



DEVELOPMENT APPLICATION FORM

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:

Owner's Printed Name

Date:

Name:

Owner's Signature



land uses in the area. Yellow area subject to CUP

The area is residential and is zoned R-1-C with portions being also zoned A (agricultural). surrounding uses are rural residential and agricultural. The proposed request will not alter the base zoning or land uses of the area.

Adams County Residential Property Profile

Parcel Number: [0172109403013](#)

Owners Name and Address:	Property Address:
TORRES BARRERA JORGE A 10465 BRIGHTON RD HENDERSON CO 80640-8944	10465 BRIGHTON RD

Account Summary

Legal Description

SUB:HAZELTINE HEIGHTS BLK:4 LOT:15 & LOT:16

Subdivision Plat

HAZELTINE HEIGHTS

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0075091	On or Before 01/01/1996	<u>282</u>	108.190

Permits

Permit Cases

[BDP01-00521](#)
[BDP02-2396](#)
[BDP19-0460](#)
[BDP20-1104](#)
[BDP22-1677](#)
[BDP22-2377](#)
[PLN2010-00012](#)
[VIO2006-50381](#)
[VIO2007-55051](#)
[VIO2009-61034](#)
[VIO2009-61035](#)
[VIO2009-61036](#)
[VIO2009-61037](#)
[VIO2009-62127](#)
[VIO2011-00730](#)
[VIO2016-01107](#)
[VIO2023-04052](#)

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
12/03/2002	\$166,000.00	WD	C1062597			CALVERT MARY	CAVANAUGH MICHAEL TIMOTHY AND	\$16.6	12/05/2002
07/16/2003	\$10.00	QC	C1176873			CAVANAUGH MICHAEL TIMOTHY AND	CAVANAUGH MICHAEL TIMOTHY AND	\$0	07/17/2003
09/10/2003	\$10.00	QC	C1207536			CAVANAUGH MICHAEL TIMOTHY AND	CAVANAUGH MICHAEL TIMOTHY AND	\$0	09/10/2003
09/11/2023	\$493,000.00	SWD	2023000051857			CAVANAUGH MICHAEL TIMOTHY AND, CAVANAUGH JULIE ANN	TORRES BARRERA JORGE A	\$49.3	09/12/2023

Click [here](#) to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0075091	Residential	Acres	0.2200	SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT	School District 27-Brighton	I	\$90,000.00	\$6,030.00
Land Subtotal:							\$90,000.00	\$6,030.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0075091	\$379,000.00	\$25,390.00
Improvements Subtotal:	\$379,000.00	\$25,390.00

Total Property Value	\$469,000.00	\$31,420.00
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Building Summary

Building Number: 1.00

Individual Built As Detail

Built As:	Ranch 1 Story
Year Built:	1979
Building Type:	Residential
Construction Type:	Frame Masonry Veneer
Built As SQ Ft:	1320
Number of Rooms:	5
Number of Baths:	2.00
Number of Bedrooms:	2
Attached Garage SQ Ft:	
Detached Garage Square Ft:	
Basement SQ Ft:	
Finished Basement SQ Ft:	

Tax Summary

Click [here](#) to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

130 141

Commissioner Representative

Commissioner District	Link to Representative
2	Click Here

State House Representative

House District	Link to Representative
32	Click Here

State Senate Representative

Senate District	Link to Representative
21	Click Here
24	Click Here

US Congress Representative

Congressional District	Link to Representative
8	Click Here

Zoning Summary

Zoning Summary

Zoning Authority	Zoning
Adams County	R-1-C

Note: Data is updated daily. Above data was updated as of: 12/25/23

Legal Disclaimer: Although every reasonable effort has been made to ensure the accuracy of the public information data and graphic representations, Adams County cannot be responsible for consequences resulting from any omissions or errors contained herein. Adams County assumes no liability whatsoever associated with the use or misuse of this data

Electronically Recorded RECEPTION#: 2023000051857,
9/12/2023 at 8:23 AM, 1 OF 2,
REC: \$18.00 DocStamp: \$49.30
TD Pgs: 3 Josh Zygielbaum, Adams County, CO.



Order No.: 598-CS0609815-153

Doc Fee: \$49.30

SPECIAL WARRANTY DEED

THIS DEED, Made this ⁶/₁₁th day of September, 2023, between

Michael Timothy Cavanaugh and Julie Ann Cavanaugh

grantor(s), and

Jorge A. Torres Barrera, as Tenant In Severalty

whose legal address is **10465 Brighton Road, Henderson, CO 80640-8944**

grantee(s);

WITNESS, That the grantor(s), for and in consideration of the sum of **Four Hundred Ninety-Three Thousand And No/100 Dollars (\$493,000.00)**, 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 grantee(s), their heirs and assigns forever, all the real property together with improvements, if any, situate, lying and being in the County of Adams, State of COLORADO, described as follows:

Lots 15 and 16, Block 4, Hazeltine Heights,
County of Adams, State of Colorado.

also known by street and number as **10465 Brighton Road, Henderson, CO 80640-8944**

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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances except for taxes for the current year, a lien but not yet due and payable, subject to statutory exceptions as defined in CRS 38-30-113, revised.

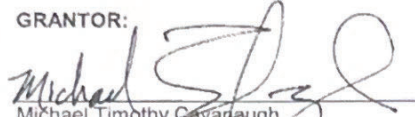
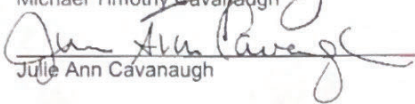
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), their heirs, and assigns forever. The grantor(s), for themselves, their heirs and personal representatives or successors, does covenant and agree that they shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), their heirs and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under the grantor(s).

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

SPECIAL WARRANTY DEED
(continued)

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

GRANTOR:


Michael Timothy Cavanaugh

Julie Ann Cavanaugh

State of Colorado }

}ss

County of Adams

The foregoing instrument was acknowledged before me this ^{18th} day of September, 2023 by Michael Timothy Cavanaugh and Julie Ann Cavanaugh known or identified to me to be the person whose name is subscribed to the within instrument and acknowledged to me that he/she executed the same.


Notary Public

My Commission Expires: _____

(SEAL)

Angela M Falbo
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 19914004605
COMMISSION EXPIRES January 3, 2026



500 Cooperative Way
Brighton CO 80603-8728

Your Touchstone Energy® Cooperative

www.unitedpower.com

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

4 903

JORGE TORRES
10465 BRIGHTON RD
HENDERSON CO 80640-8944



Payment Due By
01/10/2024

Total Due
\$172.68

From Date
11/17/2023

To Date
12/19/2023

Days
32

Billing Date
12/21/2023

Service Address
**10465 BRIGHTON RD
RESIDENCE**

Account # **3297321** District **SOUTH** Cycle **11**

Small Change - Big Difference

When you round-up your monthly bill, that small change makes a big difference right here in your community. Check the box on this bill, or visit unitedpower.com to sign up.



Rate	Meter	Prev Rdg	Pres Rdg	Mult	kWh	Dmd
R1	1567282	72412	73861	1	1449	6.332

Demand Time/Date 11/18/2023 08:15 AM

ACTIVITY SINCE LAST BILL

Previous Balance 97.07
Payment Received - Thank You -97.07
Balance Forward 0.00

CURRENT BILLING DETAIL

Energy Charge 1,449 KWH @ 0.0995 144.18
Demand Charge 6.332 KW @ 1.50 9.50
Fixed Charge 19.00
Current Month 172.68

TOTAL DUE [PAID BY AUTO PAY ON 01/10/2024] 172.68

JORGE TORRES
10465 BRIGHTON RD
UNINCORPORATED CO 80640-0000

Account # **3297321**

Payment Due By
01/10/2024

Total Due
\$172.68

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



United Power
Operation Round-Up
FOUNDATION



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

Want your small change to give back? Round-up your bill to \$173.00 and check here to enroll in our Round-Up Assistance program.

