



## 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](mailto: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: RCU2023-00033

Case Manager: David Debosky

### 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:** 10/13/2023

**Project Number:** RCU2023-00033

**Project Name:** Menjivar Delgado Truck Storage

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**Commenting Division:** Plan Coordination 3rd Review

**Name of Reviewer:** David DeBoskey

**Date:** 10/13/2023

**Email:**

**Resubmittal Required**

Planner Review 3rd Review

David DeBoskey

10/13/2023

**Resubmittal Required**

Planning Comments on third submittal

PLN3: Okay. When you determine the best option, at the time of the hearing the structure (carport or enclosed) does NOT have to be 100% complete. We can make it a condition precedent so you have time (1 year) to build and pass inspections with the permit. In this hypothetical scenario, the conditions precedent must be met by the timeline or the permit would be revoked. By the time of the hearing, you MUST determine and tell us what type of structure you are planning to build. This comment will stay open once it is decided. Resubmit with the decision, please.

This would be structure would be built separately, on a separate building permit.

- Juan is actively seeking plans and financing to build an enclosed building approx. 50' x 70' or 55' x 75'. A building permit will be applied for once a building kit has been purchased. The building will adhere to

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**Commenting Division:****Name of Reviewer:****Date:****Email:**

all building codes and have a concrete floor. The building will be completed within 1 year post Conditional Use Permit issuance.

PLN4: Because of potential vehicle fluid leaks and groundwater/stormwater contamination, a hard surface is something that we know that the commissioners (the decision-makers) want to see. It would not be needed for the entire driveway, just the parking surface. The entire pad for truck turn around doesn't necessarily have to be hard surface.

- See response above.

PLN8: Thanks for clarifying this on site plan.

I know there are only 3 sheds on the property. Are they permitted? That would be important to get taken care of if not as those could be questions that are asked. It would look better for you if those structures are permitted as both the planning commission and board of county commissioners have asked about other on-site structures and permit status.

If they are permitted, please provide the permit documentation or permit number.

- CORA request submitted on 10/17/23 to cedadmin@adcogov.org
- Shed 3 is under 200 sq ft, therefore it does not need a permit
- Shed 1 – No permit on file.
- Shed 2 – Permit provided by CORA. Permit #740-76, dated 8/3/76 Barn for horses
- Juan will plan to remove shed 1 when new building is completed

PLN11: Great, just two drivers who live on the property. No one from the outside (i.e. other employees) can drive those vehicles.

- Understand and noted.

PLN12: Is there any auto servicing or auto maintenance or auto work done on these vehicles on site?

- Tire rotation, washer fluid checks are the only on-site maintenance done on the property. Trucks are serviced and maintenance completed off-site for any other repairs.

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Development Engineering Review 3rd Review Arthur Gajdys

10/12/2023

**Resubmittal Required**

--- Unresolved, response required ---

ENG1: See ENG4 from the previous review. Currently awaiting the drainage report. Applicant is currently working to provide this item.

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BOARD OF COUNTY COMMISSIONERS

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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

- Hiring FHU for this report. Cost is high, so will take a bit to raise funds

ENG2: The Trip Generation Analysis (TGA) provided by the applicant is missing a couple required items. The TGA must include a reference to a specific Land Use Code from the ITE Trip Generation Manual (item #1), and must provide the trip estimates for said land use code. The TGA must also be signed and stamped by a Professional Engineer. Of the required items for the TGA (shown below) item #3 has been provided. If there is any confusion on the requirements for the TGA, the applicant and/or their engineer may contact our engineering team to answer any questions.

The TGA must contain the following items:

1. A reference to a specific Land Use Code from the Institute of Traffic Engineers' Trip Generation Manual (TGM). If the proposed use does not have an exact Land Use Code match, then the code referenced should be one that most closely resembles the proposed use.
2. The AM Peak Hour, PM Peak Hour, and Total Daily site-generated traffic counts for the specific Land Use Code used.
3. A written description of the proposed use that provides context and any nuance necessary to most accurately describe the use.

Please refer to Section 8-02 of the Adams County Development Standards and Regulations (ACDSR) for more information regarding the TGA requirements.

- Submitted new report from Rich to epermit center.

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**Commenting Division:** Environmental Analyst Review 3rd Review

**Name of Reviewer:** Megan Grant

**Date:** 10/10/2023

**Email:**

**Complete**

ENV1. The applicant has addressed environmental comments.

