

## CONDITIONAL USE PERMIT

Application submittals must include all documents on this checklist as well as this page. Please use the reference guide (pgs. 3-4) included in this packet for more information on each submittal item.

All applications shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF. Once a complete application has been received, fees will be invoiced and payable online at <https://permits.adcogov.org/CitizenAccess/>.

- 1. Development Application Form (pg. 5)
- 2. Application Fees (see pg. 2)
- 3. Written Explanation of the Project
- 4. Site Plan Showing Proposed Development
- 5. Proof of Ownership (warranty deed or title policy)
- 6. Proof of Water and Sewer Services
- 7. Proof of Utilities (e.g. electric, gas)
- 8. Legal Description
- 9. Certificate of Taxes Paid
- 10. Certificate of Notice to Mineral Estate Owners/and Lessees(pg. 7)
- 11. Certificate of Surface Development (pg. 8-10)

Supplemental Items (if applicable) \*Contact County staff for supplemental forms

- 1. Traffic Impact Study
- 2. Neighborhood Meeting Summary
- 3. Solid waste transfer station\*
- 4. Solid waste composting facility\*
- 5. Scrap tire recycling facility\*
- 6. Inert fill\*

Application Fees	Amount	Due
Conditional Use Permit	\$1,100 (\$400 per additional residential request/ \$600 per additional non-residential)	After complete application received
Adams County Health Dept.	\$360 (Level 3) For Solid Waste Use Only	After 1st Staff Review is Completed

# Conditional Use-Guide to Development Application Submittal

The submittal documents for all Land Use/Development Applications are listed below. Detailed explanations of the submittal documents are also provided.

All development application submittals shall comprise of one (1) electronic copy (emailed or delivered on a USB). **Application submittals that do not conform to these guidelines shall not be accepted.**

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### 3. Written Explanation:

- A clear and concise, yet thorough, description of the proposal. Please include, if applicable, timeframe, purpose of project, and improvements that will be made to the site.

### 4. Site Plan:

- A detailed drawing of existing and proposed improvements.
- Including:
  - Streets, roads, and intersections
  - Driveways, access points, and parking areas
  - Existing and proposed structures, wells, and septic systems,
  - Easements, utility lines, and no build or hazardous areas
  - Scale, north arrow, and date of preparation
- An Improvement Location Certificate or Survey may be required during the official review

### 5. Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

### 6. Proof of Water:

- A written statement from the appropriate water district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.

### Proof of Sewer:

- A written statement from the appropriate sanitation district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- A written statement from Adams County Health indicating the viability of obtaining Onsite Wastewater Treatment Systems.

### 7. Proof of Utilities (Gas, Electric, etc):

- A written statement from the appropriate utility provider indicating that they will provide service to the property.
- Copy of a current bill from the service provider.

### 8. Legal Description:

- Geographical description used to locate and identify a property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

### 9. Proof of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office.
- Or <http://adcogov.org/index.aspx?NID=812>

### 10. Certificate of Notice to Mineral Estate Owners/ Certificate of Surface Development:

- The State of Colorado requires notification to mineral rights owners of applications for surface development (i.e. zoning, plats, etc.)
- Mineral or Surface right owners may be found in the title commitment for the subject property

- You may also search the Office of the Clerk and Recorder for any recorded deeds, easements, or other documents

**SUPPLEMENTAL:**

**1. Preliminary Traffic Impact Study:**

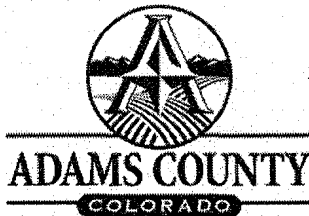
- This shall include, but not limited to:
  - Trip generation estimates from the development,
  - Current traffic counts,
  - Projected future traffic counts to include background traffic projections and future traffic projections from the development.
  - A description of the traffic impacts that the development will have on the surrounding area.

**Final Traffic Study:**

- Shall have all of the information contained in a Preliminary Traffic Impact Study and it shall also include recommendations on how to mitigate the traffic impacts that are caused by the development. (See chapter 8 for full description of requirements).

**2. Neighborhood Meeting Summary:**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed



### DEVELOPMENT APPLICATION FORM

#### Application Type:

<input type="checkbox"/> Conceptual Review	<input type="checkbox"/> Preliminary PUD	<input type="checkbox"/> Temporary Use
<input type="checkbox"/> Subdivision, Preliminary	<input type="checkbox"/> Final PUD	<input type="checkbox"/> Variance
<input type="checkbox"/> Subdivision, Final	<input type="checkbox"/> Rezone	<input checked="" type="checkbox"/> Conditional Use
<input type="checkbox"/> Plat Correction/ Vacation	<input type="checkbox"/> Special Use	<input type="checkbox"/> Other: _____

**PROJECT NAME:**

#### APPLICANT

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

#### OWNER

Name(s):  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

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

Name:  Phone #:

Address:

City, State, Zip:

2nd Phone #:  Email:

**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

CERTIFICATION OF NOTICE TO MINERAL ESTATE OWNERS

I/We, \_\_\_\_\_  
(the "Applicant") by signing below, hereby declare and certify as follows:

With respect to the property located at:

Physical Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Parcel #(s): \_\_\_\_\_

(PLEASE CHECK ONE):

\_\_\_\_\_ On the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, which is not less than thirty days before the initial public hearing, notice of application for surface development was provided to mineral estate owners pursuant to section 24-65.5-103 of the Colorado Revised Statutes;

or

\_\_\_\_\_ I/We have searched the records of the Adams County Tax Assessor and the Adams County Clerk and Recorder for the above identified parcel and have found that no mineral estate owner is identified therein.

Date: \_\_\_\_\_ Applicant: \_\_\_\_\_

By: \_\_\_\_\_

Print Name: \_\_\_\_\_

Address: \_\_\_\_\_

STATE OF COLORADO )  
  )  
COUNTY OF ADAMS  )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by

\_\_\_\_\_.

Witness my hand and official seal.

