

Storjohann Trucking
PRC2016-00016



For display purposes only.

LEGEND

- ★ Special Zoning Conditions
- 3 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



ADAMS COUNTY
 COLORADO

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



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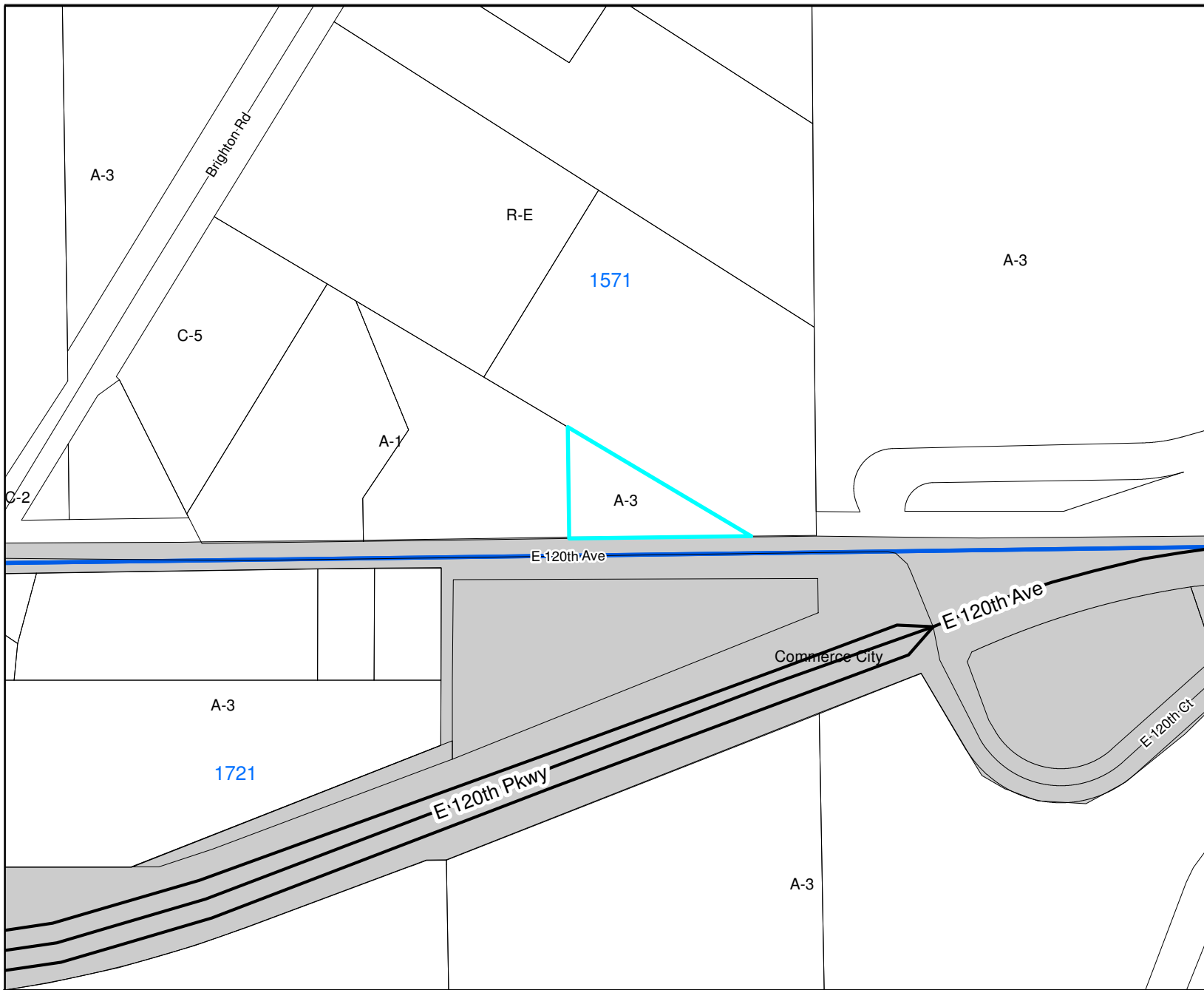


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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Board of County Commissioners