Please Make Checks Payable and Return to:

UNITED POWER
PO BOX 173703
DENVER CO 80217-3703

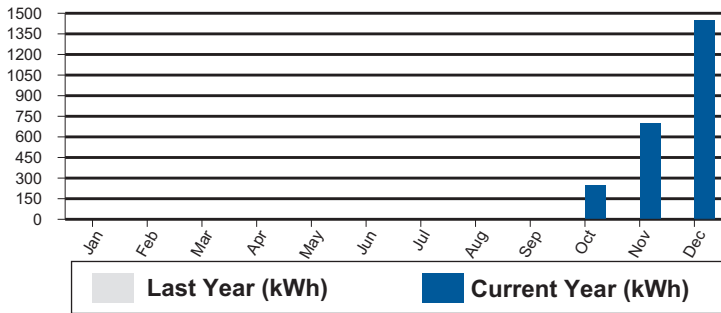
11



Electric Usage History

From Date To Date

Account # **3297321** 11/17/2023 12/19/2023



Electric Usage Comparison

Electric kWh	Days	Total kWh	Avg kWh/Day	kWh Cost/Day
Current Month	32	1449	45	\$5.40
Last Month	28	697	25	\$3.47
One Year Ago	0	0	0	\$0.00

Temperature Comparison

Avg Temp	37° F	Avg Temp Last Yr.	32° F
High Temp	71° F	High Temp Date	12/06/2023
Low Temp	12° F	Low Temp Date	11/25/2023



View detailed 15 minute energy consumption intervals and usage history through the Power Portal.

www.unitedpower.com/PowerPortal



UNITED POWER, INC.

500 Cooperative Way
Brighton, CO 80603

Member Services 303-637-1300
Payments - 24 hrs/day 866-999-4485
Toll Free 800-468-8809

Report an Outage
303-637-1350

www.unitedpower.com/outage

For office locations, hours and more information:

www.unitedpower.com

Convenient Payment Options



Online Account

Make payments, report outages and enroll in Auto Pay and Paperless Billing at www.unitedpower.com.



Mobile App

Download the free United Power mobile app to make payments and report outages on the go.



Pay by Phone

Call 866-999-4485 to check account status and pay with a check or credit card (no fees) 24 hours a day.



Payment Kiosk

Walk up and pay with cash, check or card. Locations and hours at www.unitedpower.com/payments.

Other Ways to Pay

Auto Pay

Have your bill automatically paid on your due date from the payment method of your choice.

Paperless Billing

Go paper-free. Receive an email notification, not a statement in the mail. View and pay bills online.

Pay As You Go - Prepaid Billing

Avoid deposits and late fees when you prepay for electricity. You choose how much and when to pay.

Pay Now

No login or password? No problem. Make a quick payment on our website by check or credit card.

MoneyGram

Make cash payments that post immediately to your account at over 40,000 MoneyGram locations.

Budget Billing

Take the ups and downs out of your monthly budget and pay the same amount each month.

Custom Billing Period

Choose a billing timeframe that is most convenient for you, and your budget.

Bill Payment Assistance

For information or to see if you qualify for energy assistance for your winter home heating costs, contact LEAP at 1-866-HEATHHELP (1-866-432-8435) or your county department of social services. Additional resources for assistance can be found at www.unitedpower.com/assistance.

Life Sustaining Equipment

Please tell us if you or a member of your household relies on life-sustaining medical devices that are dependent on electricity. We will flag your account accordingly. Protect your loved ones with a back-up plan for disasters or power outages. Learn more at www.unitedpower.com/medical-devices.

Call 811 Before You Dig

Before you begin any digging project, always have underground utilities marked. Notify the Colorado Utility Notification Center at least 3 days before digging. To schedule locates call 811 or visit www.colorado811.org.

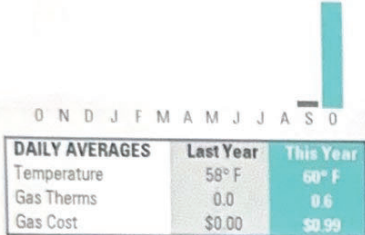
¿Necesitas ayuda en español?

Estamos disponibles para ayudarle. Llame al 303-637-1300 opción 9, o visite www.unitedpower.com/espanol.



SERVICE ADDRESS		ACCOUNT NUMBER	DUE DATE
JORGE TORRES 10465 BRIGHTON RD HENDERSON, CO 80640-8944		53-0012895565-2	11/14/2023
STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE	
850329285	10/24/2023	\$27.83	

YOUR MONTHLY NATURAL GAS USAGE



QUESTIONS ABOUT YOUR BILL?

