



Request for Comments

Case Name: Menjivar Delgado Truck Storage

Case Number: RCU2023-00033

June 9, 2023

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to allow vehicles exceeding 7,000 lbs. to be stored outside in the Agricultural-1 zone district.** This request is located at 24141 152ND AVE. The Assessor's Parcel Number is 0156707300005.

Applicant Information: JUAN J MENJAVAR DELGADO
24141 E 152ND AVE
BRIGHTON, CO 806033892

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 **06/30/2023** 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.

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.

Thank you for your review of this case.

David DeBoskey
Planner II

BOARD OF COUNTY COMMISSIONERS

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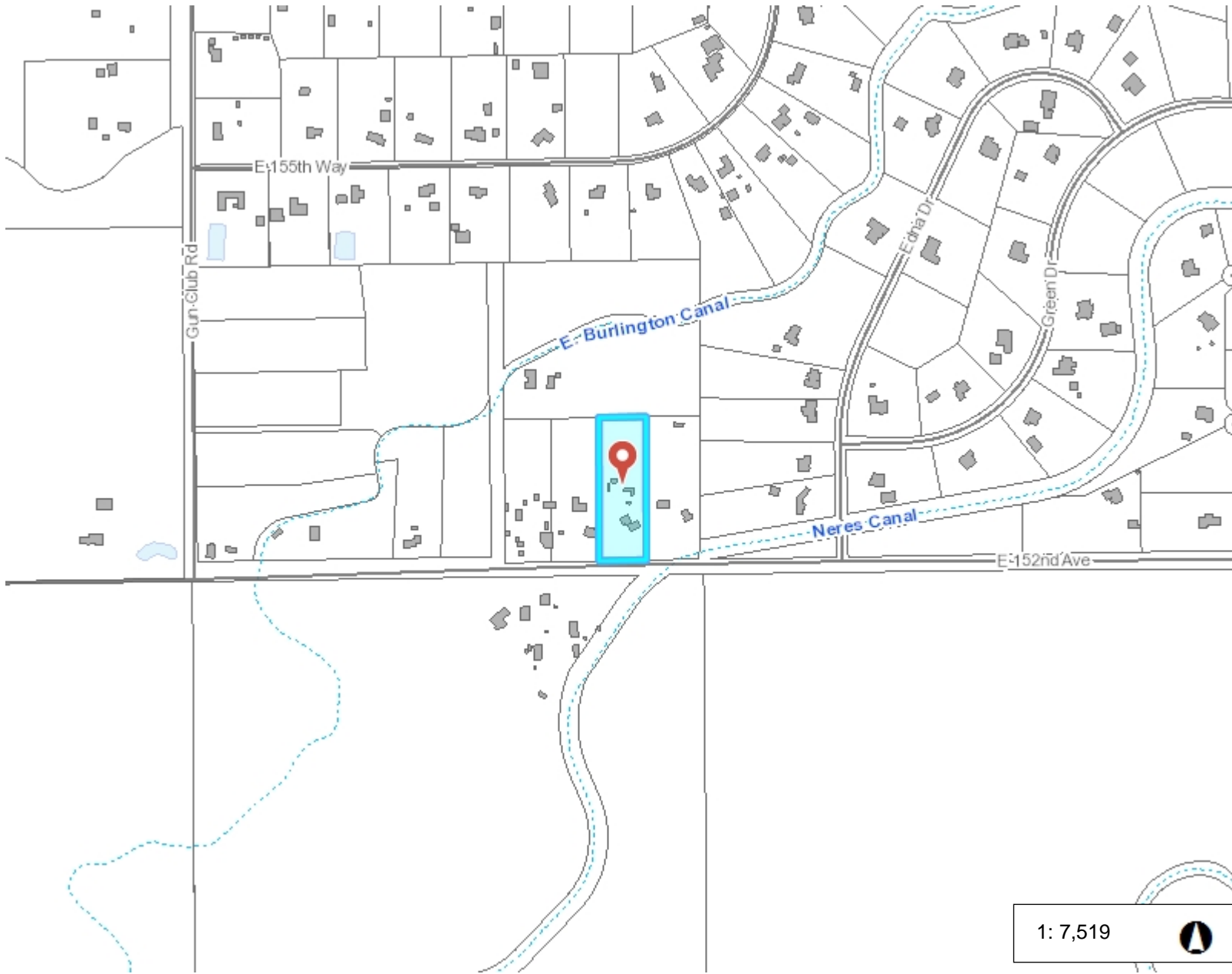
Emma Pinter
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DISTRICT 4

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DISTRICT 5



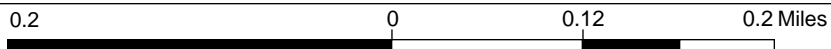
RCU2023-00033 Menjivar Delgado Truck Storage



