



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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#### BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve J. O'Dorisio  
DISTRICT 4

Lynn E. Baca  
DISTRICT 5





## Re-submittal Form

**Case Name/ Number:** Bondarenko Equipment Repair / RCU2024-00032

**Case Manager:** Brayan Marin

### 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



Anastasiya Bondarenko  
14010 Petterson Rd,  
Hudson, CO, 80642

Adams County  
Community & Economic Development Department

Response to Development Review Team Comments – 1<sup>st</sup> Review

Date: 01/31/2025

Project Number: RCU2024-00032

Project Name: Bondarenko Equipment Repair

PLN01: We intend to use the existing 10,000 sqft warehouse building for storage and heavy repair and services on farm equipment, trailers and vehicles including trucks. We want to provide repair service for local farmers on their farming equipment, as well as on vehicles, trucks, and trailers. We provide heavy mechanical repair services. This is a family owned operation.

Days and Hours of operations: Monday- Friday 10am-5pm

No employees, this is family owned and operated business includes Andrey, Anastasiya and some days our son Austin.

Licenses required: we currently hold a Colorado Dealers license #41350, as well as sales tax license for resale Colorado Sales Tax License 42-69149-0001.

PLN02: I have submitted and paid required documents and fee to Colorado Division of Water Resources to have our current well permit amended to allow for commercial uses on the property.

PLN03: The home on the property will continue to serve as our primary residence for our family.

PLN04: Acknowledged

PLN05: SEE ATTACHED ELEVATIONS

PLN06: Garbage is stored behind metal fence

PLN07: SEE ATTACHED WAREHOUSE PLAN

PLN08: ACKNOWLEDGED



ROW01 & ROW02: ACKNOWLEDGED

ENG1: SEE ATTACHED ENGINEER DRAINAGE IMPACT LETTER

ENG2: Trip Generation Analysis has been submitted

ENG3: ACKNOWLEDGED

ENG4: ACKNOWLEDGED

ENG5: ALL ACCESS POINTS HAVE BEEN PERMITTED AND APPROVED

ENG6: NOT PLANNING TO IMPORT ANY SOIL

ENG7: PROJECT SITE IS NOT LOCATED WITHIN A DELINEATED 100-YEAR FLOOD HAZARD ZONE

ENG8: ACKNOWLEDGED

ENV1: WATER WELL LOCATION HAS BEEN APPROVED AND INSTALLED, WE ARE NOT MOVING OR DOING ANY CHANGES TO WATER WELL AND ITS LOCATION.

ENV2: PROPOSED USE WILL NOT HAVE ANY EMPLOYEES. IT IS FAMILY OWNED AND OPERATED.

ENV3: I HAVE SUBMITTED REQUIRED DOCUMENTS WITH THE DWR TO UPDATE EXISTING WELL DESIGNATION FOR COMMERCIAL USE.

ENV4: SEPTIC SYSTEM WAS INITIALLY DESIGNED TO ALLOW FOR FUTURE EXPENSION USE. NO CHANGES WILL BE MADE TO SEPTIC SYSTEM.

ENV5: SEPTIC SYSTEM HAS BEEN INSTALLED WITH ALL SETBACK DISTANCES AND REGULATIONS REQUIREMENTS AND PASSED ALL INSPECTIONS.

ENV6: NO CHANGES NEEDED, AS THE INITIAL DESIGN WAS MADE TO ALLOW FOR FUTURE EXPANSION USE.

ENV7: ACKNOWLEDGED.

ENV8: NO AIR PERMIT REQUIRED AS WE ARE NOT POLLUTING THE AIR.

ENV9: NO EMPLOYEES

ENV10: OUR ROADS HAVE NO DUST. THE PUBLIC ROAD, PETTERSON RD, IS AN UNPAVED ROAD THAT DOES HAVE DUST. WE ARE ASKING THAT THIS ROAD BE TREATED TO HELP CONTROL DUST THAT GOES RIGHT TO OUR PROPERTY.



ENV11: NO FILL IS IMPORTED.

ENV12: Andrey performs mainly mobile operations and onsite repairs inside the warehouse on a concrete pad. Repairs include: Forklifts, hydraulic equipment for lawn mowers, semi-trailers brake repair (including personal semi-trailers), and frame pull for autos. We recycle used oil, we drop it off at AutoZone, we do oil service for our personal vehicles only, no fluid changes customers.

ENV13: ACKNOWLEDGED

ENV14: ACKNOWLEDGED

ENV15: Since we have no employees, and only anticipated maximum 1-2 customers, the nuisance hazard impacts will be at minimum.

ENV16: ACKNOWLEDGED

BSD1: NO NEW STRUCTURED WILL BE ADDED.

BSD2: ACKNOWLEDGED

BSD3: ACKNOWLEDGED

BSD4: NO NEW BUILDINGS ARE TO BE ADDED. CURRENT BUILDING HAS ALREADY BEEN APPROVED THROUGH COUNTY AND FIRE DEPARTMENT.

NS01: ACKNOWLEDGED

NS02: Storage container is stored behind fence and will not be seen.

NS03: ALL STORED VEHICLES/ TRAILERS ARE STORED BEHIND FENCE OUT OF PUBLIC VIEW

NS04: ACKNOWLEDGED





September 20, 2024

Ms. Anastasiya Bondarenko  
APB Motors, LLC  
14010 Peterson Road  
Hudson, Colorado 80642

Re: APB Motors Repair Project  
Hudson, Colorado

Dear Ms. Bondarenko:

I have completed my traffic generation report for the proposed APB Motors Heavy Equipment Repair Project. The attached Figure 1 depicts the location of the proposed heavy repair shop project with respect to the surrounding area. The site is located near the intersection of East 144<sup>th</sup> Avenue and Peterson Road in Adams County, Colorado. The site is bounded by vacant land on the east and south, the north by East 144<sup>th</sup> Avenue, and Peterson Road on the west. The proposed heavy repair shop project is located on 38.38 acres of land.

When completed, the site is expected to have 3,000 square feet of heavy equipment repair shop that has four employees. The site will be served by one access along Peterson Road.

#### Trip Generation Comparison

The proposed heavy equipment repair shop project will contain 3,000 square feet of heavy equipment repair shop that has four employees. The amount of traffic that will be generated by the proposed heavy equipment repair shop project has been estimated based upon trip generation rates published by the Institute of Transportation Engineers (ITE) in the 11<sup>th</sup> Edition, 2021, of *Trip Generation*. ITE does not have a land use category for a heavy equipment repair shop. The closest land use category is an automobile care center. An automobile care center will have a higher turnover rate than what is expected at this site. It was decided to use general light industrial for this project. The results are shown in Table 1, giving the average number of weekday daily, morning and evening peak-hour trips expected to be generated by the proposed heavy equipment repair shop project.

