Development Review Team Comments

Date: March 27, 2020
Project Number: PRC2020-00003
Project Name: 5200 Wyandot

Note to Applicant:
The following review comments and information from the Development Review Team is based on the information you submitted for the Rezone/Minor Subdivision Application. The Development Review Team review comments may change if you provide different information during the Resubmittal. At this time, a resubmittal is being required. Resubmittal material can be deposited with our One-Stop Customer Service Center. You will need the attached “Resubmittal Form”, and a paper and digital copy of all the resubmitted material. You should also provide a written response to each staff comment and referral agency letter. Please contact the case manager if you have any questions.

Also, please note where “Section” is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Your review comment consultation will be held on Monday, March 30, 2020 from 1:00 p.m. to 1:45 p.m.

Commenting Division: Development Services, Planning
Name of Reviewer: Layla Bajelan
Email: LBajelan@adcogov.org / 720-523-6863

PLN01: REQUEST
Request: 1) Minor subdivision to create three additional parcels and 2) Rezone from R-1-C to R-3.

PLN02: PERFORMANCE STANDARDS (R-3 Zone District)
1. Minimum lot size: Attached dwelling on Individual lot: 2,500 square feet per dwelling, proposed lots are in conformance
2. Minimum lot width: Attached dwelling on Individual lots: 25 feet, proposed lots are in conformance
3. Maximum Density: 14 dwelling units per acre.
   a. Subject R-3 property is .23 acres allowed up to 3.22 units.
4. Setbacks:
   Front: 20 feet
   Side: 0 feet along common walls of adjoining dwelling units, 5 feet from end unit when units are located on individual lots, 20 feet from end unit when units are located on a single lot
   Rear: 15 feet

Applicant is proposing a 3 ft. side setback from the end unit the north and south. This does not meet the minimum side setback of 5 ft. for the R-3 zone.
5. Max Height: 25 feet for a dwelling

**PLN03: DEVELOPMENT CONSIDERATIONS**

Dwelling, Multifamily 4-07-02-04

1. Minimum Unit Size (04-07-02-04-01):
   a. Efficiency: Four-hundred-fifty (450) square feet
   b. One Bedroom: Six hundred (600) square feet
   c. Two Bedroom: Seven-hundred-fifty (750) square feet
   d. Three Bedroom: Nine hundred (900) square feet
   e. Four Bedroom: One thousand (1,000) square feet

2. Site Coverage (4-07-02-04-02) Triplex and Fourplex Developments:
   a. Principal and Accessory Structures: Maximum 50%,
   b. Paved Area (Driveways): Maximum 20%,
   c. Open Space (Common and/or Public): Minimum of 30%

3. Minimum Landscaped Area (4-07-02-04-03): Not less than 30% of the site area shall be landscaped

4. Bicycle Parking: Bicycle parking shall be provided for all multi-family development. Bicycle parking areas shall be located near structure entries but shall not encroach into pedestrian walkways

5. Multifamily Parking Requirements (4-12-04-03) How do you intend to provide visitor parking?

<table>
<thead>
<tr>
<th>Dwellings</th>
<th>Multi Family</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family</td>
<td>2 spaces for each dwelling unit</td>
</tr>
<tr>
<td>Two-family</td>
<td>2 spaces for each dwelling unit. The Planning Commission may require up to 1 space for every 2 units for visitor parking.</td>
</tr>
<tr>
<td>Multifamily</td>
<td></td>
</tr>
<tr>
<td>Studio/ Efficiency</td>
<td>0.75 spaces per unit type</td>
</tr>
<tr>
<td>1 Bedroom</td>
<td>1.0 spaces per unit type</td>
</tr>
<tr>
<td>2 Bedroom</td>
<td>1.5 spaces per unit type</td>
</tr>
<tr>
<td>3+ Bedroom</td>
<td>2.0 spaces per unit type</td>
</tr>
<tr>
<td>Visitor</td>
<td>Minimum of 15% of the required parking shall be provided for visitors in addition to the minimum required off-road parking</td>
</tr>
<tr>
<td>Efficiency units</td>
<td>1 per unit</td>
</tr>
</tbody>
</table>