My Commission expires: \_\_\_\_\_

\_\_\_\_\_ Notary Public

*After Recording Return To:*

*Name and Address of Person Preparing Legal Description:*

**A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.**

APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,  
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I/We, \_\_\_\_\_,  
\_\_\_\_\_, (the "Applicant") by signing below, hereby declare and certify as follows:

Concerning the property located at:

Physical Address: \_\_\_\_\_

Legal Description: \_\_\_\_\_

Parcel #(s): \_\_\_\_\_

With respect to qualifying surface developments, that (PLEASE CHECK ONE):

\_\_\_\_\_ No mineral estate owner has entered an appearance or filed an objection to the proposed application for development within thirty days after the initial public hearing on the application; or

\_\_\_\_\_ The Applicant and any mineral estate owners who have filed an objection to the proposed application for development or have otherwise filed an entry of appearance in the initial public hearing regarding such application no later than thirty days following the initial public hearing on the application have executed a surface use agreement related to the property included in the application for development, the provisions of which have been incorporated into the application for development or are evidenced by a memorandum or otherwise recorded in the records of the clerk and recorder of the county in which the property is located so as to provide notice to transferees of the Applicant, who shall be bound by such surface use agreements; or

\_\_\_\_\_ The application for development provides:

- (i) Access to mineral operations, surface facilities, flowlines, and pipelines in support of such operations existing when the final public hearing on the application for development is held by means of public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements;
- (ii) An oil and gas operations area and existing well site locations in accordance with section 24-65.5-103.5 of the Colorado Revised Statutes; and
- (iii) That the deposit for incremental drilling costs described in section 24-65.5-103.7 of the Colorado Revised Statutes has been made.

Date: \_\_\_\_\_ Applicant: \_\_\_\_\_

*After Recording Return To:*

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

STATE OF COLORADO    )

                                  )  
COUNTY OF ADAMS     )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by  
\_\_\_\_\_.

Witness my hand and official seal.

My Commission expires: \_\_\_\_\_

Notary Public

*Name and Address of Person Preparing Legal Description:*

**A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department within thirty days after the initial public hearing on all applicable land use applications.**



APPLICANT'S CERTIFICATION CONCERNING QUALIFYING SURFACE DEVELOPMENT,  
PURSUANT TO C.R.S. §24-65.5-103.3 (1)(b)

I, Thomas Wiegert (the "Applicant") by signing below, hereby declare and certify as follows concerning the property located at:

**Physical Address:**

Legal Description: SECT.TWN.RNG:7-1-84 DESC:PARC 1 PARC OF LAND IN THE W2 OF SEC 7 DESC AS FOLS BEG AT THE SE COR OF THE SW4 OF SD SEC 7 TH W 12 16/98 FT TH

Parcel # (s): 0156507300003

With respect to qualifying surface developments:

Access to existing and proposed mineral operations, surface facilities, flowlines, and pipelines in support of such existing and proposed operations for oil and gas exploration and production, including provisions for public roads sufficient to withstand trucks and drilling equipment or thirty-foot-wide access easements, were provided for in a " \_\_\_\_\_ " area as recorded in Reception # \_\_\_\_\_ on \_\_\_\_\_.

Date: \_\_\_\_\_ Applicant: \_\_\_\_\_  
By: \_\_\_\_\_  
Address: \_\_\_\_\_

STATE OF COLORADO )  
  )  
COUNTY OF ADAMS     )

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_.

Witness my hand and official seal.

My Commission expires: \_\_\_\_\_

Notary Public

*After Recording Return To:*

*Name and Address of Person Preparing Legal Description:*

**A recorded copy of this Certification shall be submitted to the Adams County Community and Economic Development Department with all applicable land use applications.**

Thomas F. & Robin R. Wiegert

33503 E. 152<sup>nd</sup> Ave.

Brighton, CO 80603

This letter is to update county requirements for an existing small business run out of our property. It has been in existence since 2007. This is our primary residence and includes a small farming operation.

In 2007 we met with the Adams County planning board and told them our plans. It included parking a few trucks when they were in and servicing them in our 40x80 shop. The decision was that we needed to have a conditional use permit for using the shop for maintenance of those trucks. They had no issue with parking. We got the permit and have been running the business since.

We have built a recycled asphalt lane and parking area behind the shop and built a berm to basically hide everything from 152<sup>nd</sup> Ave. Trees that were originally planned were cancelled because of our neighbor wasn't in favor of them. It is shown on the google map. All of that was done according to our original plans.

After going through all the paperwork to catch up with county requirements, I have seen where we have fallen behind in some areas. We need to update these.

Our operation has not changed much in all these years. I have included past letters outlining what we do, along with county responses. I honestly believed we were in compliance and didn't think anything more about it.

If you need any more information let me know.

Thank you.

Frank 303 994 0718

[wiegs78@hotmail.com](mailto:wiegs78@hotmail.com)

T.F. Wiegert  
33503 E 152<sup>nd</sup> Ave.  
Brighton, CO 80603

( THIS LETTER PREVIOUSLY SENT TO THE  
COUNTY )

Re: Submittal Item C

I am seeking a Conditional Use Permit for a Light Industrial use in the A-3 Zone District pursuant to Section 3-10-04-05 described in the Adams County Development Standards and Regulations. The business will consist of the use of semi tractors and trailers engaged in transporting livestock feed products to customers in northeast Colorado and southeast Wyoming. The business will also haul alfalfa, corn, distillers' grains, wheat, and canola; all of which are feed products for cattle. Most of these materials are by-products from Coors Brewing Company, so some of our trucks and trailers are staged at Coors. This limits the number of trucks parked at this location to three or four at any given time. The trucks will also be "for hire" for jobs which may not be agricultural in nature.

The existing 40' x 80' shop will be used for the private maintenance and repair of company equipment and will not serve the general public. The trucks and trailers kept on site would be parked in the northwest corner of the parking lot on the north side of the shop away from the road. I would like to plant rows of evergreen trees to form a natural fence for both coverage and wind/snow break. These would be on the west and south sides of the parking lot, which is located north of the shop. The proposed trees would provide year round protection from view from 152<sup>nd</sup> Avenue and look more appropriate than a big fence in the field. Because of the crest of the hill on the east, there is no sight line from that side, and the nearest neighbor to the north is over ½ mile away. The biggest concern to not wanting to surround the parking lot with trees is blowing and drifting snow in the winter.

The location out here would work perfectly. With 36.4 acres and the way we are situated, there is minimal if any noise to contend with by any neighbor, and I've had nothing but positive response from talking to all of the neighbors.

152<sup>nd</sup> Avenue is a thoroughfare for truck traffic, so being located off that road is ideal as there is no 'out of the ordinary' truck traffic in a populated area. There are a few advantages to this location that we can actually improve on the normal requirements for industry standards. We have widened the entrance so trucks do not swing out in the oncoming lane of traffic from either direction. When I called the fire department to do a preliminary inspection, the inspector said that he was giving me an "A+" for the driveway design.

I have contacted the building department, fire district, utilities and neighbors. Included with the packet is paperwork for sewer, water, etc. I will cooperate with the County with whatever I need to do to make this work. I believe this will be a positive impact to this area.

