



ARAPAHOE COUNTY

Public Works and Development – Planning Division
6924 S Lima St., Centennial CO 80112 ♦ Phone: 720-874-6650
www.arapahoegov.com

Referral Routing Form

Case Number/Name: LR 24-001 Comprehensive Plan Amendment – Four Square Mile Sub-Area Plan
Planner’s Name & Email: Gretchen Ricehill gricehill@arapahoegov.com
Date Sent: September 24, 2024
Date to be Returned: October 15, 2024

An application to amend the Comprehensive Plan/Four Square Mile Sub-Area Plan has been submitted to the Arapahoe County Planning Division for consideration. Due to the proximity of the parcel and the subject of the proposed amendment to your property, or area of influence, this proposal is being referred to your agency for review and comment. Please examine the referenced materials and check the appropriate line before returning the form to the Arapahoe County Planning Division. Please respond on or before the due date.

	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	Kenneth C. McKlem, ACSO Public Safety Bureau Chief

Comments: (Please reply / submit reviews and comments via email)

Need to be mindful of [population and traffic increases and the need to add county funded FTEs.



BRYAN D. WEIMER, PWLF

Director

Lima Plaza
6924 South Lima Street
Centennial, Colorado 80112-3853
720-874-6500
arapahoeco.gov



BUILDING DIVISION COMMERCIAL - NEW CONSTRUCTION PRE-SUBMITTAL CONSIDERATIONS

- **NOTICE:** The Building Division requires Planning Division review, and approval prior to proceeding with Building Permit Plan Review. A Building Permit application submitted prior to approval by Planning and the Arapahoe County Engineering Services Division may not be reviewed by Building Division without the express written approval of the Building Official. Plan review may resume upon notification from the Planning Division that the application is approved & released for Building Permit plan review, and that final planning documents have been recorded (Previously referred as “Mylars”). It is the applicant’s responsibility to coordinate any and all development review approvals with Planning & Engineering Services Divisions as may be applicable.
- **NOTICE:** Multiple Buildings on the Same Lot - The Building Division requires all detached individual buildings and/or structures on the same lot apply for a separate building permit. This includes separate permits for site elements such as swimming pools, spa’s, mail buildings, maintenance buildings, trash bin/compactor enclosures, tensile membrane structures (shade sails), pre-engineered shade structures, etc. Each independent building or structure requiring its own permit shall have its own Construction Document package for plan review. Please contact the Building Division to confirm, a Building Division pre-application meeting may be required.
- **NOTICE:** Separate permit requirements include, but are not limited to: Temporary Construction Trailer, Sales Trailers, Access Control, Low-Voltage / Data, Building Signage, Fire Department / Authority, Temporary Generators, Hi-piled Storage, etc.
- All remaining or unaddressed issues pertaining to upstream Divisions must be satisfied prior to permit issuance. (Mapping, Planning, Engineering / Flood, Zoning, etc.)
- CDPHE / Asbestos, Local Health Department, Local Water / Sewer Authority approval may also apply, to include “will serve” documentation and/or confirmation from the Colorado Water Conservation Board / Authority re: well-water permit approval.
- **Local Fire Authority Review:** Fire Authority review is a separate application & review process specific to the requirements of the applicable Fire Authority of the given site of the work. Fire Authority plan review may proceed concurrent with Building Division plan review.
- Provide a complete copy of the Local Fire Authority drawing set approval & permit card, and/or documentation expressly stating that a permit is not required. (Required prior to permit issuance)

