



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 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: VSP2025-00034 Fabrizio Acres Setback Variance

Case Manager: David Wright

Re-submitted Items:

- ☒ Development Plan/ Site Plan
- ☐ Plat
- ☐ Parking/ Landscape Plan
- ☐ Engineering Documents
- ☐ Subdivision Improvements Agreement (Microsoft Word version)
- ☒ Other: Water/Sewer Updated Documents/Written Expl.

*** 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



Property Consultants, llc

January 6, 2026

Adams County
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

**Re: Fabrizio Acres Variance Request
Response to Comments Issued 09-08-2025**

County Comments

PLN01: Proposed Variance is for a 10' setback from a rear property line where 15' is required. All other setbacks for the Industrial-1 zone district appear to be met. Applicant has stated that the hardship arises from a requirement for 10 extra feet of Right-of-Way dedication, as identified during the review of EGR2024-00060. The applicant has stated that they already purchased building materials for this property due to rising costs and that requirement changed their site design, prompting the need for the Variance. It may be helpful for you to further explain why proposed building cannot be closer to the front property line as a part of this Variance application.

As part of the engineering review, a comment was received requiring an additional 10' of Right-of-Way (ROW) dedication along Columbine Street. The 10' loss of property along that frontage subsequently reduces the available space between the building and the property line for parking and drive aisles to less than standard widths unless the building is moved back a distance of 6', more or less. If the building is not moved east to the location proposed as shown, there will not be room onsite for required parking for the project.

Because of the uncertainty and ever escalating costs of steel frame building, the building has already been purchased and delivered for construction, therefore changing or reducing the dimensions of the building to accommodate the 10' ROW dedication is not feasible and presents an enormous hardship on the Project as it effectively renders the project unbuildable.

The site has been redesigned such to best accommodate the building while minimizing impact of the setback encroachment.

ROW1: The purpose of the Fabrizio Acres - Correction Plat was to vacate the lot line and the 5' Utility and Drainage Easements on either side of the lot lines. Unfortunately, the approval was

done administratively, and the CED Director does not have the authority to vacate easements and ROWs conveyed to the County. Thus, an additional vacation plat is necessary to clear up the easement issue (PLT2025-00033).

Understood, a separate vacation plat application has been made to address the easement vacations.

ROW2: The water quality pond shown on the north side of the site plan is encroaching onto the easement reservation created by the ROW vacation of E. 69th Avenue. Applicant must provide evidence of no pipelines or other utilities within the reservation area.

The pond is not encroaching into the ROW easement reservation. Per the attached utility plan which depicts both existing and proposed utilities, we have no evidence of any other utilities in the reservation easement based on utility locates and site survey.

ENV1. The applicant provided a water and sewer will serve letter for the subject parcel, dated August 2019. A current water and sewer bill and/or a will-serve letter confirming water and sewer availability and service from the applicable water and sewer provider (North Washington Street Water and Sanitation District) for the specific proposed project will be required for Adams County review.

A current water and sewer bill is included with the resubmittal.

Comments responses for Adams County Fire Rescue and XCEL Energy are attached to this letter as well.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com .

Sincerely,



Aaron Thompson

Cc: Rene and Veronica Munoz



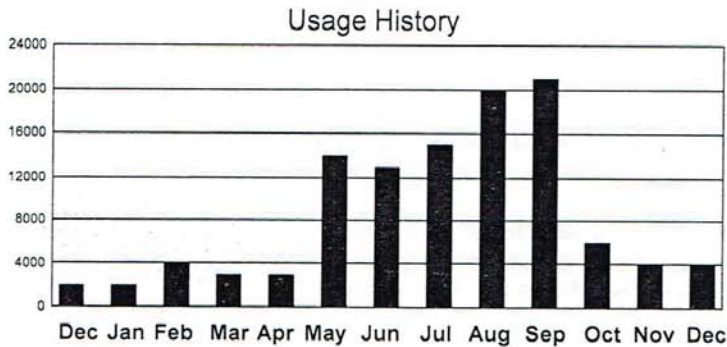
**North Washington Street
Water & Sanitation District**
3172 E. 78th Avenue
Denver, CO 80229 • 303-288-6664
<https://nwwashingtonwaterco.gov>
Pay By Phone 1-844-992-0160

ACCOUNT NUMBER		
401010281.05		
SERVICE ADDRESS		
2521 E. 68TH PLACE		
BILL DATE	CURRENT CHARGES	TOTAL AMOUNT DUE
12/22/2025	\$ 92.01	\$ 92.01

EFREN MUNOZ
2521 E. 68TH PLACE
DENVER, CO 80229

AUTO DRAFT - DO NOT PAY

READ DATE		BILLING DAYS	METER READING		USAGE GALLONS
PREVIOUS	PRESENT		PREVIOUS	PRESENT	
11/21/2025	12/22/2025	31	397	401	4000



Utility Service
Water
Sewer

Billing Summary

Total
\$43.25
\$48.76

To obtain a 2025 Water Quality Report refer to the link below:
<https://www.denverwater.org/sites/default/files/water-quality-report-2025.pdf>

Current Charges	\$92.01
Previous Balance	\$92.01
Payments we processed	\$-92.01
Adjustments	\$0.00
Miscellaneous Fee	\$0.00
Balance Forward	\$0.00
Total payment now due...	\$92.01

NO OTHER NOTICE WILL BE SENT

Failure to receive bills or notices shall not prevent such bills from becoming delinquent nor relieve the customer from payment.

↓ PLEASE CUT HERE AND RETURN WITH YOUR PAYMENT ↓

EFREN MUNOZ
2521 E. 68TH PLACE
DENVER, CO 80229

ACCOUNT NUMBER	401010281.05
CURRENT CHARGES DUE	01/22/2026
CURRENT CHARGES	\$92.01
AUTO DRAFT - DO NOT PAY	
TOTAL AMOUNT DUE (including past due amount)	\$92.01

