2/5/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN1

David DeBoskey;

You requested the following:

PLN1: Please specify the number of trucks and trailers this request is for. The site plan shows three spots, does that mean three oversized vehicles?

We have a total of 5 trailers and 3 over-sized trucks. In our initial plan, we did anticipate parking them in those designated areas. We have since decided to petition the County to build a 4000sqft warehouse that we will be storing them in.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Makisa Beaver

# PLN<sub>2</sub>

2/5/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN2

David DeBoskey;

You requested the following:

PLN2: Is it just trucks and trailers? Specify what are the types of vehicles? What type of equipment is on site?

We own the following equipment and vehicles. However, not everything will be stored here but may be brought on my property from time to time as needed. We do plan on storing 80% of all of our equipment that will be onsite in our warehouse and garages.

FORD	2005	White
Chevy	1995	White
Chevy	2005	White
SANY		Yellow
FORD	1998	White
CHEVY	2008	White
FORD	2017	White
Dodge	2011	White
Ford	2012	White
Ford	2010	White

RCLP Diamond	2020	Grey
RCLP Diamond	2021	Grey
DOOL	2017	Black
MPK	2012	Yellow
Peter Built	1999	White
Load king	1997	Yellow
Caterpillar 420F	2014	Yellow
Bob cat	2015	White
PC138 EXCAVATOR	2020	
PC238 EXCAVATOR	2021	
PC238 EXCAVATOR  Takeuch TL6 Skid Steer	2021	

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

2/5/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN3

David DeBoskey;

You requested the following:

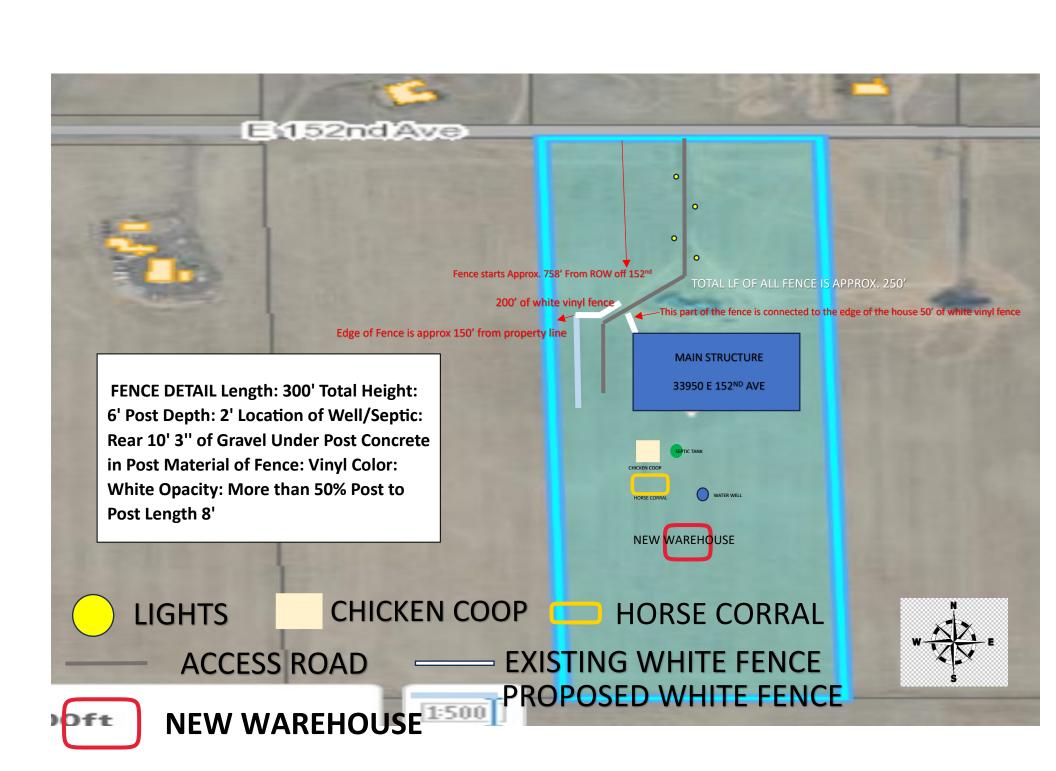
PLN3: Please provide a more detailed site plan. This site plan should be more zoomed in providing more detail about the location of structures (current and proposed), distances between parking spots and structures, well and septic, and include details on the fences (chain-link or privacy: they should be clearly differentiated). Are structures permitted?

See attached new revised site plan. The proposed structure is the new warehouse in red. We will no longer have parking spots and will in turn be building the warehouse to store our equipment/vehicles. Our fence has since been approved and I am attaching our approval and all the specifications/photos that were submitted and approved by your team. The warehouse structure will be permitted.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver





## Community & Economic Development Development Services

## Permit Number BDP23-3050 as of 2/12/2024

4430 South Adams County Parkway, Suite W2000B Brighton CO 80601-8218 (720) 523-6800

### **Permit Information**

**GENERAL** 

Received: 09/25/2023

Location: 33950 E 152ND AVE Parcel(s): 0156518100002

Description: I was unaware that I needed a fence permit for the 8' fence I recently installed. I am

submitting a permit for this fence that was installed. The fence is white vinyl fence that I

purposely chose to match my home.

Permit Fees: \$252.00

**BUILDING** 

ProjectDox Project Yes

Building CHECKED

Building Contractor A Mustardseed Construction Comp

Building Contractor Phone 3039814829

Building Contractor Registration GEN20-0146-A-EXP 5/2024

inal Building Inspection Complete Y

Mechanical

Electrical

nal Electrical Inspection Complete

Plumbing

Plumbing Subcontractor

A Mustardseed Construction Comp

ımbing Subcontractor Registration NOT REGISTERED AS LICENSI

Type of Work Fence
Class of Work Addition
Building Use Residential

Zoning Review Fee 40

Census Code 34 - Res. Add and Alter Only

Existing Zoning A-3
Water Private
Sewer Public

Heating Fuel Not Applicable Expires 7/27/2024

Electricity Utility Provider United Power
Water and Sanitation District undefined
Impervious Area Affected Yes

Code Edition 2018 International Residential Bui Fire District Brighton Fire Rescue District

METER RELEASE

Meter Release

STATEMENT OF UNDERSTANDING

Homeowner or Contractor Homeowner, and I confirm that I u

TIF ACKNOWLEDGEMENT

TIF ACKNOWLEDGEMENT

Acknowledgement CHECKED

TIF SCHEDULE

TIF Applicable No

Fee Schedule PHASE 3

Area West

TIF Already Assessed Invoiced No

VIRTUAL INSPECTIONS

On-site Name Marisa Beaver On-site Phone 3039814829

On-site Email marisa@amustardseedco.com

(continued)

Virtual Required No

#### Contractor

No Contractor Information Available

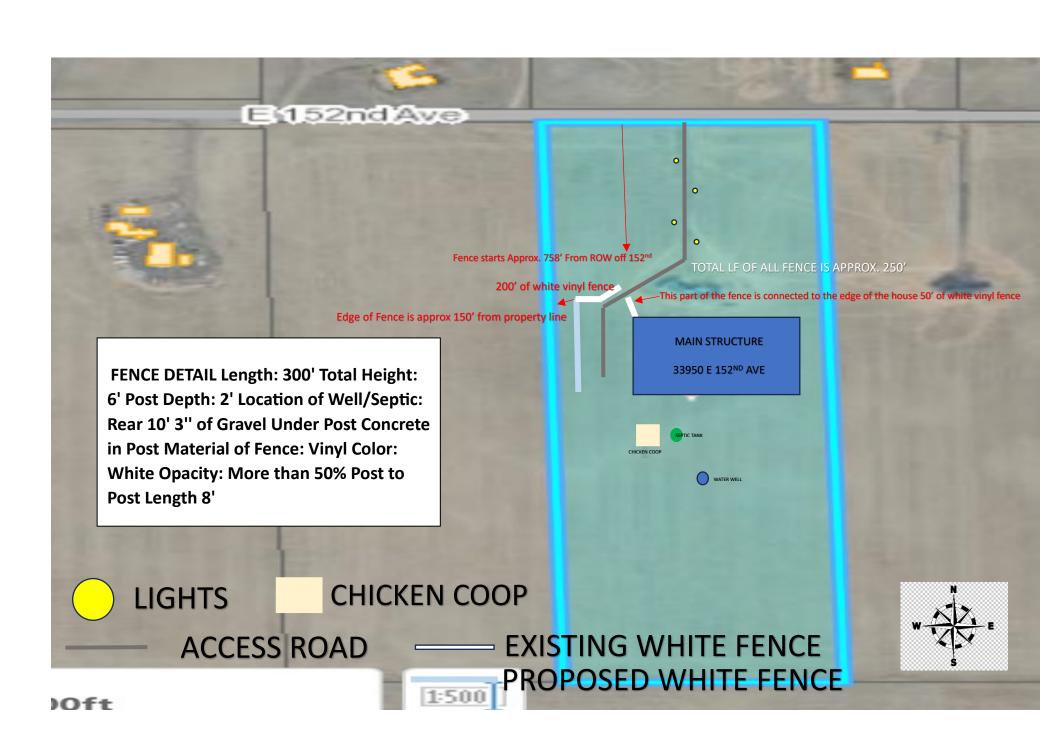
## **Inspections**

Inspection: 300 Final Building Inspection

Scheduled Date: 01/29/2024

Result: Passed

Comments: work and materials in compliance

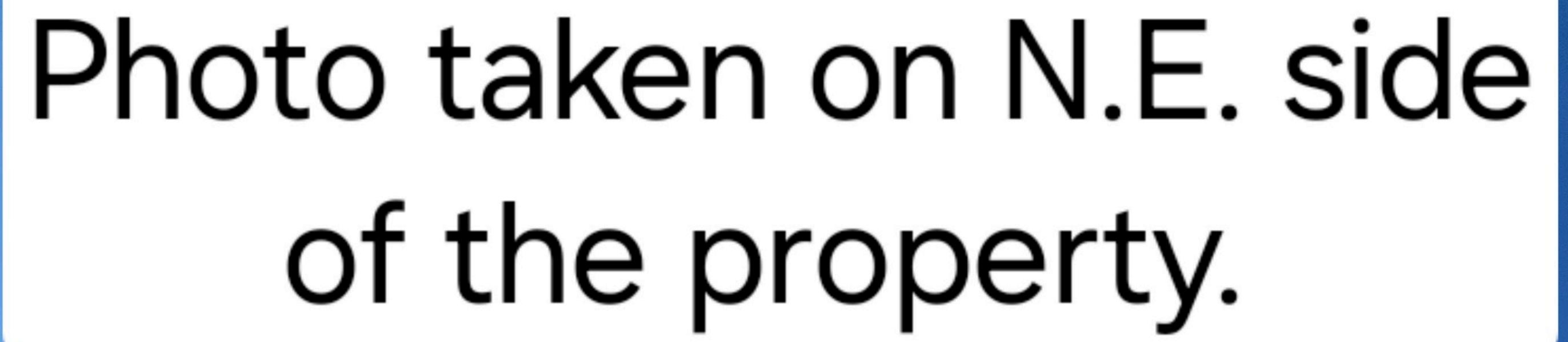










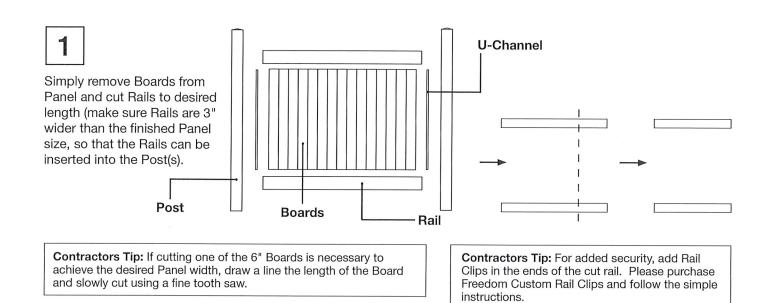




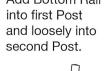


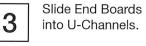
# Reducing Width Ready-to-Assemble Vinyl Fencing

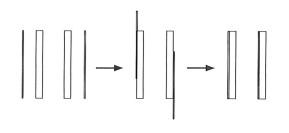




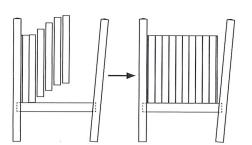
Add Bottom Rail





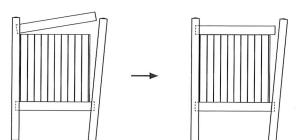


Place Boards in Bottom
Rail starting from left to
right, ensuring Boards with
U-Channels are on ends.



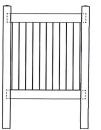
5

Attach Top Rail over Boards working your way from left to right.



6

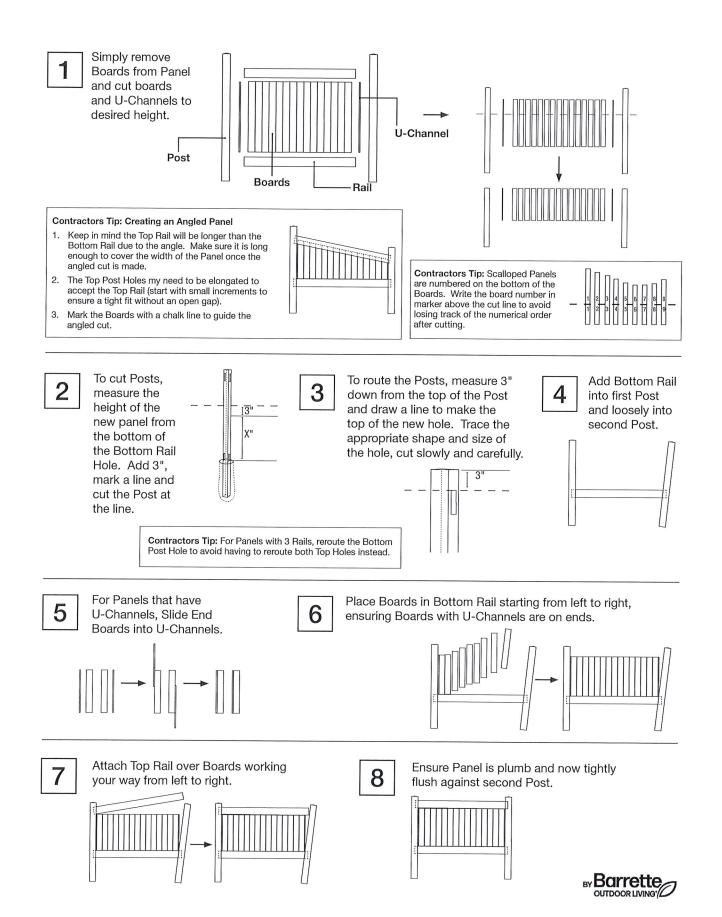
Ensure Panel is plumb and now tightly flush against second Post.





