Re-submittal Form Case

Name/ Number: PLT2022-00010/ Berkeley Hills Filing No.2

Case Manager: Nick Eagleson

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
Development Review Team Comments

Date: 5/9/2022
Project Number: PLT2022-00010
Project Name: Berkeley Hills Filing No. 2 - Final Plat

Commenting Division: Development Engineering Review
Name of Reviewer: Eden Steele
Date: 05/05/2022
Email:

Resubmittal Required
ENG1: Engineering plans and reports are not reviewed through the plat application and must be submitted separately to case number EGR2021-00016. All comments from the previous review must be addressed and responses must be provided in the word document comment table provided with the last review. The final plat will not be scheduled for public hearing until all engineering concerns have been resolved. Responses to comments on EGR2021-00016 will be included in that separate re-submittal.

ENG2: Section 6 of the submitted SIA states that no building permits will be issued until all public roadway and private drainage improvements are constructed and preliminarily accepted by Public Works. Since all lots front an established roadway, public improvements may occur concurrently with building permits and completed prior to Certificate of Occupancy. Drainage must be responsibly managed prior to building permit issuance. Section 6 can be written accordingly. Language has been added to this effect.

ENG3: Section 9.A should briefly describe “Public Improvements” to include infrastructure within the right-of-way and “Private Improvements” to include the detention water quality facility and outfall. Language has been added to this effect.

ENG4: Exhibit B of the SIA should designate Public and Private improvements separately. Public Improvements include quantities in the right-of-way to construct the road and curb, gutter, and walk. The developer need not include utilities unrelated to stormwater. Private improvements are limited to the pond and outfall construction. The SIA Exhibit has been updated per these comments.

ENG5: The construction completion date in Exhibit B should be extended to one full year to limit the need for an SIA extension. Construction Completion date has been changed.
Resubmittal Required

PLN01: The title on both sheets should read “Final Plat” instead of “Preliminary Plat.”

PLN02: Please change the case number to PLT2022-00010.

PLN03: I have provided an estimate for cash-in-lieu of Public Land Dedication and Parkland Dedication fees. Please do not submit payment until the case has been scheduled for public hearing. Thank you

Resubmittal Required

Comments provided on Subdivision Improvements Agreement. Sent to planner. Received – will make changes per comments

Resubmittal Required

Comments provided on Subdivision Improvements Agreement. Sent to Planner. Received – will make changes per comments

Complete

There are no OPEN violations at this location at this time. NO COMMENT Thank you
Commenting Division: ROW Review
Name of Reviewer: David Dittmer
Date: 04/13/2022
Email:

Resubmittal Required
ROW1: Revise naming of subdivision plat: BERKELEY HILLS SUBDIVISION FILING NO. 1 - FINAL PLAT
ROW2: Add "CASE NO: PLT2022-00010" to the top right-hand corner of all sheets Done
ROW3: Ownership is vested in Red-T Partnership 2551 W 52nd LLC by Warranty Deed recorded at Reception No: 2021000140305. This needs to be revised throughout. A recorded STATEMENT OF AUTHORITY needs to be provided to verify signatories authority to execute on behalf of the LLC A Statement has been included in this submittal
ROW4: A Title Commitment must be provided and dated within 30 days of application. All documents cited in this commitment must have hyperlinks for review. Asked Nicola for this 5.11.22 – forwarding invoice for this work to accounting so title company will send an update title commitment
ROW5: The legal description on Sheet 1 must match that of the title commitment and be BERKELEY HILLS PLAT CORR 1 LOT 2. updated
ROW6: Type the name of the signatory under the signature line and then in the notary affirmation type in their name and capacity This has been added
ROW7: Correct all Year references throughout. updated
ROW8: Preliminary Plat approved PLT2021-00029 by Resolution recorded at Reception No: 2022000010384

Commenting Division: Planner Review
Name of Reviewer: Nick Eagleson
Date: 04/13/2022
Email:

External Agencies Selected

Commenting Division: Economic Development Review
Name of Reviewer: Ethan Rouse
Date: 04/13/2022
Email:
Complete
Supportive of additional housing within the county, must meet all requirements and design standards. Comment noted
Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 04/12/2022

Email: Complete

Addressing to be provided for final platting – Comment noted

Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 04/12/2022

Email: Complete

Comment

Addressing to be provided for Final Platting
The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. **It is the responsibility of the contractor to read this comment letter in its entirety and make sure that all requirements are satisfied.**

