Case Name: Strasburg Fire Protection Crew Quarters CUP  
Case Number: RCU2019-00046

September 12, 2019

The Adams County Planning Commission is requesting comments on the following application: **Request a Conditional Use Permit for a Public Service use that would allow a modular home to serve as living quarters for the Strasburg Fire Protection District.** This request is located at 56281 E COLFAIX AVE. The Assessor's Parcel Number is 0181333425001.

Applicant Information:  
STRASBURG FIRE PROTECTION DISTRICT NO 8  
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56281 E COLFAIX AVE  
STRASBURG, CO 80136

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **10/03/2019** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to HPederson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you for your information upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Holden Pederson  
Planner I
3: Written Explanation of the Project

The Strasburg Fire Protection District, a special district established pursuant to Colorado State Statute, is proposing to purchase and install a modular home to serve as fire personnel crew quarters. The location of the installation will be at Strasburg Fire Station 1, 56281 East Colfax Ave.

It is the intent of the District to solicit bids from qualified builders for this project. This will be a “turn-key” proposal in that the successful bidder will be responsible for:

- Submission of a design that conforms to the District specifications.
- Preparing the installation site for the unit.
- Identifying all applicable utilities and managing all aspects of the tie-ins to those utilities.
- Securing all necessary permits for the project.

It is anticipated that the modular will be between 1,200-1,800 square feet in size and that is shall generally conform to the specifications identified below. The primary use of the modular will be to serve as crew quarters for career and volunteer personnel who are covering the first station 24/7/365. A portion of the space will also be utilized for administrative functions.

General Specifications

- One story modular home.
- Four bedrooms and two baths.
- Master bedroom will be utilized for multiple beds/bunks for shared staff use.
- Carbon monoxide detection as required by Colorado Law.
- Walls will be ½ inch finished drywall throughout.
- Open kitchen and dining nook.
- Open den and great room. One area will be used as a day room for staff (reliners, sofa, TV, etc.) The other area will be used as a general works space (desk, computer work area, etc).
- Laundry nook for washer/dryer (to be provided by bidder).
- Kitchen appliances to be supplied by bidder – Range, oven, microwave, refrigerator and microwave. Refrigerator shall be oversize.
- Stainless steel kitchen sink.
- All countertops shall be solid surface.
- All flooring shall be solid surface or commercial grade carpeting.
- Minimum 200-Amp electrical service.
- LED lighting to be used where appropriate.
- Minimum 50-gallon electric water heater.
- High efficiency forced air heating and air conditioning.
- TV and phone jacks TBD based on design.
- Home will be located directly adjacent to the current fire station.
- One exit door of the home will directly face the fire station to provide immediate access. The walkway to the station will be provided by others.
• Home will be integrated into the existing Fire Station Emergency Generator if possible. This will require further investigation.
• For the purposes of this project this building is classified as an R-2 occupancy under the International Building Code and International Fire Code.
• An NFPA 13R fire sprinkler system will be required for this building.
• In accordance with the exceptions allowed in Section 907.2.9 of the International Fire Code manual fire alarm system is not required for this project.
• Single station smoke detectors will be required in accordance with Section 907.2.11.2 of the International Fire Code.
• It shall not be required to provide any additional protection for openings in this modular unit that may face the existing fire station as called out in Section 705.8 of the International Building Code.
• The sketch below is intended to serve as a general representation of the layout only. Bidders will be encouraged to propose standard floor plans that can be adapted to meet the needs of the Strasburg Fire Department.

Site Information:

The current Strasburg Fire Station 1 is located at 56281 East Colfax Ave. The property is located in a portion of Plot 1, Block 6 of the Adam Wagner Subdivision as shown in Attachment #1. The Fire Station is a metal structure consisting of fire apparatus bays, a training room and kitchen, and several support spaces. The total size of the station is 10,074 square feet. The Adams County Assessors Office lists this building as a “commercial” structure. The current zoning for this property is listed as C-5.
Aerial view of the existing property showing the approximate location where the modular unit will be installed.
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Legend
- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

For display purposes only.

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy.
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