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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

Application Intake 3rd Review  
Amanda Buesgens

09/22/2023

**Complete**

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**Commenting Division:** Plan Coordination 2nd Review

**Name of Reviewer:** David DeBoskey

**Date:** 09/08/2023

**Email:**

**Resubmittal Required**

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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

Planner Review 2nd Review

David DeBoskey

09/08/2023

**Resubmittal Required**

No Action

PLN1.

This permit is for 3 oversized vehicles, semi-trucks specifically. There shall be no other oversized vehicles on the property allowed within this permit.

Action

PLN2

Why does the parking surface need to be so large given only 3 vehicles?

PLN3

The applicant can chose to have a carport or an enclosed structure, however, in our position of giving you advice to have a successful application, we would be recommend an enclosed structure to cover the vehicles. Proposed carport does not cover sides of trucks.

PLN4

We would recommend that the parking space be a hard surface (asphalt or concrete) to avoid vehicle leaks contaminating the soil.

No Action

PLN5

I understand based on the last review that no trucking business is occurring on site, however, just so you are aware: No trucking business is allowed to operate on site of the single family dwelling.

Action

PLN6

The bufferyard along the north and east will need to have at least 15 feet from the property line to any parking surface or structure. This will be fine for the North side it seems, but not for the east. The parking surface/area must start further than the 8 feet illustrated in the site plan.

Bufferyard C requires a fence be built on the inside on the subject site side.

Bufferyard C: 15 foot minimum bufferyard width with 2 trees per 80 linear feet of lot line and 6 foot high sight obscuring fence or wall located on the interior line of the bufferyard.

PLN7

What kind of trees exist? We recommend all new trees, as it and bushes to be native or water-wise plants

We recommend The southern and eastern sides of the property having more trees to meet the bufferyard standards.

PLN8



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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

Site plan shows more detail which is great, thank you. However, please show on site plan how far away the driveway is to the leach field. We can not have the vehicles go over the leach field.

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**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** David DeBoskey

**Date:** 09/08/2023

**Email:**

**Comment**

PLN9

Given that this is a residential neighborhood, we would like you to consider changing the idling time in the morning as we are concerned about the trucks being too loud. Perhaps a structure would help mitigate the noise in the morning?

County Regulations for noise in A-1 (4-16-03) state:

The maximum permissible sound pressure levels of any continuous source of sound are established for a time period within each zone district listed. Sound pressure levels shall be measured at the property line or boundary of a public right-of-way, at a height of at least 4 feet above the immediate surrounding surface, on a sound level meter of standard design and operated on the "A" weighting network.

For A-1 the maximum noise that can be made during 7 am to 10 pm is 80 dBA. The maximum noise that can be made during 10 pm to 7 am is 75 dBA.

PLN10:

If you are to idle that early in the morning, do you have lights that illuminate the driveway? A lighting plan, showing where the lights will shine would be required.

#### 4-16-01 LIGHTING

1. Position of Lighting Facility: Lighting facilities shall be arranged and positioned so no direct light or reflection creates a nuisance or hazard on any adjacent property or right-of-way. Exterior lighting shall be compatible with that of adjacent properties.

2. Consideration of Pilots: No lighting facility shall make it difficult for pilots to distinguish airport lights from others, result in glare in the eyes of the pilots using an aviation facility, impair visibility in the vicinity of an aviation facility or, in any way create a hazard or endanger the landing, take-off, or maneuvering of aircrafts intending to use an aviation facility.

3. Lighting Fixtures: All lighting fixtures shall be located so as to shield direct rays from adjoining properties. Luminaries shall be of a low level, indirect, diffused type and shall not exceed a height of greater than 20 feet above finished grade.

4. Upward Lighting: Upward lighting for architectural, landscape or decorative purposes, shall have at least 90% of the total distribution pattern within the profile of the illuminated structure. Light fixtures used to illuminate flags, statues, or any other object mounted on a pole, pedestal, or platform, shall use a narrow cone beam of light not to extend beyond the illuminated object.

PLN11

Does anyone else drive the vehicles?

