



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org
adcogov.org

Request for Comments

Case Name: 10201 Brighton Road Multi-Use Conditional Use Permits

Project Number: PRC2025-00009

July 9, 2025

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following applications: **1.) Conditional Use Permit to allow auto towing and storage yards in the Industrial-2 zone district; 2.) Conditional Use Permit to allow outdoor storage in excess of 80% of the lot; 3.) Conditional Use Permit to allow stacking heights of outdoor storage materials that exceed the height of screen fencing.** This request is located at 10201 Brighton Rd. The Assessor's Parcel Number is 0172116006001.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by August 5, 2025, in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full application packet can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adcogov.org para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mejor.

Thank you for your review of this case.

Greg Barnes
Principal Planner



CONDITIONAL USE PERMIT

Conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, will require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location.

Required Checklist Items

Development Application Form (pg. 5)

Written Explanation

Site Plan

Landscape Plan

Proof of Ownership (warranty deed or title policy)

Proof of Water, Sewer Services, and Utilities

Legal Description

Statement of Taxes Paid

Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. ***Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day (CEDD-Plan@adcogov.org) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day (CEDD-ENG@adcogov.org) to determine whether a Level 1 Storm Drainage Study is necessary

If you are applying for any of the following applications, please contact the Planner of the Day:

- Solid waste transfer station
- Scrap tire recycling facility
- Inert fill

Fees Due When Application is Deemed Complete	
Conditional Use Permit	Residential Use: \$1,200 (Additional Requests: \$400) Non-Residential Use: \$1,400 (Additional Requests: \$600)

Conditional Use - Guide to Development Application Submittal

This application shall be submitted electronically to epermitcenter@adcogov.org. If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at www.permits.adcogov.org.

Written Explanation

- A clear and concise description of the proposal. Please include description of use, time frame, purpose of project, proposed improvements, and all other relevant details.

Site Plan

- A detailed drawing of existing and proposed improvements, including:
 - Streets, roads, and intersections
 - Driveways, access points, and parking areas
 - Existing and proposed structures, wells, and septic systems,
 - Easements, utility lines, and no build or hazardous areas
 - Scale, north arrow, and date of preparation
- Parking: must meet the quantity, dimensional standards and other requirements outlined in Section 4-15
- An Improvement Location Certificate or Survey may be required during the official review
- Elevations

Landscape Plan

- Landscaping must meet the requirements outlined in Section 4-19 of the Adams County Development Standards and Regulations
- Landscape plan must include:
 - Number, installation size, and location of each plant type
 - Landscape maintenance plan
 - Bufferyards: identify the uses of adjacent properties and incorporate the correct bufferyard between existing and proposed use

Proof of Ownership

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

Proof of Water/Sewer/Utilities

Water

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

Sewer

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

Utilities (Gas, Electric, etc.)

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

Legal Description

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

Statement of Taxes Paid

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office or visit ADCOTAX.COM

Trip Generation Analysis (TGA)

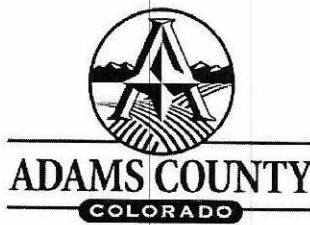
- This analysis should be conducted by a traffic engineer and should include total vehicle trips per day and peak hour volumes generated by the proposed development.
- A Traffic Impact Study may be required after the first review.

SUPPLEMENTAL:**Neighborhood Meeting Summary**

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

Level 1 Storm Drainage Study

- If the proposed conditional use permit involves paving, construction of any structures, grading of property, outdoor storage of materials (gravel piles included) or otherwise increasing the impervious area of a site, a Level 1 Storm Drainage Study will be required.
- This plan should be prepared in accordance with the "Level 1 Storm Drainage Plan" criteria as defined in Appendix item B-3 of the Adams County Development Standards and Regulations. Most importantly, it needs to clearly identify a viable storm outfall location, and floodplain/floodway boundaries.



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s):	D.E.N. TOWING SPECIALISTS LLC	Phone #:	303-859-5522
Address:	10205 BRIGHTON RD		
City, State, Zip:	HENDERSON, COLORADO 80640		
2nd Phone #:	303-521-4446	Email:	dentowingspecialists@comcast.net

OWNER

Name(s):	Ft. Gibson, LLC - James Gibson	Phone #:	521-946-0008
Address:	1830 E. Broadway Blvd, #124-303		
City, State, Zip:	Tucson, Arizona 85719		
2nd Phone #:		Email:	gibsonjames56@gmail.com

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

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

DESCRIPTION OF SITE

Address:	10201 BRIGHTON RD
City, State, Zip:	HENDERSON, COLORADO 80640
Area (acres or square feet):	9.4 ACRES
Tax Assessor Parcel Number	R0075365
Existing Zoning:	I-2
Existing Land Use:	COMMERCIAL
Proposed Land Use:	I-2 with Conditional Permit

Have you attended a Conceptual Review? YES ☐ NO ☐

If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name:
Owner's Printed Name

Date:

Name:
Owner's Signature

WRITTEN EXPLANATION

We here at DEN Towing and Mile High Palette hereby formally request a Conditional Use Permit for the following items:

