



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: 9/15/2023

Project Number: RCU2023-00046

Project Name: 5380 Washington Street Billboard Conversion

Commenting Division: Planner Review

Name of Reviewer: Ella Gleason

Date: 09/15/2023

Email:

Resubmittal Required

Unresolved:

PLN01: The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard as measured from the leading edge of the sign face. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit.

Please provide a site plan that shows the setback of the sign to each property line. Setback must be at least 40 feet (the height of the sign), or a reasonable variation can be requested.

PLN02: Please confirm that the 2 faces of the sign will be back-to-back; not more than 3.5 feet from each other.

No action needed:

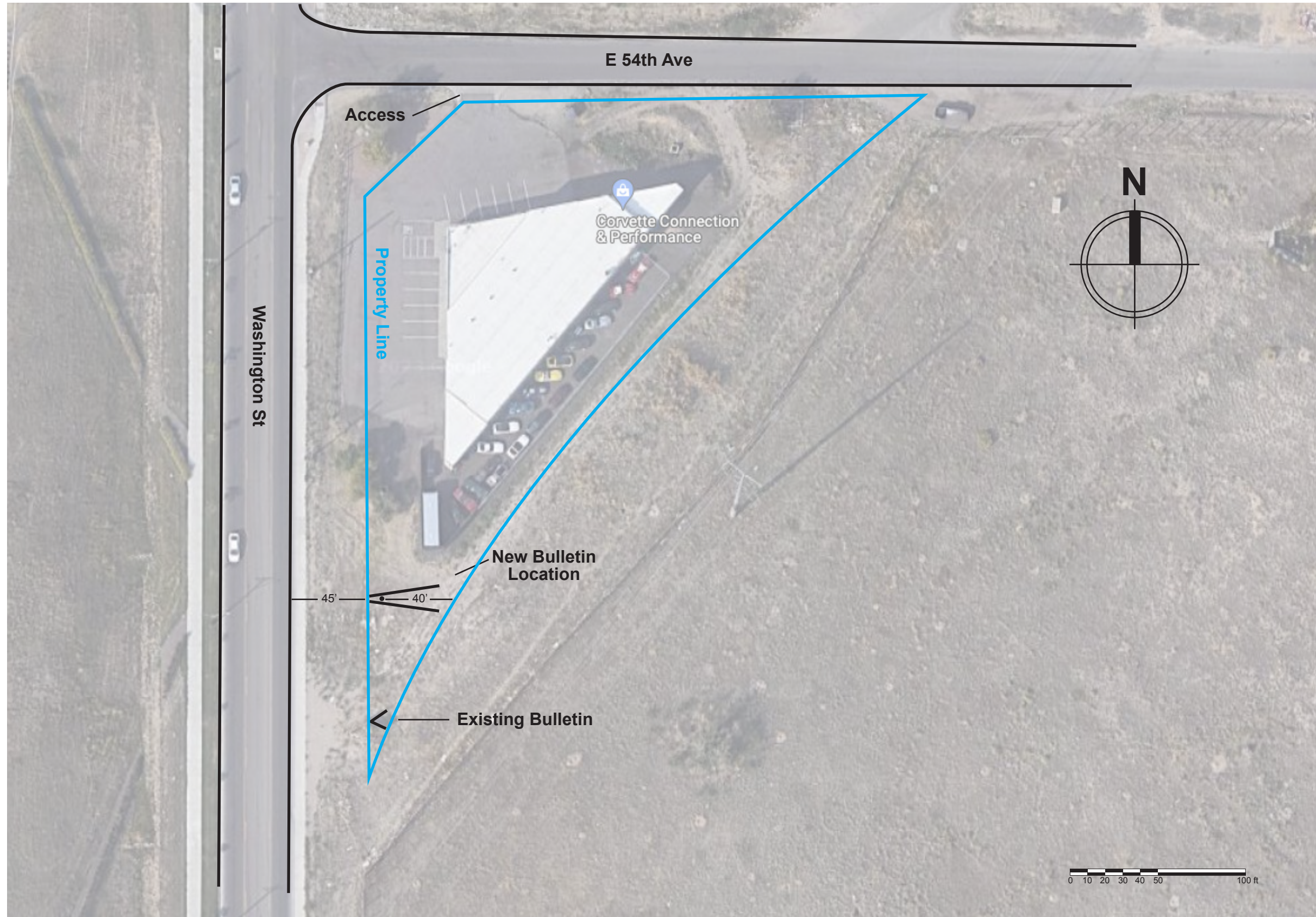
PLN03: Only one two-faced off-premise advertising device shall be permitted per lot. Only one sign is proposed.

PLN04: Proposed sign would be 300 square feet per face; sign size meets requirements.

PLN05: Proposed sign will be 40 feet in total height; bottom of the sign will be 30 feet from grade.

PLN06: Proposed sign is located more than 2,000 ft from the nearest billboard along the eastern side of Washington Street.

5400 Washington St. Site Plan



Resubmittal Comments for Unresolved Items for case #RCU2023-00046

Unresolved:

PLN01: The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard as measured from the leading edge of the sign face. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit. Please provide a site plan that shows the setback of the sign to each property line. Setback must be at least 40 feet (the height of the sign), or a reasonable variation can be requested.

Mile High Response: Attached is the updated site plan showing the location of the billboard and property lines based on Adams County GIS map (see site plan attached). The requested billboard will be placed slightly north to the existing billboard. Based on the property lines, Mile High would request a setback variance based on the configuration of the site. The billboard would flag away of the right of way and still be 45 feet from Washington Avenue. These new structures are built category 2 and leave little risk of falling in any occurrence. The eastern side of the property is undeveloped land and we would be asking for a variance for both setbacks.

PLN02: Please confirm that the 2 faces of the sign will be back-to-back; not more than 3.5 feet from each other.

Mile High Response: Adams County allows for 15 foot "V" configuration on new billboards. We would be requesting for a variance to allow a "V" configuration on the new structure.

No action needed:

PLN03: Only one two-faced off-premise advertising device shall be permitted per lot. Only one sign is proposed.

PLN04: Proposed sign would be 300 square feet per face; sign size meets requirements.

PLN05: Proposed sign will be 40 feet in total height; bottom of the sign will be 30 feet from grade.

PLN06: Proposed sign is located more than 2,000 ft from the nearest billboard along the eastern side of Washington Street.

Commenting Division: Development Engineering Review

Name of Reviewer: Arthur Gajdys

Date: 09/15/2023

Email:

Resubmittal Required

--- Unresolved, response required ---

ENG1: Applicant must submit a site plan with property boundaries. Location of proposed improvements must be clearly indicated with setback distances from property lines. Please specify on the site plan where proposed improvements are located with respect to both existing improvements and property lines with dimensions of said improvements and include a North Arrow. Site plan shall also include the location of all existing access (driveways) to the site and any new proposed access. Include the width of new access and location, size and material of driveway culvert(s), if applicable.

ENG2: Sign location may or may not meet all criteria of the Adams County "Minimum Sight Distance Requirements". Please show on the sight plan that the proposed sign's location does meet said requirements. The "Minimum Sight Distance Requirements" can be found on the County's website at the following web address: https://adcogov.org/sites/default/files/Minimum_Site_Distance_Requirements.pdf

--- Resolved, no response required ---

ENG3: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0611H), the project site is NOT located within a regulated 100-yr floodplain. A Floodplain Use Permit is NOT required.

ENG4: Property IS in Adams County MS4 Stormwater Permit area. Proposed improvements appear to disturb less than one (1) acre of ground. A Stormwater Quality (SWQ) Permit will NOT be required so long as less than one (1) acre of ground is disturbed, but a Stormwater Quality Permit WILL be required and a State Permit COR400000 WILL be required if one (1) acre or more of ground 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.