**PLN04: SUBDIVISION IMPROVEMENT AGREEMENT (SIA)**

1. Applicant turned in the SIA application without a copy of the SIA. I have attached an example SIA.
2. Please submit the SIA in Microsoft Word version.
PLN05: PUBLIC LAND DEDICATION
1. Public Land Dedication - School District, Neighborhood/ Regional Parks
2. Cash in Lieu being required
3. Included is a calculation sheet of PLD fees, once your case has been scheduled for Public Hearing, you will be expected to pay $6,373.20, at least 24 hours before your case has been scheduled. Please do not pay this amount until your case has been scheduled for Public Hearing.

PLN06: DEPTH TO WIDTH RATIO
Section 5-03-03-06; No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of four-hundred-twenty-five (425) feet. Proposed lots are 27 feet by 112 feet. The applicant is required to turn in a Waiver from the Subdivision design standards.

PLN07: CRITERIA FOR APPROVAL
Zoning Map Amendment Section 2-02-15-06-02
The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a Zoning Map amendment, shall find:
1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Minor Subdivision Section 2-02-20-03-05
The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a final plat, shall find:
1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the
levels of service of the County.

8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.

9. The final plat is consistent with the purposes of these standards and regulations.

10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

11. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
   a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of uses;
   b. Incorporating site planning techniques to foster the implementation of the County’s plan and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost-effective delivery of other services consistent with adopted plans, policies, and regulations of the County;
   c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures; and
   d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design. Applicant turned in an SIA without

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

1. A Subdivision Improvements Agreement (SIA) with appropriate collateral will be required prior to beginning construction at this location. This SIA must be approved by the Board of County Commissioners prior to beginning construction.

2. These Construction Plans (Plans) must be approved by the Community and Economic Development Dept. (CEDD) prior to beginning construction.

3. A Pre-Construction Meeting will be required prior to beginning construction.

4. Sheet C2.0, C4.0 – This construction could directly conflict with the proposed construction that will be completed by the Berkeley WSD in coordination with the Denver Water Board. Adams County reviewed this submittal under case no. EGR2019-00048. These construction plans have yet to be permitted. A concerted coordination effort will be required prior to construction. The contact person for this project is Sharon Whitehair, phone number is 303-477-1914.

5. Sheet C2.1, C2.2 – A Typical Pavement Section must be completed and shown in these construction plans. All concrete will be placed monolithically.

6. Sheet C2.3 – The Adams County Typical Standard Curb Cut Detail as shown on this sheet is not ADA Compliant and must be removed from this submittal.
7. All concrete will be placed monolithically using a 4500PSI concrete with Fibermesh. Please add this note to design drawings.

8. Sheet C2.0, C3.0, C4.0 – The existing Water Meter as shown on 52nd Ave. appears to be in direct conflict with the proposed curb, gutter and sidewalk. This meter will need to be relocated in the appropriate location.

The stormwater management comments are as follows:

1. The WQ pond is not the right tool for projects under 1 acre. Consult UDFCD for adequate system for smaller projects with small tributary areas.

2. This site is proposing a water quality system that DOES not exist per UDFCD. Either a pervious paver is required to be designed following UDFCD, or a bioretention area/rain garden which relies on the growing filter media and roots to promote infiltrations. The third option would be a sand filter. Please clarify and standardize naming system in all documents, plans and reports. Grass over a layer of rock is not an option, nor long term solution to keep the grass thriving. I recommend sand filter as vegetation cannot survive under water. The area cannot be deeper than 1 ft. Cross section layers depth and material must match UDFCD.

3. Just to clarify, partial infiltration means that only underdrain, no impermeable liner at the bottom of the filtration material, label cross section accordingly.

