



Community & Economic Development Department  
Planning & Development  
4430 S. Adams County Pkwy.  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6800 | FAX 720.523.6967  
adcogov.org

### 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.

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## Re-submittal Form

Case Name/ Number: \_\_\_\_\_

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BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve J. O'Doriso  
DISTRICT 4

Lynn E. Baca  
DISTRICT 5



**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

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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

Community & Economic  
Development Department  
www.adcogov.org



4430 South Adams County Parkway  
1st Floor, Suite W2000B  
Brighton, CO 80601-8218  
PHONE 720.523.6880  
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EMAIL: [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org)

## **Development Review Team Comments**

**Date:** 5/3/2024

**Project Number:** RCU2023-00033

**Project Name:** Menjivar Delgado Truck Storage

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**Commenting Division:** Plan Coordination 5th Review

**Name of Reviewer:** David DeBoskey

**Date:** 05/03/2024

**Email:**

**Resubmittal Required**

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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

Planner Review 5th Review

David

DeBoskey

05/03/2024

5th Planning Review

PLN1: Thanks for putting proposed structure on site plan. Since building plans have evolved it appears that the building size has grown, from approx. 65' x 35' (in earlier site plans) to 70' x 50' (or 75' x 35'). That alone is fine as the increase won't exceed maximum building coverage. However, it will be an issue with setbacks. Between submitted "site plan" and "site plan future building" documents there are different building sizes. The setbacks remain the same however, and that is where there's an issue. This has not been expressed explicitly by me, which I apologize as I should have been more clear, but the side setback cannot be 8 feet for any structure. That is true no matter how large the building is. (This includes a smaller structure, like a carport, which some versions of a site plan show.) On the site plan there does seem to be sufficient space and room to the west of the proposed structure. Assuming that you don't build a building taller than 22 feet (at roof mid-pitch) all you need is 2 more feet to the west. Previously you stated that the height would be 21' at the peak, so assuming that remains it will be a 10 foot side setback. The side setback standard is:

3-08-06-04-02 MINIMUM SIDE SETBACK

The minimum side setback for accessory structures in an Agricultural-1 District shall be ten (10) feet, or one (1) foot per two (2) feet of height, whichever is greater.

If the recycled asphalt pad is 76 feet wide like it is on the site plan, the building will be either 50' or 55' wide and you need at least 10 on the east for the setback, you will have approximately 16' to 11' feet of open area on the west side on the pad. Overall, it will be a two foot difference that what the site plan shows.

Previously, I did mention about how the parking surface/area must be further than 8 feet on the east side. This was before the building idea was presented to us, however.

\*\* 7/16/24 – See updated future site plan

PLN2: The submitted site plan and site plan future building show different building sizes. I ask for a new site plan that shows the side setback (refer previous comment) is being met. The rear setback is fine.

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**Commenting Division:**

**Name of Reviewer:**

**Date:**

**Email:**

This site plan can potentially be used for the future building permit so I believe this beneficial for you in the long-run as there will be less work for that.

From a planning perspective, this review is nearly complete and once the engineering review is complete we should be ready to schedule.

