

### Development Team Review Comments

The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

To prepare your resubmittal, you will be expected to provide:

- A response to each comment with a description of the revisions and the page of the response on the site plan;
- Any revised plans or renderings; and
- A list identifying any additional changes made to the original submission other than those required by staff.

Resubmittal documents must be provided electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- One digital copy of all new materials
  - All digital materials shall be in a single PDF document
  - The single PDF document shall be bookmarked
  - If a Subdivision Improvements Agreement, Legal Description, or Development Agreement is required, then an additional Microsoft Word version of these documents shall also be provided
  - Electronic copies can be emailed to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org) as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.

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BOARD OF COUNTY COMMISSIONERS

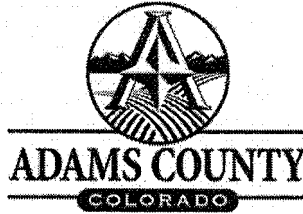
Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Doriso  
DISTRICT 4

Mary Hodge  
DISTRICT 5



## Re-submittal Form

Case Name / Number: ~~Weigart~~ Conditional Use Permit / RCU2023-00025  
**WIEGERT**

Case Manager: Brayan Marin

### Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: Comment Letter Addressing all comments from County Staff

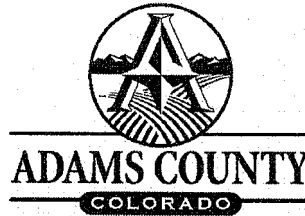
\* All re-submittals must have this cover sheet and a cover letter addressing review comments.

Please note the re-submittal review period is 21 days.

The cover letter must include the following information:

- Restate each comment that requires a response
- Provide a response below the comment with a description of the revisions
- Identify any additional changes made to the original document

For County Use Only:  Date Accepted: _____  Staff (accepting intake): _____  Resubmittal Active: Addressing, Building Safety, <u>Neighborhood Services</u>  <u>Engineering</u> , Environmental, Parks, <u>Planner</u> , <u>ROW</u> , SIA - Finance, SIA - Attorney
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### Development Review Team Comments- 1st Review

**Date:** 6/1/2023

**Project Number:** RCU2023-00025

**Project Name:** Wiegart Conditional Use Permit

#### **Note to Applicant:**

The following review comments and information from the Development Review Team is based on the information you submitted for the Wiegart Conditional Use Permit Application. The Development Review Team review comments may change if you provide different information during a land use submittal/ building permit. Please contact the case manager if you have any questions.

Also, please note where "Section" is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

#### **Commenting Division: Development Services, Planning**

**Name of Reviewer:** Brayán Marin, Planner II

**Email:** [BMarin@adcogov.org](mailto:BMarin@adcogov.org)

#### General Site Information

Address: 33503 E. 152nd Avenue  
Parcel Number: 0156507300003  
Subdivision: Not part of a subdivision  
Acreage: 34.45 AC / 1,500,642 S.F.  
Zoning: Agricultural-3 (A-3)  
FLU: Residential Low

#### Surroundings

North: A-3  
South: PUD (Wheatland Heights)  
East: A-1 / A-2  
West: A-3

#### Planner Comments

**PLN01:** An updated copy of the certificate of taxes paid will be required with the resubmittal of this application. Please contact the County's assessor's office to obtain a copy of this document.

**PLN02:** Please provide a revised project narrative that addresses the following:

1. How many trucks are stored on site at any given time? Are there any other vehicles stored on the site such as RVs stored on the site?
2. Is there any Outdoor Storage on the property in addition to the trucks parked on on the site?

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DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5

3. Does the shop have a concrete base? What type of jobs are performed at the shop? I.e., General truck Maintenance or Major repairs?
4. Provide the Days and Hours of operation for the site
5. Provide the number of vehicles that come and leave the site daily
6. Do vehicles idle on site? For how long?
7. Is there currently any concealment for the Truck Parking area (i.e., Berms, fencing, landscape) Please include the height of any of the concealment items on the site.

**PLN04:** Current Aerial view of the site shows a section on the northwest corner of the site being used by vehicles. Please explain what is taking place on that section of the site.

**PLN05:** Any outdoor storage on the site will require screening which shall consist of a six-foot-high minimum screen fence. Please note that Outdoor Storage shall not be allowed above the height of the fence, per Sec. 4-06-01-02-01-08 Outdoor Storage Screening in Agricultural areas.

