



Development Team Review Comments

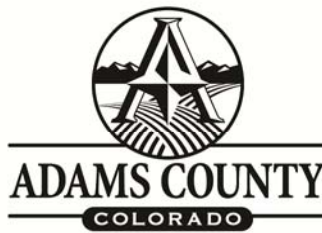
The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

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 electronically through e-mail or a flash drive delivered to the One-Stop Customer Service Center. The following items will be expected by our One-Stop Customer Service Center:

- 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
 - Electronic copies can be emailed to epermitcenter@adcogov.org as a PDF attachment. If the files are too large to attach, the email should include an unlocked Microsoft OneDrive link. Alternatively, the resubmittal can be delivered to the One-Stop counter on a flash drive.



Re-submittal Form

Case Name/ Number: _____

Case Manager: _____

Re-submitted Items:

- Development Plan/ Site Plan
- Plat
- Parking/ Landscape Plan
- Engineering Documents
- Subdivision Improvements Agreement (Microsoft Word version)
- 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: Engineering; Planner; Right-of-Way; Addressing; Building Safety;

Neighborhood Services; Environmental; Parks; Attorney; Finance; Plan Coordination



Development Review Team Comments

Date: 1/25/2022

Project Number: RCU2020-00029

Project Name: Perez-Morales Vehicle Storage Conditional Use Permit

Commenting Division: Plan Coordination 4th Review

Name of Reviewer: Ella Gleason

Date: 01/25/2022

Email:

Resubmittal Required

Commenting Division: Planner Review 4th Review

Name of Reviewer: Ella Gleason

Date: 01/25/2022

Email:

Resubmittal Required

PLN01: Please be aware that for a lot this size (0.48 acres), historically only 1 to 2 vehicles have been permitted by the Board of County Commissioners through a conditional use permit. You have the right to propose as many vehicles as you would like, but staff would not be supportive of 8 vehicles.

PLN02: Landscaping standards require that the entire front and side yards must be landscaped, except for driveways, for a single family home. Additionally, a minimum of 30% of the backyard must be landscaped. (Sec. 4-19-09-01) and 30% of the total landscaping must be living ground cover. The current proposal covers most of the yard in gravel and concrete. A successful application would meet these landscaping requirements and provide a hard surface for vehicles to be parked on. This is another reason 8 vehicles would not be supported by staff.

PLN03: An 8 ft fence would not be permitted; 6 ft is the maximum height for a fence surrounding a residential use. Additional trees are highly encouraged.

PLN04: Please keep in mind that the primary use of this property is a single-family home; the proposed storage of vehicles would be an accessory use. If you are interested in discontinuing the use of the home and using this primarily for vehicle storage purposes, you could consider rezoning to an Industrial zone district.

Commenting Division: Development Engineering Review 4th Review

Name of Reviewer: Matthew Emmens

Date: 01/25/2022

Email: memmens@adcogov.org

Resubmittal Required

ENG1: All surrounding streets are under the jurisdiction of Commerce City. The applicant should check with the City to see if any access permits are necessary.

ENG2: Applicant has recently constructed improvements to the property that have increased the imperviousness of the property. Drainage improvements may be necessary to mitigate for an increase in drainage from this property. A drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

Commenting Division: Application Intake 4th Review

Name of Reviewer: Kevin Mills

Date: 01/04/2022

Email:

Complete