**General:**

1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to [https://codes.iccsafe.org/public/document/IFC2018](https://codes.iccsafe.org/public/document/IFC2018). Amendments to this code can be located by going to [http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf](http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf). **Comment Noted**

2. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, *Fire Safety During Construction and Demolition.* **Comment Noted**

3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews. **Comment Noted**

**Access Requirements:**

4. **Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site,** whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e. 85,000 lbs), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections. **Comment noted- development will be built off an existing public rd**

5. Fire apparatus access roads shall be a minimum of 24’ wide or 26’ when a hydrant is present, or the building exceeds 30’ in height. **Comment noted**

6. Fire apparatus access roads shall be within 150’ of all ground level exterior portions of the building. **Comment noted**

7. Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic. **Comment noted**
New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches is not clearly visible from the street or road.

8. A temporary sign must be provided if the permanent signage is not yet installed

Fire Protection Water Supply and Hydrants:

1. **Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site.** Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. Any private fire service mains and fire hydrants and all fire sprinkler service lines shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of National Fire Protection Association Standard 24. Plans for the underground fire sprinkler service line shall be submitted for review and approval to ACFR. A current list of registered contractors can be found by going to [https://www.colorado.gov/dfpc/fire-suppression-system-contractors](https://www.colorado.gov/dfpc/fire-suppression-system-contractors). Once installed, all underground fire sprinkler service lines must be inspected by an ACFR inspector before covering. Attached is a guideline for the inspections required for an underground fire sprinkler service line.

2. **Unobstructed access to fire hydrants shall be maintained at all times.** Fire department personnel shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by 5.1 the Fire District.

3. **A fire hydrant shall be located within 400’ (un-sprinklered building) or 600’ (fully sprinkled building) of all ground level exterior portions of the building.** **Unable to verify, no hydrants are shown on the plans provided. A plan shall be provided to verify hydrant locations. Duplexes will require an approved fire sprinkler system if each unit exceeds 3,600 square feet.** – A fire hydrant will be included on the 2nd plan submittal

4. The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance. **Fire flow requirements shall meet the 2018 IFC appendix B, section B105.1 and B105.1(1).**
Automatic Fire Sprinkler System:

5. **Duplexes will require an approved fire sprinkler system if each unit exceeds 3,600 square feet.** – The units will not be near to or exceeding 3,600 sq ft

Other Helpful Information:

6. Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary review does not approve anything covered under the building code. These requirements need to be verified with the County’s Building and Planning Departments.

7. Please be aware that we are a separate entity from the County and anytime you submit to the county, you will need to submit to us separately utilizing a Dropbox that you will be set up with.

8. The following reviews and permits are often needed for new development projects:
   a. Site Development and Water Plans
      i. Civil Plans
      ii. Utility Plans
      iii. Auto-turn Exhibit (use attached apparatus specifications)
   b. New Construction Building Plans
      i. Architectural
      ii. MEP
   c. Fire Protection System Plans
      i. Fire Alarm
      ii. Fire Sprinkler

9. Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.
Turning Performance Analysis

Bid Number: 593
Department: Adams County Fire Rescue

Chassis: Arrow XT Chassis, PAP, PUC
Body: Aerial, Platform 100', PUC, Alum Body

Parameters:

<table>
<thead>
<tr>
<th>Description</th>
<th>Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>Inside Cramp Angle</td>
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<tr>
<td>Axle Track</td>
<td>82.92 in</td>
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<tr>
<td>Wheel Offset</td>
<td>5.30 in</td>
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<tr>
<td>Tread Width</td>
<td>17.50 in</td>
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<tr>
<td>Chassis Overhang</td>
<td>68.99 in</td>
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<tr>
<td>Additional Bumper Depth</td>
<td>16.00 in</td>
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<tr>
<td>Front Overhang</td>
<td>84.99 in</td>
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<tr>
<td>Wheelbase</td>
<td>277.50 in</td>
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Calculated Turning Radii:

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<tr>
<td>Inside Turn</td>
<td>26 ft. 5 in</td>
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<tr>
<td>Curb to curb</td>
<td>42 ft. 8 in</td>
</tr>
<tr>
<td>Wall to wall</td>
<td>49 ft. 0 in</td>
</tr>
</tbody>
</table>

Other Notes:

- The front bumper extends 16 inches from the face of the cab.
- The width is 19' with outriggers fully extended.
- Angle of approach & departure: 15 degree.