January 31, 2017

Case No.: PRC2016-00016

Case Name: Storjohann Trucking

Owner's Name:	A Landscape Supply, LLC
Applicant's Name:	Dan Storjohann - Storjohann Trucking, LLC
Applicant's Address:	4695 W 118 th Court, Westminster, CO 80030
Location of Request:	10701 East 120 th Avenue, Henderson, CO 80640
Nature of Request:	1) Conditional use permit for a landscape storage yard with accessory outside storage on approximately 1 acre property; 2) Conditional use permit to allow storage of eight commercial vehicles and/or equipment; 3) Conditional use permit to allow stacking of landscape materials up to 12 feet in height.
Site Size:	1.0 acre +/-
Zone District:	Agricultural-3 (A-3)
Future Land Use:	Estate Residential
Proposed Use:	Landscape Storage Yard with Outdoor Storage in excess of 100% of the Building Area
Existing Use:	Landscape Storage Yard with Outdoor Storage in excess of 100% of the Building Area
Hearing Date(s):	PC: January 12, 2017 (6:00 pm) BoCC: January 31, 2017 (9:30 am)
Hearing Location:	4430 S. Adams County Parkway, Brighton, CO 80601 Public Hearing Room 1 st Floor
Report Date:	January 16, 2017
Case Manager:	Greg Barnes 
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 6 Conditions, and 1 Note

SUMMARY OF PREVIOUS APPLICATIONS

On May 13, 1999, the Board of County Commissioners approved a conditional use permit to allow automobile repairs on the property for five years.

On June 16, 1999, the County issued building permits for existing structures on the subject property.

On November 21, 2011, the Board of County Commissioners approved three conditional use permits on the subject property for a period of five years. These conditional use permits were approved to allow a landscape storage yard, storage of seven vehicles exceeding 7,000 lbs, and stacking materials exceeding eight feet in height.

SUMMARY OF APPLICATION

Background

Dan Storjohann, the applicant, is requesting renewal of three conditional use permits, originally approved in 2011, which allowed: a landscape storage yard in the A-3 zone district, storage of seven commercial vehicles exceeding 7,000 lbs., and stacking of materials up to a maximum height of 12 feet. The current request includes an additional piece of equipment, which would allow eight vehicles and pieces of equipment stored on the property. The site is located on East 120th Avenue and approximately 1,000 feet east of Brighton Road.

The applicant currently owns and operates a landscaping business on the property. According to information provided with the application, the subject request primarily consists of hauling, selling, and delivering retail landscape materials. The landscape materials consist primarily of rock and mulch. In addition, the subject operation includes the storage of eight pieces of equipment used to deliver materials to customers. Overall, the business employs four full-time employees, one part-time maintenance person, and a part-time bookkeeper.

Development Standards and Regulations Requirements:

Section 3-07-01 of the Adams County Development Standards and Regulations requires a conditional use permit for operating a landscape storage yard in the A-3 zone district. Per Section 11-02-280, a landscape storage yard is defined as an unenclosed portion of the lot or parcel, upon which a landscape business owner maintains a principal office or a permanent business. Designating the lot or parcel as a landscape storage yard allows the area to be used to store and maintain construction equipment and other materials customarily used in the trade.

Performance standards guiding development and operation of landscape storage yards are outlined in Section 4-10-02-06-06 of the County's Development Standards and Regulations. Per this section of the County's Development Standards, a conditional use permit is required when two or more commercial vehicles or pieces of equipment in excess of seven thousand (7,000) pounds are used or operated in a land area of one acre or less. According to the applicant, there are currently eight vehicles and equipment over 7,000 pounds utilized on the property to support operation of the business, specifically: three tandem dump trucks, two trailers, a skid steer, a

loader, and a semi-end dump truck. Per Section 4-10-02-06-06 of the County's Development Standards and Regulations, outdoor storage of rock, mulch, and equipment must be screened with an eight-foot high fence.

In addition, per Section 4-10-02-05-09 of the Development Standards and Regulations, a conditional use permit is required in order to store materials above a maximum height of eight feet in the A-3 zone district. The applicant is requesting stacking and storage of landscaping materials up to 12 feet in height. According to the applicant, allowing the requested height will provide an opportunity to maximize the use of the property. Currently, the property size is one acre and considered as legal non-conforming. In addition, a majority of the land area is occupied with two existing buildings, spaces for parking, and required landscaping. Only a small section of the property is reserved for storage; hence the request to allow stacking of storage material for a maximum height of 12 feet. This will accommodate the amount of materials needed to be stored on the property to make the business viable.

Currently, there is an eight-foot tall screen fence and a landscape buffer around the perimeter of the property. The fencing and landscaping serve as a visual buffer, restricting direct view of the storage area from being seen from adjacent right-of-ways. The landscaping on the property conforms to a landscaping plan approved with the conditional use permit in 2011. The stacking height of the outdoor storage is the same as the height approved with the conditional use permit in 2011.