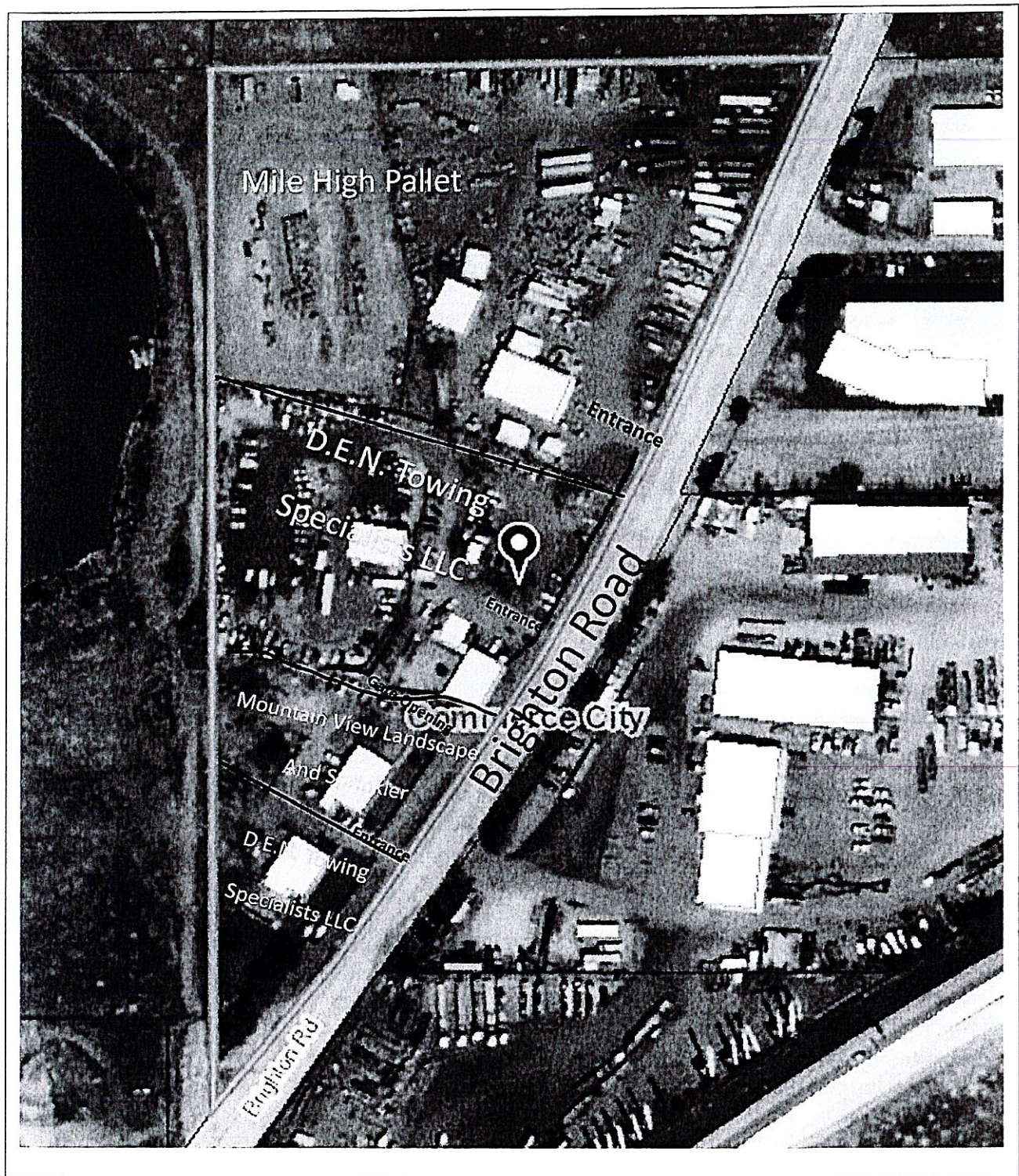
1. Conditional Use permit for the Towing and automotive services in the zone district
2. Outdoor Storage that exceeds the allowed amounts
3. Stacking heights that exceed the allowed amounts

Regarding Landscaping, we are looking to Zeroscape the area. We already have recycled asphalt in place
There is a safety / sight issues when entering/exiting property as the fencing and road are very close.

Both Kim Weber and Maria Rodriguez are working on this application for DEN Towing and Mile High Palette. Please provide correspondence to both of us when reaching out.

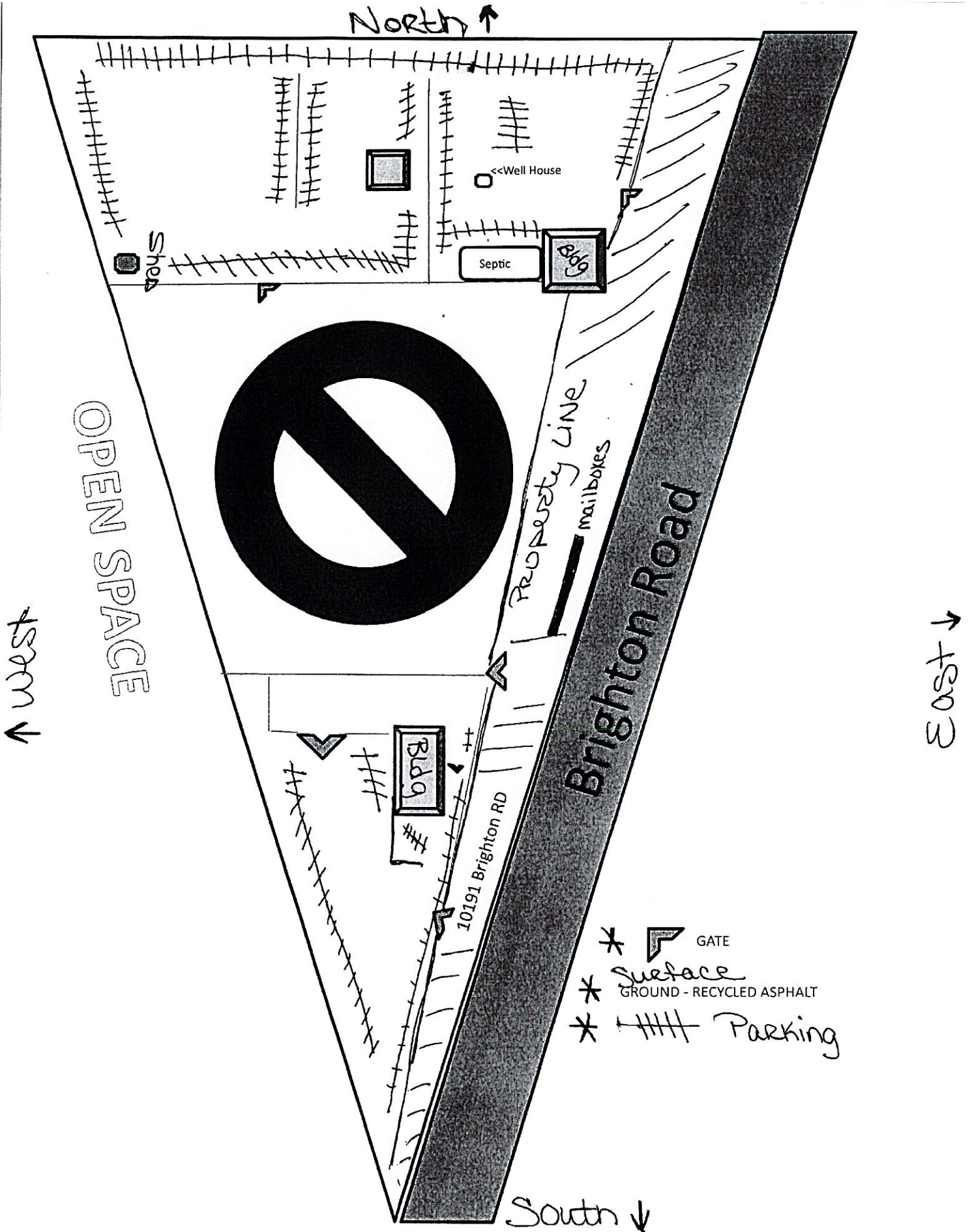
Thank you,

Kim Weber



PARCEL # 0172116006001

Owner: FT Gibson LLC



Henderson, Colorado

Google Street View

Sep 2023 See more dates



I-2





+

PARCEL # 0172116006001

Owner: FT Gibson LLC



Google
© 2025 Google



Mile High Pallet Llc



Mile High Pallet Llc -



Directions

Start

Call



Google
© 2025 Google



Brighton Rd



Mile High Pallet Llc -



Directions

Start

Call



From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Friday, September 6, 2024 8:19 AM
To: James Gibson; dentowingspecialists@comcast.net
Cc: gibsonjames56@gmail.com
Subject: RE: Authorization to initiate application for Conditional Use Permit

Kim, please be sure to include this in any application packets submitted to us.

