Development Review Team Comments

Date: 4/21/2023
Project Number: RCU2023-00011
Project Name: Starlight Concrete CUP

Commenting Division: Planner Review
Name of Reviewer: Lia Campbell
Date: 04/20/2023
Email:

Resubmittal Required
Questions for applicant:
What surface are the trucks parked on?
What are each of the trucks used for?
Do you do any concrete mixing or any other of the business operations at your house?
What are the hours of operation? (Days of the week and hours of the day the trucks are in use)

Landscaping:
Does any landscaping exist on the property?
The trucks should be screened with landscaping and fencing. Please submit a landscaping plan showing the following:
1) surface of parking area
2) setbacks of trucks to property lines
3) existing buildings on property
4) screen fencing plan
5) existing and proposed landscaping

All open violations need to be remedied before we take this to hearing.
ENV1. Applicant should perform any truck and repair maintenance on a concrete pad.

ENV2. All hydraulic fluids, oils, and other pollutant sources should be stored within a covered area and in secondary containment.

ENV3. Applicant should limit engine idling to the maximum extent feasible to mitigate off-site noise and air quality impacts to surrounding properties. Refer to Colorado Revised Statutes Title 42 – Vehicles and Traffic Idling Standard, Article 14 – State Idling Standard, Section 42-14-105. Idling for Colorado laws.

ROW1: Parcels are within the vacated Irondale subdivision and are legally created.

ROW2: Additional information is required for review as to a site plan, use area, etc. as this will depend on the current lot lines and use within the lots. This site plan must provide for the current lot line/parcel lines as platted for review.

OPEN VIOLATION CASE at this location. VIO2023-00348 has been issued for 4-03-03-02-14 (1)(3)(5)(7).
Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 04/12/2023

Email:

Resubmittal Required

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0607H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The applicant is required to complete a traffic impact study signed and stamped by a professional engineer. The traffic analysis needs to address any off-site improvements that may be necessary to mitigate traffic impacts and existing background traffic from this proposed development and address the access location on to Ulster Street.

ENG3: The applicant needs to be aware that prior to construction the issuance of a Grading Permit in conformance with Adams Standards County Development and Regulations Adams Standards County Development and Regulations prior to construction of the on-site driveway. If greater than 3,000 SF of land is disturbed, or the cumulative fill and/or excavation exceeds 50 CY, a Clearing and Grading (GRD) Permit is required for the project in accordance with Section 2-02-24 of the ACDSR.

ENG3: The applicant must address what surface material will the trucks be parked on? Applicant must submit a letter assessing impacts to onsite imperviousness due to the addition of parking areas. If the total weighted increase in imperviousness (Gravel= 40% impervious, Asphalt/concrete = 100% impervious) and the area exceeds 3,000SF, additional analysis may be required. The applicant must then submit a drainage letter signed and stamped by a licensed professional engineer, requesting an exemption from the County’s Detention/Water Quality requirements.

ENG4: No truck maintenance, such as oil changes, shall occur outdoors without some form of stormwater quality treatment/mitigation measures.

ENG5: Access location is required within Adams County. Access must be permitted unless proof of an access permit has been already approved. Appears that currently there are two (2) existing unpermitted accesses to the property. A single Access Permit that addresses both accesses will be required. Driveway throat width for each access cannot exceed twenty feet (20-ft) without Adams County (ADCO) approval. Driveway must be paved with a minimum of four inches (4-in) of asphalt or concrete within the County Right-of-Way. If the applicant has any questions regarding the Access Permit requirements, please contact either the One-Stop Customer Center at the phone number above, or contact the review engineer, Steve Krawczyk, at (720) 523-6854.

ENG6: They are intended to make the applicant aware of regulatory requirements. Failure by Community Development Department to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes Community Development reserves the right to modify these initial comments or add appropriate additional comments.

Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 04/07/2023

Email:

Complete
No comment at this time