- Provide full set of Construction Documents (CD) that are 100% complete, ready for review, submitted as a complete package, and to include but not limited to:
 - Civil / Site Plan; Landscape; Geotechnical / Soils Report(s)
 - Architectural (Site accessibility Plan, Life-Safety Code Plan/Analysis & Egress Plan)
 - Structural; Mechanical; Plumbing; Electrical
 - Fire Detection / Suppression (Review by Fire Authority)
- Construction Documents submittal required to be uploaded as one CD set of documents. (One compiled, Complete, and Fully Bookmarked by Discipline CD set of documents)
- Construction Documents shall have a clear drawing set organization identified; all drawing disciplines included within the set to be listed on the drawing index.
- Documents must be uploaded in a .PDF format and stamped "Construction Documents".
- Documents security must not be protected to disallow changing or adding markups; Changing the Document & Adding Markups must be "Allowed".
- Documents must follow the established electronic file naming convention as listed on the Arapahoe County Website.
- Provide a Code study in conformance with all currently published County amendments, minimum posted adopted design criteria, and to also include:
 - 2021 IBC
 - 2021 IRC (Where applicable)
 - 2021 IPC
 - 2021 IMC
 - 2021 IFGC
 - 2021 IECC
 - 2021 IEBC, ISPSC (Where applicable)
 - 2023 NEC (As adopted July 9, 2024)
 - 2017 ANSI A-117.1
- All submittals must be stamped, signed & dated by a Colorado Licensed Professional Architect / Engineer in responsible charge / of record, where applicable.
- Be advised that Arapahoe County has adopted a resolution to formally recognize the 2021 International Fire Code, as a component applicable to building construction in the County. (Not a formal Code adoption)
- **NOTICE:** Incomplete submittals will be rejected, and partial reviews will not be conducted.
- HB23-1233 may apply this scope depending on submittal date re: documents for construction / permit. (Effective March 1, 2024)
- HB22-1362 may apply this scope depending on submittal date re: documents for construction / permit. (Effective upon adoption of 2023 NEC / July 2024)
- HB23-1057 may apply this scope depending on submittal date re: documents for construction / permit. (Effective January 1, 2024)



September 30, 2024

To: Gretchen Ricehill <GRicehill@arapahoegov.com>
CC: Marty Easter <MEaster@arapahoegov.com>

Subject: LR 24-001 Comprehensive Plan Amendment – Four Square Mile Sub-Area Plan; E. Mississippi Ave and S. Valentia St.

Dear Gretchen Ricehill:

Land Use case reviews are conducted by Arapahoe County Public Health (ACPH) when they:

- Utilize an On-site Wastewater Treatment System (OWTS) or individual water well.
- Involve sewage disposal plans for subdivisions, a review of the water supply quality report of a proposed water supply for the subdivision will also take place.
- Are suspected of being impacted by flammable gas from a nearby landfill, or if they involve a past, present, or proposed solid waste disposal site.

Landfill Operations:

There are no documented landfills, past, present, or planned that are within 1,000 feet of this property.

Septic Systems:

There are no documented septic systems associated with this property.

If you have any questions, please feel free to contact me, Steven Chevalier at PHLANDUSE@Arapahoegov.com

Regards,

Steven Chevalier, MS, REHS
Environmental Health Manager
Arapahoe County Public Health



COLORADO
Department of Public Health & Environment

Dedicated to protecting and improving the health and environment of the people of Colorado

Gretchen Ricehill
Project Specialist/Long Range Planning Division
Public Works and Development
6924 S. Lima Street

VIA EMAIL

RE: Arapahoe County Referral - Planning Case LR24-001

Dear Gretchen Ricehill,

The Colorado Department of Public Health and Environment’s Air Pollution Control Division (APCD or Division) received a request for an air quality administrative review concerning the proposed Club Car Wash project as described in your correspondence dated September 24, 2024. The Division has reviewed the project letter and respectfully offers the following comments. Please note that the following Air Quality Control Commission (AQCC) regulations may not be inclusive of the regulations the proposed project will be subject to. It is the responsibility of the involved parties to determine what regulations they are subject to and follow them accordingly.

Land Development

We also note that projects similar to this proposal often involve land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulated by the Division. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to the Division. It is important to note that even if a permit is not required, fugitive dust control measures including the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	
Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance



Please refer to the website <https://cdphe.colorado.gov/apens-and-air-permits> for information on land use APENs and permit forms. Click on “Land Development” to access the land development specific APEN form. Please contact KC Houlden, Construction Permits Unit Supervisor, at 303-692-4092, kenneth.houlden@state.co.us if you have any specific questions about APENs and permit forms.

Federal General Conformity

The federal General Conformity rule applies to federally funded projects in federal nonattainment and air quality maintenance areas, such as the Denver Metro/North Front Range severe ozone nonattainment area.¹ Within these areas, the general conformity rule applies to any “Federal action” not specifically exempted by the Clean Air Act or Environmental Protection Agency (EPA) regulations, i.e., any non-exempt activity by a federal governmental department, agency or instrumentality, or any activity that such an entity supports in any way, provides financial assistance for, or licenses, permits, or approves.

