



Community & Economic Development Department
4430 S. Adams County Pkwy.
1st Floor, Suite W2000B
Brighton, CO 80601
PHONE 720.523.6800
adamscountyco.gov

Request for Comments

Case Name: Vakarchuk-Shakgaldian Uravan Lot Size Variance

Case Number: VSP2026-00033

August 31, 2026

The Adams County Board of Adjustment is requesting comments on the following application: **Variance to allow a 46,080 sf (1.058 acres) lot where the minimum lot size is 2.5 acres in the Agricultural-1 zone district. The variance is need to remedy the nonconforming status to utilize the property for individual well and septic, pursuant to Section 4-27-06-01.** This property is located on the southwest corner of Uravan Street and East 155th Place. The property does not currently have an assigned address. The Assessor's Parcel Number is 0156909009001.

Owner Information: VAKARCHUK VLADISLAV PAVLOVICH AND
11921 W 70TH PL

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 **September 30, 2026** 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 PLange@adamscountyco.gov.

Once comments have been received and the staff report written, the staff report will be forwarded to you. 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.adamscountyco.gov/landuse.

Si usted tiene preguntas, por favor escribanos un correo electrónico a cedespanol@adamscountyco.gov para asistencia en español. Por favor incluya su dirección o número de caso para poder ayudarle mayor.

Thank you for your review of this case.

Peter Lange

Peter Lange
Senior Planner

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica
DISTRICT 1

Kathy Henson
DISTRICT 2

Emma Pinter
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Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



VARIANCE

A variance is a means whereby the literal terms of these standards and regulations need not be applied if there are practical difficulties or unnecessary hardships associated with the subject site. In granting a variance, the spirit of these standards and regulations shall be observed, public safety and welfare secured, and substantial justice done.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

- ☒ Development Application Form (pg. 3)
- ☒ Written Narrative
- ☒ Site Plan
- ☒ Proof of Ownership (warranty deed or title policy)
- ☒ Proof of Water and Sewer Services
- ☒ Legal Description
- ☒ Statement of Taxes Paid

Number of Variance Requests:

A variance may only be approved from the dimensional requirements, performance standards, and other special physical requirements contained in the Adams County development standards and regulations.

Type of Variance Request:	# of Requests:
Setback:	
Height:	
Lot Coverage:	
Other:	1

Application Fees:	Amount:
Variance	\$500-residential \$700-non-residential <i>*\$100 per each additional request</i>



DEVELOPMENT APPLICATION FORM

APPLICANT

Name(s): Mikhail Bykov Phone #: 303-437-8813
Address: 9662 W 71st Ave
City, State, Zip: Arvada CO 80004
2nd Phone #: Email: viewpointdrafting@gmail.com

OWNER

Name(s): Vladislav Vakarchuk & Nadiia Shakhgaldian Phone #: 303-408-4534
Address: 11921 W 70th Pl
City, State, Zip: Arvada CO 80004
2nd Phone #: Email: vzstoneworks@gmail.com

TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)

Name: Mikhail Bykov Phone #: 303-437-8813
Address: 9662 W 71st Ave
City, State, Zip: Arvada CO 80004
2nd Phone #: Email: viewpointdrafting@gmail.com

DESCRIPTION OF SITE

Address:	R0006582 Uravan St
City, State, Zip:	Brighton CO 80601
Area (acres or square feet):	46080 SF
Tax Assessor Parcel Number	0156909009001
Existing Zoning:	A-1
Existing Land Use:	Vacant
Proposed Land Use:	A-1

Have you attended a Conceptual Review? YES ☐ NO ☒

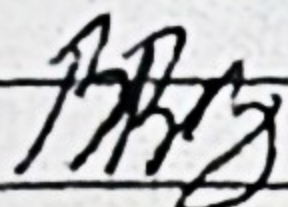
If Yes, please list PRE#:

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Vladislav Vakarchuk & Nadiia Shakhgaldian

Date: 02.03.2015

Owner's Printed Name

Name:  