See our website: xcelenergy.com
 Call Mon - Fri 7 a.m.-7 p.m. or Sat 9 a.m.-5 p.m.
 Please Call: 1-800-895-4999
 Español: 1-800-687-8778
 Or write us at: XCEL ENERGY
 PO BOX 8
 EAU CLAIRE WI 54702-0008



SUMMARY OF CURRENT CHARGES (detailed charges begin on page 2)

Natural Gas Service	09/26/23 - 10/24/23	18 therms	\$27.83
Current Charges			\$27.83

ACCOUNT BALANCE (Balance de su cuenta)

Previous Balance	As of 09/26	\$193.54
Payment Received	Auto Pay 10/23	-\$178.73 CR
	Auto Pay 10/17	-\$14.81 CR
Balance Forward		\$0.00
Current Charges		\$27.83
Amount Due (Cantidad a pagar)		\$27.83

INFORMATION ABOUT YOUR BILL

The Energy Assistance Charge is required by state law to fund programs that help income-qualified Coloradans pay their utility bills. This is reflected on your monthly bill (79 cents for electric service and 79 cents for natural gas service). You may opt out of these charges by calling 800-895-4999. Find out how to get help at 866-HEAT-HELP (866-432-8435). See the back of your bill for details.

Thank you for your payment.

RETURN BOTTOM PORTION WITH PAYMENT ONLY • PLEASE DO NOT INCLUDE OTHER REQUESTS • SEE BACK OF BILL FOR CONTACT METHODS



Please help our neighbors in need by donating to Energy Outreach Colorado. Please mark your donation amount on the back of this payment stub and CHECK THE RED BOX under your address below.

AV 01 030136 43364H142 A**5DGT



JORGE TORRES
 10465 BRIGHTON RD
 HENDERSON CO 80640-8944

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0012895565-2	11/14/2023	\$27.83	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

NOVEMBER						
S	M	T	W	T	F	S
			1	2	3	4
5	6	7	8	9	10	11
12	13	14	15	16	17	18
19	20	21	22	23	24	25
26	27	28	29	30		

XCEL ENERGY
 P.O. BOX 9477
 MPLS MN 55484-9477



32 53111423 00128955652 0000000278300000002783

Jorge Torres
10465 Brighton Road
Henderson, CO 80640

Letter of Intent for Conditional Use Permit

January 10, 2024

This Letter is to express the intent of our application for Conditional Use Permit at the property located on: 10465 Brighton Road (SUB: HAZELTINE HEIGHTS BLK:4 LOT:15 & LOT:6, PARCEL#0172109403013).

Intended use: The Conditional Use Permit is to allow my work vehicles with trailers and spare equipment to be parked in above property, from Monday-Saturday (Dependent on weather. I work in the construction/asphalt industry and I work as weather permits. Cold/Rainy/Snowy weather prevents me from being able to work). The location of where said vehicles will be parked will be on the south side of the property facing 104th Way. The designated area is 38' x 75' and has been covered with aggregate (unpaved). We are requesting permission because we don't have any other safe place to park.

Traffic: Currently, we access the parking to my property using 104th Way to avoid congestion on Brighton Road as well as prevent traffic on a daily basis. There will be at least the minimum specified number of accessible parking spaces. The vehicle in question for this CUP will be as follows:

- 2 trucks with 24' trailers
- 1 Dump Truck

There is no tall fence, wall, trees or other obstructions planned which obstruct the view of approaching vehicles. The vehicles will approximately be about 10 feet behind the current fence on my property, they will not obstruct any portion of the roadway. All parking will be off-street parking. There will not be any other work related vehicles other than the ones mentioned above.

Environmental Protection: This CUP will not affect the safeguard to the health, safety and general welfare of persons residing or working in any adjoining or surrounding property. We would not store any type of containment to the environment. Vehicles and equipment repairs and services are done at shops. No trees will be disturbed during this process.

Regards



Jorge Torres

HAZELTINE HEIGHTS WATER DISTRICT

PO Box 38 - Henderson, CO 80640

303-916-3800

Account Number	Usage From:	Usage Through:	Previous Meter Reading	Present Meter Reading	Gallons Used	Date Due	
4-17		12/20/23	0	0	0	1/10/24	
Unpaid Balance	Past Due 30 Days	Past Due 60 Days	Penalty	DEPOSIT	Interest	Water Bill	Total Due
0.00	0.00	0.00	0.00	0.00	0.00	60.00	\$60.00

Payments must be received by the 10th of the month

Invoice:

Name	Jorge Torres Barrera
Street	10465 Brighton Rd
City	Henderson, CO
	80640-8944