The federal general conformity rule and associated EPA guidance provides for a federal department or instrumentality to determine if the estimated emissions resulting from a proposed action in a nonattainment or maintenance area are below EPA’s de minimis levels (<https://www.epa.gov/general-conformity/de-minimis-emission-levels>) for the applicable National Ambient Air Quality Standard (NAAQS).² Note that Arapahoe County is located in the Denver Metro Carbon Monoxide and PM10 maintenance areas as well as the Denver Metro/North Front Range serious ozone nonattainment area. EPA has confirmed that General Conformity requirements associated with Carbon Monoxide and PM10 no longer apply in those maintenance areas, as each of the areas demonstrated 20-years of continued attainment of the applicable NAAQS, as of January 14, 2022 and October 16, 2022.

The General Conformity de minimis levels for the Denver Metro/North Front Range serious ozone nonattainment area are 25 tons per year of the ozone precursors VOCs or NOx. If a federal department or instrumentality determines that its action will result in emissions that are below the de minimis levels, the action is exempt and detailed air quality analysis is not required. Information about the general conformity rule, including training and frequently asked questions, is available at <https://www.epa.gov/general-conformity>.

If you have any other questions or need additional information, please use the contact info listed above, or e-mail or call me directly. Thank you for contacting the Air Pollution Control Division about your project.

Sincerely,
Brendan Cicione
Air Quality and Transportation Planner
General SIP Unit
Air Pollution Control Division
Colorado Department of Public Health and Environment

¹ U.S. EPA, Green Book, Colorado, https://www3.epa.gov/airquality/greenbook/anayo_co.html

² U.S. EPA, De Minimis Tables, <https://www.epa.gov/general-conformity/de-minimis-tables>



303-691-4104 // brendan.cicione@state.co.us





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	COMMENTS	INSERT YOUR ORGANIZATION & NAME/SIGNATURE
<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	Cherry Creek Valley Water and Sanitation District Lisa Glenn

Comments: (Please reply / submit reviews and comments via email)

Water and sewer service is available subject to extension of water and sewer lines if required, payment of all fees, and compliance with the District’s Rules and Regulations.

This parcel currently has no water or sewer tap connections. Water and Sewer tap fees must be paid to Cherry Creek Valley Water and Sanitation, Denver Water, and Metro Water Recovery.

Submit water and sewer plans to the District if this project moves forward.



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<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case:	<u>4 Square Mile Neighborhoods</u>

Comments: (Please reply / submit reviews and comments)

We are in support of the concept. We reserve right to see future design, colors, materials, lighting as the project moves into the next stages. We do not want any type of products sold in the retail store on site other than car related (drying, polishing) items. Please see the 4SM "Dirty 13" list.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: 303.285.6612
violeta.ciocanu@xcelenergy.com

October 9, 2024

Arapahoe County
Planning and Land Development
Department of Public Works and Development
6924 S. Lima St. | Centennial, CO 80112

Attn: Gretchen Ricehill

Re: Four Square Mile Sub-Area Plan, Case# LR 24-001 Comprehensive Plan Amendment

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **proposed rezone** and has no objection to this rezone contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Violeta Ciocanu (Chokanu)
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-285-6612 – Email: violeta.ciocanu@xcelenergy.com



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<input type="checkbox"/>	I have NO comments to make on the case as submitted.	
<input checked="" type="checkbox"/>	I have the following comments to make related to the case: See attached	<u>Jeff Sceili – South Metro Fire Rescue</u>

Comments: (Please reply / submit reviews and comments via email)

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



Gretchen Ricehill, Planner/Project Specialist
Arapahoe County Public Works – Planning Division
6924 S. Lima St, Centennial CO 80112
720-874-6503
gricehill@arapahoegov.com

Project Name: Club Carwash 33
Project File #: **LR24-001**
S Metro Review # REFSP24-00161

Review date: October 1, 2024

Plan reviewer: Jeff Sceili
720-989-2244
Jeff.Sceili@Southmetro.org

Project Summary: Development of a site for a car wash

Code Reference: 2021 Fire Code Edition, 2021 Building Code Edition

South Metro Fire Rescue (SMFR) has reviewed the above project and has conditionally approved the plans based on the following comments that must be resolved prior issuance of any permits. Applicants and Contractors are encouraged to contact SMFR regarding the applicable permit requirements for the proposed project.