Owner's Signature

VIEWPOINT DRAFTING LLC

MIKHAIL BYKOV

303-437-8813

VIEWPOINTDRAFTING@GMAIL.COM

VARIANCE PROJECT NARRATIVE

Address: R0006582, BRIGHTON COLORADO 80601

To: Adams County Planning Department

We are seeking a variance for the standard lot size at the property located on the south west corner of Uravan St & E 155th Pl. The property is vacant and does not currently have an assigned address. The lot is zoned Agricultural-1 District (A-1) which requires a minimum lot size of 2.5 acres (section 3-08-06-01) however this lot is 46,080 sf (1.058 acres) or 50,080 sf (1.15 acres) with Lot 8A.

The subject property parcel was originally combined with the neighboring property to the south at 15523 Uravan St. As it is a legal parcel, it was subdivided and sold to the current owner, and as this is a corner property, there is no possibility of purchasing another parcel to comply with Adams County section 3-08-06-01 minimum lot size requirements. This also caused the neighboring property to also be below the minimum lot size requirement, however, there are other properties that are also below this requirement. Adams county records show that there are 3 other properties that do not comply with the minimum lot size requirements with the neighboring property now being the 4th and this subject property being the 5th.

We request this lot size variance be granted based on the following factors:

The lot is a legal parcel and was able to be sold at the owner's discretion.

This does not set a new precedent for the area as it would not be the only property with this condition.

The current owner did not cause this circumstance to take place as they purchased a property in good faith not knowing the lot size requirements.

As this is a corner property, the current owner is unable to purchase an additional parcel to conform to the lot size requirements.

Lastly, even if the owner were to purchase and join 1 additional parcel, this would still be below the required 2.5 acres (per section 3-08-06-01) as each parcel in the neighborhood is less than 1.25 acres.

Thank you for your consideration.

Mikhail Bykov

303-437-8813

viewpointdrafting@gmail.com

VIEWPOINT DRAFTING LLC

MIKHAIL BYKOV

303-437-8813

VIEWPOINTDRAFTING@GMAIL.COM

INTENT FOR WATER & SEWER

Address: R0006582, BRIGHTON COLORADO 80601

To: Adams County Planning Department

Currently this property is vacant land and does not have access to public water and sewer service. This letter will act as the intent of the owner to provide private well and septic service to the property. The owners will contact the Colorado State Division of Water Resources at the time that they are ready to peruse the construction of the residence on this property.

We spoke with Lia Campbell at the Adams County planning department and were instructed that this letter would sufficiently fulfill the Proof of Water and Sewer Services requirement of the Variance Application at this time