Thank you for your consideration on this matter,

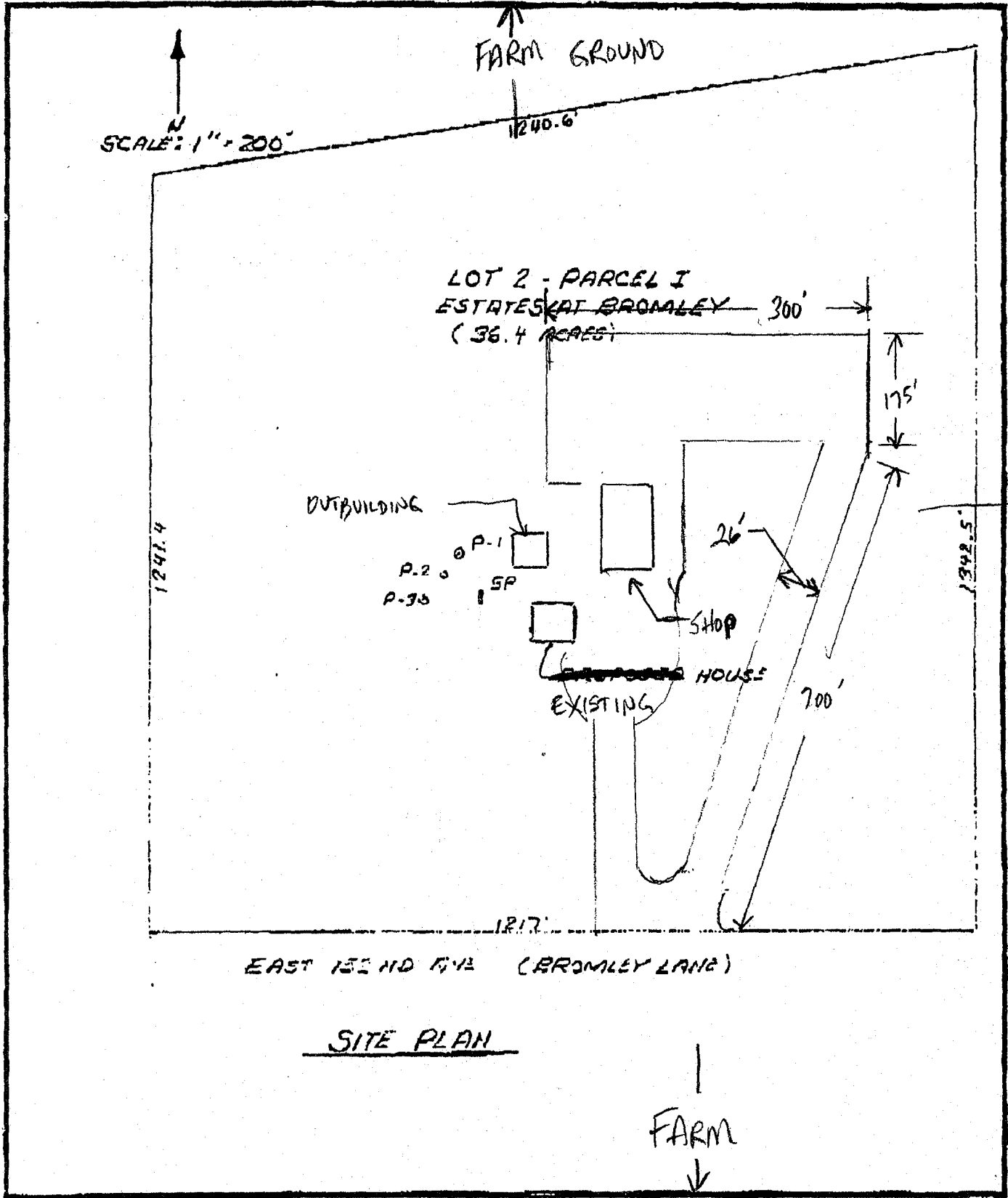
Frank Wiegert

INFORMATION PROVIDED  
BY APPLICANT



SURVEYING - ENGINEERING  
P.O. BOX 795 • 1001 E. BRIDGE ST.  
BRIGHTON, COLORADO 80601 • (303) 850-8546

PROJECT RUSSELL KNOX/DEE PARC TEST  
JOB NUMBER 02-449 SHEET      OF       
CALCULATED BY SPF DATE       
CHECKED BY      DATE     

