



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: 3/1/2022

Project Number: RCU2022-00002

Project Name: 5280 Beach Volleyball CUP

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 03/01/2022

Email:

Complete

ENV1. Note to applicant that restrooms and potable water need to be provided on-site for customer and employee use. Per OSHA, restroom and handwashing facilities must be provided on-site for workers. .

ENV2. Much of the parcel lies within the Natural Resource Conservation Overlay (NRCO) district, which aims to protect important wildlife areas and designated floodplains and their riparian areas, among other things. See Sections 3-39 and 4-14-02 of the Adams County Development Standards and Regulations for more details.

ENV3. If the land area disturbance within the NRCO boundaries is greater than one (1) acre, then a Resources Review must be completed by a qualified professional consultant prior to application submittal so that it may be taken into consideration. See Section 4-14-02-03-04 for Resources Review methodology.

ENV4. Note to applicant that all development must comply with the NRCO buffers/setbacks requirements for individual protected resources provided in in section 4-14-02-04-02-5.

Commenting Division: Planner Review

Name of Reviewer: Maxwell Bernhardt

Date: 02/28/2022

Email:

Resubmittal Required

PLN01: Proposal calls for outdoor sand volleyball courts. Outdoor recreation uses are permitted with a Conditional Use Permit in the A-1 Agricultural zone district.

PLN02: Based on the performance standards in Chapter 4, Section 4-09-02-17 of the Adams County DSR, a screened garbage area shall be maintained on the site, and must be located at least 20 feet away from a public sidewalk.

PLN03: Applicant will need to take access off of Imboden or Colfax. Please refer to engineering comments for comprehensive access comments.

PLN04: Per 4-09-02-17, the owner shall maintain full-time adult management responsible for the premises during all hours of operation.

PLN05: Please see Ch. 4, Section 4-17 for detailed landscaping standards. At a minimum, at least 10% of the area must be landscaped with at least 50% of this landscaping abutting public right-of-way (in this case, Imboden Rd.). A type C bufferyard will be required along the northern, eastern, and southern property lines.

PLN06: Please see section 4-14 for general operational standards, including lighting, as well as dust and debris control.

PLN07: Please see section 4-15 for signage standards.

PLN08: Please see section 4-13 for parking requirements. Parking shall be based on review by the Planning Commission. The current proposed parking appears to be sufficient.

PLN09: Water service and permanent restrooms will be required.

PLN10: Resources Review would be required prior to building permit issuance, since this is located in the Natural Resources Conservation Overlay (NRCO). This will be a Condition on the CUP.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 02/28/2022

Email:

Resubmittal Required

ENV1: Restrooms and potable water need to be provided on-site for customer and employee use. If they're required to have full-time staff on-site during operational hours then, per OSHA, they'll need restroom and drinking water facilities.

Commenting Division: Building Safety Review

Name of Reviewer: Justin Blair

Date: 02/24/2022

Email: jblair@adcogov.org

Complete

1-Applicant would be required to provide permanent restroom facility for the use

2-Electrical permit would be required for lighting of parking lot and court.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 02/23/2022

Email: gmoon@adcogov.org

Complete

No open violations at this time. No comment

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 02/23/2022

Email: gmoon@adcogov.org

Comment

There are no OPEN violation cases at this location at this time. NO COMMENT

Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 02/22/2022

Email:

Resubmittal Required

ENG1: A Traffic Analysis will be required by Planning and Development to determine the amount and/or distribution of traffic generated from a proposed development. A traffic analysis is a computation of the traffic that is generated by a proposed development that is expected to generate more than 20 average daily trips. The analysis should address any off-site improvements that may be necessary to mitigate traffic impacts from the proposed development and address the access onto Imboden Avenue and State Highway 40.

ENG2: The applicant needs to be aware that prior to building permit and/or lot sale a EGR2021-00038 will be required in conformance with the Adams County Development Regulation. The Applicant will be required to address access, drainage and parking. Improvements of on one half of Imboden Avenue to the standard street template and dedication of Right-of-way along the street frontage will also need to be addressed.

ENG3: These initial case comments are based solely upon the submitted preliminary application package. They are intended to make the applicant aware of regulatory requirements. Failure by Planning and Development to note any specific item does not relieve the applicant from conforming to all County regulations. Furthermore, if the proposed site layout and design are altered substantially during subsequent County land development processes (EGR, WET, Early grading, platting, exemptions, additional submittals), Planning and Development reserves the right to modify these initial comments or add appropriate additional comments.

Other permit now in process:

EGR4: The applicant is currently in process with GRD2022-00002 and WET2022-00003 to process an early grading permit/floodplain permit for the extension of an access road on the 5280 Beach property to build the Watkins volleyball Site. This is to allow the applicant is requesting to begin early grading activities within this development prior to completing the EGR2021-00038.

EGR5: The applicant should provide a letter acknowledging that they are proceeding with the early grading at their own risk by applying for this work in advance of the EGR and RCU being process and approval by Adams County. With the request, the applicant has provided grading-only plans showing the extension of the private access grading for the on-site Facilities.

EGR6: Part of the early grading activities will partly be performed in the regulated floodplain, this grading in the floodplain will only be performed after a Floodplain Permit have been approved.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 02/11/2022

Email:

Complete

ROW1: Applicant will need to construct access road within county right-of-way as dedicated by subdivision plat recorded at reception number C1169122, File 18, pg. 909. Access permit from CDOT will be required as CDOT owns Colfax Ave/ Highway 36 in order to tie into this right-of-way. A Grading Permit will be required to construct the road to Fire Department specifications, and a Private Road Maintenance Agreement will be required as the County will not maintain this access until such time that it is built to County Standards for its classification.

ROW2: Any drainage easements, storm water quality features, etc. will need to be dedicated to Adams County by separate instrument based off of the engineering review comments for improvements associated with this project.

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 1, 2022

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

Attn: Max Bernhardt

Re: 5280 Beach Volleyball CUP, Case # RCU2022-00002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **5280 Beach Volleyball CUP**. The property owner/ developer/contractor must complete the application process for any new 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

Maxwell Bernhardt

From: Erica Schofield <ericaschofie@gmail.com>
Sent: Tuesday, March 1, 2022 3:12 PM
To: Maxwell Bernhardt
Subject: 5280 Beach Volleyball Cup/RCU2022-00002

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

Mr. Bernhardt,

I am replying to your request for comments on the above referenced project. I am a resident on the NW side of Imboden and Colfax. Reviewing the plans it states no utilities, however there are plans for sewer lines and a proposed well. I am concerned and would like clarification of water rights and proof of water. Another concern would be containment of the sand for the volleyball courts. It gets extremely windy out here and Colfax has a lot of semi truck traffic. Although it is noted on page 123 that the land use is tennis courts.

Thank you for your time,

Erica Schofield

February 28, 2022

Adams County Community

and Economic Development Department

4430 South Adams County Parkway

Suite W2000A

Brighton, CO 80601

Hello Max,

I am John Olson and I reside in the Prairie View neighborhood just north of the proposed outdoor sand volleyball facility, Case #RCU2022-00002.

I am against this Conditional Use Permit for 5280 Beach Volleyball CUP for the following reasons:

- What is the cost to extend Imboden road 600+ feet south of Hwy 36? I do not see any cost estimates for this part of the project which is in the Adams County easement. I'm sure this cost will be paid for by Adams County. This 600+ ft. extension will only serve as access to this one facility and I am not willing to pay for it as a resident in Adams County.
- Will alcohol be allowed at the facility? Alcohol goes hand in hand with adult sports and outdoor volleyball is no exception. Will Adams County provide security?
- Utilities are absolutely needed for this type of outdoor sport. I'm assuming that they will have Port-o-Potties on site but what about running water? Running water is needed to wash off the sand and dirt from the participants bodies, not just to wash their hands. I reference the City of Aurora outdoor volleyball events and their utilities at the site.
- Star gazers come out to our area to watch the skies with their telescopes due to the lack of artificial light from the city. Any nighttime events will require a large amount of artificial lighting.
- Other concerns include:
The sand being used as a sandbox by neighboring and wild animals.
The abundance of Canadian Thistle and 'goatheads'.

I haven't seen a business plan from 5280 Beach Volleyball yet but I wonder about maintenance at the facility by the owners who live an hour's drive away in Arvada.

These are just a few concerns from myself and our neighbors who voiced their opinions and suggestions at our Annual POA meeting.

Thank you for your consideration.

John Olson

2860 Eclipse Street

Watkins, CO 80137

719-588-7021 jncolson1969@gmail.com

Maxwell Bernhardt

From: Brent Delehoy <coloradobigrig@gmail.com>
Sent: Thursday, February 24, 2022 8:30 AM
To: Maxwell Bernhardt
Cc: Chip Cary; Paula Schlegel
Subject: RCU2022-00002

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

Dear Adams County,

I am writing to express my strong opposition to building the volleyball sports facility. While the local community may be unable to prevent development, that in itself will be detrimental to the area, nearly all residents in neighborhood are completely opposed to the addition of this unregulated nuisance that will cause traffic and safety problems, create even more problems with homeless and unsupervised youth, destroy local wildlife habitat, and potentially lower the property values of the existing community.

I was disappointed with the development of the industrial areas to the east of Imboden road and the increase in traffic from the landfill and oil fields. There seems to be no indication of where this will end unless we stop this and other misguided developments now.

I urge you to disapprove the proposed use, and from recent meetings and discussions with my neighbors, I know my opinions are shared by many who have not managed to attend meeting or write letters and emails.

Thank you for your continued service and support of our communities.

Best regards,

Brent Delehoy

2274 Haskell Way

Watkins CO 80137