Sincerely,
Mikhail Bykov
303-437-8813
viewpointdrafting@gmail.com

1. LOCATE THE SILT FENCE AT LEAST 10 FEET FROM THE TOE OF STEEP SLOPES AND NEARLY LEVEL THROUGHOUT ITS LENGTH 2. DIG A TRENCH APPROXIMATELY 6 INCHES DEEP AND 4 INCHES WIDE. OR A V-TRENCH, IN THE LINE OF THE FENCE. DRIVE POSTS SECURELY AT LEAST 16 INCHES INTO THE GROUND ON THE DOWNSLOPE SIDE OF THE TRENCH. SPACE POSTS A MAXIMUM OF 10 FEET APART IF FENCE IS SUPPORTED BY WIRE, 6 FEET IF EXTRA STRENGTH FABRIC IS USED WITHOUT SUPPORT WIRE. ADJUST SPACING TO PLACE POSTS AT LOW POINTS ALONG THE FENCELINE. 4. FASTEN SUPPORT WIRE FENCE TO UPSLOPE SIDE OF POSTS, EXTENDING 6 INCHES INTO THE TRENCH. ATTACH CONTINUOUS LENGTH OF FABRIC TO UPSLOPE SIDE OF FENCE POSTS. AVOID JOINTS, PARTICULARLY AT LOW POINTS IN THE FENCE LINE. WHERE JOINTS ARE NECESSARY, FASTEN FABRIC SECURELY TO SUPPORT POSTS AND OVERLAP TO THE NEXT POST. 5. PLACE THE FABRIC IN THE TRENCH SO THE BOTTOM FOLDS ACROSS THE BOTTOM OF THE TRENCH. PLACE BACKFILL IN THE TRENCH OVER THE FABRIC TO THE GROUNDLINE AND COMPACT WITH A POWER TAMPER. 6. INSTALL FENCE PRIOR TO ANY GRADING OR SITE DISTURBANCE. PAVING: THE ALLEYWAY NEEDS TO BE PAVED PER -DIVISION 1, SECTION 1.1.4 POLICY STATEMENTS, D. REQUIRED PUBLIC IMPROVEMENTS, 3. ALLEYS- (AS NOTED IN THE ENGLEWOOD DESIGN AND CONSTRUCTION STANDARDS AND SPECIFICATIONS). HTTPS://WWW.ENGLEWOODCO.GOV/HOME/SHOWDOCUMENT?ID=25427 PLANS SHALL INCLUDE A PROFESSIONAL ENGINEER STAMPED PLAN AND PROFILE OF THE ALLEY. THE PLAN AND PROFILE MUST SHOW THAT THE PROPOSED DESIGN WILL INCORPORATE THE EXISTING ALLEY CONDITIONS AND WILL ADHERE TO HISTORIC DRAINAGE OF THE ALLEY. PLAN AND PROFILE SHALL EXTEND AT A MINIMUM 100FT IN EACH DIRECTION FROM THE EDGE OF PROPERTY WITH CROSS SECTIONS IN 25FT INTERVALS PER SECTION 2 ROADWAY AND PAVEMENT DESIGN GUIDE SUB SECTION 1.2.1 FOUND HERE: HTTPS://WWW.ENGLEWOODCO.GOV/HOME/SHOWPUBLISHEDDOCUMENT?ID=25427 IT IS RECOMMENDED THAT SURVEY TAKES ADDITIONAL SHOTS OF GROSS STREET SIDEWALK / ALLEY CONNECTIONS TO VERIFY OVERALL DIRECTION OF ALLEY DRAINAGE. PAVED ALLEY SECTION EDGES MUST TIE INTO EXISTING SURFACES CREATING A SMOOTH TRANSITION FROM EXISTING ALLEY TO NEW PAVED SECTION. EXPOSED PAVING EDGES WILL NOT BE PERMITTED. PLAN AND PROFILE PLAN SET SHALL CLEARLY LABEL SURVEY BENCHMARK USED FOR ELEVATIONS. AS BUILDS OF CONCRETE PAVED ALLEYS MUST BE SUBMITTED TO THE CITY OF ENGLEWOOD PUBLIC WORKS DEPARTMENT PRIOR TO FINAL INSPECTION AND SIGNOFF. MAINTENANCE: THE LAND OWNERS, OR SUCCESSORS IN INTEREST SHALL BE RESPONSIBLE FOR THE REGULAR AND PROPER MAINTENANCE OF ALL LANDSCAPING ELEMENTS INSTALLED ON THE RIGHT-OF-WAY OR ON PRIVATE PROPERTY, FROM THE BACK OF CURB OF THE STREET AND KEEP THEM IN GOOD AND HEALTHY CONDITION. ALL LANDSCAPING STRUCTURES SUCH AS FENCES AND WALLS SHALL BE REPAIRED AND REPLACED AS NECESSARY TO MAINTAIN THEM IN A STRUCTURALLY SOUND CONDITION.	