

March 27, 2023

Eaton Pre-Application Request

Zito Trucking
20680 Niobrara Blvd., Lasalle, CO 80645
AGPRO Project No. 3253-01

Summary

Zito Trucking is requesting a pre-application meeting to discuss the site plan application for a commercial trucking operation in the Industrial and Manufacturing (I-2) Zone District. The applicant is proposing moving operations of an existing oil and gas support service trucking business, currently operating from a permitted property, located in unincorporated Weld County. Development would include a land use permit for the trucking operations, which would include the existing shop on site, 9,500 SF shop, 3,000 SF office, along with designated parking areas.

The subject property was previously permitted for truck parking and landscape materials storage. The expected operations for the site will continue to park vehicles and equipment on site. On-site operations will be contained within the office and shop buildings. The proposed equipment storage is not expected to exceed five percent of lot coverage and is contained along the very northeast corner of the property, so as not to be in the general view of the public.

Primary operations are detailed below.

- seven office staff – 8 a.m. to 5 p.m.
- 30 CDL drivers – semi trucks (one roundtrip per day)
 - o 10-15 trucks operate from 6 a.m. to 6 p.m.
 - o 10-15 trucks operate from 6 p.m. to 6 a.m.
- seven mechanics that work 12-hour shifts.
- seven (3-4 man) roustabout crews (one roundtrip per day)
- equipment rental department: 150 units – primarily heaters that are rented out during the winter (low trip traffic - 1-2x per year)

Site Conditions

The subject property is described as Lot 2 of Nelson Subdivision located in part of the SE4 of Section 31, Township 7 North, Range 65 West of the 6th P.M., parcel no. 070931436002 and Lot 5 of Sugar Factory Subdivision located in part of the S2 of Section 31, Township 7 North, Range 65 West of the 6th P.M., parcel no. 070931334005. The site is in the I-2 Zone District.

The proposed trucking operation is compatible with other industrial uses in the area. It is expected that the proposed use may be permitted in the I-2 Zone District as a site plan, as described in the following sections of the Eaton Municipal Code:

Sec. 7-2-25. - I-2 Industrial and Manufacturing District.


(1) Permitted principal uses: Any use of a research, repair, manufacturing, fabricating, processing, assembling or storage nature.

(2) Permitted accessory uses:

- a. Uses which are customarily incidental to any of the principal uses and are located on the same lot.
- b. Parking as specified in Section 7-2-28.

AGPROfessionals will be representing Zito Trucking. Please remit responses to AGPROfessionals. If you have any questions, please contact me at (970) 535-9318 or hdutrow@agpros.com.

Sincerely,



Hannah Dutrow
Land Planner III

Enclosures:

1. Pre-Application Review Request Form
2. Vicinity Map
3. Sketch Plan



**TOWN OF EATON
PRE-APPLICATION FORM**

223 1ST Street, Eaton, CO 80615 • (970) 454-3338 • Fax (970) 454-3339 • www.colorado.gov/townofeaton

COMPLETE ALL BOXES

Applicant Name: Hannah Dutrow, AGPROfessionals	Applicant Address & Zip Code: 3050 67 Ave., Greeley, CO 80634
Applicant Phone: 970-535-9318	Applicant Email: hdutrow@agpros.com
Property Owner Name: Zito Trucking	Property Owner Address & Zip Code: 20680 Niobrara Blvd, Lasalle, CO 80645
Property Owner Phone: 970-515-6132	Property Owner Email: davidzito@zitotruckinggroup.com
Project Name: Zito Trucking - Site Plan	Project Description: Site Plan - Commercial Trucking Operation
Project Address/Location: 601 E Collins St	Project Parcel Number: 070931436002 & 070931334005
Subdivision/Lot/Block: Nelson Sub Lot 2 & Sugar Factory Sub Lot 5	Section/Township/Range: 31 / 7N / 65W
Existing Zoning: I-2	Proposed Zoning: I-2
Existing Use: Commercial truck parking and landscape supply storage	Proposed Use: Commercial trucking operation

APPLICATION AGREEMENT:

I, as the applicant, hereby certify that I believe to the best of my knowledge that all information supplied with this application is true and accurate and that consent of the property owner listed above, without which the requested action cannot lawfully be accomplished, has been granted. Permission is also hereby granted to the Town of Eaton staff and their consultants to physically enter upon and inspect the subject property and take photographs as necessary for preparation of the case. In addition, by signing this application I am agreeing that I am authorized to sign on behalf of the property owner, or business-owner, or applicant and commit and agree to the payment of any and all fees associated with processing this application. In addition, I agree to pay the Town the sum of \$500 to be used to pay the Town's expenses to review, evaluate and process this Pre-Application submittal which funds may be used to pay the cost of third-party consultants (such as Town Planner, Town Engineer, Town Attorney). If the costs exceed the above fee I agree to pay the Town the difference upon receipt of an invoice from the Town of Eaton for time and expenses passed on to the Town of Eaton above the \$500. I agree that I am not acquiring any rights by virtue of the payment of the Town's expenses.

Applicant's Signature

Date:

3/27/2023

DOCUMENTS REQUIRED FOR PRE-APPLICATION MEETING:

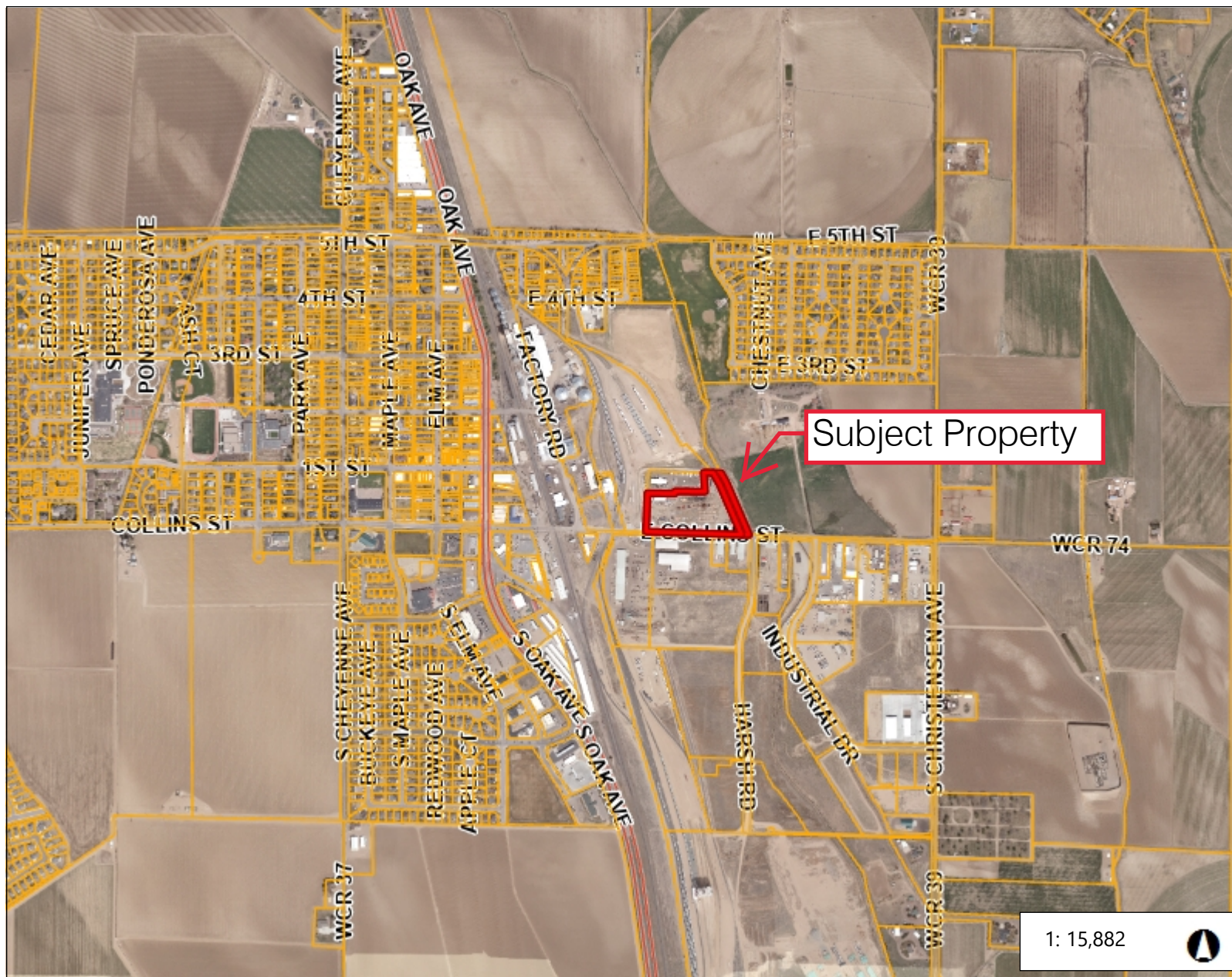
☒ Completed Pre-App Form ☒ Cover Letter ☒ Vicinity Map ☒ Sketch Plan ☐ \$500 Application Fee

FOR TOWN OF EATON USE ONLY:

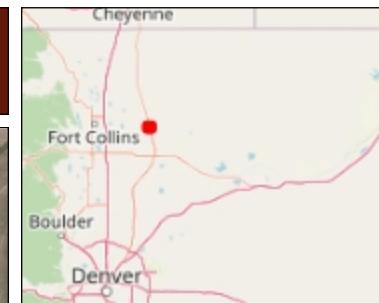
Received By:

Date:

Fee Collected:



1: 15,882

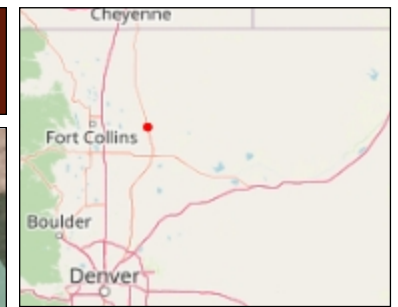


Legend

- Parcels
- Highway
- County Boundary

Notes

2,646.9 0 1,323.46 2,646.9 Feet



Legend

- Parcels
- Floodplain - 500 Year
- Floodplain - 100 Year Zone A
- Floodplain - 100 Year Floodway
- Floodplain - 100 Year Zone AE
- Floodplain - 100 Year Zone AF
- Floodplain - 100 Year Zone AC
- Preliminary Floodplain - 500 Year
- Preliminary Floodplain - 100 Year
- Preliminary Floodplain - 100 Year
- Preliminary Floodplain - 100 Year
- Highway
- County Boundary

Notes

330.9 0 165.43 330.9 Feet