



Community & Economic Development Department  
Planning & Development  
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### 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

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DISTRICT 5



## 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

Todd G. Messenger  
(303) 894-4469  
tmessenger@fwlaw.com

January 5, 2026

**Sent via Email to [Dawright@adamscountyco.gov](mailto:Dawright@adamscountyco.gov)**

David Wright, Planner II  
Adams County Planning & Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, Colorado 80601

Re: Steele Street Center Rezoning  
Case No. RCU2025-00018

Dear Mr. Wright:

Our firm represents Center Land Company, owner of the property that is the subject of Case No. RCU2025-00018. Please accept this letter as Center Land Company's response to the first round of development review comments, dated August 26, 2025. Included with this letter is:

- A completed re-submittal form;
- An updated development plan / site plan; and
- A letter from Alan Yelton, P.E. of Kumar & Associates, Inc.

This letter provides responses to Staff comments. Staff comments are presented verbatim, and Center Land Company's responses are provided in **blue Aptos type**.

## **I. COMMENTING DIVISION: PLANNING**

PLN01: Along with the provided property records, please provide an accompanying narrative that illustrates why you believe this property to be legally created.

Our previously submitted letter provided both property records and legal justification to demonstrate that the property was legally created. In sum, C.R.S. § 30-28-101(10)(c)(II) specifically excludes parcels of land “which could be created by any court in this state pursuant to the law of eminent domain . . .” from the definition of “subdivision.” (emphasis added). The City of Thornton has the power of eminent domain. Since the City of Thornton created the subject property—and could have done so by eminent domain—the property is not a “subdivision” under C.R.S. § 30-28-101(10). Since the subject property was not created by “subdivision,” it cannot, by definition, be an “illegal subdivision.”

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In 1981, Center Land Company owned 8300 Steele Street (Parcel No. 0171925000013), which was 20 acres in area, and the City of Thornton owned 8240 Steele Street, which was also 20 acres in area. The City of Thornton sought to acquire 8300 Steele Street, and in lieu of condemnation, traded a portion of 8240 Steele Street for 8300 Steele Street.

Before the transaction between the City of Thornton and Center Land Company could be completed, the City of Thornton had to acquire 8240 Steele Street. Although the City of Thornton *could have* taken 8240 Steele Street using eminent domain, it purchased it instead (closing on January 7, 1982). As the Staff Comment points out, the pertinent deeds are part of this application record.

When the City of Thornton conveyed about six acres of 8240 Steele Street to Center Land Company, it retained approximately 13.6 acres on the property's East side for reservoir facilities. The City of Thornton *could have* conveyed all 20 acres to Center Land Company and then taken the eastern 13.6 acres of the property using eminent domain. There is consequently no "subdivision" as that term is defined in C.R.S. § 30-28-101(10). An illegal subdivision is therefore not possible.

PLN02: Site plan proposes that existing buildings and uses would stay on property while development is ongoing. Buildings and uses appear to be currently legal nonconforming, but would be considered out of compliance if rezoning is approved and would not be able to achieve compliance. Current use would have to cease if rezoning approved (or be considered out of compliance) unless applicant were to rezone to Planned Unit Development and stipulate that current uses would be allowed to continue during redevelopment.

**The current use will be stopped once rezoning is approved, and the improvements will be demolished before the proposed new buildings are completed. If such use is permissible, the buildings and structures may be used by construction crews during construction.**

PLN03: Please provide complete lot width. While property appears to meet 100 ft. minimum for the Industrial-1 zone district via GIS, please confirm.

**The lot width is approximately 327 feet. The dimension is added to site plan sheet A100, which is included with this resubmittal.**

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PLN04: Please review City of Thornton comments and provide responses to concerns.

**Responses are provided in Section V of this response letter.**

PLN05: This review is not a site plan review- the following comments are advisory only: Applicant should review required bufferyards in the landscaping section of the Development Standards and Regulations (linked above). Site plan shown in application would not meet those requirements. Landscaping is reviewed during Change of Use process. Planner could provide parking requirement information with a more detailed description of proposed uses within the building.

**Noted.**

PLN06: Applicant has submitted requisite information as well as held neighborhood meeting.

**Acknowledged.**

PLN07: Applicant initially proposed I-2 zoning in PRE2025-00010 and decided to apply for an I-1 Rezoning based on comments related to the Future Land Use of this parcel (Welby Subarea Plan: Mixed-Use Employment).

**Acknowledged.**

## **II. COMMENTING DIVISION: ENGINEERING**

ENG1: There are no engineering concerns for the rezoning of this property.

**Acknowledged.**

*Future Development Comments:*

ENG2: Flood Insurance Rate Map – FIRM Panel # (08001C0602H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

**Acknowledged.**

ENG3: The applicant shall be responsible for ensuring compliance with all Federal, State, and Local water quality construction requirements. In the event that the disturbed area of the site exceeds 1 acre and the site is within the Adams County MS4 area, then the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR400000.

**Noted.**

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The site is located within the Adams County MS4 permit area. An Adams County SWQ Permit is required for development of this site. The applicant should contact Juliana Archuleta, the County's Stormwater Program Manager, to inquire about obtaining a SWQ Permit. Ms. Archuleta can be contacted at 720-523-6869 or By email at [mjarchuleta@adcogov.org](mailto:mjarchuleta@adcogov.org)

**Acknowledged. The SWMP plan will be developed and a SWQ Permit will be obtained for development of site in due course.**

ENG4: Prior to the issuance of any construction or building permits, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, electronic copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>

Please note: the Engineering Review requires a separate application. Do not include Engineering Review documents with land use application submittals.