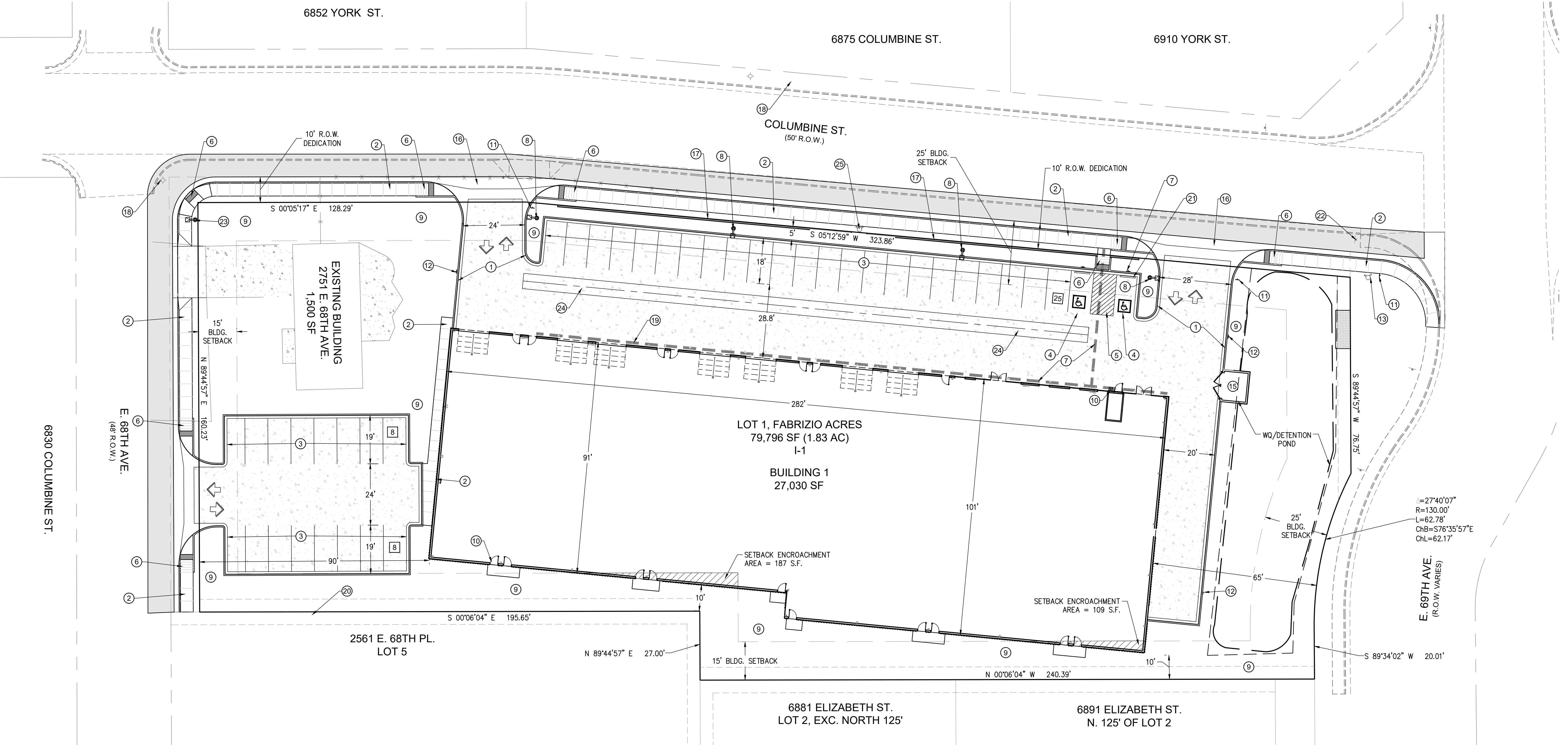
Amount Enclosed \$ _____

Please Include Your Account Number and Make Checks Payable To:

North Washington St. Water & Sanitation District
3172 E. 78th Avenue
Denver, CO 80229

SITE PLAN FOR FABRIZIO ACRES BUSINESS PARK

LOTS 1 AND 6, FABRIZIO ACRES, TOGETHER WITH VACATED EAST 69TH AVENUE, BEING A PART OF THE N.W. 1/4 OF SECTION 1, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO.



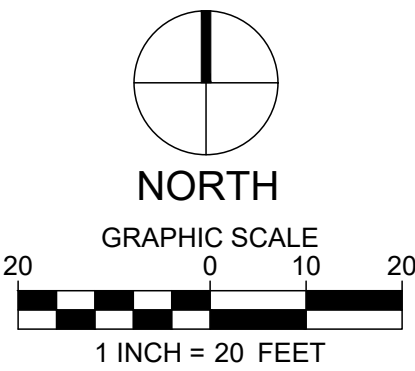
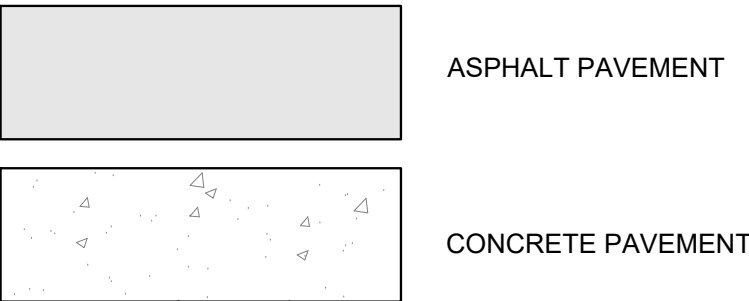
SITE PLAN KEYNOTES

- ① 6" CURB AND GUTTER
- ② SIDEWALK
- ③ 9'W STANDARD PARKING STALL
- ④ 9'W HANDICAP PARKING STALL
- ⑤ ADA LOADING ZONE
- ⑥ ADA ACCESSIBLE RAMP
- ⑦ ADA VAN ACCESSIBLE POLE-MOUNTED SIGN
- ⑧ SITE POLE-MOUNTED LIGHT
- ⑨ LANDSCAPE AREA
- ⑩ KNOX BOX
- ⑪ STOP SIGN
- ⑫ FIRE LANE - NO PARKING SIGN
- ⑬ EXISTING FIRE HYDRANT
- ⑭ SIGHT DISTANCE TRIANGLE
- ⑮ TRASH ENCLOSURE
- ⑯ 8' CONCRETE CROSSPAN
- ⑰ 30" HEIGHT SCREEN WALL

SITE PLAN KEYNOTES (CON'T.)

- ⑱ EXISTING STREET LIGHT
- ⑲ ACCESSIBLE ROUTE
- ⑳ EXISTING VINYL FENCE AT EAST PROPERTY LINE (TO REMAIN)
- ㉑ CONCRETE PARKING BLOCK
- ㉒ EXISTING STOP SIGN (RELOCATE BEHIND SIDEWALK)
- ㉓ RELOCATED EXISTING STREET LIGHT
- ㉔ CONCRETE DRAIN PAN
- ㉕ PROPOSED FIRE HYDRANT

③ STALL COUNT





Property Consultants, llc

January 6, 2026

Adams County
Community & Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218

**Re: Fabrizio Acres Variance Request
Written Explanation**

Fabrizio Acres (the "Property") is a 1.83 Acre site located at the southeast corner of E. 69th Ave. and Columbine St., previously rezoned to I-1 in 2019 (RCU2019-00048), and replatted with a Plat Correction (PLT2018-00034).

Request

This application is to request a rear setback variance for the Property, which for the I-1 zone district is 15' per the Dimensional Requirements Table of Section 3-07-02 of the Adams County Development Standards and Regulations. While this request is for a reduction of the setback to 10', it does not affect the entire length of the rear setback, but rather for two small triangular portions of the building which as planned will slightly encroach into the setback for a total of 296 square feet and reduce the setback distance to 10' in those areas, as shown on the included Site Plan.

Background

At present, plans have been submitted to the building department for the proposed building at 6870 Columbine St. for core and shell construction, in addition to site civil permit plans have been submitted to Engineering for review.

As part of the engineering review, a comment was received requiring an additional 10' of Right-of-Way (ROW) dedication along Columbine Street. The 10' loss of property along that frontage subsequently reduces the available space between the building and the property line for parking and drive aisles to less than standard widths unless the building is moved back a distance of 6', more or less.

Because of the uncertainty and ever escalating costs of steel frame building, the building has already been purchased and delivered for construction, therefore changing or reducing the dimensions of the building to accommodate the 10' ROW dedication is not feasible and presents an enormous hardship on the Project as it effectively renders the project unbuildable.

The site has been redesigned such to best accommodate the building while minimizing impact of the setback encroachment.

