



Community & Economic Development Department
Planning & Development
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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 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.

BOARD OF COUNTY COMMISSIONERS

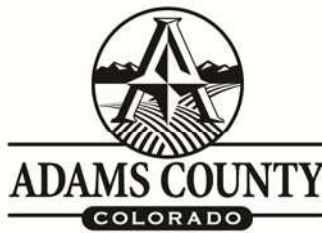
Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn 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 – 3rd Review

Date: 07/09/2025

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 and tractors. We want to provide repair service for local farmers on their farming equipment, as well as to local customers on vehicles, trucks/ tractors, and trailers. We provide heavy mechanical repair services. Items on site include semi-tractors, with trailers, Conex containers, outdoor storage to include tires, car parts, pallets, fire pit wood, metal shelving and RVs. Trailers are part of farming equipment for customers, also to include commercial lawn mower, forklifts, and tractors.

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: Please see attached APPROVED updated well permit for commercial use

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

PLN04: Since this is a home / family operation, we do not anticipate having heavy flow of customers. We have a designated area (see revised parking plan) for customer parking. We anticipate no more than 1-2 customers at one given point.

PLN04: APPLICANT RESPONSE: We ask that the board will allow us to have crushed concrete mixed with hot asphalt and compact as the surface area within the enclosed yard. The RVs, forklifts, vehicles and lawn mowers are only parked outdoors, they will not be repaired on the outdoors. Any and all repairs are done on the approved concrete surface only. There is no concern for any chemical runoffs, soil contamination, or potential impacts to the underground water sources. We also do not have any neighboring properties nearby that can be of concern. We collect and dispose of any waste oil/liquids properly as required. We do not have any mud concerns on our property/driveways, the only mud concern we do have is the Petterson Rd, which gets extremely muddy and unsafe during rain/snow, and it tracks mud into our property, making our driveways covered in mud.

PLN05: The fence is an 8' height corrugated metal fence shown on plan and elevation. Fence starts from the front / south side of the warehouse extending to the farthest east point on property, and back to north east-corner of the warehouse.

PLN06: Garbage is stored behind 8' corrugated metal fence on south side of warehouse.

PLN07: SEE ATTACHED WAREHOUSE PLAN. It is an open floor plan warehouse as was already submitted and approved with Adams county Building permit for this warehouse.

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. Any and all repairs and maintenance will be performed inside the warehouse on a concrete pad.

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 ARE ADDED. We already went through and have been approved with Adams County for the warehouse building permit. **Project Name: BDP23-0915.**

BSD2: ACKNOWLEDGED

BSD3: ACKNOWLEDGED

BSD4: NO NEW BUILDINGS ARE TO BE ADDED. CURRENT BUILDING HAS ALREADY BEEN APPROVED THROUGH COUNTY AND FIRE DEPARTMENT. **Project Name: BDP23-0915**

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