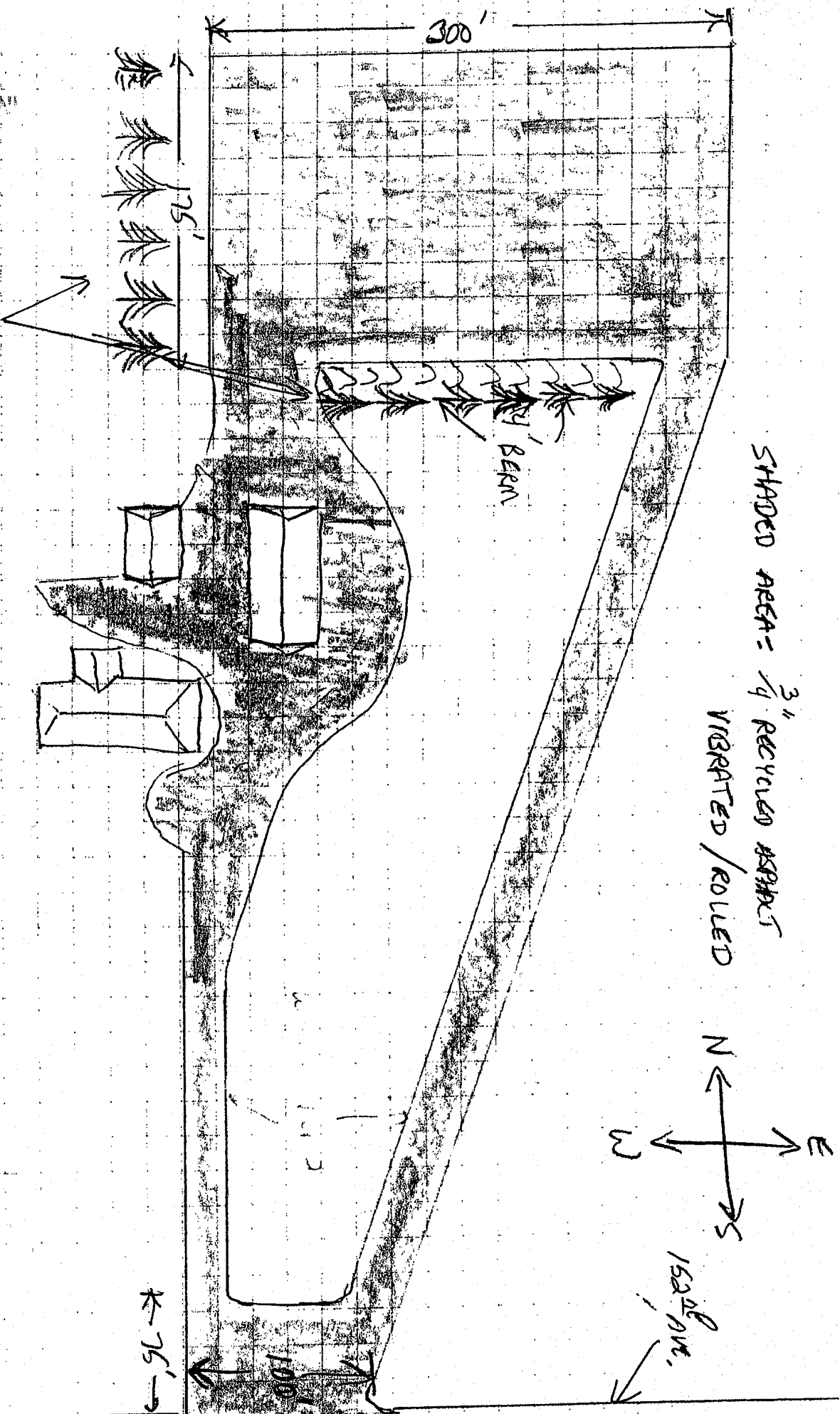


SITE PLAN

INFORMATION PROVIDED BY APPLICANT

PROPOSED ADDITIONAL LANDSCAPING  
TREES TO FORM NATURAL FENCE AND WIND/SNOW BREAK

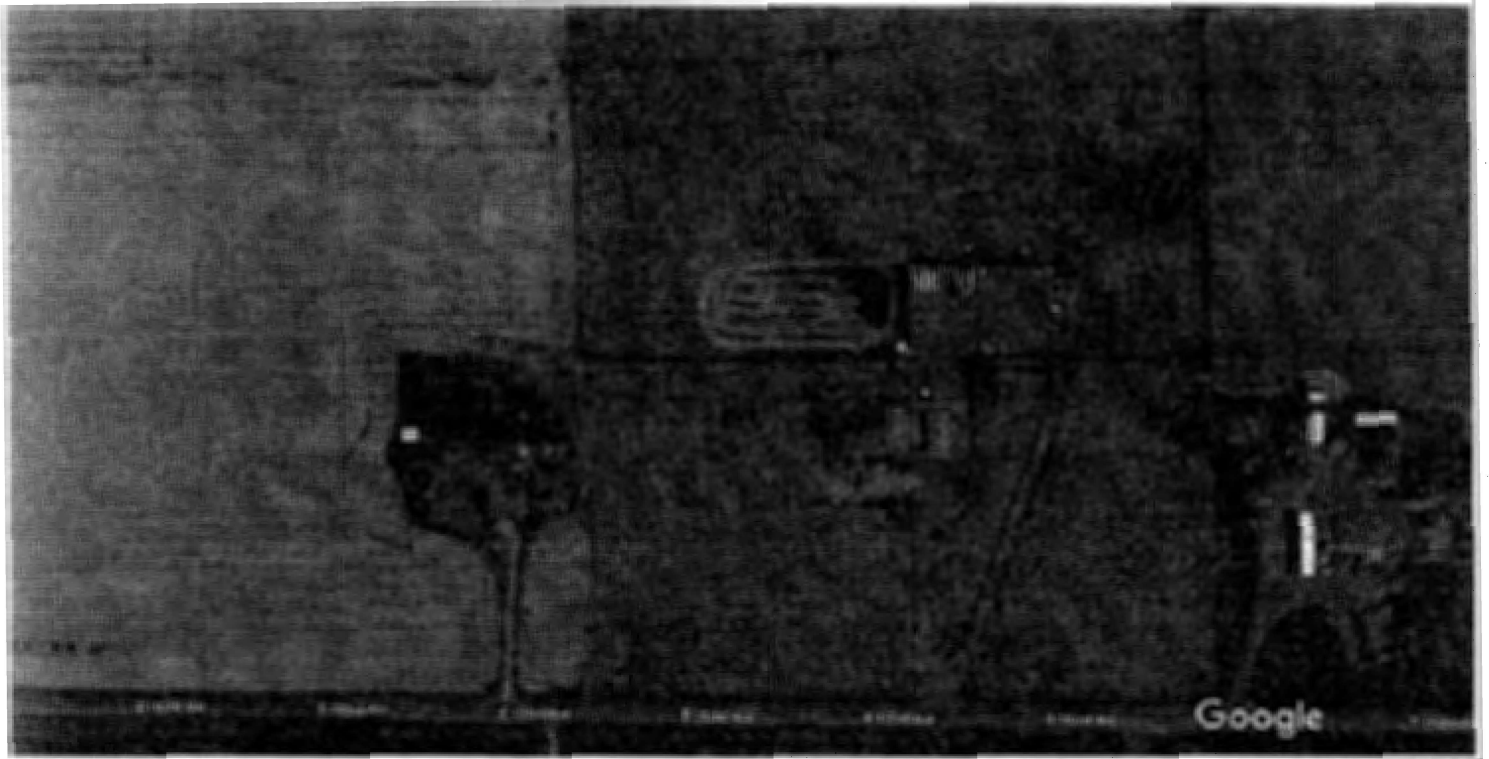
33503 E. 152<sup>ND</sup> AVE.  
ADAMS COUNTY.



SHADED AREA =  $\frac{3}{4}$ " RECYCLED ASPHALT

VIBRATED/ROLLED

# Google Maps











Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft

## Saved

- Lists
- Labeled
- Visited
- Maps

### Your Lists

+ New list

- 
 Favorites  
 Private
 
- 
 Travel plans  
 Private
 
- 
 Want to go  
 Private
 
- 
 Starred places  
 Private
 

When recorded return to:  
Thomas F. Wiegert and Robin R. Wiegert  
33503 E. 152nd Avenue Brighton, CO 80603

RECEPTION#: 2006001002517,  
11/20/2006 at 12:51:03 PM, 1 OF 2,  
D \$64.50 Doc Type: WTY  
Carol Snyder, Adams County, CO

### WARRANTY DEED

THIS DEED, Made this November 15, 2006 between

**Russell G. Knodel and Terri L. Knodel**  
of the City and County of **Adams** and State of **COLORADO**, grantor, and

**Thomas F. Wiegert and Robin R. Wiegert**

whose legal address is **33503 E. 152nd Avenue Brighton, CO 80603**,

of the City and County of Adams, State of Colorado, grantee(s);

Date
\$ 64.50
State Doc, Fee

WITNESS, That the grantor, for and in consideration of the sum of SIX HUNDRED FORTY-FIVE THOUSAND AND 00/100 DOLLARS (\$645,000.00), the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all the real property together with improvements, if any, situate, lying and being in the City and County of Adams, and State of COLORADO, described as follows:

See Exhibit A attached hereto and made a part hereof.

also known by street and number as **33503 E. 152nd Avenue, Brighton, CO 80603**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantees, their heirs and assigns forever. The grantor, for himself, his heirs and personal representatives, does covenant, grant, bargain and agree to and with the grantees, their heirs and assigns, that at the time of the ensembling and delivery of these presents, he is well seized of the premises above conveyed, has a good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and has good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except for taxes for the current year, a lien but not yet due and payable, and those specific Exceptions described by reference to recorded documents as reflected in the Title Documents accepted by Buyer in accordance with section 8a (Title Review), of the contract dated October 11, 2006, between the parties.