**Commenting Division: Development Services, Right-of-Way Agent**

**Name of Review:** David Dittmer, Right of Way Agent

**Email:** [DDittmer@adcogov.org](mailto:DDittmer@adcogov.org)

**ROW1:** Adams County has acquired all ROW necessary. E. 152nd Ave is a Section Line Arterial and has a cross section half width of 70', which is owned by the county.

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Laurie Clark Senior Engineer

**Email:** [Lclark@adcogov.org](mailto:Lclark@adcogov.org)

**ENG1:** Flood Insurance Rate Map – FIRM Panel # (08001C0380H), 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:** Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is NOT required, but a State Permit COR400000 WILL be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

**ENG3:** If the applicant is proposing to install over 3,000 square feet of impervious area on the whole project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval. The County may grant administrative relief from the criteria if the increase in impervious area is less than 5% of the overall development and if the nature of the work applied for meets the intent of these standards and specifications. Such relief shall be based upon technical justification submitted with the drainage letter and grading plan. Drainage design shall have no adverse off-site impacts on neighboring properties or the public ROW.

**ENG4:** If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

**ENG5:** The applicant is required to complete a traffic trip generation analysis signed and stamped by a professional engineer. If the proposed scope of work shows the use of the new structure on the site will generate over 20 vehicles per day, then a traffic impact study signed and stamped by a professional engineer will be required.

**ENG6:** The proposed site improvements are required to go through an engineering review process. The developer is required to submit for review and receive approval of all civil site construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County One Stop Customer Center the following: Engineering Review Application, Engineering Review Fee, a copy of all construction documents, plans and reports in PDFformat.

**ENG7:** All existing and proposed access points onto Adams County maintained right-of-way must be permitted. The existing driveway is required to be paved with a minimum of four inches (4-in) of asphalt or concrete and the width will be evaluated in the Access Permitting process. An 18" driveway culvert was required under permit ROW2003-00100.

**Commenting Division: Environmental Programs:**

**Name of Review:** Megan Grant

**Email:** [MGrant@adcogov.org](mailto:MGrant@adcogov.org)

**ENV1.** Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Traffic in unpaved areas may contribute to increased fugitive dust emissions. Applicant will be required to implement dust control measures to prevent off-site impacts if truck traffic into and within parcel occurs on non-paved surfaces.

**ENV2.** Applicant should perform truck and repair maintenance on a concrete pad. Please submit a description of truck and equipment repair and maintenance operations, locations on site, and handling of fluids, used oil, and material storage.

**ENV3.** All hydraulic fluids, oils, and other pollutant sources should be stored within a covered area and in secondary containment.

**ENV4.** Applicant should limit engine idling to the maximum extent feasible to mitigate off-site noise and air quality impacts to surrounding properties.