EROSION AND SEDIMENT CONTROL NOTES: ALL CONSTRUCTION PROJECTS, REGARDLESS OF THE SIZE, SHALL INSTALL, MAINTAIN AND REPAIR STORMWATER POLLUTION CONTROL MEASURES (CMS) TO EFFECTIVELY MINIMIZE EROSION, SEDIMENT TRANSPORT, AND THE RELEASE OF POLLUTANTS RELATED TO CONSTRUCTION ACTIVITY. CMS EXAMPLE INCLUDE: SEDIMENT CONTROL LOGS (SCL), SILT FENCE (SF), DIKES/SWALES, SEDIMENT TRAPS (ST), INLET PROTECTION (IP), OUTLET PROTECTION (OP), CHECK DAMS (CD), SEDIMENT BASINS (SB), TEMPORARY/PERMANENT SEEDING AND MULCHING (ML), SOIL ROUGHENING, MAINTAINING EXISTING VEGETATION AND PROTECTION OF TREES. CMS MUST BE SELECTED, DESIGNED, ADEQUATELY SIZED, INSTALLED AND MAINTAINED IN ACCORDANCE WITH GOOD ENGINEERING, HYDROLOGIC AND POLLUTION CONTROL PRACTICES. CMS/BMPS INSTALLATION AND MAINTENANCE DETAILS SHALL CONFORM TO URBAN DRAINAGE FLOOD CONTROL CRITERIA MANUAL VOLUME 3, OR THE COLORADO DEPARTMENT OF TRANSPORTATION (CDOT) ITEM CODE BOOK. CMS MUST FILTER, SETTLE, CONTAIN OR STRAIN POLLUTANTS FROM STORMWATER FLOWS IN ORDER TO PREVENT BYPASS OF FLOWS WITHOUT TREATMENT. CMS MUST BE APPROPRIATE TO TREAT THE RUNOFF FROM THE AMOUNT OF DISTURBED AREA, THE EXPECTED FLOW RATE, DURATION, AND FLOW CONDITIONS (I.E., SHEET OR CONCENTRATED FLOW). CMS/BMPS SHALL BE SPECIFIED IN THE SWMP (IF APPLICABLE), AND THE LOCATIONS SHOWN ON THE EC PLAN. 1. SEDIMENT CONTROL MEASURES SHALL BE INSTALLED BEFORE ANY EARTH DISTURBING ACTIVITIES COMMENCE. 2. THE OWNER/CONTRACTOR SHALL NOTIFY THE APPROPRIATE INSPECTOR ONCE ALL INITIAL CONTROL MEASURES HAVE BEEN INSTALLED FOR AN INITIAL INSPECTION AT LEAST FORTY EIGHT (48) HOURS PRIOR TO THE INSPECTION. CONSTRUCTION ACTIVITY CANNOT BEGIN UNTIL A PASSING INITIAL INSPECTION HAS OCCURRED. 3. STORMWATER DISCHARGES FROM CONSTRUCTION ACTIVITIES SHALL NOT CAUSE, HAVE THE REASONABLE POTENTIAL TO CAUSE, OR MEASURABLY CONTRIBUTE TO EXCEED ANY WATER QUALITY STANDARD. 4. TRACKING OF DIRT ONTO PAVED PUBLIC OR PRIVATE PAVED ROADS IS NOT ALLOWED. THE USE OF DIRT RAMPS TO ENTER/EXIT FROM AN UNPAVED INTO A PAVED AREA IS PROHIBITED. VEHICLE TRACKING CONTROLS SHALL BE IMPLEMENTED, OTHERWISE ENTRANCE AREA MUST DRAIN THRU A CM TOWARDS THE PRIVATE SITE. 5. TRUCK LOADS OF FILL MATERIAL IMPORTED TO OR CUT MATERIAL EXPORTED FROM THE SITE SHALL BE PROPERLY COVERED TO PREVENT LOSS OF THE MATERIAL DURING TRANSPORTATION ON PUBLIC ROW. HAUL ROUTES MUST BE PERMITTED BY THE COUNTY. NO MATERIAL SHALL BE TRANSPORTED TO ANOTHER SITE WITHOUT APPLICABLE PERMITS. 