From: James Gibson <jamesanna13@icloud.com>
Sent: Friday, September 6, 2024 2:34 AM
To: dentowingspecialists@comcast.net
Cc: gibsonjames56@gmail.com
Subject: Authorization to initiate application for Conditional Use Permit

[You don't often get email from jamesanna13@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Please be cautious: This email was sent from outside Adams County

Good morning Kim,

As we discussed last evening, please find my attached authorization.

Thank you.

Best regards,

James
Ft Gibson LLC

Sent from my iPhone

September 5, 2024

Ft. Gibson, LLC

James Gibson

1830 E. Broadway Blvd. #124-303

Tucson, AZ 85719

TO: Adams County, Community and Economic Development Department

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

RE: D.E.N..Towing Specialists; Conditional Use Permit for auto towing and storage

Industrial 2 zoning; 10201 Brighton Rd, Henderson, Colorado

James Gibson, sole owner/manager of Ft. Gibson, LLC, hereby authorizes tenant D.E.N. Towing Specialists to initiate the application for their Conditional Use Permit.

Please direct any correspondence to me using my gibsonjames56@gmail.com address. I remain (mostly) in Frankfurt, Germany. My wife is a German citizen. She has several severe health issues commencing with Covid-19 in May 2020, that require my continued assistance and care.

Thank you.

Best regards,

James Gibson

Ft. Gibson, LLC

gibsonjames56@gmail.com

After recording ~~Return to:~~
James Richard Gibson
2016 E. Hawthorne Street
Tucson, AZ 85719

NO DOC FEE REQUIRED

SPECIAL WARRANTY DEED

THIS DEED made this 14th day of February, 2014 between **JAMES RICHARD GIBSON** of the County of Pima, State of Arizona, Grantor and **FT. GIBSON, LLC** whose legal address is 2016 E. Hawthorne St., Tucson, AZ 85719, Grantee.

WITNESSETH, That Grantor, for and in consideration of the sum of Ten Dollars (\$10.00), and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, has granted, bargained, sold, and conveyed, and by these presents does grant, bargain, sell, convey, and confirm, unto Grantee, and Grantee's successors and assigns forever, all the real property, together with all improvements, if any, situate, lying and being in the County of Adams, State of Colorado, described as follows:

LOT 1, SILVER BELL INDUSTRIES INC., TRACT NO. 1. Also known by street and number as: 10201 Brighton Road, Henderson, Colorado 80640. Parcel Number: 0172116006001.

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

TO HAVE AND TO HOLD the said premises above bargained and described with the appurtenances, unto Grantee, and Grantee's successors and assigns forever. Grantor, for Grantor and Grantor's heirs, successors, and assigns, does covenant and agree that Grantor shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of Grantee, and Grantee's successors, and assigns, against all and every person or persons claiming the whole or any part thereof, by, through or under Grantor, except taxes and assessments for the current year, payable in 2015.

IN WITNESS WHEREOF the Grantor has executed this Special Warranty Deed on the date set forth above.

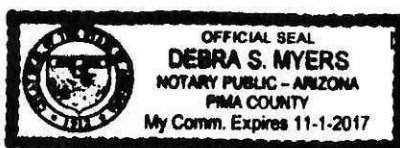

JAMES RICHARD GIBSON

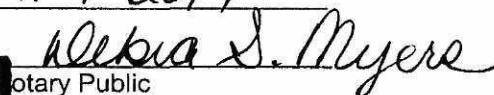
STATE OF ARIZONA)
)SS.
COUNTY OF PIMA)

The foregoing instrument was acknowledged before me in the County of Pima, State of Arizona this 14th day of February, 2014 by **JAMES RICHARD GIBSON** as Grantor.

Witness my hand and official seal.

My commission expires: 11-1-2017




Notary Public

After recording ~~trans~~ to:
James Richard Gibson
2016 E. Hawthorne Street
Tucson, AZ 85719

NO DOC FEE REQUIRED

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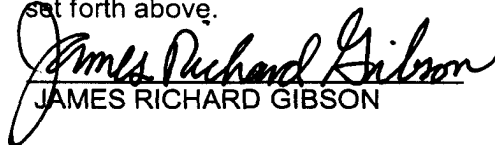
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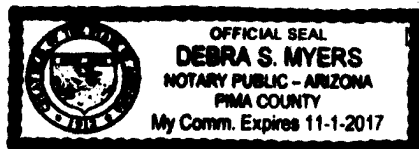

JAMES RICHARD GIBSON

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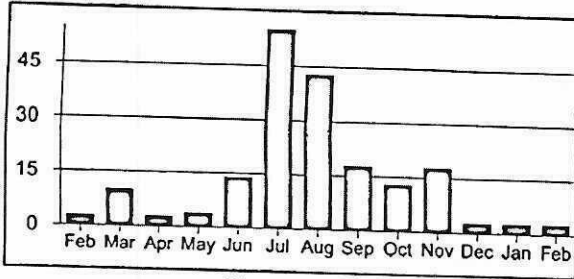

Notary Public



South Adams County
Water & Sanitation District
6595 E 70th Avenue
Commerce City CO 80022
303.288.2646
<https://www.southadamswaterco.gov/>

J W GIBSON
NUMBER 124-303
1830 E BROADWAY BLVD
TUCSON AZ 85719-5966

3-46-20



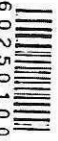
Water History

Special Message

Dedicated to Providing
Affordable and Sustainable
Water Resources

Water and Wastewater Account Information

Account Number: 602501.00
Service Address: 10201 BRIGHTON RD
Service Period: 01/05/2024 to 02/04/2024
Billing Date: 02/04/2024
Due Date: 02/24/2024



Water Meter Reading: *Use measured in 1,000 gallon increments

	Previous		Current	
	Date	Reading	Date	Reading
Domestic	12/26/2023	538	01/24/2024	541
				*Usage 3

Current Water and Sewer Charges

Multi Unit Water 1 Inch Base 51.38
Water Usage Calculation:
Level 1: 3 @ 0 = \$.00

Total Water Usage Charges: .00
Sewer Multi Unit 101.38

Current Bill Summary

Previous Bill Amount: 163.69
Payments: 163.69CR
Adjustments: .00

Current Charges

Water .00
Water Service Fee .00
Sewer 51.38
Centralized Water Softening Fee 101.38
TOTAL AMOUNT DUE 18.72
171.48

