



Development Review Team Comments

Date: 9/30/2024

Project Number: VSP2024-00035

Project Name: Rodriguez Pecos Fence Height Variance

Commenting Division: Planner Review

Name of Reviewer: Cody Spaid

Date: 09/30/2024

Email:

Resubmittal Required

PLN01: No real physical hardship, unlikely to support approval.

PLN02: Please upload an elevation drawing showing height and material of fence.

PLN03: Is there another configuration the applicant can consider below?

Fencing Between Front Setback Line and Front Property Line: No fence over seventy-two (72) inches in height shall be permitted between the front setback line and a front property line.

Fencing in the Front Setback: All fencing between the front setback line and front property line greater than forty-two (42) inches shall not be screen fencing and shall adhere to sight distance requirements.

Front setback is 20 feet.

Commenting Division: Development Engineering Review

Name of Reviewer: Laurie Clark

Date: 09/26/2024

Email:

Resubmittal Required

ENG1: Fence location does not appear to meet all criteria of the Adams County "Minimum Sight Distance Requirements". The "Minimum Sight Distance Requirements" can be found on the County's website at the following web address:

https://adcogov.org/sites/default/files/Minimum_Site_Distance_Requirements.pdf

Provide sight distance triangles on the site plan.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 09/26/2024

Email:

Complete

ROW1: No impacts to the traveling public by site line triangle at intersections will be allowed. See engineering comments.

ROW2: Fence as constructed is on the property line and does not encroach into county property.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Cornelia Warnke

Date: 09/05/2024

Email:

Complete

Code compliance have a case open at this property VIO2024-00549 for an illegal fence.

4-07-01-02-02-01 4-07-01-02-02-01 Obtain the proper APPROVED building permit for all fences over 42 inches in height on the entire property.