# Reducing Height Ready-to-Assemble Vinyl Fencing





WEB REV 08.23

# Ready-to-Assemble Privacy Vinyl Fence Installation Instructions

English Instructions.....1





ead all instructions prior to installing product.

efer to manufacturers safety instructions when operating any tools.

To register your product, please visit: **freedomproduct.com** 

### **WARNING:**

- Improper installation of this product can result in personal injury. Always wear safety goggles when cutting, drilling and assembling the product.
- Incorrect installation may cause harm to the product or individual.
- Check local building codes to determine pool-safe fencing options.

#### NOTICE:

- DO NOT attempt to assemble the kit if parts are missing or damaged.
- DO NOT return the product to the store. For assistance or replacement parts call: 1-800-336-2383.

## **BEFORE YOU BEGIN:**

Check your local zoning laws.

- Local zoning laws and Home Owners
   Associations may regulate the location, style
   and height of your fence or even require a
   permit signoff beforehand.
- Check local codes for frost line depth and regulations.
- Additional products and assembly may be required to meet wind code requirements.
   Notice of acceptance (NOA) can be found at www.miamidade.gov/building/pc-search\_app.asp

Contact your local utilities companies.

 You must have the utility companies clearly mark your property for electrical, gas or water lines to avoid puncturing any unseen underground utilities.

### **TOOLS/MATERIALS NEEDED:**

Posts
Post Tops
Concrete
Coarse Gravel (6" per hole)
Post Hole Digger/Shovel
String Line Stakes with String
Level
Tape Measure
Rubber Mallet
Safety Glasses
Glue

8' High Full Privacy

## Component list:

Description Rails Boards U-Channels Pickets* Lattice*  *Included depending on style	Full Privacy	Lattice Top	Shadowbox
	Closed Top	Open Top	

To obtain and review a copy of the warranty please go to: Freedomproduct.com/warranty. You can also contact 1.888.418.4400 or write to Freedom Outdoor Living, 7830 Freeway Circle, Middleburg Heights, Ohio 44130 to obtain a copy of the warranty.

1

Mark the fence location using string and line stakes (Fig. 1).

### NOTE:

Plan gate placement, opening and hardware clearance before installing fencing.

2

### Post Location:

Measure the width of the fence panel (X) plus the width of the post (Y). This is the common center-to-center measurement (unless there is a cut-down panel) for post hole location (Fig. 2).

#### Post Installation:

Dig first two post holes in diameter based on size chart below\* and down to your specified frost line. Insert filler/gravel into the bottom of both holes and then set first post in post hole.

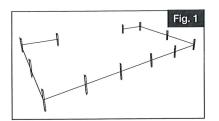
Add wet or dry concrete mix according to the manufacturer's instruction to the top of the hole for first post only and level it.

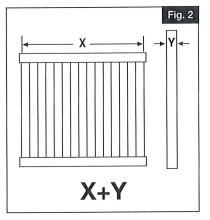
Example: When your frost line is 36" insert 12" of gravel/ filler and 24" of post with concrete surrounding (Fig. 3).

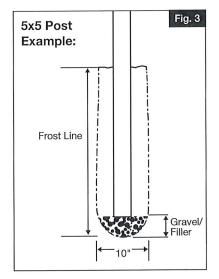
# Diameters based on post size:

10" for 5" x 5" post

8" for 4" x 4" post





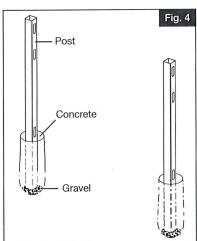


3

Insert 6" of gravel/filler into the bottom of both holes and then set both posts into the ground and level the first post.

Add wet or dry concrete mix according to manufacturer's instructions to the top of the first post hole (Fig. 4). Make sure panel will be 2" above the ground.

After setting first fence section, proceed systematically with post, panel, post, etc.

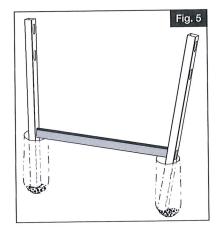


4

When included in kit, place aluminum insert into bottom rail, then insert bottom rail into bottom post route hole of first post only (Fig. 5). Panels with 7" rails and 8x6 panels do not require aluminum inserts.

## NOTE:

8x8 panels will use aluminum inserts in the middle rail.

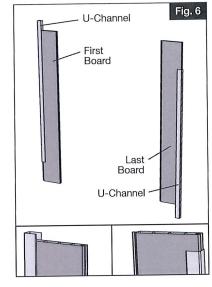


5

Attach U-channels to two end boards (Fig. 6).

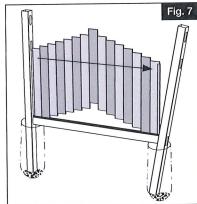
## NOTE:

Attach U-Channel to "tongue" side of first board, and "groove" side of last board.



6

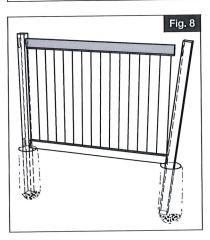
Insert boards into bottom rail ensuring U-channels are on both ends. Start from first installed post and work towards second post (Fig. 7).





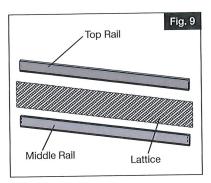
## For Full Privacy Panels (Excluding 8' High):

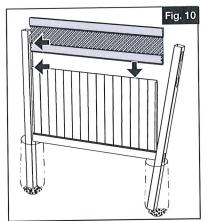
- a. Insert the top rail into the first top hole post route then guide over top of boards (Fig. 8).
- b. Proceed to Step 8.



## For Lattice Top Panels:

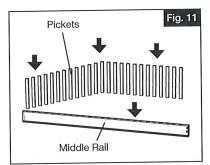
- a. Place lattice into the middle rail followed by the top rail (Fig. 9).
- b. Finally, add the completed top assembly into the route holes of the first post (Fig. 10).
- c. Proceed to Step 8.

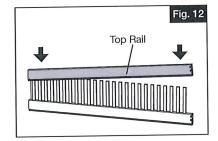


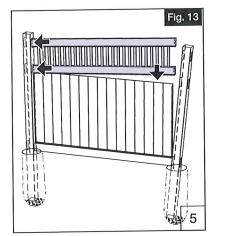


## For Closed Top Panels:

- a. Insert pickets into middle rail (Fig 11).
- b. Guide top rail over picket tops (Fig. 12).
- c. Finally, add the completed top assembly into the route holes of the first post (Fig. 13).
- d. Proceed to Step 8.







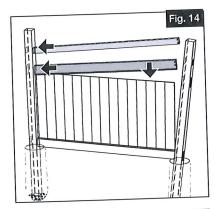
# For Open Top Panels with Pickets:

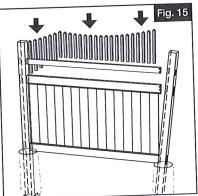
- a. Attach middle rail into left side of post route only then guide rail over boards. Insert top rail into left post route holes of first post only (Fig. 14).
- b. Insert pickets down through top and middle rail (Fig. 15).

#### NOTE:

Scalloped and Arched panels have pickets/ boards that are numbered. Start from left side with the #1 picket/board first.

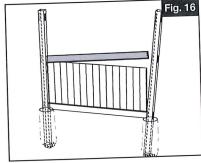
c. Proceed to Step 8.

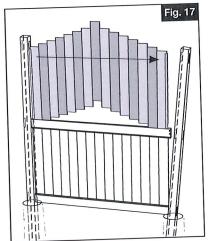


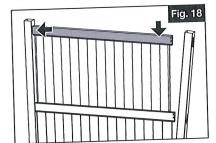


# For 3-Rail (8' High) Privacy Panels:

- a. Insert the middle rail into middle post route holes of first post only (Fig. 16).
- b. Insert top boards into middle rail ensuring U-Channels are on both ends. Start from first installed post and work towards second post (Fig. 17).
- c. Insert the top rail into the first top hole post route then guide over top of boards (Fig. 18)
- d. Proceed to Step 8.

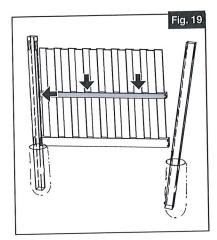


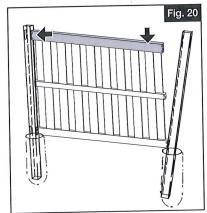




## For Shadowbox Panels:

- a. Insert the middle rail into middle post route holes of first post only (Fig. 19).
- b. Insert the top rail into the first top hole post route then guide over top of boards (Fig. 20)
- c. Proceed to Step 8.

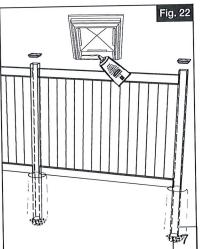




Insert the completed fence panel into the route holes of the second fence post. Plumb and level the post and add concrete according to manufacturers instructions to top of hole (Fig. 21).



Apply glue on inside rim of post tops then attach to posts (Fig. 22). Repeat these steps until completed.





Barrette Outdoor Living 7830 Freeway Circle, Middleburg Heights, OH 44130 freedomproduct.com • (888) 418-4400



2/5/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN4

David DeBoskey;

You requested the following:

PLN4: Do you park vehicles under 7,000 lbs. outside as well? How many?

We do plan to park no more than 5 vehicles outside at any one time. They will be parked behind the fence line and out of sight.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

2/5/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN5

David DeBoskey;

You requested the following:

PLN5: When evaluating impact a proposed use might have on neighbors and neighborhood, we would like you to demonstrate that the lights along the access road are NOT impacting the neighbors or neighborhood. This can be done via submitting a photometric plan.

The lights we have installed along our access road do not impact the neighbors or the neighborhood whatsoever. The lights when luminated are well over 200' away from the County right of way and the lumens are less than the lights that what were installed on the outside of our home by our contractor. I have attached the specifications of the lights that were installed. I am also attaching actual photos of the lights luminated at night in comparison of our house lights and you can see a drastic difference. We don't feel any kind of photometric plan is needed at all because of this. The lights that have been installed only create a downward 30' radius is on our roadway. There is zero confusion for pilots as the lights we have installed are not strong enough to see from the sky.

https://youtube.com/shorts/-6d9ycr-0TY?feature=share

https://youtube.com/shorts/-qZXMhQlO-8?feature=share



If you have any questions, feel free to contact me directly at 303-981-4829. Sincerely,

Marisa Beaver



JAYNLT 800W Solar Street Light, 80000LM Dusk to Dawn Solar Parking Lot Lights IP67 Waterproof, 6500K Led Solar Security Light Outdoor with Motion Sensor and Remote Control for Yard, Garage, Road

### About this item

- 【SUPER BRIGHT SOLAR STREET LIGHTS】 This 600W parking lot lights commercial comes with 6500k cool white light, Built-in 192pcs Super Bright LED Beads, it is more bright other led beads, this super bright solar street light provided the clear and bright vision. Before the first use, charge this solar street lamp for 12 hours under direct sunlight. They work from dusk to dawn and still lighting the next day.
- [0 ELECRICITY BILL& LONG LASTING TIME] Fully charging 6-8 hours in the daytime, the solar flood lights can continue to work for more than 14-16hours. Led parking lot light have 15000mAh large battery solar panel (life up to 50,000 hours), solar panels that can convert 25% of the solar energy into electricity. No worry outdoor lighting lasts. Save electricity bill and 0 costs. Rainy days can be lighting, and Rainy day work and about 36 hours in dim mode (when fully charged).

- [3 LIGHTING MODES&INTELLIGENT CONTROL] This street lights haves 3 different control mode. 1. Motion Sensor: Our solar street light keeps 30% lighting until detected motion automatically adjusts to 100% brightness lighting, then return to 30% power brightness after the person leaves 20s; 2.Dusk to Dawn: street light automatically turn on at dusk and automatically turn off at dawn; 3. Always Lighting: street lights stay on 100% brightness, there are 4 levels of brightness that can be adjusted.
- 【220°WIDE ANGEL LIGHTING】Upgraded solar panel and it has two-way wide-angle lighting, 220°angle allowing it provide a wider range of lighting and brighter light compared with ordinary 180° solar parking lot lights commercial. Contrast flat lighting adds 40° range, Brightness increased by 100%. Illumination area up to1600-1900sq.ft, we suggest you install our street lights solar powered 10-19ft above the ground. It can be lighting up the street and offer area lighting for walking at night.
- 【 DURABLE AND IP67 WATERPROOF 】 The commercial solar street light adopts high-quality ABS and die-cast aluminum material, which is lightning-proof, rain-proof, oxidation-proof and anti-exposure.IP67 waterproof level better than IP66 ip65. IP67 waterproof function makes it work on a rainy day. Its adaptable working temperature is -22°F~140°F.
- 【EASY TO INSTALL AND WIDE APPLICATION】 This solar parking lot lights has 2 installation ways, pole mount and wall mount. It wireless design are easy to install, no needed with annoying wires or adapters, and no need to buy batteries. Perfect for street and roads, parking lot, basketball court, garage, garden, street, courtyard, yard and squares, etc
- 【3 YEAR WARRANTY】 We promise a 120-day money-back guarantee and a 3-years product warranty. For any questions about the solar lights outdoor, please feel free to contact our customer service team. We carry different wattages for you to choose, such as 600W-1600W and 1pack or 2 pack.