Table 1  
Estimated Vehicle Trip Generation  
Weekday Daily

ITE Category		Quantity		Average Weekday (1)	
				Trip Rate	Vehicle Trips
Option 1					
110	General Light Industrial	3.0	KSF (2)	4.87	15
Option 2					
110	General Light Industrial	4	Employees	3.10	12



### AM Peak-Hour

ITE Category		Quantity		AM Peak-Hour			
				Trip Rate		Vehicle Trips	
				In	Out	In	Out
Option 1							
110	General Light Industrial	3.0	KSF (2)	0.65	0.09	2	0
Option 2							
110	General Light Industrial	4	Employees	0.44	0.09	2	0

### PM Peak-Hour

ITE Category		Quantity		PM Peak-Hour			
				Trip Rate		Vehicle Trips	
				In	Out	In	Out
Option 1							
110	General Light Industrial	3.0	KSF (2)	0.09	0.56	0	2
Option 2							
110	General Light Industrial	4	Employees	0.11	0.38	0	2

- (1) Source: "Trip Generation," Institute of Transportation Engineers, 11<sup>th</sup> Edition, 2021  
 (2) KSF = 1,000 Square Feet

Two trip generation variables have been used, square feet and the number of full-time employees to see if there is significant difference between the two trip generation variables.

As illustrated in Table 1, on an average weekday the proposed heavy equipment repair shop project at full build out will generate approximately 12 (using employees) to 15 (using square feet) daily vehicle-trips on a typical weekday. Of these, approximately two vehicle-trips will occur during the AM peak-hour, with two vehicles entering and zero vehicles exiting the site and approximately two vehicle-trips will occur during the PM peak-hour, with zero vehicles entering and two vehicles exiting the site.

### Conclusion

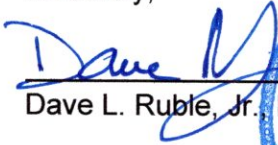
For a rezoning application, a Traffic Impact Study (TIS) is required if the number of daily vehicle-trips is greater than 20 and less than 50 daily vehicle trips. Based on the trip generation contained in Table 1, the applicant does not need to prepare a Level 1 traffic impact study.

\* \* \*

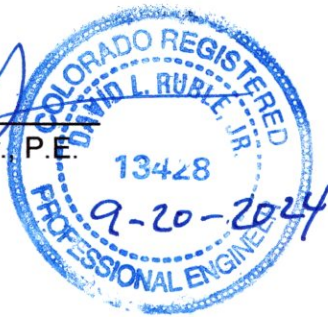


This completes my trip generation analysis for the proposed APB Motors Heavy Equipment Repair Shop Project. Please feel free to contact me if you need anything else for this project.

Sincerely,



Dave L. Ruble, Jr., P.E.



dlr/bar

Enclosure:

Figure 1 – Vicinity Map

Figure 2 – Site Plan

C:>Desttop>ruble>DB Enterprise>2024>240130>F-APB Motor Heavy Equipment Repair Project Report.docx



