

January 17, 2022

Adams County Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601

RE: Conditional Use Permit Re-submittal

To Adams County Community & Economic Development Department:

Attached please find the request for Conditional Use Permit for my property located at 2780 W. 65th Place, Denver, CO 80221. Please see below for a breakdown of the items in this re-submittal package:

1. Cover Letter – This Document (page 1)
2. Re-submittal Form (page 2)
3. Response to Development Review Team Comments (page 3)
4. Development Team Review Comments (pages 4-7)
5. Explanation of Request (page 8)
6. Traffic Engineer Letter (page 9)
7. Site Plan/Parking/Landscape Plan (page 10-11)
8. Access Variance Letter Approval (page 12-13)
9. Tri-County Health Department Report (page 14)
10. CDOT Email (page 15)
11. Neighborhood Meeting Letter (page 16)

I look forward to working with Adams County on this Conditional Use Permit. Please contact me with any questions 303-726-6411. Thank you!

Sincerely,

A handwritten signature in black ink, appearing to read 'Chanrith Oum', with a stylized, flowing script.

Chanrith Oum



Re-submittal Form

Case Name/ Number: RCU2020-00003

Case Manager: Maggie Barringer

Re-submitted Items:

- ☒ Development Plan/ Site Plan
- ☒ Plat - *Not Applicable*
- ☒ Parking/ Landscape Plan
- ☒ Engineering Documents - *See letter*
- ☒ Subdivision Improvements Agreement - *Not Applicable*
- ☒ Other: *Purpose, Daily Operations*

*** 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~~

Response to Development Review Team Comments

(Comments provided by architect Ved Varma)

Project Name: Oum Place of Worship CUP

Division: ROW Review

Name of Reviewer: Eden Steele

ROW1: We agree to dedicate 5 feet of land along West 65th Place as required for the conditional use permit. Access Variance approved on 12/2/2021 by Adams County Board of Adjustment

Division: Planner Review

Name of Reviewer: Maggie Barringer

PLN01: Conditional use permit has been approved.

PLN02: The existing building is single story residential structure and has no steeples or dome at approx 18 ft height.

PLN03: Vehicular access issue has been resolved with the Conditional Use approval

PLN04: Existing landscape layout is shown on the attached site plan.

PLN05: This facility does not have regular prayer meetings. Maximum of 5 to 7 persons come per week. On special festivals (3 times per year), less than 25 persons will visit the place at different times of the day.

PLN06: Summary of the neighborhood meeting is provided as attachment.

PLN07: Parking stalls are shown as per attached site plan.

PLN08: Parking stalls meet the County standards.

Division: Development Engineering Review

Name of Reviewer: Greg Labrie

ENG1: The only site disturbance will be for three new concrete paved parking stalls -- total of 610 sq ft, this would not require drainage study or new grading plans.

ENG2: There will not be a need of erosion and sediment control.

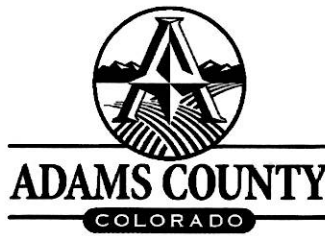
ENG3: There will be negligible traffic impact since we do not have regular prayer meetings of the congregation. Members of the community visit the place with appointment. The largest assembly of members takes place 3 times a year where less than 25 persons come to celebrate the religious festivals. The monks mostly visit members at their homes for chanting and prayers; provide funeral services, visits hospitals. On weekly basis less than five members visit the place.

Division: Building Safety Review

Name of Reviewer: Justin Blair

BSD1: There is no change of occupancy. The primary use of the building will be residence for the two monks.

BSD2: We have obtained approval for conditional use of place of worship in R-2 zoning. The residential building exists and there is no new construction or alteration planned.



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



Development Review Team Comments

Date: 4/7/2020

Project Number: RCU2020-00003

Project Name: Oum Place of Worship CUP

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.

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 04/06/2020

Email: 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.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

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.

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.

Commenting Division: Building Safety Review

Name of Reviewer: Justin Blair

Date: 03/09/2020

Email: 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.

Chanrith Oum
(Cambodian Buddhist of Colorado)
2780 W. 65th Place
Denver, CO 80221

Adams County
Community & Economic
Development Department

Explanation of Request

Chanrith Oum (applicant/property owner) hereby files an application for a conditional use permit at the address of 2780 W. 65th Place, Denver, CO 80221 to be used by the Cambodian Buddhist of Colorado.

