

# PLN1

2nd Submittal Comments

5/7/24

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 2nd Submittal Comments

David DeBoskey;

You requested the following:

PLN1: Applicant is requesting a total of 5 trailers and 3 over-sized vehicles. They will store them in a proposed warehouse (4,000sq ft). Please confirm this is correct.

That is correct, we plan to store all the aforementioned vehicles and trailers in the warehouse.

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

Sincerely,



Marisa Beaver

[marisa@amustardseedco.com](mailto:marisa@amustardseedco.com)

# PLN2

## 2nd Submittal Comments

5/7/24

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 2nd Submittal Comments

David DeBoskey;

You requested the following:

PLN2: What kind of vehicles are those? Can you be more specific as to what type of vehicle, for example:

Is an RCLP Diamond a trailer? What is the MPK? Is Peter Built a truck cab? Is Caterpillar 420F a backhoe loader? Is the Bob Cat a loader? Some of these vehicle brands can be a few types of vehicles. Some on the list are specified, which is great, but can you do that for the rest of them, please? When we evaluate this, and take it to hearing, we need to understand the type of vehicles. Thanks For example, when you say "Ford, 2005" that doesn't tell me if it is Ford Sedan or SUV. Does that make sense? Similarly, can you state which vehicle is a trailer, which is a truck cab, etc.,?

**Please see the attached list with details and descriptions.**

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

Sincerely,



Marisa Beaver

[marisa@amustardseedco.com](mailto:marisa@amustardseedco.com)

## DETAILED LIST

MAKE	YEAR	COLOR	DESCRIPTION	PLACE TO BE STORED
2018 GMC YELLOW BOX TRUCK	2018	Yellow	2018 GMC YELLOW BOX TRUCK	IN WAREHOUSE OR AT A JOBSITE
2014 ISUZU DUMP TRUCK	2014	White	2014 ISUZU DUMP TRUCK	IN WAREHOUSE OR AT A JOBSITE
FORD	2005	White	F-350	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
Chevy	2005	White	chevy silverado 1500	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
SANY	2021	Yellow	2021 SANY SY16 MINI EXCAVATOR	IN WAREHOUSE OR AT A JOBSITE
CHEVY	2008	White	chevy silverado 1500	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
Dodge	2011	White	5500 Dodge Ram	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
Ford	2012	White	2012 transit connect	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)

Ford	2010	White	2010 transit connect	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
RCLP Diamond	2020	Grey	EDG234 (TRAILER TILT) TRAILER	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
RCLP Diamond	2021	Grey	RCLP HDT (MINI DUMP TRAILER )	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
DOOL	2017	Black	2017 doolittle trailer	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
Peter Built	1999	White	Tandem	IN WAREHOUSE OR AT A JOBSITE
Load king	1997	Yellow	Trailer	IN WAREHOUSE OR AT A JOBSITE
Caterpillar 420F	2014	Yellow	420F BACKHOE	WORKS ON OUR LAND WILL BE STORED OUTSIDE
Bob cat	2015	White	E45 HYDRAULIC EXCAVATOR	IN WAREHOUSE OR AT A JOBSITE
PC138 EXCAVATOR	2020	YELLOW	PC138 EXCAVATOR	IN WAREHOUSE OR AT A JOBSITE
PC238 EXCAVATOR	2021	YELLOW	PC238 EXCAVATOR	IN WAREHOUSE OR AT A JOBSITE

Takeuch TL6 Skid Steer	2020	White	Takeuch TL6 Skid Steer	WORKS ON OUR LAND WILL BE STORED OUTSIDE
FORD	2021	Black	F150	STORE IN PERSONAL GARAGE
FORD	2017	Black	Explorer	STORE IN PERSONAL GARAGE
TOYOTA	2020	GRAY	CHR	STORE IN PERSONAL GARAGE
FORD	2012	White	F-550	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
FORD	1998	White and Red	F150	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
DODGE	2000	SILVER	CHALLENGER	OUTSIDE BEHIND FENCE (OUT OF SITE FROM ROADWAY)
Tioga Arrowhead RV	1990	Multi-colored	RV	OUTSIDE

# PLN3

2nd Submittal Comments

5/20/24

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 2nd Submittal Comments

David DeBoskey;

You requested the following:

**PLN3: How long will those vehicles and/or equipment be stored, when you say "from time to time"?**

Depends on the project. It could be as long as 2-3 weeks. I do plan to keep most of our equipment inside the warehouse unless it is working the land. We do plan to plant fruit trees and some kind of crop this year. We are also planning on getting more livestock, i.e.. cows more horses and more chickens. We plan to utilize our land for more agricultural uses.