Payment Coupon

Account Number: 602501.00
Service Address: 10201 BRIGHTON RD
Service Period: 01/05/2024 to 02/04/2024
Billing Date: 02/04/2024
Due Date: 02/24/2024

AMOUNT DUE

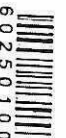
Amount Automatically withdrawn on 02/24/2024 171.48

Amount Enclosed

\$

Please return this portion along with your
payment. Please make check payable to:

South Adams County
Water & Sanitation District
Payment Processing
PO Box 494
Pleasant Grove, UT 84062



06025010090000171488

UUUUUFC0003004C00200101



South Adams County
Water & Sanitation District
6595 E 70th Avenue
Commerce City CO 80022
303.288.2646
<https://www.southadamswaterco.gov/>

Water and Wastewater Account Information

Account Number: 602501.00
Service Address: 10201 BRIGHTON RD
Service Period: 07/05/2024 to 08/04/2024
Billing Date: 08/04/2024
Due Date: 08/24/2024

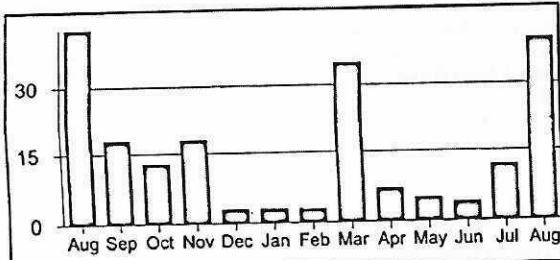
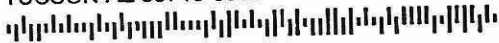


Water Meter Reading: *Use measured in 1,000 gallon increments

	Previous		Current	
	Date	Reading	Date	Reading
Domestic	06/25/2024	604	07/24/2024	644
				40

J W GIBSON
NUMBER 124-303
1830 E BROADWAY BLVD
TUCSON AZ 85719-5966

3-10-21



Water History

Current Water and Sewer Charges

51.38

Multi Unit Water 1 Inch Base
Water Usage Calculation:
Level 1: 7 @ 0 = \$0.00
Level 2: 33 @ 7.34 = \$242.22
Level 3: @ = \$
Level 4: @ = \$

Total Water Usage Charges: 242.22
Sewer Multi Unit: 101.38

Current Bill Summary

Previous Bill Amount: 208.18
Payments: 208.18CR
Adjustments: .00

Current Charges

Water: 242.22
Water Service Fee: 51.38
Sewer: 101.38
Centralized Water Softening Fee: 18.72
TOTAL AMOUNT DUE: 413.70

Special Message

Dedicated to Providing
Affordable and Sustainable
Water Resources

Payment Coupon

Account Number: 602501.00
Service Address: 10201 BRIGHTON RD
Service Period: 07/05/2024 to 08/04/2024
Billing Date: 08/04/2024
Due Date: 08/24/2024

AMOUNT DUE

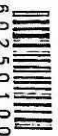
Amount Automatically withdrawn on 08/24/2024 413.70

Amount Enclosed

\$

Please return this portion along with your
payment. Please make check payable to:

South Adams County
Water & Sanitation District
Payment Processing
PO Box 494
Pleasant Grove, UT 84062



J W GIBSON
1830 E. BROADWAY BLVD
NUMBER 124-303
TUCSON AZ 85719

06025010090000413708

UUUUUUFC0003001000210101

51-1
3-10-21



MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE
D E N TOWING SPECIALISTS LLC PO BOX 70 DUPONT CO 80024-0070	53-0013811416-7	04/22/2025
STATEMENT NUMBER	STATEMENT DATE	AMOUNT DUE
921486925	04/02/2025	\$504.29

QUESTIONS ABOUT YOUR BILL?See our website: xcelenergy.com

Please Call: 1-800-481-4700

Fax: 1-800-311-0050

Or write us at: XCEL ENERGY

PO BOX 8

EAU CLAIRE WI 54702-0008

ACCOUNT BALANCE *(Balance de su cuenta)*

Previous Balance	As of 02/24	\$804.20
Payment Received	Auto Pay 03/24	- \$804.20 CR
Balance Forward		
Current Charges		\$0.00
Amount Due <i>(Cantidad a pagar)</i>		\$504.29

PREMISES SUMMARY

PREMISES NUMBER	PREMISES IDENTIFIER	PREMISES DESCRIPTOR	CURRENT BILL
300679052	10191 BRIGHTON RD		\$144.77
301695049	10205 BRIGHTON RD BLDG SOUT		\$309.22
304893206	10201 BRIGHTON RD		\$50.30
Total			\$504.29

INFORMATION ABOUT YOUR BILL

Now that you have a new electric meter, your monthly bill will look different than it has in the past and will show your electric use during different segments of the day. You can also sign up at xcelenergy.com/MyAccount to see your billing history and other helpful information.

Thank you for your payment.

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



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

----- manifest line -----



D E N TOWING SPECIALISTS LLC
PO BOX 70
DUPONT CO 80024-0070

ACCOUNT NUMBER	DUE DATE	AMOUNT DUE	AMOUNT ENCLOSED
53-0013811416-7	04/22/2025	\$504.29	Automated Bank Payment

Your bill is paid through an automated bank payment plan.

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



XCEL ENERGY
P.O. BOX 660553
DALLAS TX 75266-0553

32 53042225 00138114167 0000005042900000050429





YOUR MONTHLY NATURAL GAS USAGE



DAILY AVERAGES	Last Year	This Year
Temperature	42° F	48° F
Gas Therms	4.3	4.2
Gas Cost	\$5.28	\$4.99

MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE
D E N TOWING SPECIALISTS LLC PO BOX 70 DUPONT CO 80024-0070	53-0013811416-7	04/22/2025
	STATEMENT NUMBER	STATEMENT DATE
	921486925	04/02/2025
		AMOUNT DUE
		\$504.29

SERVICE ADDRESS: 10191 BRIGHTON RD DENVER, CO 80640-8623
NEXT READ DATE: 04/28/25

NATURAL GAS SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 300679052
INVOICE NUMBER: 0555627728

METER READING INFORMATION			
METER A481369			
Read Dates: 02/27/25 - 03/28/25 (29 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	9439 Actual	9304 Actual	135 ccf

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Therm Multiplier	135 ccf	x 0.908202	123 therms

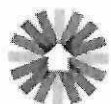
NATURAL GAS CHARGES

DESCRIPTION	RATE: CSG Commercial		
	USAGE UNITS	RATE	CHARGE
Service & Facility			\$49.44
Usage Charge	123 therms	\$0.250770	\$30.84
Interstate Pipeline	123 therms	\$0.052500	\$6.46
Demand Side Mgmt			\$4.56
Natural Gas Q1	123 therms	\$0.317500	\$39.05
GRSA			\$7.08
Energy Assistance Chg			\$0.81
Subtotal			\$138.24
Sales Tax			\$6.53
Total			\$144.77
Premises Total			\$144.77



TOGETHER WE POWER STABILITY.