The most directly affected neighbors to the east (James and Kristy Younger) are unopposed to the request, a letter from whom has been received with the County's referral.

Also enclosed with this letter are the checklist items including the Development Application, a Site Plan, Proof of Ownership, Proof of Water and Sewer, the Plat Correction which contains the legal description of the Property, and a Certificate of Taxes Due.

If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com .

Sincerely,

A handwritten signature in blue ink, appearing to be 'A. Thompson', with a long horizontal flourish extending to the right.

Aaron Thompson

Cc: Rene and Veronica Munoz



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

Project: Fabrizio Acres Setback Variance
Address: 2521 East 68th Place
Reviewed By: Carla Gutierrez

Case #: VSP2025-00034
Review Date: 8/29/2025

The following information provides guidance on general fire code requirements typically applicable to new development projects. However, please be aware that this list is NOT all encompassing. **It is the responsibility of the applicant to read this comment letter in its entirety and make sure that all requirements are satisfied.**

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.
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*.
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.

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.
8/29/2025 - Note only.
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.

8/29/2025 - Requires applicant clarification/response comments:

If the building exceeds 30' in height, an aerial apparatus road will be required. Please advise the height of the proposed building. The proposed fire apparatus access road appears to be 28' in width, this would satisfy the width of the aerial fire apparatus requirements.

The building is less than 30' in height (29'-6" maximum).

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

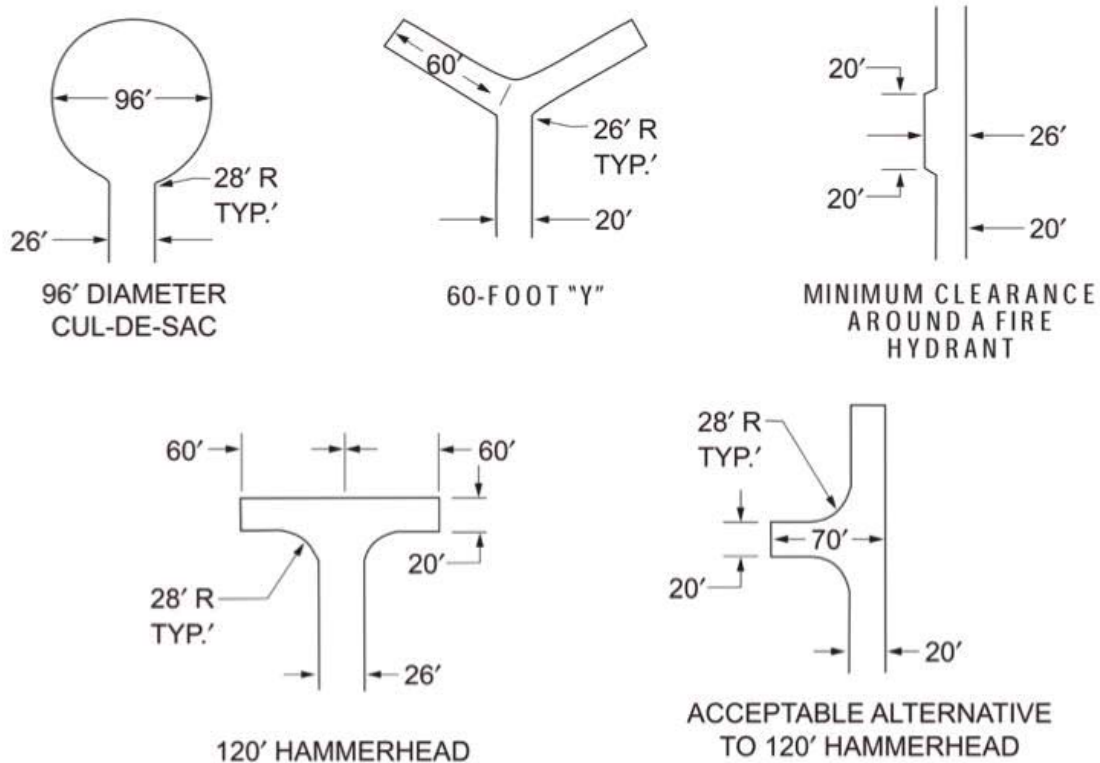
8/29/2025 - Requires applicant clarification/response comments:

Not all exterior portions of the proposed building are within 150' of the fire apparatus access road.
See revised site plan per our discussions which provides access as requested.

Any dead-end fire apparatus access road more than 150' shall be provided with an approved turnaround.

8/29/2025 - Note only, appears to be met on the conceptual plan.

Examples of approved turnarounds:



7. 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>.
8/29/2025 - Note only.
8. 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 is not clearly visible from the street or road. A temporary sign must be provided if the permanent signage is not yet installed.
8/29/2025 - Note only.

9. 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:
 - 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. ii. 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.

8/29/2025 - Comment may not be applicable for this proposed development – project does not appear to be a residential development.

Fire Protection Water Supply and Hydrants

10. **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.

8/29/2025 - Note only.

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

8/29/2025 - Note only.

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

8/29/2025 - Requires applicant clarification/response comments:

If an approved fire suppression system in accordance with NFPA 13 is required, this comment will need to be addressed and met.

The building will be sprinklered.

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

8/29/2025 - Requires applicant clarification/response comments:

Unable to verify, no hydrants are shown on the conceptual plan. A utility plan shall be provided to verify hydrant locations.

Please see revised site plan with the two hydrants, one existing and one proposed, shown.

14. 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.

TABLE C102.1 REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS ^h			
FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{d, f, g}
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 ^c	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.

8/29/2025 - Requires applicant clarification/response comments:

The proposed development shall meet the fire flow requirements in the 2018 IFC, Appendix B, section B105.1 and B105.1(1). After the required fire flow is determined, please refer to Appendix C for required fire hydrants and spacing. Fire hydrant/s are not shown on the conceptual plan. Type II-B, 27,310 sf fully sprinklered = 1,750 gpm however 2 hydrants will serve the site.

Automatic Fire Sprinkler System

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

8/29/2025 - Requires applicant clarification/response comments:

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

The building will be sprinklered.

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

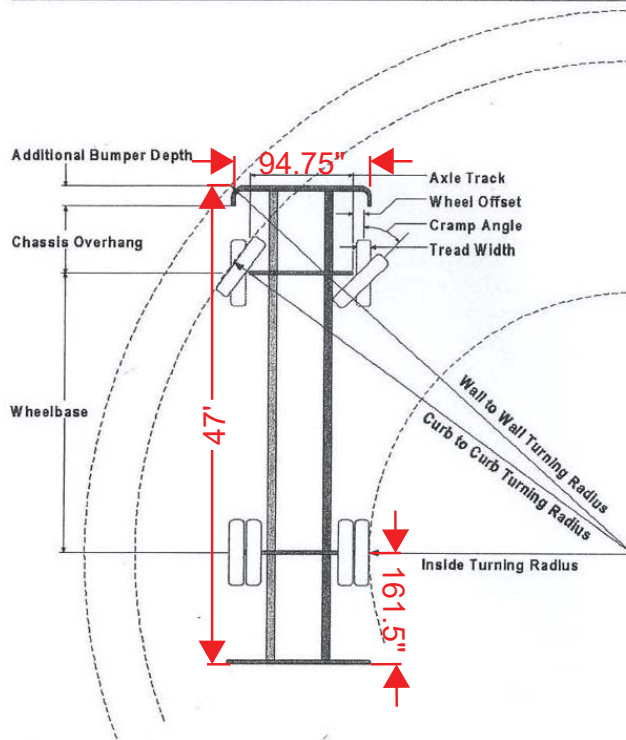


Turning Performance Analysis

09/28/2017

Bid Number: 593
Department: Adams County Fire Rescue

Chassis: Arrow XT Chassis, PAP, PUC
Body: Aerial, Platform 100', PUC, Alum Body



Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.50 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	16.00 in.
Front Overhang:	84.99 in.
Wheelbase:	277.50 in.

