



### 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: \_\_\_\_\_

Case Manager: \_\_\_\_\_

### 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,

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

**Commenting Division:** Development Services, Planning

**Complete**

**Name of Reviewer:** Holden Pederson

**Email and Phone Number:** [HPederson@adcogov.org](mailto:HPederson@adcogov.org) / 720-523-6847

PLN1: The applicant is proposing to create two parcels that are approximately 1.35 acres each. The minimum lot size for a property in the A-1 zone district is 2.5 acres; however, this request will be reducing an existing nonconformity rather than expanding an existing nonconformity.

PLN2: Proposed parcels will meet the minimum lot width requirement for lots served by public water and sewer of 100'.

PLN3: The following are the processes that the three requests will follow. All three approvals will be shown and signed for on the same plat document, including the Right-of-Way Dedication which will be conveyed through the plat in lieu of a deed.

- a. Lot Line Vacation will be processed and approved administratively.
- b. Right-of-Way Dedication will be put on the consent calendars for the Planning Commission and Board of County Commissioners. These approvals do not require public comment and the applicant will not be required to attend these hearings.
- c. Right-of-Way Vacation will be presented by staff to the Board of County Commissioners and will require public comment. The applicant should plan to attend this public hearing in order to speak to their request.

PLN4: Applicant should be aware that lots in the Agricultural-1 zone district served by public water and sewer have a maximum structure coverage of 12.5% of the lot area.

**Commenting Division:** Development Services, Engineering

**Complete**

**Name of Reviewer:** Matt Emmens

**Email and Phone Number:** [MEmmens@adcogov.org](mailto:MEmmens@adcogov.org) / 720-523-6826

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0326H), Federal Emergency Management Agency, January 20, 2016. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre, or disturbing less than 1 acre but belonging to a larger subdivision (over 1 acre), the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

ENG3: If the applicant intends use the remaining County road Right-of-Way (ROW) (east of the reconfigured lots) as access, a public roadway will need to be designed, permitted and constructed. The applicant will need to submit construction plans, stamped and signed by an engineer licensed in the State of Colorado, for review and approval by the County. After the construction plans are approved, the County will issue construction permits for all work to be performed within the County ROW. All work within the road ROW must be permitted by the County.

**Commenting Division:** Development Services, Right-of-Way

**Resubmittal Required**

**Name of Reviewer:** Marissa Hillje

**Email and Phone Number:** [mhillje@adcogov.org](mailto:mhillje@adcogov.org) / 720-523-6837

ROW1. Revise the title and subtitle – see redlines

ROW2. Add a purpose statement:

Example: The purpose of this plat is to vacate a portion of right of way known as Plot 49 that was dedicated by REC# XXX at BK XX/PG XX, vacate lot lines and dedicate right of way for a round about.

ROW3. ADD Easement Preservation Note:

a. Reserving, however, an easement for the continued use of existing sewer, gas, water and similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances within said street right-of-way.

ROW4. Add signature blocks for Planning Commission and Board of County Commissioners. Signature line should be CHAIR

ROW5. Legend: Provide a legend which designates all lines and symbols except where called out on plat drawing.

ROW6. Adjacent Subdivision: Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown.

ROW7. Monuments: All monuments used to determine and/or describe a boundary (including basis of bearings, point of beginning and point of commencement) shall be shown and clearly labeled on the plat drawing. Monuments for corners defined by the plat, or otherwise found to be missing in the field, shall be placed and set in accord with the requirements of the State of Colorado.

ROW8. Square Footage: The area in square feet of all lot and tracts sought to be platted.

ROW9. Delineate right of way dedication and right of way vacation using shading or other designation

ROW10. SEE OTHER REDLINES ON PLAT ATTACHED.

**Commenting Division:** Development Services, Addressing **Complete**  
**Name of Reviewer:** Marissa Hillje  
**Email and Phone Number:** [mhillje@adcogov.org](mailto:mhillje@adcogov.org) / 720-523-6837

No comment.

**Commenting Division:** Development Services, Environmental Analyst **Complete**  
**Name of Reviewer:** Katie Keefe  
**Email and Phone Number:** [KKeefe@adcogov.org](mailto:KKeefe@adcogov.org) / 720-523-6986

No comment.

**Commenting Division:** Parks and Open Space **Complete**  
**Name of Reviewer:** Aaron Clark  
**Email and Phone Number:** [AClark@adcogov.org](mailto:AClark@adcogov.org) / 720-523-8005

No comment.


**Commenting Division:** Development Services, Building and Safety **Complete**  
**Name of Reviewer:** Justin Blair

**Email and Phone Number:** [jblair@adcogov.org](mailto:jblair@adcogov.org) / 720-523-6843

No comment.

## External Agency Referral Comments:

RE: Request for Comments: PRC2019-00011 McIntosh Replat

 BFR Plan Reviews <planreviews@brightonfire.org>  
To: Holden Pederson

[Reply](#) [Reply All](#) [Forward](#) [...](#)

Fri 10/18/2019 8:59 AM

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

Good morning,

At this time the Fire District has no comments or concerns.

Thank you!

*Carla Sultinez*  
Fire Inspector  
Brighton Fire Rescue District  
500 S. 4<sup>th</sup> Ave, 3<sup>rd</sup> Floor  
Brighton, CO 80601  
303-654-8042  
[www.brightonfire.org](http://www.brightonfire.org)



October 21, 2019

Holden Pederson  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: McIntosh Replat, PRC2019-00011  
TCHD Case No. 5909

Dear Mr. Pederson,

Thank you for the opportunity to review and comment on the Right-of-Way Vacation, Right-or-Way Dedication, and Lot-Line Vacation to combine four lots into two lots for the purpose of constructing two single-family homes, located at 15781 Elmira Street. 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 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Boyer", with a long horizontal flourish extending to the right.

Kathy Boyer, REHS  
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



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

October 23, 2019

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

Attn: Holden Pederson

**Re: McIntosh Replat – Hi-Land Acres, Third Filing, Plat Correction No. 1  
Case # PRC2019-00011**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **McIntosh Replat – Hi-Land Acres, Third Filing, Plat Correction No. 1** and has no apparent conflict.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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.

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](mailto:donna.l.george@xcelenergy.com)

## Public Referral Comments:

mcintosh replat



Dave B <davebruns51@msn.com>  
To: Holden Pederson

[↩ Reply](#) [↩ Reply All](#) [→ Forward](#) [⋮](#)

Mon 10/14/2019 10:58 AM

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

Hello

I have no objections to the McIntosh replat #prc2019-00011

thank you

dave bruns

9844 e. 158th place

brighton