



Development Team Review Comments

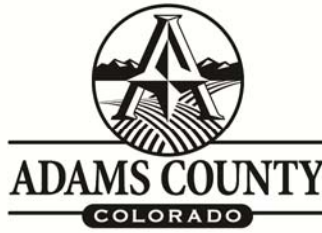
The following comments have been provided by reviewers of your land use application. At this time, a resubmittal of your application is required before this case is ready to be scheduled for public hearing.

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.



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



Development Review Team Comments

Date: 3/30/2022

Project Number: VSP2022-00002

Project Name: Commerce Place Inc Special Use Permit

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 03/30/2022

Email:

Complete

ROW1: Brighton Blvd and E. 104th Ave are owned and maintained by Commerce City. Their regulations and requirements will apply for any access to City rights-of-way.

ROW2: Engineering review of on-site development shall determine if any storm water quality facilities, detention pond, and access will require the dedication of an easement to Adams County by separate documents. An Exhibit "A", and Illustration for Exhibit "A" will need to be provided to Adams County for review.

Commenting Division: Development Engineering Review

Name of Reviewer: Arthur Gajdys

Date: 03/29/2022

Email:

Resubmittal Required

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0319H), the project site is NOT located within a regulated 100-yr floodplain. No floodplain use permit will be required.

ENG2: Property is in Adams County MS4 Stormwater Permit area. Proposed improvements appear to disturb less than one (1) acre. No Stormwater Quality (SWQ) Permit will be required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG3: If applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG4: All improvements to the property must be done outside of Adams County Right-of-Way.

ENG5: The applicant's proposed scope of work does not appear to show the addition of any impervious surfaces onsite, nor the redevelopment of existing impervious surfaces. A drainage report and plans will not be required based on the submitted plans. Storm Drainage Study thresholds can be found in Chapter 9, Table 9.1 of the Adams County Development Standards and Regulations. Submitted plans should clearly quantify impacts to onsite imperviousness (i.e. addition/replacement of pavement, rooftops, flatwork, etc.).

***ENG6: No new access is requested. No permitted accesses for this property. Applicant must provide an Access Permit issued by CDOT for access to the property. Any modifications to the existing driveway or adding additional driveways will require additional permitting.

Commenting Division: Planner Review

Name of Reviewer: Ella Gleason

Date: 03/29/2022

Email:

Resubmittal Required

Please see attached comments.

Commenting Division: Building Safety Review

Name of Reviewer: Justin Blair

Date: 03/03/2022

Email: jblair@adcogov.org

Complete

BSD1- Building permits would be required for structures. Engineered plans will be required to obtain permits.

BSD2- Applicant should refer to commercial and industrial submittal requirements.

BSD3- Current adopted codes are the 2018 International Building Codes and the 2017 National Electrical Code.

BSD4- Applicant should contact Fire Department for their requirements.

PLN01: Applicant is proposing two uses on the subject properties: a construction trailer and outdoor storage of construction equipment. A construction trailer is approved through the building permit process, and outdoor storage can be permitted through the special use process. This special use permit would be for the outdoor storage only.

Construction Trailer (Sec. 4-02-04)

PLN02: Construction trailers intended to be in operation must obtain electric and building permits. No permits are on file for the subject construction trailer. Please apply for a building permit and demonstrate that the trailer meets the requirements found in Sec. 4-02-04, including:

- The construction trailer shall be located within or adjacent to the development project the trailer is associated with and is only permitted for the duration of the project. (No project is currently in progress on site.)
- Please provide the location of the construction trailer on site. Trailer must meet the setbacks for the zone district.
- Water and sanitation must be approved by Tri-County Health. Please provide proof of approval by Tri-County Health of portable toilet facilities.

Storage Yards

PLN03: There are two proposed storage yards on site. The yard to the west is being used by Xcel Energy, and the yard in the middle of the property is being used by the applicant. Please provide a more detailed site plan showing the size of storage areas clearly outlined, fencing, driveways, and any other site improvements.

