



Re-submittal Form

Case Name/ Number: VSP2024-00024

Case Manager: David Wright

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- Other: More Information on proposed outbuilding

*** 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

VSP2024-00024
ACC2024-00053 has been cancelled

Planner Review – David Wright

PLN01	Please include an updated site plan that also includes distances of all buildings (existing and proposed) to septic system and leach field. Please see Environmental Review comments for more on this requirement.	The updated site plan includes the distances of all buildings to the septic system and leach field also included is the Onsite System As-Built Drawing from Tri-County Health Dept.
PLN02	Please provide the height and an elevation of the proposed outbuilding, including what type of materials the outbuilding may be constructed out of.	Please refer to the 14620 Building Design document
PLN03	Claps Subdivision plat includes a building envelope for this subject parcel. Applicant is encouraged to minimize variance request to conform to the plat as well as Adams County Development Standards and Regulations in proposing a distance from Colorado Boulevard in reasonably developing the parcel.	The proposed building is within the Claps Subdivision plat building envelope. We have minimized the proposed size of the building and moved it to the East and North to reduce the requested distance for the variance.
PLN04	Property owner is responsible for adhering to all private covenants that are a part of the Claps Subdivision.	We are in compliance with the covenants. Please reference covenants on file with Adams County, we can provide a copy.
PLN05	Colorado Boulevard is a section line arterial. A waiver from the Department of Public Works is required to build an accessory structure within 120' of the section line (center of the road). Please see Right of Way comments for more on this requirement.	With the changes made to the size and location of the proposed building, the site plan shows we are 122' 8" from the

		section line and therefore we should not need a waiver
PLN06	Claps Subdivision plat does not allow access from Colorado. Please see Right of Way and Engineering comments as well as comments from City of Thornton for more on this note.	Request Cancelled
PLN07	Proposed outbuilding would need to receive building permit.	BDP24-1513

Development Engineering Review – Hugo Labouriau-Lacerda		
If Variance request is approved the following comments will apply:		
ENG1	Based on proposed impervious area to be added to the site, a drainage study in accordance with Adams County Development Standards and Regulations will be required. Engineering Review (EGR) of all pertinent drawings and documents including grading plan, drainage report, and sediment and erosion control plan will need to be sent to the County for review. All documents will need to be signed and stamped by a Professional Engineer in the State of Colorado.	We will start the process of obtaining a drainage study if the variance is approved
ENG2	A new access is requested, therefore, an Access Permit (ACC) will be required. A Building Permit may be released once the Access Permit application is received, but no Certificate of Occupancy (C.O.) will be granted 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 OR twenty feet (20-ft) each for two accesses 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. on building.	Per the original plat, and comments from City of Thornton, additional access off Colorado Blvd will NOT be granted. This request has been Cancelled
ENG3	Applicant will be required to obtain a building permit for the proposed structure.	BDP24-1513
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.	We are in the process of obtaining an inert fill permit RCU2024-00038
ENG5	The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.	There are no curbs, gutters or sidewalks
ENG6	Development must follow Low Impact Development (LID) standards per Section 9-01-03-14 of the Adams County DSR.	We will develop a LID if the variance is approved

ROW Review David Dittmer		
ADVISORY ONLY		
ROW1	Pursuant to the subdivision plat of the Claps Subdivision as recorded at Rec. #2001030803410 Adams County Public Records there are specifically binding statements. Per NOTES: (4) "NO DIRECT ACCESS FROM LOT 1 TO COLORADO BLVD SHALL NOT BE PERMITTED, EXCEPT BY WAY OF THE PRIVATE ROADWAY". This statement will require amending the original subdivision plat to remove this binding statement. However, due to spacing requirements along a Section Line Arterial classified roadway, most likely this access will not be approved. See engineering comments.	Request Cancelled
ROW2	As a Section Line Arterial, there is a required setback pursuant to the current zoning requirements as outlined in Chapter 4. See planning comments. There is a waiver process that can be requested and approved by the Director of Public Works, as outlined in a conversation with the owner on the building permit review. The following items are required for review of this waiver application: -A hardship letter as to why the proposed structure cannot meet the zoning setback from the section line -A Site Plan provided by a state licensed surveyor identifying the section line as monumented, the required setback distance pursuant to the regulations, and the dimension to the desired face of the proposed structure. This will provide the amount of encroachment is being requested.	With the changes made to the size and location of the proposed building, the site plan shows we are 122' 8" from the section line and therefore we should not need a waiver. If we do still need to request a waiver, we will provide the requested information if the variance is approved
ROW3	The Site Plan must provide the location and limits of the leach field and offset to the proposed structure.	Please refer to the updated site plan and leach field drawings from Tri-County

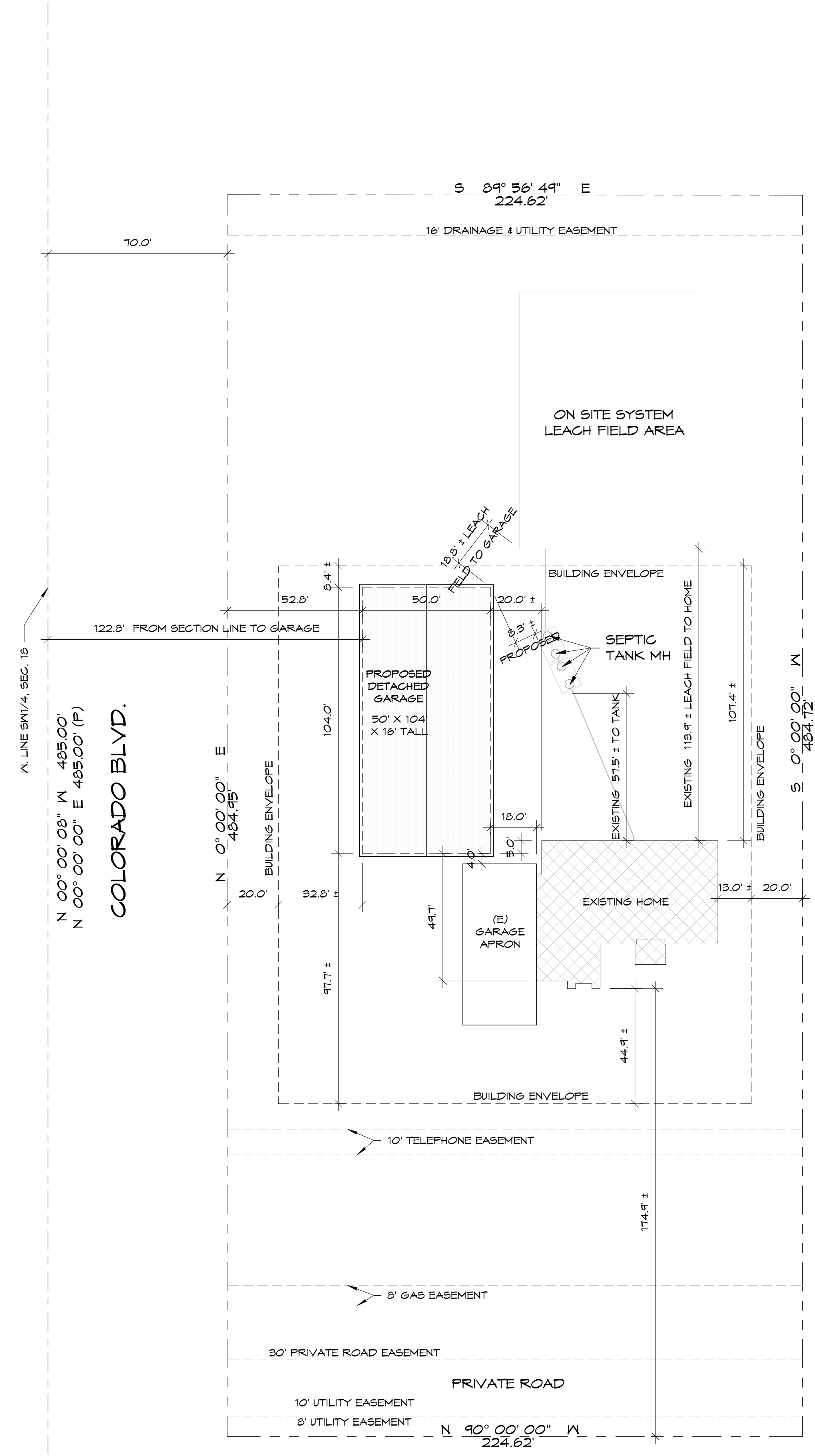
Environmental Analyst Review - Megan Grant		
Resubmittal Required		
ENV1	Please provide proof of sewer service, as required by the application.	We have a septic system, please review the leach field drawings from Tri-County

ENV2	If the site is served by a septic system, an updated site plan, to-scale, is required to show the actual location of each septic system component to include tank(s), soil treatment area (leach field), and piping system, location of the proposed building, and horizontal distances in feet between septic components and site features (buildings, property lines, etc.).	Please refer to the updated site plan and leach field drawings from Tri-County
ENV3	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. Per ACHD Regulation O-22, setback distances from septic tanks, piping, and soil treatment areas must be maintained for proposed and existing structures. The regulation, including setback requirements, can be found at https://adamscountyhealthdepartment.org/onsite-wastewater-treatment-systems-septic-systems .	We are well within the setback distances from septic tanks, piping. Soil treatment areas are maintained for proposed and existing structures
The following comments apply to demolition and construction, for applicant information:		
ENV4	Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions and offsite vehicle tracking. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.	We will utilize all available methods to minimize fugitive dust during all phases of construction if the variance is approved
ENV5	An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site. The fill must meet the definition of clean, inert material.	We are in the process of obtaining an inert fill permit RCU2024-00038

Neighborhood Services Review - Meagan Cordova	
There is an open violation at this location at this time. VIO2024-00869 for an unpermitted stone wall on the property. A courtesy notice was sent for this violation.	Per Adams County a permit is not required for the retaining wall. This issue is now showing as "In Compliance"

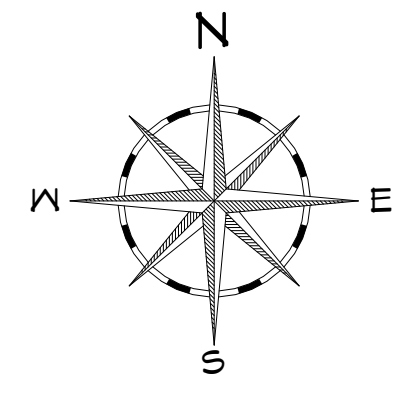
Case Comments Recorded by Telephone and In-Person	
A neighbor expressed concern about various elements of the proposed structure: proximity to Colorado Boulevard, character of the building in context with the surrounding area, and traffic safety for an access off Colorado. This neighbor would be in opposition of the variance as it is currently proposed.	All neighbors have out buildings, we would be conforming to the neighborhood

<p>A neighbor expressed opposition to the proposed variance based on the size of the proposed building, the proximity to Colorado Boulevard, and the proposed access adding additional recycled asphalt.</p>	<p>Access Request Cancelled</p>
<p>1 A neighbor expressed opposition to the variance due to the size of the proposed structure and driveway areas as well as the materials proposed to build it. 2 This neighbor provided a copy of the subdivision's covenants and some of the elements of the covenants that they believed the proposed structure would be in opposition to. 3 This neighbor also expressed support of the County's regulations for this proposed development. 4 The neighbor also expressed concern about the prominence of this structure as it relates to the subdivision's property values, safety, and aesthetics. 5 Additionally, the neighbor suggested that the applicant has blocked the natural flow of water on the subdivision and the site has been visited by a state water commissioner.</p>	<p>1 We haven't provided materials yet not sure what they're opposed. 2 We have a copy of the updated covenants 4 We do not have an out-building all neighbors have out buildings, we would be conforming to the neighborhood 5 The state Water Alec Hernandez Division of Water Resources, Lead Water Commissioner came out on 8/5 and advised that we are not blocking a natural water flow</p>



ALL SURVEY DATA ON THIS SITE PLAN TAKEN FROM ISP PRODUCED BY CIVILARTS, JOB #1534-0, DATED 10/1/2020

1 SITE PLAN
1" = 30'-0"



Revision Schedule	Description	Date

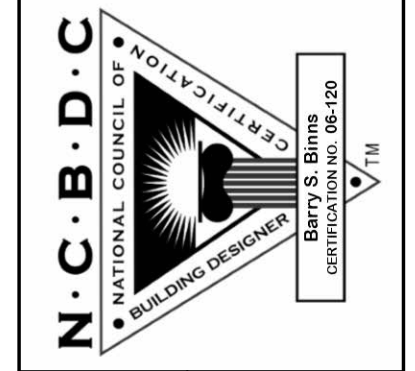
Date: 10/03/2024
Sheet Name: PLOT PLAN

PP

PROPOSED DETACHED GARAGE
14620 COLORADO BLVD.
BRIGHTON, COLORADO, 80602

TERRY BUNKER
303-618-7166

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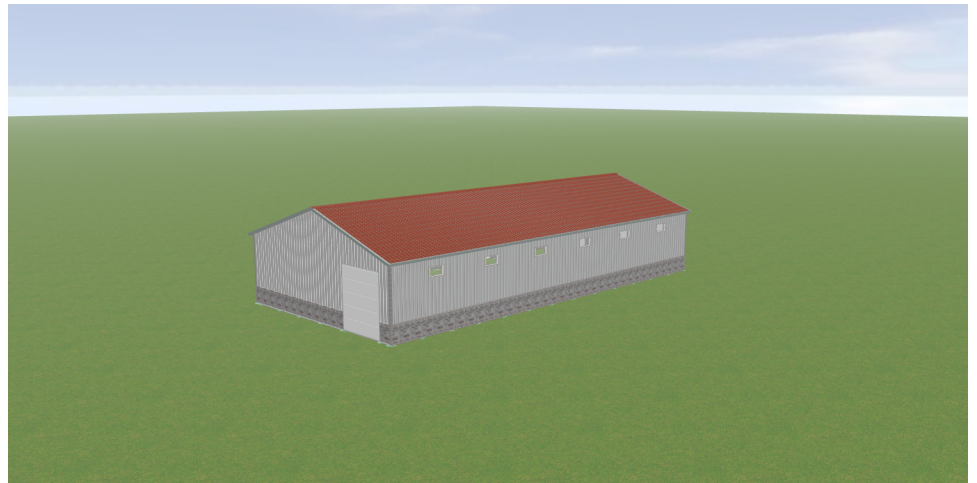
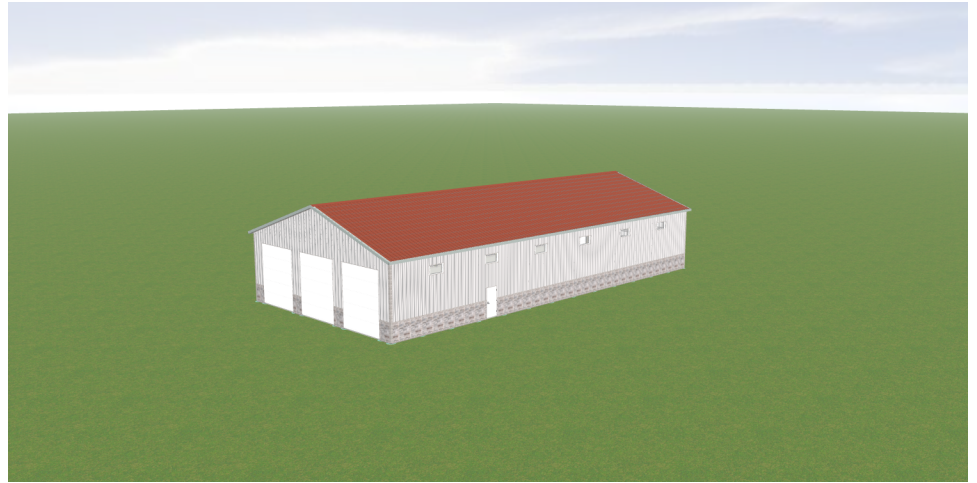


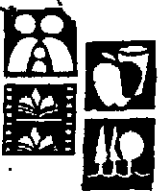
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Summary Sheet

Summary	
Width	50'
Length	104'
Ceiling Height	16'
Slab Depth	0' 4"
Overhangs	1'
Roof Pitch	4/12

Job Information	
Project Name	Bunker, Terry
Company Name	JCs Carpentry
Contact	Chelsea
Phone	9708893183
Customer Email	your.carpenter@yahoo.com
Delivery Address	Thornton CO
ZIP code	80023
Desired Date	
Comments	
Customer Name	
Loading	
Sales Tax Rate	6





**Tri-County Health
Department**

**Onsite System
As-Built Drawing**

Property Address 14620 COLORADO BOULEVARD
 Permit # 2005 8214
 System Completion Date 6-7-07
 Installer Name Backhoe Services Bennett, Inc.
 Installer License # 847
 Installer Address Bennett
 Installer Phone 644-4130