#### Product information

#### Technical Details

Brand	JAYNLT
Color	Black
Material	Glass, Aluminum, Plastic
5tyle	Farmhouse
Light fixture form	Wall
Room Type	Garage
Product Dimensions	21"L x 13"W x 2.75"H
Specific Uses For Product	Garage
ndoor/Outdoor Usage	Outdoor
Power Source	Solar Powered
nstallation Type	Wall Mount
Special Feature	Energy Efficient, Dimmable, Timer, Waterproof, Motion Sensor
Control Method	Remote
Light Source Type	LED
Shade Material	Acrylonitrile Butadiene Styrene, Aluminum
Number of Light Sources	1
/oltage	3.2 Volts
ncluded Components	Remote Control
tem Weight	8.2 Pounds
Number of Items	1
Wattage	800 watts
Switch Type	Remote
Jnit Count	1.0 Count
Brightness	80000.00
Mounting Type	Wall Mount
Shade Color	White
Fixture Type	Non Removable
Assembly Required	Yes
Part Number	J-600W-1P
tem Weight	8.25 pounds
tem model number	J-600W-1P
Area Lighting Classification	2
Special Features	Energy Efficient, Dimmable, Timer, Waterproof, Motion Sensor
Plug Format	A- US style
Batteries Included?	No
Batteries Required?	No
Color Temperature	6500 Kelvin

#### Compare with our similar items

	800w Solar Lights Add to Cart	2800w Solar Lights Add to Cart	2000w Solar Street Lights Add to Cart	3200w Solar Street Lights Add to Cart	3500w Solar Lights Add to Cart
Customer Reviews	<b>★★★☆</b> 88	<b>★★★☆</b> 246	*************************************	★★★☆ 81	***** 246
Price	\$95.03	\$179.99	\$168.83	\$250.79	\$255.49
Solar Powered	✓	✓	✓	✓	✓
Led Beads	192pcs* Led beads	432pcs* Led beads	324pcs* Led beads	320pcs* Led beads	486pcs* Led beads
Battery Capacity	15000mAh	33000mAh	30000mAh	32000mAh	33000mAH
Waterproof Rating	IP67 Waterproof	IP67 Waterproof	IP67 Waterproof	IP67 Waterproof	IP67 Waterproof
Illumination Area	1900sq.ft	3300sq.ft	2800sq.ft	3000sq.ft	3300sq.ft
Lighting Time	16-19hours	16-28hours	16-24hours	15-25hours	25hours
Motion Sensor	✓	✓	✓	✓	✓
Remote Control	✓	✓	✓	✓	✓
Duks to Dawn	✓	✓	✓	✓	✓
Light Color tempture	6500K	6500K	6500K	6500K	6500K
Brightness	80000LM	298000LM	200000LM	320000LM	320000LM
1					•

2/5/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN6

David DeBoskey;

You requested the following:

PLN6: How tall are these fences? Why is there only a fence on one side?

You will find all the fence information in PLN3. Our fence is 8' and we only have a fence installed on one side of the property because its quite costly and we can't afford to do anymore. We plan to fence off our entire property someday, but this will be done in stages as money becomes available.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

2/5/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN7

David DeBoskey;

You requested the following:

PLN7: Do you do auto maintenance or servicing on site?

No, we take everything offsite to a shop as of 6 months ago.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Makisa Beaver

2/5/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN8

David DeBoskey;

You requested the following:

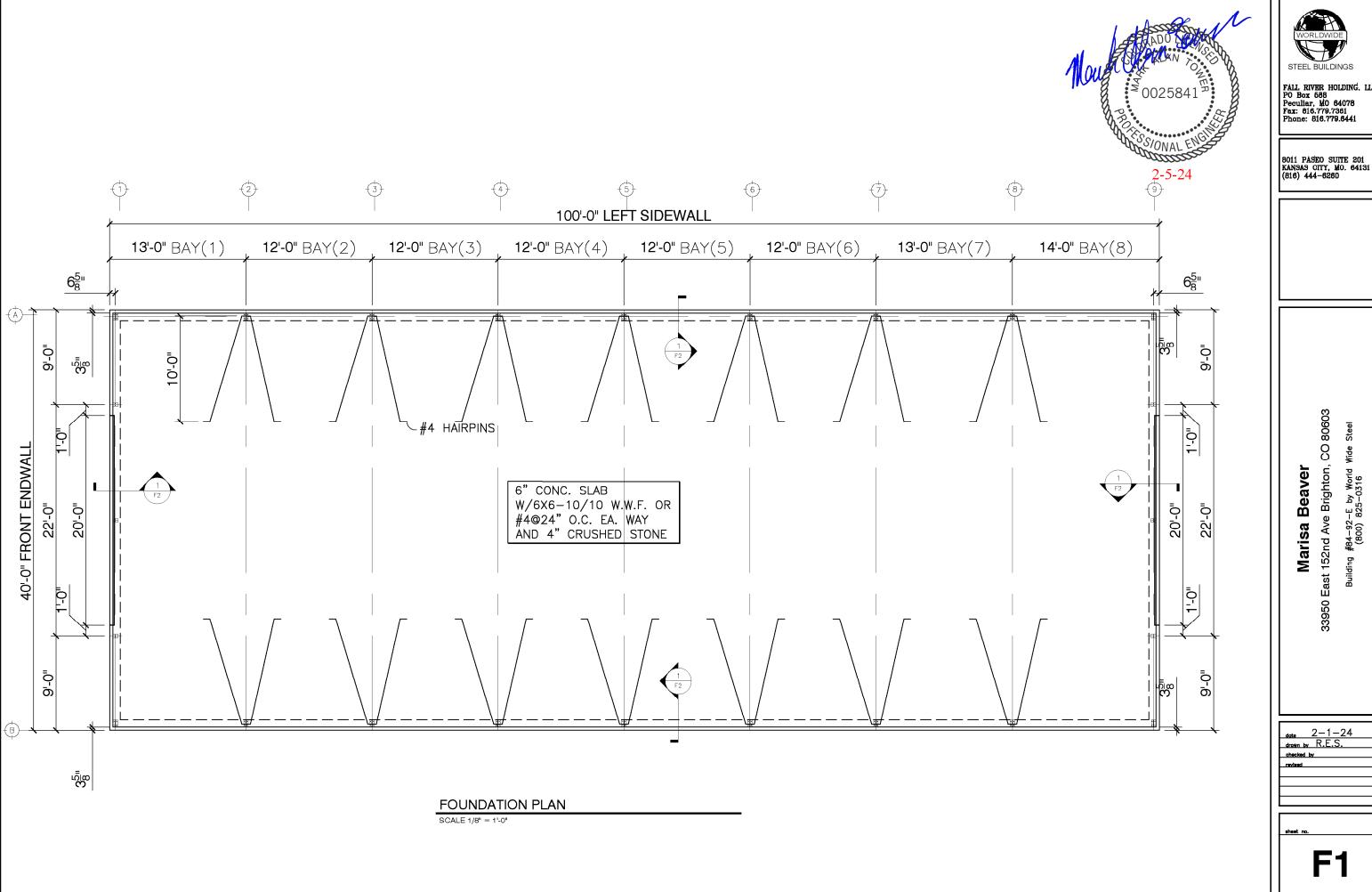
PLN8: What surface material do the vehicles park on? What is the total square footage of all parking surfaces?

Since we are requesting to build the warehouse, the surface material will be parked on a concrete slab. We are requesting to build a 4000 square foot building.

If you have any questions, feel free to contact me directly at 303-981-4829.

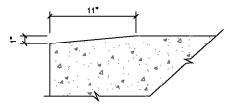
Sincerely,

Makisa Beaver





FALL RIVER HOLDING, LLC PO Box 588 Peculiar, MO 64078 Fax: 816.779.7361 Phone: 816.779.8441



LENGTH OF SLOPED SILL TO BE 7" WIDER THAN OVERHEAD DOOR WIDTH

THIS IS GENERALLY RECOMMENDED FOR STANDARD SECTIONAL OVERHEAD DOORS. CONSULT YOUR DOOR MANUFACTURER FOR THEIR SPECIFICATIONS OR RECOMMENDATIONS.

# SLOPED SILL DETAIL

#### Concrete

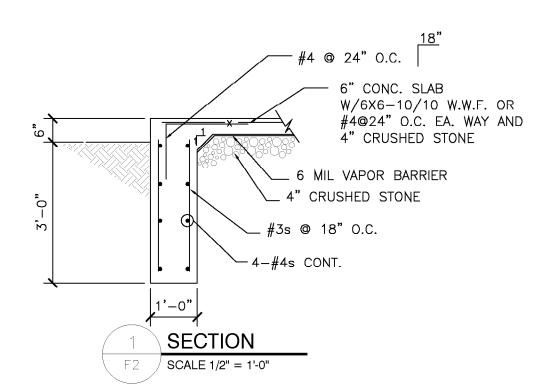
- Concrete shall develop a 28 day compressive strength (f'c) of at least 3000 psi and shall be in accordance with ACI 301. Cement shall be Type I (gray) Portland. Mix shall include a polymeric compound water reducing admixture which complies with ASTM C494 as per manufacturer's recommendations. No air entrainment shall be used. Contractor shall satisfy himself that the mix design is acceptable for its intended purpose
- Coarse aggregate: regular weight concrete ASTM C33-18, maximum size as indicated for class of concrete.
   Fine aggregate: ASTM C33-18, fineness modulus 2.3 to
- 4. Concrete shall be placed and cured in accordance with ACI 302.1R. Finish tolerance shall be in accordance with ACI 117 and shall conform to the following F number requirement:

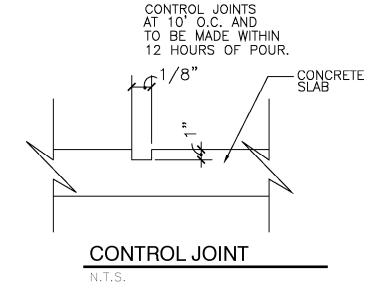
- Specified overall value: Ff-20/Fl-15
  Specified local value: Ff-15/Fl-10

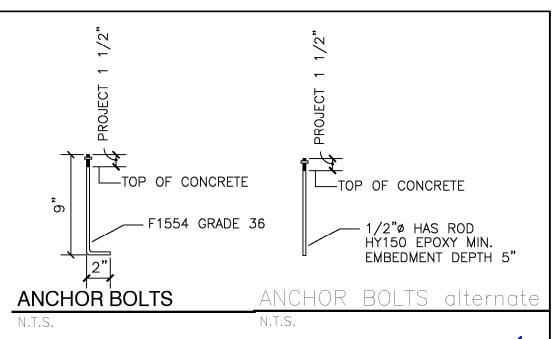
  5. Protect concrete from freezing with a blanket or straw covering. Follow ACI 306R-16 for cold weather conditions.
- 6. Protect concrete from hot weather according to ACI 305R-20

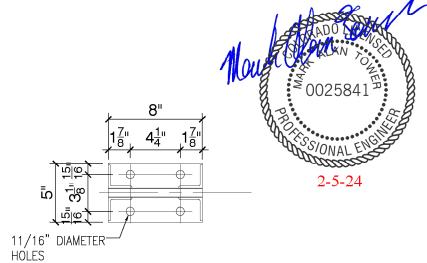
#### SOIL

- SOIL BEARING q=2500 psf
   Foundation design shall be based on the reactions indicated and the soil bearing
- Verify dimensions with metal building plans.
- Reinforcing bars shall be grade 60

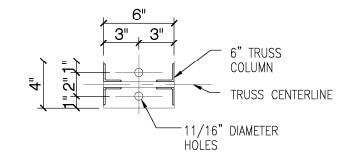








BASEPLATE DETAIL SIDEWALL COLUMN SCALE 1/2" = 1'-0"



BASEPLATE DETAIL ENDWALL COLUMN

SCALE 1/2" = 1'-0"



FALL RIVER HOLDING, LLC PO Box 588 Peculiar, MO 64078 Fax: 816.779.7361 Phone: 816.779.6441

8011 PASEO SUITE 201 KANSAS CITY, MO. 64131 (816) 444-6260

East 152nd Ave Brighton, CO 80603 Marisa Beaver

Steel

Wide

—E by World ¹ 825–0316

#84-92 (800)

2-1-24 drawn by R.E.S.

33950 |

### PLN9

2/12/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN9

David DeBoskey;

You requested the following:

PLN9: Public comment mentioned that the subject site had "mounds of construction debris including concrete chunks." There cannot be unpermitted materials (if even allowed in the first place with a permit) on site. Does the site have inert fill? It may be required to apply for a separate permit. Please detail how much fill or material is on site, whether more is coming, and how much and how long is it going to take before completion of delivery and what square footage amount is being covered on the site?

The site currently does not have any inert fill. As previously mentioned, the mount of dirt that we do have in or property came from the property. We have it like that for recreational purposes. It is not at a height that impacts the neighbors line of sight, nor is it at a height that should cause any harm to anyone. As of right now, we will not be bringing any other material onsite for fill, if we do decide to bring any extra fill material, we will submit for a inert fill permit.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Makisa Beaver

marisa@amustardseedco.com

### PLN10

2/12/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN10

David DeBoskey;

You requested the following:

PLN10: For raw materials and for work equipment, outdoor storage on site is NOT allowed in this zone.

Understood. This has been cleaned up and we will not have any raw materials stored onsite.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Makisa Beaver

marisa@amustardseedco.com

To Whom It May Concern:
I, <u>Cicardo Ventor</u> , am a neighbor of Chris and Marisa Beaver, located at 33555 <u>e 157nd Ave</u> , Brighton, CO 80603. I am in favor of them receiving a conditional use permit for their property located at 33950 E. 152 <sup>nd</sup> Ave., Brighton, CO 80603. I also
support them in building an additional structure on their property for them to store their equipment. If
you have any questions, I can be reached by phone at 470 - 415 0749 or by email at
(VSON 676 gma. 1. COM)
Thank you,

I, RICHARD REIGENBORN , am a neighbor of Chris and Marisa Beaver, located at
33063 E 152ND AVE , Brighton, CO 80603. I am in favor of them receiving a
conditional use permit for their property located at 33950 E. 152 <sup>nd</sup> Ave., Brighton, CO 80603. I also
support them in building an additional structure on their property for them to store their equipment. If
you have any questions, I can be reached by phone at $720-364-3518$ or by email at
RAGSTHELDMAN & GMAIL COM

Thank you,

To Whom It May Concern:

To Whom It May Concern:
I, 33503 E/52nd Lower, am a neighbor of Chris and Marisa Beaver, located at Brighton, CO 80603. I am in favor of them receiving a conditional use permit for their property located at 33950 E. 152 <sup>nd</sup> Ave., Brighton, CO 80603. I also support them in building an additional structure on their property for them to store their equipment. If you have any questions, I can be reached by phone at 303 637 9290 or by email at
Thank you,
Gokin Viegert

To Whom It May Concer	rn	cerr	Con	1av	N	Ιt	Whom	To
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$\wedge$		
1, Jason Curns	_, am a neighbor of Chris and Marisa Beaver, located	d at
15181 Prairie Red Ct.	_, Brighton, CO 80603. I am in favor of them receiving	ng a
conditional use permit for their property	located at 33950 E. 152 <sup>nd</sup> Ave., Brighton, CO 80603.	I also
support them in building an additional str	ructure on their property for them to store their equ	uipment. If
you have any questions, I can be reached	by phone at 720-352-1035 or by email	at
jascarus @ gmajl, con	<u>~_</u> .	

Thank you,

To Whom It May Concern:
am a neighbor of Chris and Marisa Beaver, located at JS121 Prairie Red Brighton, Brighton, CO 80603. I am in favor of them receiving a conditional use permit for their property located at 33950 E. 152 <sup>nd</sup> Ave., Brighton, CO 80603. I also support them in building an additional structure on their property for them to store their equipment. you have any questions, I can be reached by phone at 720-810-9595 or by email at Unceinsh@gmail.com
Thank you,
Stilli

To Whom It May Concern:

, am a neighbor of Chris and Marisa Beaver, located at Chris and Marisa Beaver, located at Chris and Marisa Beaver, located at Serighton, CO 80603. I am in favor of them receiving a conditional use permit for their property located at 33950 E. 152<sup>nd</sup> Ave., Brighton, CO 80603. I also support them in building an additional structure on their property for them to store their equipment. If you have any questions, I can be reached by phone at 10385437 or by email at

Thank you,

To	Whom	Ιt	May	Concern
----	------	----	-----	---------

I, Rhanda Stewart, am a neighbor of Chris and Marisa Beaver, located at
14941 Prairie Red Ct , Brighton, CO 80603. I am in favor of them receiving a
conditional use permit for their property located at 33950 E. 152 <sup>nd</sup> Ave., Brighton, CO 80603. I also
support them in building an additional structure on their property for them to store their equipment. I
you have any questions, I can be reached by phone at $\frac{720 - 203 - 0938}{200}$ or by email at
Rhanda, Stewart & 1 @ amail, com

Thank you,

Rhonda Stiwart

To Whom It May Concern:
I, Mathew Dunlap , am a neighbor of Chris and Marisa Beaver, located at 34150 E 152 <sup>nd</sup> Ave , Brighton, CO 80603. I am in favor of them receiving a conditional use permit for their property located at 33950 E. 152 <sup>nd</sup> Ave., Brighton, CO 80603. I also support them in building an additional structure on their property for them to store their equipment. If you have any questions, I can be reached by phone at 720-251-4944 or by email at mpdunlap@gmsil.com
- Mipa orman Com
Thank you,
Math 4/3/24

To Whom It May Concern:
, am a neighbor of Chris and Marisa Beaver, located at 15010 Prancie Ren CT. Brighton, CO 80603. I am in favor of them receiving a conditional use permit for their property located at 33950 E. 152 <sup>nd</sup> Ave., Brighton, CO 80603. I also support them in building an additional structure on their property for them to store their equipment. You have any questions, I can be reached by phone at 170 635-5336 or by email at 166 164 165 165 165 165 165 165 165 165 165 165
Thank you,
Jeff Citl

To Whom It May Concern:
I,, am a neighbor of Chris and Marisa Beaver, located at, Brighton, CO 80603. I am in favor of them receiving a conditional use permit for their property located at 33950 E. 152 <sup>nd</sup> Ave., Brighton, CO 80603. I also support them in building an additional structure on their property for them to store their equipment. If you have any questions, I can be reached by phone at
Thank you,
Jahrs B

### PLN12

2/12/2024

4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to PLN12

David DeBoskey;

You requested the following:

PLN12: Is there any existing landscaping on site? To be more compatible within the neighborhood it would be recommended to have landscaping and buffer yards. If you would like landscaping guidance, please refer to section 4.19 of the Development Standards & Regulations.

We have zero plans to do any landscaping now that we are investing all our money in the warehouse we are requesting to build.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

marisa@amustardseedco.com



5500 Greenwood Plaza Blvd., Suite 200 Greenwood Village, CO 80111 303.770.8884 • GallowayUS.com

#### Memorandum

053042

To: Marisa Beaver

33950 E 152<sup>nd</sup> Ave Brighton, CO 80603

From: Brian Horan, PE, PTOE

Date: February 9, 2024

Re: RCU2023-00056; Mustardseed Construction Co., Large Vehicle

Parking

**Trip Generation Analysis (TGA)** 

#### **INTRODUCTION**

This trip generation analysis (TGA) was conducted in support of a Rezone, Conditional Use (RCU) in Adams County, CO. The subject site, located at 33950 E 152<sup>nd</sup> Ave, Brighton, CO, is zoned Agricultural-3 and is currently occupied by a single family residential use. The proposed RCU would allow for the parking of large vehicles weighing in excess of 7,000 lbs on the property. This TGA describes the forecasted use, calculates the forecasted trip generation, and assess the trip generation utilizing the guidelines provided in the Adams County Development Standards and Regulations (DSR) Section 8-02 "Guidelines for Traffic Impact Studies". The site location is shown below on Figure 1.



Figure 1 – Site Location

#### **DSR APPLICATION**

The Adams County Development Standards and Regulations (DSR) Section 8-02 "Guidelines for Traffic Impact Studies" provides guidance on when and what level of traffic impact study (TIS) should be provided. As outlined in Section 8-02-02 some level of TIS is required "for all rezoning, plats, conditional use, building permits, driveway permits or change in use". The level of TIS is dependent on the expected trip generation of the proposed use. If fewer than twenty (20) vehicles per day are anticipated a Level 1 TIS would not be required. The following sections will detail the proposed use and trip generation to determine what level of TIS may be required.

#### PROPOSED USE

The owner of the property is applying for the subject RCU in order to park a number of large vehicles on the property. The applicant, in part, is the owner of A Mustardseed Construction Company, Inc. dba Sewer Experts. The applicant stores a number of vehicles and equipment on site which serve their construction sites throughout Colorado. Approximately one to five vehicles (trucks/trailers) are on site at any given time. The operator leaves the property after 7 AM and returns to the property before 5 PM. No additional heavy vehicle trips occur throughout the day.

#### TRIP GENERATION

The proposed RCU large vehicle trip generation associated with the operations described above are provided within Table 1. In accordance with the DSR trip generation was also assessed utilizing the Institute of Transportation Engineers (ITE) <u>Trip Generation Manual</u> 11<sup>th</sup> edition rates/equations. A number of Land Use Codes (LUC) are available to represent various potential uses that have been studied. The subject use is not represented exactly by a LUC in ITE so the closest approximate was chosen. It was determined that LUC 110 General Light Industrial was appropriate as it is described as a "free-standing facility devoted to a single use". The independent variable of "employee" was selected as it is known that only one employee is associated with the use.

As shown in Table 1, the site is anticipated to generate 1 weekday AM, and 1 weekday PM peak hour and 3 daily trips according to ITE.

Table 1

Site Trip Generation

Land Use Use				AM Peak Hour			PM Peak Hour			Average Daily
	Code	Amount	Units	In	Out	Total	In	Out	Total	Trips
Proposed Operations <sup>(1)</sup>				0	1	1	1	0	1	2
General Light Industrial <sup>(2)</sup>	110	1	Employee (Owner/Operator)	0	1	1	1	0	1	3

Note(s):

- (1) Trip generation based on the provided operations of the owner/operator/applicant
- (2) Trip generation based on the Institute of Transportation Engineers' <u>Trip Generation Manual</u>, 11th Edition



A Mustardseed Construction Company, Inc. Adams County, CO

As shown in Table 1, the proposed use would generate fewer than 20 vehicle trips per day. Likely the proposed use represents exactly two trips per day. A TIS would not be required per DSR guidelines. Additionally, no adverse effects to the local network are anticipated.

#### **CONCLUSIONS**

The conclusions of this comparative analysis are as follows:

- 1. The Applicant is applying for an RCU to allow for heavy vehicles on site in an A-3 zoning.
- 2. The proposed development would generate an additional 1 trip in the AM peak, an additional 1 trip in the PM peak, and an additional 2 daily trips according to the proposed operations plan. ITE would suggest the same number of peak hour trips and 3 daily trips per a similar LUC.
- 3. No adverse effects to the local network are anticipated by the use.

We trust that the information contained herein satisfy the request of Adams County. If you have any questions or need further information, please contact Brian Horan at <a href="mailto:brianhoran@gallowayus.com">brianhoran@gallowayus.com</a> or 303-770-8884.







WELL PERMIT NUMBER 322608-RECEIPT NUMBER 10012376

#### **ORIGINAL PERMIT APPLICANT(S)**

VLADIMIR ELIZONDO

#### APPROVED WELL LOCATION

Water Division: 1 Water District: 1

Designated Basin: N/A
Management District: N/A
County: ADAMS
Parcel Name: PARCEL 2

Physical Address: 33950 EAST 152ND AVENUE BRIGHTON,

CO 80601

NW 1/4 NE 1/4 Section 18 Township 1.0 S Range 64.0 W Sixth P.M.

UTM COORDINATES (Meters, Zone:13, NAD83)

Easting: 534982.0 Northing: 4424324.0

#### PERMIT TO CONSTRUCT A NEW 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 ensure 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 37-92-602(3)(b)(II)(A) as the only well on a tract of land of 35.98 acre(s) described as that portion of the NE 1/4, Sec. 18, Twp. 1 South, Rng. 64 West, 6th P.M., Adams County, more particularly described on Exhibit A in the well permit file.
- 4) The use of groundwater 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 140 feet and 365 feet below the ground surface.
- 6) The pumping rate of this well shall not exceed 15 GPM.
- 7) The return flow from the use of this well must be through an individual wastewater 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.

NOTE: This well is withdrawing water from a non-renewable aquifer. While the withdrawals from this aquifer are administered based on a 100 year aquifer life, water level declines may prevent this well from diverting the permitted amounts for that 100 years.

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.

NOTE: This permit will expire on the expiration date unless the well is constructed by that date. A Well Construction and Yield Estimate Report (GWS-31) must be submitted to the Division of Water Resources to verify the well has been constructed. An extension of the expiration date may be available. Contact the DWR for additional information or refer to the extension request form (GWS-64) available at: dwr.colorado.gov

NOTE: This well will be completed in a Type 1 aquifer penetrating only one confining layer and must be constructed in accordance with Well Construction Rule 10.4.5.1 (2 CCR 402-2).

Date Issued: 6/30/2021

Issued By DEBRA GONZALES Expiration Date: 6/30/2023



#### WELL PERMIT NUMBER 322608-

RECEIPT NUMBER 10012376



ADMS COUNTY
BULDING SAFETY DIVISION
REVIEWED FOR CODE COMPULANCE
BY: Chris Bertrand
DATE: 11/23/2021

6162 S. Willow Drive, Suite 100 Greenwood Village, CO 80111 Ph (720) 200-1670 Fax (303) 741-4021 www.tchd.org

### Permit to Install An On-site Waste Water Treatment System

PROPERTY INFORMATION: OWNER INFORMATION: Vladimir Elizondo

Address: 33950 E 152nd Ave Dwelling Type: Single Family Address: 28350 E 152nd Ave

Brighton, CO 80603-- No. of Bedrooms: 5 Brighton, CO 80603-

County: Adams Water Supply: Private Well

PERMIT INFORMATION: ON0041077 Permit Type: OWTS Construction Phase: Install - Construction

System Design:

System Designed By: CES Consultants Design Date: 8/30/2021

Design Number: N/A Electrical Inspection Required? No

#### **Associated Professionals**

Business Name: CES Consultants LLC OWTS - Designer

Name: Kurt Rollin NAWT Certification: NAWT

721 4th St Suite 1 Phone: 970-373-4480 Phone2: 970-347-0615

Fort Lupton, CO 80621-- Email: kurt@cesconsultantsllc.com

#### **OWTS - Permit Comments**

Monday, August 30, 2021 4:07 PM - Jeff McCarron

Install the system as per CES Conslutants design for 33950 E. 152nd Ave, dated August 30, 2021.

Install a 1500 gallon two-compartment treatment tank. The tank must be approved by CDPHE, and be installed a minimum of 22 inches and no deeper than 48 inches below grade, with risers to grade. If the risers are plastic, they must be secured to the tank with tank adapter rings. The sewer line must be installed at least 22 inches below grade, or if not, must be protected from freezing. The soil treatment area shall consist of 5 trenches with 23 Quick 4 chambers per trench, for a total of 115 chambers. Install the chambers a maximum of 48 inches below grade, while maintaining fall from the tank to the soil treatment area. The trenches must be no more than 3 feet wide, and have a minimum of 4 feet of native undisturbed soil between each trench. The chambers must be covered with geotextile fabric after inspection, and before backfilling. Observation pipes are required located installed in the chamber end caps at the end of each trench.

Observe all regulation setbacks.

Install all system components at depths specified relative to the site benchmark.

#### FOR AN ON-SITE WASTE WATER TREATMENT SYSTEM

TCHD 5003 Version 180222 Page 1 of 2





6162 S. Willow Drive, Suite 100 Greenwood Village, CO 80111 Ph (720) 200-1670 Fax (303) 741-4021 www.tchd.org

#### Permit to Install An On-site Waste Water Treatment System

PROPERTY INFORMATION: OWNER INFORMATION: Vladimir Elizondo

Address: 33950 E 152nd Ave Dwelling Type: Single Family Address: 28350 E 152nd Ave

Brighton, CO 80603-- **No. of Bedrooms:** 5 Brighton, CO 80603-

County: Adams Water Supply: Private Well

PERMIT INFORMATION: ON0041077 Permit Type: OWTS Construction Phase: Install - Construction

#### **CONDITIONS FOR INSTALLATION**

Installers must be licensed by Tri-County Health Department. No installation shall be covered or used until inspected, correction made if necessary, and approved or expressly authorized by Tri-County Health Department. The system installer must provide an record drawing before the system is covered.

#### LIMITATIONS AND DISCLAIMER

A permit to **Install** shall expire 1 Year from the date of issuance unless extended to a fixed date upon request by the Applicant and approved by the Tri-County Health Department.

