



City of Thornton

**Agenda for the Regular Meeting of the
Planning Commission**

Located in City Hall Council Chambers or Zoom Virtual Meeting

September 2, 2025

6:00 p.m.

1. CALL TO ORDER
2. ROLL CALL OF PLANNING COMMISSION
3. APPROVAL OF AGENDA
4. APPROVAL OF MINUTES – August 19, 2025
5. PUBLIC HEARINGS
 - A. **PLDP202402050:** A Resolution for public hearing for a Development Permit and a Specific Use Permit in the Community Retail zone district for the construction of a financial institution with a drive-through generally located on the southeast corner of East 138th Avenue and Quebec Street (Quebec Highlands Filing Number 1 Sixth Amendment, Lot 1B).
 - B. **PLCSP202401719:** A Resolution for public hearing for a Conceptual Site Plan in the Community Retail zone district for the construction of an assisted living facility generally located south of East 120th Avenue between Claude Court and York Street (Yorktowne Amendment 1 Lot 2B).
6. STAFF REPORTS/PRESENTATIONS - NONE
7. OTHER MATTERS
 - A. Current Vacancies
 - B. Upcoming meetings:
 - i. Next meeting is scheduled for September 16, 2025.

8. ADJOURNMENT

Agenda prepared by Desirae A. Lovato, City Development, for Warren Campbell, Current Planning Manager.

To Attend Virtually:

- Call 1-719-359-4580 and enter Meeting ID Number: 890 1113 3894
- [Zoom Meeting quick link](https://thorntonco.zoom.us/j/89011138943) or you can type in the URL below into your internet browser: <https://thorntonco.zoom.us/j/89011138943>
- Scan the QR Code to the right to attend virtually





**Planning Commission Meeting
Minutes
August 19, 2025**

ROLL CALL: Those Present were: Chair Rahem Mulatu, Vice-Chair Andrew Bryant; and Commission Members Randy Stutz, Jeff Tompkins, Bruce Thomas, Nora Brandon, Stephen Butler, and Jacque Phillips. Chair Mulatu advised that Commissioner Thomas will be two minutes late, Commissioner Thomas joined at 6:02 p.m.

STAFF MEMBERS PRESENT - Jessica Whitney, Senior Assistant City Attorney; Warren Campbell, Planning Manager; Kira Stoller, Senior Planner; Erinn Rogowski, Planner II, Keith Evans, Deputy Police Chief, Desirae Lovato, Monica Gutierrez and Alexis Alarid, Recording Secretaries.

The meeting was called to order at **6:00 p.m.**

APPROVAL OF AGENDA:

MOTION WAS MADE BY COMMISSIONER BRANDON AND SECONDED BY COMMISSIONER BRYANT TO APPROVE THE AGENDA. MOTION PASSED UNANIMOUSLY.

APPROVAL OF THE MINUTES:

MOTION WAS MADE BY COMMISSIONER BRYANT AND SECONDED BY COMMISSIONER TOMPKINS TO APPROVE THE PREVIOUS MEETING MINUTES. MOTION PASSED UNANIMOUSLY WITH COMMISSIONERS BRANDON, BUTLER AND PHILLIPS ABSTAINING AS THEY WERE NOT IN ATTENDANCE AT THE PREVIOUS MEETING.

OLD BUSINESS – NONE

NEW BUSINESS – PUBLIC HEARINGS

A. Washington Center F1 A3 B1 L2R

- i. **PLDP202401500:** A public hearing for a Development Permit and a Specific Use Permit in the Community Retail zone district to allow an additional drive-through lane on a developed site generally located on the northwest corner of East 120th Avenue and Lafayette Street.

The floor was opened at **6:06 p.m.**

At this time, individuals wishing to provide testimony during the public hearings were sworn in by the Recording Secretary.

Mr. Campbell introduced Ms. Rogowski as the case presenter for **PLDP202401500**. Ms. Rogowski entered into the record *City's Exhibit A, the Affidavit of Postings Legal Notice of Public Hearing* published on the City's official website and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center and Trail Winds Recreation Center and *City's Exhibit B, the Affidavit of Sign Posting* Ms. Rogowski presented slides and information on the proposed development.

Ms. Rogowski introduced the applicant.

Howard Ehram, 7245 Alaska Drive, Street 250, confirmed they had been sworn. Mr. Ehram introduced additional slides and information regarding the project and responded to questions from the Commissioners.

Steven Rotramel, confirmed they had been sworn. Mr. Rotramel, introduced additional slides and information regarding the project and responded to questions from the Commissioners.

Ms. Rogowski recommended the approval of **PLDP202401500**.

The floor closed to further testimony at **6:23 pm**.

MOTION WAS MADE BY COMMISSIONER TOMPKINS AND SECONDED BY COMMISSIONER PHILLIPS. TO APPROVE THE PLDP202401500 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 8-0.

The floor was opened at **6:26 p.m.**

At this time, individuals who have not been sworn wishing to provide testimony during the public hearings were sworn in by the Recording Secretary.

B. 1551 East 128th Avenue – Maiker Housing

- i. **PLZ202400439:** A public hearing concerning a Zoning Amendment, including an Overall Development Plan and Planned Development Standards, for approximately 4.6 acres of land generally located north of East 128th Avenue between Claude Court and Lafayette Street at 1551 East 128th Avenue.

- ii. **PLCSP202400438:** A public hearing concerning a Conceptual Site Plan for a residential development on approximately 3.7 acres of land generally located north of East 128th Avenue between Claude Court and Lafayette Street at 1551 East 128th Avenue.

Mr. Campbell introduced Ms. Stoller as the case presenter for **PLZ202400439** and **PLCSP202400438**. Ms. Stoller entered into the record *City's Exhibit A, the Affidavit of Postings Legal Notice of Public Hearing* published on the City's official website and at City Hall, the Margaret W. Carpenter Recreation Center, the Thornton Active Adult Center and Trail Winds Recreation Center and *City's Exhibit B, the Affidavit of Sign Posting*. Ms. Stoller presented slides and information on the proposed development.

Ms. Stoller introduced the applicant team.

Adam Zard, 3033 West 71st Avenue, Suite 100, confirmed they had been sworn. Mr. Zard introduced additional slides and information regarding the project.

Marcus Pachner, 1914 14th Drive, Denver, Colorado, confirmed they had been sworn. Mr. Pachner introduced additional slides and information regarding the project

Erik Hall, 1670 Broadway #2250, Denver, Colorado, confirmed they had been sworn. Mr. Hall introduced additional slides and information regarding the project

Ms. Stoller provided information about the impact evaluations, neighborhood meetings, and public comment. Ms. Stoller entered into the record and *City Exhibit C, emails of support and opposition of the project*.

Ms. Stoller recommended the approval of both PLZ202400439 and PLCSP202400438.

Commissioner Tompkins stated for the record that he lives within the neighborhood and spoke to legal and confirmed he could remain impartial regarding the project. Commissioner Tompkins asked additional questions about the project and applicant team responded.

Commissioner Phillips stated that she lives in a multifamily community and can remain impartial and asked questions regarding accessibility and how this project may address this need. The applicant team responded.

Keith Evans, 9551 Civic Center Drive, confirmed he had been sworn. Mr. Evans responded to questions regarding the Police Department Report.

The applicant team and Ms. Stoller addressed additional questions from the Commissioners.

Peter Lifari, 3033 West 71st Avenue, Suite 1000, confirmed he had been sworn. Mr. Lafari provided additional information to address Commissioner questions regarding rent and income limits for the MF housing proposal.

Sarah Wolski, 1460 East 128th Court. Ms. Wolski confirmed they had been sworn and provided information in opposition to the project. Ms. Wolski provided reference images to the project that were added into the record as *Exhibit D*.

Dale Wolski, 1460 East 128th Court. Mr. Wolski confirmed they had been sworn and provided information in opposition to the project. Mr. Wolski provided reference images to the project that were added into the record as the *Exhibit E*.

Thomas Scovill, 13457 Williams Street, confirmed they had been sworn. Mr. Scovill provided comments in opposition to the project.

Theresa Wilson, 13480 Williams Street, confirmed they had been sworn, provided information in opposition to the project emphasizing the negative impact it would have on the community.

Alan Castillo, 12580 Eastlake Drive, confirmed they had been sworn, provided information in opposition of the project, suggesting potential projects that they felt would be better suited for the space.

Ken Burns, 1 Osprey Circle, confirmed they had been sworn, and stated they are no longer in support of the project. Mr. Burns provided information regarding his opposition.

James Dann, 12865 Vine Street, confirmed they had been sworn, and provided information in opposition to the project citing traffic and parking limitations as a concern.

Dan Phillips, 2081 East 129th Drive, confirmed they had been sworn, and provided information in opposition of the project.

Karen Allison, 1937 East 129th Drive, confirmed they had been sworn, and provided information in opposition of the project that they gleaned from attending the hearing including buffering and drainage.

Doug Darr, 2150 Lake Circle Drive, confirmed they had been sworn, provided testimony in opposition to the project.

Kevin Orcutt, 1981 East 129th Drive, confirmed they had been sworn, and provided information in opposition of the project stating that traffic and crime issues will increase, and property values would decrease.

Lee Carter, 1981 East 129th Drive, confirmed they had been sworn, and provided

testimony in opposition to the project.

Tom Greco, 13340 Milwaukie Court, confirmed they had been sworn and provided testimony in opposition of the project, and asked if the project would improve the current community and asked if it would increase the risk to the community.

Martha Hischke, 1941 East 129th Drive, confirmed they had been sworn, and stated that she is not opposed to affordable housing but not for location proposed and provided additional information in opposition of the project.

Kathleen Martinez, 1985 East 127th Circle, confirmed they had been sworn, provided testimony in opposition of the project

Ben Martinez, 1985 East 127th Circle, confirmed they had been sworn, provided testimony in opposition of the project

Kevin Hischke, 1941 East 129th Drive, confirmed they had been sworn, and stated that they applaud all the work they had put in for planning it but they are opposed to having it developed at that location and asked various questions regarding the project.

Stephen Strinka, 13187 Pennsylvania Circle, confirmed they have been sworn and provided testimony in support of the project.

Jim Weigel, 2 Avocet Circle, confirmed they had been sworn, and provided testimony in opposition to the project.

Audem Gonzalez, 13456 Via Varra, was sworn in at this time, and provided testimony in support of the project.

Christina Sandavol, 2080 Lake Circle Drive, was sworn in at this time, and provided testimony in opposition to the project.

Carrie Yoshita, 1932 East 126th Court, provided testimony regarding the project and was in opposition to the project.

The public comment portion of the meeting was closed at **9:33 p.m.**

Ms. Stoller provided additional information regarding how the school district calculates student generation rates.

The applicant provided rebuttal testimony in response to the public comment.

Ms. Stoller provided information regarding easements.

The applicant responded to additional comments referenced during the public comment.

The floor closed to further testimony at **9:57 p.m.**

MOTION WAS MADE BY COMMISSIONER PHILLIPS AND SECONDED BY COMMISSIONER BRANDON TO APPROVE THE PLZ202400439 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 5-3.

MOTION WAS MADE BY COMMISSIONER PHILLIPS AND SECONDED BY COMMISSIONER BRANDON TO APPROVE THE PLCSP202400438 RESOLUTION.

THERE WAS DISCUSSION AMONGST THE COMMISSIONERS REGARDING THE MOTION.

MOTION PASSED 6-2

STAFF REPORTS/PRESENTATIONS – None

OTHER MATTERS:

A. Upcoming meetings:

i. Next meeting is scheduled for September 2, 2025.

THE MEETING WAS ADJOURNED AT 10:26 P.M.



PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Rahem Mulatu, Chairperson Signature

ATTEST:

Recording Secretary Signature

PLANNING COMMISSION COMMUNICATION

Meeting Date: September 2, 2025	Agenda Item: 5) A.	Agenda Location: Public Hearings	Legal Review: 
Subject: A public hearing for a Development Permit and a Specific Use Permit in the Community Retail zone district for the construction of a financial institution with a drive-through generally located on the southeast corner of East 138 th Avenue and Quebec Street (Quebec Highlands Filing Number 1 Sixth Amendment, Lot 1B – Case number PLDP202402050).			
Recommended by: Warren Campbell, Current Planning Manager 			
Presenter(s): Erinn Rogowski, Planner II			

SYNOPSIS:

This application is a request for approval of a Development Permit (DP) and Specific Use Permit (SUP) for the construction of a financial institution with a drive-through located at 13780 Quebec Street. The property is currently zoned Community Retail (CR), and a drive-through is allowed with the approval of an SUP in this zone district. This DP application includes a site plan, landscaping plan, architectural elevations, and a photometric plan, all of which conform to applicable City standards and regulations.

Property Information:

- | | |
|----------------------------------|-----------------------|
| • Existing Zoning | Community Retail (CR) |
| • Existing Land Use | Vacant |
| • Size of Site | 1.85 acres |
| • Comprehensive Plan Designation | Commercial |

Surrounding Zoning and Land Use(s):

North: SFD – Residential

South: CR – Vacant

East: CR – Vacant

West: Adams County

BACKGROUND & DEVELOPMENT STANDARDS:

History:

- The subject site was annexed into the City of Thornton on November 26, 2002, by Ordinance Number 2743, and subsequently zoned CR by Ordinance Number 2744. A Conceptual Site Plan was approved at the same time, designating 198 single-family lots and 25 acres of commercial space for development.

PLANNING COMMISSION COMMUNICATION
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- On June 4, 2004, Quebec highlands Filing Number 1 was recorded, establishing one commercial lot on the northeast corner of East 136th Avenue and Quebec Street.
- On July 3, 2007, Quebec Highlands Filing Number 1, Third Amendment was recorded to dedicate a transportation easement in the northwest corner of Block 14, Lot 1 (in the location of the subject site).
- On April 26, 2022, the City Council adopted Resolution CD Number 2022-073 approving a Conceptual Site Plan for 14 commercial lots in Lot 1, Block 14 of Quebec Highlands Filing Number 1, Third Amendment.
- On August 3, 2023, Quebec Highlands Filing Number 1, Fifth Amendment was recorded, replatting Lot 1, Block 14, of Quebec Highlands Filing Number 1 Third Amendment into 14 lots, three tracts, and right-of-way.
- On January 10, 2025, Quebec Highlands Filing Number 1, Sixth Amendment was recorded for minor lot line modifications and to grant easements in the subdivision.
- On July 9, 2025, The Planning Director approved a Conceptual Site Plan Amendment to subdivide lots 1B-3B of the Quebec Highlands Filing Number 1, Sixth Amendment.

General Site Layout:

The proposed site layout meets all development standards in Chapter 18 of the Thornton Municipal Code (Code), including maximum floor area ratio, building setbacks, off-street parking and stacking requirements, landscaping, and lighting. The proposal is also consistent with the approved Conceptual Site Plan (CSP) for the site.

The 2,483 square-foot building is situated in the center of the lot, with a 427 square-foot canopy on the east side of the building. Required parking is located to the west of the building, and a trash enclosure to the east. There are two accesses on site from the private drive along the east property line. Two pedestrian connections are provided from the private drive and East 138th Avenue to the entrance of the building.

Building Height and Setbacks:

Building Height:

Maximum:	Proposed:
35 feet	19 feet

Setbacks:

Minimum:	Proposed:
North: 50 feet	58.5 feet
South: 15 feet	112.2 feet
East: 20 feet	179.5 feet
West: 25 feet	99.7 feet

Landscaping:

PLANNING COMMISSION COMMUNICATION
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The proposed development will be landscaped in accordance with Code requirements. The Quebec Highlands commercial development is required to provide 39 percent landscaping over 14 lots and three tracts. This lot is required to provide 38.3 percent landscaping. The applicant is proposing 56 percent landscaping, therefore exceeding the requirements in the code and in the CSP. In addition, 25-foot landscape buffers are required along East 138th Avenue and Quebec Street, and 10-foot landscape buffers are required along the private drive and the internal lot line. The applicant has provided all required buffers as shown in the landscape plan.

The landscape plan consists of a mix of deciduous and evergreen trees, shrubs, ornamental grasses, perennials, native seed mix, and Brecken Blue river rock mulch. The landscaping between the sidewalk and the private drive to the east will be consistent with the CSP details for xeric landscaping. The landscape plan contributes to the overall landscape character of the development, is a water-wise plan, and exceeds the minimum plant material requirements in the Code.

All landscaping, including in the Right-of-Way (ROW) and private drive landscaping, will be mitigated, installed, and/or maintained by the property owner. The following is a summary of the required landscaping for the site:

- Site Area: 1.85 acres (80,444 square feet)
- Landscape area required: 30,806 square feet (38.3 percent)
- Landscape area provided: 45,224 square feet (56.2 percent)

Minimum Plant Materials Required:

- Total required: 69 Tree Equivalents (TE)
- Total provided: 84.85 TE

The proposed landscaping for the site was reviewed and approved by the City’s Landscape Architect.

Architecture:

The development is required to comply with the architectural standards in the Development Code as well as the Quebec Highlands CSP. Buildings in the development shall be designed using a variety of materials including brick, stone, cedar-look fiber cement siding, and EIFS with sandblast texture. A sloped roof shall be incorporated as a unique entry feature for the buildings in the development to create further character and visual interest in building form. Approved colors consist of charcoal gray, cedar, brown, and white.

The applicant proposes to utilize a dark gray brick, white EIFS, a desert ledgestone, and fiber cement wood veneer, matching the materials and colors outlined in the CSP. A sloped roof is incorporated at the main entry of the building, and metal canopies are used to further tie this building in with the rest of the development. The proposed exterior design of the building meets

PLANNING COMMISSION COMMUNICATION

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or exceeds the commercial design standards outlined in Chapter 18 of the Code and conforms to the approved CSP.

Traffic and Circulation:

The proposal provides two accesses from the private drive along the east property line. There will also be one pedestrian connection provided from the south access to the entrance of the building, and one pedestrian connection provided from East 138th Avenue.

Internal vehicle circulation has been approved by Traffic Engineering and the Thornton Fire Department to ensure adequate and safe movement of emergency vehicles through the site.

Drainage:

Preliminary grading and drainage plans have been reviewed by Development Engineering and will be finalized as part of the corresponding civil construction documents.

Potential impacts on adjacent properties:

There are no anticipated adverse impacts to adjacent properties. There is a 50-foot setback requirement along the north property line, 25 feet of which is landscaping. This landscaping will assist in screening the use from the neighboring residential uses to the north. The development is not anticipated to create excessive noise, light, or traffic.

Parking:

The site complies with the minimum parking requirements of the Code. The use requires one parking space per 333 square feet of floor area. The development is required to provide eight spaces, and the applicant proposes 19 spaces, two of which are ADA accessible.

Site Lighting:

The site photometric plan was reviewed by staff and meets Code requirements. Appropriate lighting levels are provided in parking areas, sidewalks, and at building entrances as required by Code. Light fixtures are full cut-off and downcast to prevent glare and spill onto adjacent surrounding properties. Building light fixtures are compatible with the architecture of the building, and with the other developments in the subdivision.

Parks and Open Space:

Public Land Dedication (PLD) was previously satisfied with the regional trail and parks that were developed with the residential portion of the Quebec Highlands Filing Number 1 Subdivision.

ZONING COMPLIANCE:

PLANNING COMMISSION COMMUNICATION

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This property is zoned CR. The development of a financial institution with a drive-through is permitted with the approval of an SUP.

Development Permit (DP):

A DP is evaluated using the criteria identified in Section 18-50(a)(5) of the Thornton City Code. The Planning Commission shall use the following criteria to evaluate a major DP:

The proposed development is consistent with an approved conceptual site plan for the property.

- The proposed development is in conformance with the Quebec Highlands Conceptual Site Plan.

The proposed development meets the requirements of this chapter and other applicable development regulations, standards, requirements, or plans adopted by the council.

- The proposed development follows all development and design standards, circulation, pedestrian connectivity, landscape and setback requirements in the Code and the approved CSP for the site.

Specific Use Permit (SUP):

A financial institution with a drive-through requires the approval of an SUP in the CR zoning district. The Planning Commission evaluates the effect of the proposed use on the adjacent properties and the general welfare of the surrounding community. To grant an SUP pursuant to Section 18-52(a)(4) of the Thornton City Code, the Planning Commission must find the use will:

Complement or be compatible with the surrounding uses and community facilities;

- The use is allowed in the CR zone district and is compatible with other allowed uses within the development, which include drive-through restaurants, multitenant retail buildings, and motor vehicle fueling stations. The proposed use will complement surrounding land uses by providing a convenient and efficient banking option to the surrounding residents and employees of the commercial center.

Contribute to, enhance, or promote the welfare of the area of request and adjacent properties;

- The proposed site plan will contribute to the welfare of the area by developing a vacant lot, improving the landscaping and pedestrian connectivity in the area, and providing additional services to surrounding residents.

Not be detrimental to the public health, safety, or general welfare;

PLANNING COMMISSION COMMUNICATION

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- The proposed development is not anticipated to negatively affect public health, safety, or welfare. The proposed use will not generate excessive noise, light, or odors.

Conform in all other respects to all applicable zoning regulations and standards; and

- The proposed development complies with all applicable zoning regulations and standards.

Be in conformance with the Comprehensive Plan.

- The 2020 Comprehensive Plan designates this area as Commercial. The proposed use is in conformance with the Comprehensive Plan by promoting the development of healthy, sustainable, and viable commercial centers.

PUBLIC NOTICE AND RESPONSE:

Public Notification:

A public notice of the hearing was advertised at the Margaret W. Carpenter Recreation Center, Thornton Active Adult Center, Trail Winds Recreation Center, City Hall on, August 13, 2025, and on the City's website on August 15, 2025. All property owners within at least 1,500 feet of this site were sent notice of the public hearing ten days prior to the public hearing. Notification of the Planning Commission hearing was posted on the property for ten days prior to the September 2, 2025, public hearing.

ACTIONS AND OPTIONS OF THE PLANNING COMMISSION:

The Planning Commission will consider requests for approval of a DP and SUP at a public hearing pursuant to Section 18-50 of the Thornton City Code. The Planning Commission is the decision-maker for the approval or denial of the DP and SUP applications.

APPROVAL of the DP will allow for the development of a financial institution with a drive-through.

DENIAL of the DP will not allow for the development of a financial institution with a drive-through.

APPROVAL of the SUP will allow for the development of a financial institution with a drive-through.

DENIAL of the SUP will not allow for the development of a financial institution with a drive-through.

The decision of the Planning Commission to either approve or deny the DP or SUP can be appealed to the City Council. The decision of the Planning Commission must be appealed within ten days of the Planning Commission's decision. The appeal must be in writing to the Development Director of the City Development Department.

PLANNING COMMISSION COMMUNICATION

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Findings:

1. The proposed development meets or exceeds the minimum design standards of Chapter 18 of the Thornton City Code.
2. The site layout, architectural design and landscaping for the project are of good quality and enhance the development and surrounding area.
3. The proposed development is consistent with the zoning regulations of the CR Zoning District.

Recommendation:

1. Staff recommends Alternative Number 1, to approve the DP based on the findings listed in this communication and subject to the conditions in the attached approval Resolution.
2. Staff recommends Alternative Number 1, to approve the SUP based on the Findings listed in this communication and subject to the conditions in the attached approval Resolution.

Alternatives Development Permit:

1. Approve the DP.
2. Approve the DP subject to Conditions.
3. Deny the DP.

Alternatives Specific Use Permit:

4. Approve the SUP.
5. Approve the SUP subject to Conditions.
6. Deny the SUP.

ATTACHMENTS:

Attachment 1: Vicinity Map

Attachment 2: Affidavits of Posting and Public Hearing Notices

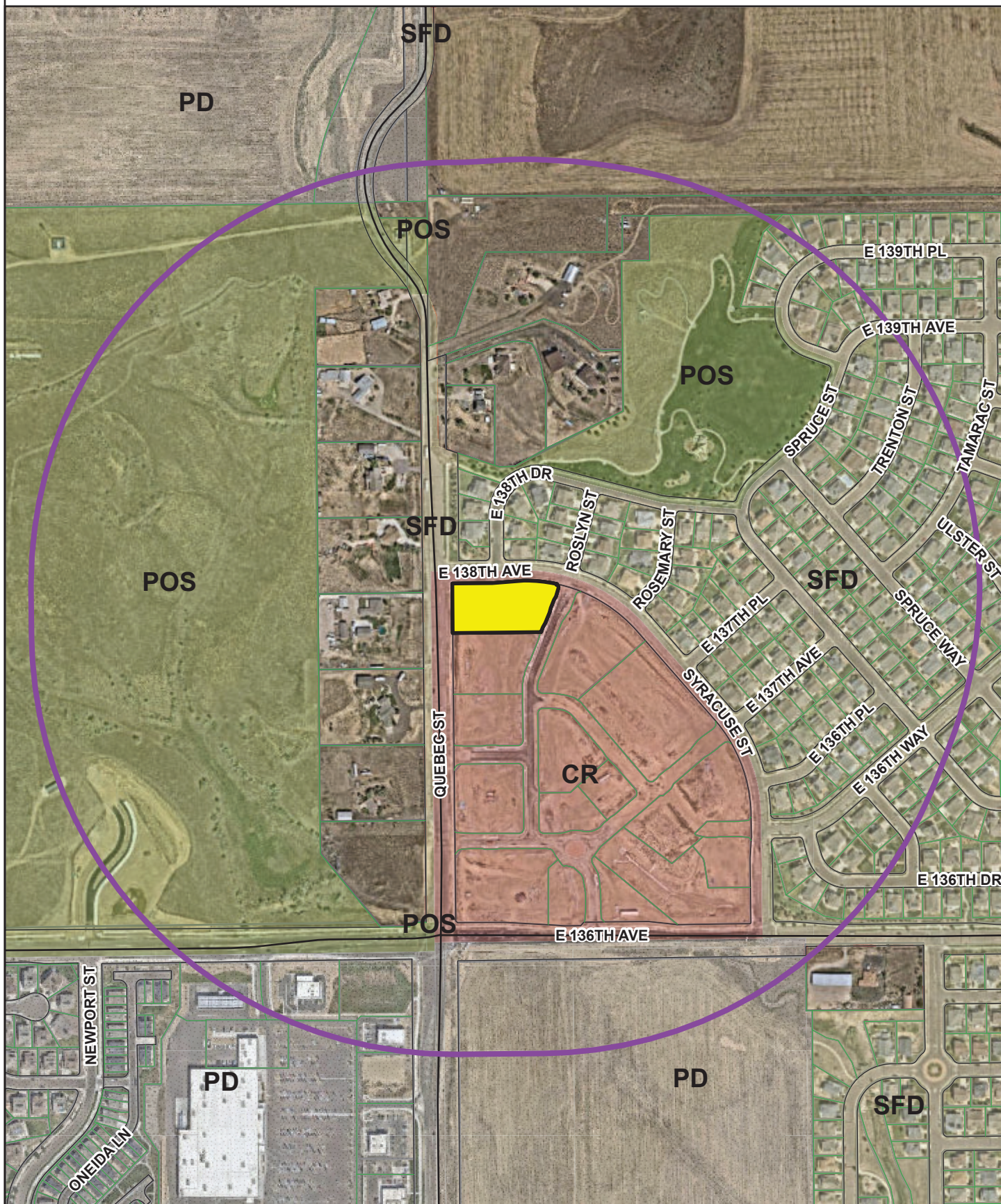
Attachment 3: Site Photos

Attachment 4: Development Permit Plan Set

Quebec Highlands Filing 1 Sixth Amd

Planning Commission Communication
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Attachment 1 PLDP202402050



City of Thornton, Colorado

VICINITY/ZONING MAP

- 1500' NOTICE BOUNDARY
- LOCATION
- ROW
- Parcels
- Parks/Open Space
- Single Family Detached
- Planned Development
- Community Retail
- AdCo Parcels Open Data
- CITY LIMITS

AFFIDAVIT OF POSTING

PUBLIC NOTICE

State of Colorado)
) ss.
County of Adams)

I, Lucia Higginbotham, being first duly sworn upon oath depose and say that I did, on August 13, 2025, post the PUBLIC NOTICE of the Planning Commission in City of Thornton, Colorado, for the Public Hearing regarding the construction of a financial institution with a drive-through, Quebec Highlands Filing No. 1 Sixth Amendment Subdivision, Lot 1B. The subject property is located at 13780 Quebec Street. This Hearing will be held on Tuesday, September 2, 2025, at 6 p.m. at Thornton City Hall, 9500 Civic Center Drive, Thornton, Colorado and virtually at **<https://thorntonco.zoom.us/j/89011138943>** or by telephone at **1-719-359-4580** using meeting ID# **890 1113 8943**, a copy of which posted Notice is attached hereto and posted at the following locations:

1. Thornton City Hall, 9500 Civic Center Dr.
2. Margaret W. Carpenter Recreation Center, 11151 Colorado Blvd.
3. Thornton Active Adult Center, 11181 Colorado Blvd.
4. Trail Winds Recreation Center, 13495 Holly St.