**Noted.**

ENG5: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

**Noted.**

ENG6: Prior to the issuance of any construction or building permits, the developer shall enter into an Improvements Agreement (IA) with the County and provide a security bond for all public improvements.

**Noted.**

ENG7: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Dept.

**Noted.**

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ENG8: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk or other County infrastructure damaged during construction.

**Noted.**

ENG9: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14: All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. 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.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

**Noted.**

ENG10: The documents included do not show a storm sewer outfall location. The storm sewer outfall will be a critical design feature of this site, as other parcels of land in this area have had difficulty find an viable storm sewer outfall.

**Noted.** Storm sewer will be addressed in future submittals after the rezone process. This project team has been coordinating with City of Thornton for storm water release at historic rates into the ditch on the East side of the subject property. The current capacity of the ditch is being verified.

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ENG11: The trip generation analysis, included with this submittal shows that a Level 2 Traffic Impact Study, with a study area of one-quarter mile from the site boundary, will be required for development of this property. Roadway traffic improvements will be necessary.

**Noted.**

### **III. COMMENTING DIVISION: RIGHT-OF-WAY & ADDRESSING**

ROW1: There was a CIP project in 2022 and there was ROW exacted from the owner by Warrant Deed recorded at Reception No: 2022000096572. Site plan must cite this exaction.

**A corresponding note is added to site plan sheet A100, which is included with this resubmittal.**

ROW2: Pending engineering review, any storm water drainage facilities and access will need to be dedicated to the county by separate instruments as an Exhibit(s).

**Acknowledged. Storm water drainage facilities and access will be addressed in future submittals related to Change of Use. The applicant is aware of the County's standard forms in this regard. It is anticipated that stormwater facilities will be privately owned and maintained, and that a version of the County's standard access and maintenance agreement will be used to allow for County access and maintenance at the owner's expense if the facilities are inadequately maintained.**

### **IV. COMMENTING DIVISION: ENVIRONMENTAL PROGRAMS**

*The following comments apply to mineral conservation:*

ENV1. 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 Adams County.

**Noted.**

ENV2. The subject parcel is located within the MCO district but could be exempt from those requirements based on the following criteria:

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1. Any parcel of land intended for uses that were allowed in the underlying zone district prior to July 1, 1973.
2. Any parcel of land five (5) acres or less in size in existence as a separate parcel prior to July 1, 1973.
3. Any parcel of land in excess of five (5) acres where it can be demonstrated the mineral resource is not of commercial quality and quantity.

The Director of Community and Economic Development may require competent proof a lot meets these criteria, including a written opinion from the State Geological Survey, where deemed appropriate.

Please provide documentation to demonstrate exemption based on one or more of these requirements.

C.R.S. 34-1-101, et seq. and the referenced provisions of the Adams County Development Standards and Regulations (“ACDS&R”) protect “commercial mineral deposits.” The phrase “commercial mineral deposit” is defined by C.R.S. 34-1-102(1) as:

... a natural mineral deposit of limestone used for construction purposes, coal, sand, gravel, and quarry aggregate, for which extraction by an extractor is or will be commercially feasible and regarding which it can be demonstrated by geologic, mineralogic, or other scientific data that such deposit has significant economic or strategic value to the area, state, or nation.

For reference, an “extractor” is defined by C.R.S. 34-1-102(2) as:

. . . any individual, partnership, association, or corporation which extracts commercial mineral deposits for use in the business of selling such deposits or for use in another business owned by the extractor or any department or division of federal, state, county, or municipal government which extracts such deposits.

The subject property does not contain a “commercial mineral deposit” because extraction by an “extractor” is not commercially feasible, and the site does not contain minerals that have significant economic or strategic value. Attached to this letter is a letter from Alan Yelton, P.E. of Kumar &

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Associates, Inc., Geotechnical and Materials Engineers and Environmental Scientists. Mr. Yelton evaluated the site and concluded:

In general, the clay soils and bedrock materials anticipated at the site are not targeted for mineral extraction and would be considered incidental material. Furthermore, due to the property lines and the need for slurry walls to be constructed due to the presence of groundwater being encountered during the mineral extraction process, the overall area that could be exploited would be decreased unless permanent shoring was constructed.

*Although the granular soils underlying the clay soils may be suitable for mineral extraction, we are of the opinion the presence and quality of the clay soils, the site constraints . . ., and presence of bedrock significantly reduces the viability of the Project Site to be selected for mineral extraction.*

(emphasis added).

*The following comments apply to sewer and septic systems:*

ENV3. The applicant provided a will-serve letter from North Washington Street Water and Sanitation District indicates that they can provide both water (through Denver Water) and sewer services.

North Washington Street Water and Sanitation District (“NWSWSD”) will provide water service but cannot provide sewer service due to the presence of a force main in the street that is owned by the City of Thornton. The City of Thornton does not allow service connections to force mains. As such, the project will utilize a septic system for wastewater treatment.

ENV4. Adams County Health Department (ACHD) regulates On-Site Wastewater Treatment Systems (OWTS, also known as septic systems) through the issuance of permits to install, repair, expand, use, or operate a system. More information is available at <https://adamscountyhealthdepartment.org/onsite-wastewater-treatment-systems-septic-systems>

Noted.