**PERMIT VALID FROM:** 8/31/2021 to 8/31/2022

Jeff McCarron 08/31/2021

Jeff Mc Com

TCHD 5003 Version 180222 Page 2 of 2





Suite 309

Aurora, CO 80011

303-341-9370

### SOIL PROFILE TEST PIT LOG (A SEPARATE LOG SHALL BE COMPLETED FOR EACH SOIL PROFILE TEST PIT)

Property Address: 339	50 E. 152nd Avenue, Bı	righton, Color	ado 80603		
Test Pit Number: #1			Date o	- f Logging: <b>Augus</b>	t 23, 2021
Range of Depth of Soil Horizon, Relative to Ground Surface	d USDA Soil Texture	USDA Soil Structure - Type	Soil Structure- Grade	Soil Type (Table 10 or "R" Soils in Table 11)	Redoximorphic Features Present? (Y/N)
0 feet - 1 foot	Loamy Sand	Single Grain	0	1	N
1 foot - 8 feet	Sandy Clay Loam	PR	2	3	N
Notes:					
Is there a limiting layer a	as defined in Regulation 0-17?	? □ Yes ⊠ No			
If yes, design document	must explain how the limiting	g condition is add	ressed.		
Is Dawson Arkose (DA) o	or Cemented Sand (CS) preser	nt? □ Yes ⊠ No	)		
If yes, please answer the					
Is material fractured and	d/or jointed? ☐ Yes ☐ No				
What is the cementation	n class?				
Is the Dawson Arkose or	Cemented Sand a limiting la	yer per section 8.	7B.2 of 0-17? 🛭 Y	′es □ No	
Aurora 15400 E. 14 <sup>th</sup> Place	Castle Rock 410 South Wilcox	Commerce 4201 E. 72	City ond Avenue	Greenwood Village 6162 S. Willow Dr.	ive, Suite 100

Commerce City, CO 80022

303-288-6816

Greenwood Village, CO 80111

720-200-1670

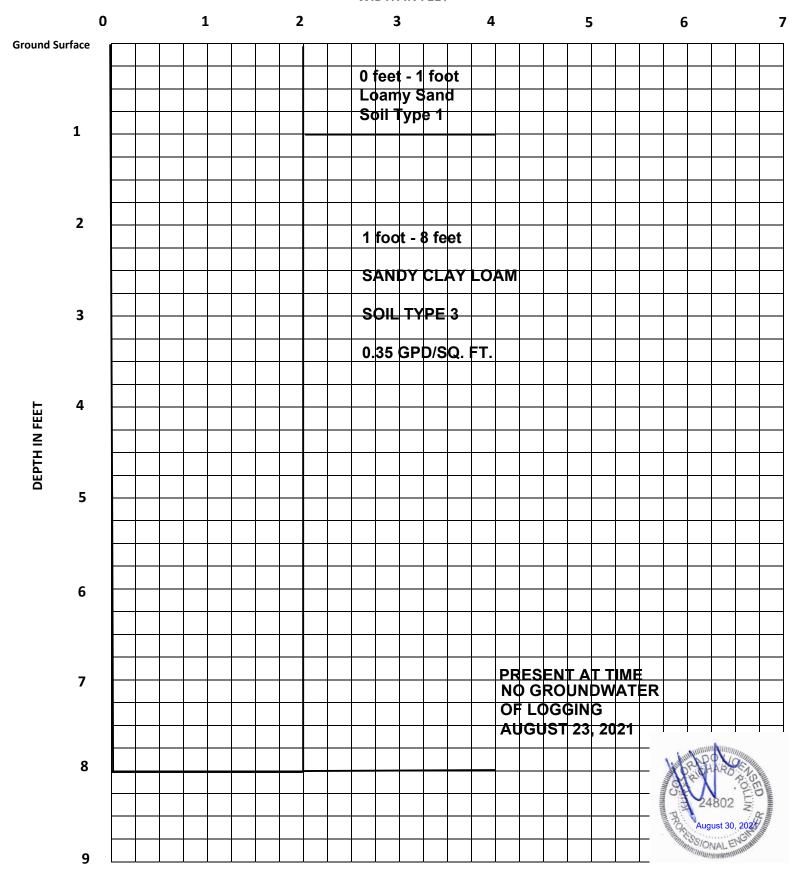
Castle Rock, CO 80104

303-663-7650



#### Soil Profile Test Pit Graphic Log Number: #1

#### **WIDTH IN FEET**







Suite 309

Aurora, CO 80011

303-341-9370

### SOIL PROFILE TEST PIT LOG (A SEPARATE LOG SHALL BE COMPLETED FOR EACH SOIL PROFILE TEST PIT)

Property Address: 33950	E. 152nd Avenue, Br	righton, Color	ado 80603		
Test Pit Number: #2			Date o	Logging: <u>Augus</u>	t 23, 2021
Range of Depth of Soil Horizon, Relative to Ground Surface	USDA Soil Texture	USDA Soil Structure - Type	Soil Structure- Grade	Soil Type (Table 10 or "R" Soils in Table 11)	Redoximorphic Features Present? (Y/N)
0 feet - 1 foot	Loamy Sand	Single Grain	0	1	N
1 foot - 8 feet	Sandy Clay Loam	PR	2	3	N
Notes:					
Is there a limiting layer as	defined in Regulation 0-17?	P □ Yes ⊠ No			
If yes, design document m	nust explain how the limiting	g condition is add	ressed.		
Is Dawson Arkose (DA) or	Cemented Sand (CS) preser	nt? □ Yes 区 No	)		
If yes, please answer the f					
Is material fractured and/	or jointed? ☐ Yes ☐ No				
What is the cementation of	class?				
Is the Dawson Arkose or C	Cemented Sand a limiting la	yer per section 8.	7B.2 of 0-17? 🛭 Y	es 🗆 No	
Aurora 15400 E. 14 <sup>th</sup> Place	Castle Rock 410 South Wilcox	Commerce 4201 E. 72	e City end Avenue	Greenwood Village 6162 S. Willow Dri	

Commerce City, CO 80022

303-288-6816

Greenwood Village, CO 80111

720-200-1670

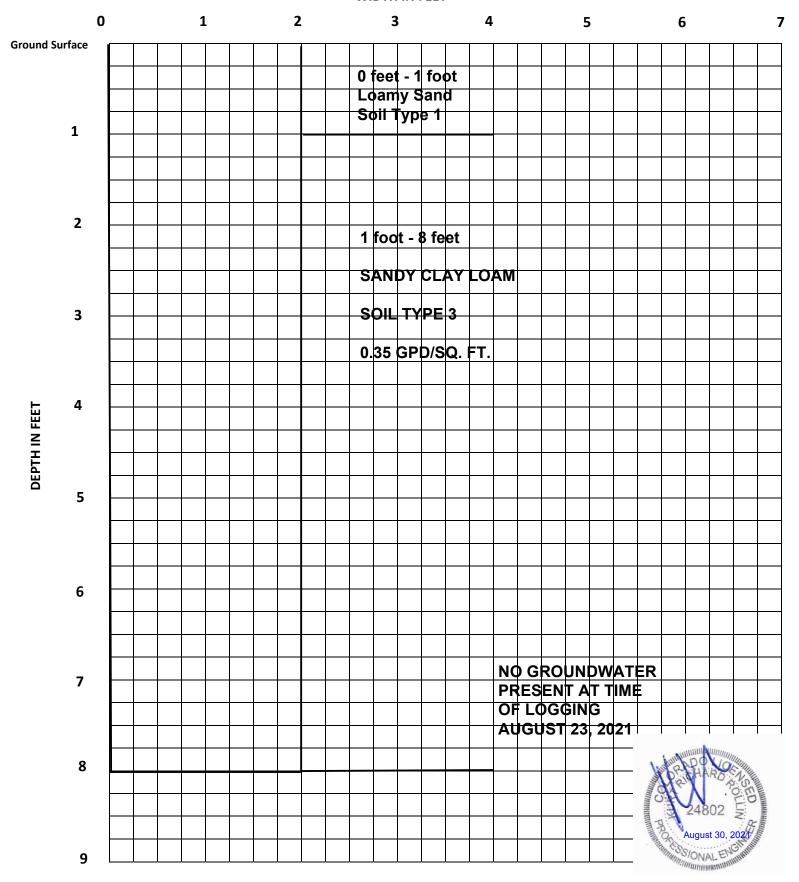
Castle Rock, CO 80104

303-663-7650



#### Soil Profile Test Pit Graphic Log Number: #2

#### **WIDTH IN FEET**







#### MAP LEGEND

#### Area of Interest (AOI)

#### Area of Interest (AOI)

#### Soils

Soil Map Unit Polygons



Soil Map Unit Lines



Soil Map Unit Points

#### **Special Point Features**

Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



**Gravelly Spot** 



Landfill



Lava Flow



Marsh or swamp

Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot

#### 8

Spoil Area



Stony Spot



Very Stony Spot



Wet Spot Other



Special Line Features

#### ... - .

Water Features

Streams and Canals

#### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

#### Background



Aerial Photography

#### MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20.000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties, Colorado

Survey Area Data: Version 17, Jun 4, 2020

Soil map units are labeled (as space allows) for map scales 1:50.000 or larger.

Date(s) aerial images were photographed: Jul 17, 2015—Oct 2, 2017

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.



### **Map Unit Legend**

Map Unit Symbol Map Unit Name		Acres in AOI	Percent of AOI	
PIB	Platner loam, 0 to 3 percent slopes	12.8	31.9%	
StB	Stoneham loam, 0 to 3 percent slopes	6.6	16.4%	
StD	Stoneham loam, 3 to 5 percent slopes	20.8	51.7%	
Totals for Area of Interest		40.2	100.0%	



### Adams County Area, Parts of Adams and Denver Counties, Colorado

#### StD—Stoneham loam, 3 to 5 percent slopes

#### **Map Unit Setting**

National map unit symbol: 2x0j1 Elevation: 3,500 to 6,500 feet

Mean annual precipitation: 12 to 18 inches Mean annual air temperature: 46 to 54 degrees F

Frost-free period: 115 to 155 days

Farmland classification: Not prime farmland

#### **Map Unit Composition**

Stoneham and similar soils: 85 percent

Minor components: 15 percent

Estimates are based on observations, descriptions, and transects of

the mapunit.

#### **Description of Stoneham**

#### Setting

Landform: Low hills, interfluves

Landform position (two-dimensional): Summit Landform position (three-dimensional): Interfluve

Down-slope shape: Linear Across-slope shape: Linear

Parent material: Mixed alluvial and/or eolian tertiary aged

pedisediment

#### **Typical profile**

Ap - 0 to 4 inches: loam
Bt - 4 to 9 inches: clay loam
Btk - 9 to 13 inches: clay loam
Bk1 - 13 to 18 inches: loam
Bk2 - 18 to 34 inches: loam
C - 34 to 80 inches: loam

#### **Properties and qualities**

Slope: 3 to 5 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high (0.20 to 2.00 in/hr)

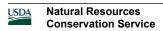
Depth to water table: More than 80 inches

Frequency of flooding: None Frequency of ponding: None

Calcium carbonate, maximum content: 12 percent

Maximum salinity: Nonsaline to very slightly saline (0.1 to 2.0

mmhos/cm)





Sodium adsorption ratio, maximum: 0.5

Available water capacity: High (about 9.1 inches)

#### Interpretive groups

Land capability classification (irrigated): 4e Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: C

Ecological site: R067BY002CO - Loamy Plains

Hydric soil rating: No

#### **Minor Components**

#### Satanta

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position (three-dimensional): Interfluve

Down-slope shape: Linear Across-slope shape: Linear

Ecological site: R067BY002CO - Loamy Plains

Hydric soil rating: No

#### Weld

Percent of map unit: 5 percent

Landform: Interfluves

Landform position (two-dimensional): Summit Landform position (three-dimensional): Interfluve

Down-slope shape: Linear Across-slope shape: Linear

Ecological site: R067BY002CO - Loamy Plains

Hydric soil rating: No

#### **Kimst**

Percent of map unit: 5 percent Landform: Interfluves, low hills

Landform position (two-dimensional): Shoulder, backslope

Landform position (three-dimensional): Side slope

Down-slope shape: Convex Across-slope shape: Convex

Ecological site: R067BY002CO - Loamy Plains

Hydric soil rating: No

#### **Data Source Information**

Soil Survey Area: Adams County Area, Parts of Adams and Denver Counties,

Colorado

Survey Area Data: Version 17, Jun 4, 2020



### **Septic Tank Absorption Fields**

Map unit symbol	Map unit name	Rating	Component name (percent)	Rating reasons (numeric values)	Acres in AOI	Percent of AOI
PIB	Platner loam, 0 to 3 percent slopes	Somewhat limited	Platner (85%)	Slow water movement (0.47)	12.8	31.9%
			Ascalon (10%)	Slow water movement (0.50)		
StB	Stoneham loam, 0 to 3 percent slopes	Not limited	Stoneham (85%)		6.6	16.4%
StD	Stoneham loam, 3 to 5 percent slopes	* I	Stoneham (85%)	Slow water movement (0.47)	20.8	51.7%
			Satanta (5%)	Slow water movement (0.47)		
			Weld (5%)	Slow water movement (0.47)		
		Kimst (5%)	Slow water movement (0.47)			
Totals for Area	of Interest				40.2	100.0%

Rating	Acres in AOI	Percent of AOI
Somewhat limited	33.6	83.6%
Not limited	6.6	16.4%
Totals for Area of Interest	40.2	100.0%



#### **Description**

Septic tank absorption fields are areas in which effluent from a septic tank is distributed into the soil through subsurface tiles or perforated pipe. Only that part of the soil between depths of 24 and 60 inches is evaluated. The ratings are based on the soil properties that affect absorption of the effluent, construction and maintenance of the system, and public health. Saturated hydraulic conductivity (Ksat), depth to a water table, ponding, depth to bedrock or a cemented pan, and flooding affect absorption of the effluent. Stones and boulders, ice, and bedrock or a cemented pan interfere with installation. Subsidence interferes with installation and maintenance. Excessive slope may cause lateral seepage and surfacing of the effluent in downslope areas.

Some soils are underlain by loose sand and gravel or fractured bedrock at a depth of less than 4 feet below the distribution lines. In these soils the absorption field may not adequately filter the effluent, particularly when the system is new. As a result, the ground water may become contaminated.

The ratings are both verbal and numerical. Rating class terms indicate the extent to which the soils are limited by all of the soil features that affect the specified use. "Not limited" indicates that the soil has features that are very favorable for the specified use. Good performance and very low maintenance can be expected. "Somewhat limited" indicates that the soil has features that are moderately favorable for the specified use. The limitations can be overcome or minimized by special planning, design, or installation. Fair performance and moderate maintenance can be expected. "Very limited" indicates that the soil has one or more features that are unfavorable for the specified use. The limitations generally cannot be overcome without major soil reclamation, special design, or expensive installation procedures. Poor performance and high maintenance can be expected.

Numerical ratings indicate the severity of individual limitations. The ratings are shown as decimal fractions ranging from 0.01 to 1.00. They indicate gradations between the point at which a soil feature has the greatest negative impact on the use (1.00) and the point at which the soil feature is not a limitation (0.00).

The map unit components listed for each map unit in the accompanying Summary by Map Unit table in Web Soil Survey or the Aggregation Report in Soil Data Viewer are determined by the aggregation method chosen. An aggregated rating class is shown for each map unit. The components listed for each map unit are only those that have the same rating class as listed for the map unit. The percent composition of each component in a particular map unit is presented to help the user better understand the percentage of each map unit that has the rating presented.