Signed:



Administrative Specialist

Date:

8/13/25

Subscribed and sworn to before me by Lucia Higginbotham in the County of Adams, State of Colorado, this 13th day of August, 2025.

Notary Public

My Commission Expires



Daisy M. Ruvalcaba

Dec 26, 2027

DAISY M. RUVALCABA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234047714
MY COMMISSION EXPIRES DEC 26, 2027

AFFIDAVIT OF POSTING

LEGAL NOTICE OF PUBLIC HEARING

State of Colorado)
) ss.
County of Adams)

I, **Monica Gutierrez**, being first duly sworn upon oath depose and say that I did, on August 15, 2025, post the Public Notice of the Planning Commission in the City of Thornton, Colorado for the public hearing regarding the construction of a financial institution with a drive-through, Quebec Highlands Filing No. 1 Sixth Amendment Subdivision, Lot 1B.


The subject property is located at 13780 Quebec Street.

This hearing will be held on September 2, 2025 at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings.

The legal notice was posted at the following location, pursuant to City Code Section 2-1:

1. Thornton's official website, www.thorntonCO.gov.

Signed:


Title: Administrative Specialist II

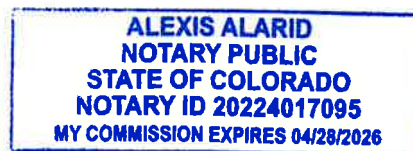
Date:

8/15/25

Subscribed and sworn to before me by Monica Gutierrez. In the County of Adams, State of Colorado, This 15 day of August, 2025.

Notary Public





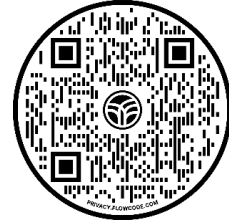
**NOTICE OF PUBLIC HEARING
PLDP202402050**

The Planning Commission of the City of Thornton will conduct a public hearing regarding the construction of a financial institution with a drive-through, Quebec Highlands Filing No. 1 Sixth Amendment Subdivision, Lot 1B.

The subject property is located at 13780 Quebec Street.

This hearing will be held on September 2, 2025 at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:
<https://thorntonco.zoom.us/j/89011138943>
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at www.ThorntonCO.gov.

A copy of the Development Code (Chapter 18 of the Code of the City of Thornton) and the Zoning Map are available to be viewed on the website at www.ThorntonCO.gov.

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at CityDevelopment@ThorntonCO.gov prior to 4:00 pm MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received at City Hall prior to 5:00 pm MDT/MST on the Friday preceding the public hearing. If you have any questions concerning this matter, please contact the City Development Department at 303-538-7295.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email adacoordinator@thorntonCO.gov.

If you have any questions regarding attending the Zoom Meeting, please email CityDevelopment@ThorntonCO.gov prior to 4 p.m. on September 2, 2025.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Rahem Mulatu, Chairperson

ATTEST: Kristen N. Rosenbaum, City Clerk
APPROVED AS TO FORM: Tami Yellico, City Attorney



August 18, 2025

RE: NOTICE OF PUBLIC HEARING – PLDP202402050

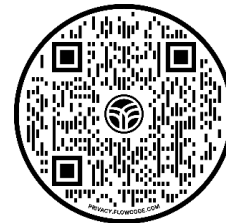
Property Owner:

The Thornton Planning Commission will conduct a public hearing concerning the construction of a financial institution with a drive-through, Quebec Highlands Filing No. 1 Sixth Amendment Subdivision, Lot 1B.

Per Thornton City Code, you are receiving this notice because you own property within 1,500 feet of the subject property, which is generally located 13780 Quebec Street.

This hearing will be held on September 2, 2025 at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call 1-719-359-4580 and enter Meeting ID Number: 890 1113 8943
2. Type in URL below into your internet browser:
<https://thorntonco.zoom.us/j/89011138943>
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at www.ThorntonCO.gov.

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at Erinn.Rogowski@ThorntonCO.gov prior to 4 p.m. MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received prior to 5 p.m. MDT/MST on the Friday preceding the public hearing.

If you have any questions concerning this matter, please contact the City Development Department at CityDevelopment@ThorntonCO.gov or leave a voicemail at 303-538-7295.

If you have any questions regarding attending the Zoom Meeting, please email CityDevelopment@ThorntonCO.gov prior to 4 p.m. on September 2, 2025.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email adacoordinator@ThorntonCO.gov.

Sincerely,

Erinn Rogowski, AICP
Planner II



18 de agosto de 2025

ASUNTO: AVISO DE AUDIENCIA PÚBLICA - PLDP202402050

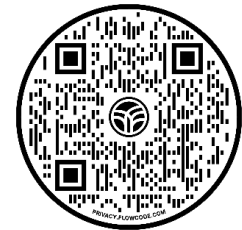
Propietario del inmueble:

La Comisión de Planificación de Thornton llevará a cabo una audiencia pública sobre la construcción de una institución financiera con autoservicio, Quebec Highlands Filing No. 1 Sixth Amendment Subdivision, Lote 1B.

De acuerdo con el Código de la ciudad de Thornton, usted recibe este aviso porque es dueño de una propiedad a menos de 1500 pies de la propiedad en cuestión, que se encuentra en 13780 Quebec Street.

Esta audiencia pública se llevará a cabo el 2 de septiembre de 2025, a las 6 p.m., en el Ayuntamiento de Thornton en las Cámaras del Consejo, 9500 Civic Center Drive, Thornton, Colorado. La audiencia pública también estará disponible mediante Zoom Meetings. Hay tres formas de asistir virtualmente:

1. Llame al 1-719-359-4580 e ingrese el número de identificación de la audiencia pública: 890 1113 8943
2. Escriba el URL a continuación en su navegador de Internet:
<https://thorntonco.zoom.us/j/89011138943>
3. Escanee el código QR a la derecha para asistir virtualmente.



La agenda de la Comisión de Planificación se encuentra en el sitio web de la ciudad de Thornton en www.ThorntonCO.gov.

Se invita a todas las personas interesadas a asistir a la audiencia pública o a presentar sus puntos de vista mediante comentarios por escrito antes de la audiencia pública. Los comentarios por escrito por correo electrónico deben ser enviados a Erinn.Rogowski@ThorntonCO.gov antes de las 4 p.m. MDT/MST del día de la audiencia pública. Los comentarios por escrito enviados por correo postal a Thornton City Hall Departamento de Desarrollo de la Ciudad, 9500 Civic Center Drive, Thornton, CO 80229 deben recibirse antes de las 5 p.m. MDT/MST del viernes anterior a la audiencia pública.

Si tiene alguna pregunta con respecto este asunto, comuníquese con el Departamento de Desarrollo de la Ciudad por correo electrónico a CityDevelopment@ThorntonCO.gov o deje un mensaje de voz al 303-538-7295.

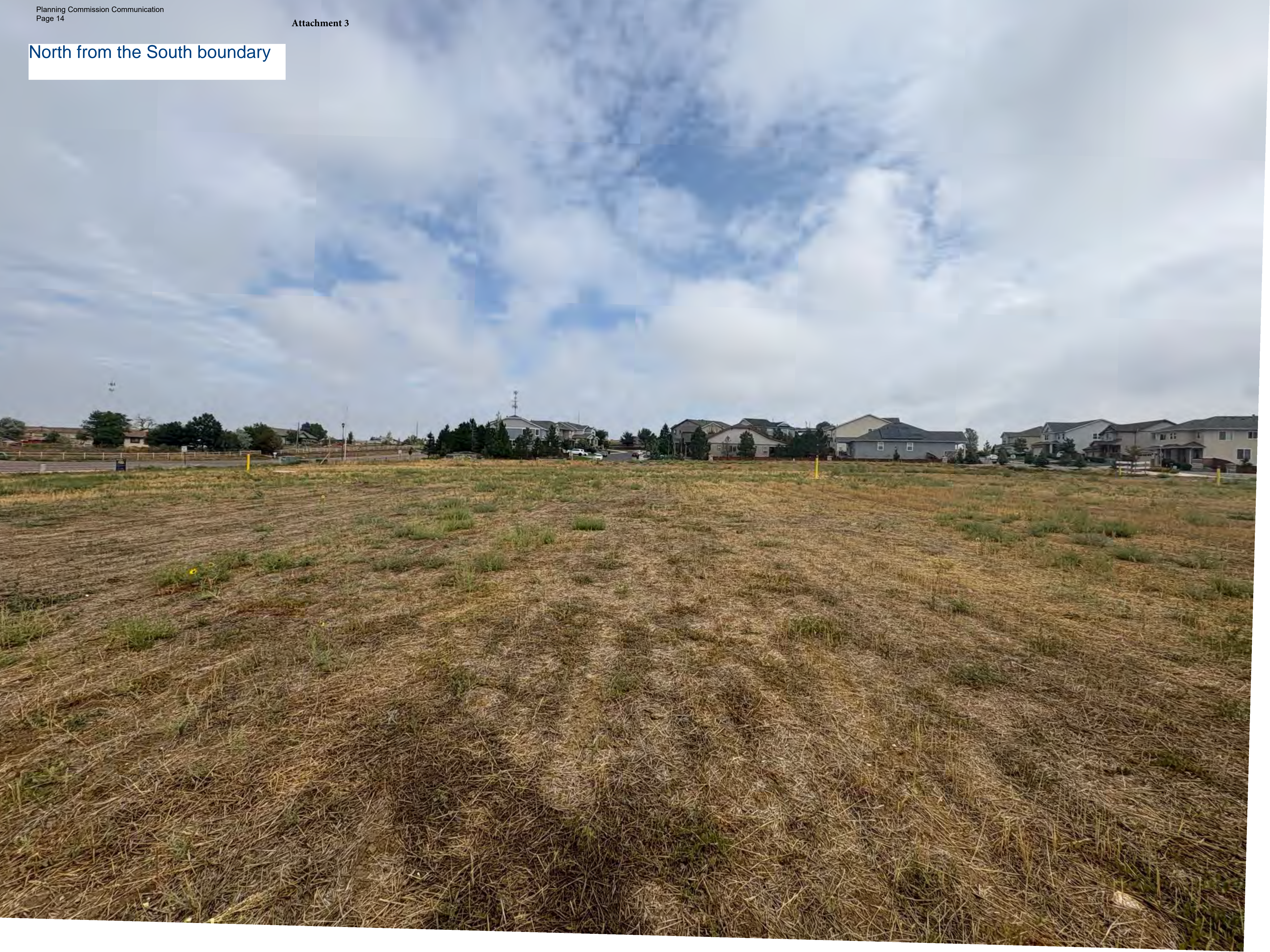
Si tiene alguna pregunta con respecto sobre la asistencia a la reunión de Zoom, favor de enviar un correo electrónico a CityDevelopment@ThorntonCO.gov antes de las 4 p.m. el 2 de septiembre de 2025.

Las personas con discapacidades pueden llamar al coordinador de ADA de Thornton para solicitar y organizar adaptaciones. Las solicitudes de adaptaciones deben hacerse con la mayor anticipación posible, y de preferencia por lo menos cinco días hábiles antes de la fecha en que se requieran. Llame al coordinador de ADA de Thornton al teléfono 303-538-7334 o envíe un correo electrónico a adacoordinator@ThorntonCO.gov.

Atentamente,

Erinn Rogowski, AICP
Planificadora II

North from the South boundary



East from Quebec Street



Southeast from the corner of
East 138th & Quebec Street



South from East 138th Avenue



West from the East Property Boundary
(Private Drive)



DEVELOPMENT PERMIT/SPECIFIC USE PERMIT
QUEBEC HIGHLANDS F1 A6 L1B
HUNTINGTON NATIONAL BANK
13780 QUEBEC STREET
THORNTON, ADAMS COUNTY, COLORADO
COVER SHEET

PLDP202402050

LEGAL DESCRIPTION:

A PARCEL OF LAND BEING ALL OF LOT 1B AND A PORTION OF LOT 2B, QUEBEC HIGHLANDS FILING NO. 1 SIXTH AMENDMENT, RECORDED JANUARY 10, 2025, AT RECEPTION NO. 2025000001553; SITUATED IN THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN; CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST QUARTER OF SAID LOT 1B;

THENCE, ALONG THE NORTHERLY BOUNDARY OF SAID LOT 1B, THE FOLLOWING THREE (3) COURSES;
1. NORTH 89°23'27" EAST, A DISTANCE OF 142.01 FEET;
2. NORTH 85°34'43" EAST, A DISTANCE OF 112.82 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE SOUTHERLY HAVING A RADIUS OF 530.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 00°36'42" EAST;
3. EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 12°04'38", AN ARC LENGTH OF 111.72 FEET TO THE NORTHWEST CORNER OF TRACT A1, SAID QUEBEC HIGHLANDS FILING NO. 1 SIXTH AMENDMENT;

THENCE, ALONG THE WESTERLY BOUNDARY OF SAID TRACT 1A, THE FOLLOWING TWELVE (12) COURSES;

1. SOUTH 11°27'56" WEST, NON-TANGENT TO SAID CURVE, A DISTANCE OF 3.34 FEET;
2. SOUTH 77°46'38" EAST, A DISTANCE OF 6.10 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHWESTERLY HAVING A RADIUS OF 9.50 FEET;
3. SOUTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94°56'28", AN ARC LENGTH OF 15.74 FEET;
4. SOUTH 17°09'50" WEST, A DISTANCE OF 29.80 FEET;
5. SOUTH 28°29'16" WEST, A DISTANCE OF 14.42 FEET;
6. SOUTH 22°02'34" WEST, A DISTANCE OF 30.90 FEET;
7. SOUTH 15°02'41" WEST, A DISTANCE OF 17.32 FEET;
8. SOUTH 21°56'53" WEST, A DISTANCE OF 40.03 FEET;
9. SOUTH 28°50'49" WEST, A DISTANCE OF 17.32 FEET;
10. SOUTH 21°56'53" WEST, A DISTANCE OF 31.02 FEET;
11. SOUTH 15°01'21" WEST, A DISTANCE OF 17.25 FEET;
12. SOUTH 21°56'53" WEST, A DISTANCE OF 33.71 FEET;

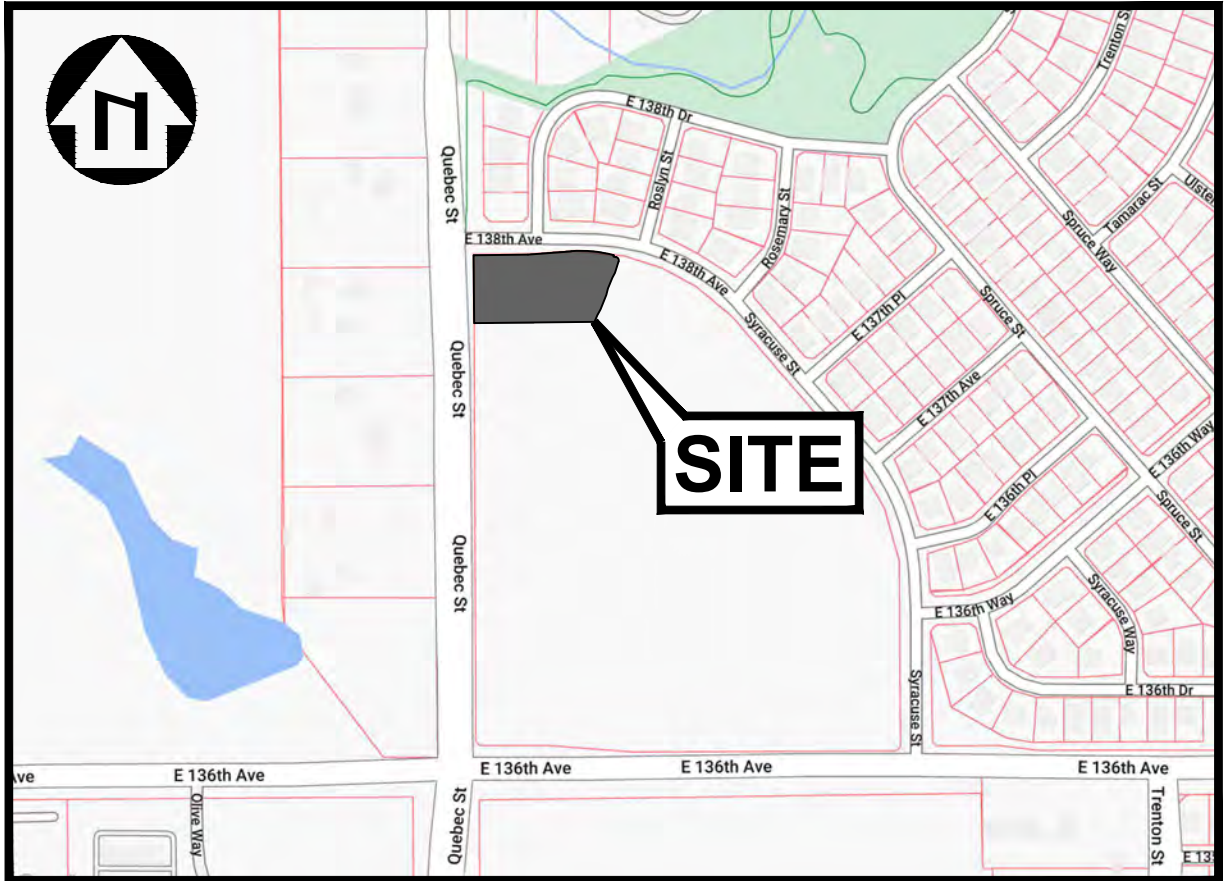
THENCE SOUTH 89°31'36" WEST, A DISTANCE OF 291.63 FEET TO A POINT ON THE WESTERLY BOUNDARY OF SAID LOT 2B;

THENCE NORTH 00°36'25" WEST, ALONG SAID WESTERLY BOUNDARY OF LOT 1B AND LOT 2B, A DISTANCE OF 234.94 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 1.847 ACRES, (80,444 SQUARE FEET), MORE OR LESS.

GENERAL NOTES:

1. THESE DOCUMENTS ARE NOT TO BE USED FOR CONSTRUCTION, WITH THE EXCEPTION OF THE LANDSCAPE PLAN
2. ALL RIGHT-OF-WAY LANDSCAPING SHALL BE INSTALLED AND MAINTAINED BY THE PROPERTY OWNER OR ASSIGNS.
3. ALL SIGNAGE IS APPROVED THROUGH SEPARATE PERMIT PROCESS AND NOT THROUGH THIS DEVELOPMENT PERMIT.



VICINITY MAP

NOT TO SCALE

SITE DATA TABLE:

APN:	0157121314019 (LOT 1A) AND 0157121314020 (LOT 1B)
ZONING:	CR (COMMUNITY RETAIL)
LAND USE:	FINANCIAL INSTITUTION WITH DRIVE-IN WINDOW
FLOOD ZONE:	THE PROPERTY LIES WITHIN FLOOD ZONE 'X' PER FIRM MAP NO: 08001C0309H, WITH AN EFFECTIVE DATE OF MARCH 5, 2007. ZONE X IS DEFINED AS "AREA SUBJECT TO MINIMAL FLOODING"

SUMMARY:	PROVIDED	
TOTAL PARCEL AREA	±80,444 SF (±1.85 ACRES)	
TOTAL DISTURBED AREA	±79,901 SF (±1.77 ACRES)	
BUILDING FOOTPRINT	±2,483 SF	
CONSTRUCTION TYPE	VB	
FLOOR AREA RATIO	0.03 (3%)	0.5 MAXIMUM (50%)
BUILDING HEIGHT	19'-0"	35' MAXIMUM
PARCEL AREA SUMMARY:	EXISTING	PROPOSED
IMPERVIOUS AREA	±2,551 SF	±35,220 SF
PERVIOUS AREA	±77,893 SF	±45,224 SF
CHANGE IN IMPERVIOUS AREA		±32,669 SF INCREASE
SETBACKS:	LANDSCAPE REQ'D (PROP)	BUILDING REQ'D (PROP)
FRONT (NORTH)	25' (25')	50' (58.5')
FRONT (WEST)	25' (30.7')	25' (99.7')
SIDE (EAST)	10' (10')	20' (179.5')
REAR (SOUTH)	10' (56.5')	15' (112.2')
PARKING SUMMARY:	PROVIDED	REQUIRED
STANDARD STALLS (9'x18')	17	8*
ADA STALLS (9'x18')	2	1
TOTAL	19	9
* 1 SP PER 333 BLDG SF (MAX 10 SP)		
LANDSCAPE SUMMARY:	PROVIDED	REQUIRED
ONSITE	±45,224 SF	±30,806 SF**
** 30% FOR OVERALL DEVELOPMENT. 38.3% REQUIRED FOR LOT, OR 30,806 SF.		

CIVIL SHEET INDEX:

COVER SHEET	SHEET 1 OF 9
SITE PLAN	SHEET 2 OF 9
GRADING PLAN	SHEET 3 OF 9
UTILITY PLAN	SHEET 4 OF 9
SITE LANDSCAPE PLAN	SHEET 5 OF 9
LANDSCAPE REQUIREMENTS & DETAILS	SHEET 6 OF 9
ARCHITECTURAL ELEVATIONS	SHEET 7 OF 9
ARCHITECTURAL ELEVATIONS	SHEET 8 OF 9
PHOTOMETRIC PLAN	SHEET 9 OF 9

CONTACTS

OWNER/DEVELOPER:
QH LAND VENTURE LLC
11312 HAZEL DELL PKWY
CARMEL, IN 46280-2929

PROJECT ARCHITECT:
VOCON
3142 PROSPECT AVENUE E
CLEVELAND, OH 44115
CONTACT: ERIN HOGLE, ASSOCIATE
216-588-0800

LANDSCAPE ARCHITECT:
YELLOW SPRINGS DESIGN
205 PARK MEADOWS DR
YELLOW SPRINGS, OH 45387
CONTACT: ROGER BEAL
937-654-8199

PLANNER:
CITY PLANNING DEPARTMENT
CITY OF THORNTON
9500 CIVIC CENTER DRIVE
THORNTON, CO 80229-4326
CONTACT: ERINN ROGOWSKI, CITY PLANNER
303-538-7301

CIVIL ENGINEER:
ALLEGRO CIVIL ENGINEERS, PC
4322 N. LINCOLN AVENUE, SUITE A
CHICAGO, IL 60618
CONTACT: AUSTIN HAHN, P.E.
872-270-3682





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3142 Prospect Avenue
Cleveland, OH 44115

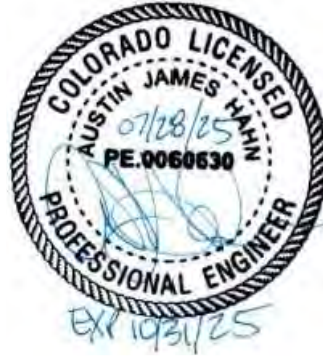
new york.
530 5th Avenue, 16th Floor
New York City, NY 10036

los angeles.
555 West 5th Street, 35th Floor
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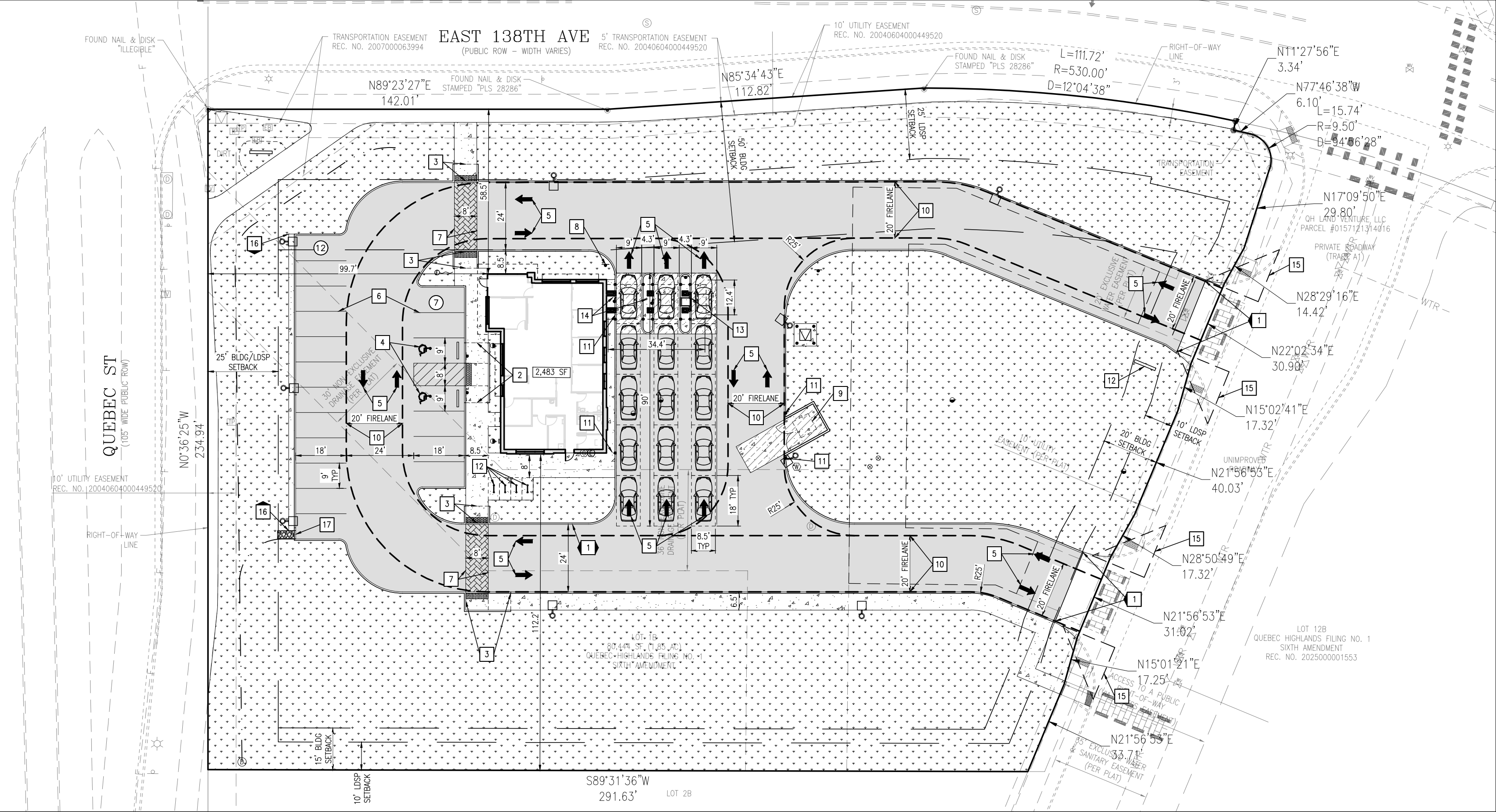
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Project No:	2024-007-005
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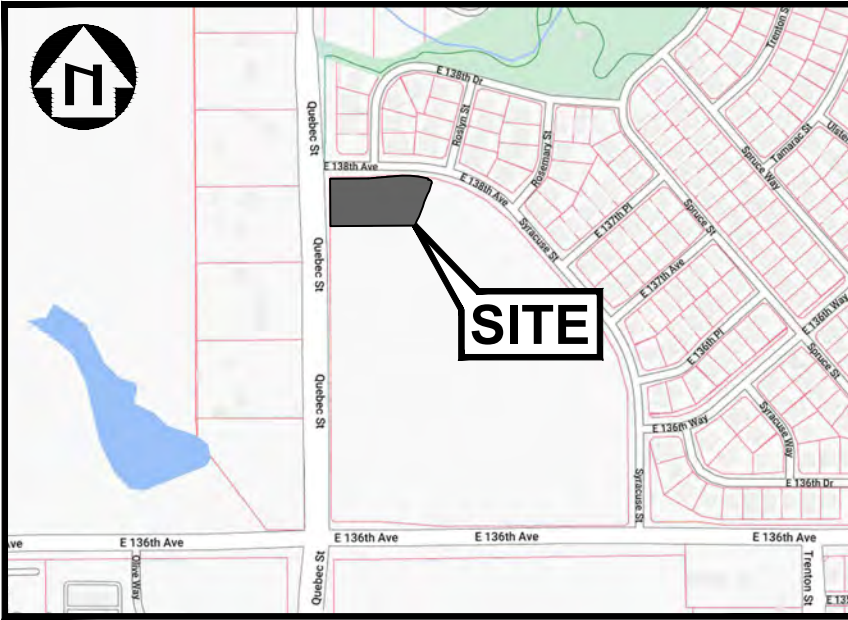
1 of 9

