

Commerce City Planning Commission
Nathan Chavez, City Planner

Project Name: Cobblestone Carwash Use-by-Permit Case #AU25-0004
Location: 9880 Tower Road (9751 Argonne Street)
Site Size: 1.74 acres
Current Zoning: Planned Unit Development (Settlers Crossing)
Applicants: Spotless Brands & K2 Civil Consultants, Inc.
Property Owner: 96 Tower Investors LLC
Case Planner: Nathan Chavez

This letter is being written on behalf of Cobblestone Carwash as a use on the vacant land at the northeast corner of 96th Avenue and Tower Road.

My name is Rebecca Taladay. I am a resident of the Settler's Crossing neighborhood and the President of the Settler's Crossing Metropolitan District #1. Not only am I a resident, I also am employed by a developer and understand the importance of development within newer communities.

As stated in your Use-By-Permit report dated April 14, 2026, while I may live in the Settler's Crossing neighborhood my address is outside the 500-foot radius mentioned in your report. Today, I am writing in support of the proposed carwash use for this site. After reading your report that essentially recommends denial of the application because Cobblestone is only recycling 30% of the 20 gallons of fresh water they will be using per car washed.

I would like to present a different viewpoint. As a resident of Settler's Crossing, there is not a close (within a mile) carwash location that offers the full self-service experience that I appreciate. When you consider the water usage of these car washes, do you take into consideration that if residents are washing cars at their residence more than 20 gallons fresh water is being used and none of that water is recycled for a second use?

If you look at the Settler's Crossing neighborhood alone, there are many families with multiple vehicles and you will see a lot of them cleaning their cars in the driveway. Now that my son has his own car we would utilize car wash on the weekends and spend quality time together, but only if the Board of Adjustment approves this application. For now, we'll continue to wash cars in our driveway.

In my experience working in land development, when you have an area that is growing with residents but not with services you run the risk of losing future opportunities for the City. It is disheartening that this project has not already been approved because Staff doesn't believe the conscientious thought and design behind this project is sufficient.

As a side note, there is a contradiction in your review letter. It is interesting that all departments within the City accepted the application as is or with minor changes and yet Cobblestone was denied their presentation to Commission because of a Staff comment. Just something to think about.

Thank you for your time and consideration. Please contact me at your convenience with any questions.

Sincerely,
Rebecca Taladay
Settler's Crossing
Rebecca.Taladay@gmail.com
720.289.5417

Billy Richardson
Settler's Crossing Resident
Commerce City, CO 80022
billyjack1950@gmail.com

4/30/26

Commerce City Board of Adjustment
c/o Community Development Department
7887 East 60th Avenue
Commerce City, CO 80022

Re: Letter of Support – Special Use Permit Application for Proposed Car Wash at Settler's Crossing

Dear Members of the Board of Adjustment:

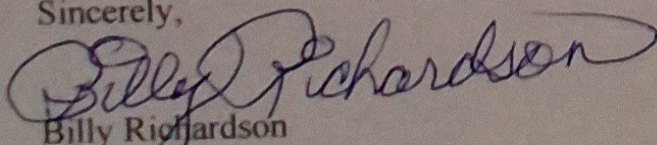
My name is Billy Richardson, and I am a homeowner within the Settler's Crossing community in Commerce City. I am writing to express my support for the Special Use Permit application for the proposed car wash to be located within our neighborhood.

As a resident of Settler's Crossing, I believe this project will be a beneficial addition to the community. A well-designed, professionally operated car wash provides a convenient service that residents currently have to drive outside the neighborhood to access. It is also a more environmentally responsible option than washing vehicles at home — commercial car washes typically use a fraction of the water consumed by a driveway wash, recycle and reclaim much of the water they do use, and direct wash water to the sanitary sewer system rather than allowing soaps and contaminants to run into local storm drains. Bringing this amenity closer to home reduces local traffic on regional roads, supports nearby commercial activity, and contributes to the continued buildout of services that make Settler's Crossing a more complete and connected place to live.

I understand that the applicant has worked through the standard review process and is committed to meeting the City's requirements for site design, landscaping, lighting, noise, and traffic management. I am satisfied that the project has been designed thoughtfully and in a manner consistent with the surrounding neighborhood.

For these reasons, I respectfully request that the Board of Adjustment approve the Special Use Permit for the proposed car wash. Thank you for your time, your service to our community, and your consideration of this letter.

Sincerely,


Billy Richardson
Settler's Crossing Resident