PLN04: Proposed storage yard use must meet the criteria of approval for a Special Use Permit (Sec. 2-02-12-06), as follows:

1. *The special use is consistent with the purposes of these standards and regulations.*

PLN05: Please demonstrate that both storage yards will adhere to the Outdoor Storage regulations found in Sec. 4-11-02-04-09.

2. *The special use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.*

PLN06: See comment PLN05. See also Adams County Operational Standards in Sec. 4-16 and demonstrate how these standards will be met.

3. *The special use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.*

PLN07: Surrounding property owners and Tri-County Health Department have expressed concerns regarding fugitive dust originating from this property, and surrounding property owners have expressed concern regarding noise. Please provide an operations plan that includes noise, light, and dust mitigation measures as well as hours of operation (see Sec. 4-16).

4. *The Special Use Permit has addressed all off-site impacts.*

PLN08: See previous comment. Please provide an operations plan describing how all off-site impacts will be mitigated, including dust, noise, and hours of operation.

5. *The site is suitable for the special use including adequate usable space, adequate access, and absence of environmental constraints.*

PLN09: See engineering comments regarding access.

6. *The site plan for the proposed special use will provide adequate parking, traffic circulation, open space, fencing, screening, and landscaping.*

PLN10: Staff recommends improving driveways and parking areas with gravel in order to reduce dust from the site. Staff recommends providing screen fencing around the property.

7. *Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the special use as designed and proposed.*

PLN11: See comments from Tri-County Health and South Adams Fire comments.

PLN12: Where is the Xcel Energy project taking place? Please provide a site map with the route to and from the Xcel Energy project site.

PLN13: It appears that the trailer and storage yards are all located on Parcel#0172116100002. Is there a reason all parcels are included?

PLN14: During the referral process, staff discovered that there is not currently an open annexation application with the City of Commerce City for this property. Please provide an explanation for this discrepancy and any additional information on plans to annex into Commerce City. Please clarify the amount of time you are requesting for this use.

PLN15: Staff does not find this use to be compatible with the surrounding area and will likely not be supportive of this special use permit. If you would like to take this case before the Board of Adjustment, we can still do that with the documents that have been requested. Board of Adjustment will be the decision makers in this case.

Ella Gleason

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Wednesday, March 2, 2022 6:57 AM
To: Ella Gleason
Cc: Bradley Sheehan - CDOT
Subject: Re: Request for Comments - VSP2021-00002 Commerce Place Inc. Special Use Permit

Please be cautious: This email was sent from outside Adams County

Ella,

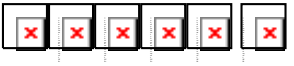
I have reviewed the referral for a proposed Special Use Permit to operate a construction trailer and store heavy equipment on property located at 10398 Brighton Road and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



P 303.757.9891 | F 303.757.9053
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



On Tue, Mar 1, 2022 at 3:48 PM Ella Gleason <EGleason@adcogov.org> wrote:

Case Name: Commerce Place Inc. Special Use

Case Number: VSP2022-00002

March 1, 2022

The Adams County Board of Adjustment is requesting comments on the following application: Special Use Permit to operate a construction trailer and store heavy equipment onsite. This request is located at 10398 Brighton Rd. The Assessor's Parcel Number is 0172115000001, 0172115003003, 0172116100002, 0172116100003.

Owner Information: Commerce Place, Inc. 12210 US Hwy 40 Kremmling, CO 80459-9607

Ella Gleason

From: Yusuf, Omar - CD <oyusuf@c3gov.com>
Sent: Friday, March 25, 2022 9:41 AM
To: Layla Bajelan; Memmer, Katelyn - CD
Cc: Ella Gleason
Subject: RE: Active Applications for 10398 BRIGHTON RD

Please be cautious: This email was sent from outside Adams County

Good morning,

Based on our logbook, it looks like it was withdrawn. Please see below for more details.

