



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Request for Comments

Case Name: StoneYard Cafe Mobile Food Truck

Case Number: VSP2026-00007

February 27, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **Special Use Permit to allow a food truck to utilize the property in the Industrial-1 zone district.** This request is located at 5770 CLARKSON. The Assessor's Parcel Number is 0182511306007.

Owner Information: PAULSON SHOPPING CENTERS LLC
16371 WCR 13

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 March 24, 2026 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 CCottrell@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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/planning/currentcases.

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.

Connor Cottrell
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

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DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



SPECIAL USE PERMIT

Special uses are those uses which are non-permanent (less than five (5) years) and often support other land uses authorized or permitted in a zone district or public utilities or services, but which, because of their potential impacts require more discretionary review than those uses which are authorized. Special use permits can function to temporarily allow uses that might not otherwise be within the use chart but could be considered in the future in addition to meeting applicable performance standards, special uses may require the imposition of conditions to ensure the number of special uses and their location, design, and configuration are appropriate at a particular location during the duration of operation or use to protect the health, safety and welfare of the County and inhabitants of the area.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on pages 2-3.

Development Application Form

Written Explanation

Site Plan Showing

Traffic Impact Letter

Proof of Ownership

Proof of Water, Sewer, and Utilities

Legal Description

Statement of Taxes Paid

Fees Due When Application is	Amount
Special Use Permit	Residential Uses: \$800 Non-Residential Uses: \$1,000

Special Use Permit-Guide to Development Application Submittal

This application shall be emailed 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, yet thorough, description of the proposal. Please include, timeframe, purpose of project, and improvements that will be made to the site.

Site Plan:

- A detailed drawing of existing and proposed use. Including:
 - Streets, roads, intersections, access points.
 - Driveways, access points, and parking areas.
 - Signs, location of proposed use on site, setbacks.
 - Existing and proposed structures (if any) wells, and septic systems. Include building elevations.
 - Easements, tracts, utility lines, and 'no build' or hazardous areas.
 - Scale, north arrow, and date of preparation.
- An Improvement Location Certificate or Survey may be required during the official review

Traffic Impact Letter:

- Shall be determined based upon the methodologies of the most current Institute of Transportation Engineers (ITE) Trip Generation Manual for the weekday AM peak hour and weekday PM peak hour.

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.

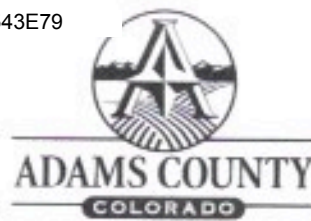
Legal Description

- 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

Community & Economic
Development Department
www.adcogov.org



4130 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

DEVELOPMENT APPLICATION FORM

PROJECT NAME:

APPLICANT

Name(s):
 Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

OWNER

Name(s): Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

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

Name: Phone #:

Address:

City, State, Zip:

2nd Phone #: Email:

DESCRIPTION OF SITE

Address:

City, State, Zip:

Area (acres or square feet):

Tax Assessor Parcel Number:

Existing Zoning:

Existing Land Use:

Proposed Land Use:

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:

Date:

Owner's Printed Name

Name:

Signed by:

958B662526924FE...
Owner's Signature

Special Use Permit

Applicant / Business Name: StoneYard Cafe

Property Address: 5770 Clarkson Street, Unit F, Denver CO 80216

Applicant Contact: Isabella Marshall and Kevin Sabbagh, iksm@stoneyardcafe.com

Property Owner: Sharon Spera

Project Description

StoneYard Cafe proposes to operate a small, community-oriented mobile food trailer business specializing in **wood-fired pizza and coffee**. The food trailer will be parked in the designated parking spaces assigned to Unit F at 5770 Clarkson Street, Denver, CO 80216. The use of these four parking spaces for the food truck has been agreed upon by both the renter and the property owner/landlord. The food trailer will serve customers directly from the vehicle, and the adjacent side patio area that is designated to Unit F will be used to place tables and chairs for customer seating. No permanent structures will be added or modified.

All operations will comply with Adams County Department of Public Health & Environment mobile food regulations, including waste disposal, power supply, and sanitation requirements. The setup will maintain clear access for pedestrians, emergency personnel, and surrounding tenants at all times.

Purpose and Intent

The purpose of this project is to activate an under-used portion of the property and provide a welcoming neighborhood gathering spot for surrounding businesses. The food trailer and seating area will create a vibrant and safe local amenity without permanent structural changes.

Hours of Operation

Daily operation from 7:00 a.m. to 3:00 p.m., and 6pm to 9pm Monday through Friday, 5 days per week (may change). The truck will be removed or securely closed when not operating.

No Site Improvements-

Only minor site elements are proposed:

- Placement of approximately **12 tables and 32 chairs** for customers.
- Two waste/recycling receptacles for customer use.
- Modest signage identifying StoneYard Cafe (non-illuminated).
- Optional outdoor string lighting attached to the building façade (if approved).

No new permanent construction, utilities, or grading is proposed.

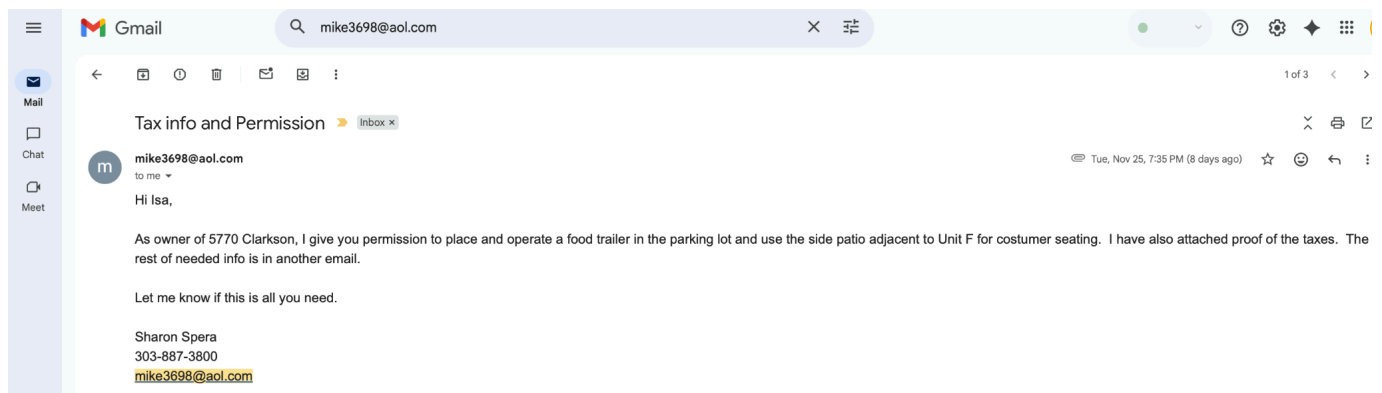
Site Plan

see site plan

Traffic and Access

Customers will access the site using the **existing driveway and patrons will only be allowed to park along** Clarkson Street not in the building's parking lot. The project will not create significant new traffic. Adequate parking and circulation will be maintained for all users, including emergency access.

Property Owner Authorization



Utilities and Services

The food truck will connect to the building's electrical supply for power. Electricity provided by Xcel Energy. All grey water and solid waste will be properly disposed of at our licensed commissary in accordance with Adams County Department of Public Health & Environment regulations.

Environmental and Community Considerations

The site will remain clean and well-maintained. Trash will be removed daily. Noise levels will be minimal and limited to normal conversation and food-service activity during daytime hours.

Legal Description

Need to find legal description for the property

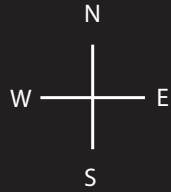
Statements of Taxes Paid

See tax document

Summary

StoneYard Cafe seeks approval of a **Special Use Permit** to allow a mobile food trailer with limited outdoor seating at 5770 Clarkson Street, Unit F. The proposal supports Adams County's goals of small-business development and neighborhood vitality while maintaining compatibility with existing land uses.

Site Plan



5770 Clarkson St
Denver, CO
80216