Calculated Turning Radii:

Inside Turn:	26 ft. 5 in.
Curb to curb:	42 ft. 8 in.
Wall to wall:	49 ft. 0 in.

Comments:

Other Notes:

The front bumper extends 16 inches from the face of the cab.

The width is 19' with outriggers fully extended.

Angle of approach & departure: 15 degree

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers	0606536	Bumper, 16" Extended, Steel Painted, Arrow XT
Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

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

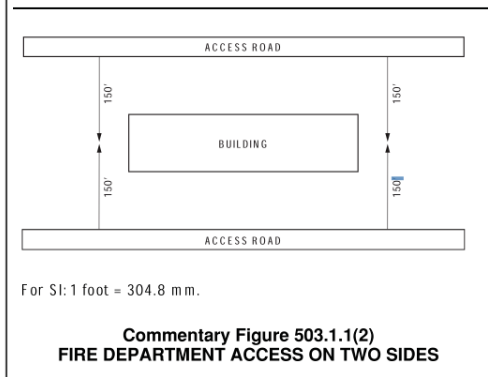
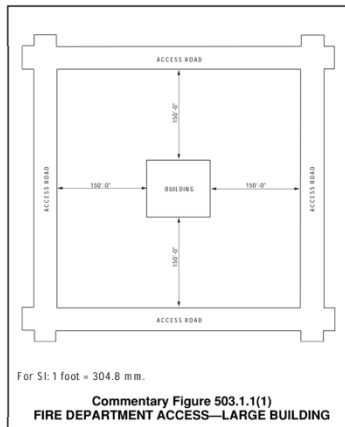
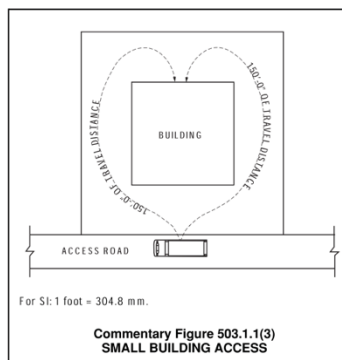


Fire Apparatus Access Roads and Turnaround Requirements

Fire apparatus access is essential to successful firefighting and rescue operations. Fire district vehicles vary widely in size and operational needs and must be able to maneuver into position to properly undertake their firefighting activities. Access roads must be designed to provide the fire district with the required access to all structures on a site. Below are common requirements we get questions about, however please be aware that the 2018 International Fire Code has been adopted with amendments as outlined in Adams County Ordinance 4. All requirements of this code and ordinance are applicable and can be accessed by going to <https://www.adcogov.org/county-ordinances>.



General: Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. Examples:



Access and Loading: Facilities, buildings or portions of buildings hereafter constructed shall be accessible to fire department apparatus by way of an approved fire apparatus access road with an asphalt, concrete or other approved driving surface capable of supporting the imposed load of fire apparatus weighing up to 75,000 pounds.



Width and Clearance: Fire apparatus access roads shall have an unobstructed width of not less than 24 feet, exclusive of shoulders and an unobstructed vertical clearance of not less than 13 feet 6 inches. 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.



Gates: 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>. Gates must also comply with all of the following criteria:

1. Where a fire apparatus road consists of a divided roadway, the gate width shall be not less than 12 feet.

2. Gates shall be of the swinging or sliding type.
3. Construction of gates shall be of materials that allow manual operation by one person.
4. Gate components shall be maintained in an operative condition at all times and replaced or repaired when defective.
5. Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official.
6. Methods of locking shall be submitted for approval by the fire code official.
7. Electric gate operators, where provided, shall be listed in accordance with UL 325.
8. Gates intended for automatic operation shall be designed, constructed and installed to comply with the requirements of ASTM F2200.



Grade: Fire apparatus access roads shall not exceed 10 percent in grade.



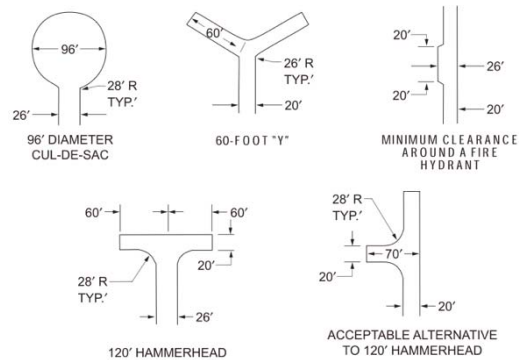
Turning Radius: The minimum turning radius is determined by our specific apparatus specification sheet. This information is attached to the end of this document. In order to determine compliance, a vehicle turning analysis needs to be completed and submitted for review.



Dead-ends: Dead-end fire apparatus access roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with Table D103.4.

LENGTH (feet)	WIDTH (feet)	TURNAROUNDS REQUIRED
0–150	20	None required
151–500	20	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
501–750	26	120-foot Hammerhead, 60-foot “Y” or 96-foot diameter cul-de-sac in accordance with Figure D103.1
Over 750		Special approval required

For SI: 1 foot = 304.8 mm.



1 = 304.8 mm.

FIGURE D103.1
DEAD-END FIRE APPARATUS ACCESS ROAD TURNAROUND



Fire Lane Signs: Fire apparatus access roads shall be marked with permanent NO PARKING—FIRE LANE signs complying with Figure D103.6. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background.

1. Fire lane signs shall be posted on both sides of fire apparatus access roads that are 20 to 26 feet wide.
2. Fire lane signs shall be posted on one side of fire apparatus access roads more than 26 feet wide and less than 32 feet wide.



Number of Access Routes: The following situations will require that two separate and remote fire apparatus:

1. Buildings or facilities having a gross building area of more than 62,000 square feet
2. Buildings or facilities exceeding 30 feet or three stories in height
3. Multiple-family residential projects having more than 100 dwelling units
4. Developments of one- or two-family dwellings where the number of dwelling units exceeds 30

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.



Aerial Access Road Location: If a road is to be used by an aerial apparatus (structure exceeds 30 feet in height), it shall be located not less than 15 feet and not greater than 30 feet from the building, and shall be positioned parallel to one entire side of the building. The side of the building on which the aerial fire apparatus access road is positioned shall be approved by the fire district. Overhead utility and power lines shall not be located over the aerial fire apparatus access road or between the aerial fire apparatus road and the building.