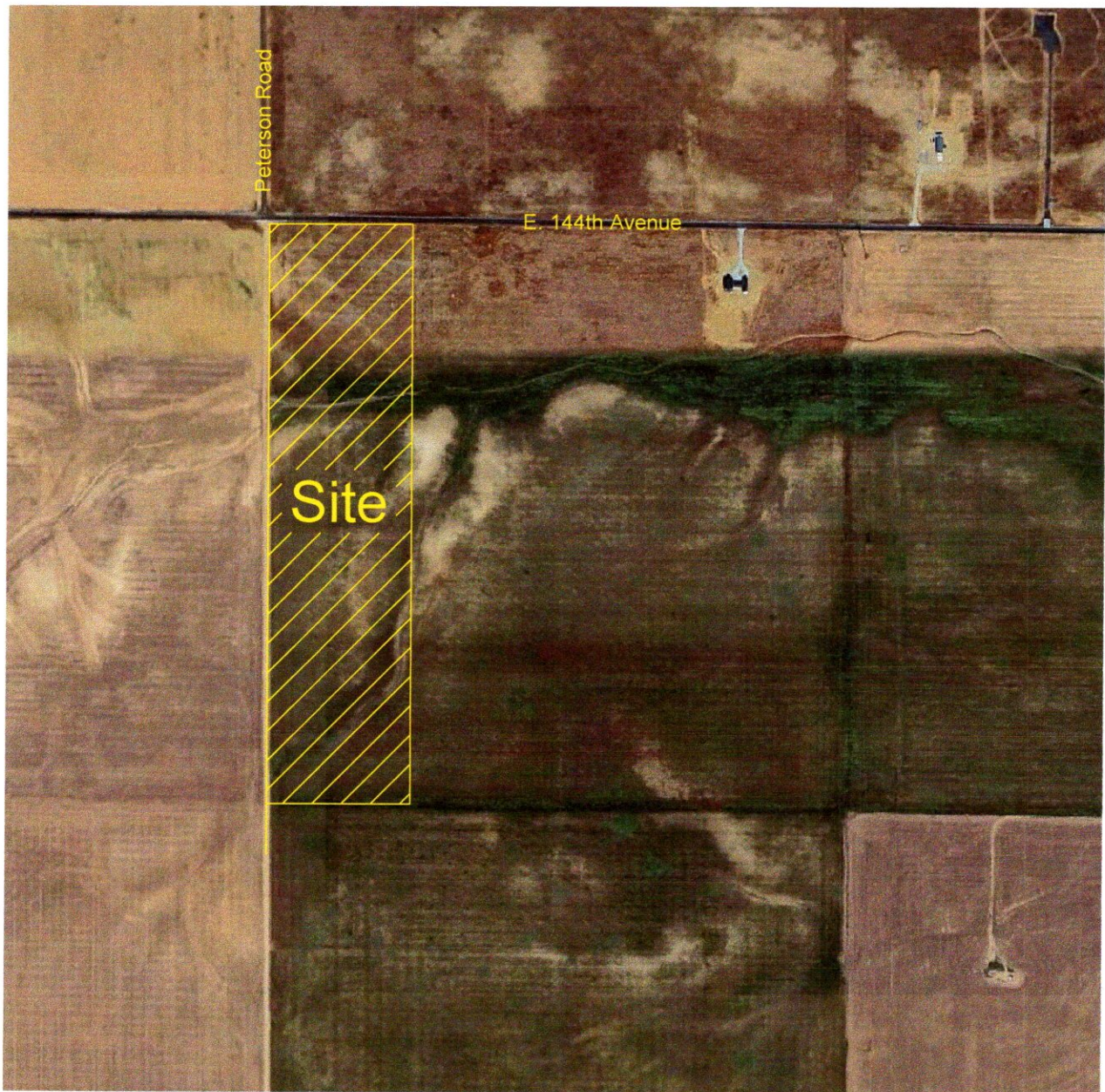


Figure 1  
Vicinity Map



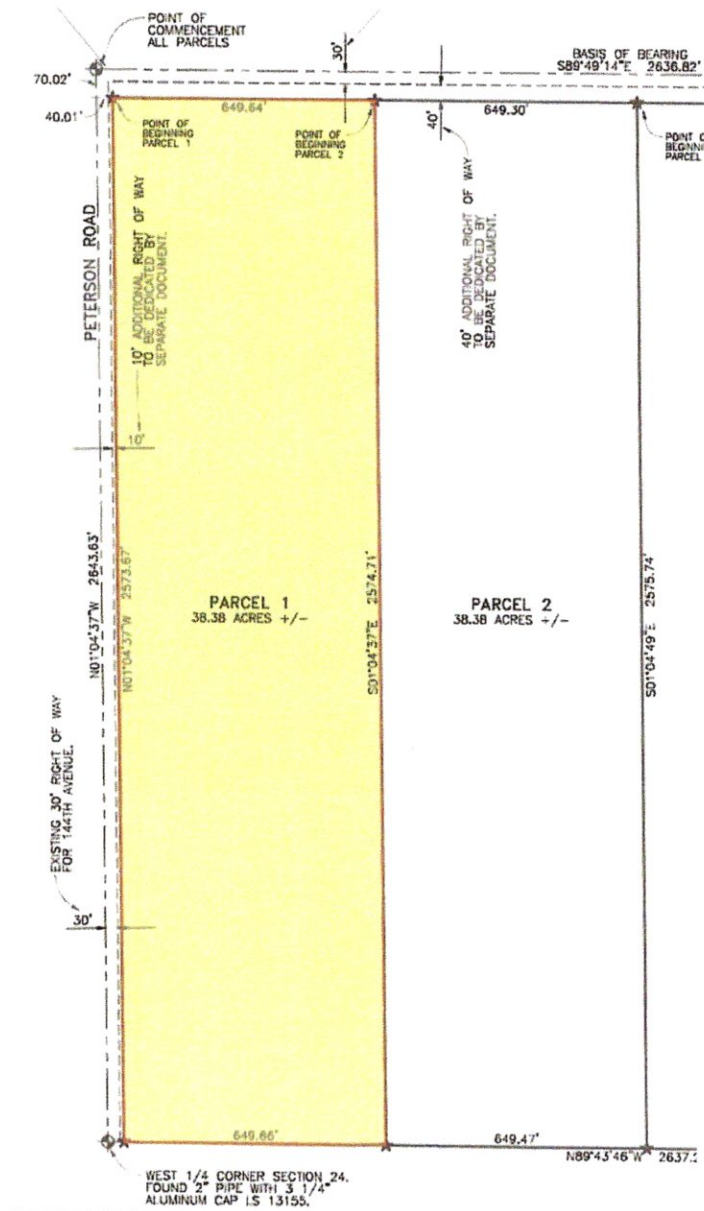


Figure 2  
Site Plan



August 18, 2023

**Adams County  
Community and Economic Development**

4430 S Adams County Parkway  
1st Floor, Suite W2000A  
Brighton, CO 80601

**Attn: Laurie Clark, PE, CFM**

**RE: 14010 Peterson Road, Hudson – Drainage Impact Letter**

Dear Laurie:

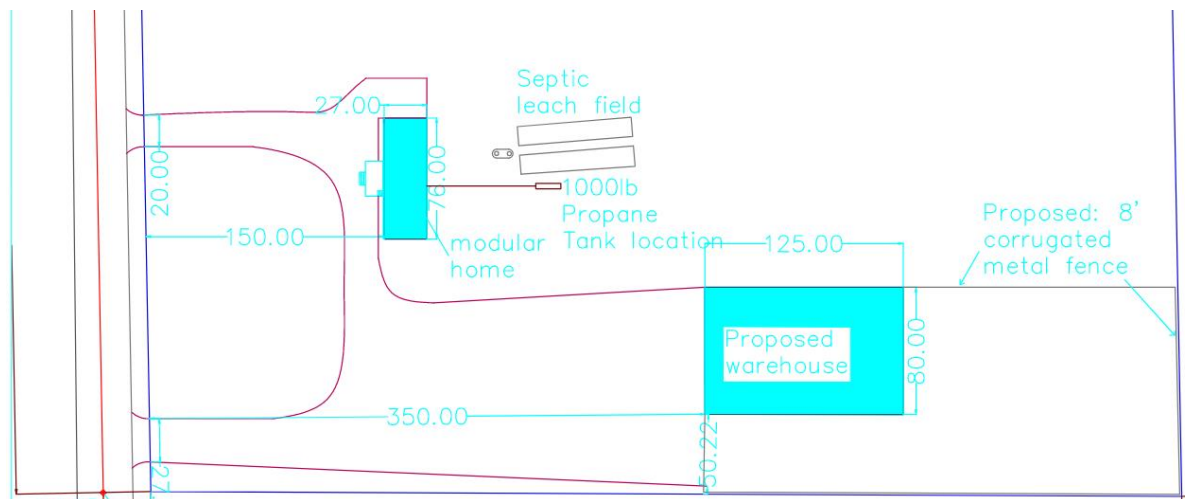
Colorado Civil Engineering (“CCE”) has been engaged to prepare this letter addressing the project’s impact on the local drainage system and to request an exemption to detention and water quality per the criteria outlined in Chapter 9-01-11 of the Development Standards for Adams County (included at the end for reference).

**LEGAL DESCRIPTION**

Address: 14010 Peterson Road, Hudson, Colorado.

