



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 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.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: _____

* 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:

Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 7/8/2023

Project Number: RCU2023-00033

Project Name: Menjivar Delgado Truck Storage

Planner Review

David DeBoskey

07/08/2023

Resubmittal Required

PLN1: How many semi-trucks do you park/store outdoors on your property?

- Three

Do you park other vehicles? How many? What types of vehicles are they?

- No

Are all the vehicles operable? Can you drive them?

- All vehicles are operable and can be driven.

PLN2: Site plan needs to be clearer and truer to scale. Show all the buildings/structures on site. Show where the leach field is and show more precisely where the driveway is.

- See attached site plan. Scale is precise.

PLN3: What type of parking surface do these vehicles park/store on?

- Parking surface is recycled asphalt, same as existing driveway.

PLN4: Do you operate your business on site? Or do you just park/store vehicles?

- Business operations do not occur on site. Semi-trucks are only stored overnight and on weekends on the property.

PLN5: What time of day do those vehicles get back to your property in the evening after work?

- Semi-trucks leave the property approximately 4:30 AM and return approximately at 4:00 PM.

PLN6: How long do the vehicles idle before they are driven?

- Semi-trucks idle for less than 5 minutes when temperatures are above 10* and no more than 20 minutes in ambient temperature below 10* before leaving the property.
- Semi-trucks do not idle on property for rest periods.

PLN7: If building permits are to be needed, note that property is in both Airport Height and Airport Noise overlays and would need to meet those standards.

- An enclosed structure or carport is being considered. A permit will be submitted when determined direction of structure is finalized.

PLN8: Xcel Energy requires the applicant apply for an engineering review (encroachment agreement) through their website: https://www.xcelenergy.com/working_with_us/builders/encroachment_requests. The application link and note is attached.

- Application has been submitted on 7/9/2023.
- Len Feroldi assigned as the Sr. Engineer.
 - Next steps: call 811 to locate gas line, Paint ground where culvert will go, send picture to Len. Will be given a letter of no-conflict once approved.
- 811 submission completed on 7/25/23.
- Letter attached.

PLN9: To mitigate the visual impacts of having trucks in an agriculturally zoned, residentially used area, please refer to the landscaping bufferyard for guidance on bufferyard landscape design: 4-19-06 (Development Standards & Regulations:<https://adcogov.org/development-standards-regulations>).

- Landscaping bufferyard contains 30+ trees, lining the entire property line on the West, North, and East sides. Trees are approximately 10 feet apart and stand over 20 feet tall. Per follow up meeting, this meets the bufferyard C for trees. Currently there is a 6 foot fence that separates the north area of the property with the south area. There is an opening for the trucks to come through. See site plan for exact tree and fence locations.

Building Safety Review

David DeBoskey

06/30/2023

C o m p l e t e

BSD1- Building permits would be required for each structure. Engineered plans will be required to obtain permits.

- An enclosed or car port structure is being considered. It would be 60' x 60' approximately. Working on determining what will work best for the property to store the trucks.

BSD2- Applicant should refer to commercial and industrial submittal requirements. Here is a link for your r e f e r e n c e

https://epermits.adcogov.org/sites/default/files/Commercial_Industrial%20Submittal%20Requirements_2020.pdf

- N/A

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

- N/A

BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department. Plan review approval from the fire department will be required at time of building permit.

- N/A
-

Commenting Division: Development Engineering Review

Name of Reviewer: Arthur Gajdys

Date: 06/30/2023

Email:

Resubmittal Required

--- Resolved, no response required ---

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0355H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT 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 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.

ENG4: All improvements to the property must be done outside of Adams County Right-of-Way.

Development Engineering
Review Arthur Gajdys
06/30/2023

Comment

--- Unresolved, response required ---

ENG5: A new access is requested. It appears that currently there is no permitted access to the property. An Access Permit will be required. No Building Permits may be released until the Access Permit application is received, and no Certificate of Occupancy (C.O.) and/or Final Inspection (F.I.) will be granted on any proposed improvements until an Access Permit has been issued and access has been inspected and approved. Driveway throat width cannot exceed thirty feet (30-ft) for single access 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. Access must be permitted, inspected and approved by ADCO prior to C.O./F.I. on building. Applicant must call for inspection of access within six (6) months of the access permit issuance. If more time is need, contact the One-Stop Customer Center at (720) 523-6800 to extend the permit. Also, no part of the driveway may be built over the leech field and must adhere to the minimum setbacks from the leech field. Please indicate this on the site plan.

- Ditch on west side of access is 4' deep. Ditch on east side of access is 18"-2' deep. A culvert cannot be added. What are the requirements for Access to be to code other than the asphalt that needs to be added at the top of the driveway?

ENG6: The applicant appears to be proposing to install over three thousand square feet (3,000-sf) of impervious area on the project site, which exceeds the Storm Drainage Study (DS) thresholds cited in Table 9.1 of Adams County Development Standards and Regulations (ACDSR). The applicant must submit a drainage letter quantifying the total increase in impervious area and requesting exemption from the County's flood control detention requirements, if applicable. The letter must explain how the proposed structure meets the County's exemption criteria. See Section 9-01-11 of the ACDSR. Include a grading plan with the submittal to demonstrate that historic drainage will be maintained and there will be no adverse impacts on neighboring properties.

- Is this needed if an enclosed structure or carport is built? If so, will work with a professional to submit letter.

ENG7: The applicant is required to complete a Trip Generation Analysis (TGA), signed and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado. If the vehicle trips per day exceed twenty (20), the applicant will be required to submit a Traffic Impact Study (TIS) and may be responsible for roadway improvements (i.e. curb, gutter and sidewalk).

The TGA must contain the following items:

1. A reference to a specific Land Use Code from the Institute of Traffic Engineers' Trip Generation Manual (TGM). If the proposed use does not have an exact Land Use Code match, then the code referenced should be one that most closely resembles the proposed use.
2. The AM Peak Hour, PM Peak Hour, and Total Daily site-generated traffic counts for the specific Land Use Code used.
3. A written description of the proposed use that provides context and any nuance necessary to most accurately describe the use.

Please refer to Section 8-02 of the Adams County Development Standards and Regulations (ACDSR) for more information regarding the TGA requirements.

- Have hired FHU. Will complete as schedule allows with FHU.

Environmental Analyst
Review Megan Grant

06/29/2023

Resubmittal Required

ENV1. Due to the proximity of the subject parcel to Denver International Airport (DIA), it is covered by the Airport Height Overlay and Airport Noise Overlay, which restrict some building height and certain development. More information can be found in Sections 3-32 and 3-34 of the Adams County Development Standards and Regulations. This proposed use should not impact or be impacted by either overlay.

- An enclosed structure or carport is being considered for the trucks to be stored in. The interior building height will not exceed 16’.

The following comments apply to septic system components and setbacks:

ENV2. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems, also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

Per ACHD Regulation O-22, setback distances from septic tanks and soil treatment areas (also called leach fields) must be maintained for proposed and existing structures.

- Per Department of Health regulations, the setback from leach field to driveway is not defined. Per section 11.10 on page number 60 of the ACHD regulation O-22, the driveway is not built over the sewer line, septic tank, effluent line from the septic tank to the soil treatment area, or the soil treatment area (a.k.a. septic field).
- Attached Site Plan shows driveway to north lot for semi-truck storage meets these regulations.

ENV3. Please provide an updated site plan demonstrating location of water well, existing buildings, existing septic system components (including tanks and leach field), and the proposed parking area(s). Please provide linear distances between these items and setbacks.

- See attached Site Plan.

The following comments apply to trucks:

ENV4. 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.

- Semi-trucks are only driven and parked on hard surfaces.

ENV5. If applicant plans to perform truck and equipment maintenance and repair, a description of repair and maintenance operations, locations on site, and handling of fluids, used oil, and material storage is required.

- Maintenance is not performed on-site.

ENV6. Applicant should perform truck and equipment repair and maintenance on a concrete pad.

- Maintenance is not performed on-site.

ENV7. If applicable, all hydraulic fluids, oils, and other pollutant sources used for truck and equipment maintenance and repair should be stored within a covered area and in secondary containment.

- Maintenance is not performed on-site.

ENV8. 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.)

- Semi-trucks idle for less than 5 minutes when temperatures are above 10* and no more than 20 minutes in ambient temperature below 10* before leaving the property.
- Semi-trucks do not idle on property for rest periods.

ROW Review

David Dittmer

06/29/2023

Resubmittal Required

ROW1: The Site Plan is missing information:

- a. All structures must be shown and labeled. There are 5 or 6 structures on the property including house, barns and sheds.
 - b. The location of the parking area delineated on the site plan
 - c. The offset to the leach field and the limits of the leach field (length and width)
 - d. Access to the parking area
- Multiple trees, portions of the existing driveway, and structures have been removed from the property. Site plan is current state.
 - Per original drawings from 1976 and on file with the department of health leech field is 15' wide by 100' long. Leech field is called out on site plan. It is also lined with a post and rail fence on the east side, running along the driveway access to recycled asphalt pad. Per ACHD Regulation O-22 Section 11.10, the driveway does not overlap any component of the septic system.
 - See attached Site Plan for details.



