



Community & Economic Development Department  
Planning & Development  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800 | FAX 720.523.6967  
adcogov.org

### 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.

---

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve J. O'Doriso  
DISTRICT 4

Lynn E. Baca  
DISTRICT 5



## 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

April 18, 2024

Mr. Brayan Marin  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Suite W2000B  
Brighton, CO 80601-8218

RE: VanPelt Planned Unit Development, Amendment No. 2 / PUD2023-00002 – **Third Review**

Dear Mr. Marin

In response to your comments provided on March 11, 2024 for the above referenced project, we offer the following responses in ***bold and italics***:

**Development Services, Planning**

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

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

**PLN01:** Planning has no additional comments. Once all other comments have been properly addressed, this case will be scheduled for public hearing.

***Response: Noted***

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

**Name of Review:** David Dittmer, ROW Agent

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

**ROW01:** please review the redlines provided with this letter.

***Response: Revised as requested.***

**Development Services, Engineering:**

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

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

Development Engineering has no comments regarding the amendment request to the PUD. The applicant should be made aware of the engineering process and requirements to complete the site improvements to support the development of the PUD.

**ENG1:** Applicant must submit a site plan with property boundaries. Location of proposed improvements must be clearly indicated with setback distances from property lines. Please specify on the site plan where proposed improvements are located with respect to both existing improvements and property lines. Also specify the dimensions of said improvements and include a North Arrow.

**Response: Noted**

**ENG2:** According to the Federal Emergency Management Agency's January 20, 2016, Flood Insurance Rate Map (FIRM Panel #08001C0688H, the project site is PARTIALLY located within a regulated 100-yr floodplain. Any improvements within the floodplain will require a floodplain use permit.

**Response: Noted**

**ENG3:** 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.

**Response: Noted**

**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.

**Response: Noted**

**ENG5:** All improvements to the property must be done outside of public Right-of-Way.

**Response: Noted**

**ENG6:** 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.

**Response: Noted**

**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).

**Response: Noted**

Should you have any questions or need anything additional, please let us know.

Thank you,

A handwritten signature in blue ink, appearing to read "Julie Rentz", is written over a horizontal line.

Julie Rentz, P.E.

MANHARD CONSULTING

# VAN PELT PLANNED UNIT DEVELOPMENT - SECOND MAJOR AMENDMENT

LOCATED IN SECTION 24, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
ADAMS COUNTY, COLORADO

Sheet 1 of 2

Prepared: 1/27/2023  
Revised: 9/11/2023  
2/20/2024  
3/20/2024

**LEGAL DESCRIPTION**

LOTS 1 AND 2, VANPELT SUBDIVISION, LOCATED IN THE SECTION 24, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

**CERTIFICATE OF OWNERSHIP**

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D., 20\_\_\_\_.

OWNER: 4300 HUDSON REAL ESTATE, INC.

BY: DAVINDER S SHANDU

STATE OF COLORADO )  
COUNTY OF \_\_\_\_\_ ) SS

THE FOREGOING CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY

OF \_\_\_\_\_, 20\_\_\_\_, BY DAVINDER S SHANDU AS PRESIDENT AND AUTHORIZED SIGNATORY FOR 4300 HUDSON REAL ESTATE, INC.

WITNESS MY HAND AND OFFICIAL SEAL.