SECT, TWN, RNG 24-1-64 DESC: A PARC OF LAND LOCATED IN THE NW4 OF SEC 24 MORE PARTICULARLY DESC AS FOLS COM AT THE NW COR OF THE NW4 OF SD SEC 24 TH COINCIDENT WITH THE W LN OF SD NW4 S 01D 04M 37S W A DIST OF 40/01 FT TH // WITH AND 40 FT S OF THE N LN OF THE NW4 OF SD SEC 24 S 89D 49M 14S E A DIST OF 40/01 FT TO THE POB TH CONT // WITH SD N LN S 89D 49M 14S E A DIST OF 649/64 FT TH S 01D 04M 37S E A DIST OF 2604/71 FT TO A PT ON THE S LN OF THE NW4 OF SD SEC 24 TH COINCIDENT WITH SD S LN N 89D 43M 46S W A DIST OF 649/66 FT TH // WITH AND 40 FT E OF THE W LN OF THE NW4 OF SD SEC 24 N 01D 04M 37S W A DIST OF 2603/67 FT TO THE POB 38/83A

**SITE PLAN**





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**IMPERVIOUS CALCULATIONS**

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Lot Area = 1,671,833 sf (38.38 acres)  
Existing House Area = 0 sf  
Existing Shed Area = 0 sf

Proposed Drive Area = 58,650 sf  
Proposed Modular Home Area = 2,052 sf  
Proposed Warehouse Area = 10,000 sf

Existing Impervious Area percentage = 0.0%  
Proposed Impervious Area percentage = 4.2%

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**REQUEST FOR DETENTION EXEMPTION**

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A request for an exemption of the detention criteria is based on item #2, that the site is adjacent to a major drainage way, identified as Lost Creek. The basin for Lost Creek at 144<sup>th</sup> Avenue is 4,641 acres according to the Mile High Flood District Confluence Map. Based on a rough development area of 4 acres, the ratio of the development area to the basin area is 1,160:1.

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**REQUEST FOR WATER QUALITY TREATMENT EXEMPTION**

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A request for an exemption of the water quality treatment criteria is based on low impact development techniques being incorporated with the installation of the pole barn.

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**LOW IMPACT DEVELOPMENT TECHNIQUES:**

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1. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration, or use of stormwater in order to protect water quality and aquatic habitat.
2. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
3. Treatment of stormwater flows as close to the impervious area as possible.
4. Other innovative measures to reduce runoff volume and protect water quality.

Examples:

- a) Disconnection of roof downspouts (direct downspouts away from building onto native vegetation.
- b) Below ground cistern or above ground rain barrels to harvest rainwater from residential single-family home's roof tops. Not to exceed storage capacity of 110 gallons due to Water Right's regulations.
- c) Low-water and native landscaping.
- d) Natural soil berms or vegetated screening materials other than walls.
- e) Green landscaping island and medians

Should you have any questions or comments, feel free to email me.

Respectfully,

**COLORADO CIVIL ENGINEERING LLC**

  
Otto L. Burden, P.E.

Principal

Email: [oburden@coloradocivil.com](mailto:oburden@coloradocivil.com)





All new and replacement bridges shall comply with the floodplain regulations. Therefore, the engineer is encouraged to communicate with the County prior to proposing the placement of a bridge structure within the County to obtain written approval.

Bridge plans shall require a separate review by a licensed professional engineer that specializes in structural design. The structural consultant will need to have County approval prior to review. The developer/applicant will be responsible for all costs associated with the structural consultant. The County may also mandate inspection services by the structural consultant.

#### 9-01-11 DETENTION

Onsite detention is required for all development or redevelopment projects. Requirements for detention storage of storm runoff shall be based on the location of the development within its major drainage basin as determined by hydrological modeling and surface characteristics. The detention storage facility shall be sized to hold the 5-year and the 100-year runoff, and water quality capture volumes. Refer to Section 9-04 for additional water quality treatment requirements for applicable projects within the County's MS4 Permitted area (urbanized area). Post-development flows from the site cannot be greater than the pre-development flows. Surface water shall not be released from the development at rates greater than provided for in Table 9.16.

Exemptions from flood control detention requirements may be granted by the County based upon the following criteria:

1. The total change in impervious area covers approximately 10,000 square feet or less; or
2. The site for which detention would be required is adjacent to a major drainageway where the ratio of major drainageway basin area to site area is 1000:1 or more; or
3. Rural residential subdivisions that consist of a lot split without the construction of roadways; or
4. Onsite flood control detention requirements for the control of runoff rates may be exempted where regional detention facilities are sized and constructed with the capacity to accommodate 100-year storm event flows from a fully developed basin and are publicly owned and maintained.
5. Public Roads

A flood control detention exemption does not grant a water quality treatment exemption. Water quality treatment must still be provided regardless of the size or location of the lot.

The flood control exemptions listed above may be granted only if:

1. Low impact development techniques are incorporated in the design to reduce a minimum of 50% of the proposed run-off volume.
2. Existing site's water quality facilities are being maintained properly, drainage facility components are upgraded to meet current design standards, and a drainage easement is recorded.



# Land Survey Plat

Located in the Northwest 1/4 of Section 24,  
Township 1 South, Range 64 West of the 6th P.M.,  
County of Adams, State of Colorado

Sheet 2 of 2

BASIS OF BEARING  
S89°49'14"E 2636.82' 144TH AVENUE

NORTH 1/4 CORNER SECTION 24.  
FOUND 3 1/4" ALUMINUM CAP  
LS 13155 IN RANGE BOX.

NORTHWEST CORNER SECTION 24.  
FOUND 2 1/2" ALUMINUM CAP  
LS 23501 IN RANGE BOX.

EXISTING 30' RIGHT OF WAY  
FOR 144TH AVENUE.

POINT OF  
COMMENCEMENT  
ALL PARCELS

70.02'

40.01'

649.64'

POINT OF  
BEGINNING  
PARCEL 1

POINT OF  
BEGINNING  
PARCEL 2

649.30'

POINT OF  
BEGINNING  
PARCEL 3

649.04'

POINT OF  
BEGINNING  
PARCEL 4

648.85'

PETERSON ROAD

10' ADDITIONAL RIGHT OF WAY  
TO BE DEDICATED BY  
SEPARATE DOCUMENT.

40' ADDITIONAL RIGHT OF WAY  
TO BE DEDICATED BY  
SEPARATE DOCUMENT.

PARCEL 1  
38.38 ACRES +/-

PARCEL 2  
38.38 ACRES +/-

PARCEL 3  
38.38 ACRES +/-

PARCEL 4  
38.38 ACRES +/-

N01°04'37"W 2643.63'

N01°04'37"W 2573.67'

S01°04'37"E 2574.71'

S01°04'49"E 2575.74'

S01°05'01"E 2576.77'

2577.80' 2647.82'  
S01°05'01"E

EXISTING 30' RIGHT OF WAY  
FOR 144TH AVENUE.