4. The pond is showing still showing small WQ orifices, if the bioretention area or sand filter is providing WQ, then the small orifices are no longer needed.
   a) Grading Plan/EC Plan: for adequate operation and maintenance of drainage facilities:
      1. Assign a designated maintenance access around the perimeter.
      2. Add flow direction to erosion control plans
   b) FYI CD’s - Roof drain disconnection Section 9-01-06-08: Roof downspouts, roof drains, or roof drainage piping shall discharge onto the ground and shall not be directly connected to the storm drainage system. In special circumstances, the County may approve a variation from this requirement as long as the downspout is designed to infiltrate before entering a storm drainage facility. The discharge pipe must daylight into a drainage feature such as curb and gutter, without creating erosion. Please address all “Roof Basin” and describe how the roof drains will be disconnected.
   It is not clear how the garage will drain back to the pond
   c) Drainage Facility: Please indicate who will own and maintain this pond in perpetuity. If there will be an HOA, please provide copy of covenant agreement specifying pond maintenance responsibilities. How long term maintenance will be funded?

Additional Engineering comments were emailed to the applicant on March 9, 2020.

Commenting Division: Development Services, Planning (RIGHT-OF-WAY Review)

Name of Review: Holden Pederson
Email. HPederson@adcogov.org / 720-523-6847

****ROW comments regarding the plat and ROW dedication will be sent out in a separate email. I appreciate your patience. ****
Commenting Division: Environmental Analyst Review
Name of Review: Katie Keefe
Email: KKeefe@adcogov.org / 720-523-6897

No Comment

Commenting Division: Development Services Building and Safety, Chief Building Official
Name of Review: Justin Blair
Email: jblair@adcogov.org / 720-523-6843

No Comment

Commenting Division: Parks
Name of Review: Aaron Clark
Email: aclark@adcogov.org

No Comment
February 25, 2020

Layla Bajelan, Long Range Planner II
Adams County Community & Economic Development
Transmission via email: lbajelan@adcogov.org

Re: 5200 Wyandot Project
Case No. PRC2020-00003
Part of the SW ¼ NW ¼ of Sec. 16, T3S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Layla Bajelan:

We have received your February 20, 2020 proposal to split a 0.53-acre parcel known as Plot 5, Robbins Subdivision into two parcels and rezone said parcels to R3 subdivision in order to allow for the construction of a triplex on the northern parcel.

Water Supply Demand

The proposed uses and estimated water requirements for this development were not specified.

Source of Water Supply

There are no permitted wells on the subject property. The proposed water supply source was not specified; however, according to a letter dated January 11, 2019 from Denver Water, the property is located within the Berkeley Water District (“District”). According to the letter the property is eligible to receive water, however prior to proceeding with the project the Applicant needs verify with the District their ability to serve, rules and regulations affecting service and any additional applicable changes. It is unclear if the District has verified their ability to serve the property. According to the letter, the District is a distributor contracted by Denver Water. This office considers Denver Water to be a reliable source.

State Engineer’s Office Opinion

Pursuant to section 30-28-136(1)(h)(II), C.R.S., the State Engineer’s Office has not received enough information to render an opinion regarding the adequacy of the proposed water supply. Prior to further review of the subdivision water supply plan, the following information is required:

1. The applicant should specify the proposed water requirement and proposed uses (including number of single-family dwellings, square feet of home lawn and garden, and number of domestic animals) for each lot.
2. The District should clarify that it is committed to serve the proposed water requirement and uses for this development.

If you or the applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x8206 or at wenli.dickinson@state.co.us.

Sincerely,

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file 27018
Review Comments
Monday, March 9, 2020

<table>
<thead>
<tr>
<th>Case Number:</th>
<th>PRC2020-00003</th>
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<tbody>
<tr>
<td>Location:</td>
<td>5200 Wyandot Street (Parcel 0182516222007)</td>
</tr>
<tr>
<td>Description:</td>
<td>Minor subdivision to create 3 additional parcels and rezone from R1C to R3.</td>
</tr>
<tr>
<td>Reviewer:</td>
<td>Whitney Even</td>
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Notes specific to the plan reviewed will be red in color. These comments may require a response from the applicant.

General:

1. The following comments are typical site development requirements regarding fire access and water supply. 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. Amendments to this code can be located by going to http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf.

2. 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. These requirements are not all inclusive, but are provided to aid in your design process.