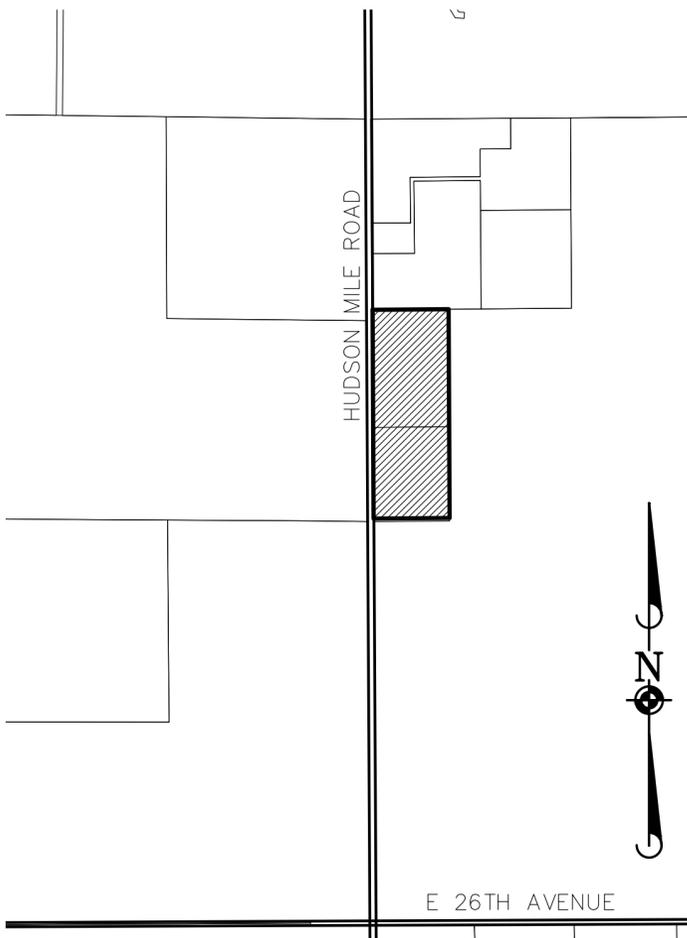
NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

ADDRESS

**VICINITY MAP**

**NTS**



**DEVELOPER**  
4300 HUDSON REAL ESTATE, INC.

**PROGRAM NARRATIVE**

**LIST OF ALLOWED USES:**

THIS AMENDMENT WILL ALLOW USES LIMITED TO THE FOLLOWING:

- LOT ONE (1)
  1. OUTDOOR STORAGE UP TO 15 ACRES
  2. WAREHOUSES AND DISTRIBUTION
  3. ACCESSORY OFFICE USES WITHIN EXISTING STRUCTURE
  4. HEAVY EQUIPMENT OPERATIONS SCHOOL WITH ASSOCIATED STORAGE YARD
  5. SOLAR ENERGY SYSTEM, SMALL SCALE

- LOT TWO (2)\*
  1. HEAVY EQUIPMENT OPERATIONS SCHOOL WITH ASSOCIATED OFFICE, SHOP, AND STORAGE YARD.
  2. OUTSIDE STORAGE UP TO 100% OF THE BUILDING AREA
  3. WAREHOUSE AND ANIMAL & PET FOOD DISTRIBUTION

\*THERE ARE NO CHANGES PROPOSED TO LOT TWO WITH THIS MAJOR AMENDMENT

NEW BUILDINGS THAT ARE CONSISTENT WITH THE PERMITTED USES LISTED ABOVE MAY BE APPROVED THROUGH A MINOR AMENDMENT TO THIS PUD.

USES THAT ARE NOT IDENTIFIED WITHIN THIS PUD MAY BE DETERMINED TO BE PERMITTED BY THE DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT IF THEY ARE SIMILAR TO A PERMITTED USE.

AT THE TIME OF ESTABLISHING ANY NEW USE ON THE PROPERTY, AN AMENDMENT WILL BE REQUIRED TO REVIEW COMPLIANCE WITH DESIGN STANDARDS.

**NUMBER, TYPE, AND SIZE OF BUILDINGS, AND/OR UNITS:**

WITH THIS PUD AMENDMENT THERE WILL BE NO ADDITIONAL BUILDINGS CREATED. EXISTING BUILDINGS MAY BE MODIFIED IN ACCORDANCE WITH THIS PUD. ADDITIONAL BUILDINGS MAY BE APPROVED WITH A MINOR AMENDMENT TO THIS PUD PROVIDED THAT THEY MEET THE PERFORMANCE STANDARDS OF THE I-1 ZONE DISTRICT. A MAJOR AMENDMENT TO THE PUD MAY BE REQUIRED FOR BUILDINGS THAT ARE NOT CONSISTENT WITH THE REQUIREMENTS OF THE I-1 ZONE DISTRICT.

**DEVELOPMENT STANDARDS APPLICABLE TO LOT 1:**

**PARKING:**  
THE AMOUNT OF PARKING REQUIRED SHALL BE DETERMINED BY SECTION 4-15-04-03 OF THE ADAMS COUNTY DEVELOPMENTS STANDARDS AND REGULATIONS. HOWEVER, WITHIN THE VAN PELT PUD LOT 1, BICYCLE PARKING SHALL NOT BE REQUIRED DUE TO THE USES PROPOSED WITHIN THE PUD AND THE CHARACTER OF THE SURROUNDING AREA.