Best,

773							
774			10398	Birhgthon	Rd	172116100002	
775	Z-921-15	Annexation	8900	E. 104th	Ave	172115000001, 172115003003, 172116000004	See descriptio
776		Zone Change	9190	E. 104th	Ave	172115004003	
777			9210	E. 104th	Ave	172115004004	
778			9260	E. 104th	Ave	172115004006	
779			9280	E. 104th	Ave	172115004005, 172115000005, 172115005001	
...	...	PUD	9551	Willow	Ct	172121102008	

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Thursday, March 24, 2022 2:24 PM
To: Memmer, Katelyn - CD <kmemmer@c3gov.com>; Yusuf, Omar - CD <oyusuf@c3gov.com>
Cc: Ella Gleason <EGleason@adcogov.org>
Subject: Active Applications for 10398 BRIGHTON RD

Hi Katelyn and Omar,

I hope you both are doing well! We received an application for a Special Use Permit on the property at the SW corner of Highway 85 and 104th Avenue. Do you know if the City of Commerce City has an active application on this property for annexation. I try to save all of the referrals sent to us, however I am not finding anything for this location.

The main parcel is 0172116100002 10398 BRIGHTON RD

Ella Gleason

From: Denise Klabzuba <deniseklabzuba@gmail.com>
Sent: Thursday, March 10, 2022 3:10 AM
To: Ella Gleason
Subject: Case Number VSP2022-00002

Please be cautious: This email was sent from outside Adams County

Ella,

I received the letter for case number VSP2022-00002 for parcel's 0172116100003, 0172116100002 and 0172115003003. I am against them doing any more work/development or using this property for heavy equipment storage. I do not approve of Commerce City annexing this property. I do not want a commercial center across the street from me. There's enough traffic on 104th we don't need anymore. So please do not approve any more developments on this property.

Thank you,
Denise

Ella Gleason

From: Goette, Daniel <Daniel.Goette@lumen.com>
Sent: Thursday, March 3, 2022 1:59 PM
To: Ella Gleason
Subject: DNVRCONCONE - No Conflict: Request for Comments - VSP2021-00002 Commerce Place Inc. Special Use Permit, Henderson
Attachments: VSP2022-00002 - Request for Comments.pdf; Utility Map.pdf

Please be cautious: This email was sent from outside Adams County

Hi Ella, as per our engineer, "No conflicts all CenturyLink services are in ROW, still recommend developer to complete Alta surveying and potholing if any excavation is to be conducted."

Thank you for your project notification. LUMEN has reviewed your utility notice dated 03/01/22 regarding the P-237890 CO | RELO - VSP2021-00002 Commerce Place Inc ("Project"). In response to your inquiry please find the enclosed drawings indicating the approximate location of the LUMEN facilities (the "Facilities").

LUMEN Local/National does not have facilities within your proposed construction area.

LUMEN Local/National has facilities within your proposed construction area. Please find the enclosed drawings indicating the location of the LUMEN facilities. Once you have completed your review, please respond back if LUMEN facilities appear to be in conflict. A LUMEN engineer will be assigned when engineering plans are ready for review.

LUMEN Local/National facilities are under review by our LUMEN Field Engineer(s) listed below. For questions concerning the details of this review, please contact them directly. Currently, the estimated completion date of review is [FCD].

LUMEN Local/National is leasing facilities within your proposed construction Zone, which may have potential conflicts. Please verify that you have contacted all communications providers listed on your One Call Ticket.

LUMEN Local/National - The information provided in your initial request is insufficient to determine if the location of your proposed construction will conflict with LUMEN facilities. Please provide additional detailed location maps, drawings (PDF preferred), and description for further conflict review.

X **LUMEN Local/National** has facilities within your proposed construction zone, but it has been determined that no relocation will be necessary.

[LUMEN National Engineer-Name | Email | PhoneNumber]/[LUMEN Local Engineer-Name | Email | PhoneNumber]

Please contact your [State One Call](#) prior to construction service (click link for state specific requirements).

Any changes or additions to the project plans or parameters should be submitted to [Network Relocations](#) for review of potential new impacts to the LUMEN facilities. **Note:** the location(s) of facilities shown on these drawings you receive from us, are only approximate. LUMEN hereby disclaims any responsibility for the accuracy of this information. Please contact [Network Relocations](#) regarding the above mentioned project if you should have any questions. Please reference the file number **P-237890 CO** with any future communications.

Thank you for your cooperation!

Ella Gleason

From: Carolyn <coloavsfan500@gmail.com>
Sent: Wednesday, March 23, 2022 4:07 PM
To: Ella Gleason; handball1133; Carolyn
Subject: Commerce Place Inc., Special Use Permit VSP-2022-0002

Please be cautious: This email was sent from outside Adams County

To Whom It May Concern,

The following statements are joint comments from Alma and Carolyn Roberts who reside at 8671 E. 104th Ave., Henderson, Colorado.

Alma Roberts is a 70+ year resident and the one time owner of the 40 acre parcel on 104th Ave bordered by Belle Creek Dr and Brighton Blvd. Also, she is the most senior resident of said block. Carolyn is a 60+ year resident of said block.

For the record, it should be known there was horrible problems with the previous staging company on the Hammer property. This company, TRC Construction, was active on said property in 2021.

Issues ranged from TRC's haulers using jake brakes in a residential area at all hours of the day and night, 24 hours a day. Speeding over 35 mph on a heavily used road where residents must back out onto the road, to running stop signs and traffic lights. But the most troubling act was the harassment of residents by unnecessarily honking at them as they used their mailboxes and rolled out trashcans when haulers were directly behind them for sport; haulers found startling residents amusing. This was not done in a warning manner, either!

Living here as long as we have and growing fruit for many years, we can speak to the unique microclimate on this block. This block is extremely windy, and in the spring and summer there is a nightly phenomenon in which wind speeds from the south and southwest hit 12 mph to 20 mph and gusts double these speeds. Considering this microclimate extra dust abatement must be taken. Just having an inactive water truck in your yard is not sufficient. We have every right to work, play and enjoy OUR PROPERTY without the trespass of dust and incurring severe medical malaise. We have many photos displaying impaired visibility so severe that vehicles could barely drive on 104th Ave, and the inability to see neighboring businesses or even the presence of I-76. THIS IS UNACCEPTABLE AND IS A HEALTH RISK ON ALL LEVELS!

Furthermore we, and many other residents, do not have air conditioning, nor do many have duct work for air conditioning. Again, extra dust abatement must be taken because residents windows are open throughout the night. Maybe cover crops could be used in addition.

Lastly, as Mr. Hammer is aware, some newer residents believe his property is their personal playground and parking lot. Said property has been an attractive nuisance for many years. A privacy security fence would be welcomed because signage is insufficient.

Let it be known, WE HAVE AS MUCH RIGHT, IF NOT MORE [GRANDFATHERED], TO THE USEAGE OF OUR PROPERTY AND TO LIVE IN PEACE AND SAFETY AS MR. HAMMER HAS TO LEASE HIS PROPERTY. Please know, most of the residents directly across from said property are over 50 years of age and many suffer from chronic and severe health conditions...all of which must be taken into consideration from all proposed usage of said property from this day forward.

Praying for good neighbors,

Ella Gleason

From: Kerrie Monti <kmonti@sd27j.net>
Sent: Monday, March 7, 2022 4:00 PM
To: Ella Gleason
Subject: Re: Request for Comments - VSP2021-00002 Commerce Place Inc. Special Use Permit

Please be cautious: This email was sent from outside Adams County

Hi Ella,

We don't have any objection to this case. Thanks for asking!

*Kerrie Monti
Planning Manager*



1850 Egbert Street, Suite 140, Brighton, CO 80601

T 303.655.2984 F 303.655.2805

kmonti@sd27j.net

www.sd27j.org

On Tue, Mar 1, 2022 at 3:47 PM Ella Gleason <EGleason@adcogov.org> wrote:

Case Name: Commerce Place Inc. Special Use

Case Number: VSP2022-00002

March 1, 2022

The Adams County Board of Adjustment is requesting comments on the following application: Special Use Permit to operate a construction trailer and store heavy equipment onsite. This request is located at 10398 Brighton Rd. The Assessor's Parcel Number is 0172115000001, 0172115003003, 0172116100002, 0172116100003.