Category Description: OptionID: Option Description:

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<thead>
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<th>Description</th>
<th>OptionID</th>
<th>Option Description</th>
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<tbody>
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<td>Axle, Front, Custom</td>
<td>0096913</td>
<td>Axle, Front, OhioSteel TAK-4, Non Drive, 24,000 lb., 6x4x29 DCF</td>
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<tr>
<td>Wheels, Front</td>
<td>0019618</td>
<td>Wheels, Front, Alcoa, 22.5&quot; x 13.0&quot;, Aluminum, Hub Pilot</td>
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<td>Tires, Front</td>
<td>0062740</td>
<td>Tires, Front, Goodyear, G295 MSA, 445/65R22.5, 20 ply</td>
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<td>Bumpers</td>
<td>0060530</td>
<td>Bumper, 16&quot; Extended, Steel Painted, Arrow XT</td>
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<tr>
<td>Aerial Devices</td>
<td>0592931</td>
<td>Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance</td>
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</table>

Notes:

Actual inside cramp angle may be less due to highly specialized options.
Curb to Curb turning radius calculated for 0.00 inch curb.
Underground Fire Sprinkler Service Line Requirements

When installing an underground fire sprinkler system service line in our jurisdiction, the installing contractor shall be responsible for the following:

1. Notifying the authority having jurisdiction and the owner’s representative of the time and date testing is to be performed
2. Performing all required acceptance tests below and completing and signing the contractor’s material and test certificate(s)

   o **Visual**: All underground piping and joints must be uncovered and exposed, with labeling of the pipe legible from grade. All thrust blocks will be visually inspected and must be uncovered and exposed to grade. Depth of bury of the pipe shall be measured and verified. All ductile iron, retaining rods, and other non-plastic components shall be externally coated for corrosion and poly wrapped.

   o **Hydrostatic Test**: Underground piping will have to have passed the visual inspection first. The hydrostatic test will be at 200 psi or at 50 psi in excess of the system working pressure, whichever is greater, and shall maintain that pressure ±5 psi for 2 hours. Testing to be from the gate valve to the top of the spigot. Pressure loss shall be determined by a drop in gauge pressure or visual leakage. Only liquid filled gauge rated for over 200 PSI will be accepted. Time stamped picture of the gauge will need to be provided to the inspector to show when pressure was put on the line.

   o **Flush**: Underground piping, from the water supply to the system riser, and lead-in connections to the system riser shall be completely flushed before connection is made to downstream fire protection system piping. This flush needs to be witnessed by ACFR staff. The flushing operation shall be continued for a sufficient time to ensure thorough cleaning. The minimum rate of flow shall be not less than one of the following:
     - Hydraulically calculated water demand rate of the system, including any hose requirements
     - Maximum flow rate available to the system under fire conditions
     - Flow necessary to provide a velocity of 10 ft/sec (preferred method)

   Provision shall be made for the proper disposal of water used for flushing or testing. A mechanical method of securing the discharge flushing line(s), (like a Hose Monster, tube hitch adapter/Pipe Vice shall be used). The flushing discharge line shall be mechanically secured. The inspection will be failed immediately if the flushing line is not mechanically secured and creates a dangerous atmosphere. A diffuser attached to the end of the flushing line should be utilized.

   o **Pitot Test**: The contractor shall provide all equipment required to take a pitot reading to ensure that all street or isolation valves are open, and the required flow for base of riser is available.

3. After the riser has been flushed and hydrostatically tested, a blank cover shall be installed /secured to cover any/ all open-end risers.
Nick,

I have reviewed the referral for the Final Plat for major subdivision to create six lots and SIA to address public improvements for the Columbine duplexes and have no objections. This is off of the State Highway system. Thank you for the comment

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 Wed, Apr 13, 2022 at 2:46 PM Nick Eagleson <NEagleson@adcogov.org> wrote:

Good Afternoon,

Please see the attached request for comments for case PLT2022-00010. Please provide any comments by 5/5/22. Additional information on the case can be found at:  
https://www.adcogov.org/planning/currentcases

Thank you,

Nick Eagleson
Senior Strategic Planner, Planning & Development Division
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
May 5, 2022

Nick Eagleson  
Adams County Community & Economic Development  
NEagleson@adcogov.org

