



### 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 in person to the One-Stop Customer Service Center of the Community and Economic Development Department. The following items will be expected by our One-Stop Customer Service Center:

- One paper copy of all new materials
  - Paper copies shall not exceed 11"x17" (exception shall be made only for construction drawings or engineering plan review)
  - All paper copies shall be accompanied by the attached Resubmittal Form
- 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



## Re-submittal Form

**Case Name/ Number: RCU2020-00003**

**Case Manager: Maggie Barringer**

### Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement
- 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: ~~Addressing, Building Safety, Neighborhood Services,~~

~~Environmental, Parks, Planner, ROW, SIA, Finance, SIA, Attorney, Engineering~~



## Development Review Team Comments

**Date:** 4/7/2020

**Project Number:** RCU2020-00003

**Project Name:** Oum Place of Worship CUP

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**Commenting Division:** ROW Review

**Name of Reviewer:** Eden Steele

**Date:** 04/07/2020

**Email:**

### **Complete**

ROW1: W 65th Pl is classified as a local street per the 2012 Adams County Master Transportation Plan. As such it should have a half right-of-way width of 25 feet. Since the existing half right-of-way width is 20 feet, this would require a dedication of 5 feet additional right-of-way as a condition precedent on the conditional use permit.

ROW2: In the event that a drainage report and plans are required through engineering review, any additional drainage infrastructure proposed to mitigate impacts of the development will need to be placed in an easement and conveyed to the County by separate document. Please go to <http://www.adcogov.org/documents/adams-county-easement-or-right-way-dedication-packet> for steps on how to prepare and submit the easement documents.

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Greg Labrie

**Date:** 04/06/2020

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

### **Comment**

ENG3: The traffic impact letter shall include information regarding the maximum number of people that will attend the larger services during the year and the vehicle trips associated with these services. The letter should also described the traffic impacts from these services and any mitigation that may be required.

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**Commenting Division:** Planner Review

**Name of Reviewer:** Maggie Barringer

**Date:** 04/06/2020

**Email:**

**Resubmittal Required**

PLN01 : This request is for a Conditional Use Permit to allow a Place of Worship and living quarters in the R-2 zone district.

PLN02: The height of the building needs to be added to the site plan. Please note Section 4-08-02-06 (2), Belfries and Steeples are exempt from Height Limitations: Belfries or steeples shall be exempt from any height requirements.

PLN03: It does not appear that performance standard 4-08-02-06 (1) Vehicular Access: When located in a residential district or on a lot contiguous to a residential district or use, a place of worship shall have its principal vehicular entrance and exit on an arterial or collector road or on a local road within one hundred (100) feet of the local road's intersection with an arterial or collector road.

PLN04: It does not appear that a landscape plan has been provided. Please submit a landscape plan that is in compliance with Section 4-16 of the Adams County Development Standards and Regulations.

PLN05: Submit a detailed operations plan that explains how many people a day will be at the building, what time of the day that the building will be in use and how many estimated vehicle trips will there be per day.

PLN06: Please provide a summary of the comments received at the neighborhood meeting.

PLN07: 1 parking space per 5 seats is required, how many seats will be in the building?

PLN08: The parking area will need to be in compliance with Section 4-12 of the Adams County Development Standards and Regulations.

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**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Greg Labrie

**Date:** 03/11/2020

**Email:** glabrie@adcogov.org

**Resubmittal Required**

Eng1: The applicant's proposed scope of work shows the new addition of impervious surface is greater than 3,000 square feet. A drainage analysis is required. A grading and drainage plan will be required for the proposed improvements to the site.

ENG2: The project site is within the County's MS4 Stormwater Permit area. The project parcel and the proposed area of disturbance are less than 1 acre, therefore the installation of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

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**Commenting Division:** Building Safety Review

**Name of Reviewer:** Justin Blair

**Date:** 03/09/2020

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

**Complete**

BSD1- Building permit would be required for a change of occupancy.

BSD2- Building would be required to comply with the current adopted building codes.



March 11, 2020

Maggie Barringer  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Oum Place of Worship CUP, RCU2020-00003  
TCHD Case No. 6176

Dear Ms. Barringer,

Thank you for the opportunity to review and comment on the Conditional Use Permit to allow Cambodian Buddhist of Colorado to use the existing residence as a place of worship and living quarters located at 2780 W 65<sup>th</sup> Place. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1585 or [ahenrich@tchd.org](mailto:ahenrich@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "AHF".

Annemarie Heinrich Fortune, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

**From:** [Loeffler - CDOT, Steven](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** Re: For Review: Oum Place of Worship CUP  
**Date:** Monday, March 9, 2020 9:46:07 AM

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

Maggie,

I have reviewed the referral request for CUP to allow Cambodian Buddhist of Colorado to use a residence located at 2780 W. 65th Place as a place of worship and to be used as living quarters and have no objections. This use is off the State Highway system and should have negligible impact.

Thank you for the opportunity to review this referral.

**Steve Loeffler**  
Permits Unit- Region 1



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2829 W. Howard Pl. 2nd Floor, Denver, CO 80204  
[steven.loeffler@state.co.us](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

On Fri, Mar 6, 2020 at 10:20 AM Maggie M. Barringer <[MBarringer@adcogov.org](mailto:MBarringer@adcogov.org)> wrote:

Adams County has received an application for a Conditional Use Permit, please review the attached information. If you have comments on this case, we will need them by March 31<sup>st</sup>, 2020. The full application packet will be posted to our website by the end of the day on Friday March 13th, 2020

Thank you,



**Maggie Barringer**

Planner I, Community and Economic Development

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1<sup>st</sup> Floor

Brighton, CO 80601

**From:** [Fran Jarosz](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** Oum Place of Worship CUP  
**Date:** Wednesday, March 25, 2020 3:00:25 PM

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

Dear Maggie,

I am truly upset that a place of worship was allowed to be placed in a residential area. My house is almost directly behind this place of "Worship".

I hear them chanting when I would rather be able to hear my television. I am a retired person and I would like to have it quiet. It is appalling that they are allowed to be in a residential area when there are so many properties with space available for parking and not hogging up these narrow streets and having a building that would support this type of religion. I see Mr. Oum lives in Longmont and doesn't have to hear all the pounding and noise from building on to the property. My vote is NO! I would like to be informed of the public hearing dates.

Thank You,

Frances Jarosz  
6521 Clay St Lot #33  
Denver, CO.  
303-428-8456



**From:** [Carmen Olivarez](#)  
**To:** [Maggie M. Barringer](#)  
**Subject:** OUM Place of Worship  
**Date:** Wednesday, March 11, 2020 12:48:48 AM

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

To Whom It May Concern:

With reference to the "Request for Comments," about the proposed Cambodian Buddhist worship site; I say, Yes! Freedom of religion is what America is about. We need diversity of cultures and religion in this community and all communities. If we welcome them, it will boost the economy in our neighborhood.

I'm in favor and I welcome change. We live in a world and community of many cultures and people. We all need to thrive, mentally, physically, spiritually and emotionally.

Thanks for the letter and although I am not a Buddhist, I welcome change in the community.

Respectfully,  
Carmen Olivarez

[Sent from Yahoo Mail on Android](#)