<https://HazeltineHeightsWaterDistrict.colorado.gov>



COLORADO
RECEIPT OF PAYMENT (Tax, Fees, Costs,
Interests, Penalties)

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0075091	0172109403013	Jun 6, 2023	Jun 2, 2023	2023-06-06-99-4881

CAVANAUGH MICHAEL TIMOTHY AND
 8550 ARISTA PL APT 212
 BROOMFIELD, CO 80021-4176

Situs Address	Payor
10465 BRIGHTON RD	CHASE (CORELOGIC-WIRE-2023-0602- \$139,750.221.55) 3001 HACKBERRY ROAD IRVING TX 75063

Legal Description	Actual	Assessed	Year	Area	Mill Levy
SUB HAZELTINE HEIGHTS BLK 4 LOT 15 & LOT 16					
Property Code					
RES IMPRV LAND - 1112	90,000	6,260	2022	282	108.19
SINGLE FAMILY RES - 1212	230,697	16,030	2022	282	108.19

Payments Received	
Direct Deposit	Multi-Account Payment
Bank Account 1	

Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$2,411.56	\$1,205.78	\$1,205.78	\$0.00
				\$1,205.78	\$0.00
				Balance Due as of Jun 2, 2023	\$0.00

4430 S ADAMS COUNTY PKWY C2436
 BRIGHTON CO 80601
 [Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
 Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!



COLORADO
RECEIPT OF PAYMENT (Tax, Fees, Costs,
Interests, Penalties)

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0075091	0172109403013	Feb 17, 2023	Feb 14, 2023	2023-02-17-MASS-1757

CAVANAUGH MICHAEL TIMOTHY AND
 8550 ARISTA PL APT 212
 BROOMFIELD, CO 80021-4176

Situs Address	Payor
10465 BRIGHTON RD	CHASE

Legal Description
 SUB:HAZELTINE HEIGHTS BLK:4 LOT:15 & LOT:16

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	90,000	6,260	2022	282	108.19
SINGLE FAMILY RES - 1212	230,697	16,030	2022	282	108.19

Payments Received	
Direct Deposit	Multi-Account Payment
Bank Account 1	

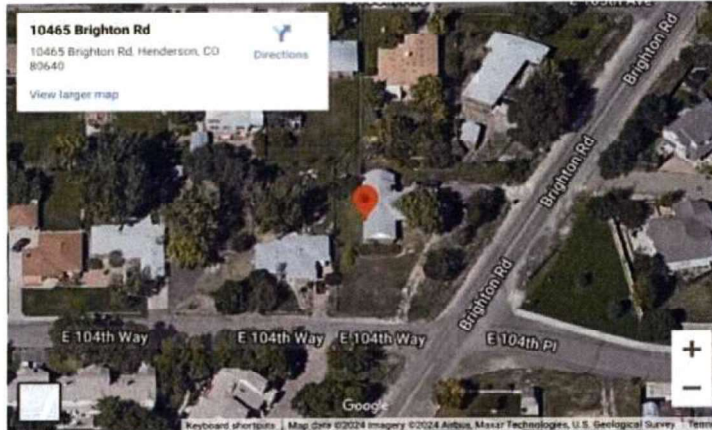
Payments Applied					
Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$2,411.56	\$0.00	\$1,205.78	\$1,205.78
				\$1,205.78	\$1,205.78
				Balance Due as of Feb 14, 2023	\$1,205.78

4430 S ADAMS COUNTY PKWY C2436
 BRIGHTON CO 80601
 [Stay Safe! Please use website payment services www.adcotax.com]

Email: treasurer@adcogov.org
 Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

10465 BRIGHTON RD HENDERSON, CO 80640-8944



These images are provided by Google Maps. ValueCheck is supplying the data to assist the user in understanding the subject property and its surroundings. Any assumptions made from the images are the sole responsibility of the user and ValueCheck assumes no liability.