Energy Outreach Colorado is a nonprofit partnering with Xcel Energy to provide energy bill payment assistance and energy-efficiency upgrades for affordable housing and nonprofit facilities. We need your help today! There are three ways to contribute:



ENERGY
OUTREACH
COLORADO

1. Visit the Energy Outreach Colorado website at www.energyoutreach.org to make a one-time donation.
2. **CHECK THE RED BOX** on the front-left side of this payment stub AND select a tax-deductible contribution below.

MONTHLY DONATION:

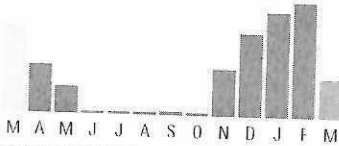
\$20 ☐ \$10 ☐ \$5 ☐ Other

3. Make a one-time, tax-deductible contribution of \$
- Enclose this form with your Xcel Energy payment. Or, mail to:
ATTN PAR Dept., PO BOX 8, EAU CLAIRE, WI 54702-0008
(Please make your check payable to Energy Outreach Colorado.)

Customers that choose to donate will have account information securely shared with Energy Outreach Colorado for tax purposes only.



DAILY AVERAGES	Last Year	This Year
Temperature	42° F	47° F
Electricity kWh	47.6	48.9
Electricity Cost	\$6.02	\$5.92

YOUR MONTHLY NATURAL GAS USAGE

DAILY AVERAGES	Last Year	This Year
Temperature	42° F	48° F
Gas Therms	9.0	4.0
Gas Cost	\$8.87	\$4.91

MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE
D E N TOWING SPECIALISTS LLC PO BOX 70 DUPONT CO 80024-0070	53-0013811416-7	04/22/2025
	STATEMENT NUMBER	STATEMENT DATE
	921486925	04/02/2025
		AMOUNT DUE
		\$504.29

SERVICE ADDRESS: 10205 BRIGHTON RD BLDG SOUT HENDERSON, CO 80640-8621
NEXT READ DATE: 04/28/25

ELECTRICITY SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 301695049
INVOICE NUMBER: 1173543225

METER READING INFORMATION			
METER 353249557			
Read Dates: 02/24/25 - 03/25/25 (29 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Mid Pk Energy	206 Actual	0 Actual	206 kWh
On-Peak Energy	185 Actual	0 Actual	185 kWh
Off-Peak Energy	1026 Actual	0 Actual	1026 kWh
Total Energy	1417 Actual	0 Actual	1417 kWh
Demand	Actual		6.336 kW
Billable Demand			6 kW

ELECTRICITY CHARGES**RATE: C Commercial Service**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$12.00
Commercial Service	1417 kWh	\$0.060580	\$85.84
Trans Cost Adj	1417 kWh	\$0.006090	\$8.63
ECA Q1	1417 kWh	\$0.028430	\$40.29
Demand Side Mgmt	1417 kWh	\$0.007431	\$10.53
Purch Cap Cost Adj	1417 kWh	\$0.002720	\$3.85
Trans Elec Plan	1417 kWh	\$0.001610	\$2.28
RDA	1417 kWh	-\$0.002460	-\$3.49 CR
Renew. Energy Std Adj			\$1.61
Colo Energy Plan Adj			\$1.61
Energy Assistance Chg			\$0.81
Subtotal			\$163.96
Sales Tax			\$7.74
Total			\$171.70

Meter 000353249557 Max Demand 03/05/2025 09:45

SERVICE ADDRESS: 10205 BRIGHTON RD BLDG SOUT HENDERSON, CO 80640-8621
NEXT READ DATE: 04/28/25

NATURAL GAS SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 301695049
INVOICE NUMBER: 0555621687

METER READING INFORMATION			
METER 20329554			
Read Dates: 02/27/25 - 03/27/25 (28 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Total Energy	4861 Actual	4733 Actual	128 ccf

NATURAL GAS ADJUSTMENTS

DESCRIPTION	VALUE UNITS	CONVERSION	VALUE UNITS
Therm Multiplier	128 ccf	x 0.884453	113 therms

NATURAL GAS CHARGES**RATE: CSG Commercial**

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$49.44
Usage Charge	113 therms	\$0.250770	\$28.34
Interstate Pipeline	113 therms	\$0.052500	\$5.93
Demand Side Mgmt			\$4.42
Natural Gas Q1	113 therms	\$0.317500	\$35.88
GRSA			\$6.50

030756 2/5

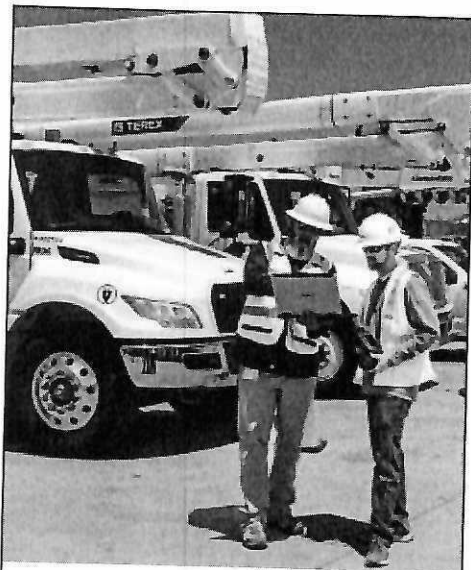
030756 2/5

04/02/2025

53.0013811416-7



MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE
D E N TOWING SPECIALISTS LLC PO BOX 70 DUPONT CO 80024-0070	53-0013811416-7	04/22/2025
	STATEMENT NUMBER	STATEMENT DATE
	921486925	04/02/2025
		AMOUNT DUE
		\$504.29



ENERGY YOU CAN COUNT ON.

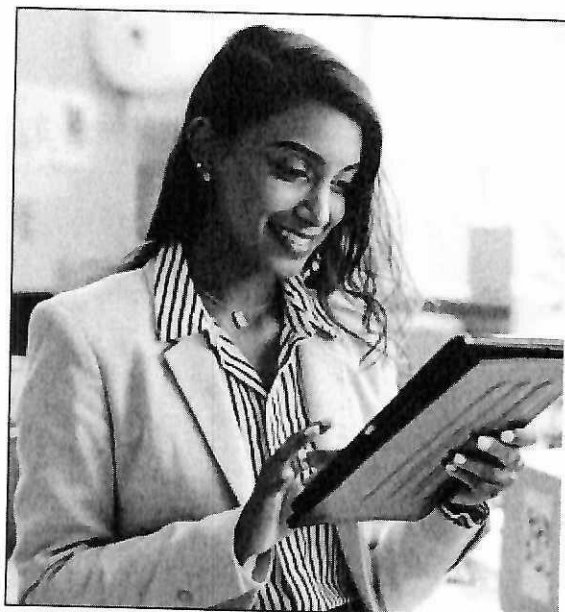
We're proud to provide reliable energy to your community, whether in your home or at your business. We work to keep costs low as we focus on the safety and reliability of the electric and natural gas systems that serve you, while transitioning to cleaner energy.