Turning Performance Analysis

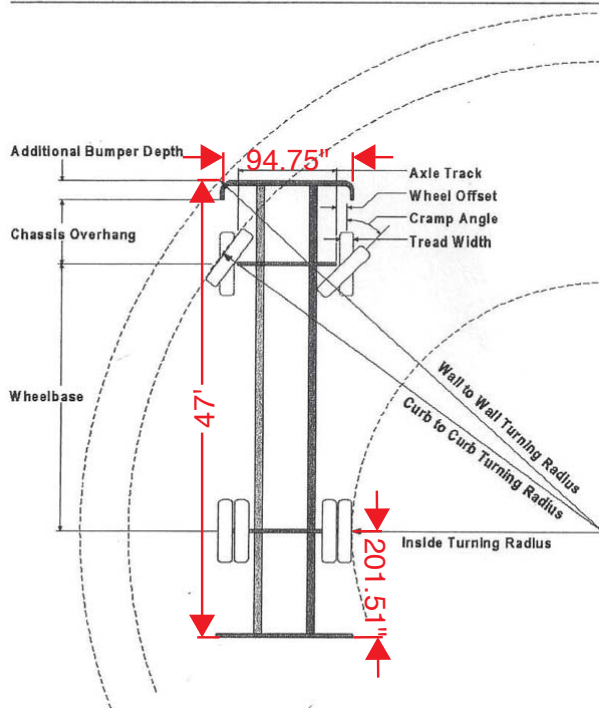
09/28/2017

Bid Number: 593

Department: Adams County Fire Rescue

Chassis: Arrow XT Chassis, PAP, PUC

Body: Aerial, Platform 100', PUC, Alum Body



Parameters:

Inside Cramp Angle:	40°
Axle Track:	82.92 in.
Wheel Offset:	5.30 in.
Tread Width:	17.50 in.
Chassis Overhang:	68.99 in.
Additional Bumper Depth:	16.00 in.
Front Overhang:	84.99 in.
Wheelbase:	277.50 in.

Calculated Turning Radii:

Inside Turn:	26 ft. 5 in.
Curb to curb:	42 ft. 8 in.
Wall to wall:	49 ft. 0 in.

Comments:

Other Notes:

The front bumper extends 16 inches from the face of the cab.

The width is 19' with outriggers fully extended.

Angle of approach & departure: 15 degree

Category Description:	OptionID:	Option Description:
Axle, Front, Custom	0090913	Axle, Front, Oshkosh TAK-4, Non Drive, 24,000 lb, Qtm/AXT/DCF
Wheels, Front	0019618	Wheels, Front, Alcoa, 22.50" x 13.00", Aluminum, Hub Pilot
Tires, Front	0582746	Tires, Front, Goodyear, G296 MSA, 445/65R22.50, 20 ply
Bumpers	0606536	Bumper, 16" Extended, Steel Painted, Arrow XT
Aerial Devices	0592931	Aerial, 100' Pierce Platform, 50 MPH Wind Rating, 150lb Tip Load Allowance

Notes:

Actual Inside cramp angle may be less due to highly specialized options.

Curb to Curb turning radius calculated for 9.00 inch curb.

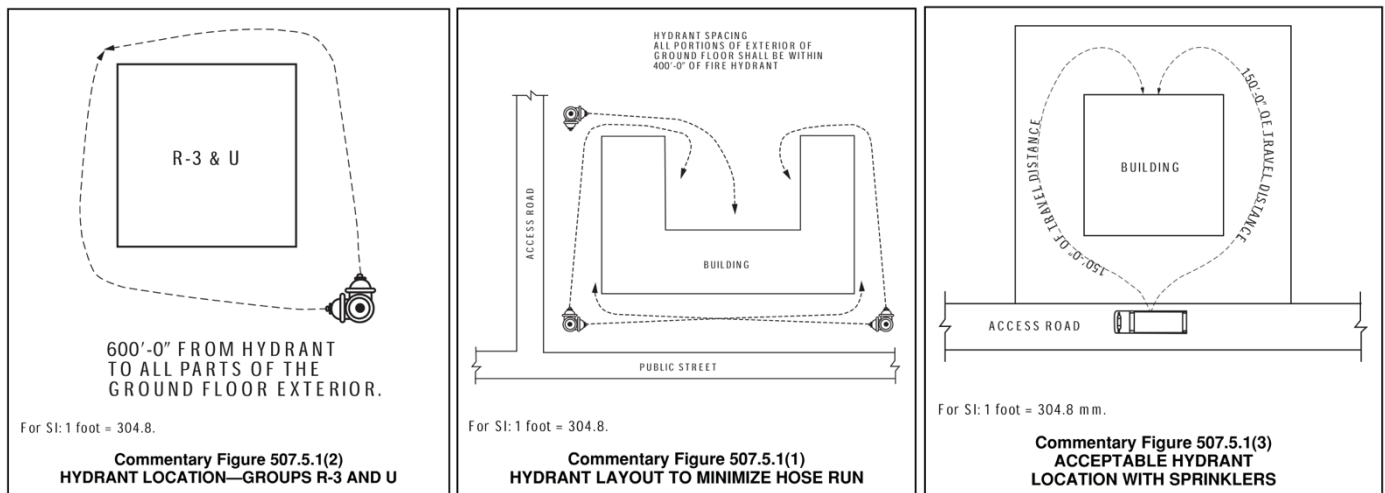


Fire Hydrant Locations and Flow Requirements

The availability of water is essential for firefighting operations. The amount of water required to fight a fire depends on many things, including the type of construction, the location of the fire, the contents of the building, response time and the capabilities of the fire district. Fire hydrants are among the primary ways to access water for fighting fires. The location and spacing of hydrants are important to the success of firefighting operations. The difficulty with determining the spacing of fire hydrants is that every situation is unique and has unique challenges. Below are common requirements we get questions about, however please be aware that the 2018 International Fire Code has been adopted with amendments as outlined in Adams County Ordinance 4. All requirements of this code and ordinance are applicable and can be accessed by going to <https://www.adcogov.org/county-ordinances>.



General: Where a portion of the facility or building hereafter constructed or moved into or within our district is more than 400 feet from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided. This distance may be increased to 600 feet for buildings equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13 or NFPA 13R and for Group R-3 and U occupancies. Examples:



Obstructions: Unobstructed access to fire hydrants shall be maintained at all times. The fire department shall not be deterred or hindered from gaining immediate access to fire protection equipment or fire hydrants. A minimum 3-foot (clear space shall be maintained around the circumference of fire hydrants, except as otherwise increased by water district requirements.

Fire Flow: The fire-flow calculation area shall be the total floor area of all floor levels within the exterior walls, and under the horizontal projections of the roof of a building. Portions of buildings that are separated by fire walls without openings, constructed in accordance with the International Building Code, are allowed to be considered as separate fire-flow calculation areas. For buildings equipped with an approved automatic sprinkler system, the water supply shall be capable of providing the greater of:

1. The automatic sprinkler system demand, including hose stream allowance.

2. The required fire flow.

The following tables shall be used to calculate the appropriate fire flow requirement:

TABLE B105.1(1)
REQUIRED FIRE FLOW FOR ONE- AND TWO-FAMILY DWELLINGS, GROUP R-3 AND R-4 BUILDINGS AND TOWNHOUSES

FIRE-FLOW CALCULATION AREA (square feet)	AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
0–3,600	No automatic sprinkler system	1,000	1
3,601 and greater	No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2) at the required fire-flow rate
0–3,600	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	500	$\frac{1}{2}$
3,601 and greater	Section 903.3.1.3 of the <i>International Fire Code</i> or Section P2904 of the <i>International Residential Code</i>	$\frac{1}{2}$ value in Table B105.1(2)	1

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m.