PROPOSAL:

The proposal is to use the property as a private Place of Worship for a small group of people including residing monks.

PURPOSE:

The reason for this proposal is so the property can be used as a private Place of Worship where family and friends can pray, chant, meditate, and celebrate 3 main events for the entire year, where about 25 people usually attend. The property will mainly be used as a primary place of residence for 2 monks where they will also provide services for members. Those services include a variety of blessings, teachings, and meditations, while also doing their own outside of the property visits to hospitals, funeral homes, and other places per the member's requests. An average of 5 people usually come per month to provide food to the monks (also known as almsgiving), to learn Buddhist lessons, to pray, and to donate (since monks do not earn any income). Even though it is a Place of Worship it will primarily be used as a place of residence for the monks, since events related to worship is much less than 50% a year.

DAILY OPERATIONS:

Two residing monks will be at the building daily since they live and work there, visitors to the building are almost none on a daily basis due to the fact that the Buddhist religion is event based and does not hold any type of service daily or weekly. The time of day the building is in use as a Place of Worship are general business hours although there are little to no visitors on a daily basis because the religion is event based or a member schedules an appointment for a specific date, but it is always used as a place of residence for the monks at all hours. The vehicle trip per day is also minimal to almost always being none, as previously stated, the Buddhist religion is centered on events or scheduled appointments. Overall, the foot traffic and vehicle traffic is almost non-existent in and around the building on a daily basis. Outside of a handful scheduled events and appointments throughout the year; the building is generally quiet on day-to-day basis.

Sincerely,



Chanrith Oum
Property Owner

Chanrith Oum
2780 W. 65th Place
Denver, CO 80221

January 16, 2022

Adams County Community & Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80601

RE: Traffic Engineer

To Whom It May Concern:

I, Chanrith Oum, Applicant/Property Owner is requesting Conditional Use Permit for my property located at 2780 W. 65th Place, Denver, CO 80221. Due to our limited number of events and persons visiting the property during the year, Greg Labrie, Adams County Engineering Department, recommends that we draft a letter for the file.

There are three events per years which includes the following:

1. Cambodian New Year in April
2. Memorial Service for Ancestors in September
3. Monk Fundraising in November.

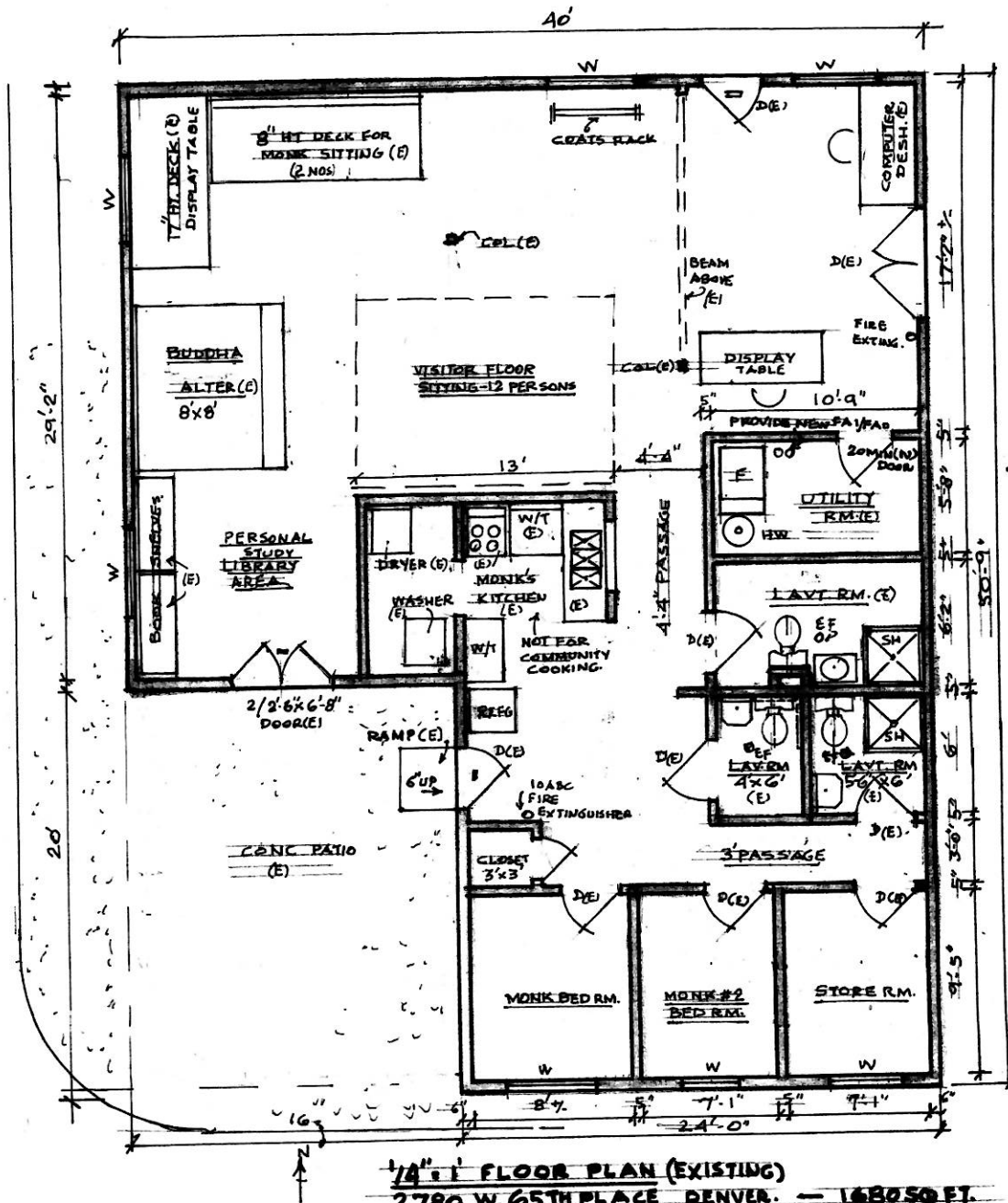
There are a maximum of seven vehicles that will visit the property with approximately 25 persons at each event. During the week there are one or two vehicles that visit the property to meet with the monks or family prayer.

Please contact me at 303-726-6411 with any questions.

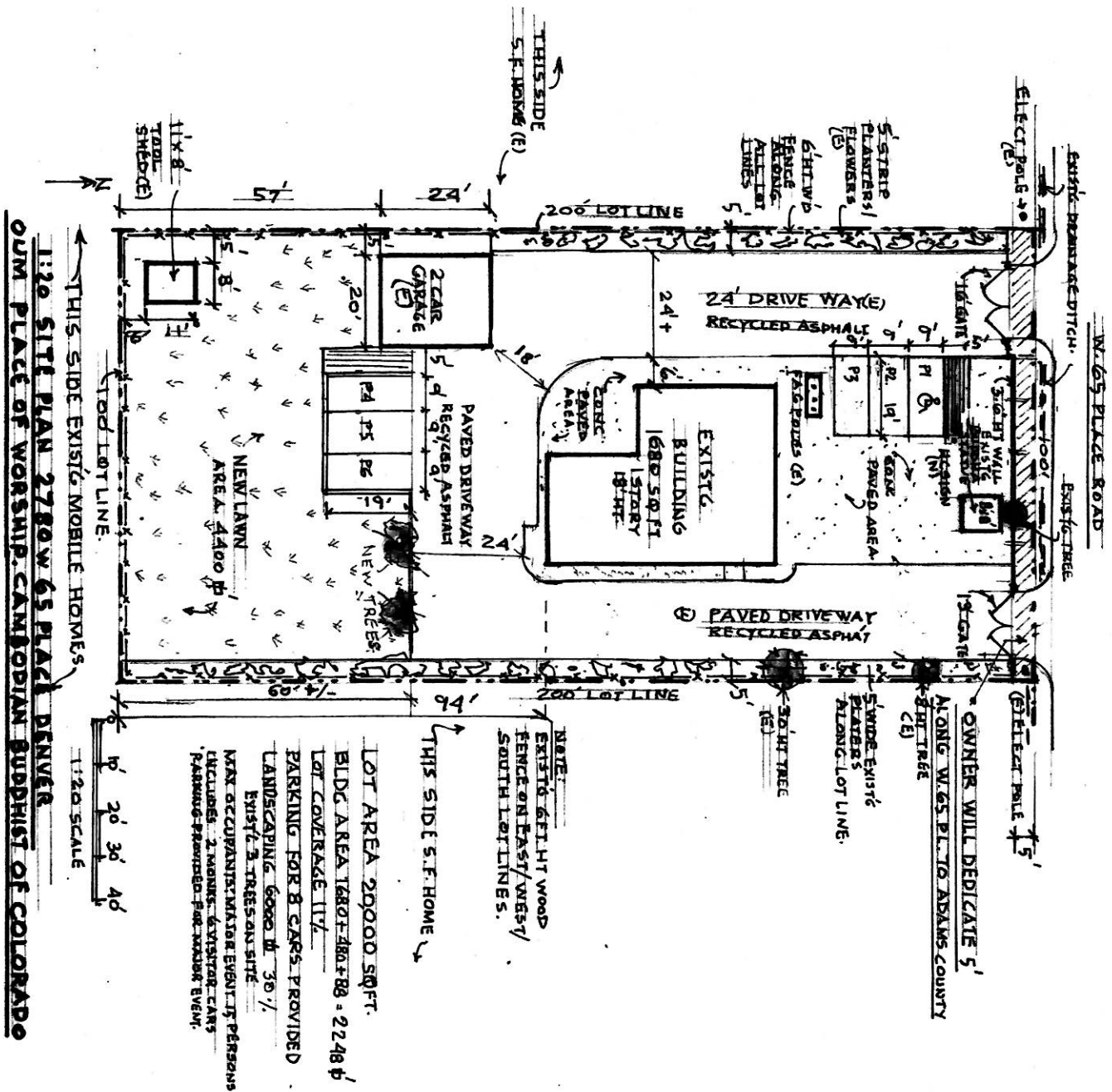
Sincerely,

A handwritten signature in black ink, appearing to be 'Chanrith Oum', written in a cursive style.

Chanrith Oum
Applicant/Property Owner



- NOTES**
- FURNACE/HW TANK TO MEET MECH CODES FOR DUCTS/VENTS/ 2 HR GYP BOARD WALLS.
 - ALL DOORS W/ LIVERHANDLE LOCK SETS.
 - TOILET DOORS W/ PRIVACY LOCK SETS.





Chanrith Oum
2780 W 65th Pl.
Denver, Colorado 80221

RE: VSP2021-00028; Cambodian Buddhist of Colorado Place of Worship Access Variance
Decision Letter

Mr.Oum,

At a regular meeting of the Board of Adjustment held on December 2, 2021, your request for a Variance on the following described property: 2780 W. 65th Pl. was approved with the following findings-of-fact and notes.

Findings-of-Fact:

1. The literal interpretation of the provisions of these standards and regulations would deprive the applicant of rights commonly enjoyed by other properties in the same district under the terms of these standards and regulations.
2. Granting of the variance requested will not confer on the applicant any special privilege denied by these standards and regulations for other land in the same zone district.
3. The granting of the variance will be in harmony with the general purpose and intent of these standards and regulations and with the Adams County Comprehensive Plan.
4. The special circumstances applicable to the property have not been created by voluntary action or negligence by any person presently having an interest in the property.
5. The granting of a variance from strict application of these standards and regulations will not cause substantial detriment to the public good or impair the intent of these standards and regulations.