Location:  
SW SE NE Section 17,  
T3S, R68W, 6th P.M.  
39.7921, -105.0185

Subject:  Berkeley Hills, Filing No. 2 Final Plat – PLT2022-00010 (previously reviewed as PLT2021-00009)  
Adams County, CO; CGS Unique No. AD-21-0015-2

Dear Mr. Eagleson:

Colorado Geological Survey has reviewed the Berkeley Hills, Filing No. 2 final plat PLT2022-00010 referral. I understand the applicant proposes a major subdivision to create six lots for residential duplexes on approximately 0.77 acre, physical address 2551 W. 52nd Ave. The available referral documents include a Geotechnical Engineering Study, 2551 West 52nd Avenue, Denver, Colorado 80121 (Best Engineering Solutions and Technologies Project Number 20-1324, December 2, 2020).

No geologic hazards are known or suspected to be present that would preclude the proposed residential use and density. Best Engineering Solutions and Technologies’ characterization of subsurface conditions and geotechnical recommendations are valid. Provided BEST’s recommendations are adhered to, CGS has no objection to approval of the plat as proposed.

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Arvada Quadrangle, 1974), the site is underlain by “upland deposits” (Verdos alluvium), described as a probable aggregate resource.

A boring approximately 400 feet west-southwest of the site was logged as having 30 feet of sand beneath about 5 feet of overburden. BEST encountered 24-36% fines at four feet depth in their two borings, but cleaner sand at nine feet. A determination regarding the presence of an economically viable aggregate resource is outside the scope of CGS review. However, poor access and the site’s very small size appear to preclude extraction of any potential aggregate resource.

Thank you for the opportunity to review and comment on this project. If you have questions or require further review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

Jill Carlson, C.E.G.  
Engineering Geologist
Good Morning Nick,

Denver Water has no comment on the Final plat for major subdivision to create six lots or the Subdivision Improvement Agreement. Please let me know if you have any questions or concerns.

Thank you,

Kela Naso | Engineering Specialist
Denver Water | t: 303-628-6302 | c: 720-517-4486
denverwater.org | denverwater.org/TAP

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Good Afternoon,

Please see the attached request for comments for case PLT2022-00010. Please provide any comments by 5/5/22. Additional information on the case can be found at:

https://www.adcogov.org/planning/currentcases

Thank you,

Nick Eagleson
Senior Strategic Planner, Planning & Development Division
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6878 | NEagleson@adcgov.org | www.adcgov.org
November 10, 2021

Greg Barnes  
Adams County Community & Economic Development Department  
Transmitted via email:  
GJBarnes@adcogov.org

RE: Berkeley Hills, Filing No. 2  
Case no. PLT2021-00020  
Part of the NE ¼ of Sec. 8, T3S, R68W, 6th P.M.  
Water Division 1, Water District 7

Dear Mr. Barnes,

We have reviewed the additional information submitted on November 2, 2021 for the referral concerning the above referenced proposal to subdivide 33,364 square-feet into six lots. Our office previously commented on subdividing the subject property into 3 lots and one tract, in letters dated May 3, 2021 and October 18, 2021. This letter supersedes the previous letters.

**Water Supply Demand**

According to the Water Supply Information Summary Sheet the water demand for this subdivision is 300 gallons per lot (2 acre-feet per year total water demand). Waste water treatment will be provided by the Berkeley Water and Sanitation District.

**Source of Water Supply**

According to the letter dated November 1, 2021 from Denver Water (“letter”) Denver Water states the property is eligible to receive water, however prior to proceeding with the project to verify with Berkley Water and Sanitation District (“District”) to confirm the District’s ability to serve the property. According to the additional materials, Denver Water took over the District’s water system on January 1, 2018, so the District is unable to provide a will-serve letter. Denver Water is considered to be a reliable water source. Due to the discrepancy between Denver Water’s November 1, 2021 letter and the statement from the District that they are unable to provide a will-serve letter our office recommends that the Applicant obtain a letter from Denver Water clarifying the terms and conditions for obtaining service.

The applicant should be aware that, unless the structure can meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, the structure may be subject to administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to
use Colorado Stormwater Detention and Infiltration Facility Notification Portal, located at https://maperture.digitaldataservices.com/gvh/?viewer=csdif, to meet the notification requirements.

**State Engineer’s Office Opinion**

Based on the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights, as long as Denver Water and the District provides water service to the proposed development and the amount of water provided to the development is adequate to meet the water requirements of the development. Due to the discrepancy between Denver Water’s November 1, 2021 letter and the statement from the District that they are unable to provide a will-serve letter our office recommends that the Applicant obtain a letter from Denver Water clarifying the terms and conditions for obtaining service.