Learn more at xcelenergy.com.

NATURAL GAS CHARGES

RATE: CSG Commercial

DESCRIPTION	USAGE	UNITS	RATE	CHARGE
Energy Assistance Chg				\$0.81
Subtotal				\$131.32
Sales Tax				\$6.20
Total				\$137.52
Premises Total				\$309.22



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You're an expert when it comes to your own business. We're experts in saving energy and money to help your bottom line and the environment. Check out our online resources, and get the support you need to power your business.

Learn more at xcelenergy.com/Business.



MAILING ADDRESS	ACCOUNT NUMBER	DUE DATE
D E N TOWING SPECIALISTS LLC PO BOX 70 DUPONT CO 80024-0070	53-0013811416-7	04/22/2025
	STATEMENT NUMBER	STATEMENT DATE
	921486925	04/02/2025
		AMOUNT DUE
		\$504.29

DAILY AVERAGES	Last Year	This Year
Temperature	42° F	47° F
Electricity kWh	6.8	11.3
Electricity Cost	\$1.25	\$1.73

SERVICE ADDRESS: 10201 BRIGHTON RD HENDERSON, CO 80640-8621
NEXT READ DATE: 04/28/25

ELECTRICITY SERVICE DETAILS (See back of your bill for explanation of billing terms)

PREMISES NUMBER: 304893206
INVOICE NUMBER: 1173552069

METER READING INFORMATION			
METER 353570863			
Read Dates: 02/24/25 - 03/25/25 (29 Days)			
DESCRIPTION	CURRENT READING	PREVIOUS READING	USAGE
Mid Pk Energy	34 Actual	0 Actual	34 kWh
On-Peak Energy	28 Actual	0 Actual	28 kWh
Off-Peak Energy	267 Actual	0 Actual	267 kWh
Total Energy	329 Actual	0 Actual	329 kWh
Demand	Actual		3.304 kW
Billable Demand			3 kW

ELECTRICITY CHARGES

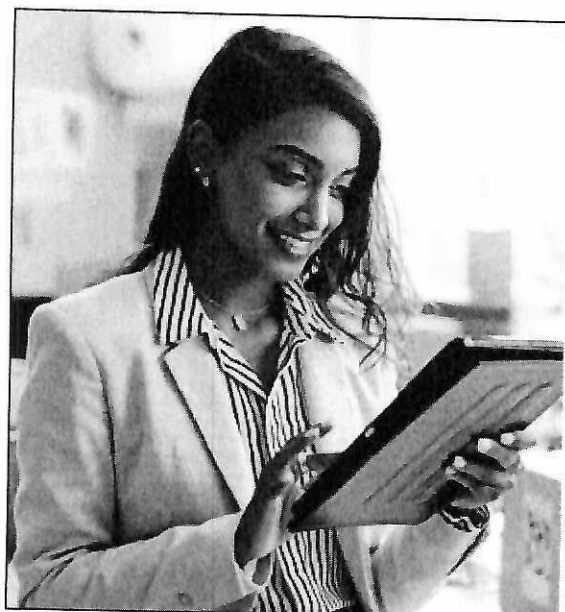
RATE: C Commercial Service

DESCRIPTION	USAGE UNITS	RATE	CHARGE
Service & Facility			\$12.00
Commercial Service	329 kWh	\$0.060580	\$19.93
Trans Cost Adj	329 kWh	\$0.006090	\$2.00
ECA Q1	329 kWh	\$0.028430	\$9.35
Demand Side Mgmt	329 kWh	\$0.007416	\$2.44
Purch Cap Cost Adj	329 kWh	\$0.002720	\$0.89
Trans Elec Plan	329 kWh	\$0.001610	\$0.53
RDA	329 kWh	-\$0.002460	-\$0.81 CR
Renew. Energy Std Adj			\$0.46
Colo Energy Plan Adj			\$0.46
Energy Assistance Chg			\$0.81
Subtotal			\$48.06
Sales Tax			\$2.24
Total			\$50.30

Meter 000353570863 Max Demand 03/19/2025 23:00

Premises Total

\$50.30



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You're an expert when it comes to your own business. We're experts in saving energy and money to help your bottom line and the environment. Check out our online resources, and get the support you need to power your business. Learn more at xcelenergy.com/Business.

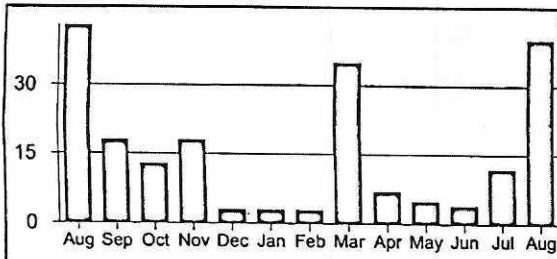




South Adams County
Water & Sanitation District
6595 E 70th Avenue
Commerce City CO 80022
303.288.2646
<https://www.southadamswaterco.gov/>

J W GIBSON
NUMBER 124-303
1830 E BROADWAY BLVD
TUCSON AZ 85719-5966

3-10-21



Water History

Special Message

Dedicated to Providing
Affordable and Sustainable
Water Resources

Payment Coupon

Account Number: 602501.00
Service Address: 10201 BRIGHTON RD
Service Period: 07/05/2024 to 08/04/2024
Billing Date: 08/04/2024
Due Date: 08/24/2024

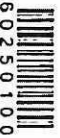
J W GIBSON
1830 E. BROADWAY BLVD
NUMBER 124-303
TUCSON AZ 85719

06025010090000413708

UUUUUUFC0003001000210101

Water and Wastewater Account Information

Account Number: 602501.00
Service Address: 10201 BRIGHTON RD
Service Period: 07/05/2024 to 08/04/2024
Billing Date: 08/04/2024
Due Date: 08/24/2024



Water Meter Reading: *Use measured in 1,000 gallon increments

	Previous		Current		
	Date	Reading	Date	Reading	*Usage
Domestic	06/25/2024	604	07/24/2024	644	40

Current Water and Sewer Charges

Multi Unit Water 1 Inch Base 51.38
Water Usage Calculation:
Level 1: 7 @ 0 = \$.00
Level 2: 33 @ 7.34 = \$242.22
Level 3: @ = \$
Level 4: @ = \$

Total Water Usage Charges: 242.22
Sewer Multi Unit 101.38

Current Bill Summary

Previous Bill Amount: 208.18
Payments: 208.18CR
Adjustments: .00

Current Charges

Water 242.22
Water Service Fee 51.38
Sewer 101.38
Centralized Water Softening Fee 18.72
TOTAL AMOUNT DUE 413.70

