



Conferencing Access Information: This is viewing only access.

<https://us06web.zoom.us/j/81940562844?pwd=aajE09ZvcPbdRIjT8BZ7WONkkB1q3y.1>

Join via phone at 1-719-359-4580 **Meeting ID:** 819 4056 2844

Meeting Passcode: 284545

AGENDA

Call to Order

Roll Call

Consent Items

- A. Approval of Agenda
- B. Approval of Minutes - August 20, 2025

Public Comment

Public comments are limited to three (3) minutes. When you are recognized, please stand, state your name, and then address the Board in a professional manner.

The Commissioners may not respond to your comments during this meeting, rather they may take your comments and suggestions under advisement and your questions will be directed to the appropriate person or department for follow-up.

Public Notice

- A. Special Use Permit — 228 Comanche - Operate as a Bar/Tavern - Kiowa Bar
- B. Special Use Permit - New Bar - 222 Comanche - 1891 Exchange & Saloon

Old Business

New Business

Discussion

Adjourn

Agenda Approved By:

Chairperson Wendy Frenzel

Date Posted:

11/18/25

Time Posted: 4:00pm

MEETING PROTOCOL AND STANDARDS OF CONDUCT

Public Participation

Public comment is encouraged and will be listed as an agenda item at every regular Board of Trustees meeting.

Each individual wishing to be heard during the public comment period will be given up to three (3) minutes to make a comment.

The public comment period will not be used to make political endorsements or for political campaign purposes.

Questions from the Board will be for clarification purposes only. Public comment will not be used as a time for problem solving or reacting to comments made but, rather, for listening to the comments of citizens without taking any formal action.

The Board may direct the Town Administrator to provide information requested by a speaker during the public comment period.

Speakers are not allowed to make belligerent, accusatory, impertinent, slanderous, threatening, abusive, or disparaging comments.

The Mayor/Chairman may elect to defer public comment on a specific issue that appears on the regular agenda until that specific item is addressed.

The Mayor/Chairman may call for order when sidebar conversations occur in the audience. Those conversations are distracting from the Board addressing the topics at hand.

Members of the public who do not follow proper conduct after a warning in a public meeting may be barred from further participation at that meeting or removed from the Board Chambers pursuant to the Kiowa Municipal Code and Colorado Revised Statutes.

ACTION MAY BE TAKEN ON ANY AND ALL ITEMS LISTED ON THE AGENDA

All visitors must contact the Town Clerk five (5) business days before a scheduled meeting to be placed on the agenda. If special accommodations are necessary per ADA, contact 303-621-2366 prior to the meeting.



*Planning Commission Meeting
Regular Meeting Minutes
404 Comanche St., Kiowa Town Hall
August 20, 2025 @ 6:00 pm*

CALL TO ORDER

The regular meeting of the Town of Kiowa Planning Commission was called to order at 6:01 pm by Chairperson Wendy Frenzel.

ROLL CALL

Present: Chairperson Wendy Frenzel, Co-Chairperson Julie Mizak, Commissioner Shannon Lane, and Commissioner Lori Rafferty via phone. Commissioner Todd Lane joined the meeting at 6:11pm

Also present:

Kim Boyd, Town Administrator

Sasha Davidson, Town Clerk

Absent: Commissioner Sandy Kalisch

There was a quorum for conducting business.

CONSENT ITEMS

Chairperson Wendy Frenzel entertained a motion to approve the agenda with the change to move public comment up under consent items. Commissioner Shannon Lane moved to approve the agenda with the change, and Co-Chairperson Julie Mizak seconded the motion, and the motion carried 4-0 with no discussion.

Chairperson Wendy Frenzel entertained a motion to approve the minutes from the July 23, 2025, meeting. Co-Chairperson Julie Mizak moved to approve of the minutes from the July 23, 2025, meeting. Commissioner Shannon Lane seconded the motion, and the motion carried 4-0 with no discussion.

PUBLIC COMMENT

Annette Burmaster sent in a written public comment, which was read into the record by Town Clerk Sasha Davidson. Administrator Kim Boyd read a prepared statement in answer to the public comment.

OLD BUSINESS

None

NEW BUSINESS

- A. Notice of Public Hearing for Variance for 209 Cheyenne St. for Privacy Fence** – Bret Wager came before the board to request a variance for an 8-foot fence variance for his shop building on Cheyenne St. The reason for the height change request is because the property is below the street level significantly and the height increase would make it the standard height when seen from the road. The board asked for clarification on a couple of items.