DEVELOPMENT PERMIT/SPECIFIC USE PERMIT
QUEBEC HIGHLANDS F1 A6 L1B
HUNTINGTON NATIONAL BANK
13780 QUEBEC STREET
THORNTON, ADAMS COUNTY, COLORADO
SITE PLAN

PLDP202402050



PROPOSED	LEGEND	EXISTING
	PROPERTY LINE	
	APPROXIMATE LIMIT OF DISTURBANCE	
	1-FOOT CONTOUR	
	5-FOOT CONTOUR	
	WATER LINE	
	SANITARY SEWER LINE	
	STORM DRAIN LINE	
	UNDERGROUND ELECTRIC LINE	
	UNDERGROUND TELECOM LINE	
	UNDERGROUND FIBER OPTIC LINE	
	GAS LINE	
	SIGN/BOLLARD	
	FIRE HYDRANT	
	WATER METER/VALVE	
	SEWER MANHOLE/CLEANOUT	
	STORM MANHOLE/CLEANOUT	
	ELECTRICAL METER/BOX	
	ELECTRICAL TRANSFORMER	
	TELECOM PESTAL/VAULT	
	GAS METER	
	LIGHT POLE	
	PARKING COUNT	
	FIRELANE	
	DRAINAGE SWALE	
	STANDARD PCC PAVEMENT/SIDEWALK	
	HEAVY-DUTY PCC PAVEMENT	
	STANDARD AC PAVEMENT	
	STAMPED COLORED AC PAVEMENT	
	LANDSCAPE AREA	



VICINITY MAP
NOT TO SCALE

SURVEY NOTES:

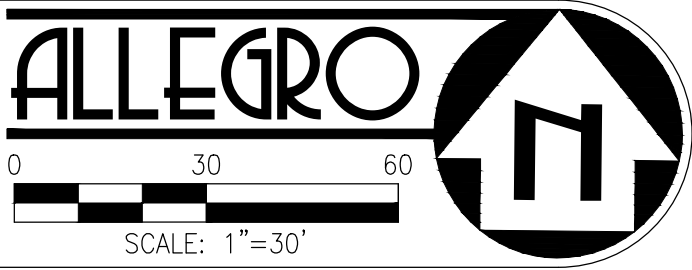
1. TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY BOUNDARY BOYS, LLC, DATED AUGUST 17, 2024.
2. ADDITIONAL EXISTING TOPO PROVIDED BY AZTEC CONSULTANTS, DATED MAY 11, 2021.
3. BASIS OF BEARINGS: BASED ON THE WEST LINE OF QUEBEC HIGHLANDS FILING NO. 1 SIXTH AMENDMENT AS RECORDED IN THE RECORDS OF ADAMS COUNTY, STATE OF COLORADO, SAID LINE BEARING N0°36'25" W AND BEING MONUMENTED AS SHOWN HEREON.
4. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

ACCESSIBILITY NOTES:

1. ALL SITE WORK SHALL BE IN CONFORMANCE WITH THE LATEST COLORADO ACCESSIBILITY CODE, AND WITH THE AMERICANS WITH DISABILITIES ACT (ADA), LATEST EDITION.
2. RAMPS SHALL NOT EXCEED A RUNNING SLOPE OF 1:12 (8.33%).
3. RAMPS ARE DEFINED AS ANY WALKWAY BETWEEN SLOPES 1:20 (5%) AND 1:12 (8.33%) AND SHALL HAVE A MINIMUM WIDTH OF 4 FEET AND A MAXIMUM CROSS-SLOPE OF 2%. RAMPS EXCEEDING 30 INCHES VERTICAL CHANGE SHALL HAVE INTERMEDIATE (2% MAX SLOPE) LANDINGS HAVING A MINIMUM LENGTH IN THE DIRECTION OF TRAVEL OF 60 INCHES. BOTTOM LANDINGS AT CHANGES IN RAMP DIRECTION SHALL HAVE A MINIMUM LENGTH OF 72 INCHES.
4. MAXIMUM CROSS-SLOPE ON ANY WALK OR RAMPS SHALL BE 2%. ALL ACCESSIBLE PARKING SPACES AND LOADING ZONES SHALL HAVE A MAXIMUM SLOPE OF 2% IN ANY DIRECTION.
5. ALL WALKS SHALL HAVE A MINIMUM 4 FOOT CLEAR WIDTH FOR ACCESSIBLE CONFORMANCE.

SITE PLAN KEY NOTES

1. PROPOSED 6" TALL PCC BARRIER CURB.
2. PROPOSED TYPE III ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES, PER CITY OF THORNTON DWG. NO. 500-14.
3. PROPOSED TYPE II/TYPE III ACCESSIBLE CURB RAMP WITH DETECTABLE WARNING TRUNCATED DOMES, PER CITY OF THORNTON DWG. NO. 500-13 AND 500-14.
4. PROPOSED ACCESSIBLE PARKING STALL WITH PCC WHEELSTOP, ACCESSIBLE LOADING AREA WITH PAVEMENT MARKINGS, AND SIGNAGE.
5. PROPOSED PAVEMENT DIRECTIONAL ARROW AND/OR TEXT, TRAFFIC WHITE PAINT, MINIMUM TWO COATS. DIMENSIONS PER MUTCD STANDARDS (TYP).
6. PROPOSED 4" WIDE PARKING STALL STRIPING, TRAFFIC WHITE PAINT, MINIMUM 2 COATS.
7. PROPOSED STAMPED AND COLORED ASPHALT SIDEWALK CROSSING, BRICK BASKET WEAVE PATTERN, COLOR 755 DRIFTWOOD BY DENVER CONCRETE COMPANY OR APPROVED EQUAL.
8. PROPOSED "DO NOT ENTER" RS-1 SIGN, PER MUTCD STANDARDS.
9. PROPOSED WALLED TRASH ENCLOSURE. SEE ARCHITECTURAL PLANS FOR DETAILS. SEE LANDSCAPE PLANS FOR SCREENING.
10. PROPOSED 20' WIDE FIRE LANE WITH 25' INSIDE TURNING RADII AND 50' OUTSIDE TURNING RADII.
11. PROPOSED BOLLARD.
12. PROPOSED "U" BIKE RACK (4 TOTAL). SEE ARCHITECTURAL PLANS FOR DETAILS.
13. PROPOSED DRIVE-UP ATM. SEE ARCHITECTURAL PLANS FOR DETAILS.
14. PROPOSED TELLER SERVICE LANE. SEE ARCHITECTURAL PLANS FOR DETAILS.
15. PROPOSED 20' VISIBILITY TRIANGLE.
16. PROPOSED 2' WIDE PCC OVERHANG
17. PROPOSED 3' WIDE CURB CUT WITH RIPRAP



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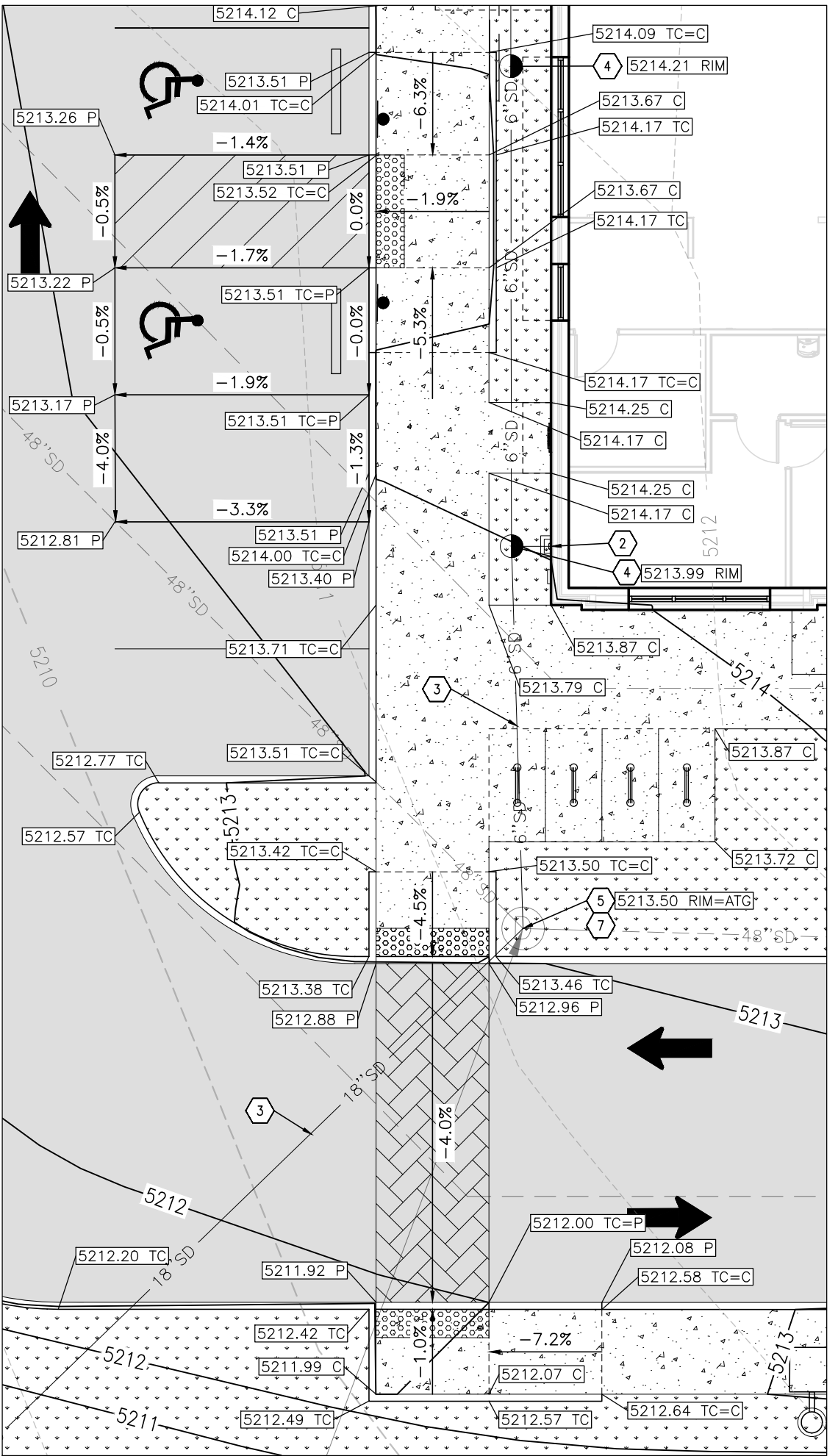
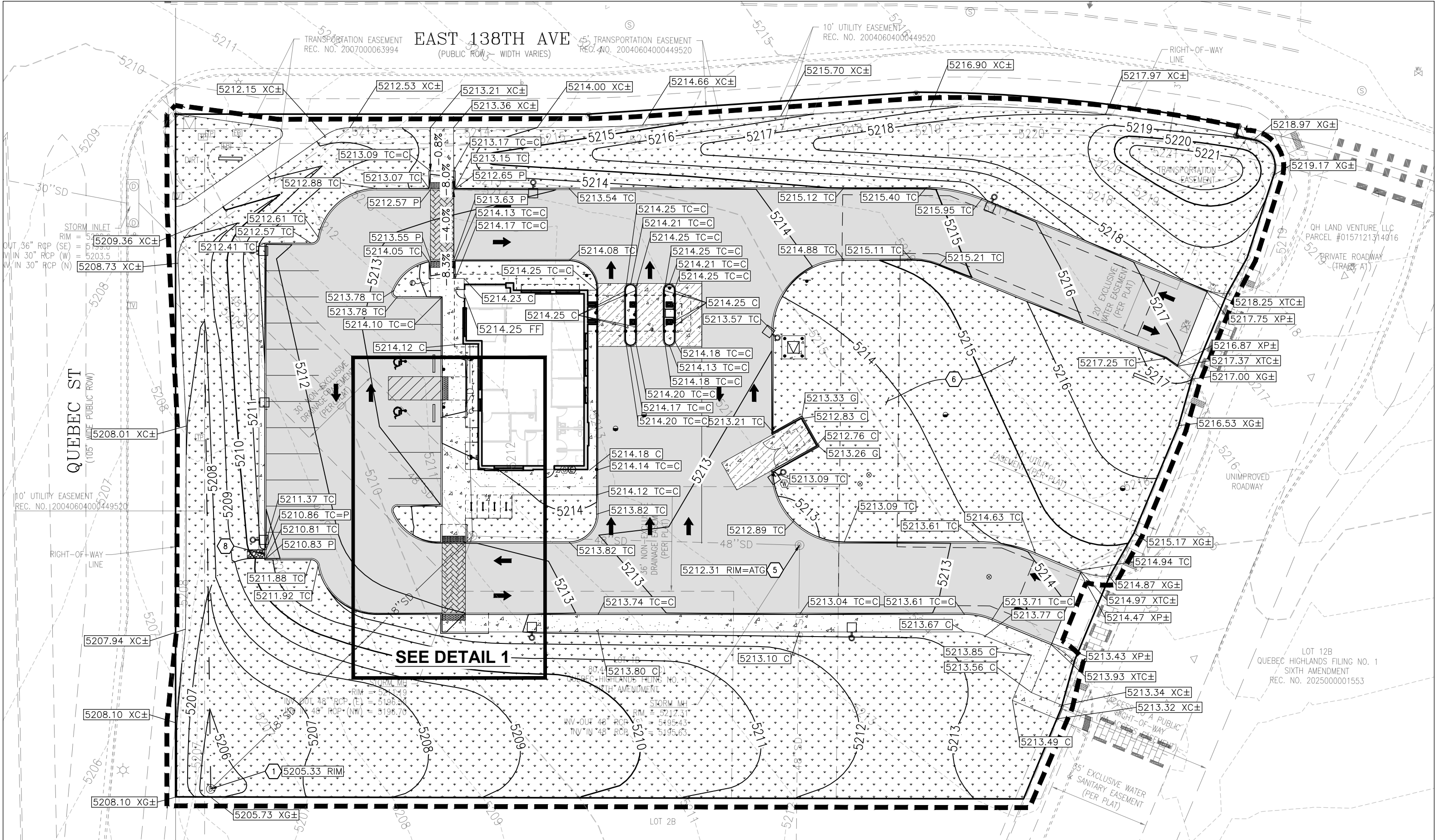


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Sheet Number
2 of 9

DEVELOPMENT PERMIT/SPECIFIC USE PERMIT
QUEBEC HIGHLANDS F1 A6 L1B
HUNTINGTON NATIONAL BANK
13780 QUEBEC STREET
THORNTON, ADAMS COUNTY, COLORADO
GRADING PLAN

PLDP202402050



DETAIL 1
SCALE: 1"=10'

SURVEY NOTES:

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GRADING PLAN KEY NOTES

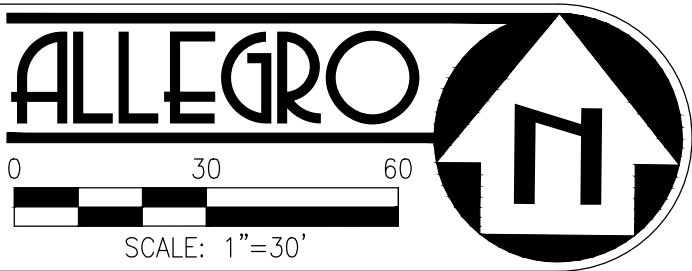
1. PROPOSED MANHOLE, PER CDOT STD. PLAN NO. M-604-20, WITH NEENAH R-4353 ROUND BEEHIVE GRATE OR APPROVED EQUAL.
2. LOCATION OF BUILDING DOWNSPOUT HARD-PIPED TO EXISTING MANHOLE.
3. PROPOSED STORM DRAIN LINE. TRENCH AND BACKFILL PER CITY OF THORNTON DWG. NO. 400-2.
4. PROPOSED TWO-WAY CLEANOUT, PER CITY OF THORNTON DWG. NO. 300-7. RIM PER PLAN.
5. EXISTING STRUCTURE TO REMAIN. ADJUST RIM TO GRADE.
6. STORMWATER DETENTION AND WATER QUALITY REQUIREMENTS ARE SATISFIED BY THE MASTER DEVELOPMENT.
7. CONNECT PROPOSED STORM DRAIN TO EXISTING STORM MANOLE.
8. PROPOSED 3' WIDE CURB CUT WITH RIPRAP, FOR STORMWATER CONVEYANCE.

GRADING NOTES:

1. ALL GRADE BREAKS SHALL BE CONSTRUCTED AS A VERTICAL CURVE TO AVOID ANY DEFINED CRESTS OR SAGS.
2. UNLESS OTHERWISE NOTED, PAVEMENT ELEVATION (P) IS 6" BELOW THE TOP OF CURB (TC) ELEVATION.

SPOT GRADING LEGEND

10.00 X_	PROPOSED ELEVATION TO MATCH EXISTING ITEM
10.00 _=	PROPOSED ELEVATION EQUAL TO PROPOSED ITEM
10.00 C	PROPOSED ELEVATION AT TOP OF CONCRETE PAVEMENT
10.00 FF	PROPOSED ELEVATION AT FINISHED FLOOR
10.00 FL	PROPOSED ELEVATION AT FLOW LINE
10.00 G	PROPOSED ELEVATION AT FINISHED GROUND
10.00 P	PROPOSED ELEVATION AT TOP OF ASPHALT PAVEMENT
10.00 RIM	PROPOSED ELEVATION AT TOP OF UTILITY STRUCTURE
10.00 TC	PROPOSED ELEVATION AT TOP OF CURB
10.00 RIM=ATG	ADJUST UTILITY STRUCTURE TO GRADE
1.5%	PROPOSED DRAINAGE SLOPE ARROW



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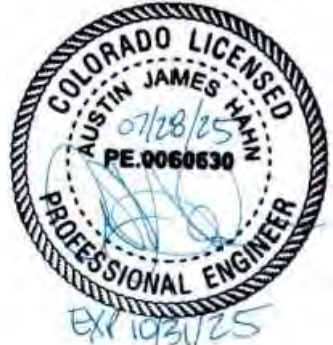
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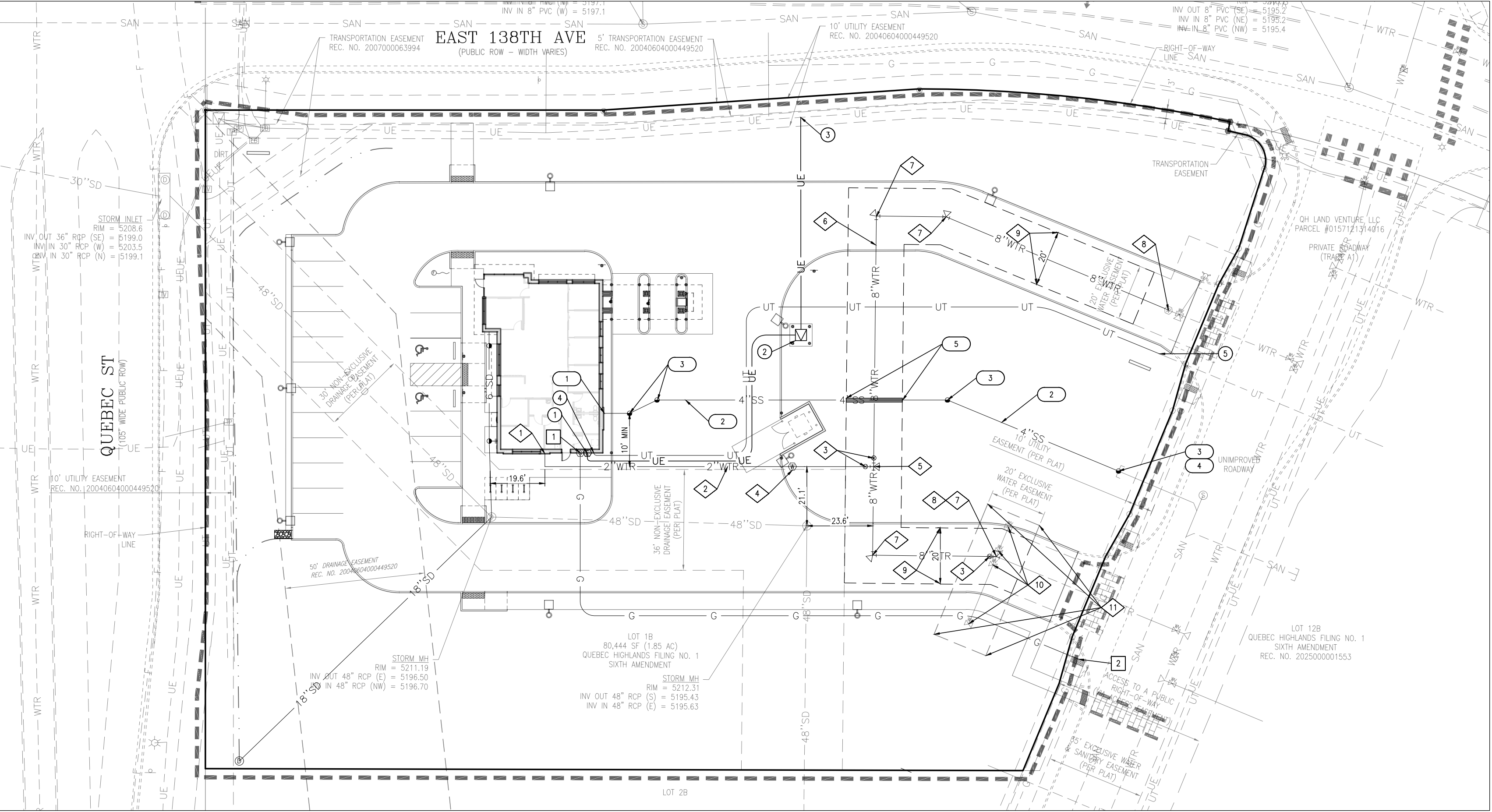
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UTILITY PLAN

PLDP202402050



SANITARY SEWER KEY NOTES

- 1. CONNECT PROPOSED SANITARY SEWER TO BUILDING SERVICE POC. SIZE AND INVERT PER PLAN. SEE PLUMBING PLANS FOR CONTINUATION.
- 2. PROPOSED SANITARY SDR 35 PVC SEWER SERVICE PIPE. SIZE, LENGTH AND SLOPE PER PLAN. TRENCH AND BACKFILL PER CITY OF THORNTON DWG. NO. 300-2.
- 3. PROPOSED TWO-WAY CLEANOUT, PER CITY OF THORNTON DWG. NO. 300-7. RIM AND INVERT PER PLAN.
- 4. PROPOSED SANITARY SEWER LATERAL CONNECTION TO FUTURE SANITARY SEWER STUB. SEE LANDLORD PLANS FOR CONTINUATION.
- 5. CONSTRUCT NON-POTABLE SEWER LINE OF WATERMAIN QUALITY PIPE, OR INSTALL WATERTIGHT SLEEVE, 10' O.C. OF CROSSING.

WATER KEY NOTES

- 1. CONNECT PROPOSED 2" DOMESTIC WATER SERVICE TO BUILDING SERVICE STUB. SEE PLUMBING PLANS FOR CONTINUATION.
- 2. PROPOSED 2" TYPE K COPPER DOMESTIC WATER SERVICE. TRENCH AND BACKFILL PER CITY OF THORNTON DWG. NO. 200-5.
- 3. PROPOSED GATE VALVE, PER CITY OF THORNTON DWG. NO. 200-6A.
- 4. PROPOSED 1" WATER METER, PER CITY OF THORNTON DWG. NO. 200-16.
- 5. PROPOSED 8"x8"x2" TEE. THRUST BLOCK PER CITY OF THORNTON DWG. NO. 200-11.
- 6. PROPOSED 8" WATER MAIN LOOP SERVICE. TRENCH AND BACKFILL PER CITY OF THORNTON DWG. NO. 200-5.
- 7. PROPOSED BEND. THRUST BLOCK PER CITY OF THORNTON DWG. NO. 200-11.
- 8. PROPOSED WATER LINE CONNECTION TO EXISTING COMMON IMPROVEMENT INFRASTRUCTURE.
- 9. PROPOSED 20' WIDE WATER EASEMENT.
- 10. DEMO AND REMOVE EXISTING BLOW-OFF VALVE, 3 GATE VALVES, TEE AND THRUST BLOCK, AND 37 LF OF WATER PIPE.
- 11. PORTION OF EXISTING 20' WIDE EXCLUSIVE WATER EASEMENT TO BE VACATED

DRY UTILITY KEY NOTES

- 1. BUILDING POINT OF CONNECTION (ELECTRIC). ELECTRIC METER TO BE MOUNTED TO SIDE OF BUILDING.
- 2. PROPOSED ELECTRICAL TRANSFORMER ON PCC PAD.
- 3. PROPOSED CONNECTION POINT OF PRIMARY ELECTRICAL CONDUITS TO FUTURE UNDERGROUND ELECTRIC SERVICE STUB PROVIDED BY LANDLORD. COORDINATE ROUTING AND POINT OF CONNECTION WITH POWER COMPANY PRIOR TO CONSTRUCTION.
- 4. BUILDING POINT OF CONNECTION (TELECOM).
- 5. CONNECT PROPOSED TELECOM LINE TO FUTURE UNDERGROUND TELECOM SERVICE STUB PROVIDED BY LANDLORD. COORDINATE WITH UTILITY COMPANY PRIOR TO CONNECTION.

