

Date: 03/06/2026

To:

Adams County Community & Economic Development Department
4430 South Adams County Parkway
Brighton, Colorado 80601

Subject: Response to Staff Review Comments

Project Name: D.E.N. Towing Specialists LLC

Property Address: 10201 Brighton Rd, Henderson, Co 80640

RE: PRC2025-00009

Dear Adams County Review Staff,

This letter provides responses to the staff review comments associated with the above-referenced property and application. Responses are provided below and organized by department and comment number for ease of review.

Planning Review (PLN)

PLN01 – Fence Screening

The perimeter fence surrounding the property is constructed of steel chain-link fencing with wooden slats installed for additional visual screening. A fiber screen is also installed on the interior side of the fence to further limit visibility into the yard.

PLN02 – Vehicle Types / Weight

The requested limitation is not feasible due to the nature of our operations. As a towing provider working with local law enforcement agencies, we do not have prior knowledge of the types or weights of vehicles that will be received. Many modern family SUVs exceed the referenced weight threshold.

PLN03 – Surface Materials

The vehicle storage area is surfaced with recycled asphalt. Primary driving lanes within the yard consist of asphalt and concrete surfaces.

PLN04 – Vehicle Storage Duration

Approximately 85% of vehicles stored on site remain for less than 90 days. The remaining vehicles are typically under law enforcement hold orders. These holds are determined and managed by the **Adams County District Attorney's Office**, and the duration of these holds is outside of our operational control.

PLN05 – Site Circulation

The yard is intentionally designed with drive-through circulation to accommodate emergency access and operational vehicles. Fire trucks and tow trucks regularly enter and maneuver through the site.

PLN06 – Dumpster Location

The dumpster is located within the secured and fenced storage area of the property.

Engineering Review (ENG)

ENG02 – Site Conditions

Existing ground conditions will remain unchanged and have been stable for many years.

ENG03 – Impervious Area

No additional impervious surface area is proposed as part of this application.

ENG04 – Traffic Volume

Daily traffic associated with the operation is limited. Typically fewer than twenty vehicles enter or exit the property per day.

Environmental Review (ENV)

ENV01 – Soil Disturbance

No soil disturbance or grading activities are proposed.

ENV02 – Exemption

This item is exempt.

ENV03 – Water / Sewer Documentation

A copy of the current water and sewer bill has been provided.

ENV04 – Wastewater System

The property operates on a septic system.

ENV05 – Exempt**ENV06 – Containment Location**

The referenced area is located within the fenced portion of the property.

ENV07 – Site Drawings

Relevant drawings have been provided with this submission.

ENV08 – Fenced Area

The referenced area is located within the fenced yard.

ENV09 – Hazardous Materials

The business does not handle or store hazardous materials.

ENV10 – Fire Department Coordination

The property is regularly visited by the **South Adams County Fire Department**, which utilizes the yard for training purposes such as removing airbag control systems from wrecked vehicles.

ENV11 – Vehicle Maintenance

Vehicle maintenance is performed either within our on-site shop or by licensed third-party repair facilities.

ENV12 – Fluid Storage

All additional vehicle fluids are stored safely in designated cabinets within the shop building.

ENV13 – Spill Control

Oil absorbent materials and catch pans are used to capture any leaking fluids. Collected materials are properly disposed of according to standard waste management procedures.

ENV14 – Vehicle Idling

Vehicles are not left idling, as extended idling reduces engine life and is not part of normal operations.

ENV15 – Waste Collection

Solid waste is collected weekly by **Waste Management**.

ENV16 – Lighting

Exterior lighting is directed inward toward the yard to minimize light spillover onto adjacent roadways.

ENV17 – Dust Control

The yard surface consists of recycled asphalt material, which helps minimize dust generation.

ENV18 – Soil Import

No site changes are proposed that would require importing additional soil.

Agency Review Summary

The following agencies and utility providers have reviewed the project and reported no conflicts or objections:

- **Colorado Department of Transportation (CDOT):** No comments.
- **Colorado Department of Public Health and Environment (CDPHE):** No wastewater catch areas on site.
- **Air Quality and Transportation:** No comments.
- **Colorado Geological Survey:** No objections.
- **Lumen Technologies:** No utility conflicts.
- **South Adams County Fire Department:** Site complies with fire department requirements.
- **Xcel Energy:** No conflicts with the existing use.