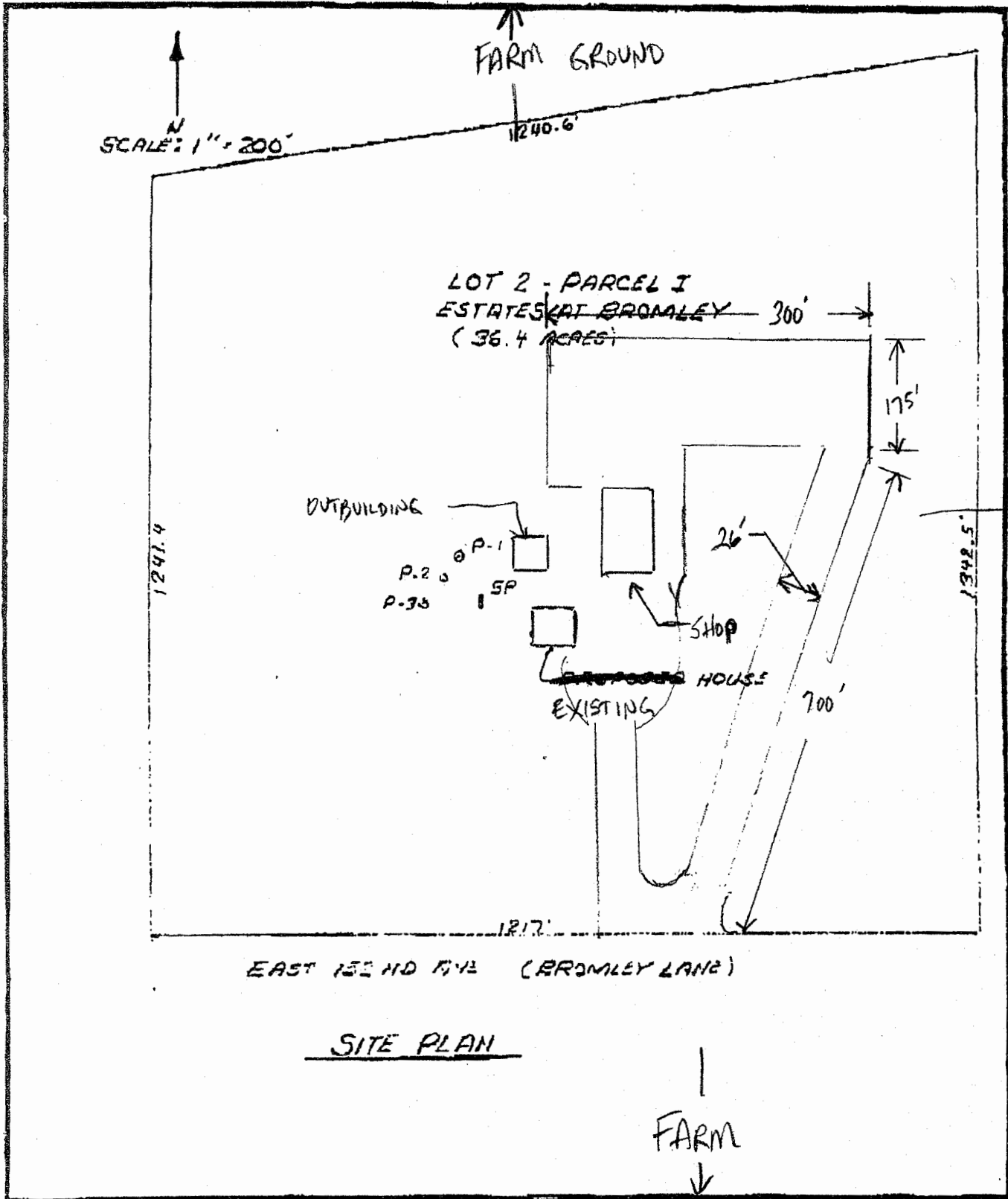
(Refer to CRS Title 42 – Vehicles and Traffic Idling Standard, Article 14 – State Idling Standard, Section 42-14-105. Idling for Colorado law.)

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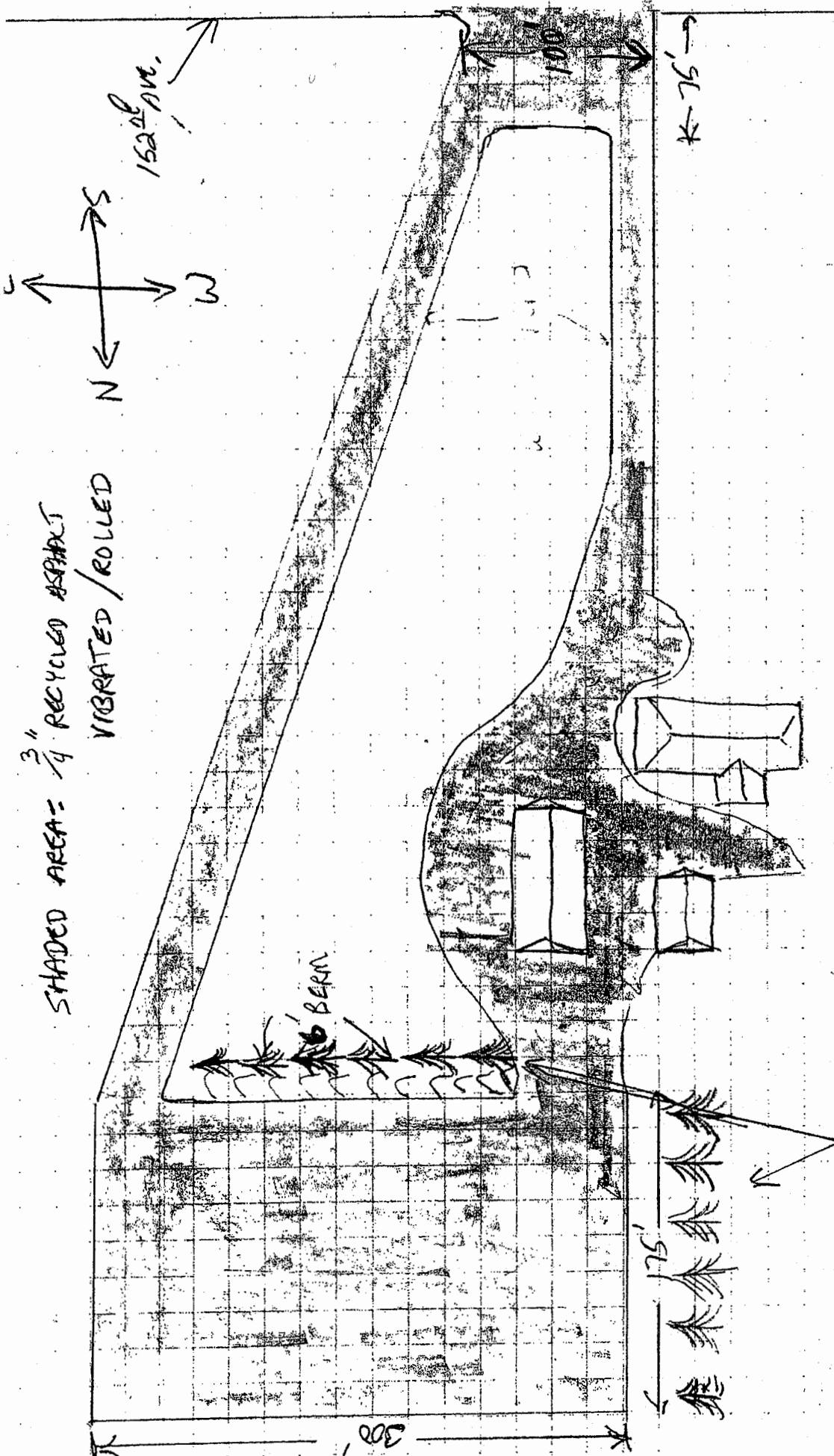