Chairperson Wendy Frenzel entertained a motion to approve the fence height variance for 209 Cheyenne St. to 8 feet. Co-Chairperson Julie Mizak moved to approve the fence height variance for 209 Cheyenne St. Commissioner Todd Lane seconded the motion, and the motion carried 5-0 with no discussion.

Chairperson Wendy Frenzel entertained a motion to send the Planning Commission's recommendation to the Town of Kiowa Board of Trustees. Co-Chairperson Julie Mizak moved to send the Planning Commission's recommendation to the Town of Kiowa Board of Trustees. Commissioner Shannon Lane seconded the motion, and the motion carried 5-0 with no discussion.

CORRESPONDENCE/INFORMATION/REVIEW/DISCUSSION

None

ADJOURN

Commissioner Wendy Frenzel entertained a motion to adjourn the meeting. Commissioner Shannon Lane moved to adjourn at 6:14pm, and Commissioner Todd Lane seconded. The motion carried 5-0 with no discussion.

The next regular meeting will be on November 19, 2025, at Town Hall at 6:00 p.m.

Minutes approved by:

Wendy Frenzel, Chairperson

Sasha Davidson, Town Clerk

PRE APPLICATION MEETING REQUEST FORM

The pre-application review is the preliminary review of a land use or building permit proposal the town offers all applicants. **Meetings are scheduled upon request.** Pre-application reviews are a service provided by the Town prior to beginning the application process; **however, this review is not an application.** Pre-application "meeting form requests" must be submitted to the town at least **one week** prior to the actual meeting.

- If no site is currently selected the pre-application meeting can be a useful tool to identify potential areas for development or re-development.
- The property information required below can be found on the Elbert County Assessor website at www.elbert.co.us/assessor/. Please print a copy of the Assessor's page and submit it with your pre-application review request.
- Mail, email, fax or drop off the request prior to the pre-application meeting.

For Town Hall Use Only	
Project Title:	
Description:	
Review Date:	Review Time:

Contact Information:

Name	Corey Basquez, Ted Finley	
Phone	720 620 0439 303 359 4773	Fax:
Email	corey.basquez@gmail.com	
Address	32400 Pine View Dr Kiowa CO	
Project Description:		
Discuss purchasing 228 Comanche and moving Kiowa Bar to this location. NO major construction		
Please indicate which is applicable to the property:		
Own	Rent	Purchase <input checked="" type="checkbox"/>
Investment		

Property Information: 228 Comanche St

Section-Township - Range		Zoning	
State Parcel Number		Acreage	
General Location	228 Comanche St	Water Source	KWWA
Legal Description		Sewer	KWWA
Owner Name	Deb Ullom		
Current Use	office space		
Proposed Use	Bar / Tavern		
If available, please provide a simple detail drawing of the existing floor plan. Please attach to this application.			

To: Corey Basquez & Ted Finley

From: Travis Reynolds, AICP, Planning Manager – SAFEbuilt; on behalf of the Town of Kiowa

Date: 9/12/25

Re: 228 Comanche Street – proposed bar/coffee shop use; Special Use process

Thank you for your interest in development in the Town of Kiowa. Below please find summary information regarding the proposed bar/coffee shop use at 228 Comanche Street. We've summarized the Town's land use approval process below, as discussed at the pre-application meeting, below.

Proposed Use: The coffee shop portion of the use is an allowed use by right in the Town Center district. The bar portion of the use is considered through a Special Use process.

General Summary

A Special Use Permit requiring Commission and Board approval follows a two-hearing process with mailed, posted, and published notices at least 10 days before hearings. Notices must reach adjacent owners within 300 feet. Applications must include site plans, utility letters, ownership verification, and adjacent-owner lists. The Commission recommends approval/denial, and the Board makes the final decision.

Process

1. **Application Submittal** – Written application filed with the Town including all required materials.
2. **Staff Review** – Planning staff reviews the application for completeness and may request additional materials (within a few days).
3. **Public Hearing – Planning & Zoning Commission**
 - Hearing scheduled **30–60 days** after application is received. However, as discussed, staff undertakes a referral review cycle to ensure review and endorsement by referral agencies that may have applicable regulations.
 - Commission considers staff recommendations, public testimony, and required criteria.
 - Commission may approve, deny, or recommend conditions.

- The Commission makes a **recommendation** to the Board.
4. **Public Hearing – Board of Trustees**
- Board may approve, deny, or approve with conditions after its public hearing.
-

Public Hearings & Notifications

- **Newspaper Notice** – Published once in a newspaper of general circulation at least **10 days prior** to hearing. **(Town will undertake publication)**
 - **Posting of Property** – Subject property must be posted with a sign at least **10 days prior** to hearing and remain posted through the hearing. **(Town will provide content for the notification, applicant is responsible for printing and posting)**
 - **Mailed Notice (Town will provide content for the letter, applicant is responsible for mailing)** – First-class mail notice sent to:
 - **All adjacent property owners within 300 feet** of the subject property (based on tax records).
 - Must be mailed at least **10 days prior** to hearing.
 - **Agenda Notice** – Inclusion on the official agenda of the Commission/Board also serves as notice.
-

Submittal Materials

Application must include:

1. Applicant name and address.
2. Legal description and street address of subject property.
3. Proof of ownership or owner’s written consent.
4. Full description of proposed use.
5. Site plan (with **11" x 17" reductions**) – number determined by staff.
6. Utility and fire district service letters (if services not already provided).
7. List of names and mailing addresses of adjacent property owners within 300 feet.
8. Application fee (per adopted fee schedule).

9. Any additional information required by the Planning Department (staff has discretion to waive or request extra information).
-

Decision Criteria

The Commission and Board will consider that the proposed use:

- Is consistent with the Town Master Plan and zoning code intent.
- Will not cause material adverse impacts on the neighborhood or Town.
- Does not amount to granting the applicant a special favor not available to others.
- Will not adversely affect public facilities, transportation, light/air, traffic safety, or property values.

Please feel free to reach out for clarifications or with questions to – the Town Clerk (sdavidson@townofkiowa.com) or myself (treynolds@safebuilt.com) . Again, thank you for your interest in further investment in the Town and we look forward to working with you.

Applicants:

Corey Basquez
Teddy Finley
32400 Pine View Dr, Kiowa CO 80117

Special Use Proposal Application for:

228 Comanche St, Kiowa CO
Part of Section 20, T, 8 S., R. 23 W., 6th P.M.
County of Elbert, State of Colorado

Ownership:

Nikki R Ullom and Deborah A Ullom Revocable Trust

Proposed Use:

Coffee Shop and Tavern/Bar.

Coffee Shop Operations to include a full service coffee shop during morning specific hours, and a full service bar/tavern operation during specific afternoon/evening hours.

Coffee operations include counter delivery of espresso flavored and or coffee flavored options, including pre-cooked food items that can be safely heated in a turbo chef microwaveable ovens or similar. All coffee and flavored coffee drinks shall be served in disposable take out cups as well as all food shall be served in disposable take out health code approved packaging. All coffee and espresso drinks will be made in commercially approved equipment and made to temperature and readiness standards by health code. Although business operations and liquor enforcement include approved liquor licensing, liquor or any type of or such alcohol malt beverage shall not be served during "coffee shop hours".

Bar/Tavern Operations shall include counter and table delivery of full liquor and malt beverage service operated under liquor license authority. This operation(s) shall follow liquor code and certifications required by the state and/or town municipality laws by safely serving controlled portions of mixed alcoholic drinks and or beers/wines. The bar/tavern operations will adhere to all local and/or town requirements ie; staff trained Colorado Tip's Certification (ensuring correct training and regulations for the state in which liquor is served and sold to maintain a safe environment). Furthermore; Bar/Tavern operations will also include pre-made food options that can be safely heated in ovens and/or turbo chef microwavable ovens. Food options shall consist of frozen options that are heated such as pizzas, pretzels, french fries, chicken tenders, jalapeno poppers, cheese sticks, popcorn or such. Food availability shall be required in day to day alcohol served hours to ensure safe customer alcohol consumption.

Proposed Use Consideration:

Kiowa Bar and Kiowa Coffee Shop "the business" is currently operated under town approved licensing at 222 Comanche St. The business has operated at this location over the past 5 years. The business has proposed to purchase the property at 228 Comanche St to ensure the

success of the town center as well as the business. This purchase will allow the business to stay within town center continuing safe operations of a coffee shop and bar/tavern business. In addition this will continue to keep tax dollars in town center for Kiowa and retain local and tourist business for town growth. Current operations have successfully operated a safe retail space at the current location and therefor wish to continue business operations under the proposed address.

