

October 16, 2023

**Commenting Division: Planner Review**

Name of Reviewer: David DeBoskey

Date: 10/13/2023

Email: jorge@egsfa.com

**Response Resubmittal:**

PLN1: How necessary to the restaurant vision is this subject space? Is it essential to restaurant operations?

R: Now that the set back is on the north side we need the variance approved in order to have a functional restaurant building.

PLN2: Current building is not impacted by proposed request. The existing building is built to an angle. However, the subject variance is a part of proposed building addition, not yet built.

R: This is correct.

PLN3: We received three public comments asking why this is proposed to be a Mexican Food Restaurant when the area already has so many. This is a private matter, between constituents, the county has no opinion on the type of restaurant and is solely passing along the public comments to you. County only is interested in development standards & regulations.

R: Noted.

PLN4: Please refer to CORE electric's comments. CORE electric does not support this request as it would be in conflict of their maintenance and access needs and abilities. At the RCC meeting, we can talk about this more and how it will impact your application.

R: Now that the set back is on the north side this comment from CORE does not apply.

PLN5: Staff determined the front of the building is facing Colfax Ave, not Adams St. This changes the setback in question. This change was determined because the address is based off of Colfax. So the request would be for the side setback, which in C-5 shall be fifteen (15) feet on one side and five (5) feet on the other side; zero (0) foot setbacks may be approved for fireproof structures.

R: Noted.

Because the minimum side setback is 5 feet, without being fireproof, this variance for this setback is not necessary as the building already has a 5 feet setback. However, because Colfax is the "front" the "back" is to the north of the lot. Therefore the variance

request should be changed to be for the rear (north) setback. According to the development standards: 3-24-07-03-04 MINIMUM REAR SETBACK

The minimum rear setback for a structure in a Commercial-5 District shall be fifteen (15) feet.

R: We have:

45'-5" West side set back (Adams Street)

5'-0" East side set back (Alley Side)

45'-0" South side front set back (W. Colfax Ave. Side)

3'-0" North-West rear set back and 1'-9" North-East rear set back. We will need to change the variance to the north side set back requirement. fire rated assembly will be provided.

PLN6: We can send out a separate, new request for comment letter at the time of the hearing.

R: Noted.

PLN7: How many people does the proposed restaurant plan on serving at a time, how many seats? Parking minimums for restaurants: 1 space for every 3 seats. It might be in your best interest to seek another variance for the parking standards at the same time as this variance. It will save you time.

R: We need 14 spaces and we are providing 8 spaces so we need a variance for 6 spaces.

Let me know if you have any questions.

Thank you for all your help.