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**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Arthur Gajdys

**Date:** 09/08/2023

**Email:**

**Resubmittal Required**

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DISTRICT 5

--- Unresolved, response required ---

ENG1: A new access is requested. It appears that currently there is no permitted access to the property. An Access Permit will be required. No Building Permits may be released until the Access Permit application is received, and no Certificate of Occupancy (C.O.) and/or Final Inspection (F.I.) will be granted on any proposed improvements until an Access Permit has been issued and access has been inspected and approved.

ENG2: Since, E 152nd Ave is classified as a Rural Arterial Road, the driveway throat width cannot exceed twenty feet (20-ft) for single access without Adams County (ADCO) approval. This only applies to the throat width (the part of the driveway where it straightens out after the apron), NOT the driveway apron (the part that curves out and gets wider towards the road). Driveway must be paved with a minimum of four inches (4-in) of asphalt or concrete within the County Right-of-Way. Your Fire District may require a thicker access, so the applicant must contact the " Brighton Fire Protection District " prior to applying for the Access Permit.

ENG3: No part of the driveway may be built over the leech field and must adhere to the minimum setbacks from the leech field. Please indicate this on the site plan.

ENG4: The applicant appears to be proposing to install over three thousand square feet (3,000-sf) of impervious area on the project site, which exceeds the Storm Drainage Study (DS) thresholds cited in Table 9.1 of Adams County Development Standards and Regulations (ACDSR). The applicant must submit a drainage letter quantifying the total increase in impervious area and requesting exemption from the County's flood control detention requirements, if applicable. The letter must explain how the proposed structure meets the County's exemption criteria. See Section 9-01-11 of the ACDSR. Include a grading plan with the submittal to demonstrate that historic drainage will be maintained and there will be no adverse impacts on neighboring properties.

ENG5: If the enclosed structure has a flooring material made of an impervious surface, (i.e. gravel, crushed/recycled asphalt, paved asphalt/concrete, etc.) then the above comment (ENG4) will still be required. If the enclosed structure has a flooring material made of the existing terrain (i.e. dirt, grass, etc.) then the above comment (ENG4) MAY not be required. To make a final conclusion we would need to see a plan for the proposed enclosed structure.

ENG6: The applicant is required to complete a Trip Generation Analysis (TGA), signed and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado. If the vehicle trips per day exceed twenty (20), the applicant will be required to submit a Traffic Impact Study (TIS) and may be responsible for roadway improvements (i.e. curb, gutter and sidewalk).

The TGA must contain the following items:

1. A reference to a specific Land Use Code from the Institute of Traffic Engineers' Trip Generation Manual (TGM). If the proposed use does not have an exact Land Use Code match, then the code referenced should be one that most closely resembles the proposed use.
2. The AM Peak Hour, PM Peak Hour, and Total Daily site-generated traffic counts for the specific Land Use Code used.
3. A written description of the proposed use that provides context and any nuance necessary to most accurately describe the use.

Please refer to Section 8-02 of the Adams County Development Standards and Regulations (ACDSR) for more information regarding the TGA requirements.

--- Resolved, no response required ---

ENG7: Due to the topography and tributary area of this site, and since stormwater historically flows North, a culvert will NOT be required for the access. Applicant will still have to adhere to the other access requirements regarding driveway width, material, thickness and location, but a culvert will NOT be required.

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**Commenting Division:** Environmental Analyst Review 2nd Review

**Name of Reviewer:** Megan Grant

**Date:** 09/06/2023

**Email:**

**Resubmittal Required**

ENV1. Please provide the extent of site features, distances and setbacks for the septic system on your site plan. For example, please show the extent of the driveway and the leach field so that the following can be determined: Does the driveway cross the leach field to access the parking area? What is the distance of the septic to the driveway to reach the parking area? What is the distance of the leach field to the driveway to reach the parking area??

The following comments apply to the newly proposed garage or covered parking area, which will be done under separate permit application(s):

ENV2. Due to the proximity of the parcel to Denver International Airport (DIA), is is covered by the Airport Height Overlay (AHO), which restricts some building height and certain development. More information can be found in Section 3-32 of the Adams County Development Standards and Regulations.

- a) Landowners may be required to install, operate, and maintain, at the owner's expense, such markers and lights which may be necessary to indicate to flyers the presence of a hazard which affects the aviation facility. This marking and lighting requirement may also extend to objects of natural growth (trees, primarily) on site.
- b) An FAA aeronautical study may be required to determine if the proposed development could be a hazard to air navigation.