PARKING OF VEHICLES OUTSIDE OF THE OUTDOOR STORAGE AREA SHALL BE PROHIBITED. ANY EXPANSION OF PARKING AREA WILL REQUIRE AN AMENDMENT TO THIS PUD.

OFF-ROAD PARKING AREAS SHALL BE SURFACED AND MAINTAINED WITH PORTLAND OR ASPHALT CONCRETE SURFACE, OR OTHER SUITABLE SURFACE AS DETERMINED BY THE DIRECTOR OF COMMUNITY AND ECONOMIC DEVELOPMENT.

**CIRCULATION AND ROAD PATTERNS:**

CIRCULATION AND ROAD PATTERNS WILL MAINTAIN THEIR EXISTING CONFIGURATION AND LAYOUT, AS SHOWN ON THE ATTACHED SITE PLAN.

**OWNERSHIP AND MAINTENANCE:**

THE OWNER(S) SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF THE DRIVEWAY, LANDSCAPING, AND PARKING AREAS.

**PROGRAM NARRATIVE (CONT.)**

**TYPE, LOCATION, AND CONSTRUCTION OF SIGNS:**

ANY SIGNAGE ON LOT 1 SHALL CONFORM TO SECTION 4-17 OF THE ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATIONS. FOR PURPOSES OF DETERMINING SIGN SIZE AND HEIGHT, THE SIGN REGULATIONS FOR COMMERCIAL USES IN THE I-1 ZONE DISTRICT SHALL APPLY.

**LOCATION AND TYPES OF LANDSCAPING AND MAINTENANCE PROVISIONS:**

A FINAL LANDSCAPE PLAN SHALL BE REVIEWED AND APPROVED AT THE TIME OF SITE PLAN APPROVAL FOR ANY USES PROPOSED ON LOT 1. THE LANDSCAPE PLAN SHALL CONFORM TO THE FOLLOWING STANDARDS:

- THE REQUIRED LOT LANDSCAPING SHALL BE 10% OF 15 ACRES (1.5 ACRES)
- LANDSCAPING SHALL BE FOCUSED ALONG THE PUBLIC RIGHT-OF-WAY. ONE OF THE FRONTAGE LANDSCAPING OPTIONS PROVIDED IN SECTION 4-19-07-01 SHALL BE SELECTED TO PROVIDE LANDSCAPING ALONG THE STREET FRONTAGE. PARKING LOT LANDSCAPING SHALL NOT BE REQUIRED WITHIN THE OUTDOOR STORAGE AREA. THE OUTDOOR STORAGE AREA SHALL BE SCREENED WITH A SOLID FENCE OR WALL.
- AS THE PROPERTY IS SERVICED EXCLUSIVELY BY A WELL, THE PERCENTAGE OF LIVING LANDSCAPE MATERIALS WITHIN LANDSCAPED AREAS SHALL BE 50% AND AN AUTOMATIC IRRIGATION SYSTEM IS NOT REQUIRED. FURTHER, SCREENING AND BUFFERING BETWEEN USES SHALL BE ACCOMPLISHED WITH SOLID FENCING MATERIALS RATHER THAN WITH LANDSCAPE BUFFERYARDS LISTED WITHIN THE ADAMS COUNTY DEVELOPMENT STANDARDS & REGULATIONS.
- FENCING THROUGHOUT THE SITE WILL NEED TO MEET ALL INDUSTRIAL GUIDELINES PER THE LAND DEVELOPMENT CODE DESIGN STANDARDS.

**UTILITY SERVICES:**

THE SITE IS CURRENTLY SERVICED BY WELL AND SEPTIC. ELECTRICITY IS PROVIDED BY XCEL AND NO GAS SERVICE IS PROVIDED.

ANY FUTURE USES ON EITHER SITE SHALL COMPLY WITH THIS PUD AND APPLICABLE PERFORMANCE STANDARDS FOUND IN THE DEVELOPMENT STANDARDS AND REGULATIONS IN EFFECT AT THAT TIME.