\*\* 7/16/24 – Please see update future site plan

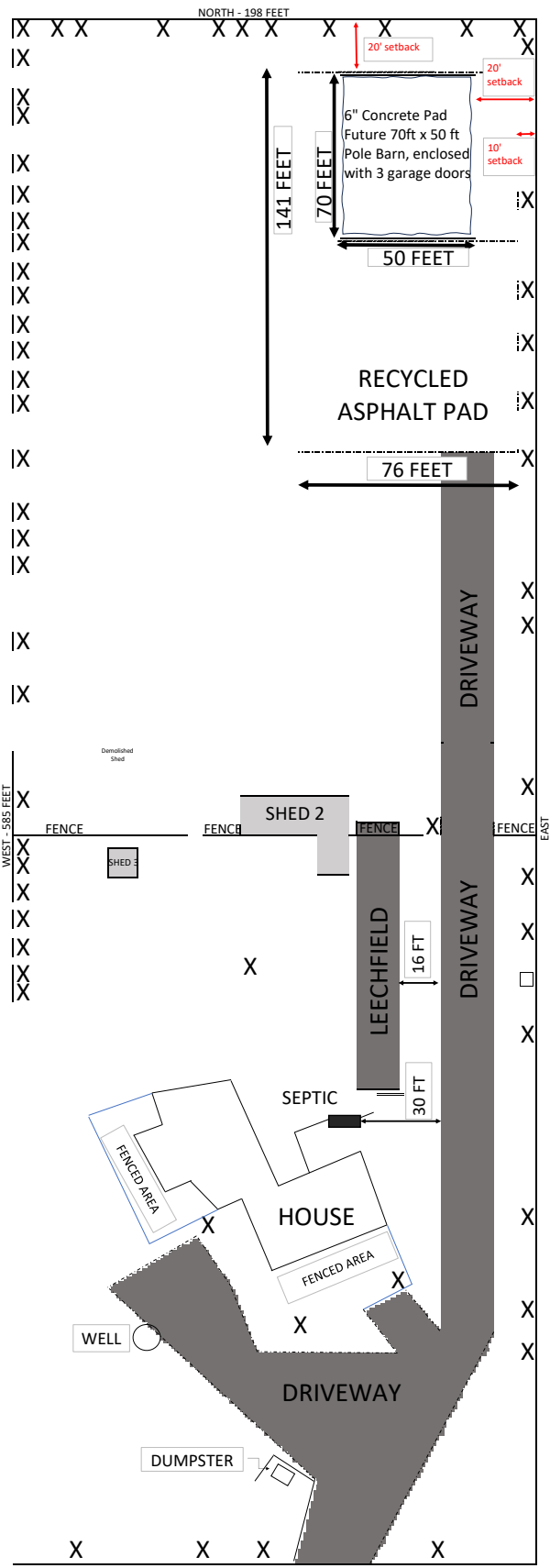
Development Engineering Review 5th Review

Arthur Gajdys 05/03/2024

--- Unresolved, response required ---

ENG1: A drainage report is still required. Engineering staff has been contacted by FHU and has seen a preliminary site plan and has given them the list of drainage report criteria, but has not received anything else from FHU since. Engineering staff is coordinating with the applicant and not their consultants. Any submittals must be from the applicant through this case.