ENV5. If the current single family home on the subject parcel is served by septic, that existing OWTS must be properly removed. The existing OWTS shall be abandoned in accordance with ACHD Regulation No. O-14, Section 11.3. ACHD must be notified in writing once the system has

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been properly abandoned. For more information, or to submit the notification, the applicant may contact [EHWaterProgram@adcogov.org](mailto:EHWaterProgram@adcogov.org) . More information is available at <https://adamscountyhealthdepartment.org/onsite-wastewater-treatment-systems-septic-systems>

**Noted. Any existing OWTS will be properly removed and written notification of completion will be provided in due course.**

The following comments apply to demolition and construction and are provided for applicant information:

ENV6. Existing water and sewer service lines must be properly capped and plugged prior to demolition of existing structures.

**Noted.**

ENV7. A demolition permit is required to ensure proper removal of debris, utility disconnection, and compliance with safety regulations. Additionally, an inspection by a licensed engineer may be necessary to assess the structural integrity of the remaining foundation if rebuilding is planned. Proper debris removal and disposal plans must be outlined as part of the demolition permit application. Additional information is available at <https://adcogov.org/building-permit-and-contractor-registration>

**Noted.**

ENV8. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>

**Noted.**

ENV9. Buildings constructed prior to 1978 may contain lead paint. The Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair, and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair, and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed, such as during demolition activities. More information can be found at <https://www.epa.gov/lead/leadrenovation-repair-and-painting-program-rules> and <https://www.epa.gov/lead>

**Noted.**

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ENV10. 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 and offsite vehicle tracking. Applicant will be required to implement dust control measures to prevent off-site impacts if truck traffic into and within parcel occurs on non-paved surfaces during all phases of construction and operation.

**Noted.**

ENV11. 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. The fill must meet the definition of clean, inert material.

**Noted.**

*The following comments apply to design and are provided for applicant information:*

ENV12. The way that buildings are designed impacts health through the materials used and the amount of volatile organic compounds (VOCs) or other harmful chemicals that they contain; the air and water quality; the amount of daylight; and even by encouraging physical activity and social interaction. Adams County encourages the applicant to consider incorporating design standards into the development to ensure a health-promoting environment. The applicant could pursue building certifications such as LEED, WELL Building Standard, Certified Healthy, or Living Building Challenge.

**Noted.**

ENV13. Adams County recommends the incorporation of bicycle parking into the overall site design. Bicycle parking locations and design should allow for safe access from external roads and sidewalks and to/from buildings and internal pedestrian paths.

**Noted.**

ENV14. The applicant may want to consider crosswalk(s) where pedestrian access and/or sidewalk crosses internal site drive lanes, as these pedestrian crossings may not be easily visible to drivers since they are not at a street intersection. The simplest crossing design would be to post signs and provide striping on the pavement. A safer design alternative would be to provide a raised pedestrian crossing, with striping and a contrasting color, to clearly delineate the crossing. The raised crossing will provide the added benefit of slowing traffic and improving driver awareness of the crossings.

**Noted. It is anticipated that striping will be provided at the drive entrances/exits.**

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ENV15. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.

**Noted.**

#### **IV. COMMENTING DIVISION: LONG RANGE PLANNING**

LR1: The subject property has a future land use designation of Mixed Use Employment - Welby. The purpose of the Mixed Use Employment FLU is to accommodate a range of employment uses with a mix of supporting uses to serve employment needs, increase employment, and contribute to the tax base. The Primary Uses for this FLU are: Offices, light manufacturing, distribution, indoor warehousing, airport and technology-related uses, and clean industry. Secondary uses for this FLU are supporting retail and community facilities. The Mixed Use Employment FLU aligns with I-1 or Commercial zoning.

**Acknowledged. The anticipated land uses are aligned with the Mixed Use Employment Future Land Use Designation, and the proposed rezoning implements the County's Comprehensive Plan and the Welby Subarea Plan.**

#### **V. CITY OF THORNTON**

##### **A. City of Thornton Current Planning**

1. Please include the city of Thornton on all subsequent referrals.

**No applicant response is necessary. Referrals to the City of Thornton are coordinated by Adams County Community and Economic Development Staff.**

##### **B. City of Thornton Floodplain Administration & Water Resources**

1. Any development of this property above its current agricultural zoning will cause damage to adjoining and downstream properties by creating concentrated and increased stormwater flows in both discharge and total volume. Therefore, Thornton objects to the rezoning of this property without an approved plan for detention and conveyance of the developed stormwater flows around the adjoining water storage reservoirs. Such plan must also consider the future, similar development of adjoining properties in its design.

**Per coordination with Rachelle Plas, Infrastructure Engineering Manager with the City of Thornton, and consistent with State water law, the stormwater**

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runoff from the subject property can discharge into the swale along the East side of the subject property that proceeds to the South and ultimately discharges into the South Platte River. The stormwater design will over-detrain and release at historic rates to the swale. A survey of the swale is in progress to verify its downstream capacity.

2. Please provide information about the wastewater treatment system and whether it will meet all County and State requirements. There is concern that any type of lagoon system has the chance of being overwhelmed and potentially flowing into Thornton's water storage reservoirs. Those reservoirs are part of the primary supply for the Wes Brown Treatment Plant. Detention flow would need to be contained to the site in a way that does not allow the flow to the east into the West Gravel Lakes. The lakes are part of a NPDES permit for discharging to the South Platte, and when Thornton can't control flows into the reservoir, that would be a problem. The WQ outfall cannot cause flow to the lakes.

