



Request for Comments

Case Name: Colación Food Truck Storage
Case Number: RCU2023-00063

December 14, 2023

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following application: **Conditional Use Permit to store/park a vehicle (food truck) exceeding 7,000 lbs on a residentially-used property zoned Agricultural-1. The application is strictly for parking and storage and does not allow for the food truck to operate on the property.** This request is located at 10502 East 152nd Avenue. The Assessor's Parcel Number is 0157115102042.

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 January 2, 2024 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 may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases. Thank you for your review of this case.

Greg Barnes
Principal Planner

BOARD OF COUNTY COMMISSIONERS

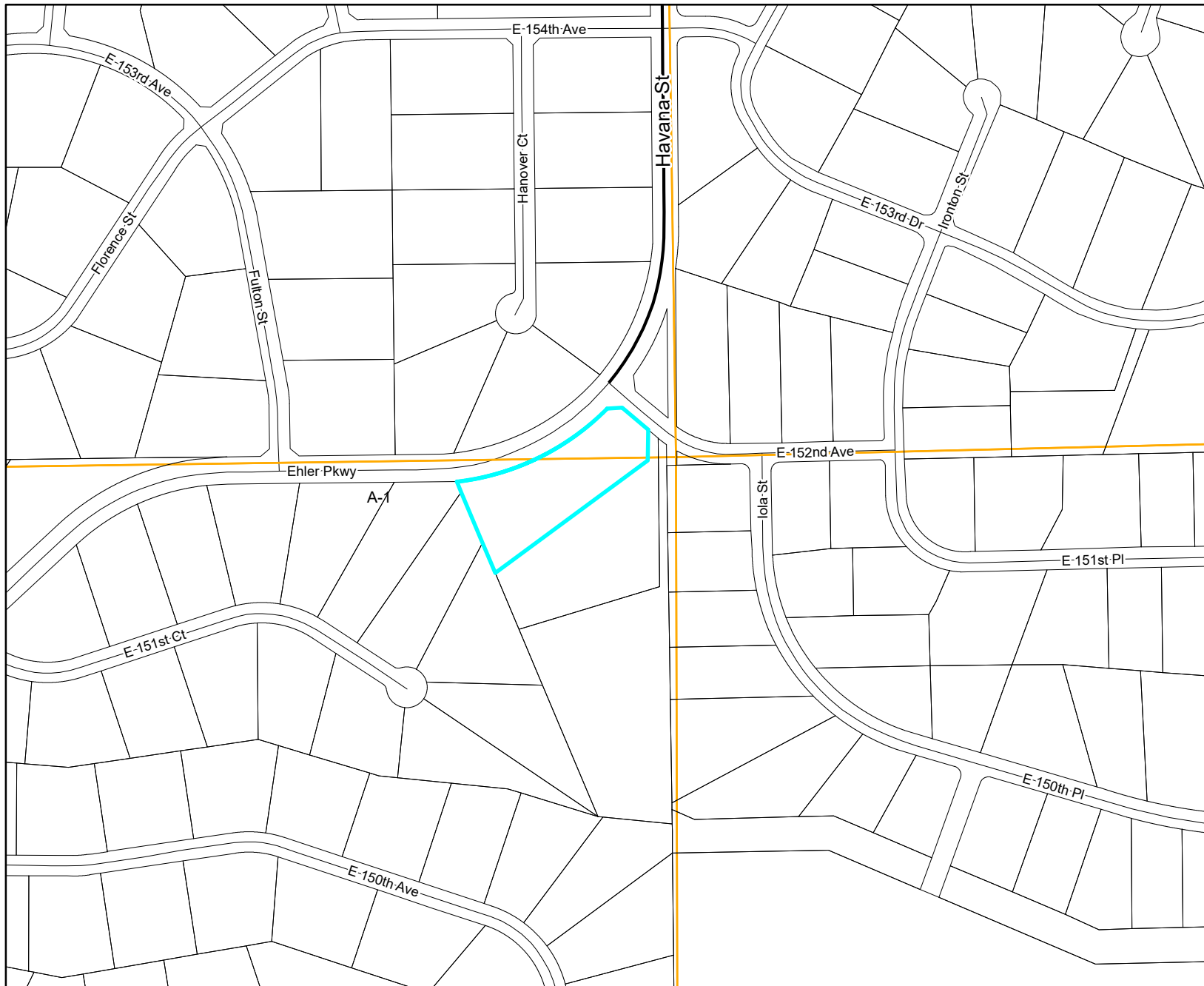
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

- +— Railroad
- Major Water
- Zoning Line
- Sections

Colación Food Truck Storage

RCU2023-00063



For display purposes only.