Ownership Information

Owner Name:

JORGE A TORRES BARRERA

Mailing Address:

10465 BRIGHTON RD HENDERSON, CO 80640-8944

Property Description

County: Adams [View Parcel Map](#)
Parcel Num: 1721-09-4-03-013 Census: 0085.12
Schedule Num: R0075091 Owner Occ.: Yes
Property ID: R0075091 Tax Area: 282
Subdivision: HAZELTINE HEIGHTS

Legal Description:

SUB:HAZELTINE HEIGHTS BLK:4 LOT:15 & LOT:16

Formal Legal Description:

SUB:HAZELTINE HEIGHTS BLK:4 LOT:15 & LOT:16

Property Characteristics

Property Type:	SINGLE FAMILY	Bsmt Sq. Ft:	
House Style:	RANCH	Fin. Bsmt SF:	
Year Built:	1979	Bsmt Type:	
Square Feet:	1,320	Lot Size:	9,583
Bedrooms:	2	Fireplaces:	1
Bathrooms:	2.00	Heat:	FORCED AIR UNIT
Garage Type:	CARPORT	Cooling:	
Car Spaces:	1.00	Roof Cover:	WOOD SHAKE/ SHINGLES
Exterior:	FRAME		

Assessment Information

Land Value:	\$ 6,090	Land Mkt. Value:	\$ 90,000	Assess Year:	2023
Imp. Value:	\$ 25,640	Imp. Mkt. Value:	\$ 379,000	Tax Year:	2022
Assessed Value:	\$ 31,730	Assessed Mkt. Value:	\$ 469,000	Taxes:	\$ 3,088.82



The black arrows are the landscape areas.

According to the Adams County website, my Lote size is 9,583 sqft, there would not be any changes to the landscape areas. The property has 10 existing trees of different kinds. The arrow between the designated area for CUP and the neighbor driveway there are some kind of small trees or bushes along the fence that are going to stay. The bigger arrow close to Brighton Rd has the most trees (7). The rest of the arrows have grass and trees. No trees or any landscape areas will be disturbed.



SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

January 30, 2024

Jorge Torres
10465 Brighton Road
Henderson, Colorado 80640

**RE: 10465 Brighton Road / Traffic Generation Analysis
Adams County, Colorado**

Dear Jorge,

SM ROCHA, LLC is pleased to provide traffic generation information for the development entitled 10465 Brighton Road. This development is located on the northwest corner of Brighton Road and E 104th Way in Adams County, Colorado.

The intent of this analysis is to present traffic volumes likely generated by the proposed conditional use and consider potential impacts to the adjacent roadway network.

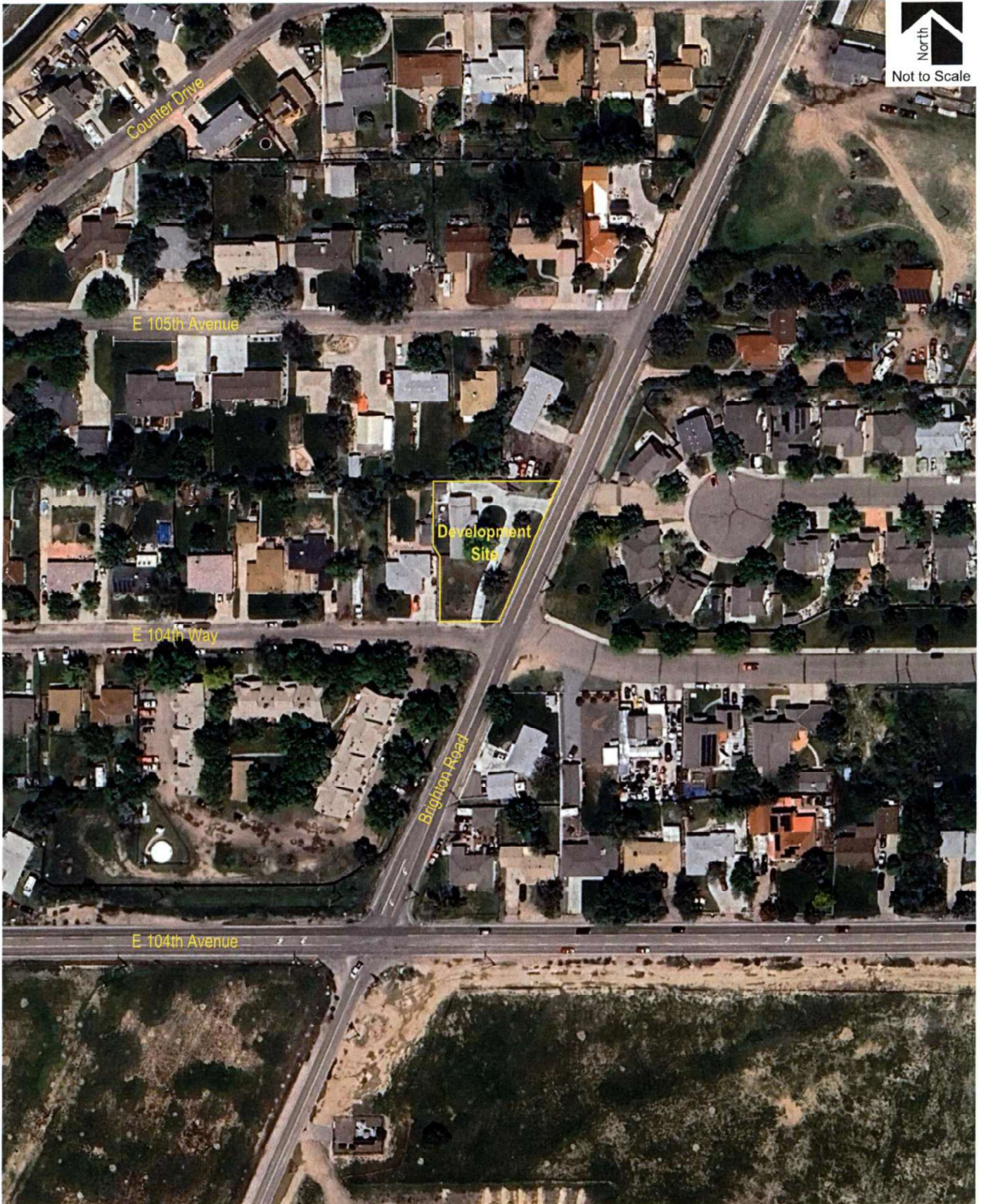
The following is a summary of analysis results.