Other components with different ratings may be present in each map unit. The ratings for all components, regardless of the map unit aggregated rating, can be viewed by generating the equivalent report from the Soil Reports tab in Web Soil Survey or from the Soil Data Mart site. Onsite investigation may be needed to validate these interpretations and to confirm the identity of the soil on a given site.

### National Flood Hazard Layer FIRMette

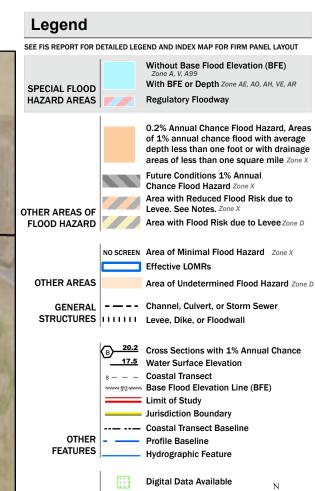
250

500

1,000

1,500





No Digital Data Available MAP PANELS Unmapped The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location. This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map

104°35'47"W 39°58'24"N T01S R64W S7 AREA OF MINIMAL FLOOD HAZARD ADAMS COUNTY 080001 T01S R64W S18 Feet 1:6.000

2.000

elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

This map image is void if the one or more of the following map

was exported on 8/9/2021 at 1:53 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or

become superseded by new data over time.

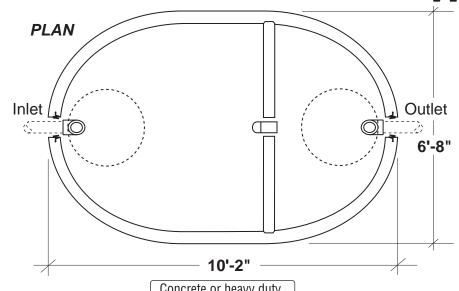


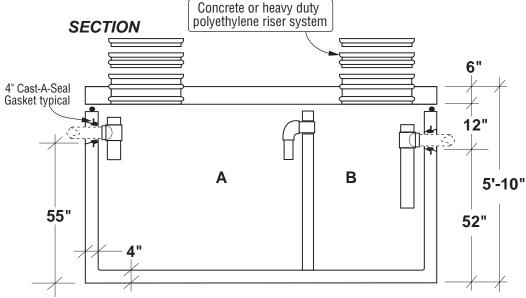
# 1500 Gal. Two Compartment Septic Tank

FLXX.

FLXX.

- Monolithic tank meets ASTM-C-1227 Spec. for water and wastewater structures.
- Butyl rubber sealant meets Fed. Spec. SS-S-210A. (Provided with tank)
- All plumbing shown in diagram is 4" SDR 35. (Provided with tank)





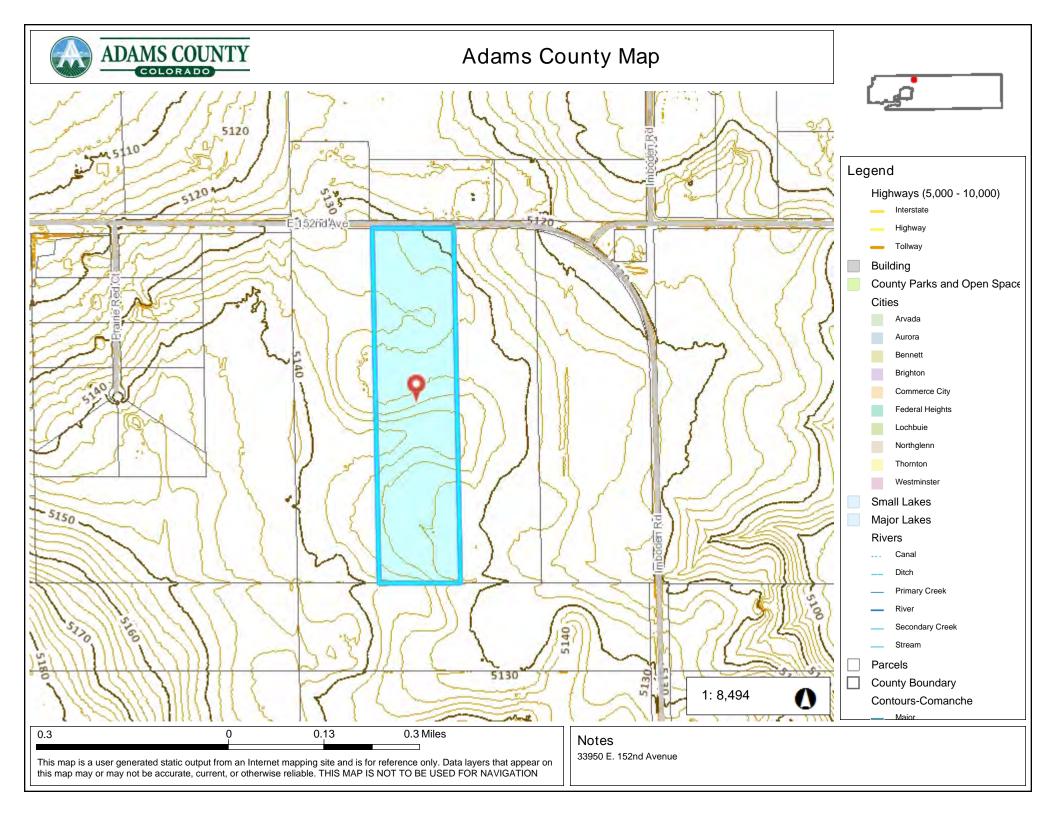
Part #		Capacities Approximate Weights (gallons)			3	
	A	B	Tank Lid Baffle Wall Tota		Total	
PCA-000-256	920	615	9,615 lbs	3,900 lbs	1,110 lbs	14,625 lbs

Note: N.T.S.

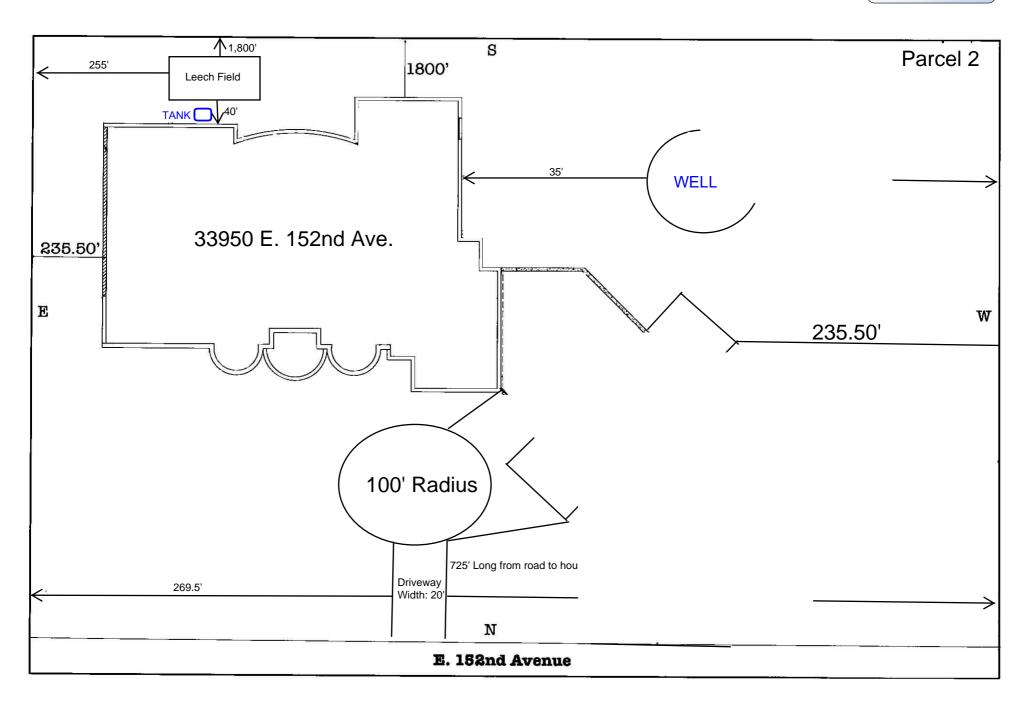


Front Range Precast Concrete, Inc.

5901 Dexter Street, Unit 200, Commerce City, CO 80022 Phone (303) 442-3207 • (800) 783-3207 • Fax (303) 442-3209 www.flxx.com







### ENV3

2/12/2024

4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV3

David DeBoskey;

You requested the following:

ENV3. The Colorado Division of Water Resources (DWR) is the agency that regulates well permitting. There does not appear to be a commercial well on the property. The applicant shall contact DWR to determine the needed well designation and requirements. Contact information can be found at <a href="https://dwr.colorado.gov/">https://dwr.colorado.gov/</a>.

There is no need for a commercial well. We are going to install a warehouse without any facilities. No need for one.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

marisa@amustardseedco.com

2/12/2024

4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV4

David DeBoskey;

You requested the following:

ENV4. OWTS – Use Permit (Commercial)

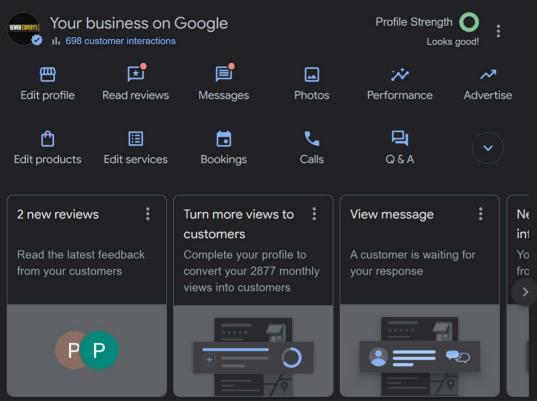
Per Adams County Health Department (ACHD) Regulation Number O-22, Section 4, an OWTS Use Permit must be obtained within 12 months prior to a change in use of the property from residential to commercial. To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here http://www.nawt.org/search.html. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to ACHD issuing a Use Permit.

There is no need to obtain a commercial use permit as we are NOT running our operations here. This is my home. We have a store front in Commerce City and we have our business address in Milliken, CO.

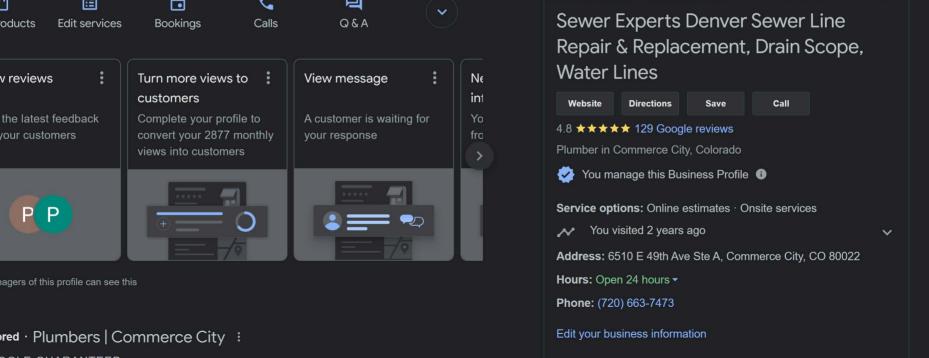
If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Makisa Beaver



Only managers of this profile can see this



Add photos

Hermes Worldwide, Inc.

See outside

Sponsored · Plumbers | Commerce City :

or this Record...
iling history and
ocuments
rade names
let a certificate of good
tanding
ille a form
ubscribe to email
otification
insubscribe from email
otification
ubscribe to text
otification
unsubscribe from text
otification

usiness Home usiness Information usiness Search

AQs, Glossary and nformation

#### **Summary**

Details				
Name	A Mustard Seed Construction Company, Inc.			
Status	Good Standing	Formation date	02/21/2018	
ID number	20181142944	Form	Corporation	
Periodic report month	February	Jurisdiction	Colorado	
Principal office street address	310 s beulah st, Milliken, CO 80543, CO, United States			
Principal office mailing address	310 s beulah st, Milliken, CO 80543, CO, United States			

Registered Agent		
Name	Kara Wasserburger	
Street address	Street address 33950 E. 152ND AVE, BRIGHTON, CO 80603, US	
Mailing address 33950 E. 152ND AVE, BRIGHTON, CO 80603, US		

Filing history and documents

Trade names

Get a certificate of good standing

Get certified copies of documents

2/12/2024

4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV5

David DeBoskey;

You requested the following:

ENV5. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Traffic in unpaved areas may contribute to increased fugitive dust emissions. Applicant will be required to implement dust control measures to prevent off-site impacts if truck traffic into and within parcel occurs on non-paved surfaces, as well as from operational activities.

Since we are planning on building a warehouse, we will not be storing any equipment/vehicles on the dirt. There will be no need to worry about air pollution or traffic on the unpaved areas. We currently have recycled asphalt on our driveway and that will be maintained to keep with any issues of dust in the air on the one to two trucks we move here and there.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely.

Makisa Beaver

WINDWARD TRUSS COLUMN REACTIONS (JOINT# 55)				
HORIZONTAL	VERTICAL			
REACTION, X-DIR.	REACTION, Y-DIR.			
(KIP)	(KIP)			
0.722	1.949			
3.711	8.970			
-5.507	-5.890			
2.509	4.196			
	HORIZONTAL REACTION, X-DIR. (KIP) 0.722 3.711 -5.507			

WINDWARD TRUSS COLUMN REACTIONS (JOINT# 57)				
	HORIZONTAL	VERTICAL		
LOAD CASE	REACTION, X-DIR.	REACTION, Y-DIR.		
	(KIP)	(KIP)		
DEAD LOAD	0.722	1.949		
ROOF LIVE	3.711	8.970		
WIND LOAD	-1.204	-3.715		
UNBALANCED SNOW LOAD	2.509	7.258		

LONGITUDINAL WIND		
BUILDING WIDTH=	40	FT
EAVE HEIGHT=	16	FT
ROOF PITCH=	4	ON 12
ROOF HEIGHT=	7	FT
END WALL AREA=	773	SF
WIND FORCE ON ENDWALL=	23	PSF
TOTAL WIND FORCE=	18153	LBS
FORCE TO WIND BRACE=	4538	LBS
DIAGONAL DIMENSIONS		
VERTICAL=	16	FT
BAY SPACE=	12	FT
LENGTH OF BRACE=	19.21	FT
FORCE IN ROD=	4359	PSI
ROD AREA=	0.1963	SQIN
ALLOWABLE FORCE=	6478	PSI
USE 1- 1/2" DIA ROD Fy =50 KSI		

#### **GENERAL STRUCTURAL NOTES**

1. DESIGN SPECIFICATIONS 2018

2. MATERIAL SPECIFICATIONS STRUCTURAL STEEL WELDING BOLTING

Fy = 50 KSI NONE IN FIELD

ALL BOLTING TO BE GRADE 5 (SAE J429). BOLTS SHALL BE TIGHTENED IN ACCORDANCE WITH "TURN-OF- NUT TIGHTENING" METHOD PER AISC GUIDELINES. SPECIAL INSPECTIONS ARE NOT REQUIRED.