ADAMS COUNTY
COLORADO

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



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

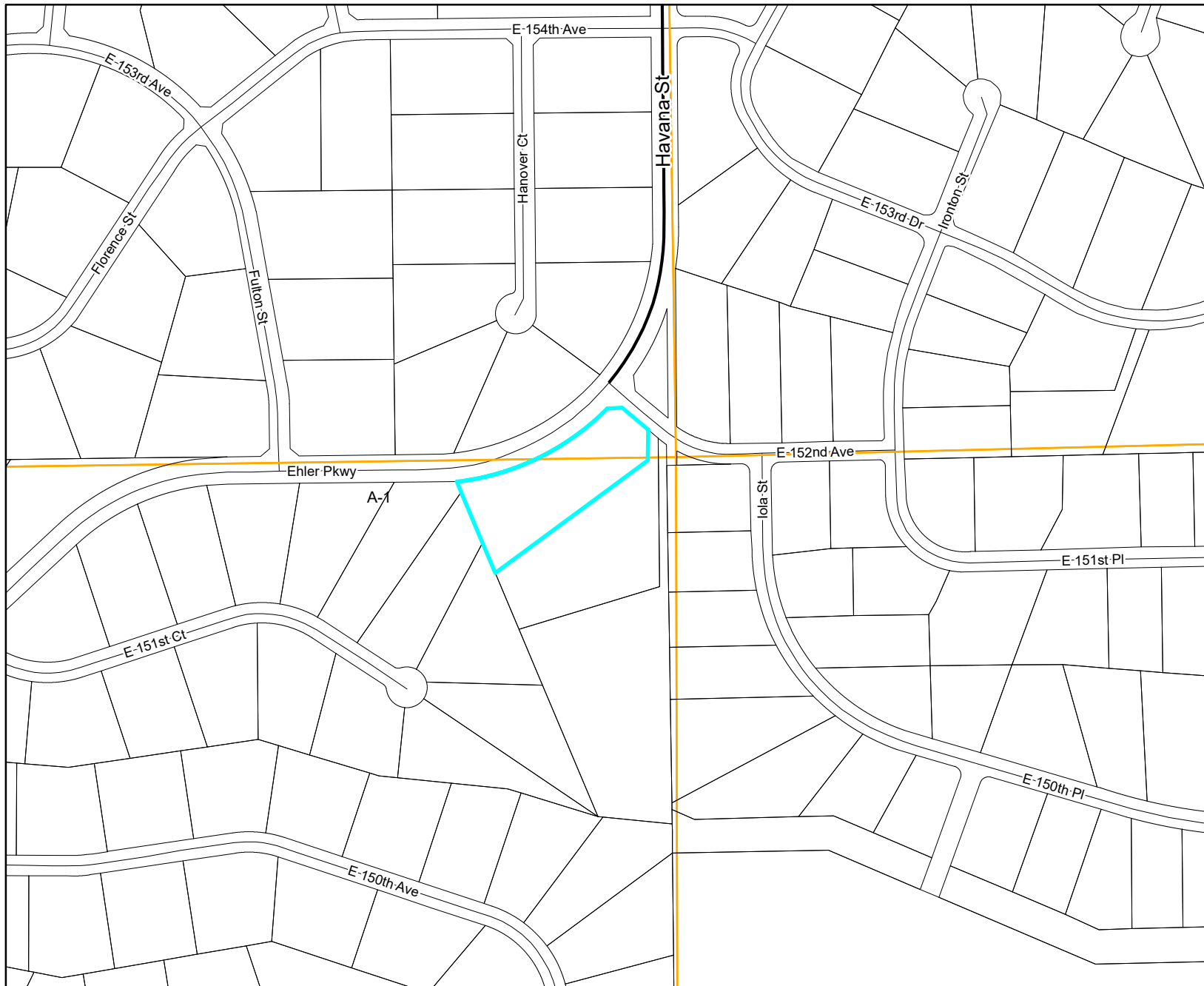
Name(s): Phone #:
Address:
City, State, Zip:
2nd Phone #: Email:

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:



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Colación Food Truck Storage

RCU2023-00063



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ADAMS COUNTY
COLORADO

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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

October 31, 2023

To who it May Concern

My name is Isabel Colacion Talamantes, I am the property Owner of 10502 E 152nd ave brighton CO 80602, This letter is in Regards to a Violation that I got from Adams county Code Compliance, on having Our Food truck parked outside Our property,

I have send the required paperwork to apply for a Unconditional Use permit , I am writing this letter to give you more info on the use of the truck and why we park it outside of our Property

Mariscos Sinaloa food truck has been in business over 8 years, its a Our Main Source of income . we have been Blessed with the this bussines as it has been Expanding each year, We have been Stationary in Our Property located in the city of thornton Co, thanks to Our Expanding small bussines we were able to Costume Built our Home , in a 2.75acre lot . located in the mentioned above Address, We have lived here for 4 years.