SURVEYING - ENGINEERING  
P.O. BOX 795 • 1001 E. BRIDGE ST.  
BRIGHTON, COLORADO 80601 • (303) 658-8546

PROJECT \_\_\_\_\_  
JOB NUMBER \_\_\_\_\_ SHEET \_\_\_\_\_ OF \_\_\_\_\_  
CALCULATED BY \_\_\_\_\_ DATE \_\_\_\_\_  
CHECKED BY \_\_\_\_\_ DATE \_\_\_\_\_



SHADED AREA =  $\frac{3}{4}$ " RECYCLED ASPHALT  
VIBRATED/ROLLED



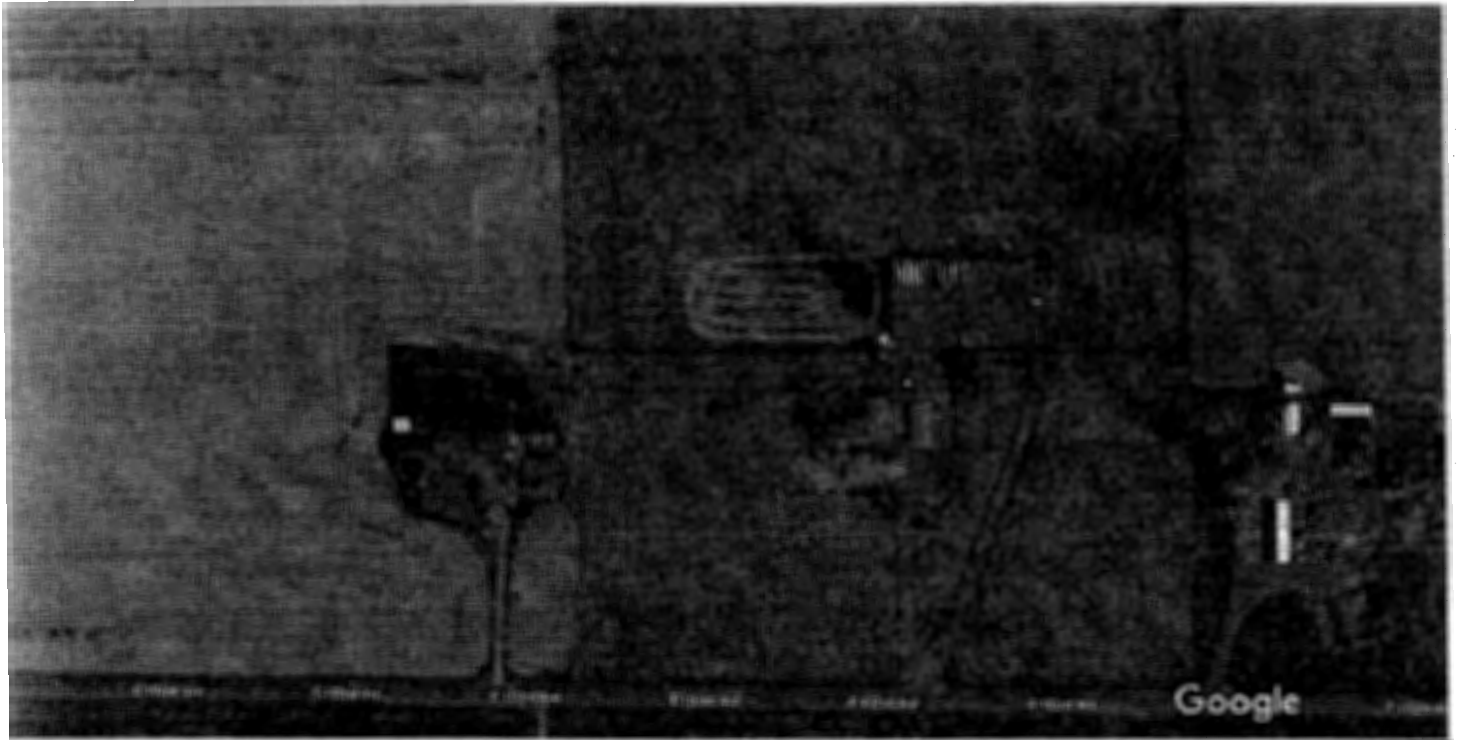
PROPOSED ADDITIONAL LANDSCAPING  
TREES TO FORM NATURAL FENCE AND WIND/SNOW BREAK