The applicant shall communicate with DIA and the FAA regarding the proposed project.

ENV3. Due to the proximity of the parcels to DIA, it is covered by the Airport Noise Overlay (ANO). All newly established residential uses must incorporate noise level reduction measures sufficient to achieve an interior noise level of 45 dB on the A-weighted scale. Assurance that these measures have been incorporated into the structure is illustrated by submission of noise reduction plans certified by a registered professional engineer at the time of application for a building permit, and implemented prior to issuance of a Certificate of Occupancy.

ENV4. In accordance with the ANO, a signed "Aircraft Activity Covenant with Disclosure" must be filed prior to issuance of a building permit.

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**Commenting Division:** ROW Review 2nd Review

**Name of Reviewer:** David Dittmer

**Date:** 08/29/2023

**Email:**

**Complete**

Pursuant to the Site Plat dated 8-26-2023 and the demolished structures accounted for, I have no further comments.

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**Eva J. Henry**  
DISTRICT 1

**Charles "Chaz" Tedesco**  
DISTRICT 2

**Emma Pinter**  
DISTRICT 3

**Steve O'Dorisio**  
DISTRICT 4

**Lynn Baca**  
DISTRICT 5

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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

Application Intake 2nd Review

Brittany Ramirez

08/18/2023

**Complete**

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**Commenting Division:** Planner Review

**Name of Reviewer:** David DeBoskey

**Date:** 07/08/2023

**Email:**

**Resubmittal Required**

PLN1: How many semi-trucks do you park/store outdoors on your property?

Do you park other vehicles? How many? What types of vehicles are they?

Are all the vehicles operable? Can you drive them?

PLN2: Site plan needs to be clearer and truer to scale. Show all the buildings/structures on site. Show where the leach field is and show more precisely where the driveway is.

PLN3: What type of parking surface do these vehicles park/store on?

PLN4: Do you operate your business on site? Or do you just park/store vehicles?

PLN5: What time of day do those vehicles get back to your property in the evening after work?

PLN6: How long do the vehicles idle before they are driven?

PLN7: If building permits are to be needed, note that property is in both Airport Height and Airport Noise overlays and would need to meet those standards.

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**Commenting Division:****Name of Reviewer:****Date:****Email:**

PLN8: Xcel Energy requires the applicant apply for an engineering review (encroachment agreement) through their website: [https://www.xcelenergy.com/working\\_with\\_us/builders/encroachment\\_requests](https://www.xcelenergy.com/working_with_us/builders/encroachment_requests). The application link and note is attached.

PLN9: To mitigate the visual impacts of having trucks in an agriculturally zoned, residentially used area, please refer to the landscaping bufferyard for guidance on bufferyard landscape design: 4-19-06 (Development Standards & Regulations: <https://adcogov.org/development-standards-regulations>).

Building Safety Review

David DeBoskey

06/30/2023

**Complete**

BSD1- Building permits would be required for each structure. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements. Here is a link for your reference

[https://epermits.adcogov.org/sites/default/files/Commercial\\_Industrial%20Submittal%20Requirements\\_20\\_0.pdf](https://epermits.adcogov.org/sites/default/files/Commercial_Industrial%20Submittal%20Requirements_20_0.pdf)

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements. This is a separate permit, review, and inspection with your local fire department. Plan review approval from the fire department will be required at time of building permit.

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**Commenting Division:** Development Engineering Review**Name of Reviewer:** Arthur Gajdys**Date:** 06/30/2023**Email:****Resubmittal Required**

--- Resolved, no response required ---

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0355H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.



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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

ENG2: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is NOT required, but a State Permit COR400000 WILL be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG3: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG4: All improvements to the property must be done outside of Adams County Right-of-Way.

Development    Engineering    Review  
Arthur Gajdys

06/30/2023

**Comment**

--- Unresolved, response required ---

ENG5: A new access is requested. It appears that currently there is no permitted access to the property. An Access Permit will be required. No Building Permits may be released until the Access Permit application is received, and no Certificate of Occupancy (C.O.) and/or Final Inspection (F.I.) will be granted on any proposed improvements until an Access Permit has been issued and access has been inspected and approved. Driveway throat width cannot exceed thirty feet (30-ft) for single access without Adams County (ADCO) approval. Driveway must be paved with a minimum of four inches (4-in) of asphalt or concrete within the County Right-of-Way. Access must be permitted, inspected and approved by ADCO prior to C.O./F.I. on building. Applicant must call for inspection of access within six (6) months of the access permit issuance. If more time is need, contact the One-Stop Customer Center at (720) 523-6800 to extend the permit. Also, no part of the driveway may be built over the leech field and must adhere to the minimum setbacks from the leech field. Please indicate this on the site plan.

