



Community & Economic Development Department  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601  
PHONE 720.523.6800  
adamscountyco.gov

## Request for Comments

Case Name: Priola Van Der Laan Dahlia Inert Fill

Case Number: VSP2026-00032

August 6, 2026

The Adams County Planning Commission is requesting comments on the following application: **Special Use Permit to allow 40,000 cubic yards of inert fill material to be imported to the site over a period of more than six months and spread in an area not to exceed five acres.** This request is located at 17901 Dahlia St. The Assessor's Parcel Numbers are 0172131200020, 0172131200006, 0172131200007, 0172131200008, 0172131200029, and 0172131200030

Applicant Information: CAP Land  
PO Box 105  
Henderson, CO, 80640

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 August 27, 2026 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 ECohee@adamscountyco.gov.

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.adamscountyco.gov/landuse](http://www.adamscountyco.gov/landuse).

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adamscountyco.gov](mailto:cedespanol@adamscountyco.gov) para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.*

Thank you for your review of this case.

Erin Cohee  
Planner I

### BOARD OF COUNTY COMMISSIONERS

**Julie Duran Mullica**  
DISTRICT 1

**Kathy Henson**  
DISTRICT 2

**Emma Pinter**  
DISTRICT 3

**Steve O'Dorisio**  
DISTRICT 4

**Lynn Baca**  
DISTRICT 5



# INERT FILL

Inert fill is uncontaminated earthen material, such as sand, crushed rock, soil, or other types of material intended for grading or landfilling. A temporary use permit, special use permit, or conditional use permit may be required dependent upon the volume of inert material, the duration of the import of those materials on to the site, and the overall size of the fill area. Please answer the following questions:

1. Are you importing MORE or LESS than 500,000 cubic yards? \_\_\_\_\_
2. Is the fill area being spread across an area MORE or LESS than 10 acres? \_\_\_\_\_
3. Will the importation of fill take MORE or LESS than 1 year? \_\_\_\_\_  
*If you answered MORE to any of questions 1-3, you need a **CONDITIONAL USE PERMIT***  
*If you answered LESS to all of questions 1-3, proceed to Question 4*
4. Will the importation of fill take MORE or LESS than 6 months? \_\_\_\_\_  
*If you answered MORE to Question 4, you need a **SPECIAL USE PERMIT***  
*If you answered LESS to all four questions, you need a **TEMPORARY USE PERMIT***

## **Required Checklist Items**

- Development Application Form (pg. 4)
- Written Explanation of the Project
- Site Plan Demonstrating Location of Fill Placement
- Route Maps Showing Proposed Truck Routes (from source to destination)
- Proof of Clean, Dry, Inert Fill Material
- Proof of Ownership
- Statement of Taxes Paid

## **Discretionary Checklist Item**

- Grading Permit - If already filed, please identify the case number here: *insert fillable box here*
- Proof of Water and Sewer Services
- Legal Description
- Please contact the Planner of the Day ([CEDD-Plan@adcogov.org](mailto:CEDD-Plan@adcogov.org)) to determine whether a Neighborhood Meeting is necessary. (Special and Conditional Use Permits only)

| Application Fees                      | Amount  | Due                        |
|---------------------------------------|---------|----------------------------|
| Temporary Use Permit for Inert Fill   | \$600   | With application submittal |
| Special Use Permit for Inert Fill     | \$800   | With application submittal |
| Conditional Use Permit for Inert Fill | \$1100* | With application submittal |



## DEVELOPMENT APPLICATION FORM

**Application Types:**      **Conditional Use Permit**  
                                     **Special Use Permit**  
                                     **Temporary Use Permit**

**PROJECT NAME:**

### APPLICANT

Name(s):       Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:       Email:

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### OWNER

Name(s):       Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:       Email:

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### TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name:       Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:       Email:

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## DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor  
Parcel Number

Existing  
Zoning:

Existing Land  
Use:

Proposed Land  
Use:

Have you attended a Conceptual Review? YES ☐ NO ☐

If yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:

Date:

Owner's Printed Name

Name:

Owner's Signature

## Written Explanation of 7901 Dahlia St./I-76 Frontage Rd.

My father, Gary Priola, and I are 3rd and 4th generation property owners of this property at 7901 Dahlia St. My great-grandfather farmed this land and raised cattle and trout on it. In the 1970's my grandfather and father built 86,000 sq ft of greenhouses and ran that business until 2008 when energy prices didn't allow the business to be economical. My father grew up and was best friends with Albert Frei Sr. of Albert Frei and Sons, Inc. Albert married my mother's sister, so they became family after being childhood friends. In 2008, Albert Sr. and my father worked out a deal to mine the property and then fill it with clean fill so the next generation could make good use of the property. Albert Frei and Sons filled most of the property, but during the process Albert Frei Sr. passed away, and we were left with needing a bit more fill to raise the elevation to tie into South Adams water and sewer. My father worked with Kevin S. Roth of Roth Engineering to figure out how much more fill we needed to bring in water and sewer. They estimated we needed about ~40,000 cubic yards of fill to raise the elevation of the southern part of our property – about 5 acres. We believed we had all the right permitting from when the Frei's were in charge of the filling. Around 2019, my father started letting two horizontal drill companies dump their drill mud. During Covid, ADCO approached my father about what was happening on the property. At that time, my father wasn't doing very well because of the circumstances of Covid. He is a kidney transplant patient and at that time was considered "high risk" of death if he contracted Covid, so I stepped in to work with the county. I had a couple of meetings with ADCO, one in person and another online. The drill companies we were working with certified that what they were bringing in was clean mud and water with no contaminants. ADCO agreed that what we were doing was ok, we just needed to complete a few more steps. The last I remember is I emailed asking some clarifying questions and I never heard back from ADCO. It was covid era so we fell through the cracks. Since then, we were doing

the same thing we were during Covid, except we only solely worked with one of the companies, Superior Underground. Unfortunately, we moved my dad to assisted living last year, so I'm left with figuring out the next steps of this property. Last Fall my husband and I decided it seemed like we were getting close to having enough fill. Our lease was up with Superior at the end of March 2026, and we had planned on not renewing. We are applying for this Special Use permit to come into compliance. We are in the process of working with Chadwin Cox of Western Engineering to figure out grading and drainage. We don't think we need more fill. My husband and I are both former elementary school teachers, not land developers, so we're doing our best to figure this out.

Thank you,

Lena Vander Laan

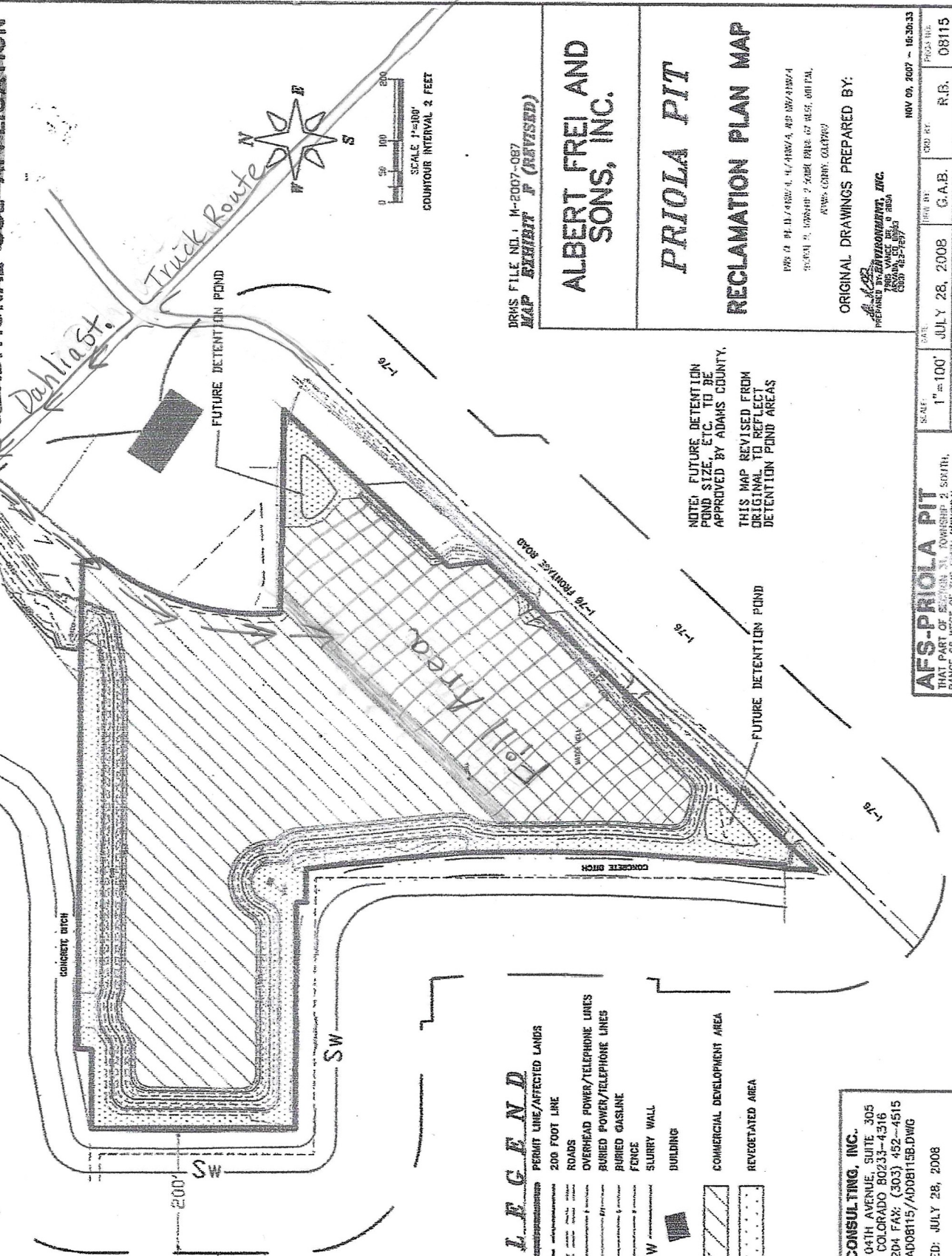
CAP Land

303-915-85725

caplandllc@gmail.com

7901 Dahlia St + I-76 Frontage Rd Site Plan

**AFS-PRIOILA PIT CAPLANDS  
CONDITIONAL USE APPLICATION**



**LEGEND**

- PERMIT LINE/AFFECTED LANDS
- 200 FOOT LINE
- ROADS
- OVERHEAD POWER/TELEPHONE LINES
- BURIED POWER/TELEPHONE LINES
- BURIED GASLINE
- FENCE
- SLURRY WALL
- BUILDING
- COMMERCIAL DEVELOPMENT AREA
- REVEGETATED AREA

**ADCO CONSULTING, INC.**  
2000 EAST 104TH AVENUE, SUITE 305  
THORNTON, COLORADO 80233-4316  
(303) 450-2204 FAX: (303) 452-4515  
CAD FILE AD08115/AD08115B.DWG  
REVISED: JULY 28, 2008

DRS FILE NO. 1 M-2007-087  
**MAP EXHIBIT F (REVISED)**

**ALBERT FREI AND  
SONS, INC.**

**PRIOLA PIT**

**RECLAMATION PLAN MAP**

DRS 11 11/4/2007 4 11/4/2007 4 11/4/2007 4  
REVISION 11/4/2007 4 11/4/2007 4 11/4/2007 4  
ADAMS COUNTY, COLORADO

ORIGINAL DRAWINGS PREPARED BY:

**ADCO CONSULTING, INC.**  
2000 EAST 104TH AVENUE, SUITE 305  
THORNTON, CO 80233-4316  
CAD FILE AD08115/AD08115B.DWG

|                                                                                                                                        |  |                     |  |                  |  |
|----------------------------------------------------------------------------------------------------------------------------------------|--|---------------------|--|------------------|--|
| AFS-PRIOILA PIT                                                                                                                        |  | DATE: JULY 28, 2008 |  | JOB NO: 08115    |  |
| THAT PART OF SECTION 31, TOWNSHIP 2 SOUTH,<br>RANGE 68 WEST OF THE SIXTH PRINCIPAL<br>MERIDIAN, COUNTY OF ADAMS, STATE OF<br>COLORADO. |  | SCALE: 1"=100'      |  | SHEET NO: 4 OF 4 |  |
|                                                                                                                                        |  | DRAWN BY: G.A.B.    |  | CHECKED BY: R.B. |  |
|                                                                                                                                        |  | FILE NO: 31-27-166L |  |                  |  |
|                                                                                                                                        |  | DATE: NOV 09, 2007  |  | JOB NO: 163033   |  |

NOTE: FUTURE DETENTION  
POND SIZE, ETC. TO BE  
APPROVED BY ADAMS COUNTY.  
THIS MAP REVISED FROM  
ORIGINAL TO REFLECT  
DETENTION POND AREAS