

## Application Timeline for proposed RV storage lot on 6800 Kilmer St

March 6, 2024	Initial Application
March 22, 2024	Staff Comments to 1st Submission of Plans
June 25, 2024	Client submits 2nd revised Plans
July 24, 2024	Staff Comments to 2nd Submission of Plans
September 17, 2024	Planning Commission Meeting
November 4, 2024	City Council Meeting
March 15, 2025	Client submits 3rd revised Plans
April 15, 2025	Staff Comments to 3rd Submission of Plans

## April, 15, 2025 Summary of Staff Comments to Client's 3rd Submission of Plans

**PLANNING** Contact: Jeremiah Bebo Phone/email: 720-898-7438/jbebo@arvada.org

- The next review will be a 4th Review.
- Please ensure that all plans, reports, documents, etc. that were required with the initial submittal are included in the resubmittal.
- Please also ensure that any changes requested on the site plan sheet of the Site Plan set are also reflected in the CD set and visa versa. Outside referral comments from Xcel and FRICO were received. However, none were received from MHFD or CDPHE.

### Note:

- MHFD (Mile High Flood District) is responsible for stabilizing the Ralston Creek bank. MHFD is coordinating activity of bank repair as suggested in the Terracon(consultant) review of the creek. It is noted in previous communication MHFD has definite repair requirements since that agency will assume future maintenance of Ralston Creek. For reference of potential instability of creek banks, refer to [frcneighborhoods.org/home](http://frcneighborhoods.org/home) website for pictures of the creek bank post 2013 historic flood.
- CDPHE (Colorado Department of Public Health and Environment) is responsible for initial and ongoing impact to the environment. At this time, the initial CDPHE approval for development has expired per language in CDPHE approval letter.
- This is the comment city planner noted on the client's 3rd submission of the application:

**Where are FRICO, Xcel, Army Corps, CO Parks and Wildlife, CMWC, CO Hazardous Materials & Waste Management Division referrals / approvals that were included with the second submittal?**

**LAND DIVISION** Contact: Abigail Ogg Phone/email: 720-898-7808/ aogg@arvada.org

- Additional Comments Not Identified by a Mark-up: See Comments.
- Additional Items to Include With Next Submittal: A title commitment dated within 6 months since the last review was in August of 2024.
- City of Arvada Land Division reserves the right to make additional comments on subsequent reviews.

**FLOODPLAIN** Contact: Melanie Walter Phone/Email: (303) 435-4609 mwalter@arvada.org

- Additional Comments Not Identified by a Mark-up: Confirm the BFE at the detention pond outfall point and ensure the site will be safe from flooding
- Additional Items to Include with Next Submittal: The City of Arvada Floodplain Administrator reserves the right to provide additional comments for subsequent submittals

**DEVELOPMENT ENGINEERING/TRAFFIC** Contact: Franklin Martone, PE Phone/email: 720-898-7649 / fmartone@arvada.org

- Additional Comments Not Specifically Identified by a Mark-up: Include sanitary demand calcs with next submittal.
- Please ensure plans and values are consistent between site plan, CDs, and reports / appendices.
- Additional Items to Include With Next Submittal: Sanitary demand calcs

**STORMWATER** Contact: Jake Moyer Phone/email: 720-898-7812/jmoyer@arvada.org

- Additional Comments Not Identified by a Mark-up: See comments
- City of Arvada Stormwater Team reserves the right to make additional comments on subsequent reviews.

**ARVADA FIRE PROTECTION DISTRICT AGENCY** CONTACT: SCOTT PLUMER - DEPUTY FIRE MARSHAL  
PHONE/EMAIL: 303-228-3607/SCOTT.PLUMER@ARVADAFIRECO.GOV DATE: 4-4-2025 This referral was reviewed for compliance with the 2018 International Fire Code (IFC) as adopted by the City of Arvada under Article II of Chapter 42 in the Arvada City Code.

The Arvada Fire Protection District (AFPD) has the following comments regarding this plan.

- Written indication of compliance and/or modifications to the plans are required to be provided on the next submittal.

COMMENTS TO BE ADDRESSED NOW AS PART OF THE CURRENT REVIEW PROCESS:

- Unless otherwise specified, all comments apply to both the construction documents and the development plans.
- Per IFC section 503.1.1 as amended, and because this is considered a facility, paved fire apparatus access roads must be provided throughout the facility perimeter loop. Please update the plans to show paved fire lanes instead of the recycled asphalt. (Continued from previous review). -Per IFC section 507.1, 507.5.1, and because this is considered a facility, fire hydrants must be provided on site such that all areas, not just structures, are within 600 feet from a fire hydrant. (Continued from previous review)

**Development Application Status For the next submittal:**

- Development applications must be uploaded to [arvadapermits.org](http://arvadapermits.org) by midnight on Sunday nights. This applies to all submittals.
- Applications received by midnight on Sundays will begin the four week "Standard Review" process on Monday morning and will be returned no later than the fourth Friday following the Monday start date.
- Applications will be accepted on all other days of the week. However, the review process will begin on the following Monday.

Additional information about the development review process can be found at [arvada.org/develop](http://arvada.org/develop).

**Response from Farmers Reservoir and Irrigation Company (Croke Canal)**

- Encroachment of the canal. FRICO requires a minimum of 22 feet on each side of the canal for a maintenance road plus the distance to the toe of the ditch.
- No landscaping can be placed in FRICO's Right-of-Way. Roots can impact ditch roads, canal, and interfere with our maintenance equipment.
- Site Drainage is a concern as FRICO does not accept any developed Storm Flow into their canals regardless of historic flow direction.
- Ditch Roads may not be used for access without approval and an executed access agreement.
- We request to comment again.
- This project requires the submittal of a project application with FRICO for review and approval.
- Please contact the FRICO Projects Coordinator [projects@farmersres.com](mailto:projects@farmersres.com) to get a link to the application and explanation of FRICO's review process