Owner Information: Commerce Place, Inc. 12210 US Hwy 40 Kremmling, CO 80459-9607



South Adams County Fire Department

6050 Syracuse Street

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

Project:	VSP2022-00002
Location:	SEC of 104 th Ave and Brighton Rd
Review Type:	Development Review Resubmittal
Fire Code:	2018 International Fire Code with Local Amendments
Planner:	Ella Gleason
Date:	03/23/2022
Reviewer:	Savannah Elliott, Fire Prevention Specialist

Comments specific to the Development Review will be in red. These comments require response from the applicant. In addition to submitting a response to Adams County, South Adams County Fire Department requires responses to be submitted directly to the Reviewer. The 2018 International Fire Code may be referenced at:

https://codes.iccsafe.org/content/IFC2018?site_type=public

General

1. South Adams County Fire Department has no objections to extending the current special use permit. However, while awaiting the approval of the permit extension, a compliance inspection will be required.
 - a. Please email me at selliott@sacfd.org to set up the compliance inspection.

If/when application for construction/building permits are submitted, SACFD will review related plans at that time, to include any related comments.

Please contact your assigned SACFD plans examiner by phone or e-mail if you have any questions regarding the comments on the following pages or if you would like to set up a meeting.

Savannah Elliott

Fire Protection Specialist

International Code Council – Fire Inspector II Cert #9533641

South Adams County Water & Sanitation District

Distribution & Collection

10200 E 102nd Ave. · Henderson, CO 80640 · (720) 206 – 0595 · www.sacwsd.org



Re:	VSP2021-00002
Date:	3/11/2022
Review Type:	Conditional Use Permits
Applicant Name:	Commerce Place, Inc.
Applicant Address:	12210 US Hwy 40, Kremmling, CO 80459-9607
Project Name:	Commerce Place, Inc.
Project Location:	10398 Brighton Rd.
Reviewer:	Jeff Nelson, Development Review Supervisor

SACWSD Rules & Regulations can be found here:

<https://www.sacwsd.org/DocumentCenter/View/776/Rules-and-Regulations?bidId=>

SACWSD Design & Construction Standards can be found here:

<https://www.sacwsd.org/DocumentCenter/View/773/SACWSD-Design-Standards-and-Specifications?bidId=>

SACWSD Service Application can be found here:

<https://www.sacwsd.org/DocumentCenter/View/912/Development-Service-Application-2021?bidId=>

SACWSD Developer Checklist can be found here:

<https://www.sacwsd.org/DocumentCenter/View/774/General-DevelopmentChecklist?bidId=>

Comments specific to the referenced review can be found below. Any response from the applicant must be sent to SACWSD Development by emailing Development@sacwsd.org.

General Comments:

1. Determine whether the parcel is included in the District. If not, initiate the inclusion process and become included within the District’s service area. This process typically takes between 90-180 days to complete. If the parcel is not included, offsite utility construction may be required to provide adequate fire flows to this site.
2. Identify the source and amount of water owned in order to serve the entire development as envisioned and present evidence to support ownership of adequate Equivalent Residential Units (ERUs).
3. Complete the District’s service application with corresponding design plans including site, potable water, irrigation water, and wastewater utility plans, plumbing plans, and District standard details.
4. Design and construct the District’s water and sewer infrastructure in accordance with current approved Design Standards and Construction Specifications.
5. Per SACWSD rules and regulations each building will be required to have individual water meters and sanitary sewer service lines.
6. Pay appropriate connection fees and pass all required inspections.

Project Special Conditions:

1. No materials, equipment shall be allowed to be stored within existing SACWSD easements and utilities.
2. SUE map shall show all existing SACWSD easements and utilities

If you have any questions about the comments given, please contact the SACWSD Development department at **(720) 206 – 0595** or email Development@sacwsd.org.