School District Consideration

Vehicle storage at this location is short-term in nature. The property is located in an industrial area surrounded primarily by commercial and industrial businesses. There are no nearby residential areas where children would be regularly picked up for school transportation.

Thank you for your time and review of this response. Please contact us if any additional clarification or documentation is required.

Sincerely,

Kim Weber

Owner

D.E.N. Towing Specialists LLC

Date: 03/06/2026

RE: PRC2025-00009

Operational Standards for Vehicle Storage Yard

Business Name: D.E.N. Towing Specialists LLC

Property Address: 10201 Brighton Rd, Henderson, CO 80640

Owner/Operator: Kim Weber

Purpose

This document outlines the operational standards followed by D.E.N. Towing Specialists LLC for the towing and vehicle storage facility located at 10201 Brighton Road in Henderson, Colorado. These standards are intended to ensure that the property operates in a safe, orderly, and environmentally responsible manner consistent with surrounding industrial land uses.

Vehicle Storage

All vehicles stored on-site are associated with towing operations including law enforcement towing, accident recovery, and private property impounds. Vehicles are stored within a secured fenced yard area.

Most vehicles remain on-site for less than ninety (90) days. Vehicles that remain longer are typically under law enforcement or legal hold orders. These hold durations are determined by law enforcement agencies and the district attorney's office and are outside the control of the business.

Site Security

The property is enclosed by chain-link fencing with privacy slats and screening to reduce visibility into the yard. Access to the yard is controlled through secured gates. The yard remains closed to the general public except during normal business hours or when customers retrieve vehicles.

Exterior lighting is installed to provide security and visibility while directing light toward the interior of the property to reduce off-site glare.

Site Circulation

The yard is designed to allow efficient vehicle circulation and safe maneuvering for tow trucks and emergency vehicles. Drive-through circulation is maintained to allow vehicles to enter, move through the yard, and exit without obstruction.

Surface Materials and Dust Control

Vehicle storage areas are surfaced with recycled asphalt material. Primary driving lanes are surfaced with asphalt and concrete. These materials provide stable driving conditions and reduce dust generation within the yard.

Environmental Practices

Standard industry practices are followed to minimize environmental impacts associated with vehicle storage. These practices include the use of oil absorbent materials and catch pans to capture leaking fluids from vehicles.

Collected fluids and contaminated materials are disposed of properly in accordance with standard waste handling procedures.

Vehicle fluids and related materials are stored inside the shop building in designated cabinets.

Waste Management

Solid waste generated by the business is collected on a regular schedule by a licensed waste management provider to maintain a clean and orderly property.

Vehicle Maintenance

Minor vehicle maintenance may occur within the enclosed shop building. Major repairs are typically performed by licensed third-party repair facilities.

Emergency Access

The site layout allows access for emergency vehicles when necessary. The business maintains cooperation with local emergency services when required.

Compliance

D.E.N. Towing Specialists LLC is committed to operating the property in compliance with applicable local regulations and maintaining a safe and responsible towing and vehicle storage operation.

These operational standards reflect the current and ongoing practices used at the property.

Signed:

Kim Weber

Owner

D.E.N. Towing Specialists LLC

Date: 03/06/2026

RE: PRC2025-00009

Site Description for Planning Review

Business Name: D.E.N. Towing Specialists LLC

Property Address: 10201 Brighton Rd, Henderson, CO 80640

Property Description

The subject property located at 10201 Brighton Road in Henderson, Colorado is used for towing operations and temporary vehicle storage associated with law enforcement towing, accident recovery, and private property impounds.

The property contains a secured vehicle storage yard, shop building, and circulation areas designed for tow truck access and vehicle maneuvering.

Site Improvements

The yard area is enclosed by chain-link fencing with privacy slats and screening materials. The site is surfaced primarily with recycled asphalt for vehicle storage areas and asphalt or concrete for primary drive lanes.

These surfaces help provide stable driving conditions and reduce dust generation within the yard.

Circulation

The yard is designed with drive-through circulation to allow tow trucks and emergency vehicles to safely access and maneuver throughout the site. This layout supports operational efficiency and emergency access when required.

Utilities and Infrastructure

The property operates on a septic system. No additional utility expansions or major infrastructure changes are proposed as part of the current application.

Lighting

Exterior lighting is directed toward the interior of the property to provide visibility and security while minimizing glare and light spillover toward adjacent properties and roadways.

