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 not required before this case is ready to be scheduled for public hearing.
PLN1: Applicant has proposed delineating the parking area using jersey barriers (2’ wide and 10’ long). Proposed parking stalls meet the minimum size requirements (18.5’ x 9’) and proposed automobile drive aisles meet the minimum width requirement for two-way 90 degree spaces (24’).

PLN2: Prior to scheduling a public hearing, applicant should clarify how parking stalls will be individually delineated. Jersey barriers have been proposed around the perimeter of the site, but staff would like more information on how the rows of parking stalls and each individual stall will be separated.

PLN3: Prior to scheduling a public hearing, applicant should clarify the exact duration that the Special Use Permit is being request for. Staff recommends requesting a longer period than expected in order to eliminate the potential need for future renewals of the permit.

PLN4: In approving a Special Use Permit, the Board of Adjustment may attach any conditions necessary to implement the Adams County Comprehensive Plan and to ensure compatibility with adjacent uses.

PLN5: Applicant is in the process of applying for a Stormwater Management Permit from the Public Works Department. Once that permit has been received, this case will be ready to be scheduled for a public hearing.

Commenting Division: Development Services, Engineering
Name of Reviewer: Greg Labrie
Email and Phone Number: GLabrie@adcogov.org / 720-523-6824

No comment.

Request previously reviewed through TVM2019-00022. Applicant required by Development Services Engineering to obtain a Stormwater Management Permit prior to receiving approval for the Temporary Use Permit.

Commenting Division: Development Services, Right-of-Way
Name of Reviewer: Marissa Hillje
Email and Phone Number: mhillje@adcogov.org / 720-523-6837

No comment.

Commenting Division: Development Services, Addressing
Name of Reviewer: Marissa Hillje
Email and Phone Number: mhillje@adcogov.org / 720-523-6837

No comment.
Commenting Division: Development Services, Environmental Analyst
Name of Reviewer: Katie Keefe
Email and Phone Number: KKeefe@adcogov.org / 720-523-6986
No comment

Commenting Division: Development Services, Building and Safety
Name of Reviewer: Justin Blair
Email and Phone Number: jblair@adcogov.org / 720-523-6843
No comment.

Commenting Division: Parks and Open Space Review
Name of Reviewer: Aaron Clark
Email and Phone Number: AClark@adcogov.org / 720-523-8005
No comment.
September 16, 2019

Holden Pederson
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W200A
Brighton, CO 80601

RE: Paulino Redevelopment Temporary Parking Extension, VSP2019-00026
TCHD Case No. 5824

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the Special Use Permit that would extend a temporary parking lot beyond the 90-day approval of TVM2019-00022 that would accommodate approximately 500 vehicles located at 6300 Broadway Street. Tri-County Health Department (TCHD) staff previously reviewed the application for the Temporary Use Permit and, in a letter dated August 7, 2019 responded with the comments included below. TCHD has no further comments.

Fugitive Dust – Recommendations for temporary uses
Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. Parking lots may contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,

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

cc: Sheila Lynch, Monte Deatchirch, TCHD
September 20, 2019

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

Attn: Holden Pederson
Re: Paulino Redevelopment Temporary Parking Extension
Case # VSP2019-00026

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the special use permit plans for Paulino Redevelopment Temporary Parking Extension and has no apparent conflict.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to any construction.

Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

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

VSP2019-00026, Paulino Redevelopment Temporary Parking - Extension

I have reviewed the referral request for a TUP that would extend a temporary parking lot beyond the 30 day approval of a TUP located at 6000 Broadway and have no objections to the extension.

Thank you for the opportunity to review this referral.

Steve Leffler
Permits Unit - Region 1

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