TABLE B105.1(2)
REFERENCE TABLE FOR TABLES B105.1(1) AND B105.2

FIRE-FLOW CALCULATION AREA (square feet)					FIRE FLOW (gallons per minute) ^b	FLOW DURATION (hours)
Type IA and IB ^a	Type IIA and IIIA ^a	Type IV and V-A ^a	Type IIB and IIIB ^a	Type V-B ^a		
0-22,700	0-12,700	0-8,200	0-5,900	0-3,600	1,500	2
22,701-30,200	12,701-17,000	8,201-10,900	5,901-7,900	3,601-4,800	1,750	
30,201-38,700	17,001-21,800	10,901-12,900	7,901-9,800	4,801-6,200	2,000	
38,701-48,300	21,801-24,200	12,901-17,400	9,801-12,600	6,201-7,700	2,250	
48,301-59,000	24,201-33,200	17,401-21,300	12,601-15,400	7,701-9,400	2,500	
59,001-70,900	33,201-39,700	21,301-25,500	15,401-18,400	9,401-11,300	2,750	
70,901-83,700	39,701-47,100	25,501-30,100	18,401-21,800	11,301-13,400	3,000	3
83,701-97,700	47,101-54,900	30,101-35,200	21,801-25,900	13,401-15,600	3,250	
97,701-112,700	54,901-63,400	35,201-40,600	25,901-29,300	15,601-18,000	3,500	
112,701-128,700	63,401-72,400	40,601-46,400	29,301-33,500	18,001-20,600	3,750	
128,701-145,900	72,401-82,100	46,401-52,500	33,501-37,900	20,601-23,300	4,000	4
145,901-164,200	82,101-92,400	52,501-59,100	37,901-42,700	23,301-26,300	4,250	
164,201-183,400	92,401-103,100	59,101-66,000	42,701-47,700	26,301-29,300	4,500	
183,401-203,700	103,101-114,600	66,001-73,300	47,701-53,000	29,301-32,600	4,750	
203,701-225,200	114,601-126,700	73,301-81,100	53,001-58,600	32,601-36,000	5,000	
225,201-247,700	126,701-139,400	81,101-89,200	58,601-65,400	36,001-39,600	5,250	
247,701-271,200	139,401-152,600	89,201-97,700	65,401-70,600	39,601-43,400	5,500	
271,201-295,900	152,601-166,500	97,701-106,500	70,601-77,000	43,401-47,400	5,750	
295,901-Greater	166,501-Greater	106,501-115,800	77,001-83,700	47,401-51,500	6,000	
—	—	115,801-125,500	83,701-90,600	51,501-55,700	6,250	
—	—	125,501-135,500	90,601-97,900	55,701-60,200	6,500	
—	—	135,501-145,800	97,901-106,800	60,201-64,800	6,750	
—	—	145,801-156,700	106,801-113,200	64,801-69,600	7,000	
—	—	156,701-167,900	113,201-121,300	69,601-74,600	7,250	
—	—	167,901-179,400	121,301-129,600	74,601-79,800	7,500	
—	—	179,401-191,400	129,601-138,300	79,801-85,100	7,750	
—	—	191,401-Greater	138,301-Greater	85,101-Greater	8,000	

For SI: 1 square foot = 0.0929 m², 1 gallon per minute = 3.785 L/m, 1 pound per square inch = 6.895 kPa.

a. Types of construction are based on the *International Building Code*.

b. Measured at 20 psi residual pressure.

AUTOMATIC SPRINKLER SYSTEM (Design Standard)	MINIMUM FIRE FLOW (gallons per minute)	FLOW DURATION (hours)
No automatic sprinkler system	Value in Table B105.1(2)	Duration in Table B105.1(2)
Section 903.3.1.1 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^a	Duration in Table B105.1(2) at the reduced flow rate
Section 903.3.1.2 of the <i>International Fire Code</i>	25% of the value in Table B105.1(2) ^b	Duration in Table B105.1(2) at the reduced flow rate

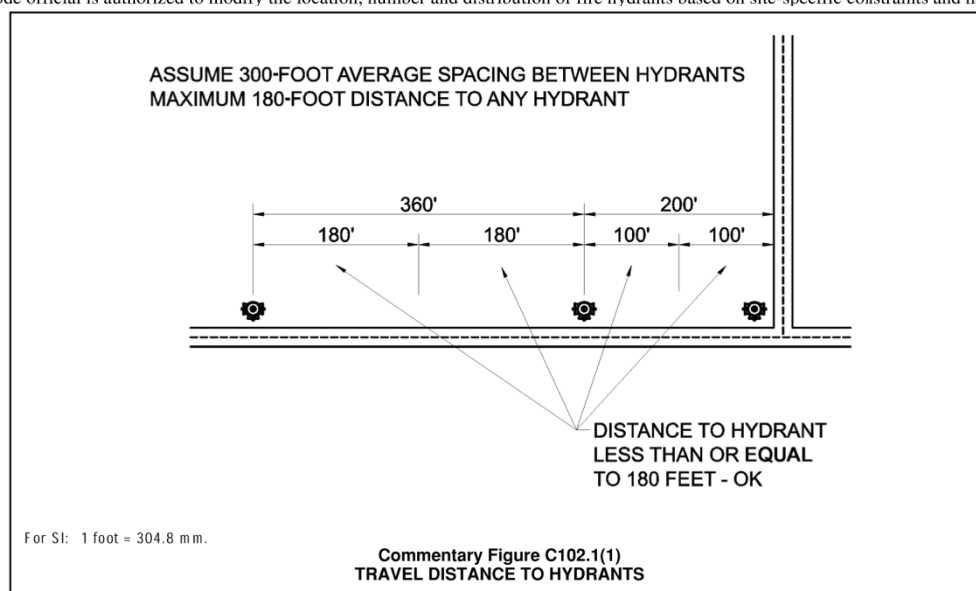
- a. The reduced fire flow shall be not less than 1,000 gallons per minute.
- b. The reduced fire flow shall be not less than 1,500 gallons per minute.