Existing development of the property includes 990 sq. ft. of warehousing, 944 sq. ft. of office space, and 14,982 sq. ft. of outdoor storage. According to the Institute of Transportation Engineers (ITE) Trip Generation Manual, the existing development generates an estimated 132 vehicles per day. Per Section 8-02-02 of the County's Development Standards and Regulation, new development applications that generate more than 250 vehicles per day shall require a Level 3 traffic impact study. There are no changes to the existing development as proposed with this conditional use permit; and therefore, no increase in traffic generation is expected.

Comprehensive Plan:

The future land use designation on the property is Estate Residential. Per Chapter 5 of the County's Comprehensive Plan, Estate Residential areas are designated for single-family housing at densities less than one unit per acre. Estate Residential areas are intended to provide opportunities for rural lifestyles in the County.

The request to continue operations of an existing landscape storage yard would not present a negative impact on the goals of the Comprehensive Plan for this area, as the existing use is compatible with other uses, which are currently found in the area. The proposed use also includes screen fencing and landscape buffering which will limit the visibility of the use as the area becomes increasingly residential.

Site Characteristics:

East 120th Avenue abuts the southern side of the site. E.120th is classified as a local street. The property has one access point, which is onto East 120th Avenue. There are currently two existing structures on the property. These structures are used for offices and indoor storage of equipment.

Surrounding Zoning Designations and Existing Use Activity:

<u>Northwest</u> A-1 Vacant	<u>North</u> RE Vacant	<u>Northeast</u> RE Agricultural
<u>West</u> A-1 Vacant	<u>Subject Property</u> I-2 Landscape Storage Yard	<u>East</u> RE Vacant
<u>Southwest</u> Commerce City Vacant	<u>South</u> Commerce City Vacant	<u>Southeast</u> Commerce City Vacant

Compatibility with Surrounding Land Uses:

The subject property is surrounded by land primarily used for agriculture and properties with no established use. Directly east of the site are several small sheds, which are utilized for agricultural storage. There are also industrial uses located approximately 400 feet west of the site. A mining operation (Henderson Pit) is located approximately 150 feet east of the property. This mining operation has been on the adjacent property since 2003. The request to allow landscape yard storage and equipment on the subject property is not out of character with the surrounding area. Additionally, the property has been used by this business as a landscape storage yard for the past five years with no complaints or zoning violations.

Referral Comments

Adams County staff reviewed the subject request and all staff concerns have been resolved. A site inspection was performed on November 13, 2016. The screen fencing was well-maintained, and existing landscaping was living and properly maintained.

The Tri-County Health Department reviewed the request and recommended to the applicant to create a plan for regular pest control, due to possible health concerns that can be generated by outdoor storage uses.

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on January 12, 2017 and unanimously recommended approval. Mr. Daniel Storjohann, the applicant and owner, spoke at the public hearing. No other person from the public was present to speak at the hearing. During the hearing Commissioner Thompson asked the applicant to explain the likelihood that the outdoor storage materials would exceed the height of the existing screening fence on the property. Mr. Storjohann stated that he rarely stores landscape materials that exceeds eight feet in height; however, he

prefers to have the flexibility to store up to such height. Commissioner Garner complimented Mr. Storjohann on keeping the property clean all the time.

STAFF RECOMMENDATION:

Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff recommends approval of this request with 8 Findings-of-Fact, 6 Conditions, and 1 Note.

Findings-of-Fact:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions of Approval:

1. The Conditional Use Permit shall expire on January 31, 2022, at which time; the applicant may reapply for a new Conditional Use Permit if the use is still compatible with the surrounding area.
2. All outdoor storage of vehicles and/or equipment over 7,000 pounds gross vehicle weight shall be located on the southwestern corner of the property. The vehicles shall be stored, at a minimum, on a gravel surface or other surface as approved by Community and Economic Development Department.
3. Stacking of materials shall be limited to a maximum height of 12 feet.
4. A dust suppression system shall be established to restrict the amount of dust generated by vehicles/equipment while driving and parking on a gravel surface.
5. The applicant shall be responsible for the maintenance and removal of any debris within 250 feet of the subject property's access on 120th Avenue.
6. The applicant shall formulate a vector control plan in conjunction with the Tri-County Health Department by April 30, 2017.

Recommended Notes to the Applicant:

1. All applicable building, zoning, engineering, fire, and health codes shall be adhered to with this request.

CITIZEN COMMENTS

# of property owners notified	# of comments received
21	2

All property owners within 1,000 feet of the subject property were notified of this application. As of writing this report, staff has received two letters in response. Henderson Pit, of 10925 East 120th Avenue, and Jeanne Off, of 10495 East 120th Avenue, both expressed their support for the request, and stated in their letter that the site has been well-maintained and beautifully landscaped.