Acknowledged. Information on the onsite wastewater treatment system will be provided in future submittals. A lagoon system is not anticipated. OWTS design and installation will meet all County and State requirements.

3. The outflow of the OWTS should connect to sanitary sewer if possible.

A public sanitary sewer connection is not available for this site. North Washington Street Water and Sanitation does not own a sanitary main in Steel Street that can be tapped. There is a sewer force main that is owned by Thornton that connects to the Metro Water Recovery treatment facility. Per coordination with NWSWSD, Thornton does not allow taps into its sewer force mains.

#### **C. City of Thornton Survey (SUR)**

1. See attached for survey comments.

City of Thornton SUR comments are addressed on Sheet A100, which is included with this resubmittal.

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## VI. ADAMS COUNTY FIRE RESCUE

### A. General

1. The 2018 International Fire Code is the current fire code adopted within the city and all development must be in compliance with its requirements. The 2018 IFC can be accessed online for free by going to <https://codes.iccsafe.org/public/document/IFC2018> Amendments to this code can be located by going to [http://www.adcogov.org/sites/default/files/Ordinance%20No.%204\\_1.pdf](http://www.adcogov.org/sites/default/files/Ordinance%20No.%204_1.pdf)

**Noted.**

2. Site and building design and construction shall be in accordance with the provisions of the 2018 International Fire Code (IFC) as adopted by Adams County. All construction shall be in accordance with IFC Chapter 33, Fire Safety During Construction and Demolition.

**Noted.**

3. Please be aware that these comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.

**Noted.**

### B. Access Requirements

4. Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site, whichever comes first. Temporary access roads are prohibited unless specifically approved by the Fire District. Fire apparatus access must be designed and maintained to support the imposed loads of fire apparatus (i.e., 85,000 lbs.), and must have a surface that provides all-weather driving capabilities. Vehicle access shall be provided to within 150 feet of temporary or permanent fire department connections.

8/22/2025 - Note only.

**This comment is acknowledged as “note only.”**

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5. Fire apparatus access roads shall be a minimum of 24' wide or 26' when a hydrant is present or the building exceeds 30' in height.

**Acknowledged.**

8/22/2025 Requires applicant clarification/response comments:

1. If the building exceeds 30' in height, an aerial apparatus road will be required. Please advise height of proposed building.

**The contemplated building height is 25 feet. Aerial apparatus is not required.**

2. In addition, for commercial and industrial developments, buildings or facilities exceeding 30 feet (9144 mm) or three stories in height shall have not fewer than two means of fire apparatus access for each structure.

**Noted. The contemplated building height will not exceed 30 feet, and the contemplated building height is also less than three stories, so it is not anticipated that the referenced standards would apply.**

3. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.

**Two fire apparatus access roads are not required (see response immediately above).**

6. Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building.

8/22/2025 - Appears to be met.

**Acknowledged.**

7. Any dead-end fire apparatus access road in excess of 150' shall be provided with an approved turnaround.

8/22/2025 – Does not apply, no dead-ends are shown on the conceptual plan.

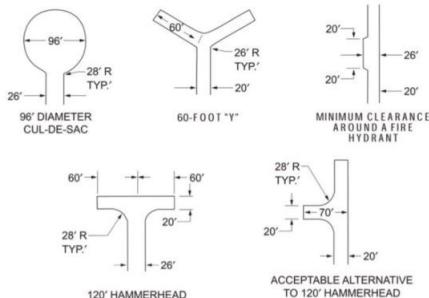
**Acknowledged.**

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Examples of approved turnarounds:



The examples are noted. However, the standard that would require approved turnarounds does not apply.

8. Any temporary construction or permanent security gates shall be a minimum of 24 feet and a no parking fire lane sign shall be posted on the gate. The gates shall also have a Knox key switch installed for emergency operation if automatic. For information on how to order this, please go to <https://www.acfpd.org/plan-submittals.html>

8/22/2025 - Note only.

This comment is acknowledged as “note only.”

9. New and existing buildings shall have approved address numbers, building numbers, or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Numbers shall be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Please be aware that the size of the number may need to be larger than 4 inches if not clearly visible from the street or road. A temporary sign must be provided if the permanent signage is not yet installed.

8/22/2025 - Note only.

This comment is acknowledged as “note only.”

10. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30 shall be provided with two separate and approved fire apparatus access roads.
  - a. Exceptions:

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- i. Where there are more than 30 dwelling units on a single public or private fire apparatus access road and all dwelling units are equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1, 903.3.1.2 or 903.3.1.3, access from two directions shall not be required. The number of dwelling units on a single fire apparatus access road shall not be increased unless fire apparatus access roads will connect with future development, as determined by the fire code official.
- b. Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

8/22/2025 - Comment not applicable.

This comment and its sub-parts is acknowledged as "comment not applicable."

### **C. Fire Protection Water Supply and Hydrants**

11. **Water mains and all required hydrants shall be installed before the delivery of combustible materials to the site.** Hydrants shall be maintained operational at all times thereafter, unless alternate provisions for water supply are approved by the Fire District. Any private fire service mains and fire hydrants and all fire sprinkler service lines shall be installed by a State of Colorado Licensed Fire Suppression System Contractor – Underground Contractor and meet the requirements of National Fire Protection Association Standard 24. Plans for the underground fire sprinkler service line shall be submitted for review and approval to ACFR. A current list of registered contractors can be found by going to <https://www.colorado.gov/dfpc/fire-suppression-system-contractors> Once installed, all underground fire sprinkler service lines must be inspected by an ACFR inspector before covering. Attached is a guideline for the inspections required for an underground fire sprinkler service line.

8/22/2025 - Note only

This comment is acknowledged as "note only."

12. Unobstructed access to fire hydrants shall be maintained at all times. Fire department personnel shall not be deterred or hindered from gaining

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immediate access to fire protection equipment or fire hydrants. A 3-foot (radius) clear space shall be maintained around the circumference of fire hydrants. Within that 6-foot diameter circle and within a 6-foot-wide path leading to the 4.5-inch outlet of a hydrant, vegetation shall be no higher than 4 inches above grade. The unobstructed vertical clearance within that 6-foot circle and 6-foot approach path shall not be less than 7 feet, unless otherwise approved by 5.1(sic) the Fire District.

8/22/2025 - Note only

TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS <sup>a</sup>			
FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS <sup>b, c, d, e, f, g</sup> (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT <sup>b, c, g</sup>
1,750 or less	1	500	250
1,751-2,250	2	450	225
2,251-2,750	3	450	225
2,751-3,250	3	400	225
3,251-4,000	4	350	210
4,001-5,000	5	300	180
5,001-5,500	6	300	180
5,501-6,000	6	250	150
6,001-7,000	7	250	150
7,001 or more	8 or more <sup>e</sup>	200	120

For SI: 1 foot = 304.8 mm, 1 gallon per minute = 3.785 L/m.  
 a. Reduce by 100 feet for dead-end streets or roads.  
 b. Where streets are provided with median dividers that cannot be crossed by fire fighters pulling hose lines, or where arterial streets are provided with four or more traffic lanes and have a traffic count of more than 30,000 vehicles per day, hydrant spacing shall average 500 feet on each side of the street and be arranged on an alternating basis.  
 c. Where new water mains are extended along streets where hydrants are not needed for protection of structures or similar fire problems, fire hydrants shall be provided at spacing not to exceed 1,000 feet to provide for transportation hazards.  
 d. Reduce by 50 feet for dead-end streets or roads.  
 e. One hydrant for each 1,000 gallons per minute or fraction thereof.  
 f. A 50-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.1 of the *International Fire Code*.  
 g. A 25-percent spacing increase shall be permitted where the building is equipped throughout with an approved automatic sprinkler system in accordance with Section 903.3.1.2 or 903.3.1.3 of the *International Fire Code* or Section P2904 of the *International Residential Code*.  
 h. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.

This comment is acknowledged as “note only.”

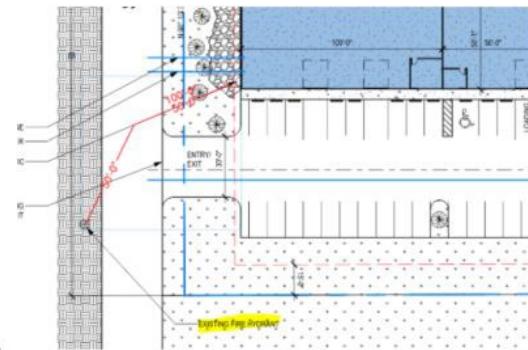
13. The FDC for each building with a fire sprinkler system must be located within 150 feet of a fire hydrant.

8/22/2025 – Appears to be met, proposed plan shows an existing hydrant and the FDC proposed location are within 100 feet:

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**Acknowledged.**

14. A fire hydrant shall be located within 400' (un-sprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building.

8/22/2025 - Requires applicant clarification/response comments:

1. Unable to verify if the 2 fire hydrants that are shown on the plan (one existing and one proposed), will be sufficient.

There is one existing hydrant across Steele Street. Two additional hydrants will be proposed on-site at the southeast corner of each of the buildings. These hydrants will meet the specified standards.

15. The number and distribution of fire hydrants is based on the required fire flow. You may refer to Appendix C of the 2018 IFC for guidance.

8/22/2025 - Requires applicant clarification/response comments:

1. The required fire flow for the development is currently unknown. There are two fire hydrant/s that are shown on the conceptual plan. We need additional information for the proposed building:

- a. Construction type for the building

The contemplated construction type is IIB.

- b. Will the entire building be equipped with an NFPA 13-fire suppression system?

Yes. It is contemplated that both buildings (in their entirety) will be equipped with an NFPA 13 fire suppression system.

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- c. What are the proposed occupancies for the building?

The proposed occupancies will be Factory (F-1), Warehouse (S-1), and Office (B).

#### **D. Automatic Fire Sprinkler System**

16. An automatic fire sprinkler system NFPA 13 may be required, depending on the proposed use and size of the building.

8/22/2025 - Requires applicant clarification/response comments:

1. Depending on the construction, occupancy use, and size of the proposed building, an approved fire suppression system in accordance with NFPA 13, may be required. Please advise proposed occupancy uses for the proposed building.

The proposed occupancies will be Factory (F-1), Warehouse (S-1), and Office (B).

#### **E. Other Helpful Information**

1. Please be aware that the fire code does not specify building fire rating or set-back requirements. These are located within the building code and therefore are out of our scope. This preliminary review does not approve anything covered under the building code. These requirements need to be verified with the County's Building and Planning Departments.

The referenced jurisdictional limitations are noted.

2. Please be aware that we are a separate entity from the County and anytime you submit to the county, you will need to submit to us separately.

**Noted.**

3. The following fire district reviews and permits are often needed for new development projects:

- a. Site Development and Water Plans

- i. Civil Plans
  - ii. Utility Plans
  - iii. Auto-turn Exhibit (use attached apparatus specifications)

- b. New Construction Building Plans

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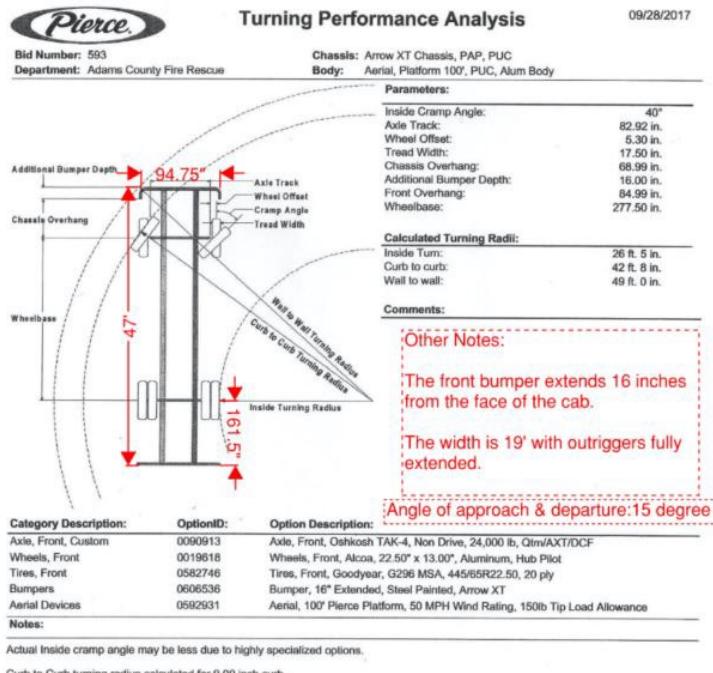
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- i. Architectural
- ii. MEP
- c. Fire Protection System Plans
  - i. Fire Alarm
  - ii. Fire Sprinkler

**Noted.**

4. Site development plans must be reviewed and approved before plans for all buildings and fire protection systems are submitted to us for review and permitting. All fees (permit and impact) shall be paid at time of permit pick-up.

**Noted.**



## F. Underground Fire Sprinkler Service Line Requirements

When installing an underground fire sprinkler system service line in our jurisdiction, the installing contractor shall be responsible for the following:

1. Notifying the authority having jurisdiction and the owner's representative of the time and date testing is to be performed

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**Noted.**

2. Performing all required acceptance tests below and completing and signing the contractor's material and test certificate(s)
  - Visual: All underground piping and joints must be uncovered and exposed, with labeling of the pipe legible from grade. All thrust blocks will be visually inspected and must be uncovered and exposed to grade. Depth of bury of the pipe shall be measured and verified. All ductile iron, retaining rods, and other non-plastic components shall be externally coated for corrosion and poly wrapped.
  - Hydrostatic Test: Underground piping will have to have passed the visual inspection first. The hydrostatic test will be at 200 psi or at 50 psi in excess of the system working pressure, whichever is greater, and shall maintain that pressure  $\pm 5$  psi for 2 hours. Testing to be from the gate valve to the top of the spigot. Pressure loss shall be determined by a drop in gauge pressure or visual leakage. Only liquid filled gauge rated for over 200 PSI will be accepted. Time stamped picture of the gauge will need to be provided to the inspector to show when pressure was put on the line.
  - Flush: Underground piping, from the water supply to the system riser, and lead-in connections to the system riser shall be completely flushed before connection is made to downstream fire protection system piping. This flush needs to be witnessed by ACFR staff. The flushing operation shall be continued for a sufficient time to ensure thorough cleaning. The minimum rate of flow shall be not less than one of the following:
    - Hydraulically calculated water demand rate of the system, including any hose requirements
    - Maximum flow rate available to the system under fire conditions
    - Flow necessary to provide a velocity of 10 ft/sec (preferred method)

Underground Pipe Size (in)	Required Flow Rate (gpm)	Hose/Pipe Sizes					
		2½"	3"	4"	5"	6"	8"
4	390	1	1	1	-	-	-
6	880	2	2	1	1	1	-
8	1560	4	3	2	1	1	1
10	2440	6	4	3	2	1	1
12	3520	8	6	4	2	2	1

Provision shall be made for the proper disposal of water used for flushing or testing. A mechanical method of securing the discharge flushing line(s), (like a Hose Monster, tube hitch adapter/Pipe Vice shall be used). The flushing discharge line shall be mechanically secured. The inspection will be failed immediately if the flushing line is not mechanically secured and

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creates a dangerous atmosphere. A diffuser attached to the end of the flushing line should be utilized.

- Pitot Test: The contractor shall provide all equipment required to take a pitot reading to ensure that all street or isolation valves are open, and the required flow for base of riser is available.

**Noted.**

3. After the riser has been flushed and hydrostatically tested, a blank cover shall be installed /secured to cover any/ all open-end risers.

**Noted.**

## **VII. CDPHE AIR POLLUTION CONTROL DIVISION**

The applicant acknowledges that by email dated July 28, 2025, CDPHE Air Pollution Control Division stated that it did not have comments on the rezoning application.