Signed;



Corey Basquez



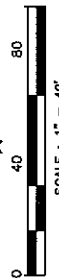
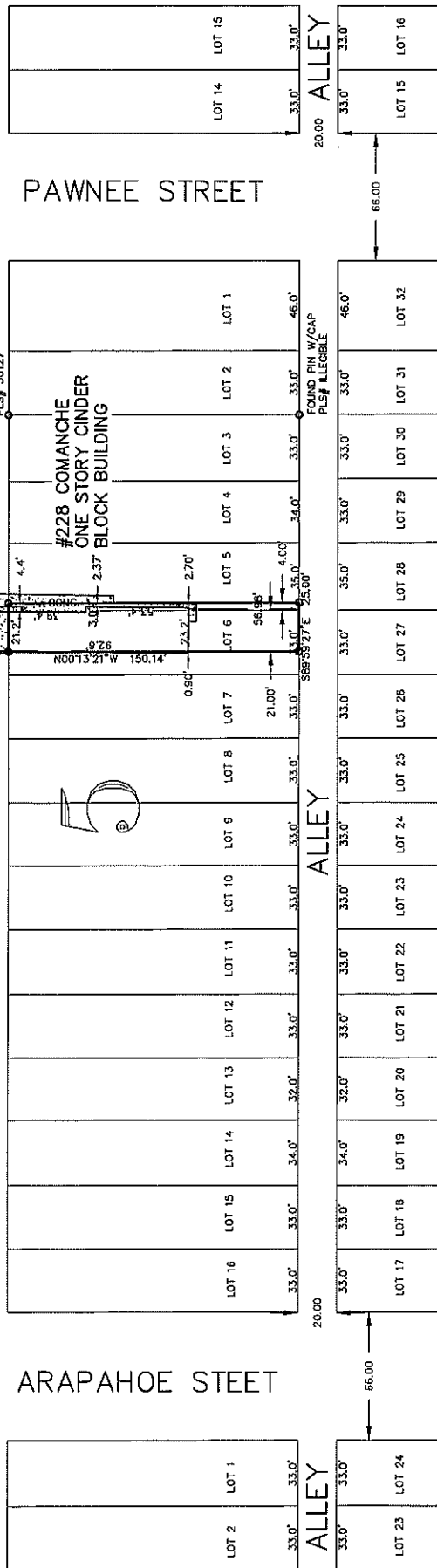
Teddy Finley

Dated: 09/17/2025

IMPROVEMENT SURVEY PLAT

PART OF SECTION 20, T. 8 S., R. 23 W., 6TH P.M.
 COUNTY OF ELBERT, STATE OF COLORADO.

COMANCHE STREET
 a.k.a. HWY 86



120 **CERTIFICATE OF SURVEY:**

This is to certify to ACP, LLC, that on September 14, 2005 a survey was made under my direct supervision, of the herein described property situated in Elbert County, Colorado. The survey was made for the purpose of adding to the records of the Elbert County, Colorado, the plat of the herein described buildings, improvements, easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by High Plains Survey Co. Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Any existing encumbrances or interests in the tract of land.
3. Rights of easement or other interests in the tract of land.

The survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey. Corner monuments were set, or found and accepted as indicated hereon.

PROPERTY DESCRIPTION
 THE EAST 21 FEET OF LOT 6, BLOCK 5, AND THE WEST 4 FEET OF LOT 5, BLOCK 5, KIDWA ORIGINAL COUNTY OF ELBERT, COLORADO

CERTIFICATE OF DEPOSIT:

Deposited this ___ day of _____, 20___, in the County Surveyor's land survey plots/right-of-way surveys at reception number _____, in the office of the Elbert County Clerk and Recorder.

DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN INEXACT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS:
 CONSIDERING THE N LINE OF BLOCK 5 TO BEAR N89°59'22"E AND MONUMENTED AS SHOWN HEREON.