The grantor shall and will WARRANT AND FOREVER DEFEND the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

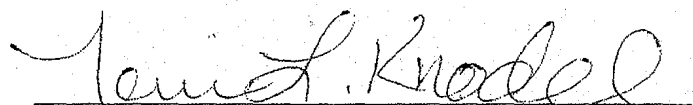
The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

**SELLERS:**



Russell G. Knodel



Terri L. Knodel

Form No. GWS-25

OFFICE OF THE STATE ENGINEER  
COLORADO DIVISION OF WATER RESOURCES  
818 Centennial Bldg., 1313 Sherman St., Denver, Colorado 80203  
(303) 886-3581

1149

WELL PERMIT NUMBER 242632  
DIV. 1    WP1    DES. BASIN    MD

APPLICANT

Lot: 2 Block: Filing: Subdly: ESTATES AT BROMLEY

RUSSELL G & TERRI H KNODEL  
44085 E 128TH AVE  
BENNETT, CO 80102

APPROVED WELL LOCATION

ADAMS COUNTY  
SE 1/4 SW 1/4 Section 7  
Township 1 S Range 64 W Sixth P.M.

DISTANCES FROM SECTION LINES

590 Ft. from South Section Line  
1940 Ft. from West Section Line

UTM COORDINATES

Northing:                      Easting:

(303) 859-6709

PERMIT TO CONSTRUCT A WELL

ISSUANCE OF THIS PERMIT DOES NOT CONFER A WATER RIGHT  
CONDITIONS OF APPROVAL

- 1) This well shall be used in such a way as to cause no material injury to existing water rights. The issuance of this permit does not assure the applicant that no injury will occur to another vested water right or preclude another owner of a vested water right from seeking relief in a civil court action.
- 2) The construction of this well shall be in compliance with the Water Well Construction Rules 2 CCR 402-2, unless approval of a variance has been granted by the State Board of Examiners of Water Well Construction and Pump Installation Contractors in accordance with Rule 18.
- 3) Approved pursuant to CRS 37-92-802(3)(b)(i)(A) as the only well on a tract of land of 36.4 acre(s) described as a parcel of land in the W1/2, Section 7, Township 1 South, Range 64 West, 8th P.M., Adams County, more particularly described in attached Exhibit A.
- 4) The use of ground water from this well is limited to fire protection, ordinary household purposes inside not more than three (3) single family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one (1) acre of home gardens and lawns.
- 5) Production from this well is restricted to the Upper Arapahoe aquifer, which corresponds to the interval between 115 feet and 388 feet below the ground surface. Plain casing shall be installed and grouted to prevent production from other zones.
- 6) The maximum pumping rate of this well shall not exceed 16 GPM.
- 7) The return flow from the use of this well must be through an individual waste water disposal system of the non-evaporative type where the water is returned to the same stream system in which the well is located.
- 8) This well shall be constructed not more than 200 feet from the location specified on this permit.
- 9) The use of this permit hereby cancels permit no. 242033.

NOTE: To ensure a maximum productive life of this well, perforated casing should be set through the entire producing interval of the approved zone or aquifer indicated above.

JMW 7/26/02

APPROVED  
JMW

*Hal D. Simpson*  
State Engineer

Receipt No. 0495987      DATE ISSUED **JUL 26 2002**      By *Joanna Williams*      EXPIRATION DATE **JUL 26 2004**



## CERTIFICATION OF INDIVIDUAL SEWAGE DISPOSAL SYSTEM

This certifies that Individual Sewage Disposal System (ISDS) at  
33503 E 152nd Avenue Brighton CO 80603

Subdivision: Estates At Bromley County: Adams  
has been permitted and installed in compliance with Tri-County Health  
Department Regulation Number I-96. A file for the ISDS will be kept in  
our Commerce City office.

### SUMMARY OF INFORMATION

The permit number for the system was: 2002-04-021094

The soils and percolation test was performed by: Acklam Associates Inc

The design engineer for the system was: No Design Engineer Used

The system was installed by: Quality Builders Inc

The system consists of:

- 1,250 gallon septic tank
- 1,620 square foot absorption area.

The system is sized for 3 bedrooms. If additional bedrooms are  
added, an expansion may be necessary.

### Maintenance Requirements:

The septic tank must be pumped and inspected every 4 years

If the septic or dosing tank is equipped with an effluent filter, the  
filter must be cleaned annually

If the system has alternating beds or is a drip irrigation system, beds or  
zones must be rotated annually

Additional maintenance requirements may apply. Refer to the operations  
manual or engineer's report for specific requirements.

Signature:

BERGSTROM, JOHN

Date:



Your Touchstone Energy Cooperative

500 Cooperative Way  
Brighton CO 80603-8728

www.unitedpower.com

Member Services 303-637-1300  
Payments 866-999-4485  
Report an Outage 303-637-1350

7861 1 AV 0.471  
T F WIEGERT  
33503 E 152ND AVE  
BRIGHTON CO 80603-6505

5 7861  
C-18



Payment Due By  
04/18/2023

Total Due  
\$163.04

From Date	To Date	Days	Billing Date
02/21/2023	03/24/2023	31	03/29/2023

Service Address 33503 E 152ND AVE  
RESIDENCE

Account # 7894001 District EAST Cycle 12

### Don't Miss the Annual Meeting!

Attend your co-op's Annual Meeting on April 12 to learn how we're Powering a Bright Future for you. Enjoy dinner, a co-op update, gifts, and door prizes. [unitedpower.com/annual-meeting](http://unitedpower.com/annual-meeting)

Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1569914	64666	65998	1	1332	7.672

Demand Time/Date 03/06/2023 01:00 PM

#### ACTIVITY SINCE LAST BILL

Previous Balance	198.34
Payment Received - Thank You	-198.34
Balance Forward	0.00

#### CURRENT BILLING DETAIL

Energy Charge	1,332 KWH @ 0.0995	132.53
Demand Charge	7.672 KW @ 1.50	11.51
Fixed Charge		19.00
Current Month		163.04

TOTAL DUE 163.04

*Blw. 0*

*Pws. CK# 7385*

*4/6/2023*

*\$163.04*


- [Tax Account Search](#)
- [Shopping Cart](#)
- [My Reports](#)
- [Help](#)
- [Treasurer Main Page](#)
- [Assessor Main Page](#)
- [Adams County Main Page](#)
- [Logout public](#)

The amount of taxes due on this page are based on last year's property value assessments.  
For current year values visit the [Adams County Assessor's site](#).

## Summary

Account Id R0143707  
 Parcel Number 0156507300003  
 Owners WIEGERT THOMAS F AND  
 Address 33503 E 152ND AVE  
 BRIGHTON, CO 80603  
 Situs Address 33503 E 152ND AVE  
 Legal SECT,TWN,RNG:7-1-64 DESC: PARC 1 PARC OF LAND IN THE W2 OF SEC 7 DESC AS FOLS BEG AT THE SE COR OF THE SW4 OF SD SEC 7 TH W 1216/98 FT TH N 1241/38 FT TH N 85D 51M E 1240/69 FT TH S 1342/52 FT TO THE TRUE POB AND EXC RD 34/4553A

## Inquiry

As Of  

Payment Type  First  
 Second

Taxes Due \$2,707.24  
 Total Due \$2,707.24

## Value

Area Id	Mill Levy	
242 - 242	103.1920000	
	Actual	Assessed
RES IMPRV LAND - 1112	110,257	7,660
SINGLE FAMILY RES - 1212	583,127	40,530
1217 - 1217	61,633	4,280
<b>Total Value</b>	<b>755,017</b>	<b>52,470</b>
<b>Taxes</b>		<b>\$5,414.48</b>

### DUE DATES:

First Half Payment Due March 1  
 Second Half Payment Due June 15  
 OR  
 Full Payment Due April 30

If paying or corresponding by mail, please use the following addresses:

**PAYMENTS ARE TO BE MAILED TO: P.O. BOX 869 BRIGHTON, CO 80601-0869**

Don D. Finley  
Adams East Development Co., LLC

I have reviewed the proposed business usage for the property located at 33503 E. 152<sup>nd</sup> Ave. submitted to me on this day, October 10, 2006, by Frank Wiegert.

I understand that there will be a truck maintenance shop run out of the location, used for maintenance of the property owner's private fleet, and there may be a small number of trucks and/or trailers that may be parked at any given time.

Having been verbally assured that the intended use will be done in a professional manner, I acknowledge this is in compliance with the covenants set forth for the 'Estates at Bromley 35's', and provided such use is permitted by Adams County. *[Signature]*

Submitted by:

*[Signature]*  
Frank Wiegert

Authorized by:

*[Signature]*  
Don D. Finley

Date: 10-10-06

Date: 10-10-06



**PLANNING AND DEVELOPMENT DEPARTMENT  
STAFF REPORT**

**Planning Commission**

**December 13, 2007**

<b>Case No.: RCU2007-00036</b>	<b>Case Name: Wiegert</b>
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<b>Owner's Name:</b>	Thomas F. Wiegert
<b>Applicant's Name</b>	Thomas F. Wiegert
<b>Applicant's Address:</b>	33503 E 152 <sup>nd</sup> Avenue, Brighton, CO 80603
<b>Location of Request:</b>	33503 E 152 <sup>nd</sup> Avenue
<b>Nature of Request:</b>	Conditional Use Permit to allow a Light Industrial use in the A-3 Zone District on approximately 36.4 acres pursuant to Section 3-10-04-05
<b>Site Size:</b>	36.4 acres
<b>Zone District:</b>	A-3
<b>Proposed Use:</b>	Residential and Truck Maintenance and Parking
<b>Existing Use:</b>	Residential
<b>Hearing Date(s):</b>	<b>PC: December 13, 2007 (1:30pm)</b> <b>BoCC: January 7, 2008 (10:00am)</b>
<b>Report Date:</b>	November 19, 2007
<b>Case Manager:</b>	Shannon M. McDowell <i>SM</i>
<b>Staff Recommendation:</b>	APPROVAL with 2 Conditions Precedent, 4 Conditions, and 2 Notes

**SUMMARY OF PREVIOUS APPLICATIONS**

- Building permits from 2002 are on file for the house, a horse barn, and a metal building.
- The applicant received a zoning violation in 2007 for bringing dirt onto the property without a permit.
- The applicant received two building violations in 2007 for constructing an addition onto a barn without a building permit and for operating a business out of a garage.
- The applicant submitted a building permit for the barn addition, but this permit was denied by the Planning and Development Department because this structure is being used for the trucking company without an approved Conditional Use Permit.

Both the United Power Company and Xcel Energy Company responded with no objections to the proposed use. The Greater Brighton Fire Protection District indicated the applicant is currently working with the District to make the necessary changes to the building so it would conform to the 2006 International Fire Code for the proposed use.

The applicant's proposed operation is a small, family run business which deals primarily with agricultural products. The applicant has overwhelming support from nearby property owners. The applicant is willing to design his site to mitigate any adverse impacts such as views of the trucks and traffic obstructions. The applicant's proposed use is primarily agricultural in nature, which would be compatible with the surrounding area. The instances where the trucks haul non-agricultural products would have the same net effect on the surrounding area because those items are not brought to the site. Staff recommends limiting the number of trucks and trailers kept on site to four to protect nearby residents from the negative externalities of a larger operation. In addition, staff is recommending a five-year time limit so the applicant's operation can be re-evaluated with respect to any adverse impacts to adjacent properties and land use changes in the area. The applicant can request an amendment to his Conditional Use Permit to add additional trucks and trailers or additional time should either of these become necessary in the future.

Staff is recommending approval subject to the following findings of fact:

### CASE ANALYSIS

#### REVIEW CRITERIA:

1. The conditional use is permitted in the applicable zone district.

Yes.

2. The conditional use is consistent with the purposes of these standards and regulations.

Yes.

3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.

Yes.

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.

Yes.