We parked our Food truck outside of our home, for the Reason that the food truck is a brand new truck, The food truck is worth more then 100k. Theres lots Thef and Vandalism on this kinds of truck, SO we decided to keep it in our property because we have the Space and its safer in our sight and because it need to be Connected to Electricity to keep the refrigerator Running.

-The food truck is parked on Gravel Area on the south side of the property

-We have all the Permits Required from the State of Colorado. (Adams County health deparment, City of thorton, Denver sales tax. And in complaice with the Colorado secretary of state)

-We Don't sell goods from our Home or Conduct any type of bussines from home.

-we Only park the truck outside of our property from 9pm-9am (its not visible to Residents during the Day)

-My husband and myself are the only two people allowed to drive the Truck, as we are the only ones on the insurance.

With all the respect, I would like to ask the County to grant us this permit, on letting us Park our truck outside of our Property to keep it safe and in our sight. Thank you for your time,

A handwritten signature in black ink, appearing to read 'Isabel Colacion Talamantes', written over a horizontal line.

Isabel Colacion talamantes

11:37 M

5G 75%

← 10502 East 152nd Ave... X



10502



Driveway

Parking of Truck

10502 E 152nd Ave



Directions



Start



Save



Go

gle Maps

10502 E 152nd Ave

The route of parking to the house



Imagery ©2023 Airbus, Maxar Technologies, Map data ©2023 Google 20 ft



10502 E 152nd Ave

Building



Directions



Save



Nearby



Send to
phone



Share



10502 E 152nd Ave, Brighton, CO 80602

ASCENDANT TITLE

110 North Rubey Drive Suite 100

Golden, CO 80403

Ph (303) 801-0530 Fax (303) 801-0532

To: ISABEL COLACION TALAMANTES
1261 E. 85th PLACE
DENVER, CO 80229

Owner/Purchaser: ISABEL COLACION TALAMANTES

Date: June 19, 2015

File Number: 14622

Property Address: 10502 E. 152ND AVENUE, BRIGHTON, CO 80602

Enclosed please find the following item(s) concerning the above captioned order. Should you have any questions regarding the attached documentation, please contact us at (303) 801-0530.

We appreciate your business very much.

☒ Owner's Title Policy
☐ Tax Certificate
☐ Schedule B-1 Documents
☐ Original Documents

☐ Endorsement(s)
☐ Covenants, Conditions, Restrictions
☐ Ownership Encumbrance Report
☐ Other _____

☐ Commitment
☐ Schedule B-2 Documents
☐ Title Guarantee


Policy Transmittal

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 any gender shall be applicable to all genders.

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



JOGAN ENTERPRISE, LLC
KEVIN R. HERGERT, MEMBER



JOGAN ENTERPRISE, LLC
ANNE L. HERGERT, MEMBER

STATE OF COLORADO

}ss.

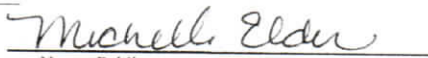
COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 15th day of May, 2015

By: ISABEL COLACION TALAMANTES and JOGAN ENTERPRISE, LLC.

My Commission expires: 4/23/2017

Witness my hand and official seal.

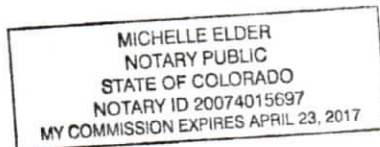


Notary Public

932A Rev 7-84 WD

FILE No.: 14622

DOC FEE \$ 5.50





TREASURER & PUBLIC TRUSTEE

ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

ORIGINAL

Account Number R0186676

Parcel 0157115102042

Assessed To

TALAMANTES ISABEL COLACION
10502 E 152ND AVE
BRIGHTON, CO 80602

Certificate Number 2023-237352

Order Number

Vendor ID

ISABEL COLACION TALAMANTES

Legal Description

JOGAN ESTATES LOT 1

Situs Address

10502 E 152ND AVE

| Year | Tax | Interest | Fees | Payments | Balance |
|--|------------|----------|--------|--------------|---------------|
| Tax Charge | | | | | |
| 2022 | \$5,445.44 | \$0.00 | \$0.00 | (\$5,445.44) | \$0.00 |
| Total Tax Charge | | | | | \$0.00 |
| Special Assessment: ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER | | | | | |
| 2022 | \$92.98 | \$0.00 | \$0.00 | (\$92.98) | \$0.00 |
| Total Special Assessment: ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER | | | | | \$0.00 |
| Special Assessment: TREASURER'S FEE SWU | | | | | |
| 2022 | \$9.30 | \$0.00 | \$0.00 | (\$9.30) | \$0.00 |
| Total Special Assessment: TREASURER'S FEE SWU | | | | | \$0.00 |
| GRAND TOTAL | | | | | \$0.00 |
| Grand Total Due as of 10/27/2023 | | | | | \$0.00 |

TREASURER'S FEE SWU

\$9.30

Tax Billed at 2022 Rates for Tax Area 242 - 242

| Authority | Mill Levy | Amount | Values | Actual | Assessed |
|-----------------------------|-------------|------------|-------------------|-----------|----------|
| RANGEVIEW LIBRARY DISTRICT | 3.6150000* | \$190.76 | RES IMPRV LAND | \$153,750 | \$10,690 |
| FIRE DISTRICT 6 - GREATER B | 15.3200000 | \$808.44 | SINGLE FAMILY RES | \$605,493 | \$42,080 |
| ADAMS COUNTY | 26.9670000 | \$1,423.05 | Total | \$759,243 | \$52,770 |
| SD 27 | 56.2900000 | \$2,970.42 | | | |
| URBAN DRAINAGE SOUTH PLATTE | 0.1000000 | \$5.28 | | | |
| URBAN DRAINAGE & FLOOD CONT | 0.9000000 | \$47.49 | | | |
| Taxes Billed 2022 | 103.1920000 | \$5,445.44 | | | |

* Credit Levy

ADAMS COUNTY SPECIAL ASSESSMENTS - STORMWATER

\$92.98

ALL TAX SALE AMOUNTS ARE SUBJECT TO CHANGE DUE TO ENDORSEMENT OF CURRENT TAXES BY THE LIENHOLDER OR TO ADVERTISING AND DISTRRAINT WARRANT FEES. CHANGES MAY OCCUR; PLEASE CONTACT THE TREASURY PRIOR TO MAKING A PAYMENT AFTER AUGUST 1. TAX LIEN SALE REDEMPTION AMOUNTS MUST BE PAID BY CASH OR CASHIER'S CHECK.

SPECIAL TAXING DISTRICTS AND THE BOUNDARIES OF SUCH DISTRICTS MAY BE ON FILE WITH THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK, OR, THE COUNTY ASSESSOR.

This certificate does not include land or improvements assessed under a separate account number, personal property taxes, transfer tax, or, miscellaneous tax collected on behalf of other entities, special or local improvement district assessments, or mobile homes, unless specifically mentioned.

I, the undersigned, do hereby certify that the entire amount of taxes due upon the above described parcels of real property and all outstanding lien sales for unpaid taxes as shown by the records in my office from which the same may still be redeemed with the amount required for redemption on this date are as noted herein. In witness whereof, I have hereunto set my hand and seal.





TREASURER & PUBLIC TRUSTEE ADAMS COUNTY, COLORADO

Certificate Of Taxes Due

TREASURER & PUBLIC TRUSTEE, ADAMS COUNTY,
Alexander L Villagran

4430 S. Adams County Parkway
Brighton, CO 80601

A handwritten signature in black ink, appearing to read "Alexander L. Villagran".





10450 E 159th Court
 Brighton, CO 80602
 303-637-0344
www.ToddCreekVillage.org
 Hours: Monday-Friday 8am-4pm

STATEMENT

| ACCOUNT NO. | SERVICE ADDRESS | BILL DATE | LATE AFTER | PAY THIS AMOUNT | | | | |
|--|----------------------|----------------------|------------|------------------|-----------------|------------|--------|-------|
| 4110.01 | 10502 E 152nd Avenue | 09/30/2023 | 10/15/2023 | \$343.73 | | | | |
| BILLING SUMMARY | | METER READING DETAIL | | | | | | |
| | | FROM | TO | PREVIOUS READING | CURRENT READING | MULTIPLIER | USAGE | |
| Prior Period Balance | \$479.18 | Potable | 08/18/2023 | 09/18/2023 | 473 | 482 | x 1000 | 9,000 |
| Payments | \$300.00CR | Non-Potable | 08/18/2023 | 09/18/2023 | 0 | 0 | x 1000 | 0 |
| Adjustments | \$0.00 | | | | | | | |
| Fixed Monthly Charge | \$57.75 | | | | | | | |
| Water Usage - Potable | \$63.00 | | | | | | | |
| Reserve Fee | \$15.00 | | | | | | | |
| Conserv Water Fee - Potable | \$15.00 | | | | | | | |
| Penalty | \$10.00 | | | | | | | |
| DELQ/INTEREST | \$3.80 | | | | | | | |
| Pay This Amount | \$343.73 | | | | | | | |
| Amount Due after the 15th | \$356.57 | | | | | | | |
| Activity after 9/26/2023 may not be reflected on this bill. NOTE NEW ONLINE PAYMENT SYSTEM WWW.INVOICECLOUD.COM/TODDCREEKVILLAGE | | | | | | | | |

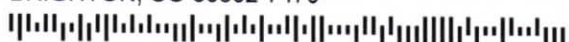
Activity after 9/26/2023 may not
 be reflected on this bill. NOTE
 NEW ONLINE PAYMENT SYSTEM
WWW.INVOICECLOUD.COM/TODDCREEKVILLAGE

TODD CREEK VILLAGE
 METROPOLITAN DISTRICT
 10450 E. 159th Court
 BRIGHTON CO 80602-7977

Make checks payable to: TCVMD

ADDRESSEE

ISABELL COLACION-TALAMANTES
 10502 E 152ND AVE
 BRIGHTON, CO 80602-7470



T4 SN1088

Please Detach and Return with Your Payment to Ensure Proper Credit

| SERVICE ADDRESS | | |
|------------------------------------|------------|-----------------|
| 10502 E 152nd Avenue | | |
| ACCOUNT NUMBER | BILL DATE | LATE AFTER |
| 4110.01 | 09/30/2023 | 10/15/2023 |
| Amount Due after the 15th \$356.57 | AMOUNT DUE | AMOUNT ENCLOSED |
| | \$343.73 | \$ |

REMIT TO

TODD CREEK VILLAGE METROPOLITAN DISTRICT
 10450 E. 159th COURT
 BRIGHTON, CO 80602-7977



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

4064 1 AV 0.498
ISABEL COLACION TALAMANT
10502 E 152ND AVE
BRIGHTON CO 80602-7470

5 4064
C-10



Payment Due By
10/30/2023

Total Due
\$233.83

| From Date | To Date | Days | Billing Date |
|------------|------------|------|--------------|
| 09/06/2023 | 10/05/2023 | 29 | 10/09/2023 |

Service Address **10502 E 152ND AVE
RESIDENCE (METER PEDESTAL)**

Account # **19830400** District **WEST** Cycle **8**

PAPERLESS HAS PERKS!

Simplify, clear the clutter, and reduce your impact with Paperless Billing. **Plus, this month, Paperless could win you \$150!** Learn how to win at www.unitedpower.com/paperless

| Rate | Meter | Prev Rdg | Pres Rdg | Mult | kWh | Dmd |
|------|---------|----------|----------|------|------|--------|
| R1 | 1707245 | 32613 | 34611 | 1 | 1998 | 10.688 |

Demand Time/Date 10/02/2023 09:00 PM

ACTIVITY SINCE LAST BILL

| | |
|------------------------------|---------|
| Previous Balance | 338.76 |
| Payment Received - Thank You | -338.76 |
| Balance Forward | 0.00 |

CURRENT BILLING DETAIL

| | | |
|---------------|--------------------|--------|
| Energy Charge | 1,998 KWH @ 0.0995 | 198.80 |
| Demand Charge | 10.688 KW @ 1.50 | 16.03 |
| Fixed Charge | | 19.00 |
| Current Month | | 233.83 |

TOTAL DUE [PAID BY AUTO PAY ON 10/30/2023] 233.83

ISABEL COLACION TALAMANT
10502 E 152ND AVE
BRIGHTON CO 80602-0000

Account # **19830400**

Payment Due By
10/30/2023

Total Due
\$233.83

Amount Enclosed \$ **PAID BY AUTO PAY**



United Power
Operation Round-Up
FOUNDATION

☐ Want your small change to give back? Round-up your bill to \$234.00 and check here to enroll in our Round-Up Assistance program.



Pay Your Bill Online
Visit www.unitedpower.com



Pay Your Bill By Phone
Call 866-999-4485



Pay Your Bill By Mail
Return Stub with check payment

Please Make Checks Payable and Return to:

UNITED POWER
PO BOX 173703
DENVER CO 80217-3703

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