AMOUNT DUE

Amount Automatically withdrawn on 08/24/2024 413.70

Amount Enclosed

\$

Please return this portion along with your
payment. Please make check payable to:

South Adams County
Water & Sanitation District
Payment Processing
PO Box 494
Pleasant Grove, UT 84062



Adams County

Commercial Property Profile

Parcel Number: 0172116006001

<u>Owners Name and Address:</u>	<u>Property Address:</u>
FT GIBSON LLC 1830 E BROADWAY BLVD #124-303 TUCSON AZ 85719	10201 BRIGHTON RD

Account Summary

Legal Description

DESC: LOT 1 SILVER BELL INDUSTRIES INC TRACT NO 1

Subdivision Plat

N/A

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0075365	On or Before 01/01/1996	<u>276</u>	105.385

Permits

Permit Cases



Statement Of Taxes Due

Account Number R0075365

Assessed To

Parcel 0172116006001

FT GIBSON LLC
1830 E BROADWAY BLVD #124-303
TUCSON, AZ 85719

Legal Description

DESC: LOT 1 SILVER BELL INDUSTRIES INC TRACT NO 1

Situs Address

10201 BRIGHTON RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$74,485.06	\$0.00	\$0.00	(\$74,485.06)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 10/11/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 276 - 276

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$2,581.90	RES IMPRV LAND	\$85,000	\$3,850
CENTRAL COLO WATER CONSERVA	0.8910000	\$629.75	SINGLE FAMILY RES	\$85,143	\$3,860
FIRE DISTRICT 4 - SOUTH ADA	14.7500000	\$10,425.15	COMM LND SPEC PURPOS	\$2,110,046	\$581,740
GENERAL	22.7110000	\$16,051.90	SPECIAL PURPOSE	\$170,183	\$46,920
RETIREMENT	0.3140000	\$221.93	WAREHOUSE/STG	\$255,428	\$70,420
ROAD/BRIDGE	1.3000000	\$918.83	Total	\$2,705,800	\$706,790
DEVELOPMENTALLY DISABLED	0.2570000	\$181.65			
SD 27 BOND (Brighton)	20.9840000	\$14,831.28			
SD 27 GENERAL (Brighton)	35.3060000	\$24,953.93			
SOUTH ADAMS WATER & SANITAT	1.9660000*	\$1,389.55			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$70.68			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$636.11			
SOCIAL SERVICES	2.2530000	\$1,592.40			
Taxes Billed 2023	105.3850000	\$74,485.06			

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160

From: James Gibson gibbonjames56@gmail.com

Subject: Re: 102010 Brighton Rd-VIO2024-00886

Date: May 23, 2025 at 9:54 PM

To: Megan Ulibarri MUIbarri@adcogov.org

Cc: Samantha Jandro SJandro@adcogov.org, KIM WEBER - DEN TOWING dentowingspecialists@comcast.net, Mile High Pallet milehighpallet@gmail.com, Maria ChaCh Rodriguez chachlv99@gmail.com, Gail Moon GMoon@adcogov.org, Grace Fleming GFleming@adcogov.org, Kevin Mills KMills@adcogov.org

To all concerned, attached please find the updated Statement Of Taxes Paid.



Statement Of Taxes Due

Account Number R0075365

Assessed To

Parcel 0172116006001

FT GIBSON LLC
1830 E BROADWAY BLVD #124-303
TUCSON, AZ 85719

Legal Description

DESC: LOT 1 SILVER BELL INDUSTRIES INC TRACT NO 1

Situs Address

10201 BRIGHTON RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2024	\$74,944.48	\$0.00	\$0.00	(\$74,944.48)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 05/23/2025					\$0.00

Tax Billed at 2024 Rates for Tax Area 276 - 276

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6670000	\$2,591.80	RES IMPRV LAND	\$85,000	\$3,850
CENTRAL COLO WATER CONSERVA	1.0170000	\$718.81	SINGLE FAMILY RES	\$85,143	\$3,860
FIRE DISTRICT 4 - SOUTH ADA	14.7500000	\$10,425.15	COMM LND SPEC	\$2,110,046	\$581,740
GENERAL	22.8200000	\$16,128.94	PURPOS		
RETIREMENT	0.3140000	\$221.93	SPECIAL PURPOSE	\$170,183	\$46,920
ROAD/BRIDGE	1.3000000	\$918.83	WAREHOUSE/STG	\$255,428	\$70,420
DEVELOPMENTALLY DISABLED	0.2570000	\$181.65	Total	\$2,705,800	\$706,790
SD 27 BOND (Brighton)	20.9840000	\$14,831.28			
SD 27 GENERAL (Brighton)	35.6600000	\$25,204.13			
SOUTH ADAMS WATER & SANITAT	2.0130000*	\$1,422.77			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$70.68			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$636.11			
SOCIAL SERVICES	2.2530000	\$1,592.40			
Taxes Billed 2024	106.0350000	\$74,944.48			
* Credit Levy					

Tax amounts are subject to change due to endorsement, advertising, or fees.
Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160



Statement Of Taxes Due

Account Number R0075365

Assessed To

Parcel 0172116006001

FT GIBSON LLC
1830 E BROADWAY BLVD #124-303
TUCSON, AZ 85719

Legal Description

DESC: LOT 1 SILVER BELL INDUSTRIES INC TRACT NO 1

Situs Address

10201 BRIGHTON RD

Year	Tax	Interest	Fees	Payments	Balance
Tax Charge					
2023	\$74,485.06	\$0.00	\$0.00	(\$74,485.06)	\$0.00
Total Tax Charge					\$0.00
Grand Total Due as of 10/11/2024					\$0.00

Tax Billed at 2023 Rates for Tax Area 276 - 276

Authority	Mill Levy	Amount	Values	Actual	Assessed
RANGEVIEW LIBRARY DISTRICT	3.6530000	\$2,581.90	RES IMPRV LAND	\$85,000	\$3,850
CENTRAL COLO WATER CONSERVA	0.8910000	\$629.75	SINGLE FAMILY RES	\$85,143	\$3,860
FIRE DISTRICT 4 - SOUTH ADA	14.7500000	\$10,425.15	COMM LND SPEC PURPOS	\$2,110,046	\$581,740
GENERAL	22.7110000	\$16,051.90	SPECIAL PURPOSE	\$170,183	\$46,920
RETIREMENT	0.3140000	\$221.93	WAREHOUSE/STG	\$255,428	\$70,420
ROAD/BRIDGE	1.3000000	\$918.83	Total	\$2,705,800	\$706,790
DEVELOPMENTALLY DISABLED	0.2570000	\$181.65			
SD 27 BOND (Brighton)	20.9840000	\$14,831.28			
SD 27 GENERAL (Brighton)	35.3060000	\$24,953.93			
SOUTH ADAMS WATER & SANITAT	1.9660000*	\$1,389.55			
URBAN DRAINAGE SOUTH PLATTE	0.1000000	\$70.68			
URBAN DRAINAGE & FLOOD CONT	0.9000000	\$636.11			
SOCIAL SERVICES	2.2530000	\$1,592.40			
Taxes Billed 2023	105.3850000	\$74,485.06			

* Credit Levy

Tax amounts are subject to change due to endorsement, advertising, or fees.