6. CONSTRUCTION SHALL BE PHASED IN A MANNER TO LIMIT EARTH DISTURBING ACTIVITIES (I.E. THE ENTIRE PROJECT SITE SHOULD NOT BE DISTURBED IF CONSTRUCTION WILL ONLY BE OCCURRING IN ONE PARTICULAR SECTION). 7. SEDIMENT CAUSED BY ACCELERATED SOIL EROSION SHALL BE REMOVED FROM RUNOFF WATER BEFORE IT LEAVES THE CONSTRUCTION SITE. 8. THE OWNER/CONTRACTOR SHALL INSPECT THE CONSTRUCTION SITE (INCLUDING ALL CONTROL MEASURES, STORAGE CONTAINERS, AND CONSTRUCTION EQUIPMENT) AT A MINIMUM OF EVERY 7 CALENDAR DAYS OR EVERY 14 CALENDAR DAYS. IF ON THE 14 DAY FREQUENCY A 24-HOUR POST STORM INSPECTION MUST BE CONDUCTED AFTER A PRECIPITATION EVENT OR SNOW MELT. 9. THE OWNER/CONTRACTOR SHALL KEEP A RECORD OF ALL INSPECTIONS ON SITE AND AVAILABLE FOR REVIEW. INSPECTION REPORTS MUST IDENTIFY ANY INCIDENTS OF NON-COMPLIANCE WITH THE TERMS AND CONDITIONS OF THE PERMIT. 10. CONTROL MEASURES DESIGNED FOR CONCRETE WASHOUT WASTE MUST BE IMPLEMENTED. THIS INCLUDES WASHOUT WASTE DISCHARGED TO THE GROUND AND WASHOUT WASTE FROM CONCRETE TRUCKS AND MASONRY OPERATIONS. 11. TEMPORARY CMS/BMPS SHALL BE REMOVED AFTER THE SITE HAS REACHED FINAL STABILIZATION. 12. CONTROL MEASURES REQUIRING MAINTENANCE OR ADJUSTMENT SHALL BE REPAIRED IMMEDIATELY AFTER OBSERVATION OF THE FAILING CONTROL MEASURE. 13. SILT FENCE PATCHING: PATCHING IS ONLY ALLOWED ON THE TOP HALF OF THE FENCE. NOT MORE THAN TWO (2) PATCHES PER SECTION OF FENCE. SILT FENCE WITH HOLES OR DETERIORATION ON THE LOWER HALF OF THE FENCE MUST BE REPLACED. REPAIR TYPICALLY INVOLVES REPLACING THE SILT FENCE TO MAINTAIN THE CMS EFFECTIVENESS TO DRAIN SLOWLY AND FUNCTION AS ORIGINALLY DESIGNED. 14. DEWATERING OPERATIONS DISCHARGING OFF-SITE INTO ANY WATERS CONVEYANCE SYSTEMS INCLUDING WETLANDS, IRRIGATION DITCHES, CANALS, RIVERS, STREAMS OR STORM SEWER SYSTEMS, REQUIRE A STATE CONSTRUCTION DEWATERING PERMIT. 15. PERMITTED PROJECTS SHALL KEEP THE CDPHE'S STORMWATER DISCHARGE PERMIT, STORMWATER MANAGEMENT PLAN (SWMP) AND INSPECTION LOGS AVAILABLE ON-SITE THROUGHOUT THE DURATION OF THE PROJECT, AND FOR AN ADDITIONAL 3 YEARS AFTER PERMIT CLOSE OUT. 16. REMITTED OWNER AND/OR CONTRACTOR SHALL CLOSE THE STATE AND CITY/COUNTY PERMIT ONCE FINAL STABILIZATION IS REACHED. STORMWATER INSPECTIONS SHALL CONTINUE UNTIL INACTIVATION NOTICE IS FILED WITH CDPHE.	GENERAL NOTES: 1. ALL WORK SHALL COMPLY WITH THE GOVERNING LAWS, CODES AND ORDINANCES ALL WORK SHALL COMPLY WITH THE GOVERNING LAWS, CODES AND ORDINANCES OF THE ADAMS COUNTY, COLORADO. 