



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Resubmitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement DFURRIMUHLRQ
- Other: _____

* ~~DOUPLDOWMNRMLQ~~ ~~DFRMOMDGMQ~~ ~~UMRPPV~~
~~DEQWPLDOWMHLRGV~~

The cover letter must include the following information:

- x Restate each comment that requires a response
- x Provide a response below the comment with a description of the revisions
- x Identify any additional changes made to the original document

For County Use Only:	
Date Accepted:	
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MPLMO	FMM DELO DELEK M:DSMQ %XOCQIW
HRURRGLMURQO	DUM Attorney; Finance; Rnan Eoorfination



Development Review Team Comments

Date: 8/9/2021

Project Number: PRA2021-00001

Project Name: Trailer World Variance

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 08/06/2021

Email: memmens@adcogov.org

Complete

ENG1: Item 2 of Section 4-09-02-11-02 (Automobile Dealership) of the Adams County Development Standards and Regulations states (DSR):

“Access: Automobile dealerships shall be located on properties with direct access to a collector or arterial road or highway.”

This proposed development will be located on Denver Ave, which is classified as a “local” roadway.

ENG2: Table 7.2 of the DSR identifies a “local” roadway as having a traffic volume capacity of 1500 vehicles per day (vpd) or less. The Trip Generation Analysis (TGA) for this development states that this development will generate approximately 50 vpd. The TGA also shows that Denver Ave, South of Colfax Ave currently see’s 10 vpd. This is a total of 60 vpd on Denver Ave. with this development. There is currently no other development on this section of Denver Avenue. However, the total traffic generated by this development is significantly less than the capacity of Denver Ave.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 08/06/2021

Email: gjbarnes@adcogov.org

Complete

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 08/06/2021

Email: gjbarnes@adcogov.org

Comment

PLN01: According to the County's Development Standards, a variance is valid for one year after approval, and the applicant must obtain necessary building permits to capitalize on the approval. It is recommended that the variances be tabled until the other applications are ready to be scheduled for public hearings. This will ensure that you have as much time as possible to design the site.

PLN02: Have you given consideration to zoning the smaller parcel as C-5 and using that space in a way that may have uses that will conform to C-5 permitted uses? I would recommend providing a conceptual site plan for the intended user, so that the Board and Staff can better evaluate this. Please resubmit with this information.

PLN03: I think staff has concerns that all of the uses allowed by-right in the I-1 zone district may not be appropriate for a lot this small. Please consider Commercial-5 zoning on this lot.

PLN04: The overall site's access to higher classification streets is generally very good.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Charlotte Hampson

Date: 07/28/2021

Email:

Complete

ENV1. No initial comments at this time. Will need to review development plans for compliance with standard when they become available.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 07/16/2021

Email:

Complete

ROW1: All internal roads need to in a Tract and owned and maintained by owner.

ROW2: Pending traffic study, additional ROW dedication may be requested.

ROW3: All storm water detention areas will be dedicated to the county as an easement by separate instrument, and access to same.

Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 07/16/2021

Email:

Complete

ROW1: Addressing will be completed once project approved by the County.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 07/13/2021

Email: gjbarnes@adcogov.org

External Agencies Selected

Greg Barnes

From: Lisa Culpepper
Sent: Monday, August 2, 2021 4:37 PM
To: Greg Barnes
Subject: RE: For Review: Trailer World Variances (PRA2021-00001)

One parcel is paid in full (8002), but the other (8003) has not been paid for the year. Please let the owner know they pay at www.adcotax.com on account number R0083832. Thank you!

Account Id: R0083832
Parcel Number: 0181936438003
Owners: COLABELLO TERRI SUSAN AND
Address: 532 TOLEDO ST
AURORA, CO 80011
Situs Address: 0
Legal: SUB:WATKINS BLK:36 DESC: LOTS 1 TO 7 TOG WITH VAC ALLEY ON W AND VAC ELGIN ST (REC NO 2008000090652)
Balance: 153.18

Very truly yours,

LISA L. CULPEPPER, JD
TREASURER & PUBLIC TRUSTEE

“DOING ONLY THAT WHICH THE LAW REQUIRES IS BARELY DOING THE MINIMUM. DO MORE.”