30'

649.66'

649.47'

N89°43'46"W 2637.22'

649.21'

648.87'

WEST 1/4 CORNER SECTION 24.  
FOUND 2" PIPE WITH 3 1/4"  
ALUMINUM CAP LS 13155.

WEST 1/4 CORNER SECTION 24.  
FOUND 3/4" REBAR WITH 3 1/4"  
ALUMINUM CAP LS 13155.

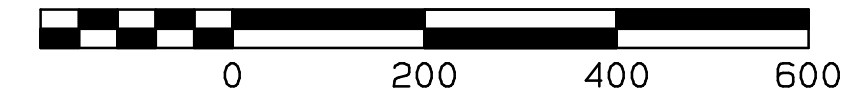
## LEGEND:

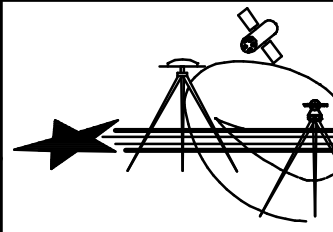
- = SECTION CONTROL MONUMENT AS NOTED HEREON.
- ★ = SET 5/8" X 24" REBAR WITH 2" ALUMINUM CAP LS 38046.
- ☆ = FOUND 5/8" REBAR WITH 2" ALUMINUM CAP LS 38046.



GRAPHIC SCALE

1"=200'

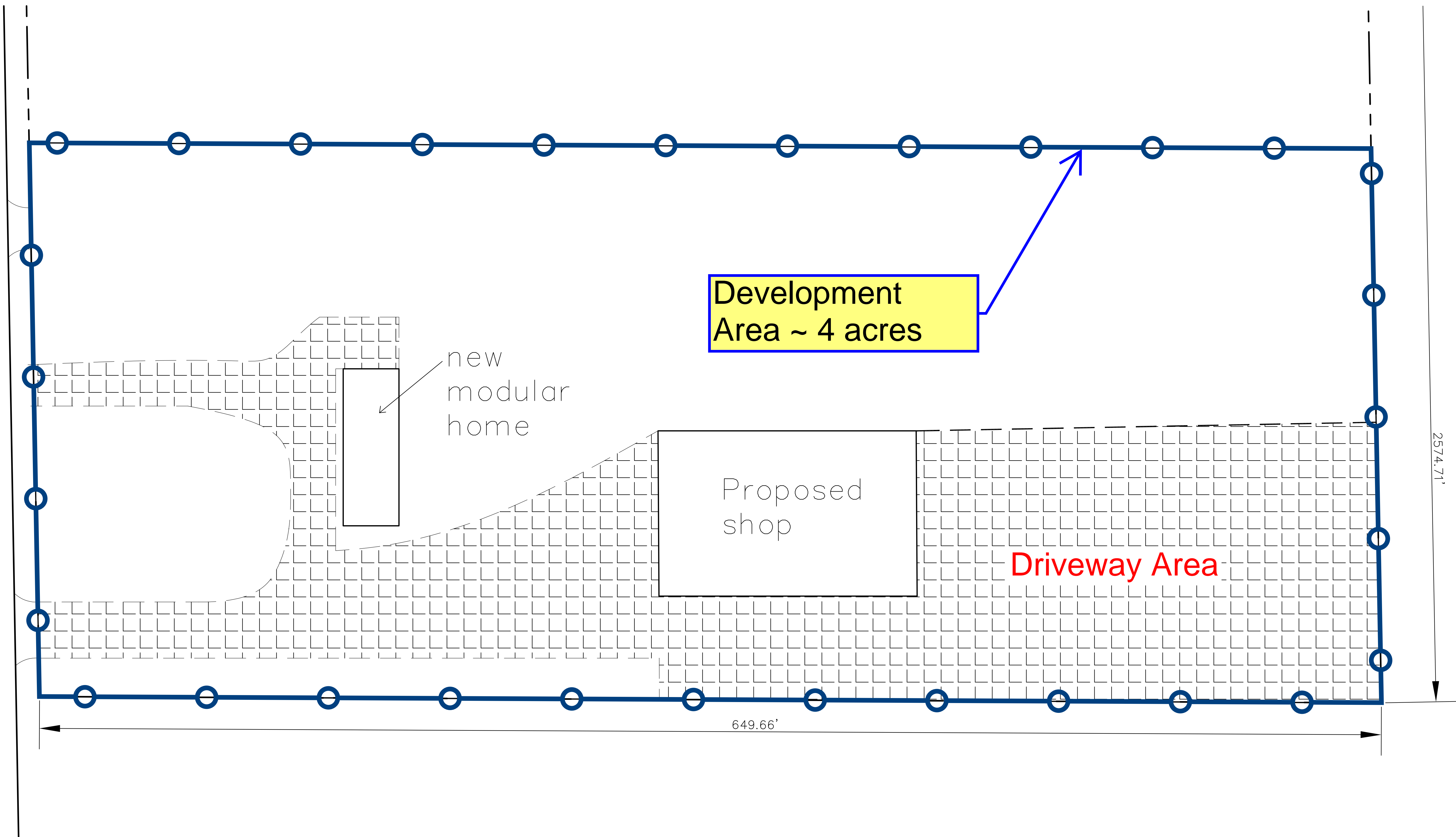




**American West**  
**Land Surveying Co.**  
A Family Owned Corporation Since 1991  
PO Box 129, Brighton, CO 80601 \* P:303-659-1532 \* [mrh.amw@gmail.com](mailto:mrh.amw@gmail.com)

SCALE 1" = 200'	DRAWN BY: MRH	CHECKED BY: CDH	DATE: October 23, 2020
REVISIONS:			
JOB NO: 20-476		FILE: Z:\T_S\T1S_R64W\S24\NW4.pro	

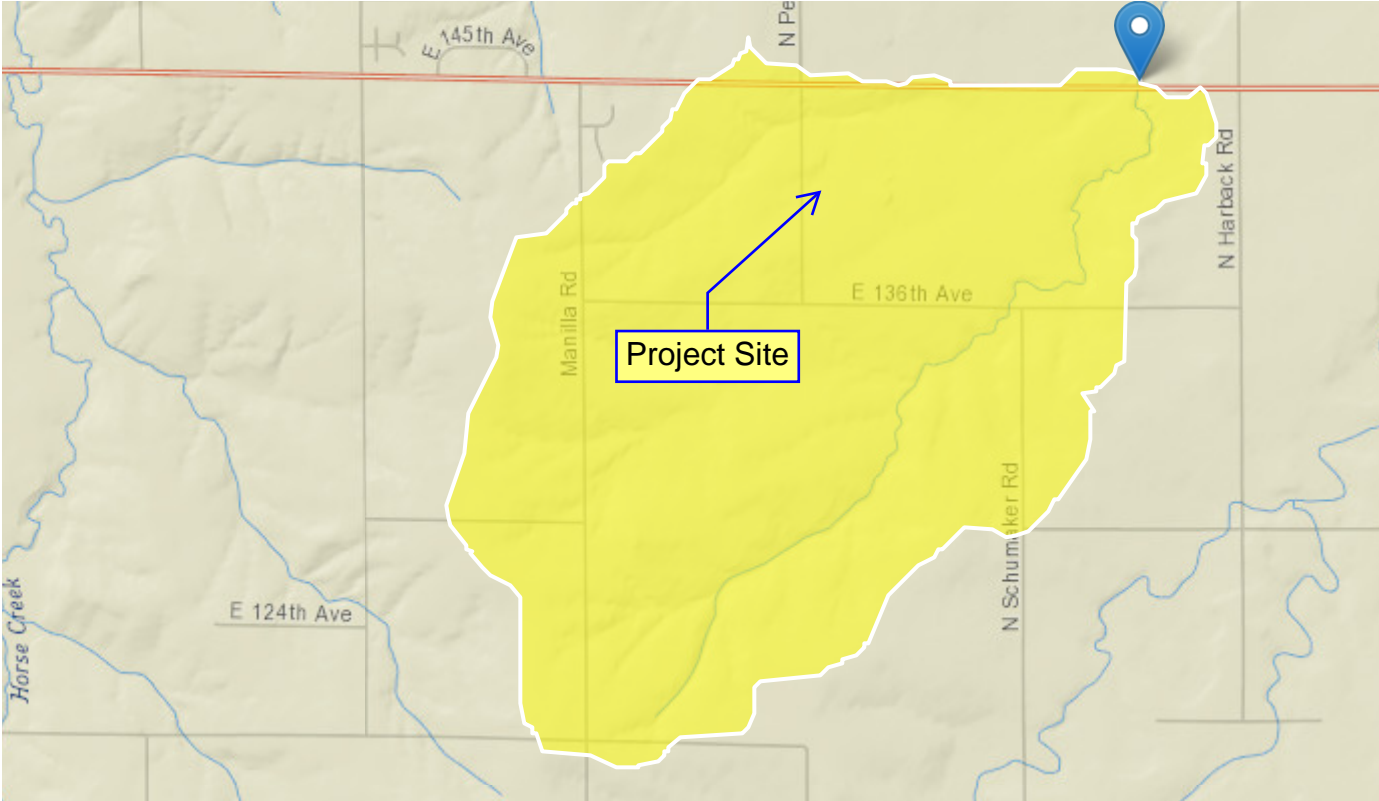






# StreamStats Report

Region ID: CO  
Workspace ID: C020230818214500157000  
Clicked Point (Latitude, Longitude): 39.95604, -104.47942  
Time: 2023-08-18 15:45:22 -0600



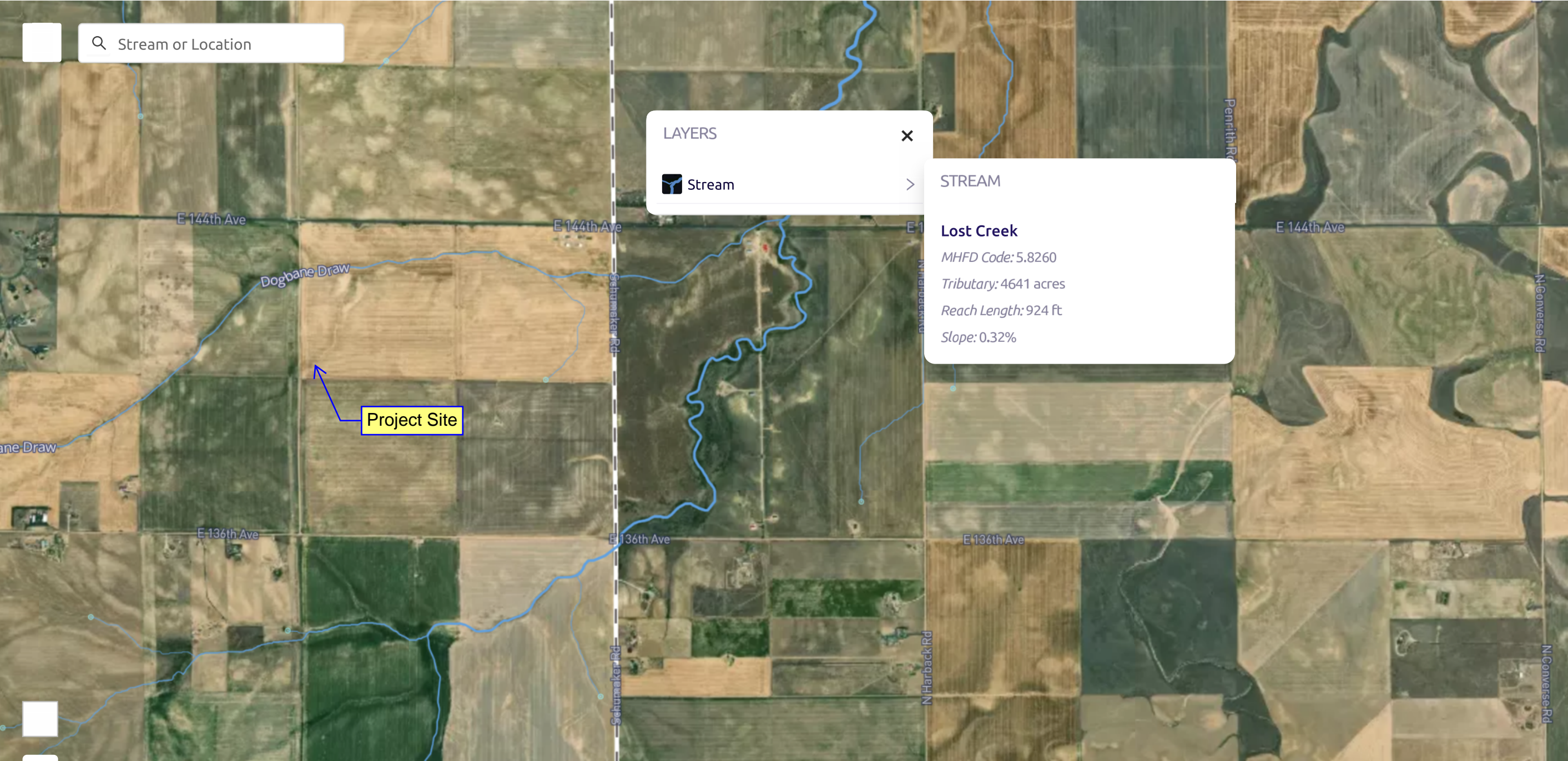
Basin delineation of Lost Creek at 144th Avenue.

 Collapse All

## ➤ Basin Characteristics

Parameter Code	Parameter Description	Value	Unit
DRNAREA	Area that drains to a point on a stream	7.16	square miles





Stream or Location

LAYERS

Stream

STREAM

**Lost Creek**

MHFD Code: 5.8260

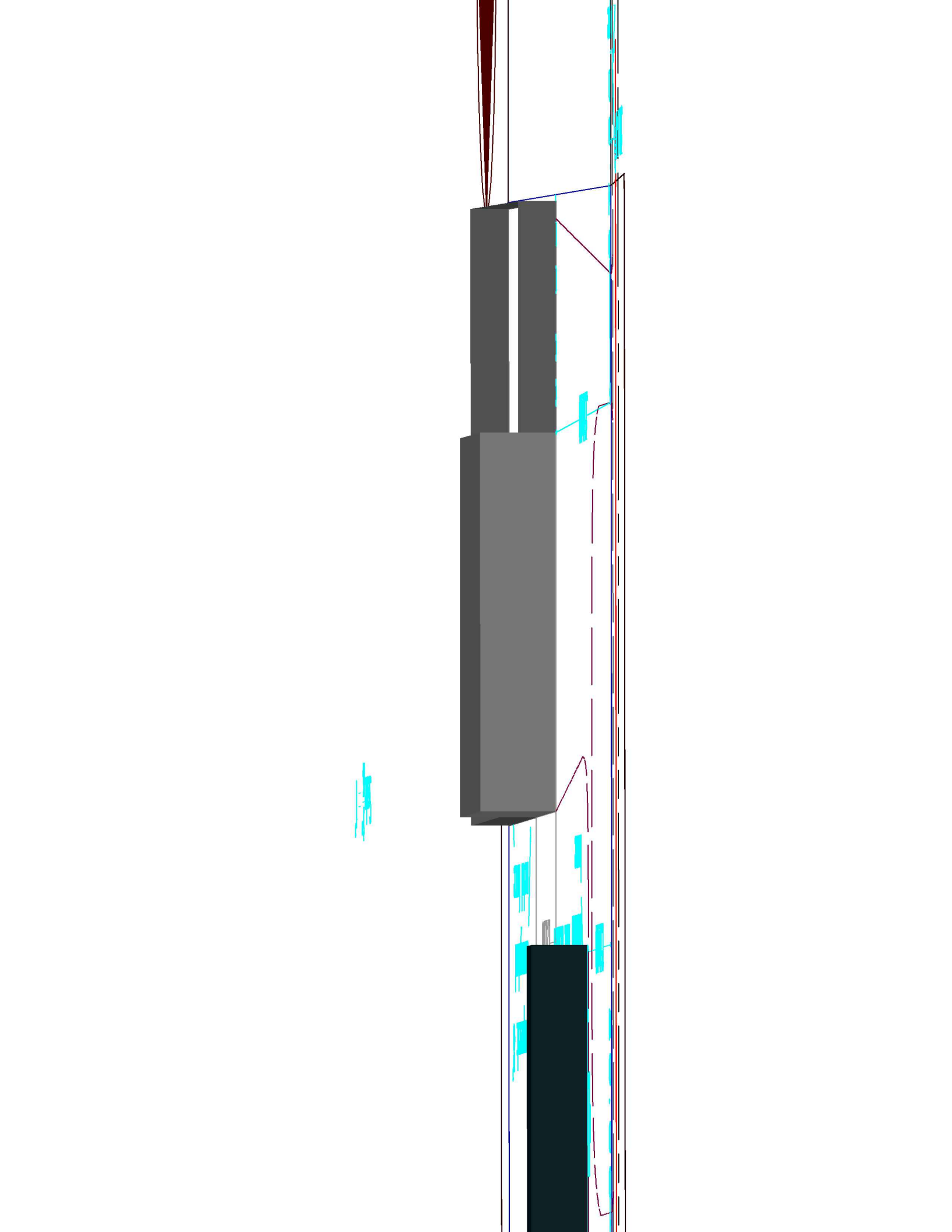
Tributary: 4641 acres

Reach Length: 924 ft

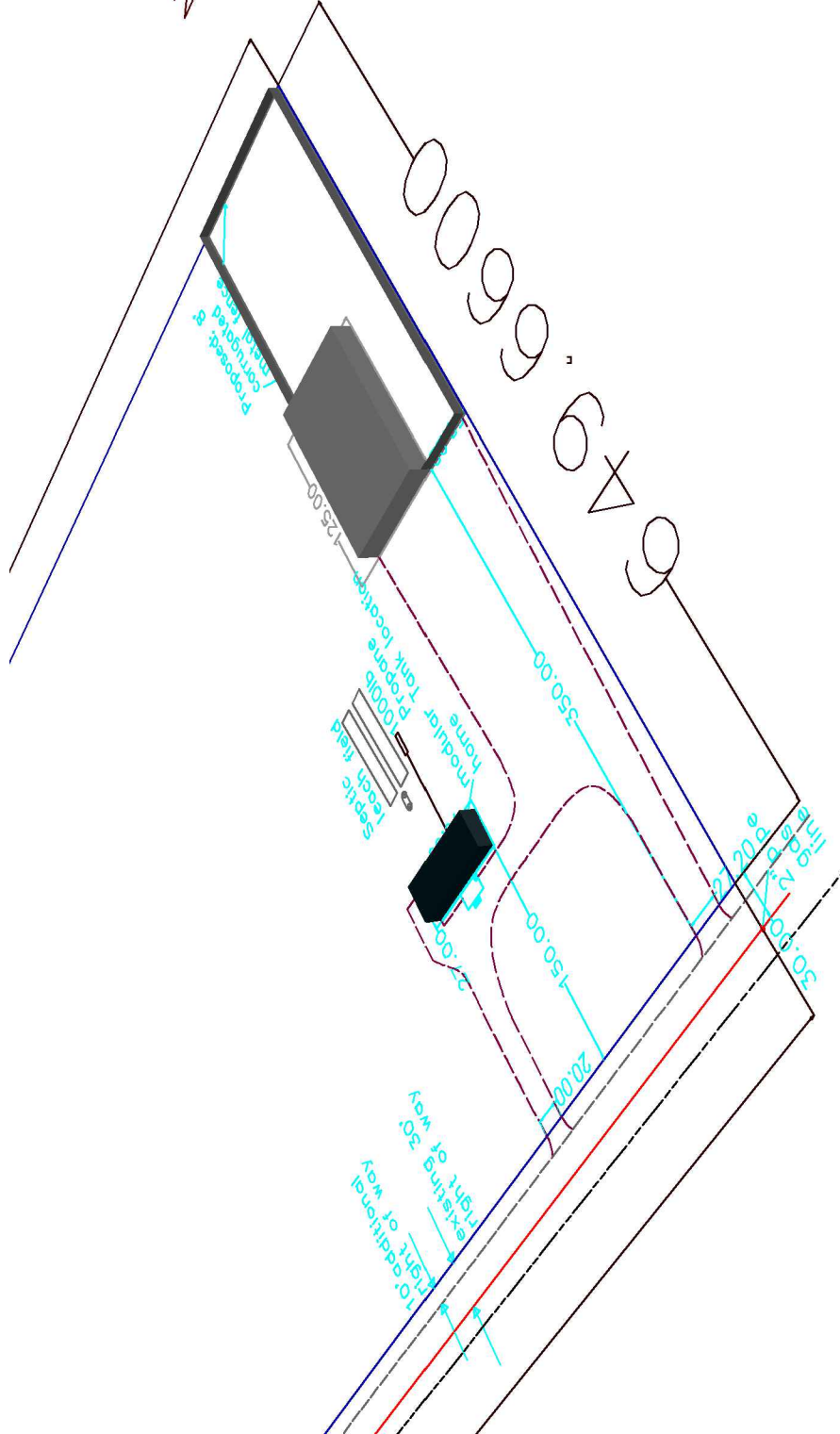
Slope: 0.32%

Project Site