Referral Agencies:**Responding with Concerns:**

Tri-County Health Department

Responding without Concerns:

Brighton School District 27J

Colorado Department of Transportation
Commerce City Community Development Department
South Adams County Water & Sanitation District
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Century Link
Comcast
Colorado Division of Wildlife
Regional Transportation District
South Adams Fire District
Union Pacific

Exhibits Table of Contents

Exhibit 1- Maps

- 1.1 Zoning Map
- 1.2 Aerial Map
- 1.3 Simple Map

Exhibit 2- Applicant Information

- 2.1 Applicant Written Explanation
- 2.2 Applicant Site Plan

Exhibit 3- Referral Comments

- 3.1 Referral Comments (Tri-County Health)
- 3.2 Referral Comments (CDOT)
- 3.3 Referral Comments (Commerce City)
- 3.4 Referral Comments (Xcel)
- 3.5 Referral Comments (Brighton 27Jl)
- 3.6 Referral Comments (SACWSD)

Exhibit 4- Citizen Comments

- 4.1 Henderson Pit
- 4.2 Jeanne Off

Exhibit 5- Associated Case Materials

- 5.1 Request for Comments
- 5.2 Public Hearing Notice
- 5.3 Certificate of Posting
- 5.4 Property Owner Labels
- 5.5 Referral Labels

Adams County Planning
Conditional Use Permit – 10701 E 120th Ave Henderson CO 80640

Dear Sirs,

We are requesting to renew the Conditional Use Permits for our business located at 10701 E 120th Ave in Henderson, Colorado 80640. The property is currently Zoned A3 with Landscape Storage Yard being one of the permitted uses for A3 zoning and also to renew the Conditional Use Permit to allow over-height stacking of landscape materials up to 16 feet in height. There are no changes from the original permit issued in October 2011.

Storjohann Trucking LLC has been in business since April 1997, growing from one tandem dump truck to the current business which is employing 5 full time employees, 2 part time yard employees, as well as 1 part time bookkeeper and 1 self employed bookkeeper.

Our core business is construction hauling with our trucks. We also sell and deliver construction materials directly from the source (mainly local quarries and railroad yards). Our landscape yard currently sells retail landscape and construction materials to local homeowners and small landscape contractors who are working on landscape / construction projects nearby. The materials available for sale at our landscape supply yard are decorative rock, colored and natural mulches, sand and soil products such as planters mix and topsoil etc.

The sales of these materials generate substantial sales taxes for the State of Colorado, counties, and many cities that we deliver the materials to, along the front range of Colorado.

We have grown our business here in Adams County and enjoy being a part of the community. We have served many happy customers and are growing mainly by word of mouth. To our knowledge, there has not been one complaint of our operation at 10701 E 120th Ave Henderson Co. 80640. We also have A+ Rating with the BBB.

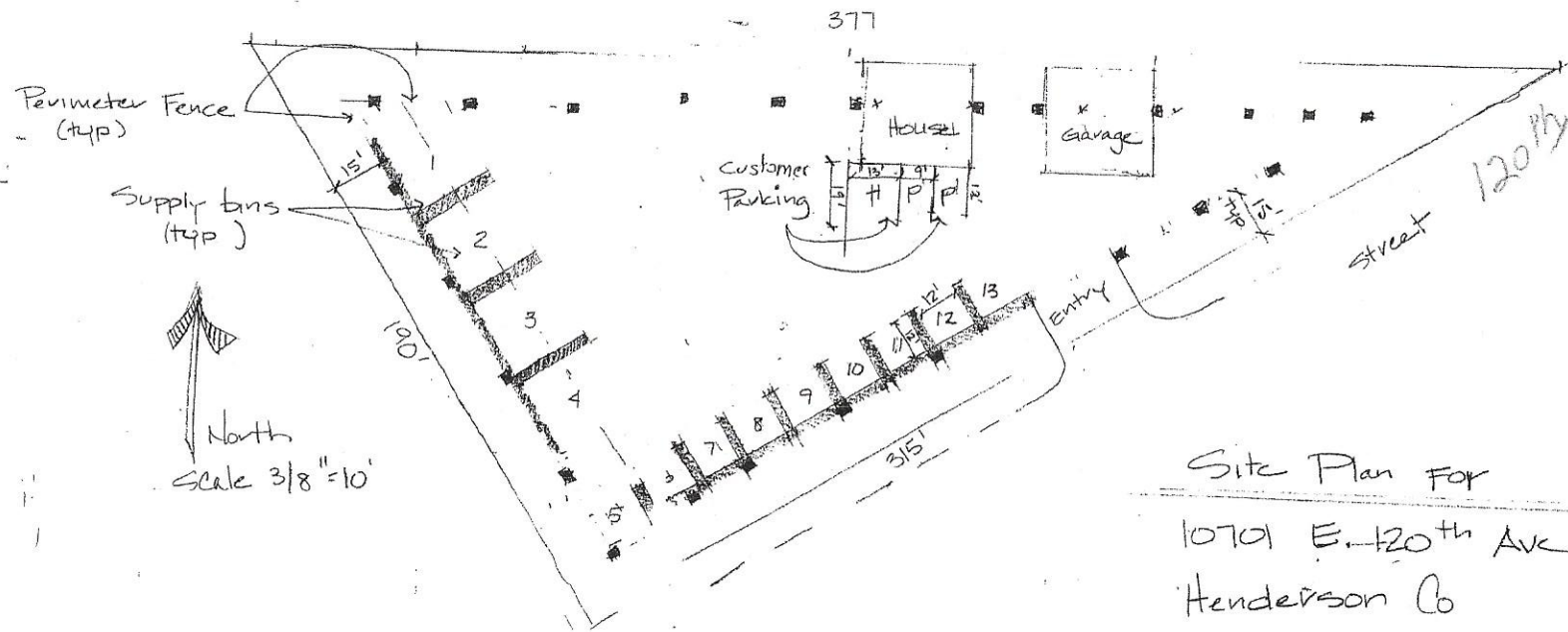
Thank you for your consideration in renewing our Conditional Use Permits for 10701 E 120th Ave Henderson CO 80640.

Sincerely,

Daniel & Doris Storjohann

Storjohann Trucking LLC

A Landscape Supply LLC



INFORMATION PROVIDED
BY APPLICANT

Site Plan For
10701 E. 120th Ave
Henderson Co

Starjohann Trucking Inc



Development Review Team Comments

Date: 12/7/2016

Project Number: PRC2016-00016

Project Name: Storjohann Trucking

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the conditional use permit applications. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 10/31/2016

Email: jblair@adcogov.org

Complete

Commenting Division: Engineering Review

Name of Reviewer: Greg Labrie

Date: 11/18/2016

Email: glabrie@adcogov.org

Complete

Eng1; Federal Emergency Management Agency, FEMA FIRM Panel #08001C0336H, revised March 5, 2007. According to the above references, the site is not located in designated Flood Hazard Area and a Floodplain Use Permit is not required.

Eng2: The site has access to E. 120th Avenue. The applicant must get approval from the Commerce City for any proposed changes to the existing access points.

Eng3; Transportation Engineering will not require any additional Right-of-Way along E. 120th Avenue at this time.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 10/31/2016

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 11/18/2016

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 12/07/2016

Email: gbarnes@adcogov.org

Complete

PLN01: The subject property at 10701 E 120th Avenue is located within the Agricultural-3 (A-3) zone district. Pursuant to Section 3-07-01 of the Adams County Development Standards and Regulations (DSR), a Conditional Use Permit is required for a Landscape Storage Yard located within the A-3 Zone district. (informational, no action further necessary)

PLN02: Section 4-10-02-06-06 of the DSR lists specific performance standards for Landscape Storage Yards. This section includes language that states, "In all Agricultural Zone Districts no more than two (2) commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight used for the landscape storage yard business shall be allowed per acre with a maximum of five (5) unless otherwise permitted through a Conditional Use Permit." Information provided in your application indicates that a Conditional Use Permit is being pursued to exceed the number of commercial vehicles permitted by right. (informational, no further action necessary)

PLN03: Section 4-10-02-05-09 of the DSR outlines specific rules for Outdoor Storage in excess of 100% of the Building Area. These requirements state that a conditional use permit is required where storage materials exceed the height of the screen fencing. The proposed material height can be a maximum of 16 feet, and therefore a conditional use permit will be required. (Informational, no further action necessary.)

PLN04: A site inspection was performed on November 15, 2016. Existing landscaping was properly maintained and healthy. The condition of the screen fencing was acceptable by Adams County standards. (no further action necessary).

PLN05: The proposed use is consistent with the Adams County DSR specific performance standards for a Landscape Storage Yard found in Section 4-10-02-06-06, so long as the conditional use permits are obtained. Additionally, the proposed site meets the standards for parking and landscaping. (no further action necessary)

PLN06: Since the issuance of the original conditional use permit, there have been no zoning violation cases associated with this property. (no further action necessary.)

PLN07: There is some concern regarding the sewer service issue. 20-02-08-06 of the DSR outlines criteria for approval of a Conditional use Permit. Part of these criteria includes availability of sewer service. Please be prepared for this to be a topic of discussion at public hearings regarding this Conditional Use Permit application. (informational, no further action necessary.)

Commenting Division: ROW Review

Name of Reviewer: Greg Barnes

Date: 12/07/2016

Email: gbarnes@adcogov.org

No Response

Greg Barnes

From: Kerrie Monti [kmonti@sd27j.net]
Sent: Monday, November 28, 2016 2:29 PM
To: Greg Barnes
Subject: Re: For Review: Storjohann Trucking (PRC2016-00016)

Hello Greg,

The school district has no objection to this case. Thanks, as always, for asking!

Kerrie Monti | Planning Manager

School District 27J | 18551 E 160th Avenue | Brighton, CO 80601
303-655-2984 | Fax 303-655-2805

kmonti@sd27j.net | www.sd27j.org

On Mon, Nov 7, 2016 at 9:23 AM, Greg Barnes <GJBarnes@adcogov.org> wrote:

Adams County Planning Commission is requesting comments on the following request:

1) Conditional Use Permit for a landscape storage yard with accessory outside storage on approximately 1 acre within the A-3 Zone District; 2) Conditional Use Permit to allow 7 commercial vehicles and/or equipment (3 tandem dump trucks, 2 trailers, 1 skid steer, and the possibility of 1 future dump truck) greater than 7,000 pounds gross vehicle weight used for the landscape storage yard where a maximum of 2 commercial vehicles and/or equipment is allowed on approximately 1 acre within the A-3 Zone District pursuant to Section 4-10-02-05-06; and 3) Conditional Use Permit to allow over-height stacking of landscape materials up to 16 feet in height on approximately 1 acre within the A-3 Zone District.

This request is located at 10701 E 120TH AVE. The Assessor's Parcel Number is 0157134000035.

Applicant Information: Storjohann Trucking LLC, DAN STORJOHANN, 4695 W 118TH CT., WESTMINSTER, CO 80031

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 (720) 523-6800 by **11/29/2016** 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.

MEMO

COMMUNITY DEVELOPMENT DEPARTMENT

To: Greg Barnes, Case Manager

From: Robin Kerns, City Planner

Subject: PRC2016-00016

Date: November 29, 2016

Thank you for allowing the City of Commerce City the opportunity to comment on land use cases in Adams County. The City has reviewed the referenced case and has no comments.

Please contact me with any questions at rkerns@c3gov.com or 303-289-3693.

Greg Barnes

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Tuesday, November 29, 2016 7:13 AM
To: Greg Barnes
Subject: PRC2016-00016, Storjohann Trucking

Greg,

I have reviewed the request for comments named above and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P 303.757.9891 | F 303.757.9886
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



November 7, 2016

Greg Barnes
Adams County Planning and Development Dept.
12200 Pecos Street
Westminster, Co. 80234

RE: Case No. PRC2016-00016
Storjohann Trucking
10701 E. 120th Ave
Adams County, Colorado

Greg,

This letter is to inform you that South Adams County Water and Sanitary District ("District") has reviewed the information provided on a parcel of property located at 10701 E. 120th Ave. Adams County, Colorado. The property is not the District service area, and is not included in the District. The District does not currently serve the North side of 120th Ave and does not have any plans to serve the area as it is now served by Brighton.

If you have any questions or require additional information, please contact me at 720-206-0593.

Sincerely,

A handwritten signature in blue ink, appearing to read "S. Voehringer".

Steven Voehringer
Development Review Coordinator

Cc: file folder





November 29, 2016

Greg Barnes
Adams County Planning and Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000A
Brighton, CO 80601-8216

RE: Storjohann Trucking, 10701 E. 120th Avenue, PRC2016-00016
TCHD Case No. 4155

Dear Mr. Barnes:

Thank you for the opportunity to review and comment on the Conditional Use Permit application for a landscape storage yard with accessory outside storage at 10701 E. 120th Avenue. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations and has the following comments.

Vector Control – Outdoor Storage

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the ground, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "K. Boyer", with a long horizontal line extending to the right.

Kathy Boyer, REHS
Environmental Health Specialist II

CC: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

November 23, 2016

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Storjahann Trucking, Case # PRC2016-00016

Public Service Company of Colorado has reviewed the conditional use permit plans for **Storjahann Trucking** and has **no apparent conflict**.

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado

Henderson Pit 120 85 LLC

10925 East 120th Ave Henderson CO

303-371-7542

Juan.hendersonpit@gmail.com

11/11/2016

Dear Adams County,

In response to the request for comments for Storjohann Trucking (project number PRC2016-00016). We at 120 85 LLC Henderson Pit have never had any problems with employees and management of Storjohann Trucking. We have a very good neighbor and business relationship and Storjohann Trucking has never posed any problems with our operation and vice versa. We at Henderson Pit have no objections with the permit request by Storjohann Trucking. Any further question feel free to contact us via Email or Phone number provided above.