2. THESE DRAWINGS DO NOT INDICATE ANY STAGING OR PHASING. THESE DRAWINGS DO NOT INDICATE ANY STAGING OR PHASING. 3. IT IS IN THE INTENT OF THESE DRAWINGS AND INCLUDED SPECIFICATIONS THAT THE GENERAL CONTRACTOR AND EACH OF HIS SUBCONTRACTORS PROVIDE ALL LABOR, MATERIALS, TRANSPORTATION, SUPPLIES, AND EQUIPMENT TO COMPLETE THEIR RESPECTIVE WORK WITHIN THE RECOGNIZED STANDARDS OF WORKMANSHIP OF THE INDUSTRY. 4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS IN THE FIELD AND NOTIFY DRAFTER WHERE ANY CONFLICTS EXIST. 5. ALL GENERAL AND SUB- CONTRACTORS SHALL VISIT SITE, THOROUGHLY EXAMINE AND VERIFY EXISTING CONDITIONS AND DIMENSIONS RESPECTIVE TO THEIR AREA OF WORK PRIOR TO SUBMITTING COSTS AND BIDS. DRAFTER SHALL NOT BE RESPONSIBLE FOR ANY ADDITIONAL WORK NOT SHOWN OR IN CONFLICT WITH THE BALANCE OF THE CONTRACT DOCUMENTS. 6. WRITTEN DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS. 7. PROJECT OWNER AND / OR GENERAL CONTRACTOR ARE TO PROVIDE SPECIFICATIONS FOR ALL MATERIALS, EQUIPMENT AND FINISHES TO THE DRAFTER FOR REVIEW AT A MINIMUM ONE WEEK OR GREATER IN ADVANCE OF SCHEDULED PROCUREMENT. IF, FAILING TO DO SO, THE DRAFTER IS RELIEVED OF ANY AND ALL RESPONSIBILITY CONCERNING THESE SELECTIONS AND MATERIALS. 8. ALL SUBMITTALS TO THE DRAFTER TO BE ACCOMPANIED WITH WRITTEN STATEMENT CERTIFYING COMPLIANCE WITH THE PLANS AND SPECIFICATION. FAILURE TO PROVIDE WRITTEN CERTIFICATION WILL RESULT IN SUBMITTALS BEING RETURNED TO THE GENERAL CONTRACTOR WITH NO REVIEW OR ACCEPTANCE HAVING TAKEN PLACE. 9. SUBSTITUTION REQUESTS FOR MATERIALS OR ASSEMBLIES ARE TO BE PROVIDED TO THE DRAFTER A MINIMUM OF TWO WEEKS OR GREATER IN ADVANCE OF SCHEDULED PROCUREMENT AND ARE TO BE ACCOMPANIED BY FULL DOCUMENTATION OF MATERIAL OR ASSEMBLY BEING SUBSTITUTED ALONG WITH WRITTEN CERTIFICATION FROM GENERAL CONTRACTOR THAT THE MATERIAL OR ASSEMBLY BEING SUBSTITUTED IS IN FULL COMPLIANCE WITH THE SPECIFIED PRODUCT. FAILURE TO PROVIDE CERTIFICATION WILL RESULT IN SUBSTITUTION REQUESTS BEING RETURNED TO THE GENERAL CONTRACTOR WITH NO REVIEW OR ACCEPTANCE HAVING TAKEN PLACE. 10. THE DRAFTER SHALL NOT BE RESPONSIBLE FOR ANY INJURIES TO PERSON OR DAMAGE TO BUILDING DUE TO ACCIDENTS OF ANY NATURE OR CAUSE DURING CONSTRUCTION. 11. COORDINATE ALL PLAN DETAILS WITH HVAC, PLUMBING, ELECTRICAL AND SITE CONTRACT DOCUMENTS PRIOR TO ORDERING OF OR INSTALLATION OF ALL ITEMS AND WORK. 12. INSTALL ADEQUATE SOLID BLOCKING AND PARTITION REINFORCING FOR ALL WALL MOUNTED CABINETS, ACCESSORIES, EQUIPMENT, AND HANDRAILS. 