SURVEY NOTES:

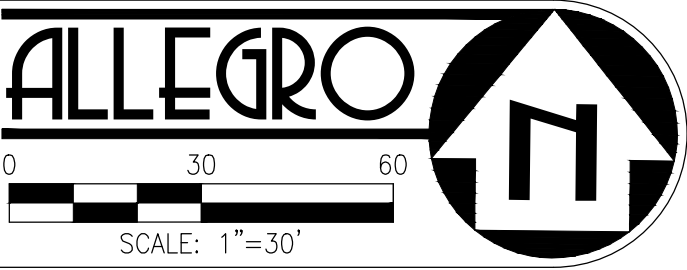
- 1. TOPOGRAPHIC/BOUNDARY SURVEY PROVIDED BY BOUNDARY BOYS, LLC, DATED AUGUST 17, 2024.
- 2. ADDITIONAL EXISTING TOPO PROVIDED BY AZTEC CONSULTANTS, DATED MAY 11, 2021.
- 3. BASIS OF BEARINGS: BASED ON THE WEST LINE OF QUEBEC HIGHLANDS FILING NO. 1 SIXTH AMENDMENT AS RECORDED IN THE RECORDS OF ADAMS COUNTY, STATE OF COLORADO, SAID LINE BEARING N0°36'25" W AND BEING MONUMENTED AS SHOWN HEREON.
- 4. ALL EXISTING INFORMATION PRESENTED IN THESE PLANS SHALL BE VERIFIED IN THE FIELD BY THE CONTRACTOR. ANY DISCREPANCIES IN THE PLANS SHALL BE MADE AWARE TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

UTILITY PLAN NOTES:

- 1. EXISTING OFF-SITE UTILITY LOCATIONS ARE APPROXIMATE AND BASED ON RECORD DRAWINGS OR AS-BUILT INFORMATION.
- 2. LOCATION OF EXISTING ON-SITE UNDERGROUND UTILITIES HAVE NOT BEEN SURVEYED AND ARE SHOWN BASED ON LOCATIONS OF EXISTING VISIBLE UTILITY STRUCTURES SURVEYED IN THE FIELD. EXACT LOCATIONS OF ALL UTILITIES MUST BE LOCATED IN THE FIELD BY THE CONTRACTOR AND ANY DISCREPANCIES REPORTED TO THE ENGINEER PRIOR TO STARTING CONSTRUCTION.
- 3. ANY EXISTING INFRASTRUCTURE OR SITE ITEMS (ABOVE OR BELOW GRADE, READILY VISIBLE OR NOT) OR PROPERTY DAMAGED AS A RESULT OF CONSTRUCTION SHALL BE REPAIRED BY THE CONTRACTOR TO THE SATISFACTION OF THE APPROPRIATE AGENCY.
- 4. ALL CONSTRUCTION SHALL CONFORM TO APPLICABLE STATE AND LOCAL CODES. WHEN CODES ARE IN CONFLICT, THE MORE STRINGENT SHALL APPLY. THE CONTRACTOR SHALL CAUSE A CURRENT COPY OF SAID CODES TO BE MAINTAINED ON SITE AT ALL TIMES.
- 5. THE CONTRACTOR IS RESPONSIBLE TO LOCATE AND PROTECT ALL EXISTING UTILITIES DURING CONSTRUCTION. THE CONTRACTOR SHALL NOTIFY THE UTILITY PROTECTION CENTER AT LEAST THREE DAYS PRIOR TO ANY SITE WORK FOR PROPER IDENTIFICATION OF EXISTING UTILITIES.
- 6. THE CONTRACTOR SHALL VERIFY ALL EXISTING ITEMS AND DIMENSIONS AND REPORT ANY DISCREPANCIES TO THE ENGINEER PRIOR TO BEGINNING CONSTRUCTION.

GAS SERVICE KEY NOTES

- 1. BUILDING POINT OF CONNECTION (GAS). GAS METER TO BE MOUNTED TO SIDE OF BUILDING.
- 2. CONNECT PROPOSED GAS SERVICE TO FUTURE GAS SERVICE STUB PROVIDED BY LANDLORD.



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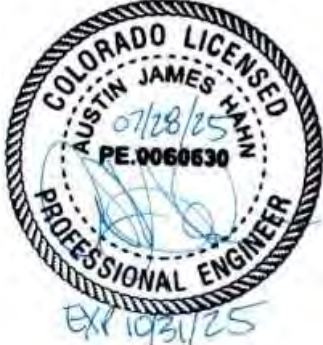
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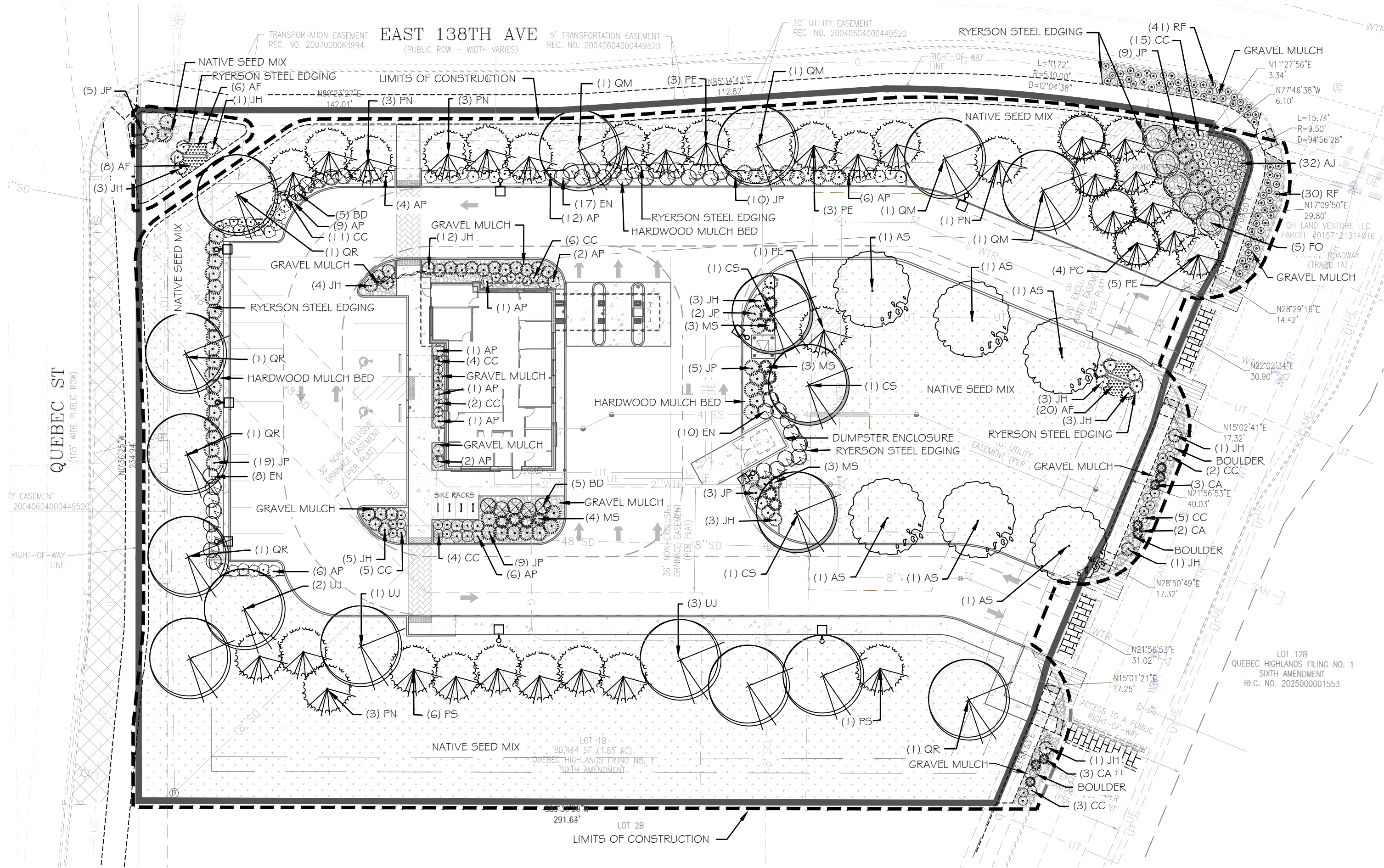


Issue Date:	07.28.2025
Project No:	2024-007-005
Drawn By:	MRJ/AJH
Revisions	
Date	Description
10.15.2024	Amend MDP+SUP
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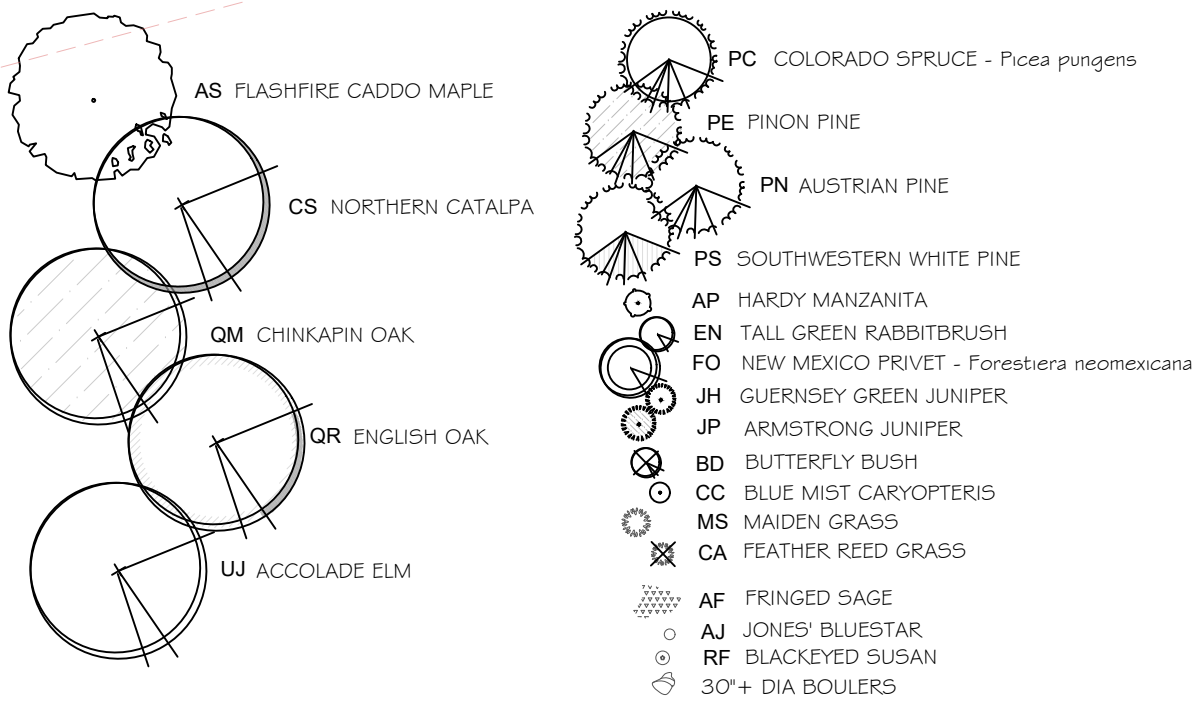
Sheet Number
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DEVELOPMENT PERMIT/SPECIFIC USE PERMIT
QUEBEC HIGHLANDS F1 A6 L1B
HUNTINGTON NATIONAL BANK
13780 QUEBEC STREET
THORNTON, ADAMS COUNTY, COLORADO
SITE LANDSCAPE PLAN

PLDP202402050



PLANT MATERIALS SYMBOLS

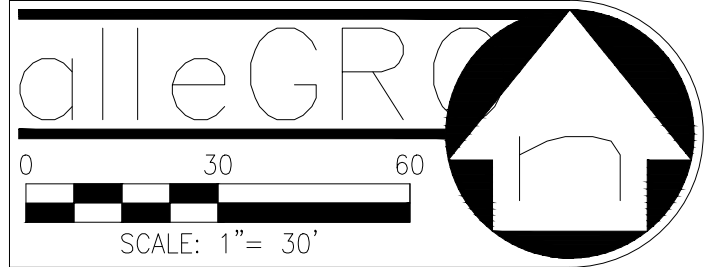


PLANT MATERIALS LIST

KEY	QTY.	PLANT NAME	SHADE TREES	WATER USE	MINIMUM INSTALLED SIZE	TE
AS	6	FLASHFIRE CADD MAPLE - Acer saccharum 'JFS Caddo2'		MEDIUM	2" cal. B/B or cont.	6
CS	3	NORTHERN CATALPA - Catalpa speciosa		LOW	2" cal. B/B or Cont.	3
QM	4	CHINKAPIN OAK - Quercus muhlenbergii		LOW	2" cal. B/B or Cont.	4
QR	5	ENGLISH OAK - Quercus robur 'Skymaster'		LOW	2" cal. B/B or Cont.	5
UJ	6	ACCOLADE ELM - Ulmus (japonica x wilsoniana) 'Morton'		LOW	2" cal. B/B or Cont.	6
EVERGREEN TREES						
PC	4	COLORADO SPRUCE - Picea pungens		LOW	6" B/B	4
PE	7	PINON PINE - Pinus edulis		LOW	6" B/B	7
PN	9	AUSTRIAN PINE - Pinus nigra		LOW	6" B/B	9
PS	6	SOUTHWESTERN WHITE PINE - Pinus strobiformis		LOW	6" B/B	6
EVERGREEN SHRUBS						
AP	53	HARDY MANZANITA - Arctostaphylos x coloradensis 'Panchito'		VERY LOW	# 5 cont.	5.3
EN	35	TALL GREEN RABBITBRUSH - Encimena nauseosa nauseosa glabrata		VERY LOW	# 5 cont.	3.5
JH	38	BROADMOOR JUNIPER - Juniperus sabina 'Broadmoor'		MEDIUM	# 5 cont.	3.8
JP	62	ARMSTRONG JUNIPER - Juniperus chinensis 'Armstrongii'		MEDIUM	# 5 cont.	6.2
DECIDUOUS SHRUBS						
BD	10	BUTTERFLY BUSH - Buddleia davidii 'Various colors		MEDIUM	# 5 cont.	1.0
CC	56	BLUE MIST CARYOPTERIS - Caryopteris x clandonensis 'Blue Knight'		LOW	# 5 cont.	5.6
FO	5	NEW MEXICO PRIVET - Forestiera neomexicana		LOW	# 5 cont.	0.5
GRASSES						
MS	13	MAIDEN GRASS - Miscanthus sinensis 'Morning Light'		LOW	# 5 cont.	1.3
CA	8	FEATHER REED GRASS - Calamagrostis x acutiflora 'Karl Foerster'		LOW	# 5 cont.	0.8
PERENNIALS						
AF	34	FRINGED SAGE - Artemisia frigida		VERY LOW	# 1 cont.	1.7
AJ	32	JONES' BLUESTAR - Amsonia jonesii		VERY LOW	# 1 cont.	1.6
RF	71	BLACKKEYED SUSAN - Rudbeckia fulgida 'Goldsturm'		VERY LOW	# 1 cont.	3.55

84.85 T.E. Provided

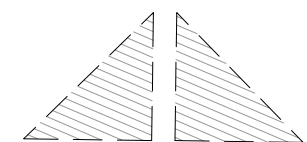
ONE T.E. EQUALS: 1 TWO-INCH CALIPER DECIDUOUS TREE OR 1 SIX-FOOT EVERGREEN TREE
OR 10 FIVE-GALLON SHRUBS/ORNAMENTAL GRASSES
OR 20 ONE-GALLON ORNAMENTAL GRASSES/ APPLICABLE GROUNDCOVERS.



YELLOW SPRINGS DESIGN

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MI, MO, TX, OK, KS, NM, AZ, CO & UT

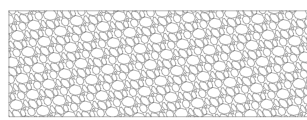
LEGEND



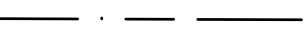
SITE TRIANGLE



CONCRETE PAVEMENT/ WALK



1-1/2" RIVER ROCK/ ROCK MULCH - COLOR: BRECKEN BLUE
IN AREAS AS SHOWN ON PLAN



RYERSON STEEL EDGING

LANDSCAPE CODE DATA

LANDSCAPE PROVISIONS APPLICABLE TO DEVELOPMENT PROJECTS:
NO LESS THAN 20 PERCENT OF THE GROSS LAND AREA, LESS THE LAND TO BE DEDICATED FOR STREETS, SHALL BE REQUIRED TO BE LANDSCAPED. A MINIMUM 75 PERCENT OF THE AREA REQUIRED TO BE LANDSCAPED SHALL HAVE A GROUND SURFACE COVER OF LIVING PLANT MATERIALS THAT REFLECT A MIX OF EVERGREEN AND DECIDUOUS CANOPY, UNDERSTORY, GROUND COVER OR NATIVE GRASS PLANT MATERIAL.

SITE: 80,444 SF @ 38.3% = 30,810 SF REQUIRED 42,224 SF AS SHOWN
+ 3,090± SF ROW @ 40% = 1,236± SF REQUIRED 1,844± SF AS SHOWN

NATIVE SEED AREA: 37,860±SF IRRIGATED
XERIC LANDSCAPE: 24,720± SF AREA INCLUDES:
-DECORATIVE ROCK MULCH
-MINIMUM 50% COVERAGE OF DROUGHT TOLERANT PLANTINGS

TREE EQUIVALENT (T.E.) LANDSCAPE REQUIREMENTS

Various Areas of Landscaping	Square Feet/ Lineal Feet of Frontage	Formula	Total Quantity of T.E. Required	Total Quantity of T.E. Provided
On-Site Sq. Ft. of Landscape Area	30,806 SF Sq. Ft.	1 T.E./ 600 Sq.Ft.	51	84.85 T.E. Provided
Public Right-of-Way	601.57 Ln. Ft.	1.5 T.E./ 50 Ln. Ft.	18	
			69 T.E. Required	

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NAME: ROGER E. BEAL
REGISTRATION NO: LA 0001413
EXPIRATION: 12/31/26

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Project No:	2024-007-005
Drawn By:	REB
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LANDSCAPE REQUIREMENTS & DETAILS

PLDP202402050

GENERAL LANDSCAPE REQUIREMENTS

REFER TO CITY OF THORNTON – Standards and Specification Revised: October 2012,
SECTION 800 – LANDSCAPE IMPROVEMENTS, FOR ADDITIONAL REQUIREMENTS.

NOTE: A PRE-CONSTRUCTION MEETING IS REQUIRED BETWEEN THE LANDSCAPE CONTRACTOR, PROPERTY
OWNER AND COT LANDSCAPE ARCHITECTURE PERSONNEL BEFORE START OF CONSTRUCTION.

1. LANDSCAPE PLANS ARE FOR THE LOCATION AND IDENTIFICATION OF PLANT MATERIAL ONLY. NO
OTHER WORK IS TO BE PERFORMED BASED ON THESE PLANS.
2. DIAMETERS OF PLANT MATERIALS AS DRAWN ARE REPRESENTATIVE OF PLANTS AT OR NEAR MATURITY
RATHER THAN AT INITIAL PLANTING.
3. THE PLANT LIST IS INTENDED AS A GUIDE FOR THE LANDSCAPE CONTRACTOR. IN THE EVENT OF
DISCREPANCY BETWEEN THE NUMBER OF PLANTS ON THE PLANT LIST AND ON THE DRAWING, THE
GREATER NUMBER SHALL APPLY.
4. ADJUSTMENTS IN LOCATIONS OF PLANT MATERIALS MAY BE NECESSARY DUE TO NEW OR EXISTING
UTILITIES OR SITE OBSTRUCTIONS. ADVISE ARCHITECT'S REPRESENTATIVE BEFORE ADJUSTMENTS
ARE MADE.
5. COORDINATE PLANT INSTALLATION WITH IRRIGATION CONTRACTOR. A PERMANENT, UNDERGROUND
IRRIGATION IS REQUIRED IN ALL LANDSCAPE AREAS, INCLUDING ROW AREAS.
ALL LANDSCAPE PLANT MATERIALS REQUIRE ADEQUATE COVERAGE BY AN AUTOMATIC IRRIGATION
SYSTEM. IRRIGATION CONSTRUCTION PLANS ARE REQUIRED WITH THE CIVIL CONSTRUCTION PLANS.
6. TREES AND SHRUBS SHALL BE NURSERY GROWN UNLESS OTHERWISE APPROVED AND BE HEALTHY
AND VIGOROUS PLANTS, FREE FROM DEFECTS, DECAY, DISFIGURING ROOTS, SUN SCALD, INJURIES,
ABRASIONS OF THE BARK, PLANT DISEASES, INSECT PEST EGGS, BORERS AND ALL FORMS OF
INFESTATIONS OF OBJECTIONABLE DISFIGUREMENTS. PLANTS SHALL BE IN ACCORDANCE WITH THE
CURRENT AMERICAN ASSOCIATION OF NURSERYMEN'S STANDARDS AND CONFORM IN GENERAL TO
REPRESENTATIVE SPECIES.
ALL PLANT MATERIAL SHALL MEET OR EXCEED CURRENT AMERICAN STANDARD FOR NURSERY STOCK
ANSI Z60.1 AND THE COLORADO NURSERY ACT AND ACCOMPANYING RULES AND REGULATIONS.
7. ALL SHRUBS OCCURRING IN CONTINUOUS ROW OR FORMAL ARRANGEMENT SHALL HAVE UNIFORM
HEIGHT, SPREAD AND HABIT OF GROWTH. FOR PERENNIAL LOCATIONS, FILL AREA WITH QUANTITY OF
PLANTS DESIGNATED; EVENLY SPACED.
8. A MINIMUM OF 8" DEPTH OF NEW TOPSOIL SHALL BE PLACED IN ALL NEW PLANT BED AREAS BY
LANDSCAPE CONTRACTOR PRIOR TO PLANT INSTALLATION. THE EXISTING SOIL SHALL BE AMENDED
WITH A MINIMUM FOUR CUBIC YARDS ORGANIC AMENDMENT AT AN APPLIED RATE PER 1,000
SQUARE FEET, TILLED INTO THE SOIL TO A DEPTH OF NOT LESS THAN SIX INCHES.
A CITY OF THORNTON 'AFFIDAVIT OF SOIL AMENDMENTS INSTALLATION'
IS REQUIRED FROM THE LANDSCAPE CONTRACTOR.
9. MULCH TREES AND SHRUBS WITH MIN. 4" DEPTH OF SHREDDED HARDWOOD MULCH or GRAVEL
MULCH AS DESIGNATED ON THE DRAWING. PLACE 5 OZ. WOVEN WEED BARRIER UNDER GRAVEL
MULCH. MULCH SHALL EXTEND IN A CONTINUOUS LAYER WITHIN PLANTING BEDS FROM FACE TO
FACE OF SITE STRUCTURES - WALKS, BUILDING, CURBS, OR OTHER PLANT BED LIMITS. VERIFY
LOCATIONS WITH PROJECT MANAGER.
10. ALL BED EDGES SHALL BE 'RYERSON METAL EDGING' AND CLOSELY ALIGN AS POSSIBLE WITH EDGES
AS SHOWN ON DRAWING. KEEP MULCH A MIN. 1/2" BELOW ADJACENT PAVED SURFACES.
11. FURNISH AND PLACE 'NATIVE SEED MIX' (Thornton Buff/Blue Grama Mix) IN ALL DISTURBED AREAS
WITHIN PROJECT LIMITS AS NOTED ON THE LANDSCAPE PLAN; INCLUDING OUT TO PAVEMENT EDGES.
REFER TO LANDSCAPE PLAN AND VERIFY EXTENT WITH PROJECT ARCHITECT'S REPRESENTATIVE.
12. THE LANDSCAPE CONTRACTOR SHALL MAINTAIN ALL NEW PLANTS, NEW LAWN AREAS AND NEW PLANT
BEDS FOR A MIN. OF SIXTY (60) DAYS AFTER ACCEPTANCE OF THE WORK BY THE PROJECT
ARCHITECT'S REPRESENTATIVE. THIS INCLUDES REGULAR WATERING, WEEDING AND MOWING.
13. THE LANDSCAPE CONTRACTOR SHALL GUARANTEE ALL PLANT MATERIALS FOR ONE-YEAR FROM DATE
OF OF ACCEPTANCE. PRIOR TO END OF WARRANTY PERIOD CONTRACTOR SHALL REPLACE ALL TREES,
SHRUBS OR PLANTINGS NOT ALIVE OR IN A HEALTHY GROWING CONDITION.
14. THE PROPERTY OWNER OR ASSIGNS OR OWNER'S ASSOCIATION SHALL MAINTAIN THE LANDSCAPED
AREAS, INCLUDING ANY ADJACENT ROW LANDSCAPING AFTER THE END OF THE MAINTENANCE PERIOD.

STAKING: INSTALL 6' METAL T-POST STAKES OUTSIDE
PLANTING PIT IN UNDISTURBED MULCHED SOIL. USE #12
GAUGE GALVANIZED WIRE.

ALLOW FOR SOME TRUNK MOVEMENT

ATTACH TO 2" NYLON STRAPS THROUGH METAL GROMMETS,
WITH 1/2" x 15" WHITE PVC SLEEVE ON EACH WIRE.

NYLON STRAPS SHALL BE LONG ENOUGH TO ACCOMMODATE
1-1/2" OF TRUNK GROWTH.

ADD PROTECTOR CAP TO TOP OF POST.

WRAP TREES TO FIRST BRANCH IF PLANTED IN THE FALL.
DO NOT WRAP IF PLANTED IN SPRING.

INSTALL TRUNK PROTECTOR, DESIGNED TO
EXPAND WITH TRUNK GROWTH (DECIDUOUS
ONLY).

PLANT TREE SUCH THAT FIRST ORDER
MAJOR ROOT IS 1" TO 2" ABOVE GRADE
AND TRUNK FLARE IS VISIBLE.

SPECIFIED MULCH (4" DEPTH X 6'
DIAMETER) PULLED BACK 6" FROM BASE
OF TRUNK.

BACKFILL PIT WITH MIXTURE OF 2/3
EXISTING SOIL AND 1/3 APPROVED
AMENDMENT. WATER THOROUGHLY WHILE
BACKFILLING. DO NOT COMPACT OR TAMP.

SIDE SLOPES OF PLANTING HOLE SHALL
BE 1:1. ROUGHEN SIDES OF PLANTING PIT
PRIOR TO SETTING.

PLACE ROOTBALL ON UNDISTURBED SOIL
TO PREVENT SETTLEMENT. REMOVE ENTIRE
WIRE BASKET, ALL ROPE, TWINE AND
BURLAP FROM ROOTBALL AND TRUNK.

4" ABOVE
GRADE

2X ROOTBALL
DIAMETER

N.T.S.

CITY OF THORNTON, COLORADO
STANDARDS & SPECIFICATIONS

ISSUED:
MARCH 1996
REVISED:
APRIL 2010
DRAWING NO.
800-1A

DECIDUOUS AND EVERGREEN TREE
PLANTING DETAIL

PLANT SHRUBS 1/2 MATURE WIDTH OR 4' FROM EDGE OF
WALK, CURB OR EDGING.

ENTIRE SHRUB BED AREA SHALL BE AMENDED WITH 4 CUBIC
YARDS (6 CUBIC YARDS FOR CITY MAINTAINED PROJECTS)
OF CLASS I OR CLASS II COMPOST PER 1000 S.F. TILLED
TO DEPTH OF 8".

IF PLANT IS ROOT BOUND AND HAS CIRCLING ROOTS, SHEAR
1/2" OF THE ROOTMASS OFF OF ALL SIDES AND BOTTOM.

DO NOT PLANT SHRUBS HIGHER THAN SURROUNDING GRADE.
BACKFILL SOIL SHOULD BE PULLED OVER TOP OF ROOTBALL
(NO MORE THAN 1") TO PREVENT MOISTURE WICKING AND
TO ALLOW ROOTS TO GROW INTO SURROUNDING SOIL.

SET TOP OF ROOTBALL
AT GRADE

SPECIFIED MULCH (4" DEPTH)

AMENDED SHRUB BED SOIL

EXISTING SUBGRADE

8"

2X ROOTBALL
DIA. MIN.

N.T.S.