6. The variance would not allow a use which (a) is not otherwise permitted in the zone district in which the property is located, (b) would result in the extension of a non-conforming use, or (c) would change the zone classification of any or all of the subject property.

Notes of Approval:

1. Approval of the variance expires one year from the Board of Adjustment hearing date (December 2, 2022). If a Conditional Use Permit is not obtained by December 2, 2022, a new variance shall be required.
2. The applicant must be approved for the Conditional Use Permit to establish the Place of Worship on the subject property.
3. All applicable building, fire, zoning, engineering, and health codes shall be adhered to with this request.

I look forward to working with you on your future applications. Please let me know if you have any additional questions.

Sincerely,

A handwritten signature in cursive script that reads "Layla Bajelan".

Layla Bajelan
Long Range Planner II



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 65th 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 aheinrich@tchd.org if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "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

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



P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Fri, Mar 6, 2020 at 10:20 AM Maggie M. Barringer <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 31st, 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, 1st Floor

Brighton, CO 80601

Chanrith Oum

2780 W 65th Place

Denver , CO 80221

February ,1st 2020

Re : Neighborhood Meeting

Dear Neighbors ,

I , Chanrith Oum the Owner of Property , would like to invite you to the meeting for the property use for Place of Worship , Cambodian Buddhist of Colorado at 2780 W 65th Place Denver , CO 80221 on Saturday , February 22nd 2020 from 5:00PM to 8:00PM.

Attachment is The Property Site Plan

Thank You in Advance ,



Chanrith Oum

Property Owner