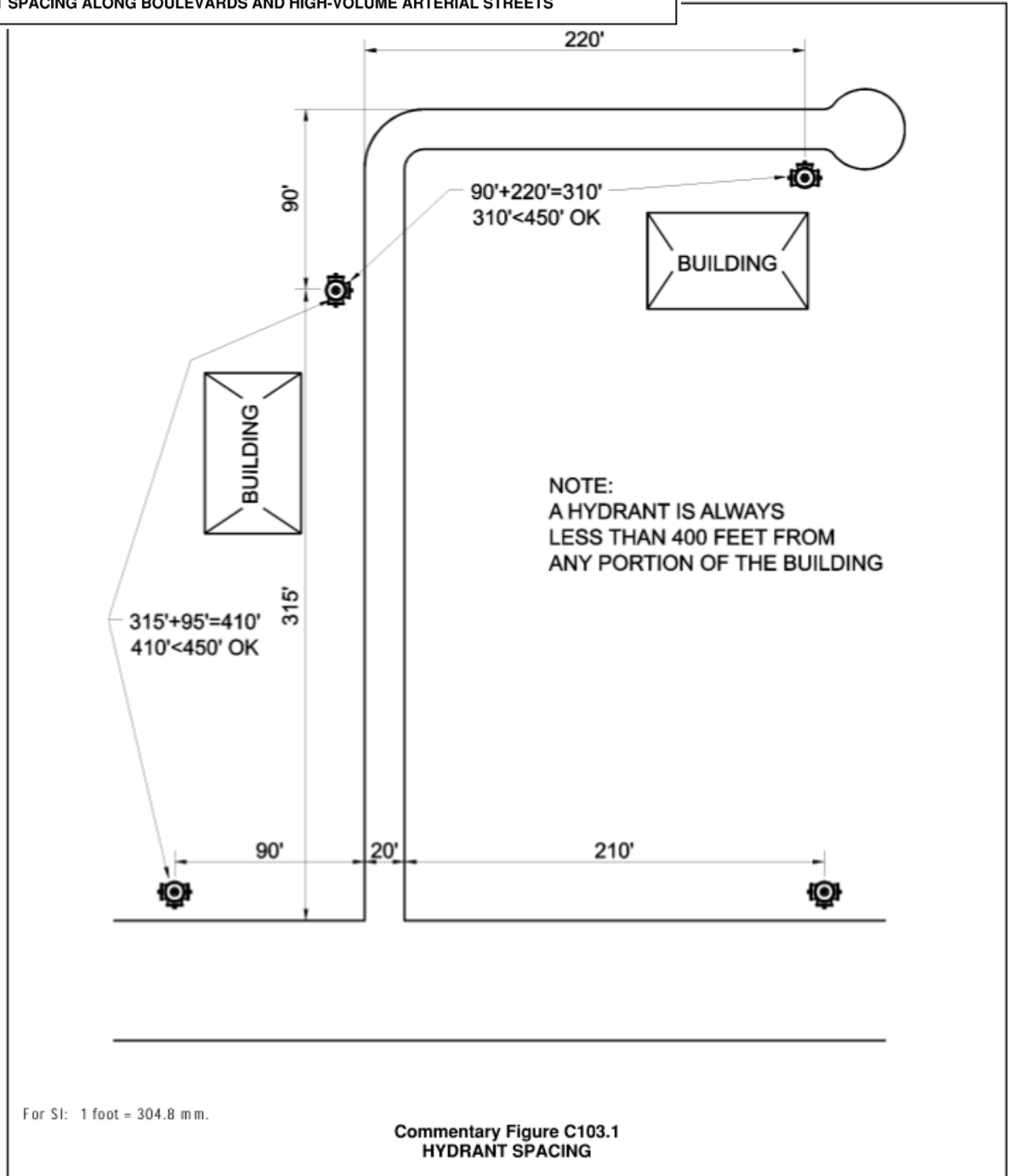
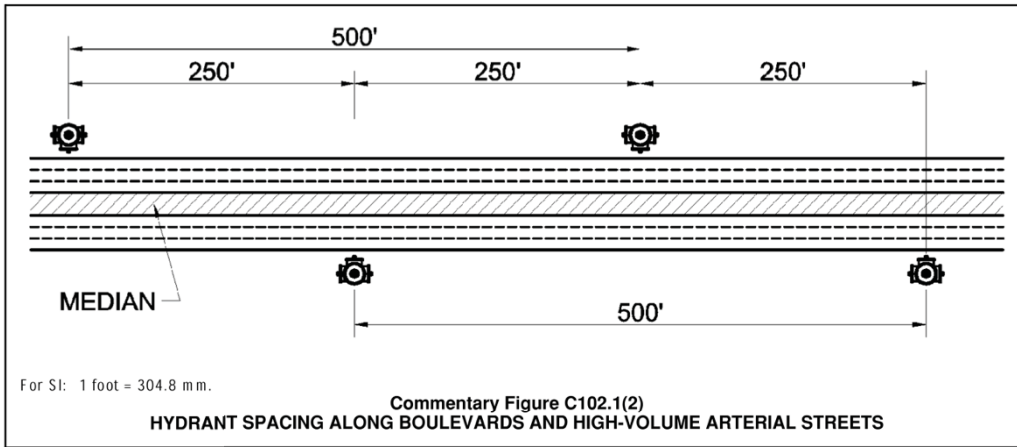


TABLE C102.1
REQUIRED NUMBER AND SPACING OF FIRE HYDRANTS^h

FIRE-FLOW REQUIREMENT (gpm)	MINIMUM NUMBER OF HYDRANTS	AVERAGE SPACING BETWEEN HYDRANTS ^{a, b, c, f, g} (feet)	MAXIMUM DISTANCE FROM ANY POINT ON STREET OR ROAD FRONTAGE TO A HYDRANT ^{d, f, g}
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 ^e	200	120

b. The fire code official is authorized to modify the location, number and distribution of fire hydrants based on site-specific constraints and hazards.







Property Consultants, llc

January 6, 2026

Violeta Ciocanu
XCEL Energy
Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223

Re: Fabrizio Acres Variance Request – VSP2025-00034
Response to Comments Issued 08-27-2025

Ms. Ciocanu,

Please see attached the Utility Plan for the Fabrizio Acres project. As you will note, we propose to place part of the overhead electric (OHE) lines underground for a portion of the property along the east property line. There is a portion of the OHE that is outside the platted easement for the property that is the subject line for undergrounding, and will be directly affected by the proposed building.

We also understand that we will need to apply through the builder service line as we progress with construction plans for the building and site to design not only the underground electric line, but the building electrical and gas services as well.

