



Re-submittal Form

Case Name/ Number: VSP2024-00027

Case Manager: David DeBoskey

Re-submitted Items:

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

*** 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

9/11/2024

Community & Economic
Development Department
David DeBosky – Planner II
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Brighton, CO 80601-8218
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epermitcenter@adcogov.org

Project Name: 55th Street T & T Bar - Case Number – VSP2024-00027

The following is an item by item response to the comments provided by Adams County for the review comments where a response was requested. Responses are indicated in blue after each comment.

Planner Review Comments (David DeBosky):

PLN1 and PLN2 – No response required. [Acknowledged.](#)

PLN3: The request says 81 spaces, but the totals amount to 86 spaces. Which is it? If the site plan needs to change, then you'll need to resubmit with an updated site plan with parking table. If it's the request (81) that can be easy, just request that upon resubmittal. [As discussed at our meeting, all of the plans indicate 86 spaces are required. We do not see 81 spaces on any of the plans, forms, or letters. No change to the plans are required as 86 is the correct number.](#)

PLN4: Moreover, the parking chart table says "Elevated Seating Area" and then attaches "16 Occupants" to it. When it says "occupants" do you mean "seats"? Based on "Elevated Seating Area" I would presume seats, but this needs to be clearer throughout. [We have revised our chart to indicate seats in lieu of occupants for clarity as requested.](#)

PLN5: The regulations allow for a Transportation Demand Management Study which can help. I believe we have talked about this option, and I want to double check that this remains not an option you want to explore? 4-15-04-06-02 PARKING ADJUSTMENTS Transportation Demand Management Study. The Development may receive additional reductions in required parking by providing a Transportation Demand Management Study (Study) that reviews multiple comparable projects in the region. The Study must be prepared by a traffic or parking professional. Additional parking reductions up to 25% of the total required off-road parking as recommended by the Study may be approved by the Director (..more to this, but wanted to have you see the code reference). [We have not considered this as the 25% reduction does not provide the reduction we are requesting for our project. After further review of section 4-15-04-06-02, the provisions outlined are not very applicable to our business type. We would like to point out that there are 20 RTD bus stops located within 1/2 a mile of our property per the RTD system map with the closest being .12 miles. As discussed in our initial submittal, services like Uber and Lyft are among the most common methods of transportation serving bars and clubs in today's world which drastically reduces the parking demands on a facility of this nature.](#)

PLN6: On-street parking would be something you will show to the Board of Adjustment, as Staff does not consider that adequate parking spaces. [Acknowledged. We believe those spaces are relevant to this business especially since the hours of operation are different than the majority of businesses in that are that would be potentially using the on-street parking as well. We can discuss at the BOA meeting.](#)

9/11/2024

DESIGN **EDGE**

Note that all other departments either had no comments or no response was required. Those include the following:

Development Engineering – David Dittmer
Environmental Analyst – Megan Grant
Neighborhood Services – Cornelia Warnke

Again, I would like to thank you for your review comments. If you agree with the above, or if there is can be addressed through the administrative modification process, please let me know. Please feel free to call or email me at the contact information below if you need any further information.

Sincerely,

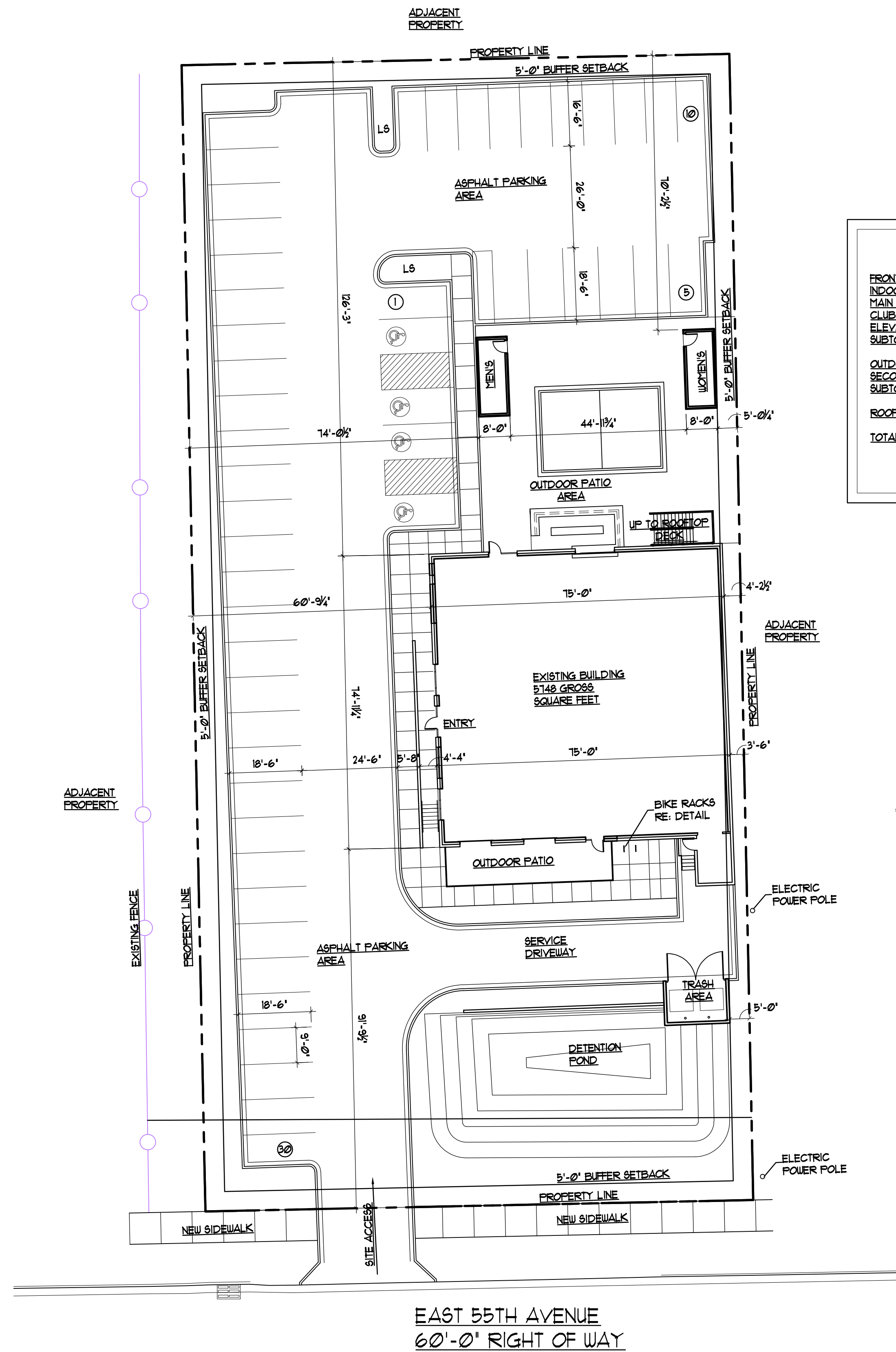
A handwritten signature in black ink, appearing to read "Andy Olree". The signature is fluid and cursive, with a large initial "A" and "O".

Andy Olree - Design Edge

55TH STREET BAR

SITE DEVELOPMENT PLAN

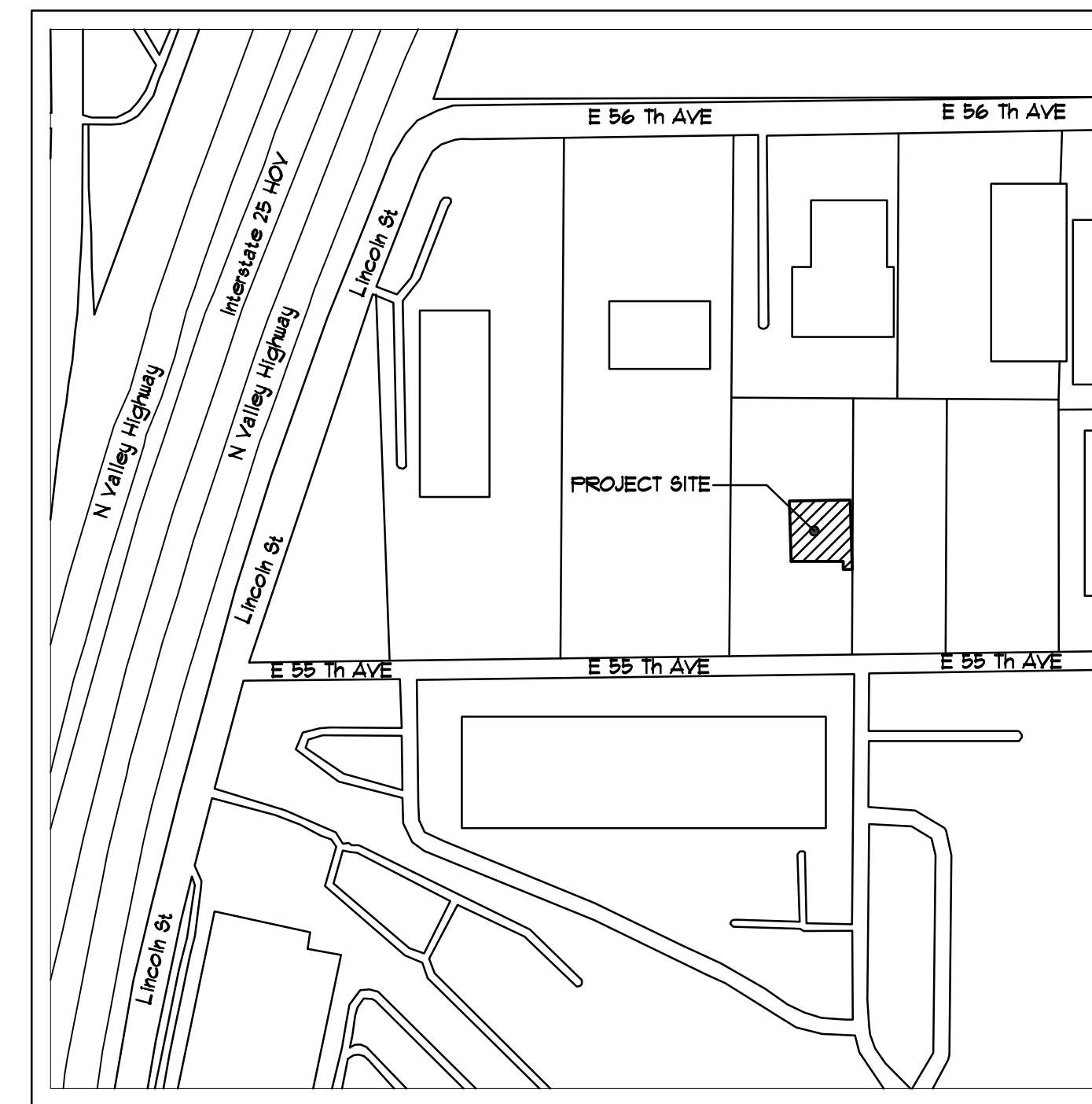
PARCEL OF LAND SITUATED IN THE NORTHEAST 1/4 OF SECTION 15,
TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



| OCCUPANT LOAD CHART | |
|-----------------------|-----------------------|
| FRONT PATIO | 20 SEATS |
| INDOOR SEATING | 22 SEATS |
| MAIN BAR | 22 SEATS |
| CLUB SEATING AREA | 36 SEATS |
| ELEVATED SEATING AREA | 16 SEATS |
| SUBTOTAL | 116 SEATS |
| OUTDOOR SEATING | 16 SEATS |
| SECONDARY BAR | 26 SEATS |
| SUBTOTAL | 42 SEATS |
| ROOFTOP TOTAL SEATS | 38 SEATS |
| TOTAL | 286 SEATS / OCCUPANTS |

OVERALL INDOOR AND OUTDOOR AND
ROOFTOP SEATING CAPACITY = 286
SEATS
86 PARKING SPACES REQUIRED
31 FULL SIZE PARKING SPACES
PROVIDED
10 COMPACT SPACES PROVIDED
4 HC PARKING SPACES PROVIDED
51 TOTAL SPACES PROVIDED
35 OFF SITE PARKING SPACES REQUIRED

VICINITY MAP



DESIGN EDGE
architecture interior design

| | |
|----------------------|--------------|
| Change of Use | 07 / 17 / 23 |
| First Submittal | |
| Second Submittal | 09 / 13 / 23 |
| Variance Submittal | 07 / 08 / 24 |
| Variance Resubmittal | 09 / 11 / 24 |

DATE: September 11, 2024
DRAWN BY: NZ
CHECKED BY: ACO

SITE PLAN