## **VIII. CDOT**

The applicant acknowledges that by email dated July 23, 2025, CDOT stated that it has “no comment” on the rezoning application, and that “the location is off system.”

## **IX. LUMEN**

The applicant acknowledges that by email dated July 24, 2025, Lumen stated that it “does not have facilities in conflict with the included plans,” and that it recommends utility locates. The applicant will locate utilities as required by State law.

## **X. RTD**

The applicant acknowledges that by email dated August 14, 2025, RTD stated that its 10 divisions take “no exceptions” to the rezoning application.

## **XI. XCEL ENERGY**

The applicant acknowledges that by letter dated August 12, 2025, Xcel Energy states that it “has no objection to the proposed rezone.”

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We trust that the responses included in this letter and its attachment are sufficient to address the County's comments and the comments from referral entities. We look forward to the public hearing process. In the meantime, if you have any questions, please do not hesitate to contact me.

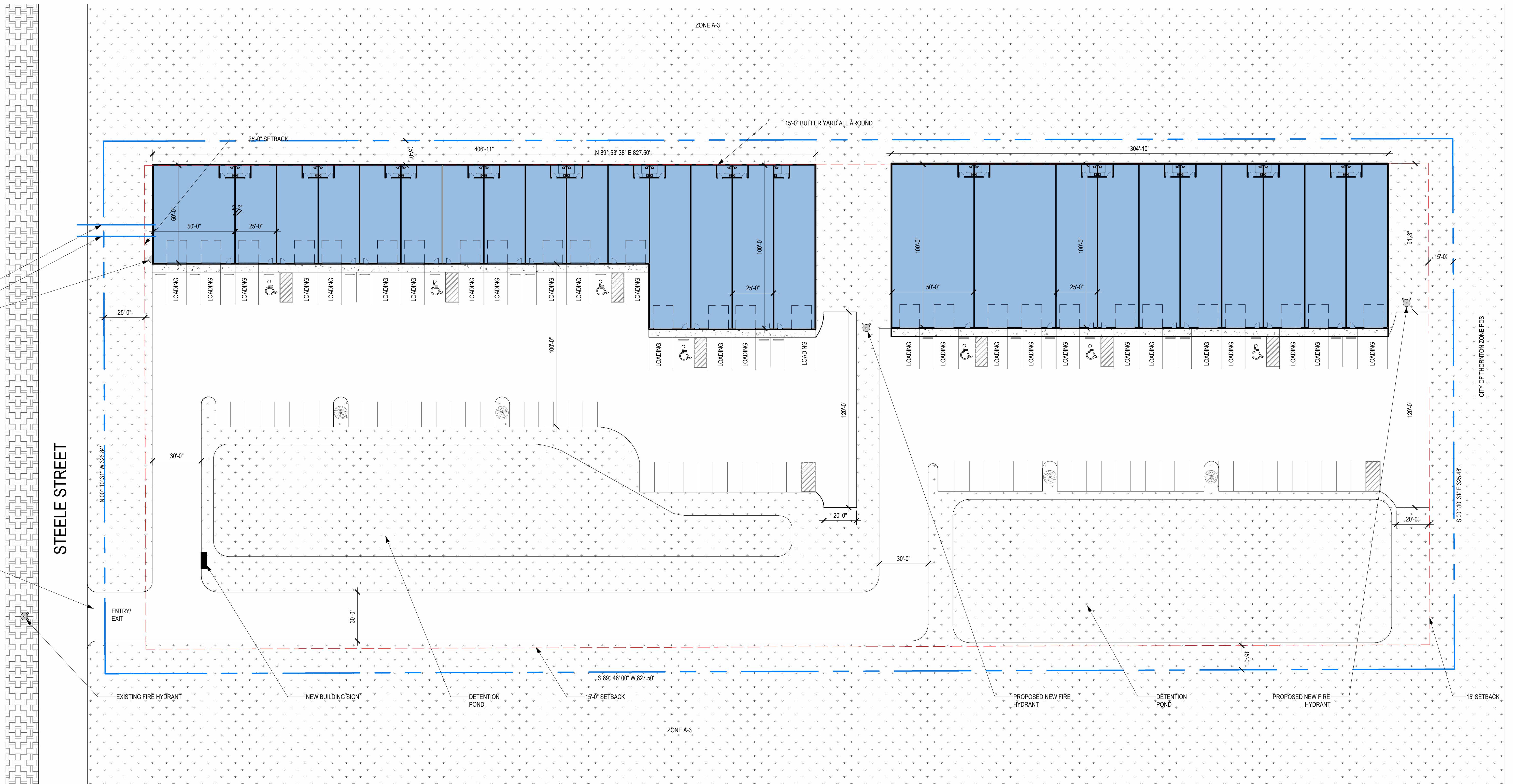
Sincerely,

FAIRFIELD AND WOODS, P.C.

  
Todd Messenger

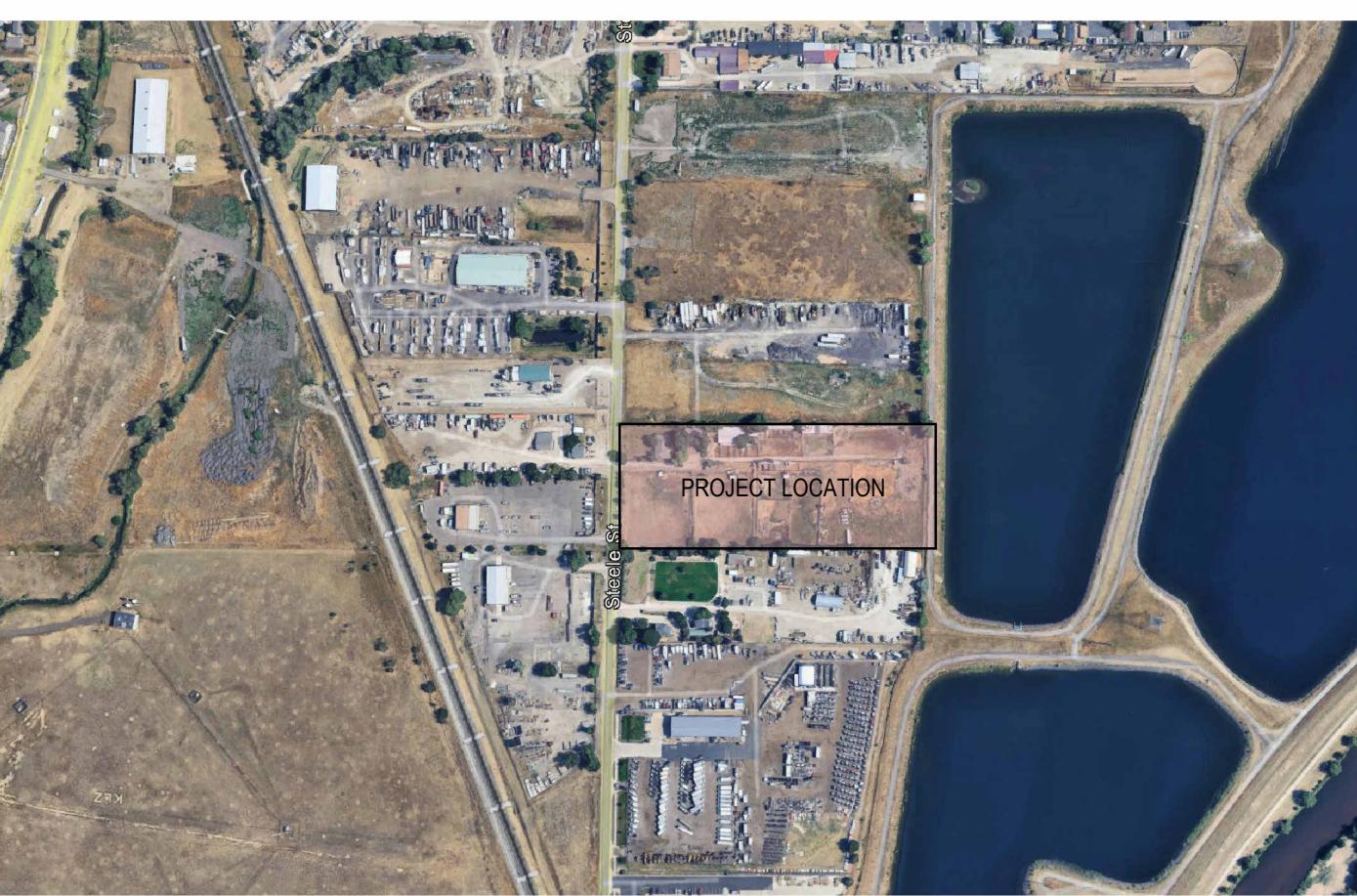
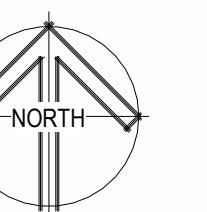
TGM:ds

Attachments



# **ARCHITECTURAL SITE PLAN**

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## SITE DATA

DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
ZONING	A-3	I-1
PARCEL AREA AND LOT WIDTHS	APPROX. 269,895 SF; 6.20 ACRES	APPROX. 269,895 SF; 6.20 ACRES
PERMITTED USES	AGRICULTURAL, RESIDENTIAL, RECREATIONAL	INDUSTRIAL
BUILDING MAXIMUM HEIGHT	75'	25'-0 1/2"
MINIMUM BUILDING SETBACKS	FRONT: 50'; SIDES: 10'; REAR: 20'	FRONT: 25'; SIDES: 15'; REAR: 15'
MINIMUM PARKING SETBACKS	PER APPROVED PLAN	
MAXIMUM BUILDING COVERAGE	TBD	22.2% APPROX.
BUILDING AREA		59,854 SF APPROX.
PARKING	60	78 SPACES
ADA PARKING		FIVE ADA & TWO ADA VAN
BICYCLE PARKING		TBD
LOADING ZONE	3 LOADING SPACES	28 LOADING SPACES
LANDSCAPE SURFACE RATIO	10%	TBD

# ARCHITECTURAL SITE PLAN GENERAL NOTES

1. REFER TO CIVIL DRAWINGS FOR GRADING, PAVING, CURB AND GUTTER, DRAINAGE, UTILITIES, AND HORIZONTAL CONTROL AND TYPICAL SIGNAGE.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTINGS, GROUNDCOVER, IRRIGATION, AND OTHER CONSTRUCTION AS NOTED.
3. REFER TO ELECTRICAL DRAWINGS FOR LIGHT POLES. REFER TO STRUCTURAL FOR BASE DETAILS.

esign Project No.  
**2590-415**

Drawing Title

# ARCHITECTURAL SITE PLAN

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