Automatic Fire Sprinkler System:

3. As stated in Section 903.2.8 of the 2018 International Fire Code as adopted and amended by Adams County, an approved residential fire sprinkler system is required. The R-3 fire area exceeds 3,600 square feet. Please be aware that if the sprinkler system is going to be designed and installed in accordance with NFPA 13D the fire sprinkler plans must be submitted to us for review under a separate permit. If the system will be designed and installed in accordance with IRC section P2904, plans shall be submitted to Adams County Building Division for review and permitting. If a P2904 system is to be installed, please provide us with a record of the Building Division’s approval.

Fire Apparatus Access Roads:

4. Fire apparatus access roads shall:
   i) Be a minimum of 24’ wide or 26’ wide when a fire hydrant is present or if the highest roof surface exceeds 30’
      (1) For purposes of this section, the highest roof surface shall be determined by measurement to the eave of a pitched roof, the intersection of the roof to the exterior wall, or the top of parapet walls, whichever is greater.
   ii) Be within 150’ of all ground level exterior portions of the building (may be longer when an approved fire sprinkler system is installed throughout the building);
   iii) Be able to support an 85,000 pound fire apparatus;
   iv) Provide all-weather driving capabilities and;
v) Meet the turning radius of our largest fire apparatus (see attached turning radius template).

5. We typically require a drive path analysis showing that our fire apparatus will be able to easily maneuver along fire apparatus access roads. Please use the attached turning radius template and provide the specifications used in your analysis on the plan.

6. Buildings or facilities exceeding three stories or 30 feet in height or over 62,000 square feet in area shall have at least two means of fire apparatus access for each structure.

7. Fire apparatus access roads shall be delineated on the site plan as “Emergency Access Lanes” and shall be marked with both a no parking fire lane sign and curbs shall be painted red.
   a. Fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches (305 mm) wide by 18 inches (457 mm) high and have red letters on a white reflective background.
   b. Fire lane signs as specified above shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.
   c. Fire lane signs as specified above shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.

8. Any proposed gates across fire access roads shall be provided with a Knox pad lock or key switch if electronic. For information on how to order this, please go to https://www.acfpd.org/plan-submittals.html.

9. Dead-end fire apparatus access roads in excess of 150 feet (45,720 mm) in length shall be provided with an approved area for turning around fire apparatus.

Fire Flow and Hydrant Location:

10. The required fire-flow is dependent on the building construction type, square footage, and presence of an approved automatic fire sprinkler system. You may refer to Appendix B of the 2018 IFC for guidance.
11. A fire hydrant fire-flow test shall be conducted by the appropriate Water District to determine the available fire-flow at the site. A computer model simulation may be completed if the site does not have any fire hydrants located next to it. If a computer model simulation is used, a fire-flow test shall be conducted on the site after the water supply and fire hydrants are approved for operation.

12. A fire hydrant shall be located within 400’ (unsprinklered building) or 600’ (fully sprinkled building) of all ground level exterior portions of the building.

13. 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.

14. A 3-foot clear space shall be maintained around the circumference of fire hydrants.

15. Private fire service mains and fire hydrants 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. Private fire service mains and fire hydrants plans shall be submitted for review and approval. A current list of registered contractors can be found by going to https://www.colorado.gov/dfpc/fire-suppression-system-contractors.

Other Requirements:
- All site development plans required by the county shall be submitted to us for review and permitting as well. These shall include at a minimum an overall dimensioned site plan, grading plan, landscape plan, and utility plan.
- After the site development plans are reviewed and approved, plans for all buildings and fire protection systems shall be submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.
- We always welcome and encourage meetings to discuss fire code requirements. Please call us at any point in the process if you would like to schedule one.
Other Notes:

The front bumper extends 16 inches from the face of the cab.

The width is 19' with outriggers fully extended.

Category Description:  OptionID:  Option Description:
Axle, Front, Custom  0090913  Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front  0019818  Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front  0582746  Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers  0606536  Bumper, 16" Extended, Steel Painted, Arrow XT
Aerial Devices  0592931  Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.
March 6, 2020

Layla Bajelan  
Adams County  
Community & Economic Development  
4430 S. Adams County Parkway, Suite W2000A  
Brighton, CO 80601

Location: SW SW NW Section 16, T3S, R68W of the 6th P.M.  
39.7915, -105.0142

Subject: 5200 Wyandot Project – Minor Subdivision and Rezone  
Case Number PRC2020-00003; Adams County, CO; CGS Unique No. AD-20-0014

Dear Ms. Bajelan:

Colorado Geological Survey has reviewed the 5200 Wyandot Project referral. I understand the applicant proposes 1) a minor subdivision to create three additional parcels of 0.07 to 0.08 acre each, and 2) to rezone the property from R-1-C to R-3.