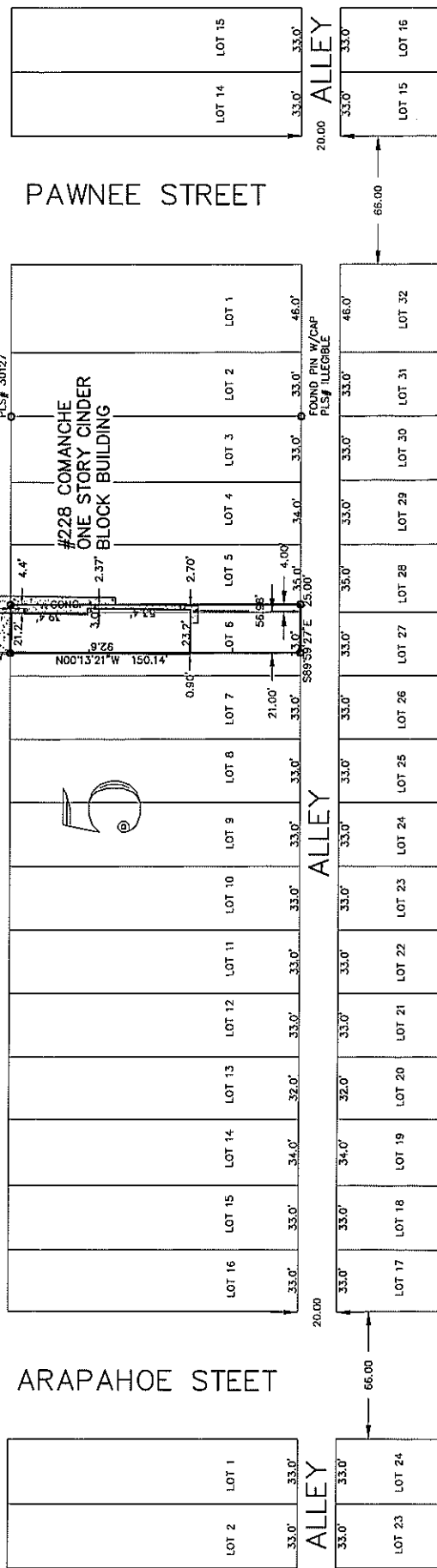
Signed _____

<p>High Plains Survey Co. LAND SURVEYING & CONSTRUCTION STAKING LAND DEVELOPMENT CONSULTING 303-621-8672 FAX:303-621-8673 345 COMANCHE, P.O. BOX 775 KIDWA, COLORADO 80147</p>		<p>TITLE IMPROVEMENT SURVEY PLAT SEC.20, T. 8 S., R. 23 W. COUNTY OF ELBERT, COLORADO</p>
<p>REFERENCE: Colorado 161668087</p>	<p>REVISIONS:</p>	<p>CLIENT ACP, LLC</p>
<p>For and on the behalf of High Plains Survey Co.</p>	<p>DATE 09/14/05</p>	<p>JOB NUMBER 05248-ISP</p>
<p>SCALE: 1" = 40'</p>	<p>BY KW/CLG</p>	<p>SHEET 1 OF 1</p>

IMPROVEMENT SURVEY PLAT

PART OF SECTION 20, T. 8 S., R. 23 W., 6TH P.M.
 COUNTY OF ELBERT, STATE OF COLORADO.

COMANCHE STREET
 c.k.g. HWY 86



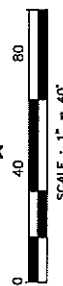
120

CERTIFICATE OF SURVEY:

This is to certify to ACPL, LLC, that on September 14, 2005 a survey was made under my direct supervision, of the herein described property situated in Elbert County, Colorado. The survey was made in accordance with the laws of the State of Colorado, and the rules and regulations of the Board of Professional Land Surveyors, State of Colorado, and that this plat accurately represents the location of all buildings, improvements, easements and rights of way in evidence or known to me and encroachments by or on the premises are accurately shown. This survey does not constitute a title search by High Plains Survey Co. Inc. of the property shown and described hereon to determine:

1. Ownership of the tract of land.
2. Rights of others in or to the tract of land.
3. Rights of adjacent tracts of land.

The survey was performed without the benefit of a title insurance commitment or a title insurance policy. A title insurance commitment or a title insurance policy may disclose facts not reflected on this survey. Corner monuments were set, or found and accepted as indicated hereon.



DISCLAIMER: PLEASE NOTE THAT SURVEYING IS AN IMPERFECT SCIENCE AND IS SUBJECT TO A CERTAIN DEGREE OF INACCURACY AND OPINION.