5. The conditional use permit has addressed all off-site impacts.

Dwight Atkins 15170 Prairie Red Court Hudson, CO 80642  
Sharon Unrein 15121 Prairie Red Court Brighton, CO 80603  
Dawn Veik 15071 Prairie Red Court Brighton, CO 80603  
Ryan and Jody Nuanes 32810 E 151<sup>st</sup> Avenue Brighton, CO 80603  
Jason Logue 32861 E 151<sup>st</sup> Avenue Brighton, CO 80603  
Tim Wagner 15050 Watkins Mile Road Brighton, CO 80603  
Amber Sweeney 33901 E 152<sup>nd</sup> Avenue Brighton, CO 80603

**On October 22, 2007, Donald and Susan Wagner responded to the referral with the following comments:**

"I am writing to you in regards to case # RCU2007-00036 for Thomas Wiegert. Before Thomas and his wife purchased this home, they both went around to all the neighbors and told us directly what they had in mind for the property and what their intentions were and asked us how we felt about this. None of us had a problem with their trucks being parked on the property or going in or out of the yard at any time of the day.

The Wiegert family has made a beautiful entrance for the trucks to keep traffic from pilling up on Bromley and have kept the trucks nicely lined up in the back. Our concern is that you want him to put up a fence. We have high winds out here and when the snow flies, the drifts are huge!! Thomas has not blocked our view to Horse Creek Lake and we don't want him to. Right now, my husband and I can watch the ducks, geese, cranes, pelican, deer, etc. with no problem and making him put up a fence or any type of coverage would not only block our view, but would cause them problems with the snow, tumble weeds, etc.

Thomas and his family are outstanding neighbors and their place is very neat and tidy!!! We are asking you to let him continue to do what he needs to do to earn an income for his family and do it without concern from any of his neighbors. His place needs to be no concern of anyone else, but him.

Thank you for your time.

Donald and Susan Wagner  
33600 E. 152nd Ave.  
Brighton, Colorado 80603  
303-659-2413"

**COUNTY AGENCY COMMENTS**

**ADAMS COUNTY BUILDING SECTION:**

This property was cited 6/2/07 for a shed with no valid building permit. Also on 8/3/07 was cited for operating a truck repair business without a change in use permit. THIS CASE SHOULD NOT BE HEARD WITH THE CURRENT OPEN VIOLATIONS.

**ADAMS COUNTY CODE ENFORCEMENT:**

No violations.

**ADAMS COUNTY PARKS DEPARTMENT:**

None.

Yes.

6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.

Yes.

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.

Yes.

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.

Yes.

**Staff Recommendation: Approval with 2 Conditions Precedent, 4 Conditions & 2 Notes**

#### **RECOMMENDED 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 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.



## SUMMARY OF APPLICATION

The applicant is requesting a Conditional Use Permit for a light industrial use (trucking company) in the A-3 Zone District. The surrounding area contains a mix of A-1, A-2, A-3, and PUD Zone Districts. The Future Land Use map designates this site as Agriculture.

The applicant purchased this property in 2006. He is requesting a Conditional Use Permit to operate a small fleet of trucks from the property. The tractors and trailers would be for hire for jobs such as hauling livestock feed products (alfalfa, corn, distiller's grains, wheat, and canola) and other jobs which are not agricultural in nature. The trucks would be primarily used to haul feed products which are by-products from Coors Brewing Company to dairies and feedlots throughout northeastern Colorado and southeast Wyoming. Because some of the trucks are kept at Coors, there would only be three or four trucks parked on the subject site at any given time. The applicant proposes to use the existing 40' x 80' shop for the private maintenance and repair of company equipment.

The applicant's explanation states they run two shifts per day. Both the morning and afternoon shifts have start times staggered one hour apart. The morning shift includes four trucks, while the afternoon shift only includes two trucks. The drivers pick up their trucks at the subject site, complete their shift, and then park the trucks back at the site. No retail or customer business takes place on site.

The applicant proposes to park the trucks and trailers on the northwest corner of the parking lot located behind the shop building. In addition to the screening provided by the existing buildings, the applicant proposes to create a berm and plant evergreen trees to form a natural visual barrier along the west and south sides of the parking lot. Staff is suggesting a condition which would require the applicant to plant one evergreen tree every 30 linear feet along the south and west borders of the parking area to create a natural screen for the trucks. There is a hill to the east, which significantly blocks the view of the property from that direction. The nearest house to the north is over ½ mile away. In addition to screening, the applicant has widened the entrance from 152<sup>nd</sup> Avenue so trucks do not swing into the oncoming lane of traffic from either direction. The applicant submitted signatures from 16 neighbors who are in favor of the proposed use. One of these neighbors also wrote a letter of support for this proposal but requested that Mr. Wiegert not be required to install fencing because it would block their view of Horse Creek Reservoir and the wildlife abundant in the area. In addition to the support of his neighbors, the applicant submitted approval from the Home Owners Association for the Estates at Bromley 35's.

The applicant has been utilizing this property for the trucking operation without an approved Conditional Use Permit and has been cited by the Building Section for utilizing the barn on site for a truck repair business without a change-in-use permit. The applicant was also cited for constructing an addition to the barn without a building permit. If approved for this Conditional Use Permit, the applicant would be able to obtain building permits to eliminate these violations. The Engineering Section commented that any construction activity would require approval of a Grading and Drainage Plan and a Storm Water Management Plan.

## RECOMMENDED CONDITIONS OF APPROVAL

### Recommended Conditions Precedent:

1. The applicant shall install landscaping and parking areas to be consistent with the site plan submitted and shall include one evergreen tree planted every thirty (30) linear feet along the west and south sides of the truck parking area to screen the trucks from view.
2. The applicant shall obtain a building permit to modify the existing barn into a shop for private truck repair and obtain a building permit for the barn addition that has already been constructed.

### Recommended Conditions:

1. Unless otherwise determined by the Public Works Department, a Drainage Report and Grading Plan with Storm Water Management (SWMP) shall be required prior to commercial building construction, import of fill material, grading, paving, or other uses being facilitated on site.
2. This Conditional Use Permit allows the operation of a trucking company and the private maintenance of company vehicles in the shop on site. Any other use requires a new Conditional Use Permit or an amendment to this Conditional Use Permit.
3. A maximum of four semi-trucks and trailers shall be kept on the site at any given time and shall be parked in the parking area covered with recycled asphalt located behind the shop on site as shown on the submitted site plan.
4. This Conditional Use Permit shall expire on January 8, 2013.

### Recommended Notes to the Applicant:

1. All applicable building, fire, zoning, engineering and health codes shall be adhered to with this request.
2. A hauling and filling permit is required prior to importing fill material or dirt to this site.

## CITIZEN COMMENTS

The applicant submitted signatures of 16 of his neighbors in support of his request. These neighbors include:

Donald and Susan Wagner	33600 E 152 <sup>nd</sup> Avenue Brighton, CO 80603
John Arundale	33003 E 152 <sup>nd</sup> Avenue Brighton, CO 80603
Candace Hartman	33003 E 152 <sup>nd</sup> Avenue Brighton, CO 80603
Linnea Ferro	33000 E 156 <sup>th</sup> Court (PO BOX 82) Henderson, CO 80640
Ned and Leanne Davis	33505 E 156 <sup>th</sup> Court Hudson, CO 80642
Steve Hueske	14661 Imboden Road Hudson, CO 80642

**ADAMS COUNTY SHERIFF'S OFFICE:**

None.