ENG6: The applicant appears to be proposing to install over three thousand square feet (3,000-sf) of impervious area on the project site, which exceeds the Storm Drainage Study (DS) thresholds cited in Table 9.1 of Adams County Development Standards and Regulations (ACDSR). The applicant must submit a drainage letter quantifying the total increase in impervious area and requesting exemption from the County's flood control detention requirements, if applicable. The letter must explain how the proposed structure meets the County's exemption

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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

criteria. See Section 9-01-11 of the ACDSR. Include a grading plan with the submittal to demonstrate that historic drainage will be maintained and there will be no adverse impacts on neighboring properties.

ENG7: The applicant is required to complete a Trip Generation Analysis (TGA), signed and stamped by a Professional Engineer (P.E.) licensed in the State of Colorado. If the vehicle trips per day exceed twenty (20), the applicant will be required to submit a Traffic Impact Study (TIS) and may be responsible for roadway improvements (i.e. curb, gutter and sidewalk).

The TGA must contain the following items:

1. A reference to a specific Land Use Code from the Institute of Traffic Engineers' Trip Generation Manual (TGM). If the proposed use does not have an exact Land Use Code match, then the code referenced should be one that most closely resembles the proposed use.
2. The AM Peak Hour, PM Peak Hour, and Total Daily site-generated traffic counts for the specific Land Use Code used.
3. A written description of the proposed use that provides context and any nuance necessary to most accurately describe the use.

Please refer to Section 8-02 of the Adams County Development Standards and Regulations (ACDSR) for more information regarding the TGA requirements.

Environmental Analyst Review

Megan Grant

06/29/2023

**Resubmittal Required**

ENV1. Due to the proximity of the subject parcel to Denver International Airport (DIA), it is covered by the Airport Height Overlay and Airport Noise Overlay, which restrict some building height and certain development. More information can be found in Sections 3-32 and 3-34 of the Adams County Development Standards and Regulations. This proposed use should not impact or be impacted by either overlay.

The following comments apply to septic system components and setbacks:

ENV2. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems, also known as septic systems, through the issuance of permits to install, repair, expand, use, or operate a system. The regulation, including setback requirements, can be found at <https://adamscountyhealthdepartment.org/septic-system-and-use-permits>.

Per ACHD Regulation O-22, setback distances from septic tanks and soil treatment areas (also called leach fields) must be maintained for proposed and existing structures.

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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

ENV3. Please provide an updated site plan demonstrating location of water well, existing buildings, existing septic system components (including tanks and leach field), and the proposed parking area(s). Please provide linear distances between these items and setbacks.

The following comments apply to trucks:

ENV4. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Traffic in unpaved areas may contribute to increased fugitive dust emissions. Applicant will be required to implement dust control measures to prevent off-site impacts if truck traffic into and within parcel occurs on non-paved surfaces.

ENV5. If applicant plans to perform truck and equipment maintenance and repair, a description of repair and maintenance operations, locations on site, and handling of fluids, used oil, and material storage is required.

ENV6. Applicant should perform truck and equipment repair and maintenance on a concrete pad.

ENV7. If applicable, all hydraulic fluids, oils, and other pollutant sources used for truck and equipment maintenance and repair should be stored within a covered area and in secondary containment.

ENV8. Applicant should limit engine idling to the maximum extent feasible to mitigate off-site noise and air quality impacts to surrounding properties.

(Refer to CRS Title 42 – Vehicles and Traffic Idling Standard, Article 14 – State Idling Standard, Section 42-14-105. Idling for Colorado law.)

ROW Review

David Dittmer

06/29/2023

**Resubmittal Required**

ROW1: The Site Plan is missing information:

- a. All structures must be shown and labeled. There are 5 or 6 structures on the property including house, barns and sheds.
- b. The location of the parking area delineated on the site plan
- c. The offset to the leach field and the limits of the leach field (length and width)d. Access to the parking area