Warm regards,

Henderson Pit 120 85 LLC

November 12, 2016

Don and Jeanne Off Partnership

10495 E. 120th Ave.

Henderson, CO 80640-9742

303-659-6125

Department of Community and Economic Development

4430 S. Adams County Parkway

Suite W2000A

Brighton, CO 80601-8216

Dear Planning Commission:

RE: Storjohann Trucking LLC project number: PRC2016-00016 located at 10701 E. 120th Ave., Henderson CO 80640 parcel number 0157134000035

We have no objection to the Storjohann Trucking LLC application for a conditional use permit for a landscape storage yard with accessory outside storage on approximately 1 acre within the A-3 zone district 2 allowing 7 commercial vehicles and/or equipment greater than 7000 pounds gross vehicle weight and over-height stacking of landscape materials.

This property is beautifully landscaped and neat.

Please grant this request.

Don and Jeanne Off Partnership

A handwritten signature in black ink that reads "Jeanne Off". The signature is written in a cursive, flowing style.



Request for Comments

Case Name: Storjohann Trucking
Project Number: PRC2016-00016

November 7, 2016

Adams County Planning Commission is requesting comments on the following request:

1) Conditional Use Permit for a landscape storage yard with accessory outside storage on approximately 1 acre within the A-3 Zone District; 2) Conditional Use Permit to allow 7 commercial vehicles and/or equipment (3 tandem dump trucks, 2 trailers, 1 skid steer, and the possibility of 1 future dump truck) greater than 7,000 pounds gross vehicle weight used for the landscape storage yard where a maximum of 2 commercial vehicles and/or equipment is allowed on approximately 1 acre within the A-3 Zone District pursuant to Section 4-10-02-05-06; and 3) Conditional Use Permit to allow overheight stacking of landscape materials up to 16 feet in height on approximately 1 acre within the A-3 Zone District.

This request is located at 10701 E 120TH AVE. The Assessor's Parcel Number is 0157134000035.

Applicant Information: Storjohann Trucking LLC
DAN STORJOHANN
4695 W 118TH CT
WESTMINSTER, CO 80031

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 (720) 523-6800 by 11/29/2016 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
Case Manager



Public Hearing Notification

Case Name: Storjohann Trucking
Case Number: PRC2016-00016
Planning Commission Hearing Date: 01/12/2017 at 6:00 p.m.
Board of County Commissioners Hearing Date: 01/31/2017 at 9:30 a.m.

December 7, 2016

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

1) Conditional Use Permit for a landscape storage yard with accessory outside storage on approximately one acre within the A-3 Zone District; 2) Conditional Use Permit to allow more than five commercial vehicles and equipment greater than 7,000 pounds gross vehicle weight used for the landscape storage yard; and 3) Conditional Use Permit to allow stacking of landscape materials up to 16 feet in height.

This request is located at 10701 East 120th Avenue. The Assessor's Parcel Number is 0157134000035.

Applicant Information: Storjohann Trucking LLC
DAN STORJOHANN
4695 W 118TH CT
WESTMINSTER, CO 80031

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

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.

Greg Barnes
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Jan Pawlowski
DISTRICT 5