CITY OF THORNTON, COLORADO
STANDARDS & SPECIFICATIONS

ISSUED:
MARCH 1996
REVISED:
APRIL 2010
DRAWING NO.
800-2

SHRUB PLANTING DETAIL

HARDWOOD MULCH OR DECORATIVE GRAVEL
MULCH AT BUILDING PERIMETER
AT THE LOCATIONS SHOWN ON DRAWINGS

TOP OF EDGING TO BE 1/2" ABOVE FINISH GRADE

HARDWOOD MULCH PLANTING BED OR LAWN

FINISH GRADE

31" MAX
CURB

GEOTEXTILE FABRIC UNDER GRAVEL
BEDS AT BUILDING PERIMETER; COVER
JOINTS AND TURN UP AGAINST
BUILDING AND EDGING.

INSTALL STAKES PER THE
MANUFACTURER'S SPECIFICATIONS

EDGING:
RYERSON STEEL EDGING or APPROVED EQUAL
- SUBMIT SAMPLE TO PROJECT MANAGER
FOR APPROVAL.

GRAVEL INSTALLATION & METAL EDGING DETAIL

NTS

NOTE: ALL SHRUBS AND
GROUND COVER MASSES
TO USE TRIANGULAR
SPACING EXCEPT WHERE
SHOWN.

PERENNIAL PLANT SPACING

NTS

IRRIGATION DESIGN/BUILD REQUIREMENTS

1. THE IRRIGATION CONTRACTOR SHALL DESIGN, FURNISH AND INSTALL AN
UNDERGROUND IRRIGATION SYSTEM INCLUDING ALL LABOR, MATERIALS,
EQUIPMENT AND SERVICES FOR A COMPLETE AND OPERABLE SYSTEM.
SHRUB BEDS AND LAWN AREAS MUST BE ON SEPARATE ZONES
PROVIDING A MINIMUM OF 95% COVERAGE. VERIFY EXTENT OF
IRRIGATION WITH PROJECT MANAGER. REFER TO SPECIFICATIONS FOR
FURTHER REQUIREMENTS.
2. IRRIGATION CONTRACTOR SHALL VERIFY CONTROLLER LOCATIONS WITH
PROJECT MANAGER.
3. THE IRRIGATION CONTRACTOR WILL BE RESPONSIBLE FOR THE EXCAVATION
AND BACK FILL FOR THE SYSTEM INSTALLATION; INCLUDING ANY SETTLING
THAT MAY OCCUR.
4. THE IRRIGATION CONTRACTOR SHALL FURNISH AN AS-BUILT DRAWING TO THE
OWNER UPON COMPLETION AND ACCEPTANCE OF THE WORK.
5. RELATED WORK BY OTHERS: THE FOLLOWING ITEMS ARE TO BE FURNISHED AND
INSTALLED BY OTHERS. VERIFY WITH THE GENERAL CONTRACTOR.
 - ELECTRICAL STUB OUT FOR CONTROLLER BY ELECTRICAL CONTRACTOR.
 - WATER TAP AND STUB OUT BY PLUMBING CONTRACTOR.
 - IRRIGATION CONTRACTOR TO DETERMINE LOCATIONS FOR PROPOSED
SLEEVES UNDER PAVEMENTS. SLEEVES SHALL BE FURNISHED AND INSTALLED
BY THE GENERAL CONTRACTOR.

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ALLEGRO
CIVIL ENGINEERS

ROGER E. BEAL
1413

11/22/2019
07/28/2025

NAME: ROGER E. BEAL
REGISTRATION NO: LA 0001413
EXPIRATION: 12/31/26

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QUEBEC HIGHLANDS F1 A6 L1B
HUNTINGTON NATIONAL BANK
13780 QUEBEC STREET
THORNTON, ADAMS COUNTY, COLORADO
ELEVATIONS

KEYNOTES	
NUMBER	DESCRIPTION
A2.01	SIGN BY OTHERS. COORDINATE WITH SIGNAGE VENDOR FOR FINAL ELECTRICAL REQUIREMENTS AND LOCATION OF JUNCTION BOXES.
A2.05	DARK BRONZE EMERGENCY LIGHT FIXTURE TO MATCH ADJACENT BRICK COLOR. SEE ELECTRICAL DRAWINGS.
A2.11	EXIT DISCHARGE LIGHT MOUNT IN CANOPY CENTERLINE FROM ENTRY SWING DOOR. SEE ELECTRICAL DRAWINGS.
A2.30	OWNER PROVIDED AND INSTALLED BANK EQUIPMENT.
A2.32	GREEN FABRIC AWNING AND CONNECTIONS TO EXTERIOR WALL BY AWNING FABRICATOR.
AS.33	BIKE RACK BY DERO, COMMERCIAL BICK RACKS, ARC RACK, FINISH OPTION: POWDER COAT- LIGHT GREEN, MOUNT OPTION: IN-GROUND. REFER TO MFRG INSTALLATION INSTRUCTIONS.

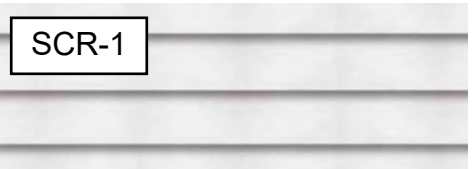
NOTE: ALL SIGNAGE SHOWN
APPROVED UNDER SEPARATE
PERMIT, NOT THROUGH THE
DEVELOPMENT PERMIT PROCESS



AWN-1
AWNING AND SIGN
CONTRACTORS
FABRIC AWNING
COLOR: BRILLIANT GREEN



STF-1
KAWNEER
STOREFRONT SYSTEM
COLOR: ANODIZED CLEAR



SCR-1
NU-VUE CURBSPLUS
MECHANICAL SCREEN
COLOR: WARM WHITE GREYMOOR
RGB

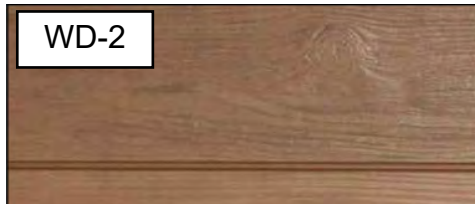


ACM-1
ALUCOBOND METAL PANEL SYSTEM
COLOR: CUSTOM GREYMOOR RGB

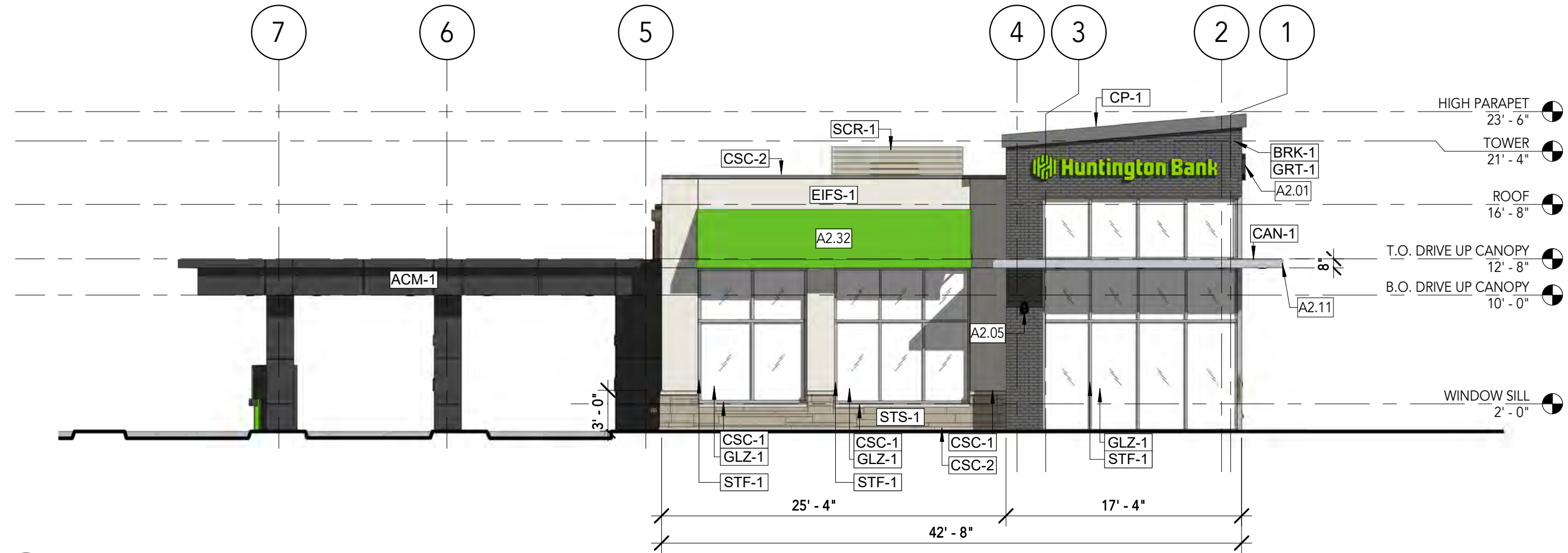
*NOT VISIBLE FROM GROUND



STS-1
STACKED STONE VENEER
MANUF: CULTURED STONE- PRO-FIT
LEDGESTONE
COLOR: SOUTHWEST BLEND



WD-2
VINTAGEWOOD CEDAR
FIBER CEMENT WOOD VENEER



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



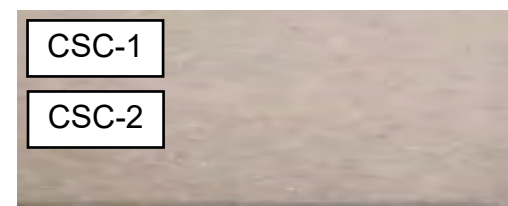
1 WEST ELEVATION
SCALE: 1/8" = 1'-0"



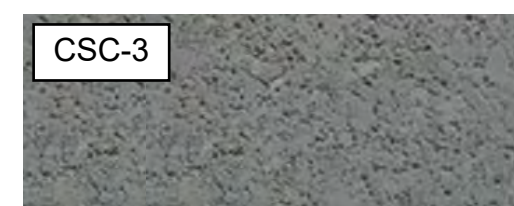
BRK-1
GRT-1
ENDICOTT BRICK
COLOR: MAGNANESE IRONSPOT
VELOUR
GROUT: CEMEX 2000 "WHITE"
STYLE: RUNNING BOND



EIFS-1
EFIS
COLOR: WHITE



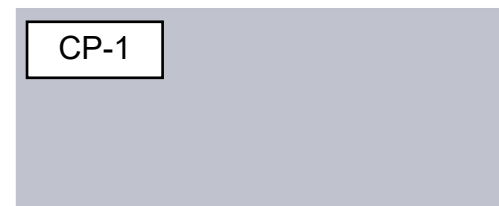
CSC-1
CSC-2
CAST STONE SILLS AND COPING
MANUF: GREAT LAKES CAST STONE
COLOR: CUSTOM BUFF



CSC-3
ROCKCAST ACCENT AND SILLS
COLOR: SHADOW



CAN-1
MAPES FLAT FASCIA CANOPY
DIMENSIONS: 8" J PROFILE



CP-1
ANCHORGUARD COPING
MANUF: METAL ERA
COLOR: CUSTOM COLOR : MATCH
CAN-1

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cleveland.
3142 Prospect Avenue
Cleveland, OH 44115

new york.
530 5th Avenue, 16th Floor
New York City, NY 10036

los angeles.
555 West 5th Street, 35th Floor
Los Angeles, CA 90013

vocon.partners LLC



ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE, SUITE A
CHICAGO, IL 60625
(312) 940-4393

Issue Date: 05.21.2025	
Project No: 2024-007-005	
Drawn By: BV/AS	
Revisions	
Date	Description
04.10.2025	Amend MDP+SUP
05.21.2025	Comment Response
06.27.2025	Comment Response
07.28.2025	Comment Response

Sheet Number
7 of 9

DEVELOPMENT PERMIT/SPECIFIC USE PERMIT
QUEBEC HIGHLANDS F1 A6 L1B
HUNTINGTON NATIONAL BANK
13780 QUEBEC STREET
THORNTON, ADAMS COUNTY, COLORADO
ELEVATIONS

KEYNOTES	
NUMBER	DESCRIPTION
A2.01	SIGN BY OTHERS. COORDINATE WITH SIGNAGE VENDOR FOR FINAL ELECTRICAL REQUIREMENTS AND LOCATION OF JUNCTION BOXES.
A2.11	EXIT DISCHARGE LIGHT MOUNT IN CANOPY CENTERLINE FROM ENTRY SWING DOOR. SEE ELECTRICAL DRAWINGS.
A2.29	DRIVE UP LANE INDICATOR.
A2.32	GREEN FABRIC AWNING AND CONNECTIONS TO EXTERIOR WALL BY AWNING FABRICATOR.

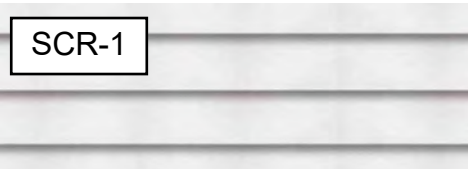
NOTE: ALL SIGNAGE SHOWN
APPROVED UNDER SEPARATE
PERMIT, NOT THROUGH THE
DEVELOPMENT PERMIT PROCESS



AWN-1
AWNING AND SIGN
CONTRACTORS
FABRIC AWNING
COLOR: BRILLIANT GREEN



STF-1
KAWNEER
STOREFRONT SYSTEM
COLOR: ANODIZED CLEAR



SCR-1
NU-VUE CURBSPLUS
MECHANICAL SCREEN
COLOR: WARM WHITE GREYMOOR
RGB



ACM-1
ALUCOBOND METAL PANEL SYSTEM
COLOR: CUSTOM GREYMOOR RGB

*NOT VISIBLE FROM GROUND



STS-1
STACKED STONE VENEER
MANUF: CULTURED STONE- PRO-FIT
LEDGESTONE
COLOR: SOUTHWEST BLEND



WD-2
VINTAGEWOOD CEDAR
FIBER CEMENT WOOD VENEER

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Cleveland, OH 44115

new york.
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Los Angeles, CA 90013

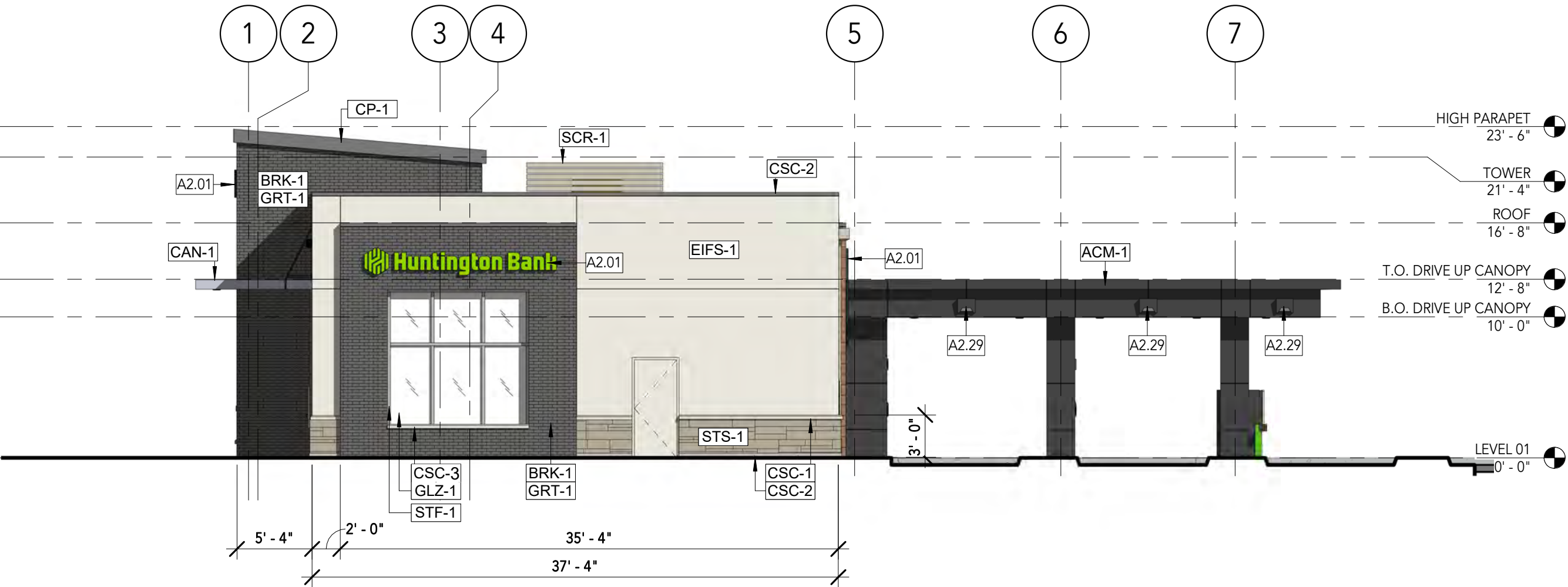
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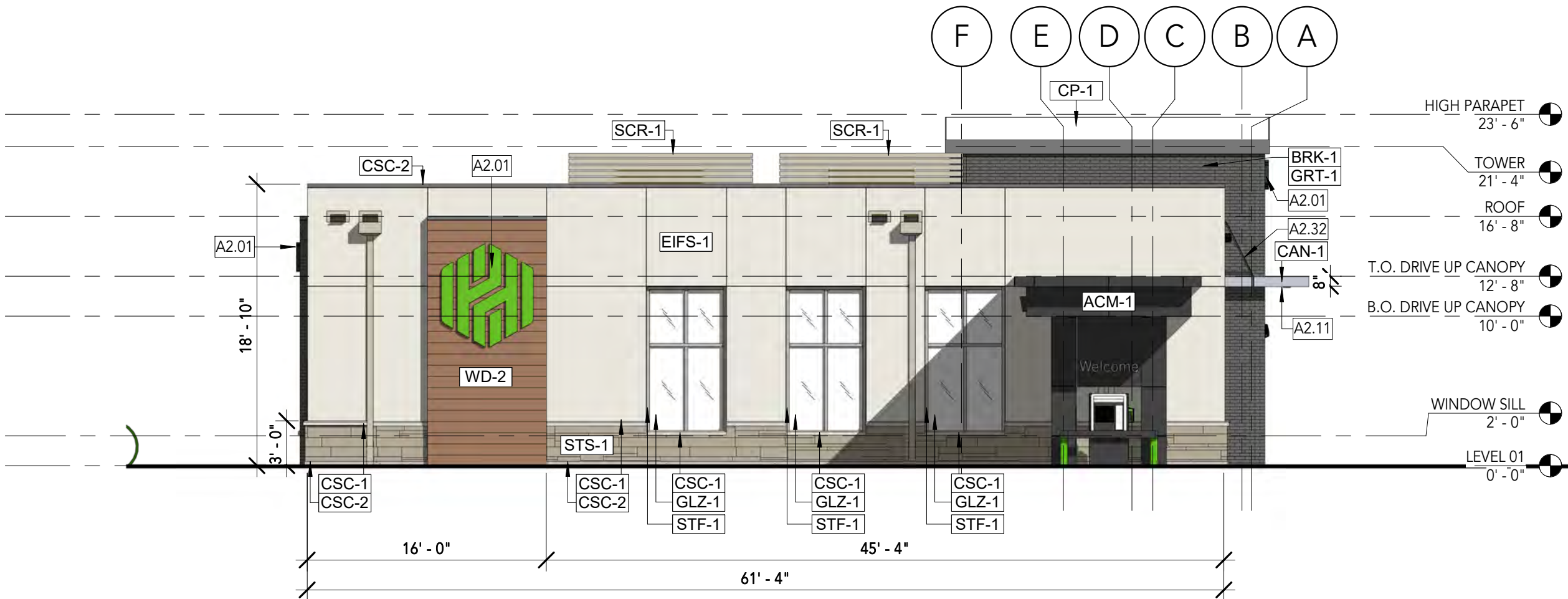
ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE, SUITE A
CHICAGO, IL 60625
(312) 940-4393

Issue Date: 05.21.2025	
Project No: 2024-007-005	
Drawn By: BV/AS	
Revisions	
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04.10.2025	Amend MDP+SUP
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07.28.2025	Comment Response

Sheet Number
8 of 9



2 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



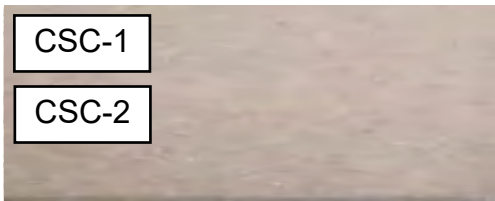
1 EAST ELEVATION
SCALE: 1/8" = 1'-0"



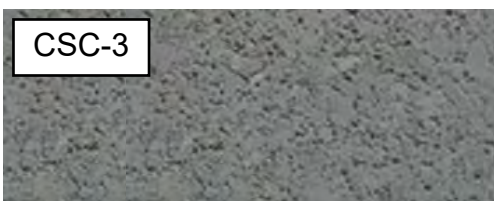
BRK-1
GRT-1
ENDICOTT BRICK
COLOR: MAGNANESE IRONSPOT
VELOUR
GROUT: CEMEX 2000 "WHITE"
STYLE: RUNNING BOND



EIFS-1
EFIS
COLOR: WHITE



CSC-1
CSC-2
CAST STONE SILLS AND COPING
MANUF: GREAT LAKES CAST STONE
COLOR: CUSTOM BUFF



CSC-3
ROCKCAST ACCENT AND SILLS
COLOR: SHADOW



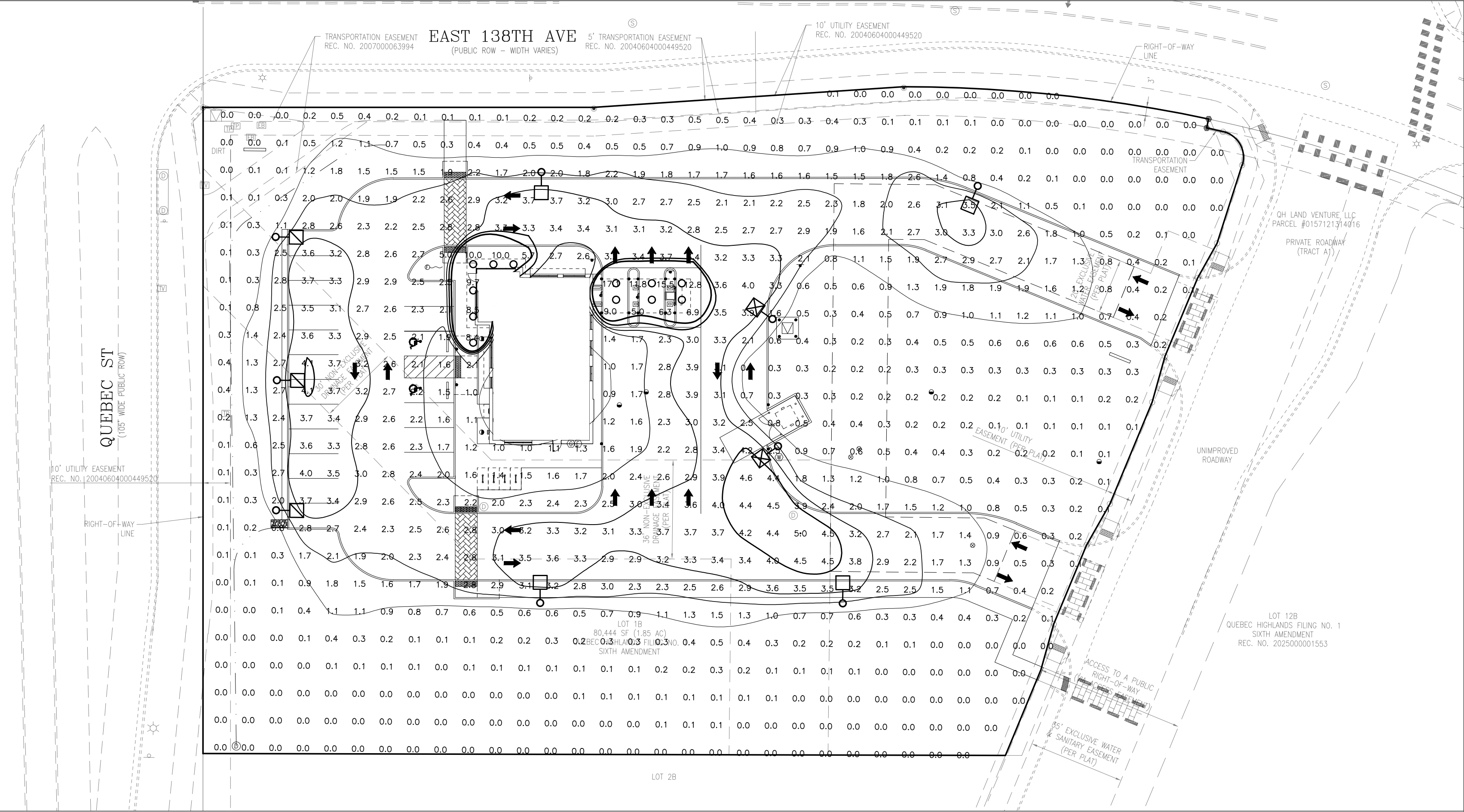
CAN-1
MAPES FLAT FASCIA CANOPY
DIMENSIONS: 8" J PROFILE



CP-1
ANCHORGUARD COPING
MANUF: METAL ERA
COLOR: CUSTOM COLOR : MATCH
CAN-1

DEVELOPMENT PERMIT/SPECIFIC USE PERMIT
QUEBEC HIGHLANDS F1 A6 L1B
HUNTINGTON NATIONAL BANK
13780 QUEBEC STREET
THORNTON, ADAMS COUNTY, COLORADO
PHOTOMETRIC PLAN

PLDP202402050



LUMINAIRE SCHEDULE							
SYMBOL	QUANTITY	MANUFACTURER	MODEL	WATTS	VOLTS	TOTAL LUMENS	MOUNTING
○	12	LSI INDUSTRIES, INC.	LCD6-LED-14L-40-WF-TR6R-SF-HAZ	14W	120V	1337	CEILING
○-□	3	CURRENT LIGHTING	BEACON, VP-ST-1-36L-85-4K7-4F-BC	85W	120V	10102	POLE
○-□	4	CURRENT LIGHTING	BEACON, VP-ST-2-72L-115-4K7-3-BC	115W	120V	14657	POLE
○-□	2	CURRENT LIGHTING	BEACON, VP-ST-2-72L-115-4K7-4F-BC	115W	120V	14732	POLE

PHOTOMETRIC PLAN NOTES:

- ALL CANOPY DOWNLIGHT LED LIGHTS ARE 9'-4" AFF AND AREA PARKING LED LIGHTS ARE MOUNTED TO 24' ALUMINUM POLES.
- ANY PROPOSED LIGHT FIXTURES INSTALLED ON PRIVATE PROPERTY, ADJACENT TO THE PUBLIC ROW, SHALL BE ORIENTED IN SUCH A MANNER OR LIMITED IN LUMEN OUTPUT TO PREVENT GLARE PROBLEMS AND SHALL NOT EXCEED NATIONAL I.E.S. LIGHTING STANDARDS FOR DISABILITY GLARE. "DISABILITY GLARE" IS WHEN VARIANCES IN THE BRIGHTNESS OF THE BACKGROUND AGAINST WHICH AN OBJECT IS VIEWED IMPAIRS THE EYE'S ABILITY TO SEE THAT OBJECT. I.E., STRAY LIGHT FROM A SECURITY LIGHT ON PRIVATE PROPERTY COULD REACH A DRIVER'S EYE AND CHANGE THE VISUAL BACKDROP OF THE ROADWAY AHEAD AND ALTER THE DRIVER'S ABILITY TO SEE AN ONCOMING OBJECT.