Surrounding Area

The surrounding area is primarily industrial and commercial in nature. The towing and vehicle storage use is consistent with the general character of nearby land uses.

Proposed Changes

No significant site changes, grading, or expansion of impervious surfaces are proposed. The existing operational layout and ground conditions will remain unchanged.

This site description is provided to assist staff review and accurately reflects the current configuration and use of the property.

Signed:

Kim Weber

Owner

D.E.N. Towing Specialists LLC

Date: 03/06/2026

RE: PRC2025-00009

Good Neighbor Statement

Business Name: D.E.N. Towing Specialists LLC

Property Address: 10201 Brighton Rd, Henderson, CO 80640

Owner/Operator: Kim Weber

Commitment to the Community

D.E.N. Towing Specialists LLC is committed to operating our business in a responsible manner that respects surrounding properties and businesses. Our goal is to maintain a safe, clean, and professional operation that minimizes impacts on neighboring properties.

Property Location and Surroundings

The property is located in an area primarily surrounded by industrial and commercial businesses. Vehicle storage associated with the towing operation is short-term in nature and occurs within a secured fenced yard.

Site Security

The property is secured by perimeter fencing with privacy slats and additional screening. Access gates remain closed when the yard is not actively being accessed by staff or customers. Exterior lighting is directed inward toward the yard to provide security while minimizing light spillover to adjacent properties and roadways.

Traffic and Noise

Daily vehicle traffic associated with the business is relatively low and typically involves fewer than twenty vehicles entering or leaving the property per day. Tow trucks operate in the normal course of business, and the yard is designed for efficient circulation to reduce unnecessary vehicle movement.

Environmental Responsibility

D.E.N. Towing Specialists LLC takes environmental responsibility seriously. Oil absorbent materials and catch pans are used to capture leaking fluids from stored vehicles. Fluids and materials are properly disposed of according to standard waste management practices.

The property surface is covered with recycled asphalt to minimize dust and maintain stable driving conditions.

Waste Management

Trash and solid waste are collected regularly by a licensed waste management provider to ensure the property remains clean and orderly.

Ongoing Cooperation

D.E.N. Towing Specialists LLC will continue to work cooperatively with local agencies and departments to ensure safe and responsible operations.

We remain committed to maintaining our property in a manner that is consistent with surrounding industrial uses and respectful of the broader community.

Signed:

Kim Weber

Owner

D.E.N. Towing Specialists LLC

DATE: 03/06/2026

RE: PRC2025-00009

Tow Yard Operations Summary

Business Name: D.E.N. Towing Specialists LLC

Property Address: 10201 Brighton Rd, Henderson, CO 80640

Overview

The property operates as a towing and vehicle storage facility serving local law enforcement agencies, private property impounds, and accident recovery services.

Vehicles Stored

Vehicles stored on-site may include:

- Passenger cars
- Pickup trucks
- SUVs
- Commercial vehicles
- Accident recovery vehicles

The specific vehicles received are determined by towing calls and law enforcement requests and cannot be predetermined.

Storage Duration

- Approximately 85% of vehicles are stored for less than 90 days.
- Approximately 15% remain longer due to police or legal holds.

These holds are controlled by law enforcement agencies and the district attorney's office.

Yard Layout

The yard is designed for efficient vehicle storage and safe circulation. Tow trucks and emergency vehicles can drive through the yard without obstruction. Vehicles are arranged to allow access and removal when owners retrieve their vehicles.

Environmental Practices

The business follows standard industry practices to prevent environmental impacts, including:

- Use of oil absorbent materials
- Catch pans for leaking fluids
- Proper disposal of contaminated materials
- Storage of fluids inside enclosed cabinets

Waste Management

Solid waste is collected weekly by a licensed waste management provider.

Fire Department Coordination

The local fire department periodically visits the site and may utilize wrecked vehicles for training purposes such as removing airbag systems.

Safety and Security

The property is fenced and secured. Exterior lighting provides nighttime visibility while minimizing off-site glare.

This summary is provided to describe standard operations associated with the towing and vehicle storage business.

Signed:

Kim Weber

Owner

D.E.N. Towing Specialists LLC

Date: 03/06/2026

RE: PRC2025-00009

Site Operations Statement

Business Name: D.E.N Towing Specialists LLC

Property Address: 10201 Brighton Rd, Henderson, CO 80640

Owner/Operator: Kim Weber

1. Business Description

The property is used for vehicle towing, temporary vehicle storage, and related towing operations. Vehicles stored on-site are typically those towed for law enforcement agencies, private property impounds, or accident recovery.