Should you, or the Applicant, have any questions please contact Ailis Thyne in this office at 303-866-3581 x8216. A letter from Denver Water has been obtained stating their capacity to serve the proposed development in addition to their terms and conditions

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Ec: File for subdivision no. 27674
Please be cautious: This email was sent from outside Adams County

Nick,

The RTD has no comment on this project.

Thank you
From: Kathleen Boyer
To: Nick Eagleson
Subject: FW: Request for Comments - Case PLT2022-00010 Berkeley Hills Filing No.2
Date: Thursday, April 28, 2022 7:41:59 AM
Attachments: rfc_combined.pdf

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

No comments.

Kathy Boyer, REHS
She/her/hers
Land Use and Built Environment Specialist
Environmental Health
6162 S. Willow Drive, Suite 100
Greenwood Village, CO 80111
720-200-1575
kboyer@tchd.org | www.tchd.org

Vaccine Information:
https://www.tchd.org/866/COVID-19-Vaccine

***Please Note Our New Environmental Health Public Counter Assistance Hours***
Walk-ins are welcome Tuesdays & Thursdays only – 8:00am to 5:00pm
We are closed for lunch from 12:00pm – 1:00pm

From: Land Use <LandUse@tchd.org>
Sent: Wednesday, April 13, 2022 3:21 PM
To: Andrea Farrow <afarrow@tchd.org>; Kathleen Boyer <kboyer@tchd.org>
Subject: FW: Request for Comments - Case PLT2022-00010 Berkeley Hills Filing No.2

Due 5/5
Adams
Location APN 0182517119004
Nick Eagleson
Berkeley Hills Filing No 2
Final plat central
PLT2022-00010
May 5, 2022

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

Attn: Nick Eagleson

Re: Berkeley Hills Filing No. 2, Case # PLT2022-00010

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for Berkeley Hills F2 and advises the property owner/developer/contractor to complete the application process for any new natural gas or electric service via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted.

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

The electric distribution design for this project is complete – awaiting recordation of final plat to schedule construction
I live on Lilac Lane at 5211 and I object to additional townhomes proposed for Columbine lane because 52\textsuperscript{nd} avenue cannot support additional traffic. Denver has put high density housing at the Aria center to the west of me. At 52\textsuperscript{nd} and Zuni there is another large complex of townhomes being built. This is only partially completed and already the traffic is overwhelming the neighborhood.

Due to the Roundabout at I 70 and Pecos large trucks and semi-trucks use 52\textsuperscript{nd} Avenue to get over to Federal avenue for easier access to I 70. The traffic on 52\textsuperscript{nd} avenue has quadrupled in the last 4 years. Because of issues between Denver County, which owns and maintains the south side of 52\textsuperscript{nd} Avenue from Pecos to Clay St, and Adams county which owns and maintains the North side of 52\textsuperscript{nd} Avenue from Pecos to Clay ST. the road is always full of potholes and is in general always needing repair.

The stop light at the corner of Federal and 52\textsuperscript{nd} has an arrow to turn left onto 52\textsuperscript{nd} Avenue from southbound Federal is so short in duration that it has caused more accidents than it has prevented. The Whole traffic situation in this residential neighborhood has become overly congestion and is detrimental effecting our quality of life.

Please only allow 3 or 4 new townhomes on this very small lot and do not grant the application for six lots on the lost which will increase the crowding in my neighborhood.

Fix the Traffic problems before granting any further high density projects in my neighborhood.

Thanks for your consideration Please include my comments verbatim.

Sent from Mail for Windows
RE: PLT2022-00010

Dear Nick Eagleson,

I received a request for comments on the proposed Land Use Application referenced above for a proposed development on parcel number 0182517119004. I am writing in support of this project. I think these homes would be a great infill addition to the neighborhood.

Best,

Jason Lewis

--
December 11th, 2002

3851 Mission Street
San Francisco

Jane M. Hunter

Dear Mr. Hunter,

Greetings. 80-221

Thank you for your help in setting up your new office. It
will be ready as soon as possible. Just
accordingly, your new office desk, phone, and other
equipment will be ready in the next few days. Please
check the list and let me know if

John

There will be a conference of the board of directors on
Thursday, and the new board of directors will be

Your service is very much appreciated.