\*\*7/16/24 – Please see attached drainage plan

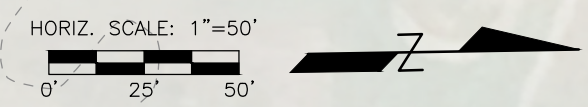
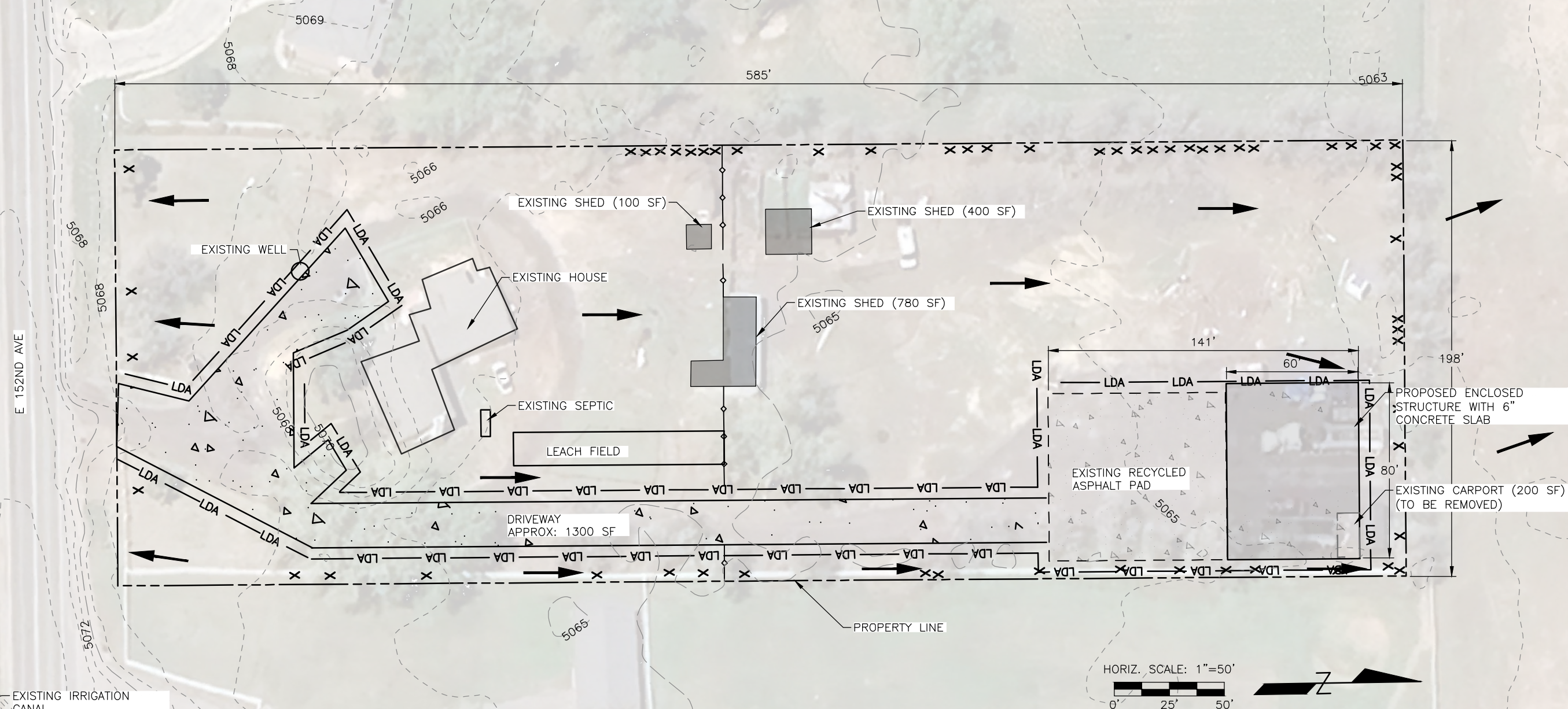


KEY X= Tree

SOUTH

LEVEL 1 DRAINAGE PLAN  
SECTION 7, TOWNSHIP 1 S, RANGE 65 W

JUAN DELGADO  
24141 E 152ND AVE. BRIGHTON, CO



NOTES:  
NO AVAILABLE UTILITY INFORMATION.  
BUILDING LOCATIONS ARE APPROXIMATE.  
  
EXISTING DRAINAGE PATTERNS TO REMAIN  
UNCHANGED WITH FLOWS DRAINING TO  
THE NORTHEAST EXISTING DRAINAGE  
DITCH.

- LEGEND:
- FLOW DIRECTION
  - LIMITS OF DISTURBANCE
  - EXISTING TREE

I:\123865-02 Delgado Trucking Drainage Plan\Site Plan\123865-02 Plan Sheet, 2/15/2024 12:35:59 PM, Merritt Allen

PROJECT SITE PLAN	
24141 E 152ND AVE, BRIGHTON, CO.	
HORIZ. SCALE: 1"=50'	VERT. SCALE:
6400 South Fiddlers Green Circle, Suite 1500 Greenwood Village, CO 80111 Phone: 303.721.1440 www.FHUENG.com	

SHEET REVISIONS			
(R-X)	DATE	COMMENTS	INITIALS

AS CONSTRUCTED	
NO. REVISIONS:	
REVISED:	
VOID:	

PROJECT NO./CODE	
123865-02	
DESIGNER: JRR	STRUCTURE NUMBERS
DETAILER: MRA	
SHEET SUBSET:	SHEET SUBSET: