



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: 1970 IMBODEN RD REZONING

Case Number: RCU2026-00013

April 17, 2026

The Adams County Planning Commission is requesting comments on the following application: **Rezone from Agricultural-1 (A-1) to Industrial-1 (I-1)**. This request is located at 1970 IMBODEN RD. The Assessor's Parcel Number is 0181732301001.

Applicant Information: JOHN MEYERS  
9563 S KINGSTON ST

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 **May 11, 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](mailto:CCottrell@adamscountyco.gov).

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).

*Si usted tiene preguntas, por favor escribanos un correo electrónico a [cedespanol@adcogov.org](mailto: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

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BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica  
DISTRICT 1

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DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



**PROJECT NAME:**

**APPLICANT**

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

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**OWNER**

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

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

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

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**DESCRIPTION OF SITE**

Address: 1970 Imboden Road

City, State, Zip: Watkins, CO, 80137

Area (acres or square feet): 7.25 Acres

Tax Assessor Parcel Number: 0181732301001

Existing Zoning: A-1

Existing Land Use: Vacant

Proposed Land Use: I-1 Industrial

Have you attended a Conceptual Review? YES  NO

If yes, please list PRE#: 2025-00040

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: John Meyers

Date: March 23, 2026

Owner's Printed Name

Name: John Meyers



March 23, 2026

Adams County Community and Economic Development  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000  
Brighton, CO 80601

**RE: 1970 Imboden Road – Request for Rezoning and Development Application**

Adams County Community and Economic Development Staff:

The purpose of the following narrative is to describe a proposed warehouse facility Fransen Pittman Construction would like to construct on the property located at 1970 Imboden Road, just east of Watkins, Colorado. The property is currently vacant land with an A-1 zoning designation. We respectfully request consideration for the property to be rezoned with a zoning designation of **I-1 Industrial**. The property is situated approximately 250 feet south of East Colfax Ave. The site does not have frontage along Colfax and sits behind another property which is currently home to Wally's Concrete. The southwest 1/3 of the property is located in the FEMA regulatory floodway, FIRM panel number 08001C0952J. Access to the property will be from the extension of Imboden Road (CR 25 N) to the south which intersects the project site at the northwest corner. Our intent is to extend Imboden only as far as necessary to avoid construction in the floodway which may be prohibitive due to time and regulatory constraints.

**Background:**

Fransen Pittman is a medium sized commercial construction company with a headquarters in Englewood, CO, an office in Windsor, CO and another in Grapevine, TX. We specialize in institutional type projects including schools, police and fire stations, churches, libraries and other similar construction projects throughout the front range.

**Existing Warehouse:**

FP currently has a warehouse on west Evans Ave in Denver, near I-25. The facility is challenging to operate with limited truck access and traffic in the area makes it inefficient

for daily deliveries. By constructing our own facility in Watkins, we hope to solve these issues and expand our corporate footprint to the Watkins-Bennett area.

### **Proposed Warehouse:**

FP is requesting consideration of an 18,000 square foot building with room for future expansion of an additional 17,000 square feet. The building type is anticipated to be either a prefabricated metal building or tilt-up pre-cast concrete. The space will have room for some offices that may not be added until later after we have time to determine the most efficient layout for operations.

The primary function of the warehouse is to store tools and equipment that are frequently needed on our construction projects. These include small tools, safety gear, temporary construction fencing, and materials such as backing lumber. The warehouse will have a full-time manager and 2-4 drivers. Drivers are currently able to make one or two trips per day to deliver supplies to job sites. Deliveries are currently made using normal consumer 1-ton pick up trucks, one box truck and a 40-foot trailer. Other equipment includes skid steers, scissor lifts, and construction office trailers. Warehouse operations are from 7:00 a.m. to 5:00 p.m.

Our initial research indicates that the nearest municipal water supply is owned by Aurora and is approximately 1 mile north of the site in Imboden Road. Due to distance and complexity of crossing both Colfax Ave and the railroad, we believe extending the municipal water main will be cost prohibitive. We are proposing to apply for a commercial well with the State. A water rights determination decreed by Colorado Water Court has been submitted in support of that application. We are anticipating four, 25,000 gallon water cisterns for fire protection – size to be determined during design. Sanitary sewer is anticipated to be in the form of an onsite leach-field and septic system. Electric service appears to be nearby or easily extended. If natural gas is not easily accessed, we would propose a large, buried propane tank.

We think that the site presents some natural advantages that support the proposed use due to its location and grade. The site does not have frontage along Colfax Ave and sits to the south of Wally's Concrete. In order to make the site usable we are anticipating cutting the site down significantly. For these reasons we expect that most of the outdoor space will not be visible to the north and east. To the west and south most of the surrounding property is undevelopable due to the Box Elder floodway. While the site is a little larger than 7 acres, the proposed facility will only occupy approximately half of that and the building has been designed in the northeast corner, furthest away from Colfax Ave.

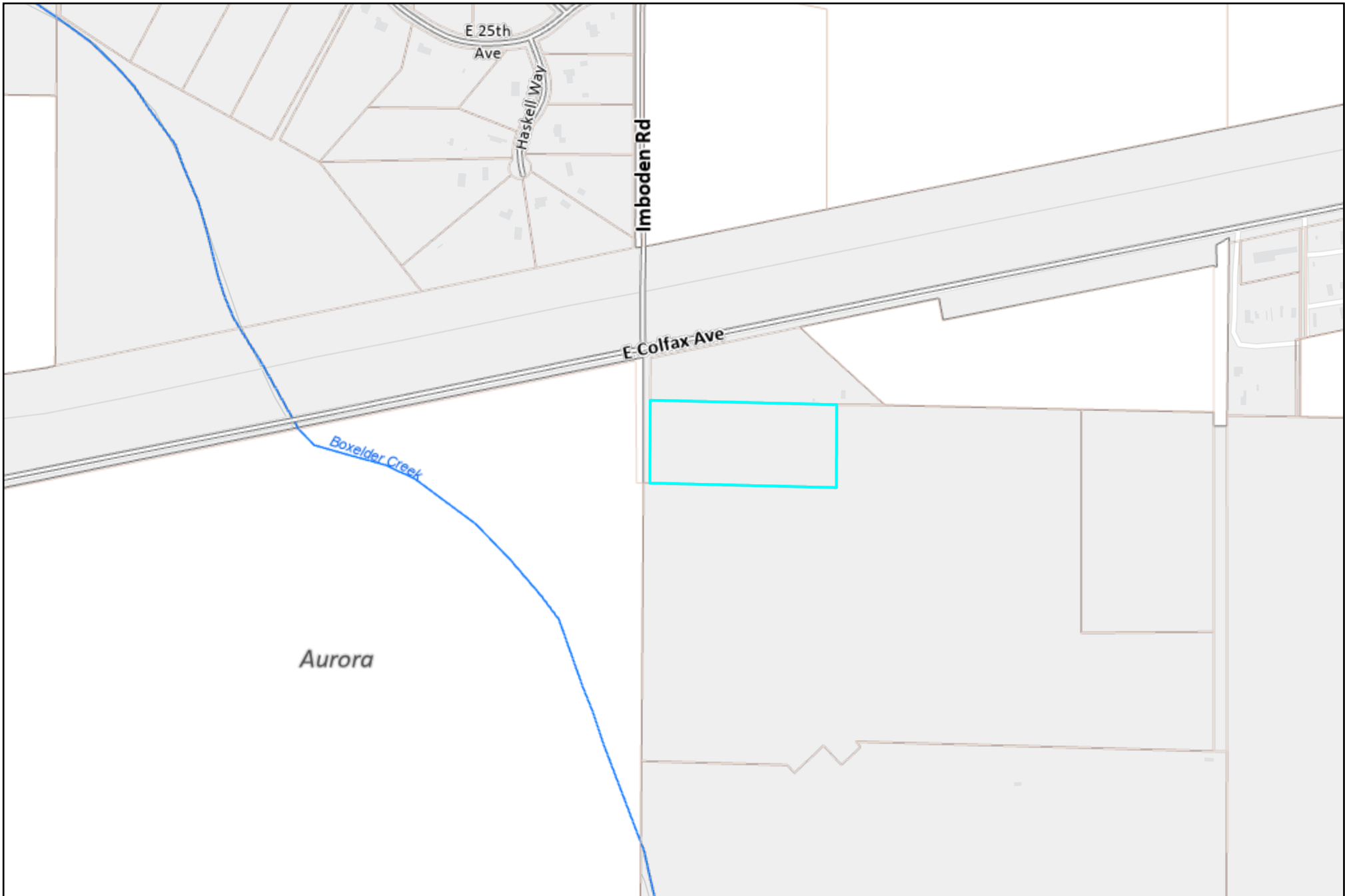
We greatly appreciate your time in consideration of this matter and look forward to meeting with you to discuss your thoughts.

Sincerely,

Fransen Pittman Construction

John Meyers Jr., P.E.

Lead Surveyor/Engineer



**Case Name** Simple Map: 1970 Imboden Road

**Case Number** RCU2026-00013



E COLFAX AVE.

250' LF+/-  
PRIVATE ROADWAY  
IMPROVEMENTS

ASPHALT DRIVE

NEW  
COMMERCIAL  
WELL

TRAILER  
PAD=43.67

LOADING  
PAD=46.5

TRASH

TRASH

DOCK HEIGHT 40" EXPOSED FOUNDATION

ASPHALT DRIVE

4-25,000 GAL FIRE  
TANKS BURIED 5'  
DEEP TO TOP

WAREHOUSE  
18,000 SF  
FF=5546.5

TRASH

CONCRETE  
APRON

ASPHALT DRIVE

RECYCLED ASPHALT

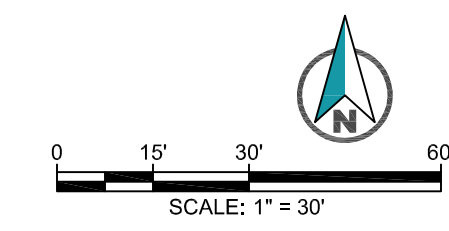
COVERED STORAGE

DETENTION/WATER  
QUALITY POND

FEMA 100 YR  
FLOODWAY

COVERED STORAGE

LEACH FIELD



<b>DUE DILIGENCE SITE PLAN</b>	
PROJECT: 1970 IMBODEN ROAD PROPERTY	
POINTS: CONCEPTUAL SITE PLAN	
DATE: MARCH 23, 2026	PROJECT # N/A
PREPARED BY: JMJ	<b>FRANSEN PITTMAN</b> EXPECT PRECISION