Right of Way and Permits
5460 W. 60th Ave
Arvada, CO 80003

8/17/2023

RES Market LLC
24141 E. 152nd Ave.
Brighton, CO 80603

Re: HP Gas Encroachment Letter of No Objection
24141 E. 152nd Ave., Brighton, CO 80603

Dear Property Owner,

You have notified Xcel Energy of your proposed culvert installation and heavy traffic access across our HP gas line in front of your property at 24141 E. 152nd Ave., Brighton, Colorado, located in Section 7, Township 1 South, Range 65 West, in unincorporated Adams County, State of Colorado.

Please be advised that Public Service Company of Colorado (PSCo) has reviewed the request to allow the traffic and installation of a culvert. Public Service Company of Colorado has NO OBJECTION to this encroachment as described. You are advised that all risk and responsibility of this encroachment is unilaterally that of the property owner. Additionally, in the event said structure is damaged or destroyed due to Public Services use of this easement at any time in the future, the property owner will make repairs to the structure at its sole expense.

When any digging is commenced on the property, PSCo reminds you of your lawful duty to contact the Utility Notification Center of Colorado (UNCC) two days before starting the work. They can be reached at 811. UNCC will mark the locations of the various underground utilities on the ground.

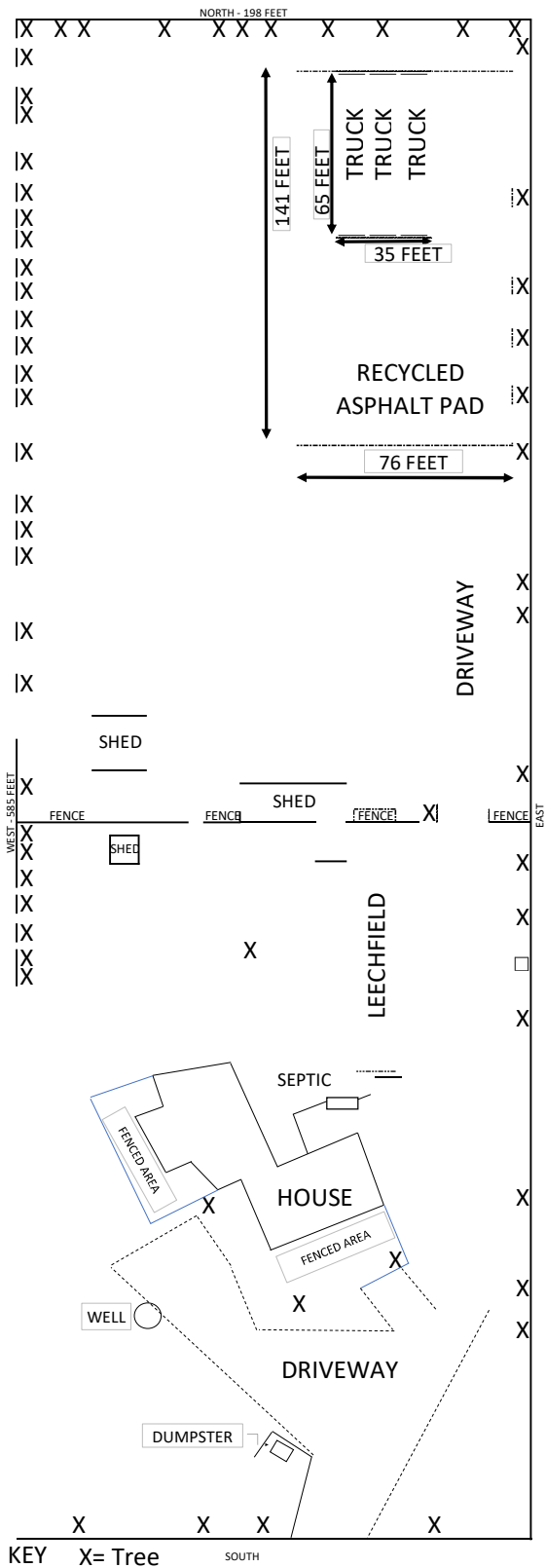
Should you have any questions, please contact me at the phone number or email address listed below.

Please retain this letter in your permanent property records & provide to any future owner.

Sincerely,

A handwritten signature in blue ink that reads 'Brett McGrath'.

Brett McGrath, RWA
Right-Of-Way & Permits
303-810-3957
brett.p.mcgrath@xcelenergy.com



KEY X= Tree

SOUTH