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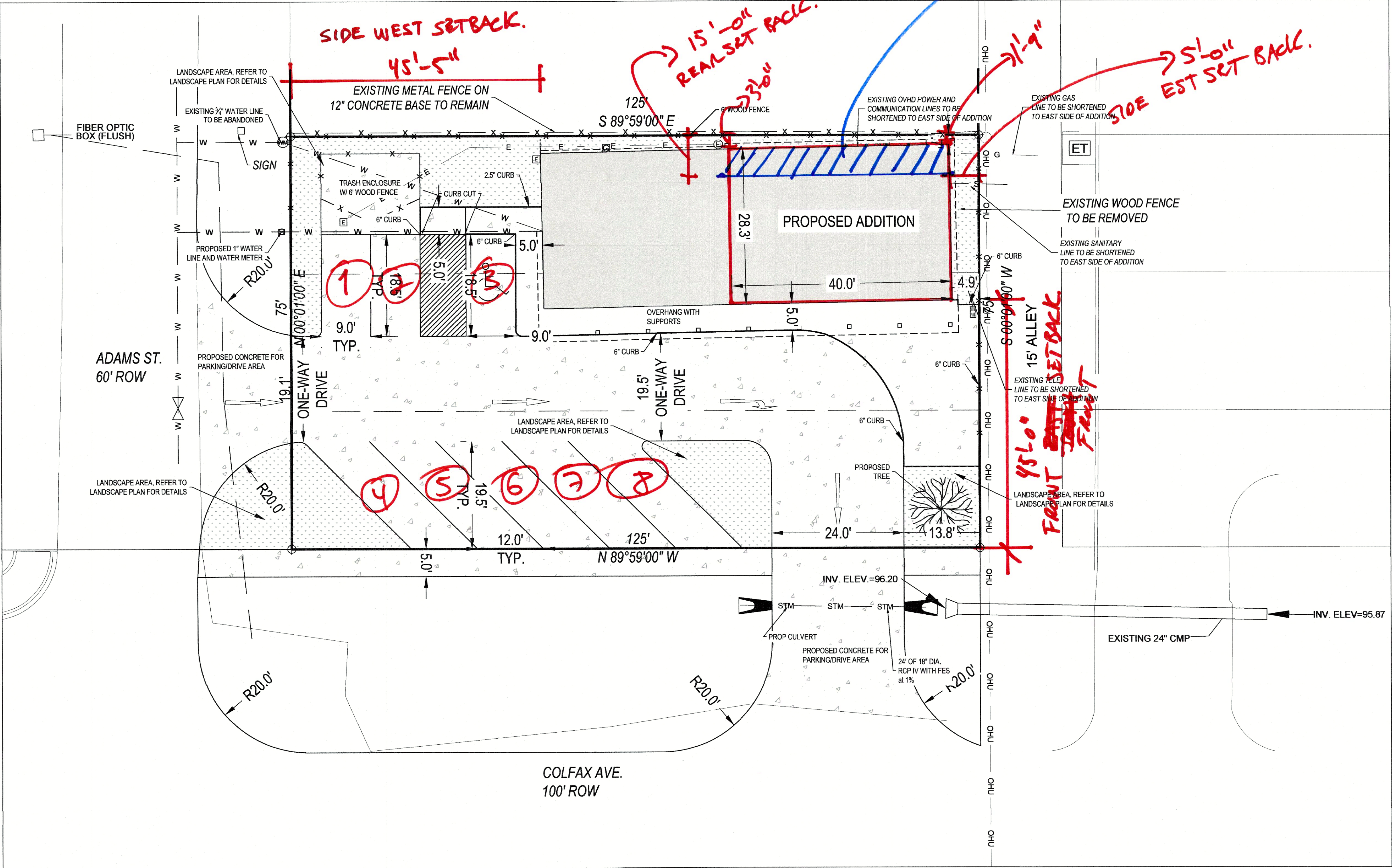


NEW EAST SIDE ADDITION  
56841 E. COLFAX AVE.  
CONSTRUCTION DRAWINGS

A PART OF THE SOUTHEAST 1/4 OF SECTION 33, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH P.M.  
LOTS 46-48, BLOCK 1, GRANDVIEW ADDITION TO STRASBERG, CITY OF STRASBURG, COUNTY OF ADAMS, STATE OF COLORADO.  
(LOCATED AT: 56841 EAST COLFAX AVENUE)

AREA OF ENCROACHMENT  
SEEKING VARIANCE.

ALTITUDE  
LAND CONSULTANTS  
CIVIL | SURVEY | PLANNING | LANDSCAPE  
3461 RINGSBY CT., SUITE #125  
DENVER, CO 80216  
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COLORADO SPRINGS, CO 80907  
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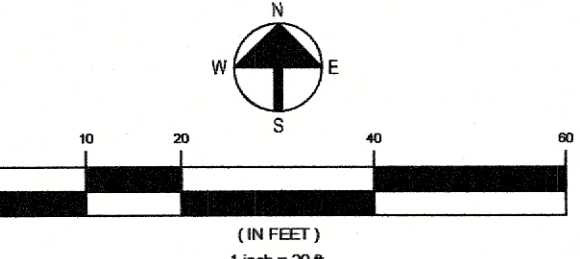


- GENERAL NOTES:**
- ALL TOPOGRAPHIC AND PLANIMETRIC INFORMATION CONTAINED HEREIN WAS GATHERED IN THE FIELD IN MAY, 2021 BY MORNINGSTAR SURVEYING, LLC.
  - UTILITIES SHOWN HEREON ARE BASED ON GRAPHICAL EVIDENCE, UTILITY MAPS FROM THE GOVERNING JURISDICTIONS AND SURVEYED EVIDENCE IN THE FIELD.
  - SITE ADDRESS IS: 56841 E. COLFAX AVE, STRASBURG, CO 80136.
  - SITE BENCHMARK IS:** SITE BENCHMARK IS BASED ON A FOUND SET CHISELED CROSS IN TOP BACK CURB ON NORTHWEST CORNER OF THE INTERSECTION OF ADAMS ST. AND E. COLFAX AVE. ASSUMED ELEVATION= 100.00'.
  - BASIS OF BEARINGS:** BEARINGS ARE BASED ON PLAT RECORD BEARING BETWEEN FOUND REBARs WITH YELLOW PLASTIC CAPS MARKED "RM BAYER & ASSOC. PLUS 6973" AT LOTS 32/33 BLOCK 1.
  - CONTRACTOR SHALL SLOPE ALL FINED GRADES DOWN AWAY FROM ALL BUILDING DOOR LOCATIONS, AS SHOWN.