PLEASE NOTE: I'm not at my desk for much of the day due to operational requirements in other areas of the office and building. IF I DO NOT RESPOND WITHIN TWO (2) HOURS, PLEASE CALL THE OFFICE. THANK YOU!

Adams County Treasurer & Public Trustee
4430 S. Adams County Pkwy.
Brighton, CO 80601
Direct: 720.523.6162 | Office: 720-523-6160
www.adcotax.com
Mon. - Fri. 7am-5pm



Adams County Mission
To responsibly serve the Adams County Community with integrity and innovation.

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, July 13, 2021 12:05 PM



Bennett-Watkins Fire Rescue

District Office: 303-644-3572 Fax: 303-644-3401

355 4th Street, Bennett, CO 80102

Email: LifeSafety@BennettFireRescue.org

"Striving to Preserve Life and Property"

July 16th, 2021

Greg Barnes
Adams County Planning & Development
4430 South Adams County Parkway
1st Floor - Suite W2000A
Brighton, CO 80601-8216

Re: PRA2021-00001 Trailer World Variances

Manager Barnes,

In regards to the PRA2021-00001 Trailer World Variances request, Bennett –Watkins Fire Rescue (BWFR) is providing this letter of comments for Adams County as follows:

- BWFR has no objections related to the requested variances by the applicant.
- BWFR does however wish to remind the applicant that all access, roads, streets, driveways, etc. must be designed in accordance with the requirements set forth in the International Fire Code 2018 edition (IFC) as adopted by Adams County.
- Should the applicant have questions related to the IFC requirements, they may contact the Fire District directly.

If you have any other questions or concerns, please feel free to contact me.

Thank You

A handwritten signature in black ink, appearing to read "Caleb J. Connor".

Caleb J. Connor
Battalion Chief - Fire Marshal
Life Safety Division
Bennett-Watkins Fire Rescue
303-644-3572 - Headquarters / 720-893-7672 - Direct
www.BennettFireRescue.org

Greg Barnes

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Wednesday, August 4, 2021 6:18 AM
To: Greg Barnes
Subject: Re: For Review: Trailer World Variances (PRA2021-00001)

Please be cautious: This email was sent from outside Adams County

Greg,

I have reviewed the referral for Trailer World requesting variance to allow a commercial vehicle sales use to operate with only access on a local street and variance to allow a lot to be less than 1 acre in area in the I-1 zone district and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



On Tue, Jul 13, 2021 at 12:05 PM Greg Barnes <GJBarnes@adcogov.org> wrote:

The Adams County Board of Adjustment is requesting comments on the following applications: **1.Variance to allow a commercial vehicle sales use to operate with only access on a local street (VSP2018-00037); 2. Variance to allow a lot to be less than 1 acre in area in the I-1 zone district (VSP2021-00014).** This request is located at 1610 Denver Avenue, on Assessor's Parcel

Numbers: 0181936438002 and 0181936438003. The applications are also in connection to an ongoing subdivision application on these properties.

Owner Information: TERRI SUSAN AND DAVID A. COLABELLO

532 TOLEDO ST

AURORA, CO 80011

Greg Barnes

From: DEN Planning Referrals <DENPlanningReferrals@flydenver.com>
Sent: Thursday, July 22, 2021 11:28 AM
To: Greg Barnes
Subject: RE: For Review: Trailer World Variances (PRA2021-00001)

Please be cautious: This email was sent from outside Adams County

Good Morning,

Denver International Airport appreciates the opportunity to review and provide comment. We have no comment on this referral.

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Tuesday, July 13, 2021 12:05 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Trailer World Variances (PRA2021-00001)

The Adams County Board of Adjustment is requesting comments on the following applications: **1. Variance to allow a commercial vehicle sales use to operate with only access on a local street (VSP2018-00037); 2. Variance to allow a lot to be less than 1 acre in area in the I-1 zone district (VSP2021-00014).** This request is located at 1610 Denver Avenue, on Assessor's Parcel Numbers: 0181936438002 and 0181936438003. The applications are also in connection to an ongoing subdivision application on these properties.