2. Hours of Operation

Towing services may occur 24 hours per day as required by law enforcement and emergency response. Office and customer access hours are typically during normal daytime business hours.

3. Vehicle Storage

Vehicles are stored within a secured and fenced yard area. Approximately 85% of vehicles are retrieved by their owners within 90 days. Some vehicles remain longer due to law enforcement or legal holds.

Vehicles held for investigative purposes remain on-site until released by the appropriate law enforcement authority or district attorney's office.

4. Site Security

The property is secured with chain-link fencing with privacy slats and additional screening. Access to the yard is controlled through locked gates. Exterior lighting is directed inward toward the yard for safety and security.

5. Traffic and Circulation

Vehicle traffic associated with the business is limited, typically fewer than twenty vehicles entering or leaving the property per day. The yard is designed with drive-through circulation to allow tow trucks and emergency vehicles to safely maneuver within the property.

6. Surface Materials

Vehicle storage areas are surfaced with recycled asphalt. Main driving lanes are surfaced with asphalt and concrete to reduce dust and provide stable driving conditions.

7. Waste Handling

Trash and solid waste are collected weekly by a licensed waste disposal service. Any fluids from vehicles are captured using absorbent materials and disposed of properly.

8. Vehicle Maintenance

Minor maintenance activities may occur in the on-site shop. Larger repairs are performed by licensed third-party repair facilities.

9. Environmental Protection

Oil absorbent materials and catch pans are used to capture vehicle fluid leaks. Fluids are stored safely inside the shop building in designated cabinets. The operation does not involve the handling or storage of hazardous materials.

10. Lighting

Exterior lighting is directed toward the interior of the property to minimize light spillover to surrounding properties and roadways.

11. Dust Control

Recycled asphalt covering the yard helps minimize dust generation from vehicle movement.

This statement accurately reflects the typical operations occurring at the property.

Signed:

Kim Weber

Owner

D.E.N. Towing Specialists LLC



Figure 1

- ZONE 1,2,3,4 ARE ALL MADE UP OF RECYCLED ASPHALT THAT IS COMPACTED
- ZONE 1 IS CARS BROUGHT IN FROM COLORADO STATE PATROL AND 25% OF THIS AREA IS FOR HOLD VEHICLES
- ZONE 2 IS 40% PRIVATE PROPERTY IMPOUNDS AND 55% BRIGHTON PD AND 5% BRIGHTON PD HOLDS
- ZONE 3 IS MADE UP OF HOLD VEHICLES FROM BROOMFIELD AND STATE PATROL ISS
- ZONE 4 IS CARS THAT ARE GETTING READY TO BE SOLD
- THE BUILDINGS ARE USED FOR BUSINESS STORAGE AND OFFICE SPACE
- DRIVE WAY IS MADE OF PAVED ASPHALT AND CONCRETE

THE FENCE AROUND THE MAIN PART OF THE YARD IS A 7 ' CHAIN LINK WITH BARB WIRE ON THE TOP. THE FENCE LINE THAT GOES A LONG BRIGHTON RD THAT HOUSES DEN TOWING WILL BE CHANGED ON APPROVAL TO A 8' FENCE BUILT OUT OF SCHEDULE 80 2 3/8" PIPE AND COVERED WITH 8'CORTEN STEEL FENCE PANELS TO MAKE LOT SECURE.

When it comes to the vehicles in our yard we do not think we can comply with the weight limit of the vehicles that we bring into our yard because we do not get to pick the vehicles the police departments or state patrol have us tow. We also cannot apply with the 90 days in our yard due to the fact some of them are from crashes that are on hold waiting for trial which can take years to happen. Our trash is inside our fenced yard so I don't know why it would also have to be fenced in. We are in compliance with fire to be able to get fire equipment through our yard. We do not park outside our gate other than to get out to unlock our gate. Our customers are out in front of the gate till we let them in to get there belongs out of their car or pick their cars up. Tow companies that are waiting to come in to pick cars up for insurance companies also sit there for short periods of time. However, the vehicles are very rarely left as parked cars and no one is in it.

When it comes to environmental 97 % of the vehicles are not leaking because it is on the roadway of the area where the crash happened at. The recycled asphalt allows weather to sink into the ground for very little run off.