



## Request for Comments

Case Name: Mustardseed Construction Vehicle Storage

Case Number: RCU2023-00056

October 4, 2023

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit to allow the accessory storage of vehicles exceeding 7,000 lbs. on a residentially used property in the Agricultural-3 zone district.** This request is located at 33950 E 152ND AVE. The Assessor's Parcel Number is 0156518100002.

Applicant Information: MARISA BEAVER  
33950 E 152ND AVE  
BRIGHTON, CO 80603

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 **11/02/2023** 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 [DDeBoskey@adcogov.org](mailto:DDeBoskey@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/current-land-use-cases](http://www.adcogov.org/current-land-use-cases).

Thank you for your review of this case.

David DeBoskey  
Planner II

BOARD OF COUNTY COMMISSIONERS

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September 25, 2023

Greetings Adams County and surrounding neighbors,

My name is Marisa Beaver, and I am the owner of 33950 E 152<sup>nd</sup> Ave. Brighton, CO 80603. I own and operate A Mustardseed Construction Company, Inc. dba Sewer Experts. We work 100% throughout Colorado. We have construction sites from Castle Rock to Fort Collins Colorado. We store 90% of our trucks, trailers, and equipment on jobsites. We occasionally store a couple trucks and trailers at my property. The trucks that stay here will be moved daily from the hours of 7am and come back by 5pm, at the latest. I have made sure to add road base on my driveway to eliminate mud being transferred onto the main roadway. I have included a site plan of my property. All equipment, vehicles, and trailers will remain behind the fence. This is my residence first and foremost, and I value curb appeal. I strive to maintain a clean property and plan to start landscaping in the spring of 2024.

Marisa Beaver

303.981.4829

[Marisa1281@comcast.net](mailto:Marisa1281@comcast.net)

Parcel #: 0156518100002

I want to...

Description

[Property Report](#) - 33950 E 152ND AVE  
BEAVER MARISA DAWN AND BEAVER CHRISTOPHER  
NATHANIEL

Hyperlinks

[Link to Property Report](#)

Details

Parcel Number  
0156518100002

Subdivision  
N/A

Parcel Address 1:  
33950 E 152ND AVE

Layers

Parcel #: 0156518100002

Aerial Im...

0 300 600ft

1:500

Search...



**LIGHTS**



**HORSE STALL/CHICKEN COOP**



**PARKING**

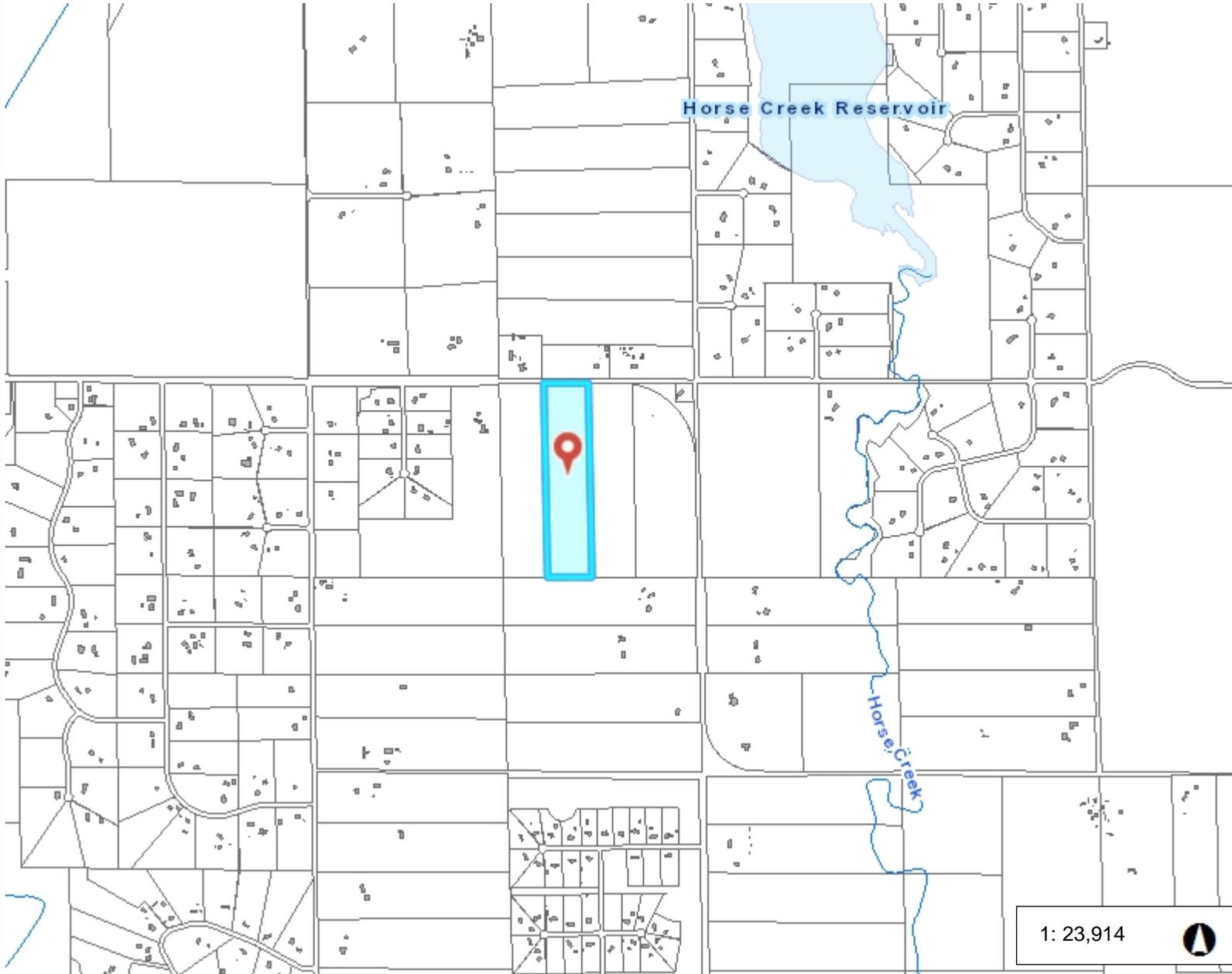
— ACCESS ROAD

— WHITE FENCE

— TEMP CHAIN LINK FENCE



# RCU2023-00056 Mustardseed Construction Vehicle Storage



### Legend

- Highways**
  - Interstate
  - Highway
  - Tollway
- Streets**
  - Streets
  - Ramp
- Building**
- County Parks and Open Space**
- Small Lakes**
- Major Lakes**
- Rivers**
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels**
- County Boundary**

1: 23,914



0.8 0 0.38 0.8 Miles

### Notes

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION