



Arapahoe County Public Works & Development Engineering Services Division Staff Report Planning Commission

Date: September 29, 2025

To: Ernie Rose, Planner, Planning Division

From: Emily Gonzalez, Case Engineer, Engineering Services Division
Cc: Ceila Rethamel, Engineering Services Division, Division Manager
Case File

Re: K and F Subdivision
Minor Subdivision
PM25-002

Scope/Location:

Carrick Engineering Corp., on behalf of the property owner, K & F Properties, is proposing a project within unincorporated Arapahoe County. The project is located at 58975 U.S. Highway 26; Parcel ID 1983-00-0-00-223. The project includes 6.41 acres and is currently zoned B-4.

The applicant proposes a new 10,500 square foot, one story, pre-engineered building for the purposes of light industrial metal fabrication.

Items included in the application:

Plan Exhibit – PM
Traffic Impact Letter

Findings:

The Arapahoe County Division of Engineering Services has reviewed this application and has the following findings:

1. This application is for the Minor Subdivision only. Civil construction plans and final design will be required prior to Building Permit issuance. At the time of the building permit, an Engineering case (E-Case) will be created and full site analysis will be required including but not limited to Phase 3 drainage report (with design elements), civil site construction plans, and grading & erosion control plans.

2. This development lies within the boundaries of the following jurisdiction:
 - North Kiowa Bijou Groundwater Management District
 - Strasburg Metro Park & Recreation District
 - Strasburg Fire District
3. Land development improvements do not directly affect a drainageway or regional stormwater facility, MHFD maintenance eligibility is not required.
4. This development is subject to the Rural Transportation Impact Fee (RuTIF). RuTIF fees to be collected at time of building permit.
5. This development may require a Subdivision Improvement Agreement (SIA) to guarantee drainage improvements, at time of the E-Case.
6. No offsite or street parking is proposed with the development.
7. A traffic impact letter was provided by the applicant's engineer evaluating the additional traffic which would be generated based on the additional square footage; this letter will require additional updates if there are any changes prior to the E-Case.
8. Engineering review and approval fees are paid in full.
9. No variances have been requested/granted:

Recommendations:

The Division of Engineering Services recommends this case favorably subject to the following conditions:

1. The applicant agrees to address the Division of Engineering Services' comments and concerns as identified within this report.

Staff Comments:

The Arapahoe County Division of Engineering Services has reviewed this application and has the following comments:

1. Pursuant to the Arapahoe County Public Works and Development Fee Schedule and policy, the applicant is provided three (3) resubmittal reviews at no charge. Should items not be addressed by the fourth submittal, the review fee identified in the Fee Schedule may apply to every subsequent submittal.
2. US Highway 36 is a State Highway and will require a State access permit at the time of building permit.

Permits Required Prior to Building Permit

1. Public Improvement Permit
 - For all public improvement with a County easement or ROW (stormwater facilities, sidewalks etc.)
2. Grading, Erosion and Sediment Control (GESC) Permit
 - Arapahoe County requires that a GESC (Grading, Erosion, and Sedimentation Control) Permit be obtained prior to the start of land disturbing activities within the unincorporated areas of the County. Information on the County's GESC permit requirements can be obtained in the Arapahoe County GESC Manual.
 - This permit will be issued by SEMSWA, please refer to their notes for further information.
3. Building Permit
4. Oversize/Overweight Vehicle Permit
 - This permit governs the use of Arapahoe County Roadways where vehicles exceed size or weight limitations as established by the State of Colorado or by Arapahoe County.