**PLANNING COMMISSION APPROVAL**

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_ A.D. 202\_\_

CHAIR

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

THIS PLAN HAS BEEN APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_

CHAIR

**CLERK & RECORDER'S CERTIFICATE**

THIS FINAL DEVELOPMENT PLAN WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_ O'CLOCK \_\_\_\_M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY: \_\_\_\_\_ DEPUTY \_\_\_\_\_ CLERK AND RECORDER

**ADDITIONS AND DELETIONS**

THE FOLLOWING ADDITIONS AND DELETIONS IN THE PUD WERE MADE BY THE BOARD OF COUNTY COMMISSIONERS AT THE TIME OF APPROVAL.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**ADAMS COUNTY ATTORNEY'S OFFICE**

APPROVED AS TO FORM

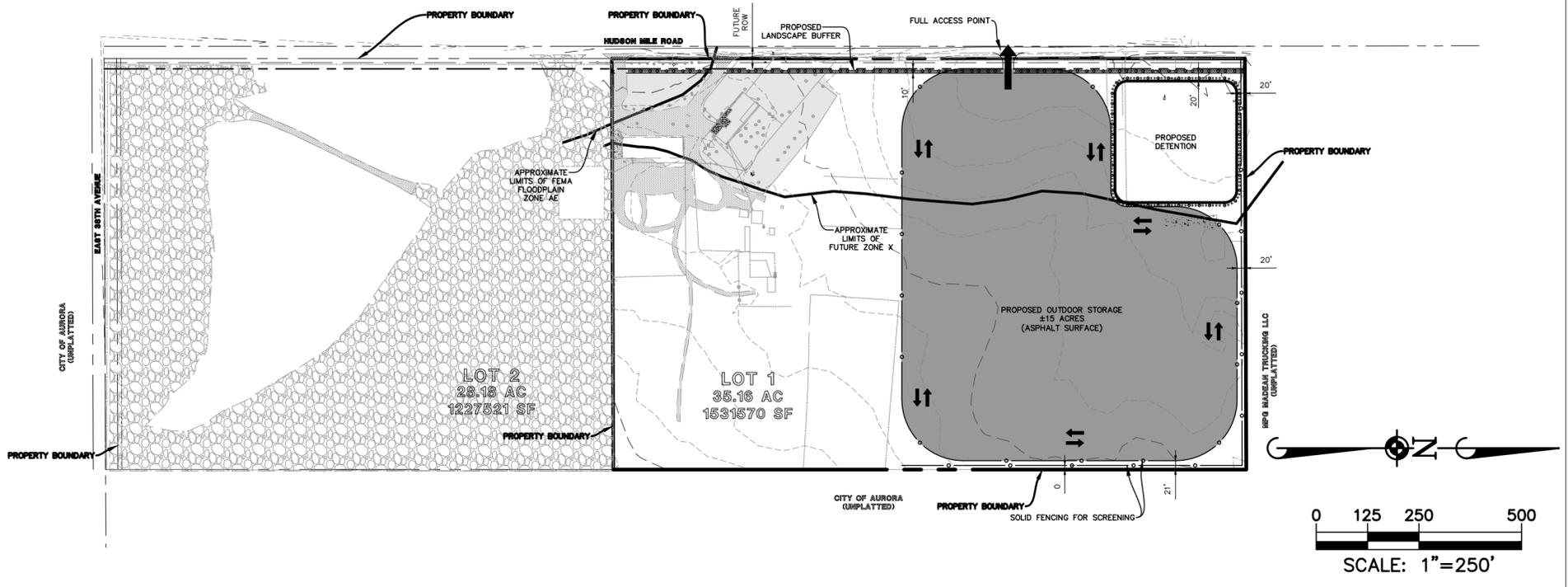


# VAN PELT PLANNED UNIT DEVELOPMENT - SECOND MAJOR AMENDMENT

LOCATED IN SECTION 24, TOWNSHIP 3 SOUTH,  
RANGE 65 WEST OF THE SIXTH PRINCIPAL MERIDIAN,  
ADAMS COUNTY, COLORADO  
**SITE PLAN**