- 3. SCOPE OF WORK IS STRUCTURAL ONLY AND THIS IS NOT A COMPLETE SET OF CONSTRUCTION DOCUMENTS. SITE, CIVIL, MECHANICAL, ELECTRICAL, AND PLUMBING PLANS, FLOOD PLAIN DESIGN, GEO-TECHNICAL REPORT ARE NOT PART OF THIS SCOPE OF WORK.
- 4. OWNER/CONTRACTOR TO VERIFY ALL DIMENSIONS & DATA SHOWN. ANY DISCREPANCIES IN THESE PLANS TO BE REPORTED IMMEDIATELY TO ENGINEER.
- 5. EXACT LOCATION OF WINDOWS, OVERHEAD DOORS AND MAN DOORS SHALL BE DETERMINED DURING BUILDING ERECTION. TRUSSES AND DIAGONAL BRACING SHALL NOT BE MOVED TO INSTALL WINDOWS, OVERHEAD DOORS AND MAN DOORS.

3 5/8" GIRTS 20GA. USE 18GA. IN 13' & 14' BAYS

- 6" PURLINS 18 GA. DOUBLE EVERY OTHER 7' FROM RIDGE IN 14' BAYS
- \* INDICATES LATERAL BRACE BOTTOM CHORD TO PURLINS & GIRTS

ROOF LIVE LOAD
Roof Live Load = 20 psf

SNOW LOAD
Ground Snow, P g = 35 psf
Roof Snow = 35 psf (NON-REDUCIBLE)
Importance Factor, I g = 1.0
Exposure Factor C e = 1.0
Thermal Factor, C t = 1.0 (Heated)
Frost Depth= 30 inches minimum

WIND LOADS

Ultimate Wind Speed = 115 mph

Risk Category = II

Wind Exposure = C

Internal Pressure Coefficient = ± 0.18

Comp. & Dadding wind pressure Per ASCE 7-16

EARTHQUAKE LOADS
Risk Category: II
Seismic Importance Factor, I e = 1.0
S s = 0.162, S 1 = 0.051
Site Class = D
S DS = 0.173, S D1 = 0.082
Seismic Design Category = B



FALL RIVER HOLDING, LLC PO Box 588 Peculiar, MO 64078 Fax: 816.779.7361 Phone: 816.779.6441

8011 PASEO SUITE 201 KANSAS CITY, MO. 64131 (816) 444-6260

East 152nd Ave Brighton, CO 80603

Building #84-92-E by World Wide Steel
(800) 825-0316

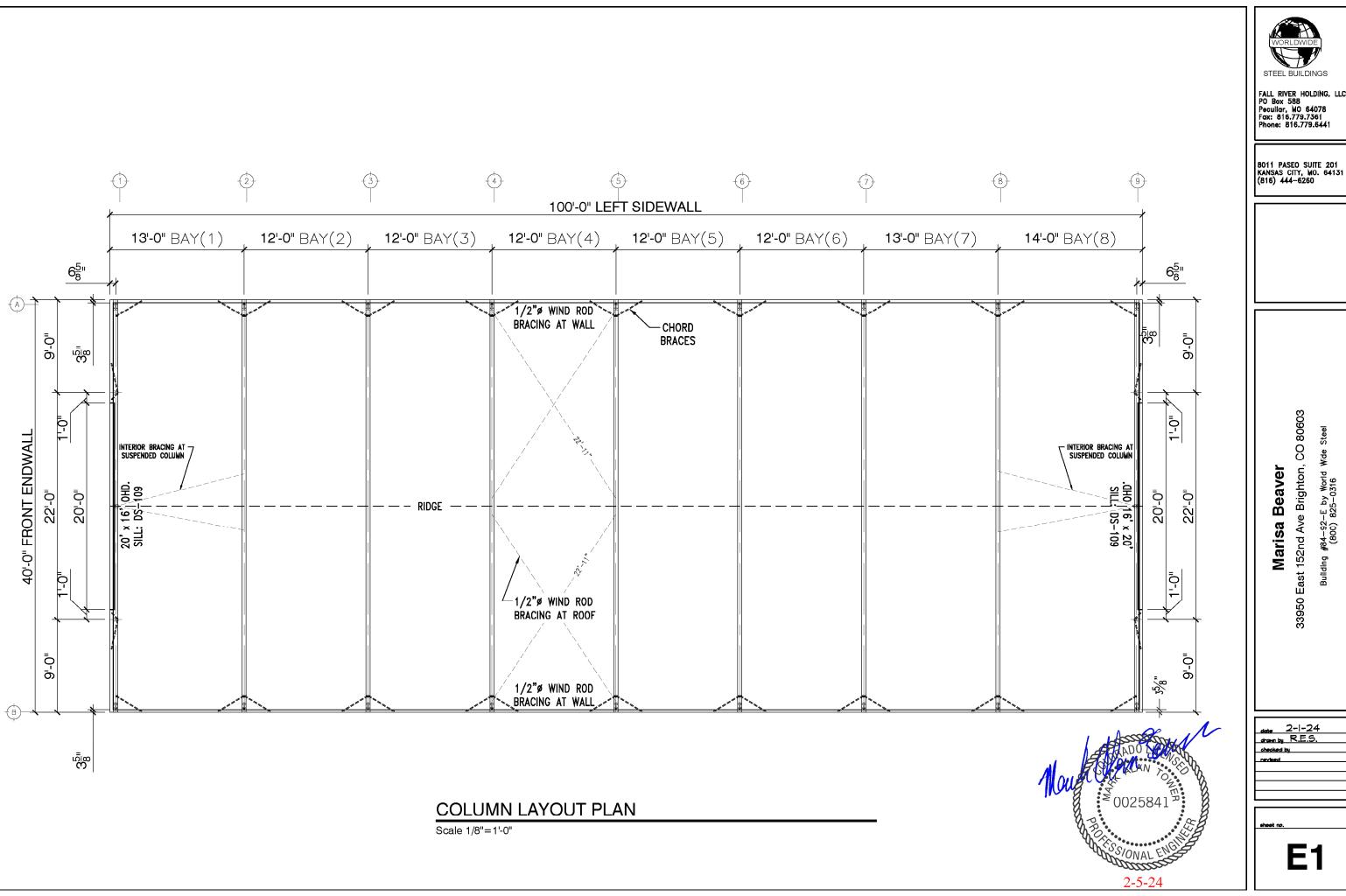
Marisa Beaver

date 2-1-24 drawn by R.E.S. checked by revised

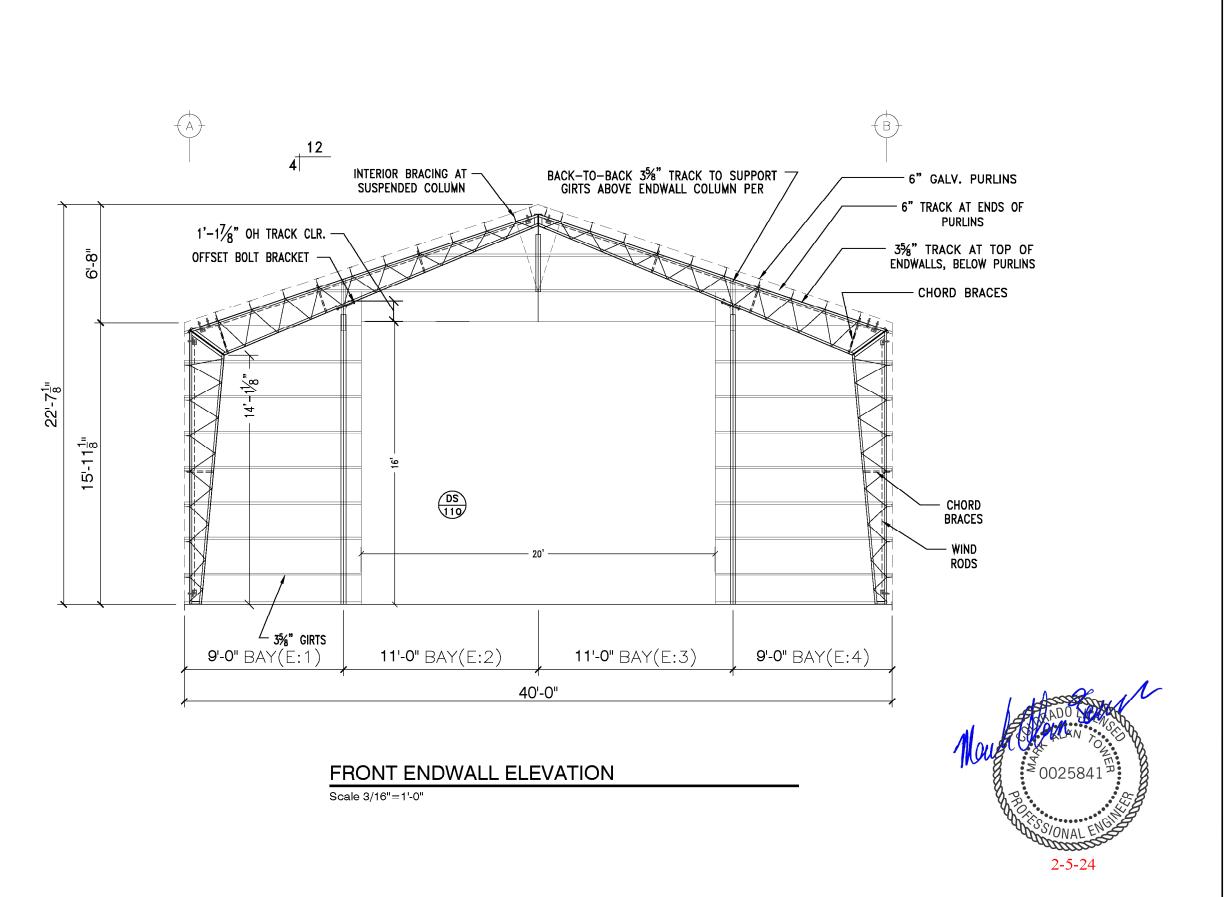
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**E0** 

2-5-24







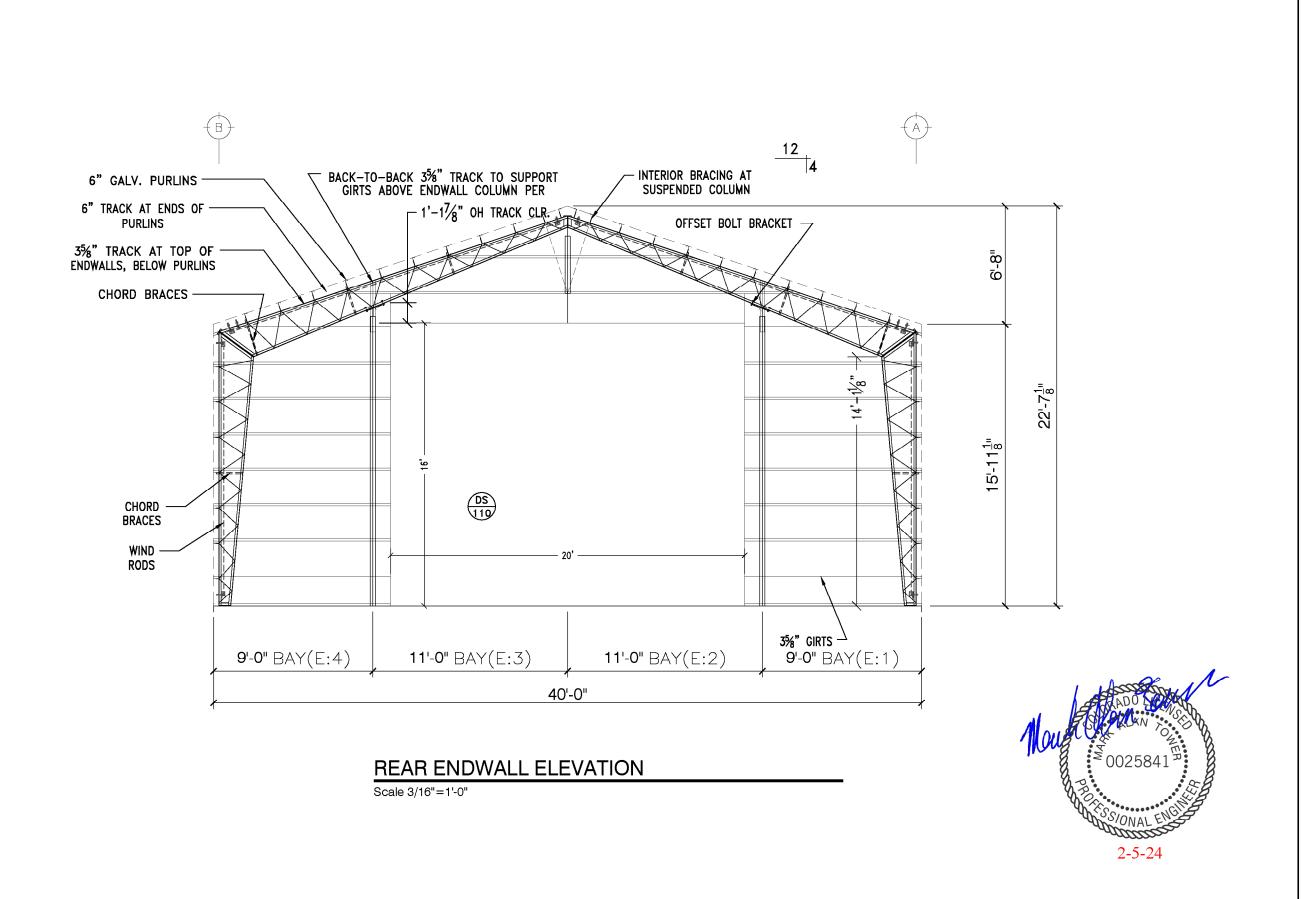


8011 PASEO SUITE 201 KANSAS CITY, MO. 64131 (816) 444-6260

Marisa Beaver
33950 East 152nd Ave Brighton, CO 80603
Building #84-92-E by World Wide Steel
(800) 825-0316