CERTIFICATE OF POSTING



I, **J. Gregory Barnes** do hereby certify that I posted the property at

10701 E. 120th Avenue

on **December 27, 2016**

in accordance with the requirements of the Adams County Zoning Regulations

J. Gregory Barnes

120 85 LLC
10925 E 120TH AVE
HENDERSON CO 80640-9733

FROST GERALDINE H TRUST THE
PO BOX 23
HENDERSON CO 80640-0023

A LANDSCAPE SUPPLY LLC
10701 E 120TH AVE
HENDERSON CO 80640-9737

GORDONS STOUT LLC
602 W 62ND AVE
DENVER CO 80216-1019

ACKLAM CHRIS THOMAS AND
ACKLAM DOROTHY JANE
10280 E 120TH AVE
HENDERSON CO 80640-9746

HENDERSON INVESTMENTS LLC
7238 MEADOWDALE DR
LONGMONT CO 80503-8526

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

KIRBY KIRK S
PO BOX 430
HENDERSON CO 80640

ASPHALT SPECIALTIES CO INC
10100 DALLAS STREET
HENDERSON CO 80640

MUNIZ ALEX I AND
MUNIZ BENNIE I
12010 BRIGHTON RD
HENDERSON CO 80640-9754

ASPHALT SPECIALTIES COMPANY INC
10100 DALLAS STREET
HENDERSON CO 80640

OFF DON AND JEANNE PARTNERSHIP
10495 E 120TH AVE
HENDERSON CO 80640-9742

COUNTY OF ADAMS THE
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

PARKFIELD PARTNERS LLC
PO BOX 247
EASTLAKE CO 80614-0247

D AND L LEASING LLC
8765 E 127TH CT
BRIGHTON CO 80602-8111

SASAKI FAMILY PARTNERSHIP LLLP
697 VOILES DR
BRIGHTON CO 80601-3322

DE VAULT CLAYTON D
15653 S FURROW RD
LARKSPUR CO 80118-5706

SWEETMAN KEVIN W AND
SWEETMAN JOLENE M
11920 BRIGHTON RD
HENDERSON CO 80640-9322

DE VAULT CLAYTON D
15653 S FURROW RD
LARKSPUR CO 80118

SWEETMAN KEVIN WAYNE AND
SWEETMAN JOLENE
11920 BRIGHTON RD
HENDERSON CO 80640-9322

TRUNKENBOLZ LLC
609 S 1ST AVE
BRIGHTON CO 80601-3001



Referral Listing
Case Number RCU2016-00031
Storjohann Trucking

Agency

Contact Information

Adams County Development Services - Building

Justin Blair
JBlair@adcogov.org
720.523.6825
JBlair@adcogov.org

BRIGHTON FIRE DISTRICT

WHITNEY MEANS
500 South 4th Avenue
3rd Floor
BRIGHTON CO 80601
(303) 659-4101
wmeans@brightonfire.org

BRIGHTON SCHOOL DISTRICT 27J

Kerrie Monti
18551 E. 160TH AVE.
BRIGHTON CO 80601
303-655-2984
kmonti@sd27j.org

CDPHE - AIR QUALITY

JAMES A. DILEO
4300 CHERRY CREEK DRIVE SOUTH
DENVER CO 80246-1530
303-692-3127
jim.dileo@state.co.us

CDPHE - WATER QUALITY PROTECTION SECT

Patrick Pfaltzgraff
4300 CHERRY CREEK DRIVE SOUTH
WQCD-B2
DENVER CO 80246-1530
303-692-3509
patrick.j.pfaltzgraff@state.co.us

CDPHE SOLID WASTE UNIT

Andy Todd
4300 CHERRY CREEK DR SOUTH
HMMWD-CP-B2
DENVER CO 80246-1530
303.691.4049
Andrew.Todd@state.co.us

Century Link, Inc

Brandyn Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221
720-508-3724 720-245-0029
brandyn.wiedrich@centurylink.com

Code Compliance Supervisor

Eric Guenther
eguenther@adcogov.org
720-523-6856
eguenther@adcogov.org

Agency	Contact Information
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
Commerce City Planning Division	Robin Kern 7887 East 60th Avenue COMMERCE CITY CO 80022 303-289-3693 rkerns@c3gov.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org

Agency	Contact Information
NS - Code Compliance	Augusta Allen 720.523.6206
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org
SOUTH ADAMS CO. FIRE DISTRICT	Kevin Phillips 6550 E. 72ND AVENUE COMMERCE CITY CO 80022 303-288-0835 FAX: 303-288-5977 kcphillips@southadamsfire.org
South Adams County Water & San Dist	Steve Voehringer 10200 E 102nd Ave Henderson CO 80022 720.530.8396 svoehringer@sacwsd.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .

Agency	Contact Information
United Power, Inc	Marisa Dale PO Box 929 500 Cooperative Way Brighton CO 80601 303-637-1387 720-334-5282 mdale@UnitedPower.com
United Power, Inc	Steve Barwick PO Box 929 500 Cooperative Way Brighton CO 80603 303-637-1234 307-351-3787 sbarwick@UnitedPower.com
United Power, Inc	Monica Hansen PO Box 929 500 Cooperative Way Brighton CO 80601 303-637-1336 mhansen@unitedpower.com
United Power, Inc	Steve Barwick PO Box 929 500 Cooperative Way Brighton CO 80601 303-637-1234 720-388-0952 sbarwick@unitedpower.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com



Memorandum

To: Board of County Commissioners
From: J. Gregory Barnes, Planner II *JGB*
Subject: Storjohann Trucking / Case # PRC2016-00016
Date: January 19, 2017

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision of Denial:

ALTERNATIVE RECOMMENDED FINDINGS FOR DENIAL

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is inconsistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is incompatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is unsuitable for the proposed conditional use including inadequate usable space, inadequate access, and presence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are unavailable and inadequate to serve the needs of the conditional use as designed and proposed.