33503 E. 152<sup>ND</sup> AVE.  
ADAMS COUNTY.

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3

# Google Maps




Imagery ©2023 Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO, Map data ©2023 100 ft


## Saved


[Lists](#)
[Labeled](#)
[Visited](#)
[Maps](#)


### Your Lists

+ New list

- 

 Favorites  
Private
 
⋮
- 

 Travel plans  
Private
 
⋮
- 

 Want to go  
Private
 
⋮
- 

 Starred places  
Private
 
⋮





**OFFICE OF THE TREASURER -- ADAMS  
COUNTY, COLORADO  
RECEIPT OF PAYMENT (Tax, Fees, Costs,  
Interests, Penalties)**

<b>Account</b>	<b>Parcel Number</b>	<b>Receipt Date</b>	<b>Receipt Number</b>
R0143707	0156507300003	Feb 24, 2023	2023-02-24-CI-1920

WIEGERT THOMAS F AND  
33503 E 152ND AVE  
BRIGHTON, CO 80603

<b>Situs Address</b>	<b>Payor</b>
33503 E 152ND AVE	THOMAS AND ROBIN WIEGERT CK 7366 33503 E 152ND AVE BRIGHTON, CO 80603

**Legal Description**  
SECT, TWN, RNG: 7-1-64 DESC: PARC I PARC OF LAND IN THE W2 OF SEC 7 DESC AS FOLS  
BEG AT THE SE COR OF THE SW4 OF SD SEC 7 TH W 1216/98 FT TH N 1241/38 FT TH N  
85D 51M E 1240/69 FT TH S 1342/52 FT TO THE TRUE POB AND EXC RD 34/4553A

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	110,257	7,660	2022	242	103.192
SINGLE FAMILY RES - 1212	583,127	40,530	2022	242	103.192
1217 - 1217	61,633	4,280	2022	242	103.192

**Payments Received**

Check	\$2,707.24
Check Number 7366	
Payor THOMAS AND ROBIN WIEGERT	

**Payments Applied**

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$5,414.48	\$0.00	\$2,707.24	\$2,707.24
				\$2,707.24	\$2,707.24
				<b>Balance Due as of Feb 24, 2023</b>	<b>\$2,707.24</b>



# RECEIPT OF PAYMENT (Tax, Fees, Costs, Interests, Penalties)

Account	Parcel Number	Receipt Date	Effective Date	Receipt Number
R0143707	0156507300003	Jun 5, 2023	May 31, 2023	2023-06-05-TML-4832

