Re-submittal Form

Case Name/ Number: Perez-Morales Vehicle Storage Conditional Use Permit / RCU2020-00029

Case Manager: Ella Gleason

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 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.
Development Review Team Comments

Date: 10/19/2021

Project Number: RCU2020-00029
Project Name: Perez-Morales Vehicle Storage Conditional Use Permit

Commenting Division: Development Engineering Review 3rd Review
Name of Reviewer: Matthew Emmens
Date: 10/18/2021
Email: memmens@adegov.org

Complete

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.

END2: There are no engineering objections to this application.
Please confirm that this request is to store up to 10 vehicles over 7,000 lb on the property at a time, with as few as 2 vehicles over 7,000 lb being on the property at a time. If there are 10 vehicles on the property, will there be enough space to park them on the concrete? Please demonstrate this on your site plan and show how many large vehicles could fit.

Please be aware that it is unlikely that staff will support a request to store 10 vehicles at this property. It is unlikely that 10 vehicles will be approved.

It is important that the applicant demonstrates that the large vehicles would not represent a public nuisance for the surrounding area if the Conditional Use Permit request is approved. These screening measures should be proposed and designed in order to prevent view of the vehicles from the public right-of-way. Staff recommends a combination of screen fencing, landscaping (such as new trees around the storage area), or a new accessory structure such as a loafing shed that the vehicles could be stored and parked within.

In previous comments, you have stated that you plan to install a fence and trees on the property. Please show these on your site plan. How tall will the fence be? What material? How many trees?

Feel free to use your survey plat, or a hand-drawn site plan with landscaping, fencing, and parking is also sufficient. Make it as legible as possible.

Please confirm whether or not auto repairs are being made on site at 7520 E 86th Avenue.

Please confirm the hours in which vehicles will be moved to and from the property.

Will any of the trucks have to idle in the driveway? In past cases, the Board of County Commissioners have wanted to know the hours of idling, if applicable.
PLN01: Yes, the request is to store up to 10 vehicles over 7,000 lbs. We are aware that 10 vehicles might not be approved, but we are shooting for the highest number we might be able to get. I have attached pictures of what 8 vehicles look like. So, we are willing to move our request to 8 vehicles for approval at this time.

PLN02: We asked all surrounding business and people if they had any problems with it. They all gave their answer in the begging of this process. We are putting an 8-foot wood fence on the west and east sides of my property. I can not put a fence that tall in the front it is not allowed. I am deciding to do the fence instead of adding trees to west side as originally planned. It will just be the 8-foot wood fence, no trees. I showed it on the paperwork in red ink where the fence will go.

PLN03: No auto repairs will be done at 7520 e 86th ave.

PLN04: Vehicles if they needed to be move will be between 8am and 6 pm Monday through Friday.

PLN05: No trucks will be idling, they will be moved in, parked and left there until they need to be moved back to the shop @ 60 bush st, Brighton co 80601
8 ft fence made of wood
WE WILL PARK TRUCKS HERE