Owner Information: TERRI SUSAN AND DAVID A. COLABELLO
532 TOLEDO ST
AURORA, CO 80011

Please forward any written comments on this application to the Community & Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by August 3, 2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.



Greg Barnes

Planner III, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 gjbarnes@adcogov.org
adcogov.org

Beginning July 27, 2020, my work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off
Tuesday – Friday – 7 am – 4:30 pm



July 30, 2021

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Trailer World Variance, VSP2021-00014, PRC2019-00010
TCHD Case No. 7093

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the variance application to allow a commercial vehicle sales use to operate with only access on a local street, and to allow a lot to be less than 1 acre in the I-1 zone district, resulting from combining two parcels into one located at 1610 Denver Avenue, Watkins. Tri-County Health Department (TCHD) staff previously reviewed the application for a proposed rezoning from A-1 to I-1, and responded in letters dated November 19, 2019 and October 1, 2020. After reviewing this application, as well as a response from the applicant dated May 26, 2021, TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – New or Expanded

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the property being served by an OWTS provided that the system is permitted, inspected and operated in accordance with TCHD's current OWTS Regulation. Based on the applicant's description, a permit for the installation and final approval of the OWTS is required. TCHD records indicate that the applicant has obtained the necessary permits for a vault OWTS to serve an RV dump station, and an OWTS to serve the office building. More information is available at <http://www.tchd.org/269/Septic-Systems>.

On-Site Wastewater Treatment System (OWTS) – Abandonment

Our records indicate the presence of an On-Site Wastewater Treatment System (OWTS) on the subject property. The existing OWTS shall be abandoned in accordance with Regulation No. O-17, Section 6.8. TCHD must be notified in writing once the system has been properly abandoned. For more information, or to submit the notification, the applicant may contact TCHD Aurora East Office, 15400 E. 14th Place, Suite 115, Aurora, CO 80011, 303-341-9370.

Pollution Prevention for Auto-related Businesses

Businesses that conduct auto maintenance and repair are at risk for leaking fluids such as fuels, antifreeze, brake fluids, and cleaning agents which may be harmful to exposed site workers, pollute the soil on the site, or be discharged into nearby water sources. For the safety of site workers and the public, we recommend that the applicant adopt any of the following practices that are not already in place:

1. As it is received, inspect each vehicle for potential leaks. The inspection should be conducted over an impervious area, e.g., a concrete slab with curbs, where spills and

leaks will be contained and will not infiltrate into the ground. In addition, drip pans should be used pending repair of vehicles brought in for service, and absorbents should be on hand to clean up fluid leaks or spills that might occur. All repairs should be conducted indoors.

2. Develop a spill response plan to promptly repair any detected leaks. If a leak cannot be repaired, completely drain all fluid(s) from the vehicle before placing it in storage.
3. Develop a plan to recover and either recycle or properly dispose of waste automotive fluids and cleaning agents. Waste fluid management should include the following:
 - a. Collection and recycling of waste petroleum-based products including used oil, transmission and brake fluids, and radiator coolants;
 - b. Placement of these fluids in Department of Transportation (DOT) approved waste receptacles;
 - c. Disposal of all waste fluids in accordance with applicable federal, state and local regulations;
 - d. Place absorbents and rags used to clean up spills in DOT approved receptacles, store them so as to prevent fire hazards, and dispose of them regularly in accordance with applicable federal, state and local regulations.
4. Secondary containment is required for storage of automotive fluids
5. If painting occurs on site, an Air Pollution Emission Notes (APEN) to the Air Pollution Control Division (APCD) of Colorado Department of Public Health and Environment (CDPHE) is required.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,



Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Dylan Garrison, Brian Mead, Michael Weakley, TCHD



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

August 3, 2021

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Greg Barnes

Re: Trailer World Variances, Case # PRA2021-00001

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Trailer World** and has **no apparent conflict** with the two (2) variance requests.

No resubmittals necessary.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com