Sheet 2 of 2  
Prepared: 1/27/2023  
Revised: 9/11/2023  
2/20/2024  
3/20/2024

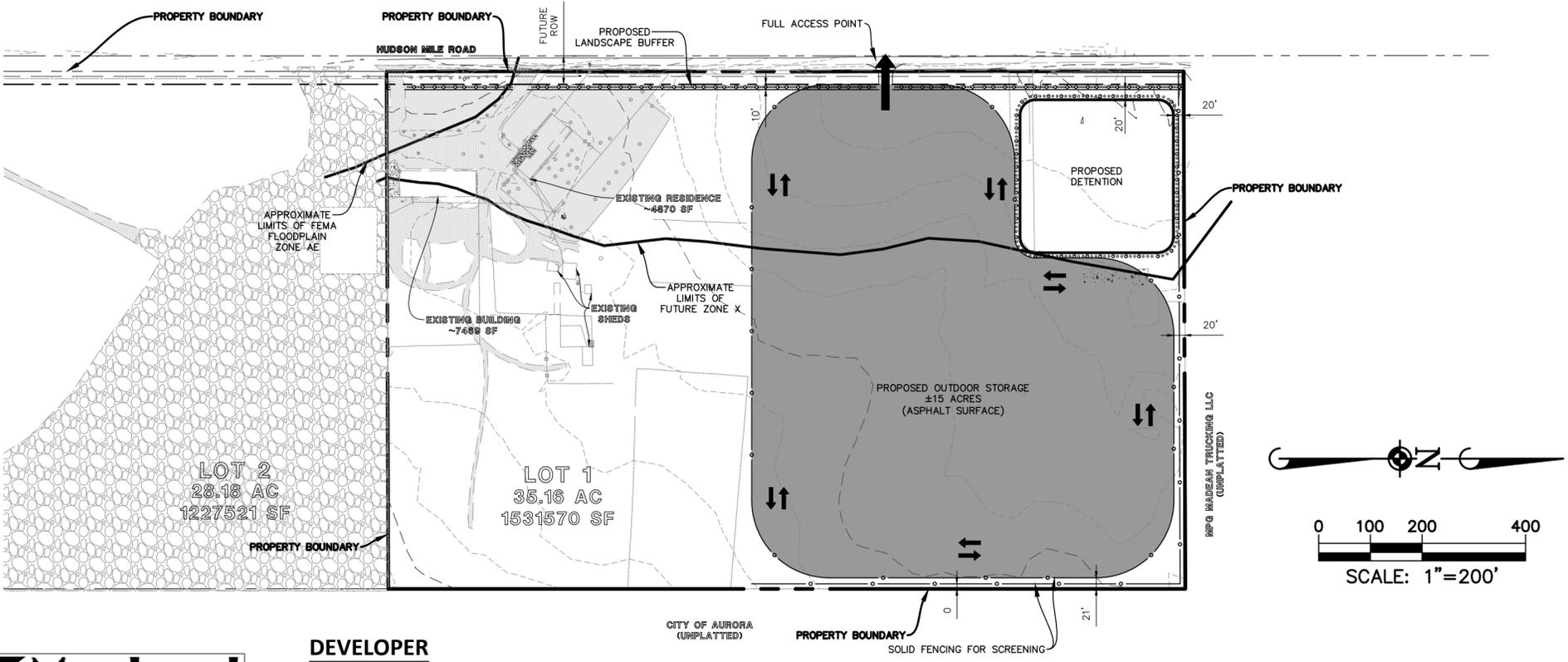
### OVERALL SITE PLAN



**NOTES:**

1. ANY SIGNS WILL MEET REQUIREMENTS AS DESCRIBED IN ADAMS COUNTY CODE FOR INDUSTRIAL ZONE DISTRICTS.
2. ALL BUILDINGS SHOWN ARE EXISTING.
3. ALL ROADS, DRIVES, AND PARKING SHOWN ARE EXISTING.

### DEVELOPMENT AREA



**LANDSCAPING NOTES:**

1. ALL LANDSCAPING SHOWN IS EXISTING UNLESS OTHERWISE INDICATED ON PLAN.
2. ALL PROPOSED LANDSCAPING WILL BE IRRIGATED.

**LANDSCAPING LEGEND**

- EXISTING BUSH
- EXISTING CONIFEROUS TREE
- EXISTING DECIDUOUS TREE
- PROPOSED TREE
- PROPOSED SHRUB

**DEVELOPER**  
4300 HUDSON REAL ESTATE, INC.