COMMENTS:

1. **Dead ends in excess of 150' shall require an apparatus turnaround.**
2. **Fire hydrant shall be provided.**
3. **Access shall be provided to meet the below specifications.**

Fire Flow per Appendix B

Construction Type	Building Area (SF)	Fire Flow (GPM)	Sprinkler System (Type)	Reduced Fire Flow
UNK	UNK			

SOUTH METRO FIRE RESCUE

FIRE MARSHAL'S OFFICE



FIRE ACCESS ROAD DESIGN CRITERIA



BUILDING exterior walls (and any portion thereof) of any buildings that are more than 150 feet from the curb line of a public street shall be served by a Fire Apparatus Access Road which shall be unobstructed. This distance is measured by an approved route around the exterior of the building or facility. Additional allowances may be made for some sprinkler protected structures. Alternate access arrangements may be accepted based on site conditions and building fire protection features.

Due to the possibility of heavy vehicle traffic, residential and commercial collector and arterial roads may not be considered adequate for fire suppression operations; no credit for access to perimeter of buildings shall be given from collectors or arterials, unless specifically approved.

Sites not be capable of meeting these requirements and any alternative means must be evaluated and approved by the Fire Marshal.

FIRE APPARATUS ACCESS ROADS shall be of an all-weather surface capable of supporting the imposed loads of fire apparatus. Maximum grade on site shall not exceed six percent (6%). Roads shall be asphalt or concrete. Other surfaces may be accepted on a case by case basis.

The minimum unobstructed width of the fire apparatus access road shall be 20 feet. In order to maintain the minimum width and prevent obstructions such as parking of vehicles fire lane signs shall be installed in an approved manner. A minimum vertical clearance of 13 feet, 6 inches shall be maintained for the entire required width of the access road.

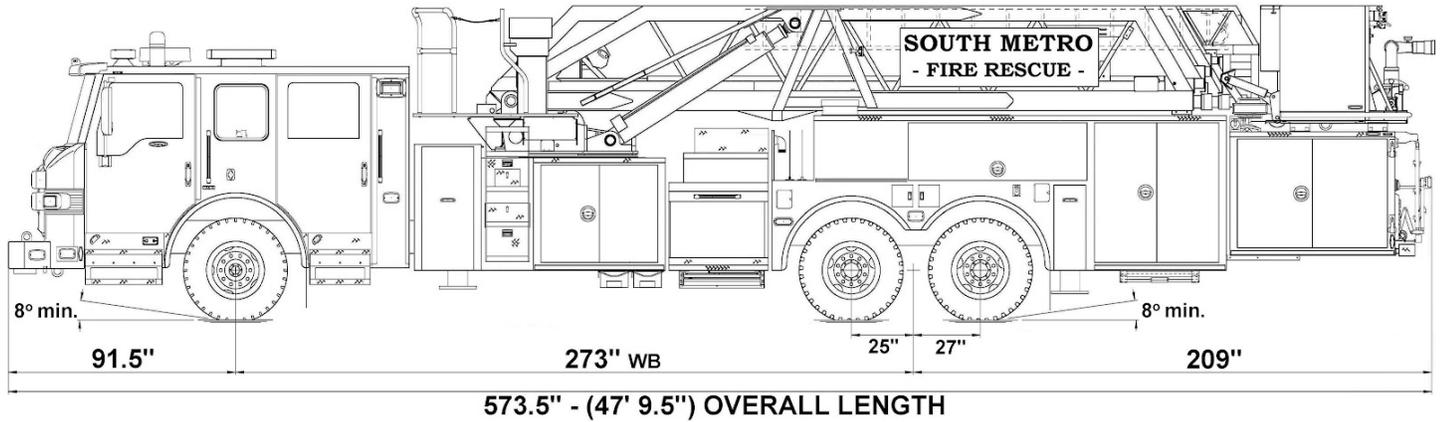
Any dead-end access road over 150 feet long shall be provided with an approved turnaround that may be a circle, tee, hammerhead, or other functional approved design.