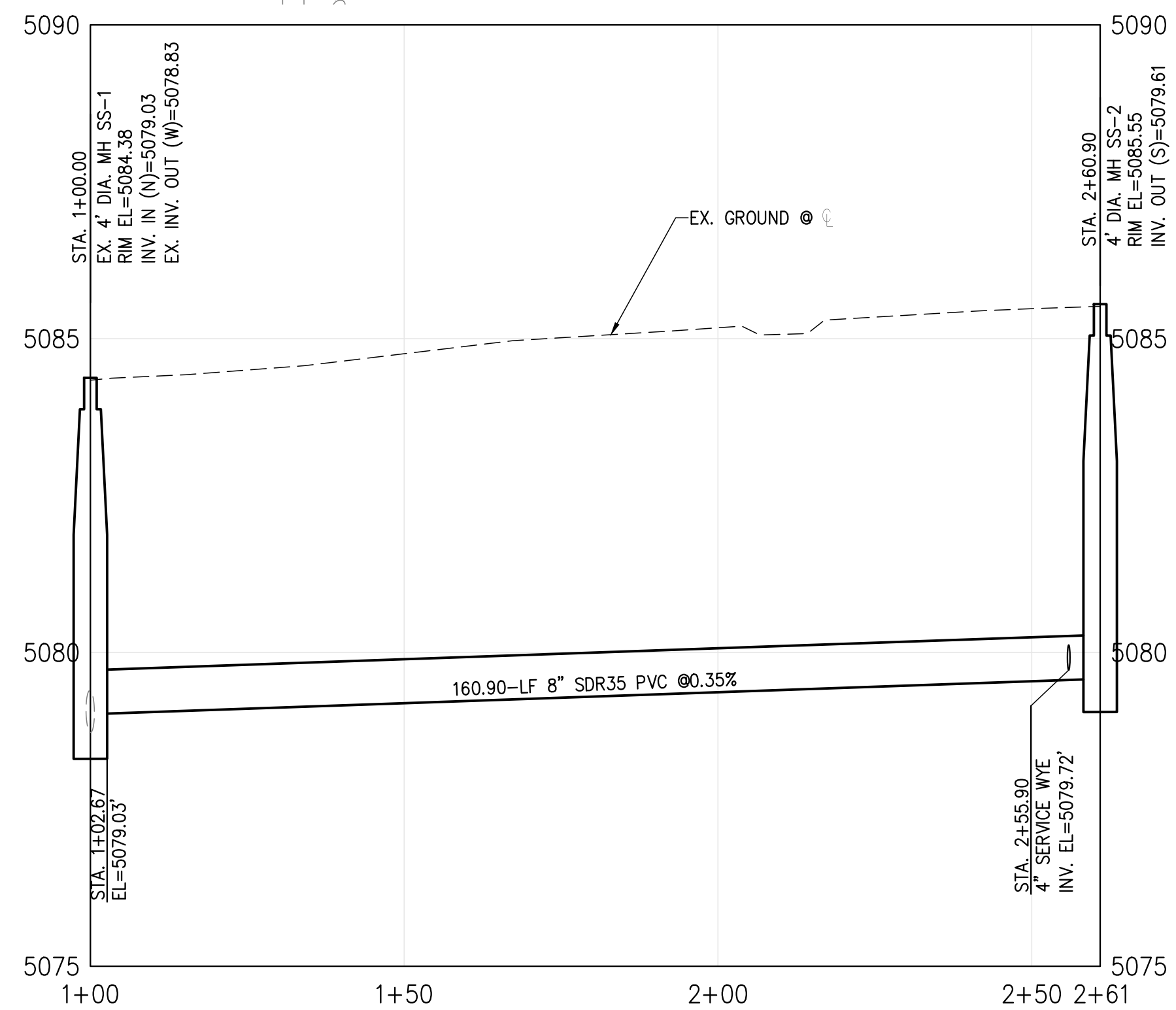
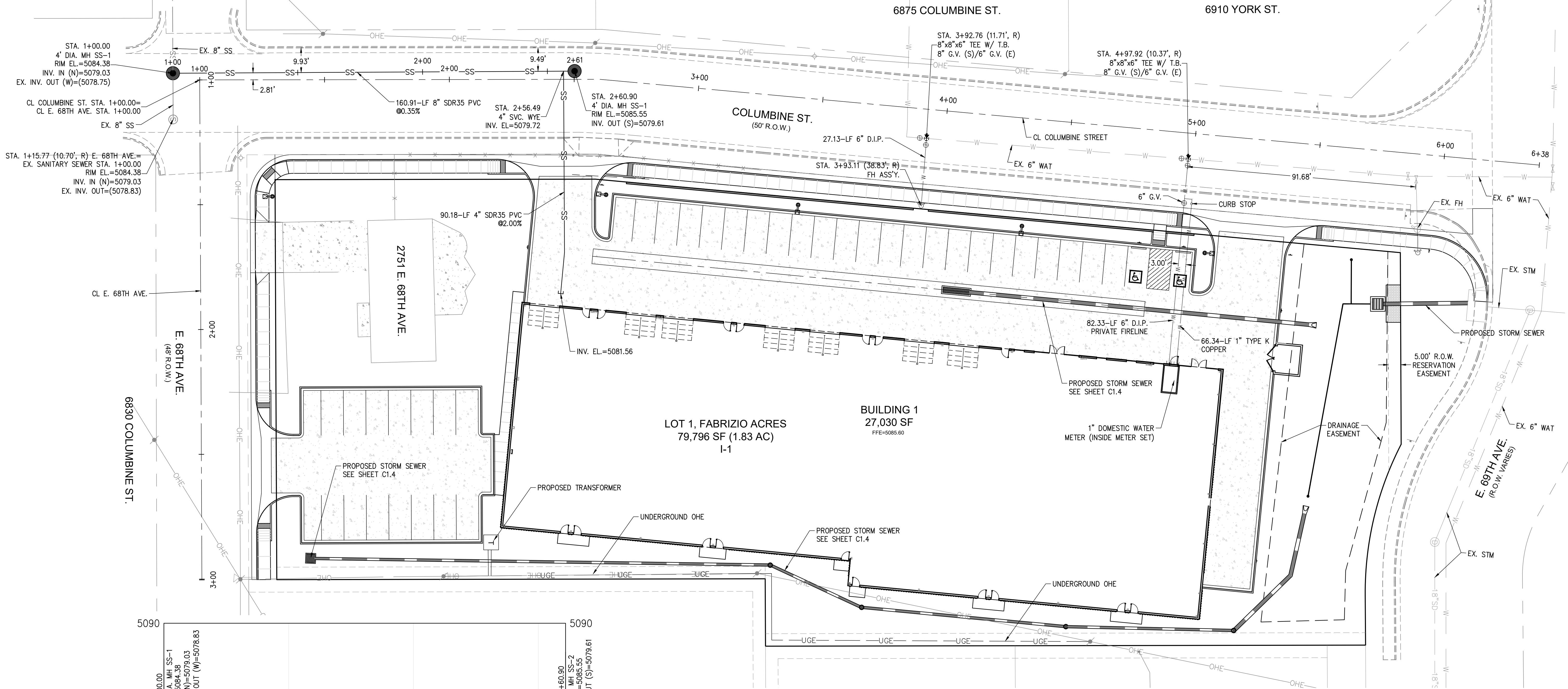
If you should have any questions, or need any additional information, please don't hesitate to call me at 303-317-300 or email me at Aaron@aperiopc.com.

Sincerely,

Aaron Thompson

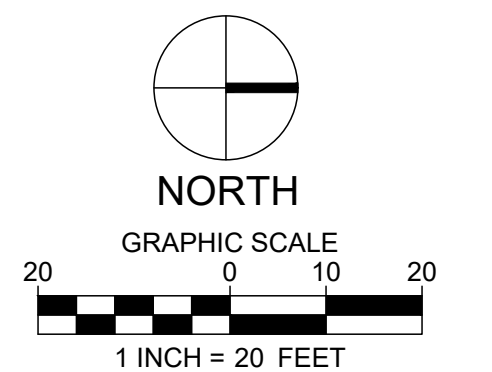
Cc: Rene and Veronica Munoz

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Drawing name: D:\Projects\1902_SCA\C3.2\Sheet\CD\Utilities\02 - C3.2 - Utility Plan.dwg Jan 07, 2026 - 11:21am



OVERALL UTILITY PLAN

SANITARY SEWER MAIN PROFILE



CAUTION NOTICE TO CONTRACTORS
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL 811 AT LEAST 72 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THESE PLANS.

PREPARED FOR:

RENEE AND VICTORIA MUNOZ
2521 E. 68TH PLACE
DENVER, CO 80229
PH: (303) 287-0250
FAX: (303) 439-2699

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FABRIZIO ACRES SUBDIVISION FILING NO. 1
FABRIZIO ACRES BUSINESS PARK
OVERALL UTILITY PLAN
AND SANITARY SEWER MAIN PLAN AND PROFILE

KELLY DEVELOPMENT SERVICES, LLC
9301 SCRUB OAK DR
LONE TREE, CO 80124
303-888-6338
greg@kellydev.com

SHEET NUMBER
C3.2
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PROJECT NUMBER
1902.1