BASIS OF BEARINGS: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BASIS OF BEARINGS: CONSIDERING THE N LINE OF BLOCK 5 TO BEAR N88°59'22"E AND MONUMENTED AS SHOWN HEREON.

PROPERTY DESCRIPTION

THE EAST 21 FEET OF LOT 6, BLOCK 5, AND THE WEST 4 FEET OF LOT 5, BLOCK 5, KIDWA ORIGINAL COUNTY OF ELBERT, COLORADO

CERTIFICATE OF DEPOSIT:

Deposited this _____ day of _____, 20____, in the County Surveyor's land survey plats/right-of-way surveys at reception number _____, in the office of the Elbert County Clerk and Recorder.

Signed _____

High Plains Survey Co. LAND SURVEYING & CONSTRUCTION STAKING LAND DEVELOPMENT CONSULTING 503-621-8672 FAX:503-621-8673 345 COMANCHE, P.O. BOX 773 KIOWA, COLORADO 80117		TITLE IMPROVEMENT SURVEY PLAT SEC.20, T. 8S., R. 63 W. COUNTY OF ELBERT, COLORADO
CLIENT ACPL, LLC	SHEET 1 OF 1	JOB NUMBER 05248-ISP
DRAWN BY KW/CLG	DATE 09/14/05	SCALE 1" = 40'

REFERENCES:	REVISIONS:
Colorado 1973-2003	
For and on the behalf of High Plains Survey Co.	

September 17, 2025

To Town of Kiowa:

Planning, Zoning, and Safebuilt

RE: 228 Comanche Street Acct#R107389

As a trustee, of the Nikki R Ullom and Deborah A Ullom Revocable Trust Dated March 17, 2000 property at 228 Comanche street in Kiowa. I, Deborah A Ullom, give Corey Basquez permission to apply for a relocation of the Kiowa bar to this location. This shall constitute permission to file for zoning, special use, and building permits as needed. Please contact us with any questions at 720-878-8239 in relation to ownership.



Deborah A Ullom, Trustee



Kiowa Fire Protection District
PO Box 321 ~ 403 County Road 45
Kiowa, CO 80117
Station: (303) 621-2233 ~ Fax: (303) 621-2690

September 9, 2025

RE: 228 Comanche St
Kiowa, CO 80117
Pre-application Comments

To Whom It May Concern,

Kindly review the pre-application remarks provided by the Kiowa Fire Protection District concerning the proposed occupancy change for the property at 228 Comanche Ct, Kiowa, Colorado.

Converting a small office space into a **bar/restaurant** triggers a number of compliance concerns under the **2018 International Fire Code (IFC)**, since the change of use introduces higher occupant loads, cooking hazards, and new egress requirements. Here are the main concerns:

1. Change of Occupancy

- **Office (Business Group B) → Restaurant/Bar (Assembly Group A-2).**
- This increases fire and life-safety requirements because assembly occupancies pose higher risks due to occupant load and activities (alcohol consumption, cooking, dim lighting, etc.).
- Must meet IFC/IBC provisions for **change of occupancy** (IFC Ch. 10 and 11).

2. Occupant Load & Exiting

- Occupant load calculated based on floor area and use (A-2 requires more dense load factors than offices).
- More exits may be required depending on calculated occupant load (IFC §1006).
- Exit width, travel distance, and door swing direction must meet assembly requirements.
- Panic hardware may be required on exit doors serving 50+ occupants (§1010.1.10).

3. Fire Protection Systems

- **Fire Alarm System:** Assembly occupancies with occupant load ≥ 300 generally require a manual fire alarm system (§907.2.1.2).
- **Automatic Sprinklers:** A-2 occupancies are usually required to be sprinklered if occupant load > 100 (§903.2.1.2).
- **Kitchen Hood Suppression:** Commercial cooking appliances producing grease-laden vapors require a Type I hood and automatic fire suppression system (§904.12).

4. Cooking & Ventilation Hazards

- Compliance with **commercial kitchen exhaust** requirements (§607).
- Proper ductwork, clearance to combustibles, and grease filters required.
- Portable fire extinguishers (Class K near cooking equipment per §906.4).

5. Interior Finishes & Furnishings

- Flame-spread and smoke development ratings of finishes must meet assembly occupancy requirements (§803).
- Upholstered furniture and draperies must meet fire performance standards (§805, §806).