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

Sincerely,



Marisa Beaver

[marisa@amustardseedco.com](mailto:marisa@amustardseedco.com)

# PLN4A

## 2nd Submittal Comments

5/20/24

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 PLN4A 2nd Submittal Comments

David DeBoskey;

You requested the following:

PLN4: That fence is how tall? 6 ft? 8ft? The height is measured by the tallest part of ANY part of the fence, included posts. Will any vehicles that are taller than the fence height be outside behind the fence? Or will those tall vehicles be inside the proposed warehouse? It would be advantageous to your case to have those tall vehicles inside. Site plan with fence is confusing, is the proposed fence along the westside of the building the one that is permitted with plans included here? Or is that to be built still? Are you proposing any landscaping around the vehicles parked outside and behind the fence?

The fence is 8' tall. The only vehicle you will see is an RV. We do hope to continue the fencing around the property so that you cannot see that RV or anything else. We just cannot afford it right now. Again, once the warehouse is built you will not see any large equipment or trucks from the road as we do plan to store them in the warehouse. We are proposing trees and more fencing.

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

Sincerely,



Marisa Beaver

[marisa@amustardseedco.com](mailto:marisa@amustardseedco.com)

# PLN4B

2nd Submittal Comments

5/20/24

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 PLN4B 2nd Submittal Comments

David DeBoskey;

You requested the following:

PLN4: To be clear, the "no more than 5" vehicles parked outside are UNDER 7,000 lbs? And what are those parked vehicles outside?

The list of those vehicles are attached on PLN2

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

Sincerely,



Marisa Beaver

[marisa@amustardseedco.com](mailto:marisa@amustardseedco.com)



# PLN5

2nd Submittal Comments

5/20/24

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 2nd Submittal Comments

David DeBoskey;

You requested the following:

PLN5: Thanks for the photo and video. The lights should not be negatively impactful, however because I was able to see that only on the video, can you submit photos of the lights and their path (ON the path/driveway from the home to the road) so that we can clearly see? The photo will be better for documentation and the presentation.

Please see attached video and photo. Unfortunately, due to a horrible wind, we lost two of our 4 lights. It looks like they will need to get replaced entirely, we will try and get those lights replaced by the end of summer.

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

Sincerely,



Marisa Beaver

[marisa@amustardseedco.com](mailto:marisa@amustardseedco.com)

<https://youtu.be/Ux77HOTdgyY?si=QGv0Mq1NDO91jFz->



# PLN6

2nd Submittal Comments

5/20/24

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 2nd Submittal Comments

David DeBoskey;

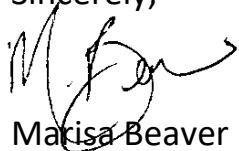
You requested the following:

PLN6: Will you create a driveway from the warehouse to the existing driveway? Or a dedicated path? What material will that be made out of? There needs to be some sort of path. Will that have the same light set up? The pathway to the warehouse should be added onto the site plan?

There is an existing driveway. We made one nearly a year ago to access our horses and chickens. The existing driveway is made with asphalt fines. We plan to use the same access road for the warehouse and, I think, add the same lighting in time.

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

Sincerely,



Marisa Beaver

[marisa@amustardseedco.com](mailto:marisa@amustardseedco.com)

# PLN7

## 2nd Submittal Comments

5/20/24

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 2nd Submittal Comments

David DeBoskey;

You requested the following:

**PLN7: These vehicles are part of a business, right? Does the business, in any capacity (admin work included), occur on site at all? Do employees come on to the site?**

Correct, some of the vehicles are used for the business. I am the owner of all the vehicles. All of my work and business do occur off-site. However, I do have others who come to my property to tend to the livestock we have here. They come twice a day on their own time to take care of these animals. We also do plan to do some farming this year on the land. We have not decided where exactly, but we do plan to use the land for some kind of crop.

**Per 4-03- 03-02-07-08 of the Adams County Development Standards and Regulations, Applicants can not have on the same property, both a principal dwelling and vehicles over 7,000lbs used for a commercial purpose in conjunction with a home occupation.**

I understand.