Please call the office to confirm amount due after August 1st.

All Tax Lien Redemption payments must be made with cash or cashier's check.

Adams County Treasurer & Public Trustee
4430 S Adams County Parkway, Suite W1000
Brighton, CO 80601
720-523-6160



SM ROCHA, LLC

TRAFFIC AND TRANSPORTATION CONSULTANTS

January 22, 2025

Kim Weber
DEN Towing Specialists
10205 Brighton Road
Henderson, CO 80640

**RE: 10205 & 10217 Brighton Conditional Use / Traffic Generation Analysis
Adams County, Colorado**

Dear Kim,

SM ROCHA, LLC is pleased to provide traffic generation information for the development entitled 10205 & 10217 Brighton Conditional Use. These properties are located on the west side of Brighton Road approximately 1,500 feet south of E 140th Avenue in Adams County, Colorado.

The intent of this analysis is to present traffic volumes likely generated by the existing land uses and consider potential impacts to the adjacent roadway network.

The following is a summary of analysis results.

Site Description and Access

Study area properties are currently occupied by two commercial businesses and are surrounded by a mix of light industrial, commercial, open space, and residential land uses. The existing businesses include DEN Towing Specialists, a vehicle towing company that includes approximately 4,700 square feet of on-site structures and associated outdoor vehicle parking and storage areas; as well as Mile High Pallet, a material retailer that includes approximately 8,300 square feet of on-site structures and associated outdoor materials storage yard.

Existing access to the study properties is provided at the following locations: one full-movement access onto Brighton Road approximately 1,700 feet south of E 140th Avenue (referred to as Towing Access), and one full-movement access onto Brighton Road approximately 1,400 feet south of E 140th Avenue (referred to as Pallet Access).

Existing site and access locations are shown on Figure 1.



Vehicle Trip Generation

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

Table 1 presents average trip generation rates for the development area proposed. Use of average trip generation rates presents a conservative analysis. ITE land use codes 150 (Warehousing) and 812 (Building Materials and Lumber Store) were used for analysis because of their best fit to the existing land uses.

It is noted that ITE does not provide data specific to a vehicle towing business, nor a pallet retailer. Therefore, land use codes were selected based on ITE's land use descriptions, and in reference to expected site operations. Given that a towing business is expected to primarily serve as a storage facility for towed vehicles, the Warehousing land use was utilized with trip generation being calculated based on the available outdoor parking area which is measured to be approximately 90,800 square feet. This area excludes non-parking areas such as on-site structures and landscaped portions which are considered to be ancillary to the primary operation of the site as vehicle storage. For the existing pallet retail business, the use of the Building Materials and Lumber Store code is believed to be most applicable given the nature of the business. Pursuant to ITE's description for this land use category, trip generation is based on the existing building area given that outdoor material storage areas are considered ancillary to the primary business operation. Use of these land use codes is also believed to provide for a conservative analysis.

Table 1 – Trip Generation Rates

ITE CODELAND USEUNIT			TRIP GENERATION RATES						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
150	Warehousing (Towing Storage)	KSF	1.71	0.13	0.04	0.17	0.05	0.13	0.18
812	Building Materials & Lumber Store	KSF	17.05	0.99	0.60	1.59	1.04	1.22	2.25

Key: KSF = Thousand Square Feet Gross Floor Area.

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

Table 2 summarizes the projected ADT and peak hour traffic volumes likely generated by the existing land uses.

Table 2 – Trip Generation Summary

ITE CODE	LAND USE	SIZE	TOTAL TRIPS GENERATED						
			24	AM PEAK HOUR			PM PEAK HOUR		
			HOUR	ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
150	Warehousing (Towing Storage)	90.8 KSF	155	12	4	15	5	12	16
812	Building Materials & Lumber Store	8.3 KSF	142	8	5	13	9	10	19
<i>Total</i>			297	20	9	29	13	22	35

Key: KSF = Thousand Square Feet Gross Floor Area.

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

As Table 2 shows, the existing land uses have the potential to generate approximately 297 daily trips with 29 of those occurring during the morning peak hour and 35 during the afternoon peak hour.

Adjustments to Trip Generation Rates

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

Trip Generation Distribution and Assignment

Overall directional distribution of site-generated traffic was determined based on existing area land uses, the site location within the County, and the available roadway network. Site-generated traffic is anticipated to be distributed through each existing access. Distribution along Brighton Road is general and assumed to be 50 percent to/from the north and 50 percent to/from the south.

Traffic assignment is how the site-generated and distributed trips are expected to be loaded on the roadway network. Applying assumed trip distribution patterns to site-generated traffic provides the peak hour trip volume assignments for existing accesses. Table 3 below uses the trip generation volumes from Table 2 and denotes projected traffic volumes at each existing access.

Table 3 – Site Generated Trip Assignment

DEVELOPMENT ACCESS TURNING MOVEMENTS	AM PEAK HOUR		PM PEAK HOUR	
	Inbound Volume	Outbound Volume	Inbound Volume	Outbound Volume
Towing Access / Brighton Road				
Eastbound Left	-	3	-	7
Eastbound Right	-	3	-	7
Northbound Left	6	-	4	-
Northbound Through	4	-	2	-
Southbound Through	-	1	-	4
Southbound Right	6	-	4	-
Pallet Access / Brighton Road				
Eastbound Left	-	2	-	4
Eastbound Right	-	1	-	4
Northbound Left	4	-	2	-
Northbound Through	-	3	-	7
Southbound Through	6	-	4	-
Southbound Right	4	-	3	-

Development Impacts

As Tables 2 and 3 show, peak hour traffic volumes estimated for the existing land uses are considered to be minor. These minor volumes are not likely to negatively impact operations of Brighton Road nor other adjacent roadways or intersections.

Conclusion

This analysis assessed traffic generation for the 10205 & 10217 Brighton Conditional Use applications and considered potential impacts to the adjacent roadway network.

It is our professional opinion that the existing site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and existing site access. Analysis of site-generated traffic concludes that existing land use traffic volumes are minor.

We trust that our findings will assist in the planning and approval of the 10205 & 10217 Brighton Conditional Use applications. Please contact us should further assistance be needed.

Sincerely,

SM ROCHA, LLC

Traffic and Transportation Consultants



Stephen Simon, PE
Traffic Engineer | Project Manager



Fred Lantz, PE
Traffic Engineer