Legend

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

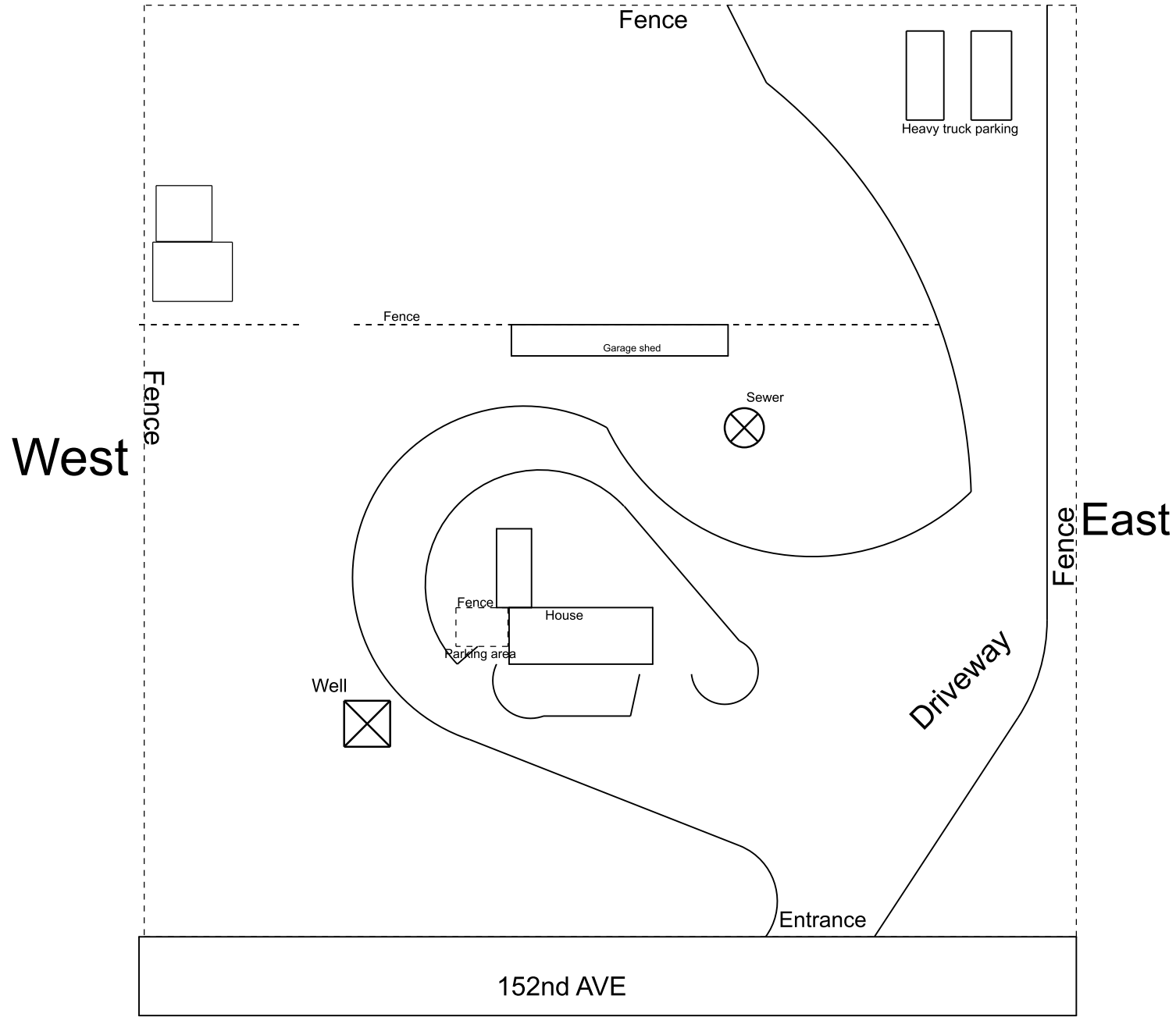
1: 7,519



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

Notes

North



May 23, 2022

The trucking industry plays a very important role in the economy of the world; they provide essential services to the United States economy by transporting large quantities of raw materials, machines, equipment, dirt, rocks, building materials, and finished goods over land. My company "Delgados Trucking LLC" was formed in 2014 and has been operating since then. The purpose of this project is to be able to park my semi trucks on my property.

Juan Menjivar Delgado

24141 E 152nd Ave Brighton, CO 80603

720-266-7038

Juanmd25@gmail.com

In general, my heavy vehicle will leave the property on or before 5am. At that time there are light traffic counts. One car passes by each 15 minutes. When I leave I have no problem getting out, nor do I stop incoming traffic. The traffic on 152nd Avenue will not be impacted by my heavy truck exiting and entering.

Juan Menjivar Delgado
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