

Comment	Division/Dept.	Reviewer	Email	Topic		Response from Applicant
PLN01	Development	Nick Eagleson	NEagleson@adcogov.org	Rezone A1 to I1		No Response Required
PLN02	Development	Nick Eagleson		Consistent with Comprehensive Plan		No Response Required
PLN03	Development	Nick Eagleson		Compatible with surrounding uses		No Response Required
PLN04	Development	Nick Eagleson		General Landscaping Requirements are listed in Section 4-17, including bufferyards between separate land uses (Section 4-17-06-01)		Comment noted. Site plan will meet all landscaping requirements.
PLN05	Development	Nick Eagleson		1-acre minimum lot, standard met		No Response Required
PLN06	Development	Nick Eagleson		Lot Line Vacation required to combine 2-lots.		Application was submitted 10/22/201
PLN07	Development	Nick Eagleson		Traffic Impact Fees will be assessed at the time of building permit		Agreed
ROW1	ROW Div.	David Dittmer		Property Must Be Owned by a single entity for lot line Vacation.		Starpoint is in escrow to close in December
ROW2	ROW Div.	David Dittmer		Lot Line Vacation required to combine 2-lots.		Application was submitted 10/22/201
ROW3	ROW Div.	David Dittmer		additional right-of-way may be necessary to dedicate to Adams County along E. 73rd Ave		Current row is 60' as shwon on the site plan. It is not anticipated that any additional ROW will be needed.
ROW4	ROW Div.	David Dittmer		Prepare Exhibit A to dedicate an easement for the detention basin (Add note rerquiring maintenance by Ownership.		An exhibit A will be provided.
ROW5	ROW Div.	David Dittmer		Property Must Be Owned by a single entity for Zoning Application		Starpoint is in escrow to close in December
ROW6	ROW Div.	David Dittmer		Provide Title Commitment for all three lots		Updated title reports for each of the three properties will be provided to David Dittmer.
ROW7	ROW Div.	David Dittmer		Subdivision is not required.		No Response Required
ENG1	Engineering	Greg Labrie	glabrie@adcogov.org	Traffic impact study and mitigation is required to identify any traffic issues at the intersections of 73rd Avenue and Washington Street, 73rd Washington Street, 73rd Avenue and Gilpin, and Gilpin and Hwy 22 70th Ave (Must be Level D or better) (Must be Level D or better)		The Traffic Impact Study evaluated the existing and future scenarios without and with the project. These intersections were included in the analysis and mitigation measures were recommended where appropriate and when warranted.
				Intersection#1: 73rd Ave & Washington St.	Signal Control	LOS A overall during AM and PM peak hours with all movements operating at LOS D or better.
				Intersection#2: 73rd Ave & Gilpin Wy	Stop Sign Control	LOS A overall during AM and PM peak hours with all movements operating at LOS A.
				Intersection#3: Gilpin Wy & 70th Ave	Stop Sign Control	LOS A overall during AM and PM peak hours with all movements operating at LOS C or better.
				Intersection#4: Washington St & 70th Ave	Signal Control	LOS C during the AM peak hour and LOS D during the PM peak hour. The eastbound left-turn operates at LOS E during the PM peak hour in existing conditions. The westbound left-turn is anticipated to operate at LOS E in Year 2040 without and with the project. Mitigation for Existing Conditions (without project): Adjust the signal timing in the PM Peak period with a reduced cycle length of 90 seconds and optimized splits [Existing Condition]. o Extend the westbound left-turn storage length by at least 88 feet which can be accomplished with removing some of the existing raised median. No mitigation for the westbound left-turn since the queue is maintained within the storage length.

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ENG2	Engineering	Greg Labrie	\$55,974	Drainage Study Required	A preliminary study has been provided. A final study will be provided with CD submittal.
ENG3	Engineering	Greg Labrie		Development Agreement	Acknowledged.
NEIGH1	Neighborhood Services	Gail Moon	gmoon@adco.gov.org	No Comments	No Response Required
FIRE1	Fire Prevention	Carla Gutierrez		2018 International Fire Code	Future drawings will follow the 2018 IFC.
FIRE2	Fire Prevention	Carla Gutierrez		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.	Future drawings will follow these regulations.
FIRE3	Fire Prevention	Carla Gutierrez		These comments are subject to change as more information is received or if there are changes to the plans during subsequent reviews.	Understood
FIRE4	Fire Prevention	Carla Gutierrez		Approved access roads must be constructed prior to any vertical construction and/or to combustible materials being delivered to the site	This information will be communicated to the general contractor
FIRE5	Fire Prevention	Carla Gutierrez		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. 26' fire apparatus access roads will be required; proposed buildings are approx. 40 feet in height. This requirement appears to be met on the conceptual plan.	Site Plan will address these requirements.
FIRE6	Fire Prevention	Carla Gutierrez		Fire apparatus access roads shall be within 150' of all ground level exterior portions of the building. This requirement appears to be met on the conceptual plan	Site Plan will address these requirements.
FIRE7	Fire Prevention	Carla Gutierrez		Dead-end access roads - Not Applicable	No Response Required
FIRE8	Fire Prevention	Carla Gutierrez		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	The architectrural plans will adhere to this design criteria

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FIRE9	Fire Prevention	Carla Gutierrez		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	The architecrural plans will adhere to this design criteria
FIRE10	Fire Prevention	Carla Gutierrez		Water mains and all required hydrants shall be installed before the delivery of combustibile materials to the site.	This information will be communicated to the general contractor
FIRE11	Fire Prevention	Carla Gutierrez		Unobstructed access to fire hydrants shall be maintained at all time	Civil plans will adhere to this design criteria
FIRE12	Fire Prevention	Carla Gutierrez		The FDC for each building with a fire sprinkler system must be located within 150 feet of a fire hydrant. An FDC will be required for each building.	Civil plans will adhere to this design criteria
FIRE13	Fire Prevention	Carla Gutierrez		A fire hydrant shall be located within 400' (un-sprinklered building) or 600' (fully sprinkled building) of all ground level exterior portions of the building. Hydrants are not shown on the conceptual plan.	Civil plans will adhere to this design criteria
FIRE14	Fire Prevention	Carla Gutierrez		The number and distribution of fire hydrants is based on the required fire flow	The number and distribution of fire hydrants is based on the required fire flow
FIRE15	Fire Prevention	Carla Gutierrez		Fire does not check setbacks	County Planning will confirm setbacks
FIRE16	Fire Prevention	Carla Gutierrez		Submit plans to Fire via dropbox	Future plan submittals will be to the Fire Dropbox.
FIRE17	Fire Prevention	Carla Gutierrez		Site Development and Water Plans i. Civil Plans ii. Utility Plans iii. Auto-turn Exhibit (use attached apparatus specifications)	Civil plans will adhere to this design criteria
FIRE18	Fire Prevention	Carla Gutierrez		Site development plans must be reviewed and approved before plans for all buildings	Future site plans and fire sprinkler drawings will be submitted to Fire for Review during the building permit process.
CDOT1	TRANSPORTATION	David Dixon	david.dixon@state.co.us	This property is off the State Highway System; I have no objections	No Response Required
LUMEN	TELCO SERVICE	Justiin Chelko	Justin.Chelko1@lumen.com	Anything that needs digging in this area, we recommend potholing and alta surveying to be completed before touching the dirt.	ALTA Survey has been completed. Potholing will occur on an as-needed basis in conjunction with the civil design.
THORNTON1	City of Thornton	Rachelle Plas	Rachelle.Plas@thorntonco.gov	This development needs to provide detention and water quality on site. Released flows from the site cannot exceed the existing flow rates, so over-detention may need to be provided on site.	A 14k-SF detention basin is proposed on the site plan

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METRO1	Metro Water	John Hayes	JHayes@mwr.dst.co.us	This project does not affect Metro's facilities the refore we have no comment on the project.	No Response Required
RTD1	Regional Transportation District	C. Scott Woodruff	clayton.woodruff@rtd-denver.com		No Response Required
TCHD-1	Tri-County Health	Kathy Boyer	kboyer@tchd.org	Fugitive Dust, Lead, and Asbestos	A phase 2 report will be conducted prior to pulling a demo permit
TCHD-2	Tri-County Health	Kathy Boyer	kboyer@tchd.org	Vector Control - DEMOLITION	Vector Control will be contacted prior to pulling a demo permit
TCHD-3	Tri-County Health	Kathy Boyer	kboyer@tchd.org	Vector Control - DETENTION BASIN - TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review	A mosquito control plan will be prepared and submitted for review
TCHD-4	Tri-County Health	Kathy Boyer	kboyer@tchd.org	Air Pollution – Diesel Emissions - The applicant shall contact the APCD at (303) 692-3100 for more information	Applicant will contact APCD.
NEIGHBOR1	We are the property on 800-850 73rd owner's representative.	David Lutes	davidl@comptonando.com	<p>We have been asked for comments on the proposed development above. While we have not had any negative comments on past projects on 73rd we are more and more concerned about traffic, inadequate street widths, insufficient drainage along this street and with the addition of this project this will only be exacerbated.</p> <p>Due to this we are adamantly against any further development/rezoning in the area till Adams County improves the street and the drainage along it. Improvements to just the street in front of the development is insufficient.</p>	Adams County Public Works is advancing the design and construction of a capital improvement project to widen and reconstruct 73rd Ave. from Washington to York. Our project will be coordinated with this County project. In addition, our project will implement the recommendations of our Traffic Impact Study (TIS) to maintain levels of service for the surrounding intersections. The width of 73rd Ave. in this section of the road currently meets Adams County standards for an industrial collector (30' from the centerline). The (TIS) for this project demonstrates that the impacts of Starpoint's project can be adequately addressed. The Adams County comprehensive plan and the Welby Plan support rezoning to I-1, Industrial and this project represents high quality, modern industrial development and job creation in one of Adams County's Opportunity Zones. Starpoint representatives have contacted Mr. Lutes to address his concerns and we welcome ongoing dialog to address these comments. The buildings at 800-850 73rd also have access on Washington St., which will minimize conflicts with 73rd Ave. traffic.