WIEGERT THOMAS F AND  
33503 E 152ND AVE  
BRIGHTON, CO 80603

Situs Address  
33503 E 152ND AVE

Payor  
THOMAS F WIEGERT AND ROBIN R WIEGERT  
33503 E 152ND AVE  
BRIGHTON, CO 80603

Legal Description

SECT,TWN,RNG:7-1-64 DESC: PARC I PARC OF LAND IN THE W2 OF SEC 7 DESC AS FOLS BEG AT THE SE COR OF THE SW4 OF SD SEC 7 TH W 1216/98 FT TH N 1241/38 FT TH N 85D 51M E 1240/69 FT TH S 1342/52 FT TO THE TRUE POB AND EXC RD 34/4553A

Property Code	Actual	Assessed	Year	Area	Mill Levy
RES IMPRV LAND - 1112	110,257	7,660	2022	242	103.192
SINGLE FAMILY RES - 1212	583,127	40,530	2022	242	103.192
1217 - 1217	61,633	4,280	2022	242	103.192

Payments Received

Check \$2,707.24  
Check Number 7399

Payor THOMAS F WIEGERT AND ROBIN R WIEGERT 33503 E 152ND AVE BRIGHTON, CO 80603

Payments Applied

Year	Charges	Billed	Prior Payments	New Payments	Balance
2022	Tax Charge	\$5,414.48	\$2,707.24	\$2,707.24	\$0.00
				\$2,707.24	\$0.00
Balance Due as of May 31, 2023					\$0.00

4430 S ADAMS COUNTY PKWY C2436  
BRIGHTON CO 80601  
[Stay Safe! Please use website payment services [www.adcotax.com](http://www.adcotax.com)]

Email: [treasurer@adcogov.org](mailto:treasurer@adcogov.org)  
Telephone: 720-523-6160

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

Wiegert Trucking Inc

33503 E. 152<sup>nd</sup> Ave.

Brighton, CO 80603

**Case Name/Number: Wiegert Conditional Use Permit / RCU2023-00025**

**Case Manager: Brayon Marin**

**PLN01:** Attached is a current copy of taxes paid.

**PLN02:** Addressing the following.

1. Up to five trucks could be parked in the lot at any given time. There is one storage trailer, one camping trailer (personal), one boat (personal), 2 car trailers (personal).
2. There are a couple of totes that store used oil for use in the Clean Burn furnace in the shop.
3. The shop is 100% concrete floor. General maintenance and repair are performed on personally owned trucks. Repairs are done as needed.
4. Normal shop hours are 9am -5pm weekdays. My son works in there in those hours. Trucks are gone at that point.
5. One to three trucks would leave in the morning hours and return at the end of the workday.
6. Idling is limited to a warm-up period at the start of the day.
7. There is a six-foot berm that blocks the view from 152<sup>nd</sup> Ave. It is shown on page 2 (attached). Originally trees were planned (also page 2) but a neighbor requested none be planted because of his view of the lake. That neighbor isn't there anymore so I would like to plant some as originally planned. I would clear it with the current neighbor though. Plans are for spruce or cedar trees for year-round coverage.

**PLN04:** The northwest corner has the storage trailer, the personal enclosed trailer and some semi-trailers. There are a couple of my daughter and son-in-law's vehicles on the northeast corner. It is temporary until they can take them.

**PLN05:** The berm blocks most of storage. There are some farm implements.

**ENG3:** As shown on page one, the lanes and parking lot are all ¾" crushed asphalt 8" thick. All drainage is directed into an open hay field. There are no structures. If a drainage report is still required, we can get it done.

**ENG5:** As stated above, one to three trucks would be leaving in the morning, usually at different times, and returning usually at different times at the end of the day. That would be on and off 152<sup>nd</sup> Ave. If a trip generation analysis is still required, we can do that.

**ENG:** When consulting with Adams County in 2007 there was no issue with bringing in recycled asphalt to build the lane and parking lot. Their concern was with outside dirt being brought in. All surfaces were professionally built, vibrated and rolled.

**ENV1:** All traffic on site is asphalt.

**ENV2:** All maintenance if done on concrete in the one shop. Fluids are stored and discarded in accordance with the manufacture's recommendations. Used oil is recycled in a Clean Burn furnace in the shop.

**ENV3:** Secondary containment will be built as needed.

**ENV4:** Trucks only idle at a minimum warm up time.

Please review and let me know what else you need.

Thank you.

Frank Wiegert

303 994 0718

[wiegs78@hotmail.com](mailto:wiegs78@hotmail.com)