6. Means of Egress Lighting & Signage

- Emergency lighting required for all assembly spaces (§1008).
- Exit signs required, internally or externally illuminated (§1013).

7. Storage & Utilities

- Compressed gas cylinders (e.g., CO₂ for beverage systems) regulated under IFC Ch. 53.
- Flammable/combustible liquids (e.g., cleaning agents, alcohol storage) must be stored per Ch. 57.

- Electrical and mechanical upgrades may be needed to meet code requirements for the new load and equipment.
-

8. Accessibility & Safety Features

- Must provide accessible seating and egress routes in compliance with IBC/ADA (not IFC, but enforced alongside).
 - Guardrails, handrails, and aisle spacing apply for assembly spaces.
-

SUMMARY:

The biggest shifts from an office to a bar/restaurant under the 2018 IFC are:

- Change of occupancy from **B** → **A-2**,
- Increased requirements for **sprinklers, alarms, and exits**,
- **Cooking fire protection** (hoods, suppression, extinguishers),
- Stricter rules for **interior finishes, storage, and signage**.

Respectfully submitted,

Gerry Lamansky

Gerry Lamansky
Fire Chief
Kiowa Fire Protection District
g.lamansky@kiowacofpd.gov
303-621-2233

IFC Compliance Checklist – Office to Bar/Restaurant (A-2 Occupancy)

1. Occupancy & Classification

- Verify change of use: **Business (B)** → **Assembly (A-2)**.
 - Confirm if change triggers additional code compliance (per IFC Ch. 10 & 11).
-

2. Occupant Load & Exiting

- Calculate occupant load (Table 1004.5).
 - Verify required number of exits (IFC §1006).
 - Check maximum travel distance to exits (§1017).
 - Ensure doors swing in direction of egress when serving ≥ 50 people (§1010.1.2.1).
 - Install panic hardware on exit doors if occupant load ≥ 50 (§1010.1.10).
 - Confirm exit access widths and corridor capacity are adequate (§1005).
-

3. Fire Protection Systems

- **Sprinklers:** Required if A-2 occupant load > 100 (§903.2.1.2).
 - **Fire alarm system:** Required if A-2 occupant load ≥ 300 (some AHJs require lower) (§907.2.1.2).
 - **Kitchen hood suppression system:** Required for grease-producing cooking (§904.12).
 - **Fire extinguishers:**
 - General coverage per §906.
 - Class K extinguisher within 30 ft of cooking equipment (§906.4).
-

4. Cooking & Ventilation

- Type I hood over cooking appliances producing grease-laden vapors (§607.2.1).
- Hood and duct systems installed/maintained per **NFPA 96** (referenced).

- Automatic fuel/electric shutoff tied to hood suppression system (§904.12.2).
-

5. Interior Finishes & Furnishings

- Wall/ceiling finishes meet Class A–C rating requirements (§803).
 - Floor finishes comply with flame spread limits (§804).
 - Upholstered furniture, drapes, and decorative materials meet flame resistance (§805–806).
-

6. Egress Lighting & Signage

- Emergency lighting installed for all paths of egress (§1008).
 - Exit signs provided, internally/external illumination (§1013).
 - Exits visible and unobstructed at all times (§1003.6).
-

7. Storage & Special Hazards

- Compressed gases (e.g., CO₂ beverage systems) installed per Ch. 53.
 - Flammable/combustible liquids (alcohol, cleaners) stored per Ch. 57.
 - Waste and recycling storage areas meet separation/fire-resistance standards (§315).
-

8. General Safety & Maintenance

- Electrical systems upgraded for new load (coordinate with NEC & IFC §604).
- Portable heaters or fuel-burning appliances reviewed for compliance (§603).
- Fire lanes and access for fire department maintained (§503).
- Staff trained on extinguisher use and evacuation procedures (§404, §405).

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Kiowa Planning and Zoning Commission and the Board of Trustees shall hold a public hearings concerning a Special Use Permit to allow the property described in Exhibit A, and generally located at 228 Comanche Street, Kiowa, CO- to operate as a bar or tavern pursuant to the Town of Kiowa Zoning Regulations.

The Planning & Zoning Commission public hearing will be held on November 19th , 2025 at the hour of 6:00 p.m. or as soon as possible thereafter as the agenda of the Planning and Zoning Commission permits.