There are no known geologic hazards or unusual geotechnical constraints present that would preclude the proposed residential use and density. **CGS therefore has no objection to approval of the minor subdivision and rezone 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 mapped as “upland deposits,” described as a probable aggregate resource, and wind-deposited sand, a possible sand resource.

However, the NRCS Adams County Soil Survey rates the site soils as a poor source of sand and gravel. Denver Formation bedrock is mapped immediately south of the site, indicating that surficial deposits are likely relatively thin in this area, and the site’s small size and residential setting appear to preclude economically viable extraction of any potential aggregate resource, due to noise, air quality, and visual impact concerns.

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

Sincerely,

Jill Carlson, C.E.G.  
Engineering Geologist
Hi Layla,

Denver Water has no comments on the rezoning of this subdivision. If you have any questions or concerns please let me know.

Thank you,

Kela Naso | Engineering Specialist
Denver Water | t: 303-628-6302 | e: kela.naso@denverwater.org
denverwater.org | denverwaterTAP.org

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Thursday, February 20, 2020 3:27 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- PRC2020-00003; 5200 Wyandot Project

Request for Comments

Case Name: 5200 Wyandot Project
Case Number: PRC2020-00003

February 20, 2020

The Adams County Planning Commission is requesting comments on the following applications: 1) Minor Subdivision to create 3 additional parcels 2). Rezone request from R-1-C to R-3. This request is located at 5200 WYANDOT ST. The Assessor's Parcel Number is 0182516222007.

Applicant Information: Regan Foster
5200 Wyandot
Denver, Colorado 80221

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 03/17/2020 in order that your comments may be taken into
Layla,

The RTD has no comments on this project.

Thank you,

C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com
March 10, 2020

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

Attn: Layla Bajelan

Re: 5200 Wyandot Project, Case # PRC2020-00003

Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the 5200 Wyandot Project Rezone. Please be advised that Public Service Company has existing electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo’s ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

PSCo has no conflict with the proposed new property lines, and requests an 8-foot wide dry utility easement along the easterly property lines of the 3 new lots, as well as additional easement to cover the diagonal electric line from the pole at the easterly property line to the pole at the existing residence. If electric this line is not covered by easement in the first lot to the north of the existing residence, it will be in trespass with the new lot lines.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal 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. 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 for utility locates prior to 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
Layla,

I have reviewed the referral for the 5200 Wyandot Project which includes a minor subdivision to create 3 additional parcels and a rezone to R-3 and have no objections.

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 Thu, Feb 20, 2020 at 3:27 PM Layla Bajelan <L_Bajelan@adcogov.org> wrote:

Request for Comments

Case Name: 5200 Wyandot Project
Case Number: PRC2020-00003

February 20, 2020

The Adams County Planning Commission is requesting comments on the following applications: 1) Minor Subdivision to create 3 additional parcels 2) Rezone request from R-1-C to R-3. This request is located at 5200 WYANDOT ST. The Assessor's Parcel Number is 0182516222007.

Applicant Information: Regan Foster
5200 Wyandot
To Layla Bazelen  
Long Range Planner  
Case Manager

March 11, 2020

I am against Ryan Foster's additional subdivision parcels at 5200 Wyandot St and for a R-1-C to R-3 zoning change for them. This builder has put in housing that does not fit in or match the neighborhood of mainly single residential homes.

I agree profit is good, but this builder seems motivated by greed. He's trying to shove in as many units as he can in as little amount of space as he can get away with.

I can see why the city of Lakewood is considering, or has already banned, this type of greedy, overcrowded housing very high priced & cheaply built that puts a strain on locals where they suddenly pop up in.

Sincerely
Jean York  
(303) 477-4848

P.S. The Assessor's Parcel number is 0182516222007