suite 2
P.O. Box 978
Umpire, CO 80481

AZTEC CONSULTANTS, INC.
400 S. 18th St., Suite 300
Omaha, NE 68102

ALTNSPS LAND TITLE SURVEY
NW 1/4, SEC. 31, T3S, R64W, 6TH PM
ADAMS COUNTY, COLORADO