Sincerely,
Jeff Nelson
Development Review Supervisor



March 17, 2022

Ella Gleason
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Commerce Place, Inc., VSP2022-00002
TCHD Case No. 7566

Dear Ms. Gleason,

Thank you for the opportunity to review and comment on the special use permit for a construction trailer and heavy equipment storage located at 10398 Brighton Road. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

Wastewater Service for Construction Trailers

The case referral materials note that a portable toilet will be utilized for construction staff. TCHD has no objection to the use of portable toilets, provided the units are properly cleaned and maintained. While TCHD cannot require the use of hand sinks, we recommend that the applicant provide those for the workers, as it will reduce the potential for the transmission of disease.

Solid Waste

Rodents, such as mice and rats, carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. As rodents are attracted to trash, TCHD strongly recommends that all trash dumpsters on site during construction are equipped with a closeable lid and with regular collection and disposal at an approved landfill.

Fugitive Dust – Recommendations for temporary uses

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. Construction and traffic in unpaved areas may contribute to increased fugitive dust emissions. We recommend that the applicant utilize all available methods to minimize fugitive dust. Control measures or procedures that may be employed include, but are not limited to, watering, chemical stabilization, carpeting roads with aggregate, and speed restrictions.

Pollution Prevention

Parked vehicles are at risk for leaking fluids such as fuels, antifreeze, brake fluids, and cleaning agents which may be harmful to exposed site workers, pollute the soil on the

Commerce Place, Inc.
March 17, 2022
Page 2 of 2

site, or be discharged into nearby water sources. For the safety of site workers and the public, we recommend that the operator monitor arriving and parked vehicles for fluid leaks, and use absorbents to clean up leaks, and spills. Absorbents and rags used to clean up spills should also be placed in approved DOT receptacles and disposed of in accordance with applicable federal, state and local waste regulations.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line extending to the right.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham, TCHD



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.thorntonco.gov

March 18, 2022

Ella Gleason
Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

RE: Request for comments for Commerce Place Inc. Special Use (VSP2022-00002)

Ms. Gleason:

City of Thornton staff have reviewed the proposal and do not have any comments pertaining to the referenced application.

Please feel free to contact me at 303-538-7301, or via e-mail at erinn.rogowski@thorntonco.gov for questions related to this response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erinn Rogowski".

Erinn Rogowski
Planner I

cc: Ella Gleason, egleason@adcogov.org
Warren Campbell, Current Planning Manager



Your Touchstone Energy® Cooperative 

March 23, 2022

Adams County | Community & Economic Development Dept.
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601

Re: VSP2022-00002 – Commerce Place Inc. – Special Use Permit

Dear Ella:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Commerce Place – Special Use Permit. After review of the information, United Power has no concerns or objection to the proposed application for a special use permit to operate a construction trailer and store heavy equipment onsite; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

Please note that these parcels are on the border of United Power's territory. Technically, only parcel's 0172115000001 and 017115003003 are within United Power's territory; however, we do have electrical infrastructure on the north and west side of parcel 0172116100002.

As a Reminder: No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We would like to remind the developer to call the Utility Notification Center by dialing 811 to have all utilities located prior to construction. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

A handwritten signature in black ink that reads "Samantha Riblett".

Samantha Riblett
United Power, Inc.
Right of Way Agent
O: 303-637-1324 | Email: plاتفerral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

March 22, 2022

Adams County Community and Economic Development Department
4430 South Adams County Parkway, 3rd Floor, Suite W3000
Brighton, CO 80601

Attn: Ella Gleason

Re: Commerce Place Inc., Case # VSP2022-00002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a possible conflict** with **Commerce Place Inc.** Public Service Company has existing electric transmission lines and associated land rights within parcel number 0172116100003, and requests that a review of this special use request is submitted to our Siting and Land Rights Department via either website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com.

Should the project require any new natural gas service, the property owner/ developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com