ENG5: No new access is requested. Must use existing access to property. Any modifications to the existing driveway or adding additional driveways will require additional permitting. No additional access to be approved for this lot at this time.

ENG6: All improvements to the property must be done outside of Adams County Right-of-Way.

Commenting Division: Building Safety Review

Name of Reviewer: Heather Whitaker

Date: 09/15/2023

Email:

Complete

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

BSD2- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD3- 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.

BSD4- A building permit will be required for the demolish of a structure or portions of a structure. CDPHE approval will be required for all demo work.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 09/14/2023

Email:

Complete

ENV1. This parcel is located within the Flammable Gas Overlay (FGO) district. The FGO district covers properties/parcels that are either known to be historic landfill sites or are within a certain proximity of known historic landfills, both of which present specific environmental and public health risks if such land is disturbed.

ENV2. Construction or soil disturbance activities within the FGO must adhere to special precautions. If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Megan Grant

Date: 09/14/2023

Email:

Comment

ENV3. The subject parcel is located within the Adams County Mineral Conservation Overlay (MCO) district, the purpose of which is to establish reasonable and uniform limitations, safeguards, and controls for the conservation and wise utilization of natural resources and for rehabilitation of excavated land. Land within this classification is designated as containing commercial mineral deposits in sufficient size parcels and in areas where extraction and rehabilitation can be undertaken while still protecting the health, safety, and welfare of the inhabitants of the area and the County. Although this parcel is located within the MCO district, the parcel is less than 5 acres and previously developed; therefore, the MCO restrictions are not applicable in this case.

ENV4. The subject parcel is located in the ASARCO Globe Plant site, which is proposed to be a National Priorities List (NPL), or "Superfund," hazardous waste site. The Colorado Department of Public Health and Environment (CDPHE) is the lead agency for remediation of the site and the US Environmental Protection Agency (EPA) Superfund program provides technical support and input on all remediation-related activities to ensure the objectives of the Superfund program are met. The applicant/operator will follow EPA and CDPHE requirements, as applicable.

ENV5. Exposure to air pollution is associated with numerous health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. Adams County recommends the applicant utilize all available methods to minimize fugitive dust during all phases of construction.

ENV6. An inert fill permit must be obtained prior to importing any volume of fill material onto the parcel as part of site development. The permit type will depend on the duration and total volume of fill imported to the site.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 09/14/2023

Email:

Resubmittal Required

ROW1. The location of the existing sign is within the county right-of-way due to Washington Street CIP Project. There is 60' of half width for Washington St. and the existing sign is encroaching within the ROW by approximately 10'. A site plan must identify the centerline of Washington St., the property boundary, and the offset from the edge of the ROW. This must be provided by a state licensed surveyor to verify no encroachment into the ROW for the new sign, as it will not be approved in the existing location. The sign cannot overhang the ROW. The Site Plan must cite all ROW documents affecting Washington St.

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 09/07/2023

Email: gmoon@adcogov.org

Complete

NO COMMENT

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Re: Request for Comments: RCU2023-00046 5380 Washington Street Electronic Billboard



Whitney Even <weven@acfpd.org>
To: Ella Gleason; Referrals

Retention Policy Admin 365 days retention (1 year)

Expires 8/29/2024



Wed 8/30/2023 1:54 PM

Start your reply all with: [My lips are sealed!](#) [What is the message?](#) [Yes, I am sure.](#) [Feedback](#)

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

Good afternoon,

We do not have any comments for case RCU2023-00046. Thank you!



Whitney Even
Fire Marshal
Adams County Fire Rescue
7980 Elmwood Lane
Denver, CO 80221
t. 303-539-6862
w. www.acfpd.org

From: Ella Gleason <EGleason@adcogov.org>

Sent: Thursday, August 17, 2023 3:24:49 PM

To: Ella Gleason <EGleason@adcogov.org>

Subject: Request for Comments: RCU2023-00046 5380 Washington Street Electronic Billboard

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Case Name: 5380 Washington Street Electronic Billboard

Case Number: RCU2023-00046

The Adams County Planning Commission is requesting comments on the following application:
Conditional use permit to allow a 300 square foot electronic billboard to replace an existing 72 square foot static billboard. This request is located at 5380 Washington Street. The Assessor's Parcel Number is 0182514200005.

Applicant Information: Chad Kochenberger
9250 E Costilla Ave. Ste. 500
Greenwood Village, CO 80112

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 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to EGleason@adcogov.org by **Monday, September 11, 2023 COB.**

Ella Gleason

From: Allan Gill
Sent: Wednesday, September 6, 2023 9:03 AM
To: Ella Gleason
Subject: RCU2023-00046 Billboard Conversion

Good morning, Ella,

From the Adams County Parks and Oper Space perspective I don't have comments, but I do have concerns I would like to share with you.

- I will defer to the County sign code regarding the County's support or non-support for the billboard conversion. The proposed billboard 40 feet high and very large at 300 square feet compared to the existing sign which is 72 square feet.
- The proposed billboard is literally feet from the Heron Pond / Heller Open Space in Federal Heights. If I were representing Federal Heights, I would not support the proposed billboard conversion as it is detrimental to the open space character and quality.
- Unfortunately, Heron Pond / Heller Open Space is in what appears to be a light industrial area and the open space is not a destination. With that I estimate that it does not get a lot of use.
- I am not sure if Federal Heights is on the referral list, but they may like to comment.

Please let me know your thoughts on this issue.

Thanks,
Allan



Allan Gill, RLA
Parks Planning, Design & Construction
Parks, Open Space, & Cultural Arts Department
ADAMS COUNTY, COLORADO
o: 303.637.8005 c: 970.988.1001 | agill@adcogov.org

Ella Gleason

From: Aaron Eyl - CDOT <aaron.eyl@state.co.us>
Sent: Friday, August 18, 2023 9:32 AM
To: Ella Gleason
Cc: steven.loeffler
Subject: Re: Request for Comments: RCU2023-00046 5380 Washington Street Electronic Billboard

You don't often get email from aaron.eyl@state.co.us. [Learn why this is important](#)

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

Ella,

CDOT has reviewed the Request for Comment for case number RCU2023-00046, 5380 Washington Street Electronic Billboard. This billboard is off of the State Highway System and CDOT has no comment.

Thank you for the opportunity to review this referral.

On Thu, Aug 17, 2023 at 3:25 PM 'Ella Gleason' via CDOT_R1_AccessPermitting_GroupF <cdot_r1access_groupf@state.co.us> wrote:

Case Name: 5380 Washington Street Electronic Billboard

Case Number: RCU2023-00046

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80601-8216 or call (720) 523-6800 by in order that your comments may be taken into consideration in

the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to EGleason@adcogov.org by **Monday, September 11, 2023 COB**.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.



Ella Gleason, AICP

Planner II, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6923 | EGleason@adcogov.org | www.adcogov.org

Adams County operating hours: Monday through Friday, 8 a.m. to 4:30 p.m.

I work remotely on Mondays and Wednesdays. If you leave a voicemail on either of those days, I will respond the following day.

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You received this message because you are subscribed to the Google Groups "CDOT_R1_AccessPermitting_GroupF" group.

To unsubscribe from this group and stop receiving emails from it, send an email to cdot_r1access_groupf+unsubscribe@state.co.us.

To view this discussion on the web visit

https://groups.google.com/a/state.co.us/d/msgid/cdot_r1access_groupf/CO6PR09MB7672EA8C546F5FD209023890C1

1AA%40CO6PR09MB7672.namprd09.prod.outlook.com.

For more options, visit <https://groups.google.com/a/state.co.us/d/optout>.

--

Aaron Eyl
Permit Unit - Region 1



P 720.703.5737

2829 W. Howard Place, Denver CO 80204

aaron.eyl@state.co.us | codot.gov | cotrip.org



Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/hwregs>.

Solid waste regulations are available here:
<https://www.colorado.gov/pacific/cdphe/swregs>.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:

<https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps>.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwmd@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations. The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:

<https://cdphe.colorado.gov/water-quality-control-commission-regulations>.



Clean Water Requirements

Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:

<https://cdphe.colorado.gov/cor400000-stormwater-discharge>

or contact:

Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us

CEOS Phone: 303-691-7919

Permits Phone: 303-692-3517

Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

“No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division.”

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division’s “Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems” (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/design>

<https://cdphe.colorado.gov/clean-water-permitting-sectors>



Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a “Public Water System” per the Colorado Primary Drinking Water Regulations (Regulation 11):

A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:

(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.

(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

<https://cdphe.colorado.gov/drinking-water>

<https://cdphe.colorado.gov/dwtrain>

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE’s WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here:

<https://www.colorado.gov/pacific/cdphe/aqcc-regs>.



Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1 APEN Thresholds		
Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	



Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: <https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen>. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at <https://www.colorado.gov/pacific/cdphe/aqcc-regs> for the complete regulatory language.

If you have any questions regarding Colorado’s APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: <https://www.colorado.gov/cdphe/aqcc-regs>.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: <https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos> and the following website for lead-based paint: <https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead>.

If you have any questions about Colorado’s asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE’s APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Environmental Justice and Health Equity

CDPHE is dedicated to promoting and protecting the health and environment for all Coloradans. As part of those efforts, we strive to achieve health equity and environmental justice.



ENVIRONMENTAL JUSTICE is the fair treatment and meaningful involvement of all people regardless of race, color, national origin or income. Environmental justice recognizes that all people have a right to breathe clean air, drink clean water, participate freely in decisions that affect their environment, live free of dangerous levels of toxic pollution, experience equal protection of environmental policies, and share the benefits of a prosperous and vibrant pollution-free economy.

HEALTH EQUITY is when all people, regardless of who they are or what they believe, have the opportunity to attain their full health potential. Achieving health equity requires valuing all people equally with focused and ongoing efforts to address inequalities.

The Environmental Justice Act (HB21-1266) builds upon these efforts by declaring a statewide policy to advance environmental justice, defining disproportionately impacted communities, and creating an Environmental Justice Action Task Force, Environmental Justice Ombudsperson, and Environmental Justice Advisory Board. The Environmental Justice Act also directs the Air Quality Control Commission to promulgate certain rules to reduce emissions in disproportionately impacted communities, and to revise its approach to permitting actions in disproportionately impacted communities. The Environmental Justice Act further requires the Air Quality Control Commission to conduct enhanced outreach in disproportionately impacted communities for rulemakings and contested permitting actions.

The Environmental Justice Act's definition of disproportionately impacted communities includes low-income communities, communities of color, and housing cost-burdened communities, as well as communities that experience cumulative impacts and with a history of environmental racism. CDPHE's [Climate Equity Data Viewer](#) can be used to identify census block groups that meet those three criteria.

CDPHE notes that certain projects have potential to impact communities of color and low-income communities that are already disproportionately impacted by cumulative impacts across environmental media and challenges outside the environmental context. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and take action to avoid, mitigate, and minimize those impacts.

To ensure the meaningful involvement of disproportionately impacted communities, we recommend that you interface directly with the communities in the project area to better understand community perspectives on the project to receive feedback on how it may impact them during development and construction as well as after completion. This feedback should be taken into account wherever possible, and reflected in changes made to the project plan to implement the feedback.

Additionally, to ensure the fair treatment of disproportionately impacted communities, we recommend that you consider substantive measures to avoid, minimize, and mitigate impacts to disproportionately impacted communities. This may include considering alternative facility siting locations, using best management practices to reduce impacts to air, water, soil, noise, light, or odor, or offsetting impacts by reducing impacts from other nearby facilities as appropriate.



We have included some general resources for your reference.