- DOWNSPOUT / DRAINAGE NOTES:**
- RE-GRADING OF THE PRIMARY STREET SETBACK AREA SHALL NOT RESULT IN A DIFFERENCE BETWEEN ORIGINAL AND FINISHED GRADE OF MORE THAN 1 FOOT AT ANY POINT THAT IS WITHIN 10 FEET OF THE PRIMARY STREET ZONE LOT LINE, EXCEPT AS SPECIFICALLY PERMITTED IN SECTION 10.6.5 OF DZC.
  - RE-GRADING OF SIDE INTERIOR SETBACK AREAS IS NOT PERMITTED EXCEPT AS DESCRIBED IN SECTION 10.6.6 OF DZC.
- DOWNSPOUT / DRAINAGE NOTES:**
- STORM DRAINAGE MUST FOLLOW HISTORIC FLOWS AND FLOWS MAY NOT BE DIRECTED TO ADJACENT PROPERTIES
  - ALL DISCHARGE POINTS FOR DOWNSPOUTS AND SUMP PUMP LINES MUST BE AT LEAST 6-INCHES FROM ALLEYS, 3-FEET FROM SIDE YARD PROPERTY LINES, AND 10-FEET BACK OF ANY PUBLIC SIDEWALK ADJACENT PROPERTY LINES AND NOT BE DIRECTED ONTO PEDESTRIAN SIDEWALKS / WALKWAYS.

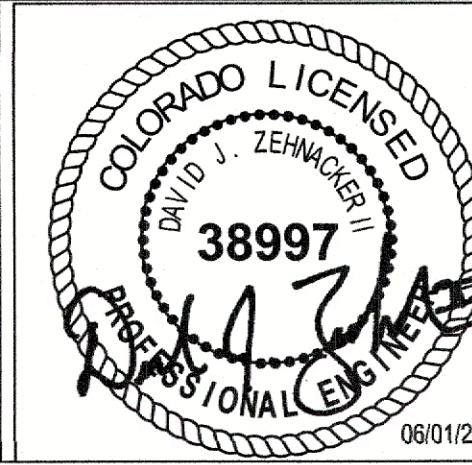
LEGEND:

	PROPERTY LINE
	ADJACENT PROPERTY LINE
	INTERIOR PROPERTY LINE
	EASEMENT
	ACCESSIBLE PARKING
	ASPHALT
	BOLLARD
	EXISTING BOLLARD
	CONCRETE
	EXISTING CONCRETE
	DOWNSPOUT
	EXISTING DOWNSPOUT
	FENCE
	EXISTING FENCE
	FIRE HYDRANT
	EXISTING FIRE HYDRANT
	GAS METER
	EXISTING GAS METER
	GRAVEL
	LIGHT POLE
	EXISTING LIGHT POLE
	MANHOLE
	SANITARY CLEANOUT
	EXISTING SANITARY CLEANOUT
	SANITARY MANHOLE
	EXISTING SANITARY MANHOLE
	SIGN
	EXISTING SIGN
	STORM MANHOLE
	EXISTING STORM MANHOLE
	TREE
	EXISTING TREE
	UTILITY POLE
	EXISTING UTILITY POLE
	WATER METER
	EXISTING WATER METER
	RIPRAP



NEW EAST SIDE ADDITION  
56841 E. COLFAX AVE.  
CONSTRUCTION DRAWINGS  
ADDRESS: 56841 EAST COLFAX AVENUE, STRASBURG, CO 80136  
CITY OF STRASBERG, COUNTY OF ADAMS, STATE OF COLORADO

22-059



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REVISION:		
NO.	DATE	BY

DATE: 06.01.2022  
DRAWN BY: MUH  
CHECKED BY: SCC

SITE PLAN

CD3.0

SHEET 7 OF 10