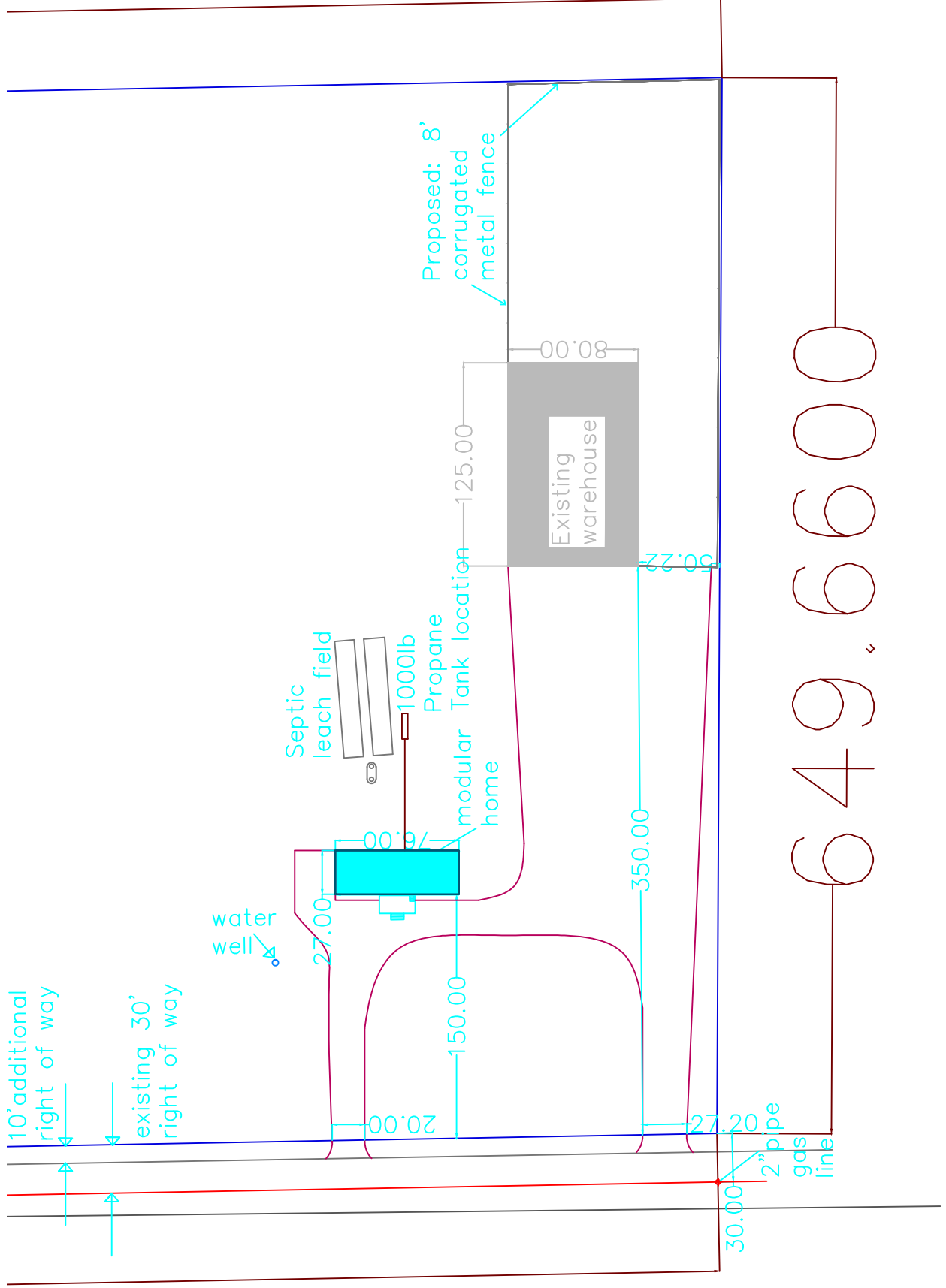
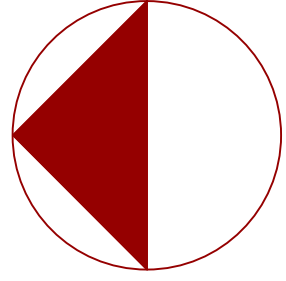








N





10' additional  
right of way

existing 30'  
right of way

Septic  
leach field

1000lb  
Propane  
Tank location

modular  
home

Proposed  
warehouse

Proposed: 8'  
corrugated  
metal fence

27.00  
20.02  
150.00

76.00

125.00

80.00

350.00

50.22

30.00

2" pipe  
gas  
line

649,66000