Site Description and Access

Land for the conditional use is currently occupied by one single-family home and surrounded by a mix of commercial, industrial, and residential land uses. The proposed conditional use is understood to entail the allowance of commercial vehicle parking on-site.

Existing access to the site is provided via one full-movement driveway onto Brighton Road and one full-movement driveway onto E 104th Way.

General site and access locations are shown on Figure 1.



Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11th Edition, were applied to the proposed conditional use in order to estimate the average daily traffic (ADT) and peak hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

Application of ITE's trip generations rates for land use code 150 (Warehousing) was considered for the conditional use. However, estimated facility operations were used to determine average daily and weekday peak hour trip information for the proposed land use.

Facility operations are expected to be limited to the storage of commercial and heavy vehicles on-site. It has been noted that, through conversation with the City, a small amount of commercial traffic has been introduced to similar conditional uses. Therefore, trip generation rates were estimated by determining how many vehicles are able to park on the driveway. In order to apply this method, the total length of the driveway was calculated to be approximately 285 linear feet. Conservatively assuming an average vehicle length of 25 feet, it is determined that approximately 11 to 12 vehicles are able to park on the driveway.

Table 1 summarizes the projected ADT and peak hour traffic volumes likely generated by the conditional use area proposed.

Table 1 – Trip Generation Summary

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
-	Commercial Vehicle Parking	285 LF	23	1	1	2	1	2	3
		<i>Total:</i>	23	1	1	2	1	2	3

Key: LF = Linear Foot

Note: All data and calculations above are subject to being rounded to nearest value.

As Table 1 shows, the conditional use has the potential to generate approximately 23 daily trips with 2 of those occurring during the morning peak hour and 3 during the afternoon peak hour.

Adjustments to Trip Generation Rates

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

Development Impacts

As Tables 2 shows, the increase in peak hour traffic volumes anticipated for the conditional use are considered minor. These minor volumes are not likely to negatively impact operations of Brighton Road nor other adjacent roadways or intersections.

Conclusion

This analysis assessed traffic generation for the 10465 Brighton Road conditional use and potential impacts to the adjacent roadway network.

It is our professional opinion that the proposed site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and existing driveways, nor at the Brighton Road intersection with E 104th Way. Analysis of site-generated traffic concludes that proposed conditional use traffic volumes are minor.

We trust that our findings will assist in the planning and approval of the 10465 Brighton Road development. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC
Traffic and Transportation Consultants



Zac Trotter, EIT
Traffic Engineer



Fred Lantz, PE
Traffic Engineer