**PUBLIC WORKS DEPARTMENT:**

**Drainage Issues**

*Flood Insurance Rate Map – FIRM Panel #08001C0380H*, Federal Emergency Management Agency. March 5, 2007.

*Horse Creek Watershed Outfall Systems Planning Preliminary Design Report*, prepared for Adams County and the Urban Drainage and Flood Control District, prepared by Knight Piesold. February 2003. Figure VI-1k.

*Preliminary Design Report for Lower Box Elder Creek Watershed*, prepared for Adams County, City and County of Denver, and the Urban Drainage and Flood Control District, prepared by Wright Water Engineers, Inc. October 2001. Sheet T-4.

*Flood Hazard Area Delineation for Lower Box Elder Creek Watershed*, prepared for Adams County, City and County of Denver, and the Urban Drainage and Flood Control District, prepared by Wright Water Engineers, Inc. September 2001. not found in study

According to the above references, the site is not located within the delineated flood hazard zone, and there are no planned regional drainage facilities that affect the site.

**Right-of-Way**

<u>Road</u>	<u>Type</u>	<u>Existing</u>	<u>Proposed</u>	<u>Requested</u>
East 152 <sup>nd</sup> Avenue	Rural Arterial	70-ft ½ width	70-ft ½ width	0-ft

According to the Adams County Transportation Plan, East 152<sup>nd</sup> Avenue is classified as a rural arterial roadway. The right-of-way has already been granted.

**Access Issues**

The site is accessing 152<sup>nd</sup> Avenue.

**Construction Issues**

No commercial building construction, import of fill material, grading, paving, or other uses may be undertaken on the property until a Drainage Report and Grading Plan with Storm Water Management (SWMP) are approved by the Department of Public Works. If the proposed construction or use is minimal, the Department of Public Works will reevaluate the applicability/need for the submitting the previously mentioned items.

**REFERRAL AGENCY COMMENTS**

**Responding with Concerns:**

None.

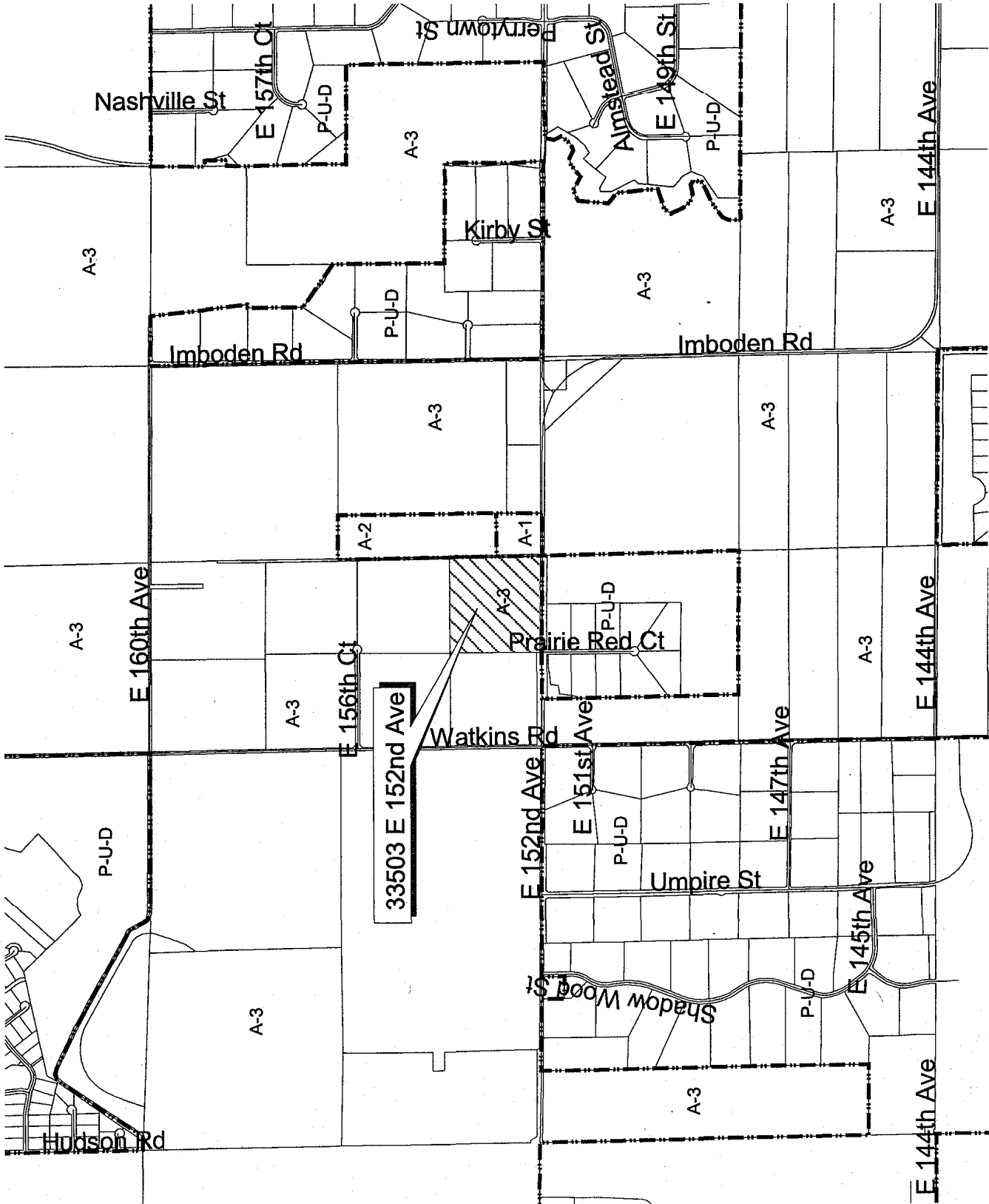
**Legend**

- ★ Special Zoning Conditions
- Zoning Line
- Railroad
- Major Water
- - - Section Lines
- 3 Section Numbers
- ⊘ Airport Noise Overlay District
- ⊘ Incorporated Area



**ADAMS COUNTY**  
COLORADO

This map is produced for cartographic representation only. Adams County assumes no responsibility of any kind for its use.



For display purposes only.

**Wiegert**  
**RCU2007-00036**

**Responding without Concerns:**

Greater Brighton Fire Protection District

United Power

Xcel Energy

**Notified but not Responding / Considered a Favorable Response:**

None.