SOUTH METRO FIRE RESCUE

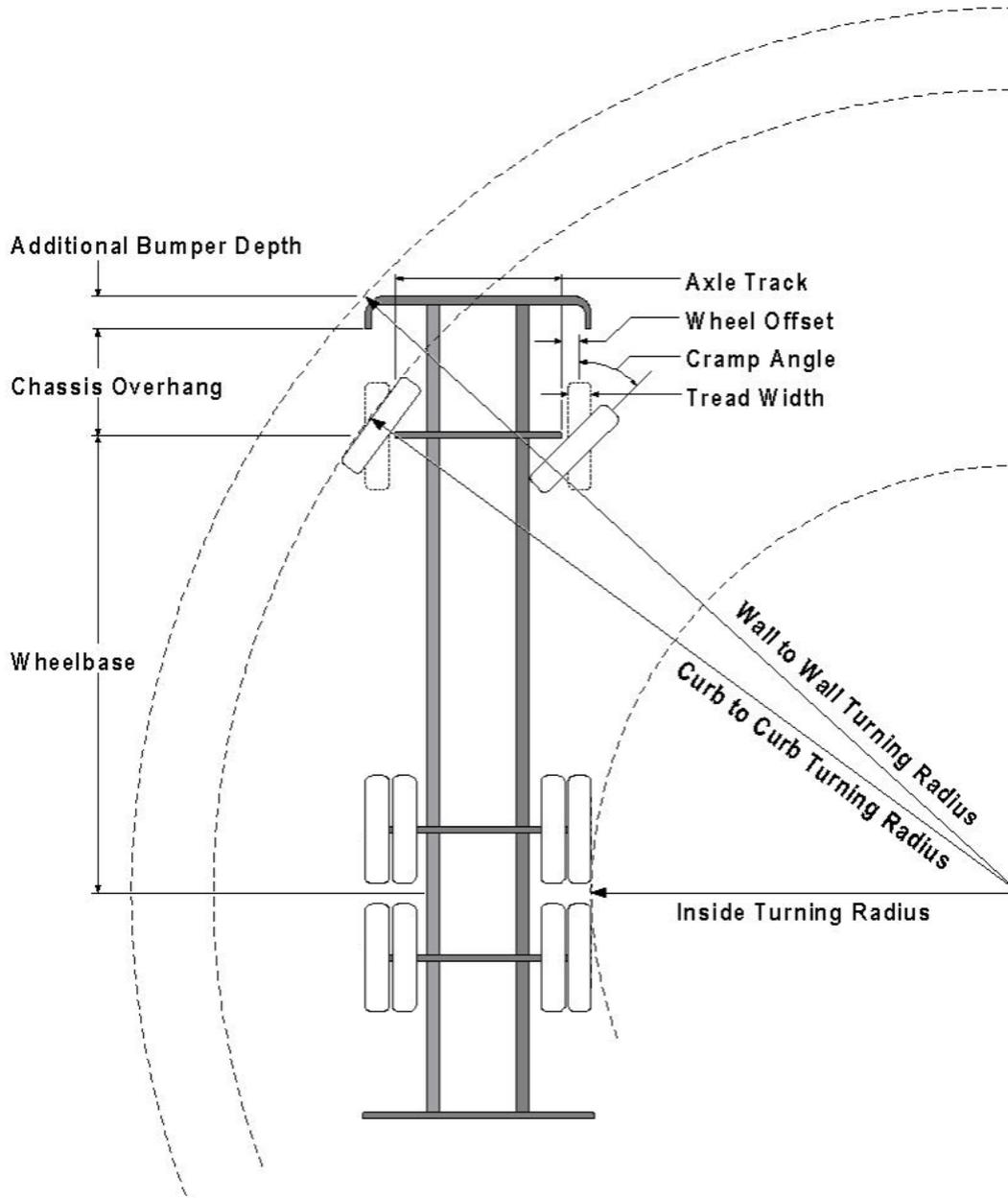
FIRE MARSHAL'S OFFICE



VEHICLE SPECIFICATIONS are provided for the largest apparatus in use by South Metro Fire Rescue. Fire Apparatus Access Roads shall be capable of accommodating this apparatus.



SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Vehicle Specifications

Length: 47' 9.5"

Width: 8' 5" - (10' 1" mirror to mirror)

Height: 10' 9"

Wheelbase: 273 in.

SOUTH METRO FIRE RESCUE FIRE MARSHAL'S OFFICE



Design load: 80,000 pounds

Inside Cramp Angle: 40°

Axle Track: 83"

Wheel Offset: 5.3"

Tread Width: 13.5"

Turning Radii:

Inside Turn: 26 ft. 1 in.

Curb to curb: 41 ft. 11 in.

Wall to wall: 46 ft. 8 in.

Where objects are present adjacent to the fire apparatus access road, particularly on turns and turn arounds which require backing, a reasonable safety margin shall be provided to prevent potential damage to the property and to the fire apparatus.

PRIVATE ROADS that provide access to more than two dwellings or one or more commercial buildings shall be constructed to meet the roadway standards approved by the South Metro Fire Rescue Authority for fire apparatus access. Private roads that do not meet the roadway standard may be accepted provided that alternative methods and materials are incorporated into the subdivision that address the fire and life safety of the citizens.