GENERAL PHOTOMETRIC SCHEDULE	
AVERAGE FOOT-CANDLES	1.42
MAXIMUM FOOT-CANDLES	17.1
MINIMUM FOOT-CANDLES	0
MINIMUM TO MAXIMUM FC RATIO	0
MINIMUM TO AVERAGE FC RATIO	0
MAXIMUM TO AVERAGE FC RATIO	12.04
AVERAGE TO MINIMUM FC RATIO	798.43
AVERAGE TO MAXIMUM FC RATIO	0.08

GENERAL PHOTOMETRIC AREA SCHEDULE	
BUILDING ENTRANCES AVERAGE FC	10.0
SIDEWALKS AVERAGE FC	3.3
ADA RAMPS AVERAGE FC	5.1
PARKING LOTS AVERAGE FC	2.6

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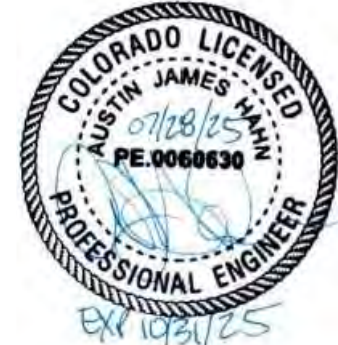
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ALLEGRO CIVIL ENGINEERS

ALLEGRO CIVIL ENGINEERS
4322 N. LINCOLN AVE., SUITE A
CHICAGO, IL 60625
(312) 940-4393



Issue Date:	07.28.2025
Project No:	2024-007-005
Drawn By:	MRJ/AJH
Revisions	
Date	Description
10.15.2024	Amend MDP+SUP
04.11.2025	Comment Response
05.21.2025	Comment Response
06.25.2025	Comment Response
07.28.2025	Comment Response

Sheet Number
9 of 9

BEACON
VIPER Area/Site
VIBER LUMINAIRE

DATE: LOCATION:
TYPE: PROJECT:
CATALOG #:

FEATURES

- Low profile LED ambulet luminaire with a variety of RS distributions for lighting applications such as auto dealership, retail, commercial, and campus parking lots
- Featuring two different optical technologies, Strike and Micro Strike Optics, which provide the best distribution patterns for retrofit or new construction
- Rated for TPO
- Control options including photo control, occupancy sensing, NX Lighting Controls, LightBlox™ and 7-Flu with intelligent controls
- New customizable luminaire output feature allows for the wattage and luminaire output to be customized in the factory to meet whatever specification requirements may exist
- Field interchangeable mounting provides additional flexibility after the fixture has shipped

CONTROL TECHNOLOGY

SERVICE PROGRAMS

SPECIFICATIONS

ELECTRICAL

- Universal 120-277 VAC or 347-480 VAC input voltage 50/60 Hz
- Ambient operating temperature -40°C to 40°C
- Driver input range: 90% power factor and less than 20A THD
- LED drivers have a rated power output of 100W
- Field replaceable surge protection device provides 20kA protection meeting all requirements for protection
- Field replaceable surge protection device provides 20kA protection meeting all requirements for protection
- Field replaceable surge protection device provides 20kA protection meeting all requirements for protection

CONSTRUCTION

- Die-cast housing with hidden vertical heat sink are designed for heat dissipation while keeping a clean smooth outer surface
- Corrosion resistant die-cast aluminum housing with 1000-hour powder coat paint finish
- Custom hardware in corrosion resistant

OFFICE

- Strike Optics (90, 120, 180, or 270 LED counts) provides best RS distribution and maximum lumen output
- Micro Strike Optics (90, 120, 180, or 270 LED counts) provides best RS distribution and maximum lumen output
- Strike Optics are held in place with a spring loaded pin and are easily removed for replacement
- Micro Strike Optics are held in place with a spring loaded pin and are easily removed for replacement

INSTALLATION

- Custom universal mounting bracket for ease of installation during retrofit applications. Available as an option (PDR) or necessary for new and existing applications
- All mounting hardware included
- Options are for either option available for 2-3" OD
- For use in 10' to 12' high applications
- A pole greater than 20L is vibration damped is recommended

WARRANTY

- 5 Year Limited Warranty
- 5 Year Limited Warranty
- 5 Year Limited Warranty

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currentlighting.com/beacon

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Page 1 of 18
REVISED
REVISED

LSI

Catalog # : Project :
Prepared By : Date :

LCD6
6" LED Commercial Downlight

6 inch LED new construction downlight delivers superior performance and energy efficiency. Designed to use anodized aluminum reflectors delivering even illumination and low glare. The high performance luminaire offers 1000 up to 4000 lumens with color temperatures of 2700K, 3000K, 3500K, 4000K or 5000K. Standard driver offers universal (120-277V) and 0-10V dimming down to 1%. The LCD series is ideal for low to medium ceiling heights for retail, hospitality and commercial applications.

Optical System

- LED source provides superior lumen output with maximum light comfort
- Yellow spot, narrow flood, flood and wide beam optics designed for glare free illumination
- Choice of flat or flangeless span reflector utilizing heavy gauge highly reflective anodized aluminum to deliver low glare, even illumination of the space
- Reflectors are retained with three retention clips holding the flange tight to the finished ceiling surface
- Minimum CRI of 80

Electrical

- High performance driver features over-voltage, under voltage, short-circuit and over temperature protection
- 0-10V dimming (1% - 100%) standard
- Standard Universal Voltage (120-277V) Input 50/60 Hz
- L70 DALI Dimmable Life > 50k Hours projected @ 25°C per ENEC TM-21-11
- Power factor > 95
- Input power stays constant over life
- Compatible with Triac, Forward phase or leading-edge, ELV (reverse-phase or trailing edge) dimming only at 120 VAC
- Driver can be accessed from below plenum for servicing
- High-efficiency LED with integrated circuit board mounted directly to an extended aluminum heat sink to maximize heat dissipation and promote long life
- Remote Emergency Battery (120-277V) field installed is available to meet critical life safety lighting requirements. The 90-minute battery provides 7 hours constant power to the LED system, ensuring code compliance. To calculate light output during emergency mode (L70 battery 7 watts x L70 of fixture being powered - see spec sheet). Detailed wiring diagram and installation instructions located on website.

Dimensions

Accommodates 10" ceiling thickness

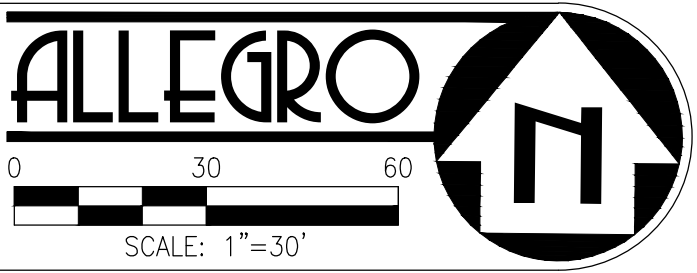
7 9/16" (190.5mm)

12 1/8" (305.1mm)

6 1/8" (158.8mm)

6 1/8" (158.8mm)

LSI Industries Inc. 16500 Alameda Rd. Cincinnati, OH 45242 - www.lsiindustries.com - (800) 872-3333 - ©LSI Industries Inc. All Rights Reserved.



INTRODUCED BY: _____
NO: PLDP202402050

RESOLUTION

A RESOLUTION OF THE THORNTON PLANNING COMMISSION ("COMMISSION") APPROVING A DEVELOPMENT PERMIT ("DP") FOR A SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS FOR A FINANCIAL INSTITUTION WITH DRIVE-THROUGH SERVICE PURSUANT TO CHAPTER 18 OF THE THORNTON CITY CODE.

WHEREAS, Service First Permits is the applicant ("Applicant") and QH Land Venture LLC is the owner ("Owner") of certain real property within the City of Thornton ("City"), legally described as Quebec Highlands Subdivision, Sixth Amendment, Lot 1B ("Property"); and

WHEREAS, the Property is zoned Community Retail (CR); and

WHEREAS, the Owner is desirous of adding a drive-through lane on the Property which is currently occupied by a drive-through restaurant; and

WHEREAS, the Owner is desirous of developing a financial institution with a drive-through on the Property which is currently vacant; and

WHEREAS, the proposed DP for the financial institution with a drive-through is consistent with the goals and desires of the City, and provides for orderly growth within the City, and allows for a beneficial and efficient use of said Property; and

WHEREAS, the aforesaid application is a matter of public record in the custody of the City Development Department of the City and is available for public inspection during business hours of the City; and

WHEREAS, the aforesaid application, and all supporting documents attached thereto, is hereby incorporated as is fully set forth herein; and

WHEREAS, on September 2, 2025, a public hearing was conducted before the Planning Commission on said application pursuant to the procedural and notice requirements of the City Charter and Chapter 18 of the Thornton City Code, and the Planning Commission having considered the evidence presented in support of and in opposition to the application, and so having considered the record and having given appropriate weight to the evidence, takes the following action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. The Commission finds that the application for the DP on the Property has been submitted in compliance with the provisions of Chapter 18 of the Thornton City Code.
2. The Commission finds that approval of the DP for the Property is appropriate in that said DP meets the site design standards, landscape standards and architectural review criteria provided in Chapter 18 of the Thornton City Code and is consistent with the approved Conceptual Site Plan and CR zone district as required by Sections 18-48, and 18-50 of the Thornton City Code.
3. The Commission finds that the proposed development is in conformance with the Comprehensive Plan land use designation of Commercial by supporting other retail uses and promoting the development of healthy, sustainable, and viable commercial centers.
4. The Commission hereby approves the DP for the Property, subject to the following conditions:
 - a. A subdivision plat amendment is required for the subdivision of lots 1B, 2B and 3B of the Quebec Highlands Subdivision Filing Number 1, Sixth Amendment. The subdivision plat amendment must be approved and recorded prior to building permit issuance for the development.
 - b. The DP shall be null and void in the event that no building permit is applied for on the Property within three years of approval. Once a Certificate of Occupancy has been issued for the Property, the DP shall be valid in perpetuity.
 - c. Prior to any changes to the approved design, the Owner shall obtain approval of an amendment to the DP from the City. Based upon the extent of any changes, the Development Director shall determine at that time whether or not the application for changes listed above will be administrative or shall require another public hearing.
 - d. All land use approvals and building permits for the Property shall be subject to requirements including, but not limited to, the payment of impact fees and development charges, concurrency management requirements, design standards, moratoriums, building permit limitations, and other land use and development requirements in effect at the time that such proposed development applies for a building permit.

- e. Prior to issuance of an above-grade building permit for the structure(s) in the project, detailed construction plans shall be submitted to, and approved by Development Engineering for all improvements.
 - f. The landscape for the property was designed in conformance with the City Development Code, and must be installed, inspected and approved by the City.
 - g. All on-site and adjacent right-of-way landscaping shall be maintained by the Developer, their successors, or assigns.
 - h. The signage for the development shall be designed in conformance with the approved sign plan for the Quebec Highlands commercial subdivision and with the City Development Code and will be reviewed administratively via separate building permit.
5. The conditions set forth in this Resolution shall be binding upon the Owner or Developer, their successors, and assigns.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 2nd day of September, 2025.

PLANNING COMMISSION OF
THE CITY OF THORNTON,
COLORADO

Chairperson Signature

ATTEST:

Recording Secretary Signature

INTRODUCED BY: _____
NO: PLDP202402050

R E S O L U T I O N

A RESOLUTION OF THE THORNTON PLANNING COMMISSION ("COMMISSION") APPROVING A SPECIFIC USE PERMIT ("SUP") FOR A SITE PLAN, LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS FOR A FINANCIAL INSTITUTION WITH DRIVE-THROUGH SERVICE PURSUANT TO CHAPTER 18 OF THE THORNTON CITY CODE.

WHEREAS, Service First Permits is the applicant ("Applicant") and QH Land Venture LLC is the owner ("Owner") of certain real property within the City of Thornton ("City"), legally described as Quebec Highlands Subdivision, Sixth Amendment, Lot 1B ("Property"); and

WHEREAS, the Property is zoned Community Retail (CR); and

WHEREAS, the Owner is desirous of developing a financial institution with a drive-through on the Property which is currently vacant; and

WHEREAS, in order to develop the Property, the Owner has submitted an application for an SUP on the Property; and

WHEREAS, the proposed SUP for the financial institution with a drive-through is consistent with the goals and desires of the City, and provides for orderly growth within the City, and allows for a beneficial and efficient use of said Property; and

WHEREAS, the aforesaid application is a matter of public record in the custody of the City Development Department of the City and is available for public inspection during business hours of the City; and

WHEREAS, the aforesaid application, and all supporting documents attached thereto, is hereby incorporated as is fully set forth herein; and

WHEREAS, on September 2, 2025, a public hearing was conducted before the Planning Commission on said application pursuant to the procedural and notice requirements of the City Charter and Chapter 18 of the Thornton City Code, and the Planning Commission having considered the evidence presented in support of and in opposition to the application, and so having considered the record and having given appropriate weight to the evidence, takes the following action.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. The Commission finds that the application for the SUP on the Property has been submitted in compliance with the provisions of Chapter 18 of the Thornton City Code.
2. The Commission finds that the proposed development is in conformance with the Comprehensive Plan land use designation of Commercial by supporting other retail uses and promoting the development of healthy, sustainable, and viable commercial centers.
3. The Commission finds that the proposed financial institution with drive-through service meets the of Section 18-52(a)(4) of the Thornton City Code for issuance of an SUP because the use will:
 - a. Complement or be compatible with the surrounding uses and community facilities;
 - b. Contribute to, enhance, or promote the welfare of the area of request and adjacent properties;
 - c. Not be detrimental to the public health, safety, or general welfare;
 - d. Conform in all other respects to all applicable zoning regulations and standards; and
 - e. Be in conformance with the Comprehensive Plan.
4. The Commission hereby approves the SUP for the Property, subject to the following conditions:
 - a. A subdivision plat amendment is required for the subdivision of lots 1B, 2B and 3B of the Quebec Highlands Subdivision Filing Number 1, Sixth Amendment. The subdivision plat amendment must be approved and recorded prior to building permit issuance for the development.
 - b. The SUP shall be null and void in the event that no building permit is applied for on the Property within three years of approval. Once a Certificate of Occupancy has been issued for the Property, the SUP shall be valid in perpetuity.
 - c. Prior to any changes to the approved design, the Owner shall obtain approval of an amendment to the SUP from the City. Based upon the extent of any changes, the Development Director shall determine at the time whether the application for changes listed above will be administrative or shall require another public hearing.

- d. All land use approvals and building permits for the development described herein shall be subject to requirements including, but not limited to, the payment of impact fees and development charges, concurrency management requirements, design standards, moratoriums, building permit limitations and other land use and development requirements in effect at the time that such proposed development applies for a building permit.
 - e. Prior to issuance of an above-grade building permit for the structure(s) in the project, detailed construction plans shall be submitted to, and approved by Development Engineering for all improvements.
5. The conditions set forth in this Resolution shall be binding upon the Owner or Developer, their successors, and assigns.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 2nd day of September, 2025.



PLANNING COMMISSION OF
THE CITY OF THORNTON,
COLORADO

Chairperson Signature

ATTEST:

Secretary Signature

PLANNING COMMISSION COMMUNICATION

Meeting Date: September 2, 2025	Agenda Item: 5) B.	Agenda Location: Public Hearings	Legal Review: 
Subject: A public hearing for a Conceptual Site Plan in the Community Retail zone district for the construction of an assisted living facility generally located south of East 120 th Avenue between Claude Court and York Street (Yorktowne Amendment Number 1 Block 1, Lot 2B – Case Number PLCSP202401719).			
Recommended by: Warren Campbell, Current Planning Manager 			
Presenter(s): Erinn Rogowski, Planner II			

SYNOPSIS:

This application is a request for approval of a Conceptual Site Plan (CSP) for the construction of an assisted living facility located at 2636 East 120th Avenue. The property is currently zoned Community Retail (CR), and an assisted living facility is an allowed use by right in this zone district. This application involves a conceptual review of a site plan, landscaping plan and architectural elevations, all of which conform to applicable City standards and regulations.

RECOMMENDATION:

Staff recommends Alternative Number 1, to recommend approval of the CSP to the City Council (PLCSP202401719).

BUDGET/STAFF IMPLICATIONS:

A financial evaluation has been completed by the City’s Finance Department to illustrate potential fiscal impacts the proposed development could have on the City and to compare these impacts to the City’s Fiscal Impact Model (Model). The financial evaluation concludes that at project build-out, the proposal is not anticipated to materially change the City’s ongoing financial position compared to the Model. The complete financial evaluation can be found in Attachment 1.

ALTERNATIVES:

- 1. Approve the resolution as recommended
- 2. Do not approve the resolution.
- 3. Revise the resolution in response to specific direction.
- 4. Continue the public hearing.

PLANNING COMMISSION COMMUNICATION

PAGE 2

BACKGROUND (HISTORY/ANALYSIS/NEXT STEPS)

Property Information:

- | | |
|----------------------------------|-------------------|
| • Existing Zoning | CR |
| • Existing Land Use | Day Care Facility |
| • Size of Site | 2.03 acres |
| • Comprehensive Plan Designation | Commercial |

Surrounding Zoning and Land Use(s):

North: CR – Commercial

South: Multifamily (MF) - Residential

East: MF - Residential

West: CR – Commercial

Summary:

The proposal is for an assisted living facility on the southwest corner of the developed lot located at 2636 East 120th Avenue. There are two existing buildings on site which operate as day care facilities. The proposed building would occupy a space on the site which is currently surface parking. The assisted living facility is intended to operate for residents who cannot drive and require daily medical assistance but generally live independently.

The proposed building would not exceed maximum height allowance of 35 feet in the CR zone district, and would contain approximately 110 rooms, subject to change upon development permit application.

History:

- The subject site was annexed into the City of Thornton on January 4, 1971 by Ordinance Number 371, and was subsequently zoned C-3.
- According to county records, the existing buildings A and B were constructed in 1974.
- In 1977, a preliminary plat was approved, conceptualizing the lot layout for the future Yorktowne subdivision.
- On July 17, 1979, Yorktowne Subdivision was recorded.
- The property was rezoned CR on January 25, 1993 by Ordinance Number 2230.
- On March 16, 1995, Yorktowne Subdivision Amendment Number 1 was recorded, establishing the existing lot layout for the subdivision.

Zoning Compliance:

The assisted living facility use falls under the “Nursing, Convalescent and Hospice” use in the Thornton Municipal Code, which is an allowed use by right in the CR district. The project

PLANNING COMMISSION COMMUNICATION

PAGE 3

complies with all related development and use standards for the zoning district including building and parking location, conceptual architectural design, and landscape requirements.

Setbacks:

Allowed:	Proposed:
Front: 25 feet	100 feet
Side (east): 15 feet	24 feet
Rear: 15 feet	15 feet

Parking:

A Nursing, Convalescent Home or Hospice use requires one parking space per three beds. Final parking will be established at the time of Development Permit when room numbers and building square-footage is finalized.

Landscaping:

The proposed development will be landscaped in accordance with the City of Thornton Development Code. The property is required to provide at least 20 percent landscaping, and the applicant proposes approximately 23 percent. In addition, there is a 15-foot landscape buffer along the south property line, which will assist in separating the use from the adjacent residential Multifamily development to the south. The owner or assigns will be responsible for the installation and maintenance of proposed landscaping and the protection of existing plant material to remain. The final landscape plan will be determined at the time of the Development Plan Application and will be designed according to the City's water-wise principles.

Public Land Dedication (PLD)

PLD is not required as part of this development since there will be no additional subdividing of land, and it is a developed property within an established subdivision.

Traffic and Mobility:

A Traffic Development Impact Statement, which evaluates the potential impact on City services, can be found in Attachment 2 of the corresponding Zoning Amendment communication. A traffic study was not completed for the development due to the minor trip generation resulting from the proposed development. However, the application includes a traffic memo summarizing the morning and evening peak hour trips anticipated to be generated by the development. The letter indicates four morning peak hour trips, and six evening peak hour trips are anticipated to be generated by the proposed development. This is not expected to be a noticeable increase in traffic. No roadway improvements are proposed to be constructed with the development.

Drainage:

A Preliminary Drainage Plan was submitted to the City and reviewed by Development Engineering. The historic drainage for the site generally flows from the northeast to the south.

PLANNING COMMISSION COMMUNICATION

PAGE 4

Water and Sewer:

Water and Sewer Impact Statements, which evaluate the potential impact to City services, can be found in Attachment 3 of the communication. The Water Impact Statement considers water supply and distribution. Peak summer treated water demand would be about 58,000 gallons per day. The Sewer Impact Statement predicts an increase in peak sanitary sewer flows is anticipated to be 34,000 gallons per day. Other than the proposed water distribution and sewer improvements by the developer, no capital improvements would be required to handle the increased demand. The City's current raw water supply is adequate for the proposed project.

Police Services:

A Police Services Impact Statement, which evaluates the potential impact on City services, can be found in Attachment 4. To evaluate projected impacts on police services, comparison data from the last year was collected. Based on the Calls for Service (CFS) in the comparison areas, it is believed that the assisted living facility would have a low impact on police services in the area. However, the area itself consistently requires a high level of police services. TPD recommends taking necessary security precautions during and after construction to ensure safety for residents and visitors.

Fire Services:

A Fire Services Impact Statement, which evaluates the potential impact on City services, can be found in Attachment 5. It is projected that developing the subject site with an assisted living facility would result in additional calls, but the increased unit utilization rate would remain acceptable.

CSP Evaluation Criteria:

The following criteria may be considered in evaluating the proposed CSP, pursuant to Section 18-43(g) of the Code:

1. *The proposed project is consistent with the Comprehensive Plan and all requirements of this chapter.*

The proposed CSP is consistent with the Future Land Use designation of Commercial, and with the goals and policies outlined in the Comprehensive Plan.

Goal QDN 1: Encourage a mix of housing options to meet the needs of residents of varied ages, abilities, and income levels throughout the city.

Policy QDN 1.1 – Diversity of Housing Options

The proposal provides an additional housing option for Thornton's older population in a commercial area, providing convenient services to the residents and visitors of the assisted living facility.

PLANNING COMMISSION COMMUNICATION

PAGE 5

Policy QDN 1.3 – Age-In-Place Opportunities

The proposal encourages aging in place by providing a senior care facility in the area.

Goal SG 2: Encourage infill and redevelopment in established areas of Thornton.

Policy SG 2.1 – Mix of Uses

The proposal provides a housing option for residents in a commercial area of Thornton, promoting a mix of uses on the commercial property.

Policy SG 2.3 – Priority Areas for Infill and Redevelopment

This property is zoned CR in the Commercial future land use category. It currently operates as a commercial property and contains a large expanse of surface parking. The addition of a housing option on the developed commercial property better utilizes the space on the lot and incorporates a mix of uses by providing a senior housing option.

2. *The proposed project is consistent with the current zoning on the property or conditioned on the approval of an existing application for a zoning district amendment.*

The proposed CSP is consistent with the CR Zoning District.

3. *The conceptual site plan is in compliance with all applicable use, development and design standards set forth in this Code.*

The proposed CSP complies with all applicable use, development, and design regulations including vehicular and pedestrian circulation, architectural standards, landscaping, building height and setbacks, and parking requirements for the zoning district and use.

4. *Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.*

As noted in the impact statements attached to the communication, adequate facilities and services already exist or will be provided by the developer to serve the project.

5. *Compatibility with the surrounding area is demonstrated by proposed improvements, including screening and buffering that has been provided to minimize impacts to adjacent uses.*

Surrounding and adjacent uses include both commercial as well as multifamily housing. The proposal is compatible with the existing uses in the area as it involves both a residential and employment component. The proposal provides a 15-foot landscape buffer between the building and the adjacent multifamily use and does not exceed the allowed height maximums for the zone district.

PLANNING COMMISSION COMMUNICATION
PAGE 6

PUBLIC NOTICE AND RESPONSE:

Public Notification:

A public notice of the hearing was advertised at the Margaret W. Carpenter Recreation Center, Thornton Active Adult Center, Trail Winds Recreation Center, City Hall on August 13, 2025, and on the City's website on August 15, 2025. All property owners within at least 1,500 feet of this site were sent notice of the public hearing ten days prior to the public hearing. Notification of the Planning Commission hearing was posted on the property for ten days prior to the September 2, 2025 public hearing.

ATTACHMENTS:

Attachment 1: Financial Evaluation
Attachment 2: Traffic Engineering Impact Statement
Attachment 3: Water and Sewer Impact Statement
Attachment 4: Police Services Impact Statement
Attachment 5: Fire Services Impact Statement
Attachment 6: Vicinity Map
Attachment 7: Public Hearing Notices and Affidavits
Attachment 8: CSP

Attachment 1
Financial Evaluation
Yorktowne L2B – Assisted Living Facility

Context/Background: The City utilizes the Fiscal Impact Model (the Model) as a tool to understand the long-term financial impact of different types of development. The Model incorporates revenues generated by, and expenses incurred from, providing services to the various types of development. The City may utilize the Model to evaluate future buildout scenarios and implications on the financial sustainability of the City. The Model focuses on two main drivers of property development that dictate the financial impact on the City. The first such driver is density. The second driver is geographic location especially as it pertains to supportive infrastructure.

The Model does have limitations due to assumptions and data available to perform the analysis. Actual results will vary, and the differences could be material. Some of the limitations are as follows:

- The Model was based on 2016 fiscal data and land use patterns. As the City grows, the land use patterns and fiscal results will change over time.
- Revenue estimates include activity generated through the General Fund and may include income from taxes, charges for services, fees, and other government funding.
- Expense estimates include activity spent by the General Fund and may include costs from fire and ambulance services, police services, general government function services, and infrastructure maintenance.

Assumptions of Proposal: The proposed Conceptual Site Plan is for a new building on about 2.05 acres where 2 other buildings already exist. The site is located south of East 120th Avenue between Claude Court and York Street. The current zoning is Community Retail and the Future Land Use is Commercial. The development would consist of 12,109 square foot 2 story building for a 110-bed assisted living facility.

Estimated Fiscal Impact of Proposal: The City's Finance Department analyzed the proposal utilizing the Model and assumptions at full build-out. The proposal does not create a material change from the current model.

Estimated One-Time Revenues: As the City grows so does the need for services and infrastructure to support this growth. Each development contributes to the long-term ultimate buildout of the City and is laid out in the City's Comprehensive Master Plan. One-time revenues include building use tax, permit fees, and utility connection fees. Fees and taxes may vary depending on the specifics of the development.

Conclusion: Using the Comprehensive Master Plan ultimate buildout, according to land use, results in fiscal sustainability. Future City choices regarding particular land use and corresponding types of development will have a direct impact on the fiscal position of the City and will determine whether the City is financially sustainable at full buildout.

The proposed Conceptual Site Plan is not anticipated to materially change the City's ongoing financial position compared to the current model.

Attachment 2
Traffic Engineering Impact Statement
Yorktowne L2B – Assisted Living Facility

Roadway Level-of-Service

The site for the proposed development is generally located to the southwest of the 120th Avenue and York Street intersection. The development consists of building a 110-bed assisted living facility on approximately 2.05 acres.

A traffic study was not completed for the development due to the minor trip generation resulting from the proposed development. However, the application includes a traffic memo summarizing the morning and evening peak hour trips anticipated to be generated by the development. The letter indicates four morning peak hour trips and six evening peak hour trips are anticipated to be generated by the proposed development. This is not expected to be a noticeable increase in traffic. No roadway improvements are proposed to be constructed with the development.

Pedestrian and Bicycle Facilities

No pedestrian or bicycle facilities are proposed to be constructed with the development.

Traffic Concerns

Challenges to the public transportation infrastructure are not anticipated with the proposed development.

Attachment 3
Water and Sewer Impact Statement
Yorktowne L2B – Assisted Living Facility

Sewer Collection

Estimated Sewer Loading:

The increase in peak sanitary sewer flows is anticipated to be 34,000 gallons per day for the entire development.

Sewer Collection System Impacts:

Other than the proposed sewer collection improvements by the developer, no capital improvements will be required to handle the increase in loading from the proposed residential development.

Water Distribution

Estimated Water Demand:

The increase in peak summer treated water demand is anticipated to be 58,000 gallons per day for the entire development based on the conceptual site plan provided by the developer. The fire flow demand requirement is expected to be approximately 2,500 – 3,500 gallons per minute.

Water Distribution System Evaluation Recommendations:

Other than the proposed water distribution improvements by the developer, no capital improvements will be required to handle the increase in demand from the proposed residential development.

Water Supply

Estimated Water Use:

The proposal is to build a 110-bed assisted living facility on a 2.06-acre site.

Annual water demand for 110 bed assisted living facility (Building C) and 20,000 square foot irrigated landscape is estimated to be approximately 7.0 acre-feet per year. There are two additional buildings (Buildings A and B) on the site and not enough information was provided for the buildings to estimate water demand.

System Capacity:

There is adequate capacity in the city's raw water supply system to supply this development with the estimated demand of 7.0 acre-feet per year.

Challenges:

Colorado, like other western states, is experiencing aridification, which is defined as the progressive drying and warming of a region. As temperatures warm and precipitation decreases, water availability is projected to decrease; similarly, water demands are projected to increase hot and dry weather conditions. It is critical, therefore, that new development be built to be resilient to these new conditions.

Attachment 4
Police Services Impact Statement
Yorktowne L2B – Assisted Living Facility

 <p>THORNTON POLICE DEPARTMENT</p>	<p style="text-align: center;">Crime Analysis Data Request</p> <p style="text-align: center;">August 5, 2025</p> <p style="text-align: center;">Prepared by CAU Analyst Melanie Petty</p>
<p style="text-align: center;">Crime Analysis Unit</p>	<p style="text-align: center;">Request: Yorktowne L2B (Assisted Living)</p>

DATA SUMMARY

The Crime Analysis Unit received a request for an impact analysis regarding the proposed Yorktowne L2B (Assisted Living) project located at 2636 East 120th Avenue. The property is zoned Community Retail (CR) and contains two existing buildings which operate as daycare facilities. The proposed building will be located on the southwest corner of the lot in an area which is currently off-street parking.

Using 2636 East 120th Avenue as an approximate midpoint, a circular search area was extended 440 yards (1/4 mile) in all directions to encompass adjacent and surrounding properties. Data was then pulled for the expanded location over the previous year (8/1/2024 – 7/31/2025). During this time, the expanded area of comparison was associated with 958 citizen-generated calls for service (an average of ~3 per day/18 per week/80 per month) most frequently regarding suspicious activity, animal calls, and business alarms. Of these 958 calls, 232 incident reports were generated (an average of ~5 per week/19 per month), most frequently regarding traffic offenses, unlicensed drivers, motor vehicle theft, and domestic violence.

At this time, it is believed that the assisted living facility would have a low impact on police services in the area – however, the area itself consistently requires a high level of police services. It should also be noted that thefts from construction sites are incredibly common (both in Thornton and throughout the greater Metro area), so it is highly recommended that all reasonable precautions be taken during the construction/development phase, to include installing high-resolution security cameras throughout the property, securing equipment and property to the greatest extent possible, locking away and hiding from plain view all high-value materials, using unique gate and/or lock codes, vetting contractors, etc. Additionally, once construction is complete, keeping security cameras in working order and hiring 24-hour security personnel will be imperative to ensure the safety of residents, staff, and visitors, as the area is known to have a pervasive criminal element.

FACTS & FIGURES

Citizen-Generated Calls for Service

Expanded Area of Comparison, 8/1/24 – 7/31/25

Reported Call Type	Calls
Suspicious Activity	114
Animal Call	91

Business Alarm	60
Check Well Being	53
Domestic Violence	49
Disturbance	41
Repossession	41
Extra Patrol Request	36
Unwanted Party	30
Noise Complaint	27
Civil Matter	23
Traffic Complaint	22
Private Tow	22
Property Damage Accident	21
Auto Theft	20
Unknown Problem	19
Injury Accident	18
Information	17
Drunk Driver	15
Flagged Alarm	13
Burglary	13
Theft	12
Trespassing	12
Restraining Order Violation	12
Stand By To Prevent	11
Child Issue	11
Threatening Suicide	10
Service	10
Threats	10
Harassment	10
Missing Person	10
Forgery/Fraud	10
Parking Complaint	10
Juvenile Problem	8
Abandoned Vehicle	8
Shots Fired	6
Criminal Mischief	6
Assault	6
Felony Menacing	5
Narcotic/Drug Violation	5
Residential Alarm	5
Motorcycle Complaint	4
Found Property	3
Drunk Party	3
Neighbor Dispute	3
Fire	3
Incident Report	3
Indecent Exposure	2
Vicious Dog	2
Lost Property	2

Found Child	2
Fire Works Complaint	2
Lost Child	2
Prowler	1
Homeless	1
Party With A Gun	1
Structure Fire	1
Attempted Suicide	1
Grand Total	958

Incident Reports

Expanded Area of Comparison, 8/1/24 – 7/31/25

Primary Offense	Incidents
Traffic Offense	24
Drove Without License	18
Motor Vehicle Theft	15
Domestic Violence	15
FOJ / FTA	13
Drug Offense	12
Theft	10
DUI	9
Vehicle Trespass	7
Criminal Mischief	7
Theft of Vehicle Parts / Plates	6
Burglary	6
Hit & Run	6
Incident Report	6
Mental Health Hold	5
Aggravated Assault	5
Violation of Protection Order	5
Expunged / Sealed	5
Vehicular Eluding	4
Detox Hold	4
Found Property	4
Death Investigation	4
Forgery / Fraud	4
Harassment	3
Aggressive Animal	3
Traffic Accident	3
Identity Theft	3
Missing Juvenile	3
Animal Attack	2
Criminal Trespass	2
Assist Other Agency	2
Child Abuse	2
Vehicle Impound	2

Menacing	2
Sex Offense	2
Adult Welfare Check	1
Street Racing	1
Criminal Extortion	1
Lost Property	1
Damaging Property	1
Reckless Driving	1
Assault	1
Displayed Fictitious Plates	1
Trespassing	1
Grand Total	232

DATA SOURCES

HxGN OnCall Records Management System – Incident & CFS modules
Google Maps

Attachment 5
Fire Services Impact Statement
Yorktowne L2B – Assisted Living Facility

Primary response assigned to fire district: #4

Fire department Emergency Services Zone(s) (ESZ): 50702

Current calls in the ESZ: 55

Current 90th percentile travel time first unit: (Fire District #4) 4:41

Current 90th percentile total response time first unit: (Fire District #4) 6:56

Distance from closest fire station: (Fire Station #4) 1.7 miles

Development impact to fire district #4:

Additional annual calls for service: 66

Current unit utilization rate: Fire engine/truck: 9.1% acceptable

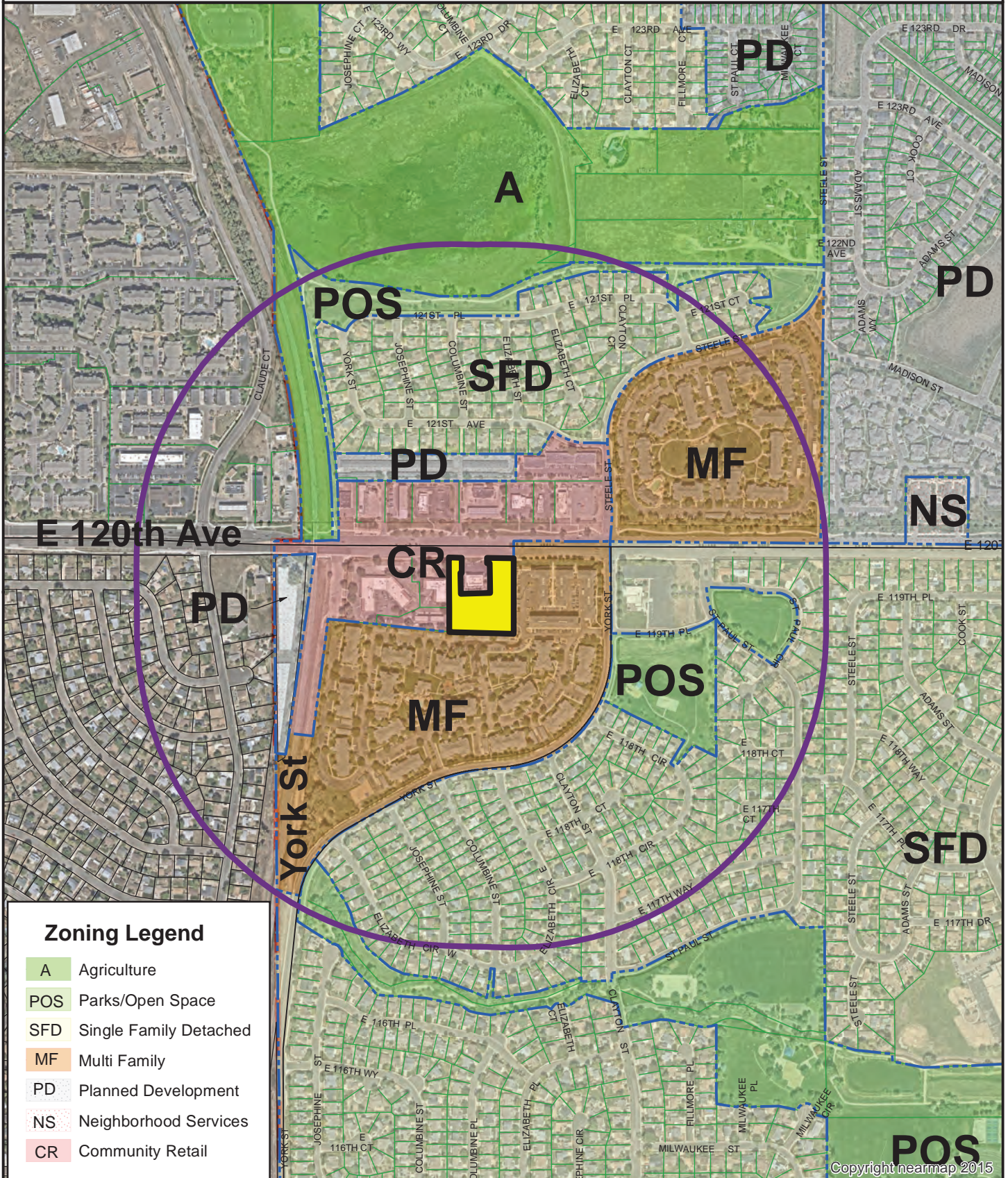
M74: 13.3%

Yorktowne

PLCSP202401719



Attachment 6



Attachment 7
AFFIDAVIT OF POSTING

PUBLIC NOTICE

State of Colorado)
) ss.
County of Adams)

I, Lucia Higginbotham, being first duly sworn upon oath depose and say that I did, on August 13, 2025, post the PUBLIC NOTICE of the Planning Commission in City of Thornton, Colorado, for the Public Hearing regarding the construction of an assisted living facility on the southwest corner of the parcel located at 2636 East 120th Avenue in the Yorktowne Subdivision, Lot 2B. This Hearing will be held on Tuesday, September 2, 2025, at 6 p.m. at Thornton City Hall, 9500 Civic Center Drive, Thornton, Colorado and virtually at <https://thorntonco.zoom.us/j/89011138943> or by telephone at 1-719-359-4580 using meeting ID# 890 1113 8943, a copy of which posted Notice is attached hereto and posted at the following locations:

1. Thornton City Hall, 9500 Civic Center Dr.
2. Margaret W. Carpenter Recreation Center, 11151 Colorado Blvd.
3. Thornton Active Adult Center, 11181 Colorado Blvd.
4. Trail Winds Recreation Center, 13495 Holly St.

Signed:


Administrative Specialist

Date:

8/13/25

Subscribed and sworn to before me by Lucia Higginbotham, in the County of Adams, State of Colorado, this 13th day of August, 2025.

Notary Public

My Commission Expires



Dec 26, 2027

DAISY M. RUVALCABA
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20234047714
MY COMMISSION EXPIRES DEC 26, 2027

AFFIDAVIT OF POSTING

LEGAL NOTICE OF PUBLIC HEARING

State of Colorado)
) ss.
County of Adams)

I, **Monica Gutierrez**, being first duly sworn upon oath depose and say that I did, on August 15, 2025, post the Public Notice of the Planning Commission in the City of Thornton, Colorado for the public hearing regarding the construction of an assisted living facility on the southwest corner of the parcel located at 2636 East 120th Avenue in the Yorktowne Subdivision, Lot 2B.


The subject property is generally located on the south side of East 120th Avenue, west of York Street.

This hearing will be held on September 2, 2025 at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings.

The legal notice was posted at the following location, pursuant to City Code Section 2-1:

1. Thornton's official website, www.thorntonCO.gov.

Signed:



Title: Administrative Specialist II

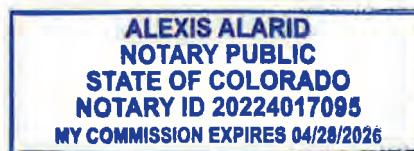
Date:

8/15/25

Subscribed and sworn to before me by Monica Gutierrez. In the County of Adams, State of Colorado, This 15 day of August, 2025.

Notary Public





**NOTICE OF PUBLIC HEARING
PLCSP202401719**

The Planning Commission of the City of Thornton will conduct a public hearing regarding the construction of an assisted living facility on the southwest corner of the parcel located at 2636 East 120th Avenue in the Yorktowne Subdivision, Lot 2B.

The subject property is generally located on the south side of East 120th Avenue, west of York Street.

This hearing will be held on September 2, 2025 at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call **1-719-359-4580** and enter **Meeting ID Number: 890 1113 8943**
2. Type in URL below into your internet browser:
<https://thorntonco.zoom.us/j/89011138943>
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at www.ThorntonCO.gov.

A copy of the Development Code (Chapter 18 of the Code of the City of Thornton) and the Zoning Map are available to be viewed on the website at www.ThorntonCO.gov.

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at CityDevelopment@ThorntonCO.gov prior to 4:00 pm MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received at City Hall prior to 5:00 pm MDT/MST on the Friday preceding the public hearing. If you have any questions concerning this matter, please contact the City Development Department at 303-538-7295.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email adacoordinator@thorntonCO.gov.

If you have any questions regarding attending the Zoom Meeting, please email CityDevelopment@ThorntonCO.gov prior to 4 p.m. on September 2, 2025.

**PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO**

Rahem Mulatu, Chairperson

ATTEST: Kristen N. Rosenbaum, City Clerk
APPROVED AS TO FORM: Tami Yellico, City Attorney



City Development Department | 9500 Civic Center Drive | Thornton, CO 80229-4326
303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

August 18, 2025

RE: NOTICE OF PUBLIC HEARING – PLCSP202401719

Property Owner:

The Thornton Planning Commission will conduct a public hearing concerning the construction of an assisted living facility on the southwest corner of the parcel located at 2636 East 120th Avenue in the Yorktowne Subdivision, Lot 2B

Per Thornton City Code, you are receiving this notice because you own property within 1,500 feet of the subject property, which is generally located on the south side of East 120th Avenue, west of York Street.

This hearing will be held on September 2, 2025 at 6 p.m., at Thornton City Hall in the Council Chambers, 9500 Civic Center Drive, Thornton, Colorado. The meeting will also be available using Zoom Meetings. There are three ways to attend virtually:

1. Call 1-719-359-4580 and enter Meeting ID Number: 890 1113 8943
2. Type in URL below into your internet browser:
<https://thorntonco.zoom.us/j/89011138943>
3. Scan the QR Code to the right to attend virtually.



The Planning Commission agenda is on the city of Thornton website at www.ThorntonCO.gov.

All interested parties are invited to attend the public hearing or present their views by providing written comments in advance of the public hearing. Written comments sent via email must be received at erinn.rogowski@ThorntonCO.gov prior to 4 p.m. MDT/MST on the day of the public hearing. Written comments sent via mail to Thornton City Hall, City Development Department, 9500 Civic Center Drive, Thornton, CO 80229 must be received prior to 5 p.m. MDT/MST on the Friday preceding the public hearing.

If you have any questions concerning this matter, please contact the City Development Department at Erinn.Rogowski@ThorntonCO.gov or leave a voicemail at 303-538-7295.

If you have any questions regarding attending the Zoom Meeting, please email CityDevelopment@ThorntonCO.gov prior to 4 p.m. on September 2, 2025.

Qualified individuals with a disability may contact Thornton's ADA Coordinator to request and arrange for accommodations. Requests for accommodation should be made as far in advance as possible, but preferably no less than five business days prior to the date needed. Please contact Thornton's ADA Coordinator via telephone 303-538-7334 or email adacoordinator@ThorntonCO.gov.

Sincerely,

Erinn Rogowski, AICP
Planner II



Departamento de Desarrollo Urbano | 9500 Civic Center Drive | Thornton, CO 80229-4326

303-538-7295 | CityDevelopment@ThorntonCO.gov | www.ThorntonCO.gov

18 de agosto de 2025

ASUNTO: AVISO DE AUDIENCIA PÚBLICA - PLCSP202401719

Propietario del inmueble:

La Comisión de Urbanismo de Thornton llevará a cabo una audiencia pública relativa a la construcción de un centro de vida asistida en la esquina suroeste de la parcela ubicada en 2636 East 120th Avenue, en el lote 2B de la subdivisión Yorktowne.

De acuerdo con el Código de la Ciudad de Thornton, usted recibió este aviso porque usted es propietario de un inmueble que está a menos de 1,500 pies del inmueble en cuestión, que en lo general está situado en el lado sur de East 120th Avenue, al oeste de York Street.

Esta audiencia pública se llevará a cabo el 2 de septiembre de 2025, a las 6 p.m., en el Ayuntamiento de Thornton en las Cámaras del Consejo, 9500 Civic Center Drive, Thornton, Colorado. La audiencia pública también estará disponible mediante Zoom Meetings. Hay tres formas de asistir virtualmente:

1. Llame al **1-719-359-4580** e ingrese el número de identificación de la audiencia pública: **890 1113 8943**
2. Escriba el URL a continuación en su navegador de Internet:
<https://thorntonco.zoom.us/j/89011138943>
3. Escanee el código QR a la derecha para asistir virtualmente.



La agenda de la Comisión de Planificación se encuentra en el sitio web de la ciudad de Thornton en www.ThorntonCO.gov.

Se invita a todas las personas interesadas a asistir a la audiencia pública o a presentar sus puntos de vista mediante comentarios por escrito antes de la audiencia pública. Los comentarios por escrito por correo electrónico deben ser enviados a Erinn.Rowgoski@ThorntonCO.gov antes de las 4 p.m. MDT/MST del día de la audiencia pública. Los comentarios por escrito enviados por correo postal a Thornton City Hall Departamento de Desarrollo de la Ciudad, 9500 Civic Center Drive, Thornton, CO 80229 deben recibirse antes de las 5 p.m. MDT/MST del viernes anterior a la audiencia pública.

Si tiene alguna pregunta con respecto este asunto, comuníquese con el Departamento de Desarrollo de la Ciudad por correo electrónico a CityDevelopment@ThorntonCO.gov o deje un mensaje de voz al 303-538-7295.

Si tiene alguna pregunta con respecto sobre la asistencia a la reunión de Zoom, favor de enviar un correo electrónico a CityDevelopment@ThorntonCO.gov antes de las 4 p.m. el 2 de septiembre de 2025.

Las personas con discapacidades pueden llamar al coordinador de ADA de Thornton para solicitar y organizar adaptaciones. Las solicitudes de adaptaciones deben hacerse con la mayor anticipación posible, y de preferencia por lo menos cinco días hábiles antes de la fecha en que se requieran. Llame al coordinador de ADA de Thornton al teléfono 303-538-7334 o envíe un correo electrónico a adacoordinator@ThorntonCO.gov.

Atentamente,

Erinn Rogowski, AICP
Planificadora II

YORKTOWNE SUBDIVISION BLOCK 1
CONCEPTUAL SITE PLAN

LOT 2B, BLOCK 1, YORKTOWNE SUBDIVISION, AMENDMENT NO. 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

SITE DATA

ZONING	COMMUNITY RETAIL (CR)		
SITE ADDRESS	2618-2638 (BLDG. A) AND 2650-2670 (BLDG. B) E. 120TH AVE. (BLDG. C - T.B.D.)		
SPN	0171-012-14-016		
PROPERTY AREA	2.05 AC (89,205 S.F. MORE OR LESS)		
BUILDING F.A.R.	0.30+/- (0.50 MAX.)		
		REQUIRED	PROPOSED
LANDSCAPE/OPEN SPACE		20% (18,000 S.F.+/-)	23% (20,000 S.F.+/-)
SETBACKS		MINIMUM	PROPOSED
	FRONT (NORTH)	25'	100'
	REAR (SOUTH)	15'	16'
	SIDE (EAST)	15'	24'
	SIDE (WEST)	15'	15'
		ALLOWED	PROPOSED
MAXIMUM BUILDING HEIGHT		35'-0"	27'-6"

*ADDITIONAL OFFSITE PARKING IN AGREEMENT WITH THORNTON AMERICAN FAMILY CARE (YORKTOWNE SUBDIVISION, LOT 2A, BLOCK 1, AMENDMENT 1)

LEGAL DESCRIPTION

LOT 2B, BLOCK 1, YORKTOWNE SUBDIVISION AMENDMENT NO. 1, EXCEPT THAT PORTION THEREOF CONVEYED TO THE CITY OF THORNTON BY WARRANTY DEED RECORDED FEBRUARY 21, 2001 AT RECEPTION NO. C0763858, CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

BENCHMARK

THE TOP OF THE MONUMENT IN RANGE BOX LOCATED AT THE SOUTHEAST CORNER OF SECTION 35, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AS SHOWN ON ALTA SURVEY RECORDED APRIL 20, 2006 ON PAGE 3104 OF THE ADAMS COUNTY LAND SURVEY PLAT BOOK, AS SURVEYED ON JANUARY 15, 2023 AND PERPETUATED BY OTHER CONTROL POINTS.
ELEVATION: 5295.34', NAVD88 DATUM

BASIS OF BEARINGS

GEODETIC BEARINGS WITHIN THE NAD83 COORDINATE SYSTEM, COLORADO NORTH ZONE (C083-NF) AS REFERENCED BY THE NORTH LINE OF THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, BEING MONUMENTED AS SHOWN HEREON, WHICH BEARS N89°51'59"E.

PROJECT CONTACTS:

APPLICANT
PING ZHUANG
1757 STOVE PRAIRIE CIR.
LOVELAND, CO 80538
(720) 394-1117
zh8ng@yahoo.com

OWNER
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415 E. 6TH ST.
LOVELAND, CO 80537
(720) 394-1117
zh8ng@yahoo.com

PLANNER
APERIO PROPERTY
CONSULTANTS LLC
4032 DEFOE ST.
STRASSBURG, CO 80136
CONTACT: AARON
THOMPSON
PHONE: (303) 317-3000
aaron@aperiopc.com

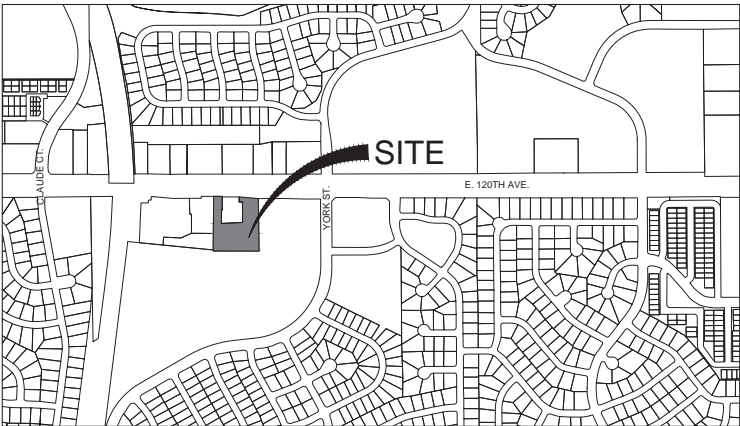
ARCHITECT
R3 DESIGN ARCHITECTURE
355 BELLARE CT.
BROOMFIELD, CO 80020
CONTACT: GREG HOWES
PHONE: (303) 439-0822
howes@r3design.net

CIVIL ENGINEER
KELLY DEVELOPMENT SERVICES LLC
9301 SCRUB OAK DR.
LONE TREE, CO 80124
CONTACT: GREG KELLY
PHONE: (303) 888-6338
greg@kellydev.com

SURVEYOR
R.W. BAYER ASSOCIATES, INC.
12170 TEJON ST.
UNIT 700
WESTMINSTER, CO 80234
CONTACT: GREG BAYER
PHONE: (303) 452-4433
rwbysurveying@hotmail.com

LANDSCAPE ARCHITECT
SACRED SOIL DESIGN
P.O. BOX 1226
LITTLETON, CO 80160
CONTACT: RON ATCHISON
PHONE: (303) 335-7980
sacredsoil@msn.com

CITY OF THORNTON
CITY DEVELOPMENT
9500 CIVIC CENTER DR.
THORNTON, CO 80229
PHONE: (303) 538-7295



GENERAL NOTES

1. ARCHITECTURAL STYLE AND MATERIALS FOR BUILDINGS A AND B WILL REMAIN LARGELY UNCHANGED. BUILDING C WILL BE CONSTRUCTED WITH COMPLIMENTARY ARCHITECTURAL ELEMENTS AND MATERIALS OF PAINTED PLASTER, BRICK AND METAL PANELS WITH BRONZE ANODIZED WINDOWS AND STOREFRONT
2. LANDSCAPING WITHIN THE ADJACENT R.O.W. WILL BE MAINTAINED BY THE OWNERS OR ASSIGNS THEREOF.
3. ARTERIAL MEDIANS IN E. 120TH AVE. ARE MAINTAINED BY THE CITY OF THORNTON.
4. THE PROPOSED SITE PLAN INCLUDED IN THIS PLAN SET IS CONCEPTUAL IN NATURE. THE FINAL CIVIL SITE DESIGN FOR THE REQUIRED PUBLIC/PRIVATE IMPROVEMENTS (INCLUDING BUT NOT LIMITED TO ROADWAY SECTIONS, SIDEWALKS, WATER, SANITARY SEWER, STORM SEWER, DRAINAGE, OTHER GENERAL INFRASTRUCTURE, ETC.) AND THE ASSOCIATED EASEMENTS AND RIGHT-OF-WAY FOR THOSE IMPROVEMENTS SHALL BE DETERMINED WITH THE SUBDIVISION PLAT, DEVELOPER'S AGREEMENT AND CIVIL CONSTRUCTION DRAWINGS. THESE IMPROVEMENTS SHALL BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH THE STANDARDS AND SPECIFICATIONS FOR PUBLIC AND PRIVATE IMPROVEMENTS AND BASED UPON APPROVED MASTER PLANS APPROVED AT THE TIME OF THE RECORDATION OF THE DEVELOPER'S AGREEMENT.
5. THE CONCEPTUAL SITE PLAN IS INTENDED TO PROVIDE A FRAMEWORK FOR THE GENERAL DEVELOPMENT OF THE SITE AND IS NOT INTENDED TO BE A CONSTRUCTION PLAN. BUILDING FOOTPRINTS, LANDSCAPING, ARCHITECTURAL ELEVATIONS, AND SIMILAR SITE DESIGN FEATURES SHOWN ON THIS PLAN ARE ILLUSTRATIVE AND THE FINAL DESIGN WILL BE DETERMINED AT THE TIME OF THE DEVELOPMENT PERMIT AND CONSTRUCTION DRAWINGS, IN ACCORDANCE WITH THE APPLICABLE ZONE DISTRICT REGULATIONS AND ANY ADDITIONAL CRITERIA ESTABLISHED IN THIS CONCEPTUAL SITE PLAN.

FLEXIBILITY STATEMENT

THE CONCEPTUAL SITE PLAN IS INTENDED TO GUIDE ALL FUTURE SUBDIVISIONS OF THE SITE. THE PLANNING DIRECTOR OR DESIGNEE MAY ALLOW FOR MINOR ADJUSTMENTS TO THE FINAL LOT CONFIGURATION TO RESOLVE SITE DESIGN CONFLICTS DISCOVERED DURING SUBSEQUENT REVIEWS OF THE SUBDIVISION PLAT, DEVELOPMENT PERMIT, LANDSCAPE PLAN AND CONSTRUCTION DRAWINGS. SUCH ADJUSTMENTS TO THE APPROVED CONCEPTUAL SITE PLAN MAY BE DUE TO ACTUAL SITE CONDITIONS OR UNFORESEEN TECHNICAL ISSUES INVOLVING INFRASTRUCTURE ON THE SITE, AS WELL AS OTHER RELEVANT FACTORS THAT MAY ARISE.

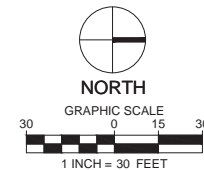
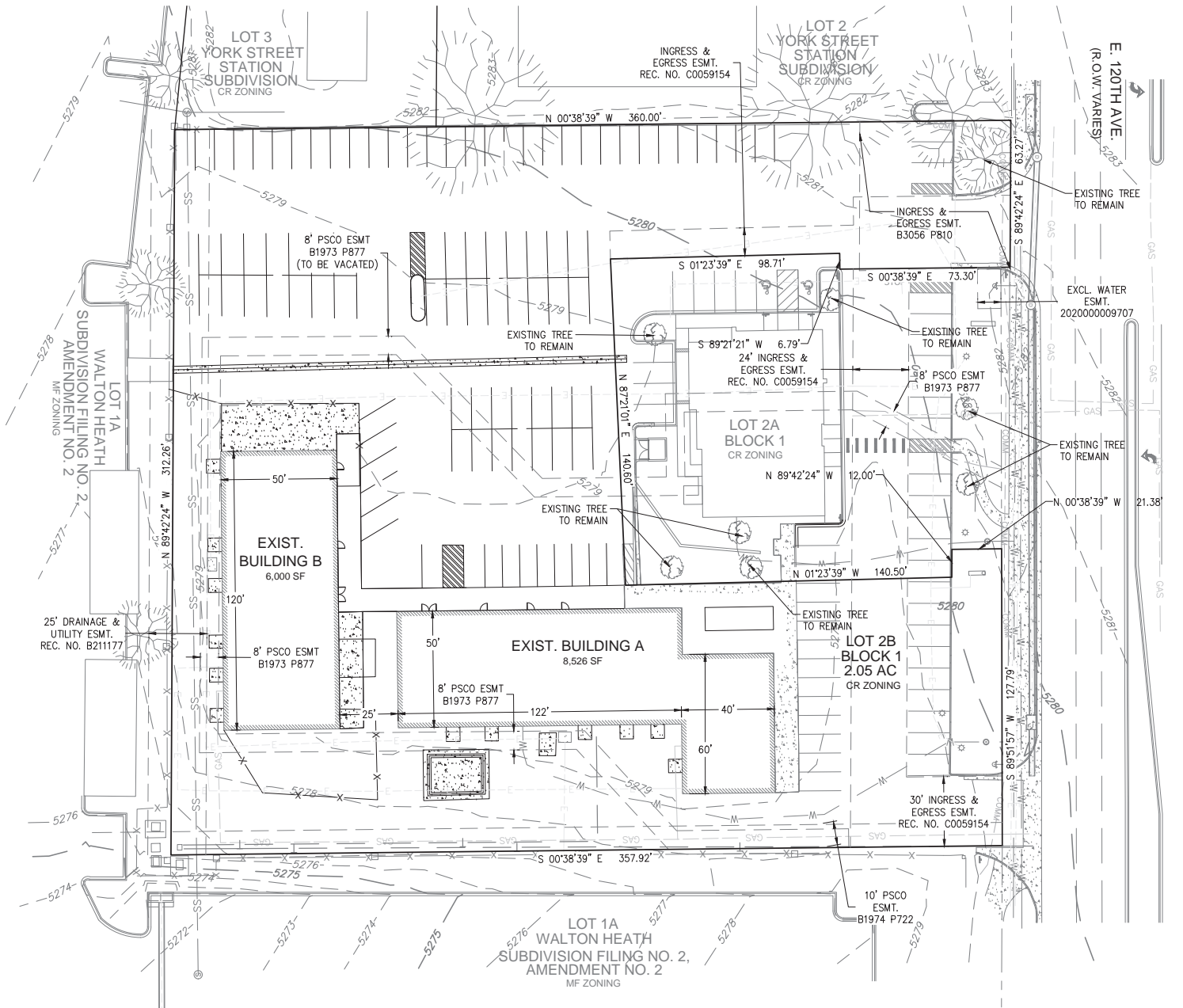
Aperio
Property Consultants, llc
4032 DEFOE ST.
STRASSBURG, CO 80136
PHONE 303.317.3000

JULY 21, 2025
COVER SHEET
SHEET 1 OF 6

YORKTOWNE SUBDIVISION BLOCK 1 CONCEPTUAL SITE PLAN

LOT 2B, BLOCK 1, YORKTOWNE SUBDIVISION, AMENDMENT NO. 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PLCSP 202401719



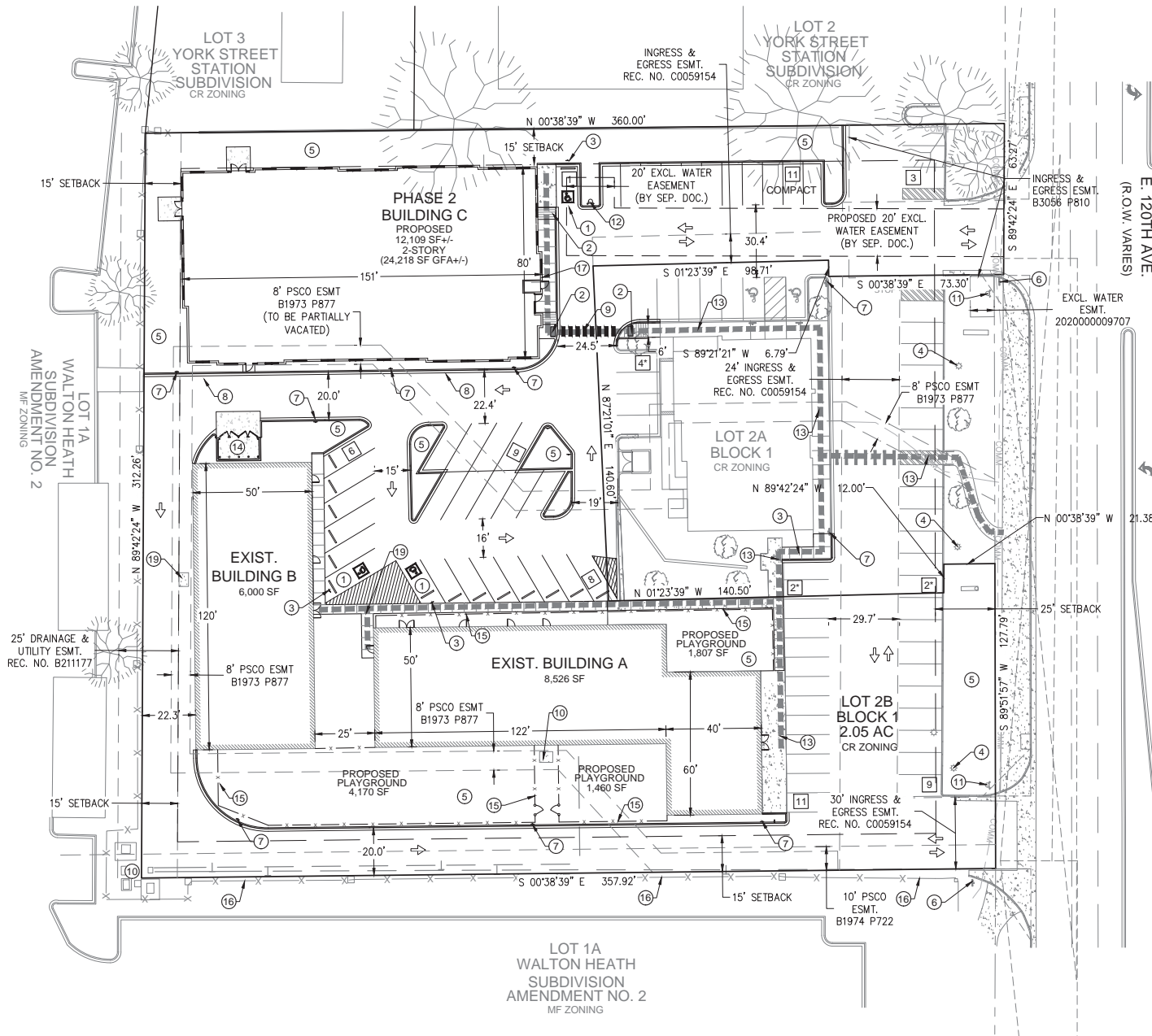
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STRASBURG, CO 80136
PHONE 303.317.3000

JULY 21, 2025
EXISTING CONDITIONS PLAN
SHEET 2 OF 6

YORKTOWNE SUBDIVISION BLOCK 1 CONCEPTUAL SITE PLAN

CASE NO. PLCSP 202401719

LOT 2B, BLOCK 1, YORKTOWNE SUBDIVISION, AMENDMENT NO. 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

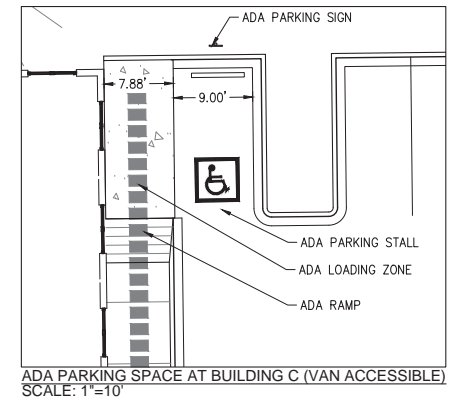


SITE PLAN KEYNOTES

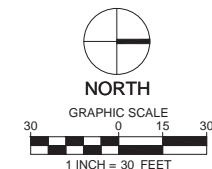
- ① 9' x 18' ADA PARKING STALL W/ ADJ. LOADING ZONE
- ② ADA ACCESSIBLE RAMP
- ③ ADA ACCESSIBLE POLE-MOUNTED SIGN
- ④ EXISTING SITE POLE MOUNTED LIGHT
- ⑤ LANDSCAPE/OPEN AREA
- ⑥ EXISTING STOP SIGN
- ⑦ FIRE LANE - NO PARKING SIGN
- ⑧ EXISTING CONCRETE DRAINAGE PAN
- ⑨ WHITE PAINTED CROSSWALK
- ⑩ EXISTING TRANSFORMER LOCATION
- ⑪ EXISTING FIRE HYDRANT
- ⑫ PROPOSED FIRE HYDRANT
- ⑬ ACCESSIBLE ROUTE
- ⑭ PROPOSED TRASH ENCLOSURE
- ⑮ PROPOSED 6' VINYL COATED CHAIN LINK FENCE
- ⑯ EXISTING 6' WOOD FENCE
- ⑰ KNOX BOX LOCATION
- ⑱ FIRE SPRINKLER RISER ROOM
- ⑲ EXISTING TRANSFORMER TO BE RELOCATED

- STALL COUNT
- SHARED PARKING STALL COUNT

NOTE: ALL STANDARD PARKING STALLS ARE 9'x18'
UNLESS OTHERWISE SHOWN.



ADA PARKING SPACE AT BUILDING C (VAN ACCESSIBLE)
SCALE: 1"=10'



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JULY 21, 2025
SITE PLAN
SHEET 3 OF 6

GRAPHIC SYMBOLS / KEY

CONCRETE LANDING

CRUSHED STONE WALKWAY

EXISTING DECIDUOUS TREES

EXISTING DECIDUOUS SHRUB

EXISTING IRRIGATED LAWN

LARGE DECIDUOUS SHADE TREES

MEDIUM TO LARGE ORNAMENTAL DECIDUOUS TREES

SMALL ORNAMENTAL DECIDUOUS TREES

MEDIUM TO LARGE EVERGREEN TREES

LOW SPREADING EVERGREEN SHRUB/GROUND COVER

LARGE DECIDUOUS SHRUBS

MEDIUM SIZED DECIDUOUS SHRUBS

SMALL DECIDUOUS SHRUBS

ORNAMENTAL GRASSES

ASSORTED PERENNIALS

SPREADING GROUND COVER

ARTIFICIAL TURF
PER COT CODE 18-542, PFAS/PFOS FREE

ROCK MULCH / CRUSHED GRANITE 3/4"

YORKTOWNE SUBDIVISION BLOCK 1
CONCEPTUAL SITE PLAN

LOT 2B, BLOCK 1, YORKTOWNE SUBDIVISION, AMENDMENT NO. 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO

CASE NO. PLCSP 202401719

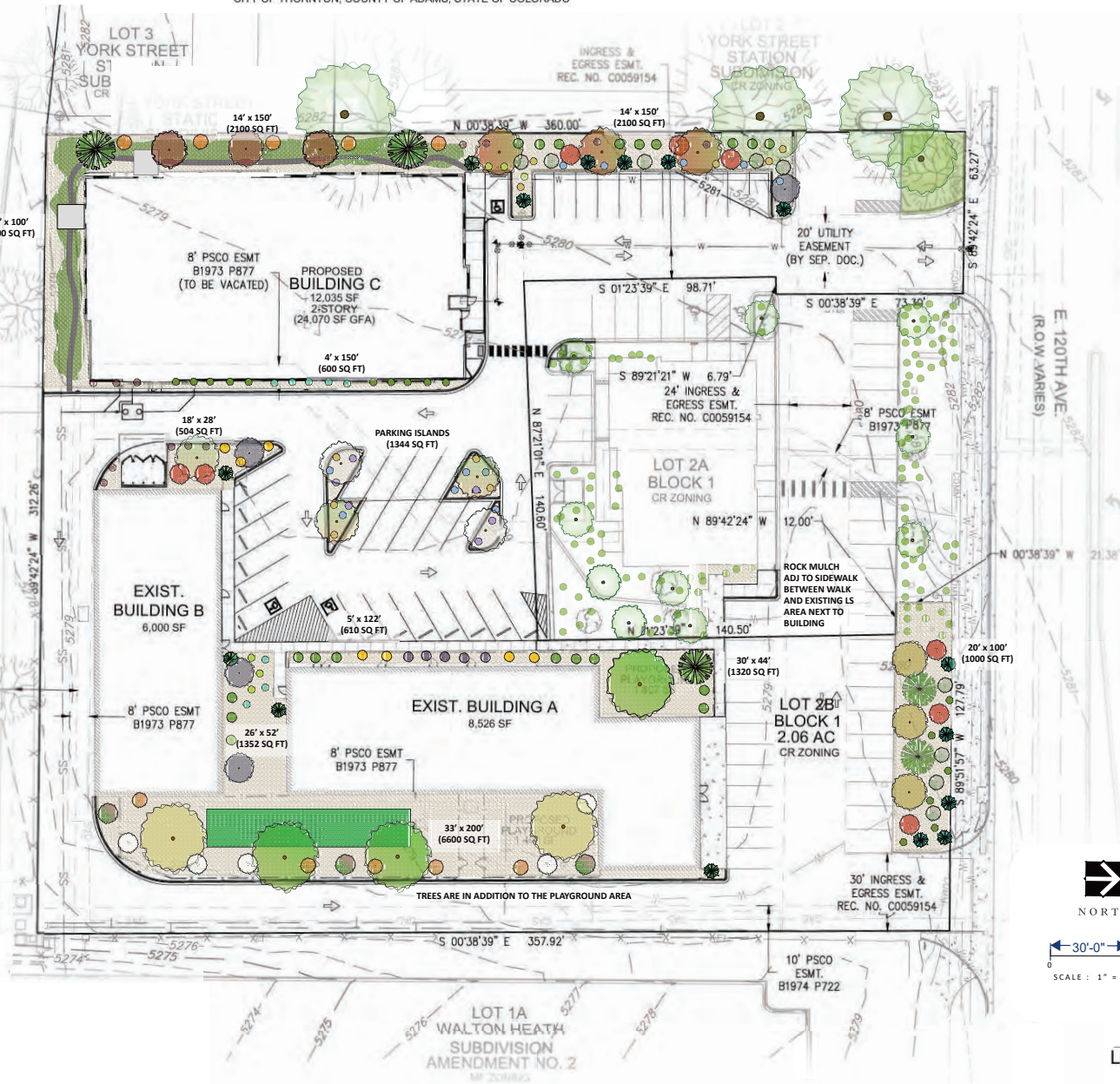
TREE EQUIVALENT (T.E) LANDSCAPE REQUIREMENTS

AREA OF LANDSCAPING	SQUARE FEET	FORMULA	TOTAL QUANTITY OF T.E. REQUIRED
ON SITE LANDSCAPE AREA (MINUS LANDSCAPE ISLAND AREA)	20,000 SQ FT +/-	1T.E./600 SQ FT	33
PARKING LOT ISLANDS	1,344 SQ FT (1069.2 REQUIRED)	(1069.2 X 2) / 150	14.3
TOTAL PARKING LOT AREA	10,692 SQ FT		

CONCEPTUAL LANDSCAPE PLAN NOTES:

- DESIGN SHOWN IS CONCEPTUAL. ACTUAL DESIGN WILL BE DETERMINED AT TIME OF DEVELOPMENT PERMIT.
- LANDSCAPE WILL BE DESIGNED TO CITY CODE WATER-WISE PRINCIPALS.
- MINIMUM PARKING ISLAND AREA: 66 SPACES x 9 x 18 x 10% = 1,069 SF REQUIRED. 1,344 SF PROVIDED.
- ON-SITE LANDSCAPING AND ADJACENT R.O.W. LANDSCAPING FOR LOT 2B WILL BE MAINTAINED BY THE PROPERTY OWNER.

SACRED SOIL. DESIGNS



YORKTOWNE ASSISTED LIVING
CONCEPTUAL SITE PLAN

LOT 2B, YORKTOWNE SUBDIVISION, AMENDMENT NO. 1
LOCATED IN THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.,
CITY OF THORNTON, COUNTY OF ADAMS, STATE OF COLORADO



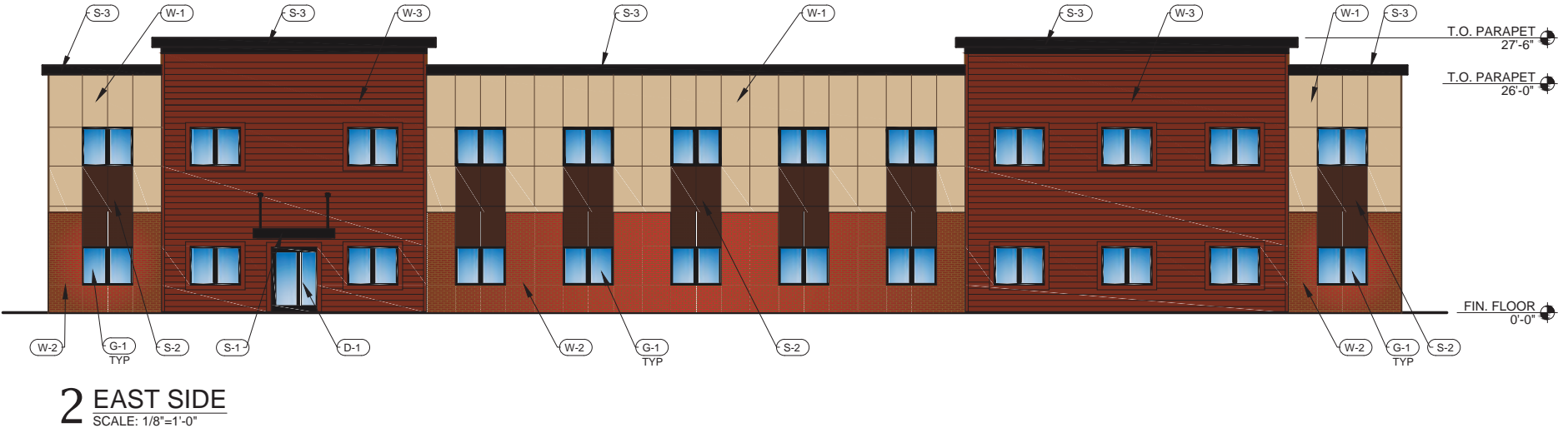
SCALE : 1" = 30'-0"

JULY 21, 2025
LANDSCAPE PLAN
SHEET 4B OF 10

YORKTOWNE SUBDIVISION BLOCK 1
CONCEPTUAL SITE PLAN

CASE NO. PLCSP 202401719

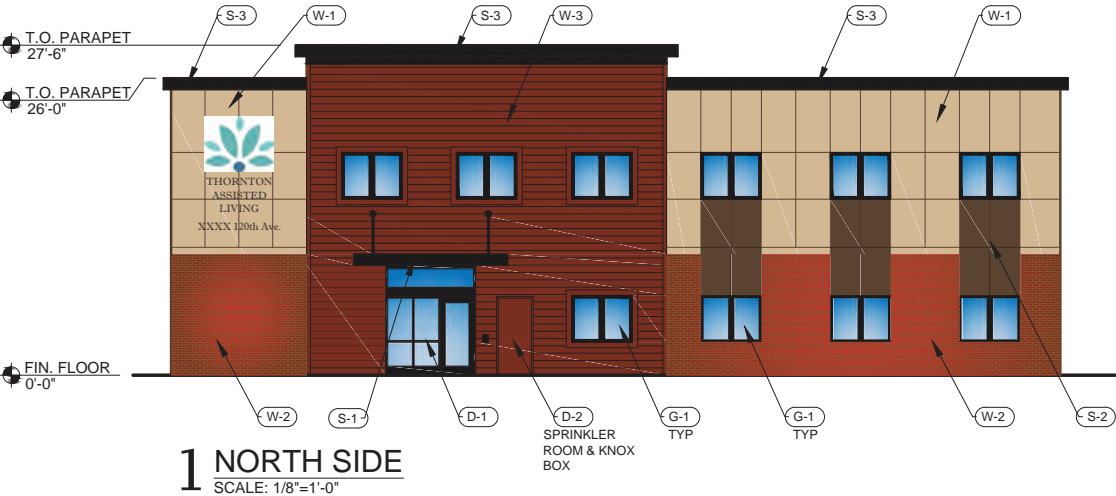
LOT 2B, BLOCK 1, YORKTOWNE SUBDIVISION, AMENDMENT NO. 1
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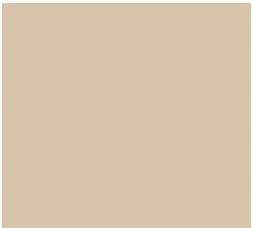
YORKTOWNE SUBDIVISION BLOCK 1
CONCEPTUAL SITE PLAN

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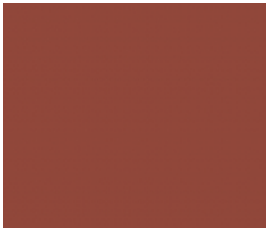
CASE NO. PLCSP 202401719



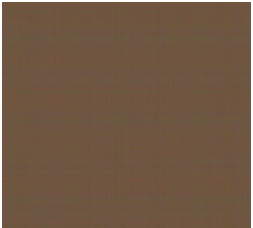
EXTERIOR MATERIAL FINISHES	
ABBREV.	DESCRIPTION
W-1	3 COAT PAINTED PLASTER WALL FINISH, COLOR: SHERWIN WILLIAMS #6106 "KILIM BEIGE"
W-2	RED FACE BRICK TO MATCH EXISTING BUILDINGS ON SITE
W-3	HARDI 8" LAP SIDING, PAINTED COLOR: PPG #13-02 CHEROKEE RED
G-1	DARK BRONZE ANODIZED OPERABLE WINDOWS.
D-1	KAWNEER ALUMINUM STOREFRONT DOOR SYSTEM WITH 1" CLEAR INSULATING GLASS, WITH MEDIUM STILE STOREFRONT DOOR WITH 3/4" CLEAR GLAZING.
D-2	SPRINKLER ROOM DOOR WITH KNOX BOX, PAINTED STEEL DOOR TO MATCH W-3
S-1	DARK BRONZE PAINTED STEEL ENTRY CANOPY.
S-2	ALUMINUM WALL PANELS WITH PAINTED FINISH. COOK: PPG #15-13 CHOCOLATE TRUFFLE
S-3	DARK BRONZE ANODIZED ALUMINUM CORNICE TRIM.



W-1 PAINT COLOR



W-3 PAINT COLOR



S-2 PAINT COLOR



G-1, D-1, S-1, S-3 FINISH COLOR



W-2 BRICK COLOR

INTRODUCED BY: _____
NO: PLCSP202401719

RESOLUTION

A RESOLUTION OF THE THORNTON PLANNING COMMISSION RECOMMENDING APPROVAL TO THE CITY COUNCIL OF A CONCEPTUAL SITE PLAN FOR AN ASSISTED LIVING FACILITY GENERALLY LOCATED SOUTH OF EAST 120TH AVENUE BETWEEN CLAUDE COURT AND YORK STREET AT 2636 EAST 120TH AVENUE PURSUANT TO CHAPTER 18 OF THE THORNTON CITY CODE (YORKTOWNE L2B – ASSISTED LIVING FACILITY – CASE NO. PLCSP202401719).

WHEREAS, Ping Zhuang is the owner and developer (“Owner”) of certain real property within the City of Thornton (“City”), described in Exhibit A attached hereto and incorporated herein by reference; and

WHEREAS, the Owner has submitted to the City an application (“Application”) for consideration of a Conceptual Site Plan (“CSP”) pursuant to Section 18-43 of the Thornton City Code (“Code”); and

WHEREAS, the Application is consistent with the goals and desires of the City, provides for orderly growth within the City, and provides for a beneficial and efficient use of the Property; and

WHEREAS, the Application, CSP, and all supporting documents are hereby incorporated as if fully set forth herein; and

WHEREAS, the Application is a matter of public record in the custody of the City Development Department and is available for public inspection during business hours of the City; and

WHEREAS, on September 2, 2025, a public hearing was conducted before the Planning Commission on the Application, pursuant to the procedural and notice requirements of the City Charter and Chapter 18 of the Code. The Planning Commission considered: the evidence presented in support of and in opposition to the application, the applicable zoning requirements, the City’s Comprehensive Plan, staff recommendations, and has considered the record before it and given appropriate weight to the evidence.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF THORNTON, COLORADO, AS FOLLOWS:

1. That the Owner and the City have complied with the provisions of Section 18-43 of the Code pertaining to CSP applications as follows:
 - a. The Applicant has held all required neighborhood meetings and all required public notices have been provided.

- b. The proposed project is consistent with the Comprehensive Plan and all requirements of Chapter 18 of the Thornton City Code.
 - c. The proposed project is consistent with current zoning or an existing application for a Zoning Amendment on the Property.
 - d. The CSP is in compliance with all applicable use, development, and design standards set forth in the City Code.
 - e. Adequate facilities and services exist or are planned by the project to serve the development at the time of construction.
 - f. Compatibility with the surrounding area is demonstrated by proposed improvements, including screening, and buffering that has been provided to minimize impacts to adjacent uses.
- 2. That the Planning Commission does recommend approval of Case Number PLCSP202401719 to the Thornton City Council.
 - 3. Applicant and/or Owner are bound by all statements and representations made on the record at the Public Hearing.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Thornton, Colorado, this 2nd day of September, 2025.

PLANNING COMMISSION OF THE
CITY OF THORNTON, COLORADO

Rahem Mulatu, Chairperson Signature

ATTEST:

Recording Secretary Signature

EXHIBIT A

YORKTOWNE AMENDMENT 1 BLK 1 LOT 2B