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

Sincerely,

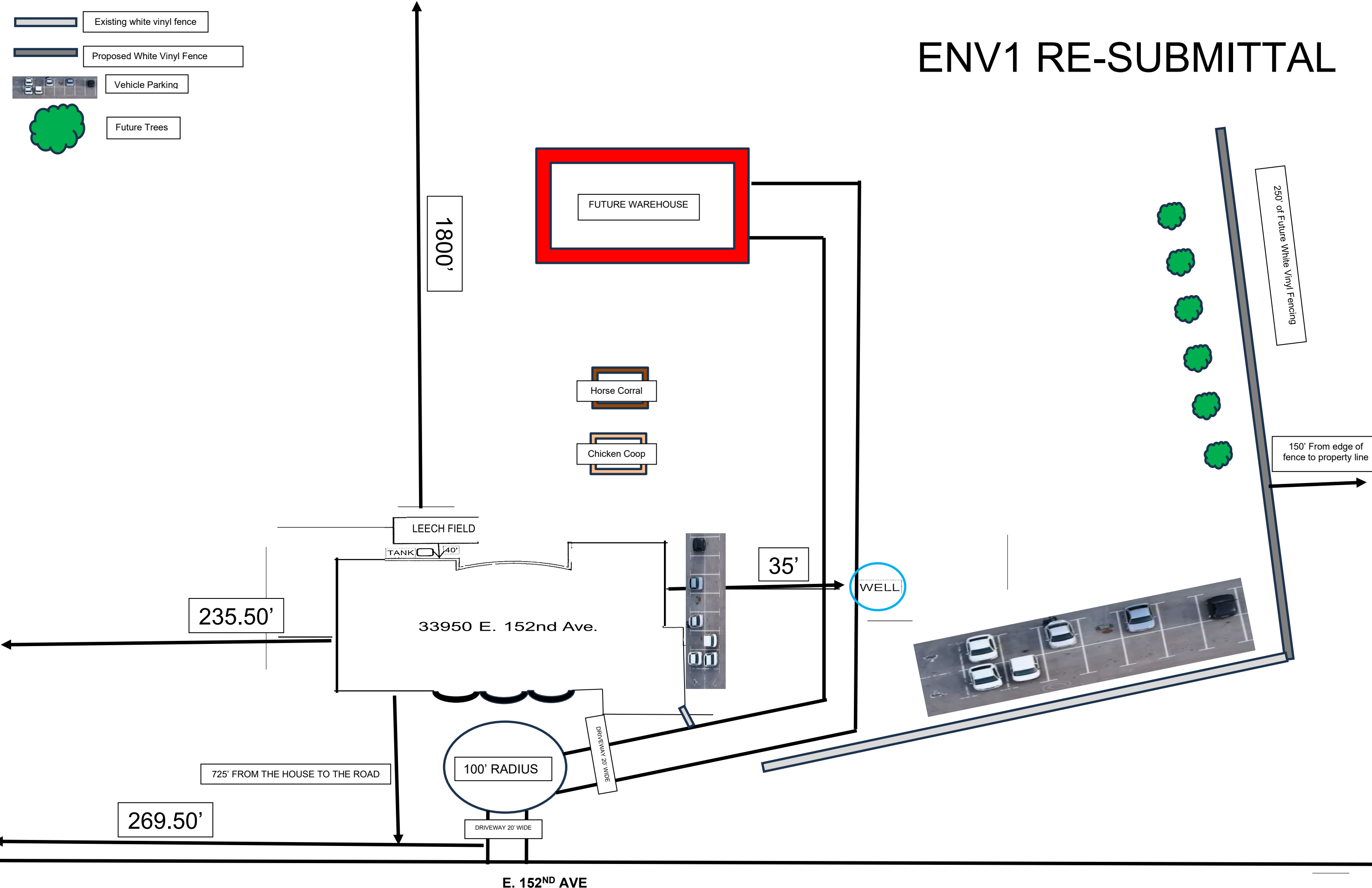


Marisa Beaver

[marisa@amustardseedco.com](mailto:marisa@amustardseedco.com)

# ENV1 RE-SUBMITTAL

- Existing white vinyl fence
- Proposed White Vinyl Fence
- Vehicle Parking
- Future Trees



1800'

235.50'

269.50'

LEECH FIELD

TANK 40'

33950 E. 152nd Ave.

35'

WELL

100' RADIUS

725' FROM THE HOUSE TO THE ROAD

DRIVEWAY 20' WIDE

DRIVEWAY 20' WIDE

Horse Corral

Chicken Coop

FUTURE WAREHOUSE

250' of Future White Vinyl Fencing

150' From edge of fence to property line

E. 152ND AVE