date 2-|-24 drawn by R.E.S. checked by revised

sheet no





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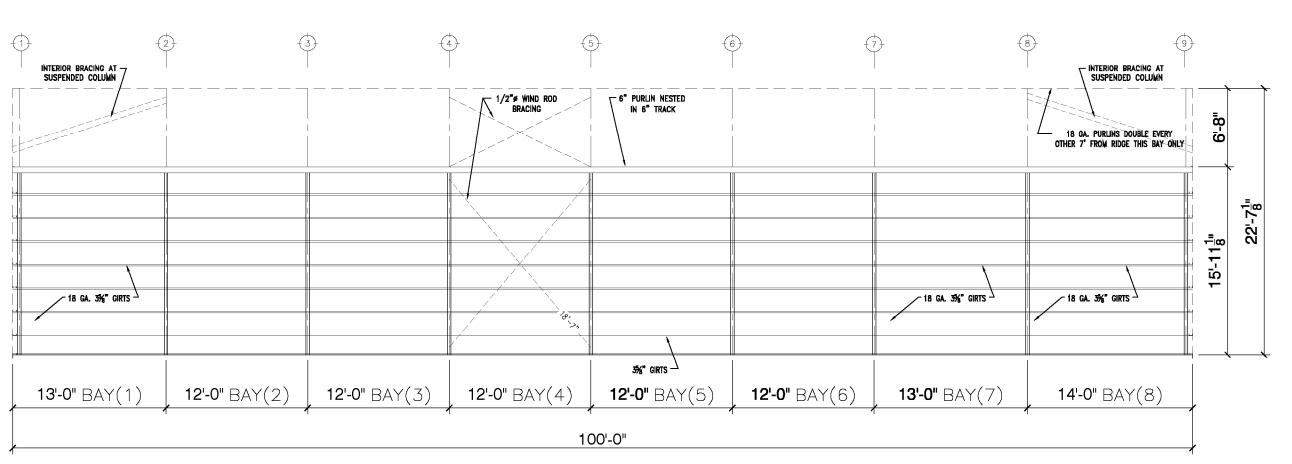
Marisa Beaver
33950 East 152nd Ave Brighton, CO 80603
Building #84-92-E by World Wide Steel
(800) 825-0316

date 2-1-24 drawn by R.E.S. checked by revised

sheet no



8011 PASEO SUITE 201 KANSAS CITY, MO. 64131 (816) 444-6260



#### RIGHT SIDEWALL ELEVATION

Scale 1/4"=1'-0"



date 2-1-24 drawn by R.E.S. checked by revised

33950 East 152nd Ave Brighton, CO 80603

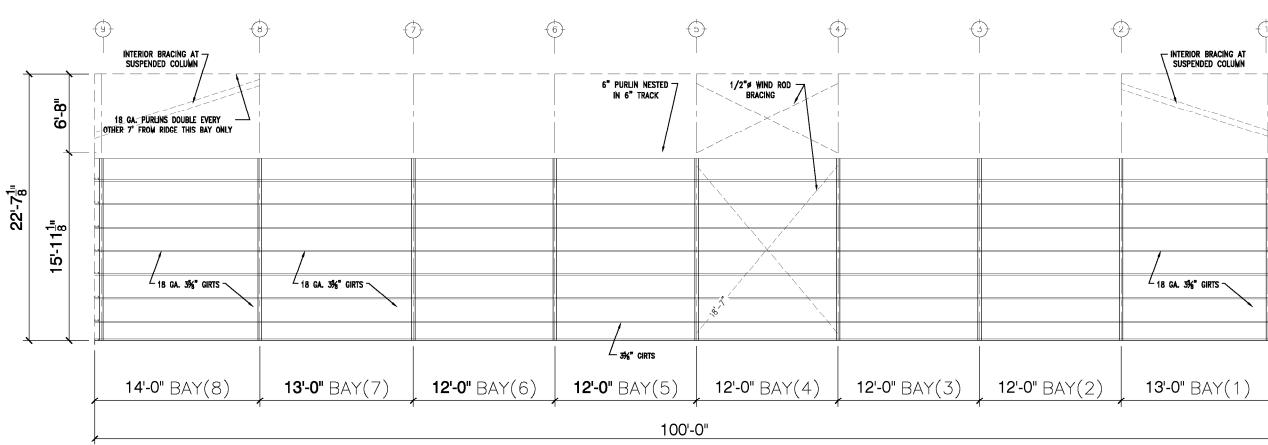
Marisa Beaver

Building #84-92-E by World Wide (800) 825-0316

sheet no.

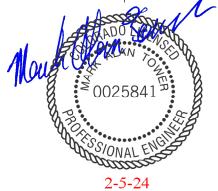


8011 PASEO SUITE 201 KANSAS CITY, MO. 64131 (816) 444-6260



LEFT SIDEWALL ELEVATION

Scale 1/4"=1'-0"



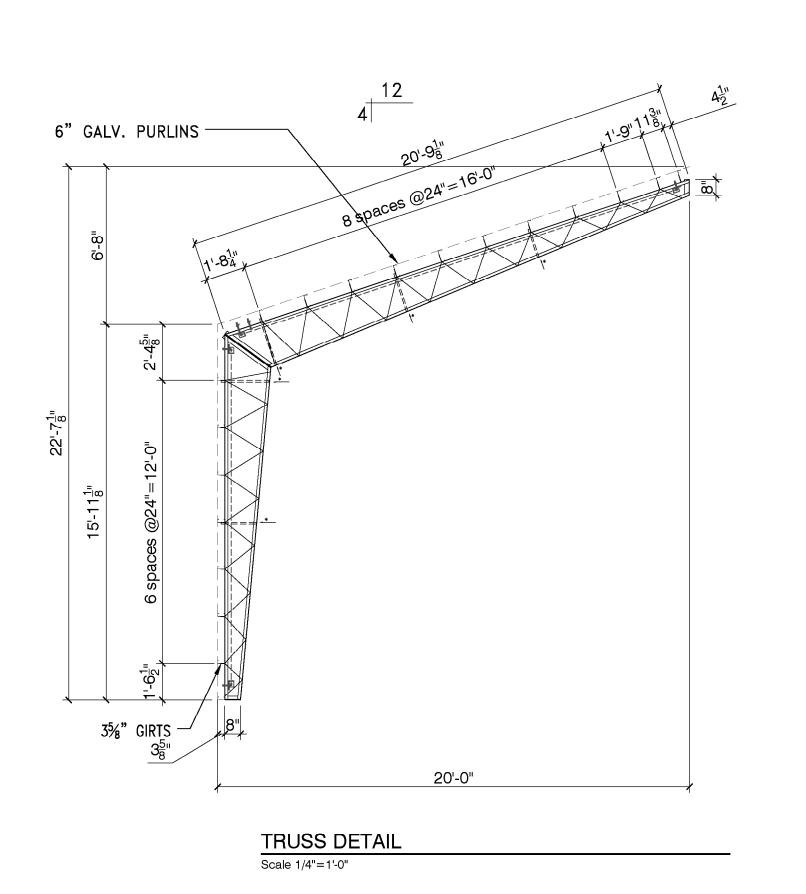
date 2-1-24 drawn by R.E.S. checked by

33950 East 152nd Ave Brighton, CO 80603

Marisa Beaver

#84-92-E by World Wide (800) 825-0316

sheet no.



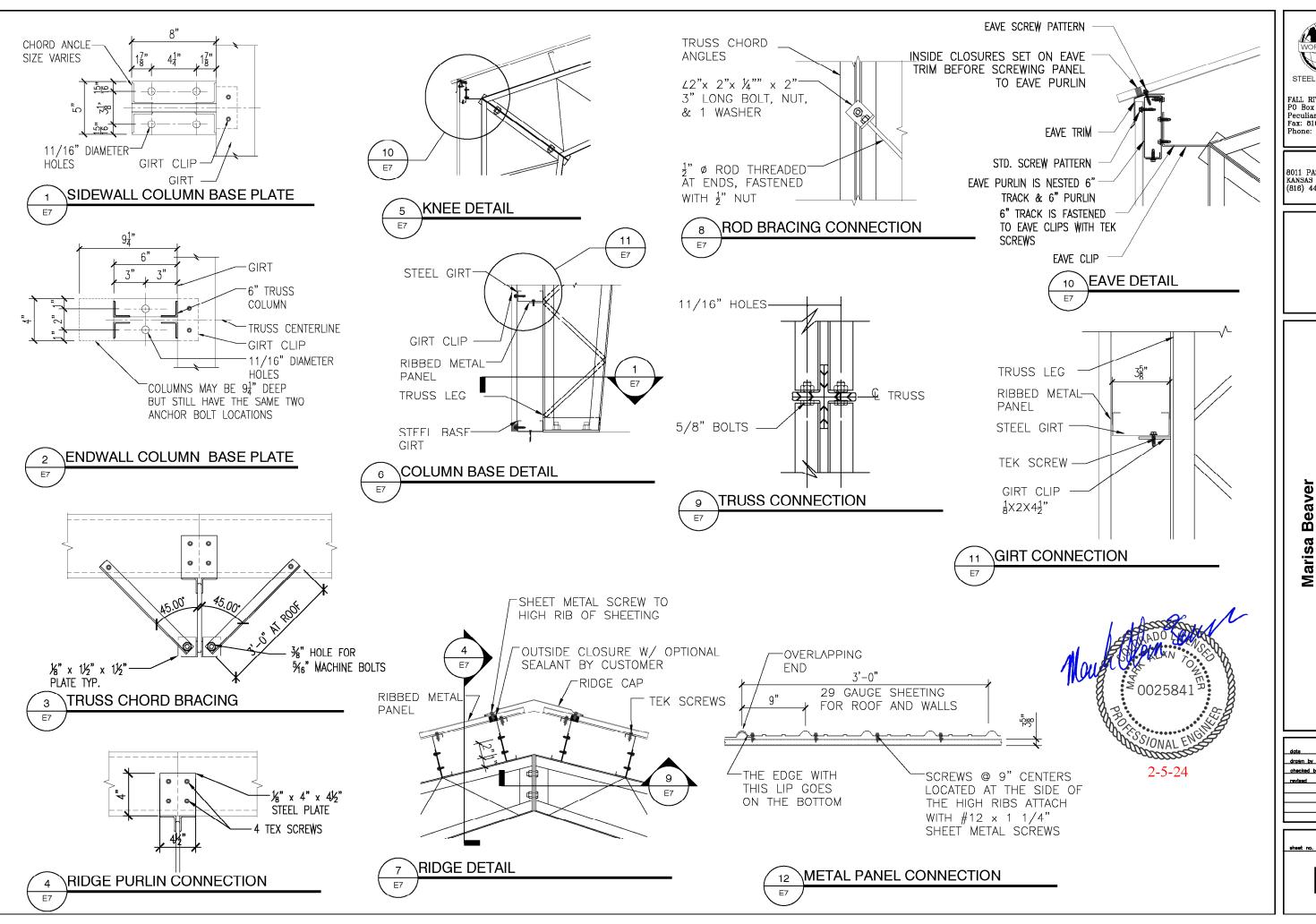


8011 PASEO SUITE 201 KANSAS CITY, MO. 64131 (816) 444-6260

Marisa Beaver

33950 East 152nd Ave Brighton, CO 80603 Building #84-92-E by World Wide Steel (800) 825-0316

date 2-1-24 drawn by R.E.S.



STEEL BUILDINGS

FALL RIVER HOLDING, LLC PO Box 588 Peculiar, MO 64078 Fax: 816.779.7361 Phone: 816.779.6441

8011 PASEO SUITE 201 KANSAS CITY, MO. 64131 (816) 444-6260

33950 East 152nd Ave Brighton, CO 80603 #84-92-E by World (800) 825-0316

## ENV<sub>6</sub>

2/12/2024

4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV6

David DeBoskey;

You requested the following:

ENV6. If applicant is performing truck and equipment maintenance and repair, a description of repair and maintenance operations, locations on site, and handling of fluids, used oil, and material storage is required.

All of our maintenance is done off site. We have a shop we take all of our equipment/vehicles to, this is a change we made 6 months ago.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

2/12/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV7

David DeBoskey;

You requested the following:

ENV7. Applicant shall perform truck and equipment repair and maintenance on a concrete pad.

I understand. Thank you for the clarification.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

2/12/2024

4430 South Adams County Parkway 1<sup>st</sup> Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV8

David DeBoskey;

You requested the following:

ENV8. If applicable, all hydraulic fluids, oils, and other pollutant sources used for truck and equipment maintenance and repair shall be stored within a covered area and in secondary containment.

I understand. Thank you for the clarification.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

2/12/2024

4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV9

David DeBoskey;

You requested the following:

ENV9. Applicant should limit engine idling to the maximum extent feasible to mitigate off-site noise and air quality impacts to surrounding properties. (Refer to CRS Title 42 – Vehicles and Traffic Idling Standard, Article 14 – State Idling Standard, Section 42-14-105. Idling for Colorado law.)

I understand. Thank you for the clarification.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

## ENV<sub>10</sub>

2/12/2024

4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV10

David DeBoskey;

You requested the following:

ENV10. What kind of disposal/fill activities are occurring on the subject parcel? Piles of material have been indicated on the property. Concrete? Dirt? Other materials?

There is no disposal happening on the property. The dirt pile we currently have we have for recreational use only. All concrete has been moved off the property and taken to our commercial property.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

2/12/2024

4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV11

David DeBoskey;

You requested the following:

ENV11. Is fill in of "pond"/wetland area an approved activity? Are there concerns with habitat, animals/plants?

The pond is no longer an issue. We have filled in as much as we needed to make sure our house doesn't flood again. This was done months ago. There is no need for any concern regarding our home and or animals. Thank you.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

2/12/2024

4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV12

David DeBoskey;

You requested the following:

ENV12. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. Refer to ACDSR Sections 4-04-02-02 and 4-05-02-07. A permit will need to be filed and approved for the fill material brought on the subject parcel to fill the "pond" area.

I understand. Thank you for the clarification. We will not be needing a permit thank you.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely.

Marisa Beaver

2/12/2024

4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: Conditional Use Permit Number-RCU2023-00056; Response to ENV13

David DeBoskey;

You requested the following:

ENV13. The applicant must provide proof of clean, inert material in the form of one of the following: 1) a signed letter certifying that the material is clean from the source providing the fill material; 2) a Phase I ESA or due diligence report demonstrating there are no recognized environmental concerns (REC) associated with the source/borrow site property; 3) a complete laboratory analysis of the material to be used as fill.

I understand. Thank you for the clarification. If we need to bring in any other dirt we will be sure to provide this along with applying for the proper permitting.

If you have any questions, feel free to contact me directly at 303-981-4829.

Sincerely,

Marisa Beaver