13. ALL WORK PERTAINING TO RATED ASSEMBLIES REFERENCING U.L. DESIGN NUMBERS REQUIRE THE SPECIFIED PRODUCTS AND MATERIALS, AND INSTALLATION OF SUCH IN ACCORDANCE WITH NATIONALLY RECOGNIZED STANDARDS AS RECOMMENDED BY THE NATIONAL FIRE PROTECTION ASSOCIATION AND THE GOVERNING AUTHORITIES. 14. ELECTRICAL SYSTEM IS DESIGN - BUILD. ELECTRICAL CONTRACTOR TO PROVIDE THE NECESSARY DESIGN AND OBTAIN THE NECESSARY PERMITS FOR ALL WORK PROPOSED. 15. ELECTRICIAN TO INSTALL BOXES AND WALK THE SITE WITH THE OWNER PRIOR TO INSTALLATION OF ANY ADDITIONAL EQUIPMENT AND ROUGH INS TO VERIFY OWNERS PREFERENCES FOR OUTLETS, SWITCHES, AND OTHER EQUIPMENT. 16. MECHANICAL SYSTEM IS DESIGN - BUILD. MECHANICAL CONTRACTOR TO PROVIDE THE NECESSARY DESIGN AND OBTAIN THE NECESSARY PERMITS FOR ALL WORK PROPOSED. 17. PLUMBING WORK IS DESIGN - BUILD. PLUMBING CONTRACTOR IS RESPONSIBLE FOR ALL DESIGN, INSTALLATION, TESTING, AND FOR OBTAINING ALL APPROVALS. 18. ALL UTILITIES PASSING THROUGH STRUCTURAL ELEMENTS WHICH ARE GROUND SUPPORTED (RETAINING WALLS, SLABS ON GRADE, ETC) ARE TO BE DESIGNED WITH FLEXIBLE CONNECTIONS TO ACCOMMODATE SOIL MOVEMENT. 19. GENERAL CONTRACTOR IS RESPONSIBLE FOR SATISFACTORY REPAIR OR RESTORATION TO COMMUNITY / HOA STANDARDS OF ANY PUBLIC INFRASTRUCTURE CHANGED OR DAMAGED BY CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT. 20. GENERAL CONTRACTOR IS TO ENSURE THAT THE PUBLIC ROW ADJACENT TO THIS SITE IS KEPT FREE AND CLEAR OF MUD AND DEBRIS THAT RESULT FROM CONSTRUCTION ACTIVITIES RELATED TO THIS PROJECT. 21. GENERAL CONTRACTOR IS TO ENSURE THAT NO DIRECT STORM WATER RUNOFF FROM THE BUILDING IS DIRECTLY DEPOSITED ON ANY SIDEWALK, STREET, OR GUTTER, NOR DISCHARGED INTO ANY SANITARY SEWER. 22. THE GENERAL NOTES, SYMBOLS AND LEGENDS CONTAIN INFORMATION THAT MAY OR MAY NOT PERTAIN TO THIS PARTICULAR PROJECT.	PLANNING INFORMATION: ADDRESS: E 155TH PL & URAVAN ST BRIGHTON CO 80601 COUNTY: ADAMS ZONE DISTRICT: A-1 BUILDING TYPE: DETACHED SINGLE FAMILY LOT SIZE: 50,080 SF ALLOWABLE COVERAGE: 3,810 SF 7.6% MAIN BUILDING FOOTPRINT: 3,800 SF 7.48% SQUARE FOOTAGE: MAIN FLOOR: 2,672 SF 2ND FLOOR: 1,629 SF ATTACHED GARAGE: 776 SF TOTAL LIVING AREA: 4,301 SF APPLICABLE CODES: 2018 International Building Code 2018 International Residential Code 2017 National Electric Code 2018 International Mechanical Code 2018 Uniform Plumbing Code 2018 International Fuel Gas Code 2018 International Fire Code 2018 International Environmental Conservation Code (Zone 5, Prescriptive)
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