Resources:

[CDPHE Environmental Justice Website](#)

[CDPHE's Health Equity Resources](#)

[CDPHE's "Sweet" Tools to Advance Equity](#)

[EPA's Environmental Justice and NEPA Resources](#)



Community & Economic
Development Department
adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
EMAIL epermitcenter@adcogov.org

Request for Comments

Case Name: 5380 Washington Street Electronic Billboard

Case Number: RCU2023-00046

August 17, 2023

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit to allow a 300 square foot electronic billboard to replace an existing 72 square foot static billboard.** This request is located at 5380 Washington Street. The Assessor's Parcel Number is 0182514200005.

Applicant Information: Chad Kochenberger
9250 E Costilla Ave. Ste. 500
Greenwood Village, CO 80112

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 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to EGleason@adcogov.org by **Monday, September 11, 2023 COB.**

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/current-land-use-cases.

Thank you for your review of this case.

Ella Gleason
Planner II

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

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DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

5380 N. Washington Street Site Plan & Renderings

Aerial Overview. Billboard location in **yellow**. Traffic going north and southbound with the closest cross street being 54th Avenue.



Ella Gleason

From: Courtney Salazar <ar@northpecoswater.org>
Sent: Thursday, August 17, 2023 5:38 PM
To: Ella Gleason
Cc: Manager
Subject: RE: Request for Comments: RCU2023-00046 5380 Washington Street Electronic Billboard

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

Hi Ella –

This property is outside the North Pecos Water & Sanitation District boundaries; therefore, we do not have any comment on the installation of an electric billboard.

Thank you!

COURTNEY SALAZAR
ASSISTANT DISTRICT MANAGER
NORTH PECOS WATER & SANITATION DISTRICT
6900 PECOS STREET
DENVER, COLORADO 80221
(303) 429-5770

From: Ella Gleason <EGleason@adcogov.org>
Sent: Thursday, August 17, 2023 3:25 PM
To: Ella Gleason <EGleason@adcogov.org>
Subject: Request for Comments: RCU2023-00046 5380 Washington Street Electronic Billboard

Case Name: 5380 Washington Street Electronic Billboard
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Thank you for your review of this case.



Ella Gleason, AICP

Planner II, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6923 | EGleason@adcogov.org | www.adcogov.org

Adams County operating hours: Monday through Friday, 8 a.m. to 4:30 p.m.

I work remotely on Mondays and Wednesdays. If you leave a voicemail on either of those days, I will respond the following day.

Ella Gleason

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Thursday, September 7, 2023 9:12 AM
To: Ella Gleason
Subject: RE: Request for Comments: RCU2023-00046 5380 Washington Street Electronic Billboard

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

Ella,

The RTD engineering review has no exceptions to this project at this time.

This review is for Design concepts and to identify any necessary improvements to RTD stops and property affected by the design. This review of the plans does not eliminate the need to acquire, and/or go through the acquisition process of any agreements, easements or permits that may be required by the RTD for any work on or around our facilities and property.

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

From: Ella Gleason <EGleason@adcogov.org>
Sent: Thursday, August 17, 2023 3:25 PM
To: Ella Gleason <EGleason@adcogov.org>
Subject: Request for Comments: RCU2023-00046 5380 Washington Street Electronic Billboard

Case Name: 5380 Washington Street Electronic Billboard
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Applicant Information: Chad Kochenberger
9250 E Costilla Ave. Ste. 500
Greenwood Village, CO 80112

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 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to EGleason@adcogov.org by **Monday, September 11, 2023 COB.**

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Thank you for your review of this case.



Ella Gleason, AICP

Planner II, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6923 | EGleason@adcogov.org | www.adcogov.org

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I work remotely on Mondays and Wednesdays. If you leave a voicemail on either of those days, I will respond the following day.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

August 25, 2023

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W2000A
Brighton, CO 80601

Attn: Ella Gleason

Re: 5380 Washington Street Electronic Billboard, Case # RCU2023-00046

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **5380 Washington Street Electronic Billboard** and has **no apparent conflict**.

Violeta Ciocanu [Chokanu]
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com