As required, a second public hearing shall be held before the Town Board of Trustees on December 9th , 2025 at the hour of 7:00 p.m. or as soon as possible thereafter as the agenda for the Town Board of Trustees permits.

The public hearings will be held at the Kiowa Town Hall, 404 Comanche Street, Kiowa, Colorado 80117, or at a place otherwise specified by the Town Clerk. Further information is available by calling (303) 621-2366.

ALL INTERESTED PERSONS MAY ATTEND

Exhibit A:

Part of the NW Quarter of Section: 20, Township: 8 S, Range: 63 W, 6th P.M. County of Elbert, State of Colorado; Block 5, Lot 5.



Town of Kiowa

404 Comanche Street
Kiowa, CO 80117

Phone: (303) 621-2366

Fax: (303) 621-2595

November 9th, 2025

NOTICE OF PUBLIC HEARING

Dear Resident or Owner,

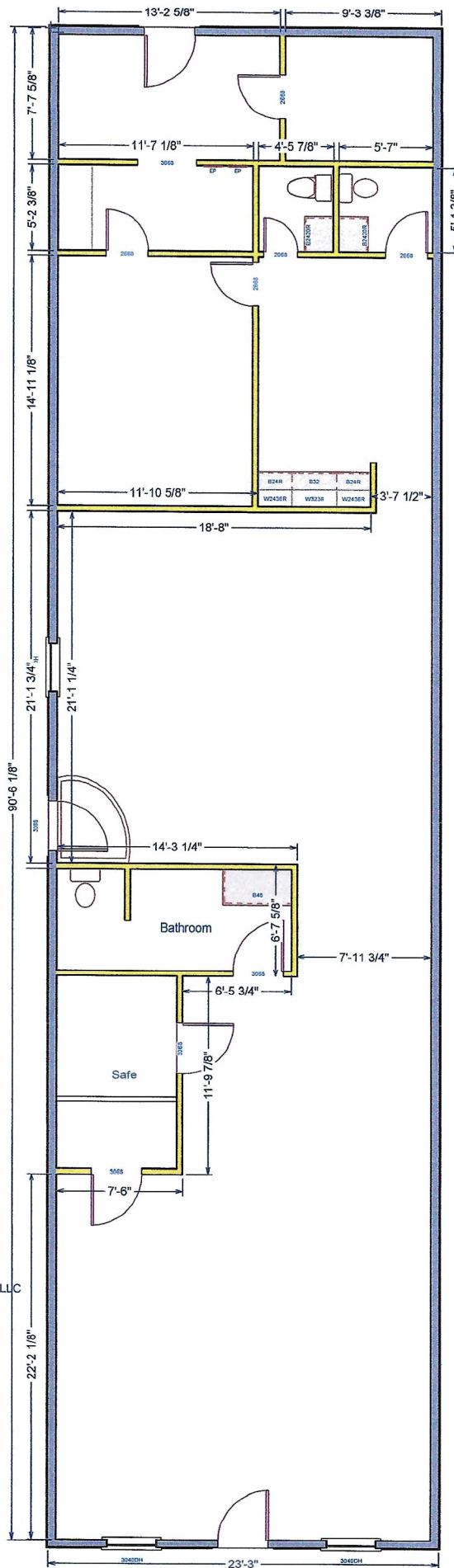
Please be advised that a request for a **special use permit** has been submitted for the location listed below. As an owner of adjacent property within the required notification area, notice is hereby given that a public hearing shall be held before the **Planning & Zoning Commission on November 19th, 2025 at the hour of 6:00 p.m.**, and the **Board of Trustees on December 9th, 2025 at the hour of 7:00 p.m.**, to consider the application. Additional information regarding the request is available at the Kiowa Town Hall, located at 404 Comanche Street, Kiowa, Colorado 80117 or by calling (303) 621-2366.

Applicant: Corey Basquez

Location: 228 Comanche Street

Nature of the Request: To operate the property as a Bar/Tavern

Please note that all interested persons are invited to attend. Alternatively, comments may be submitted to the Town Administrator at the address above or through email to Town Clerk, Sasha Davidson at the email provided below. All comments must be submitted by 5 p.m. on **Monday, November 17th, 2025**. If you have any questions about the application, please contact Town Clerk, Sasha Davidson at (303) 621.2366 or at sdavidson@townofkiowa.com.

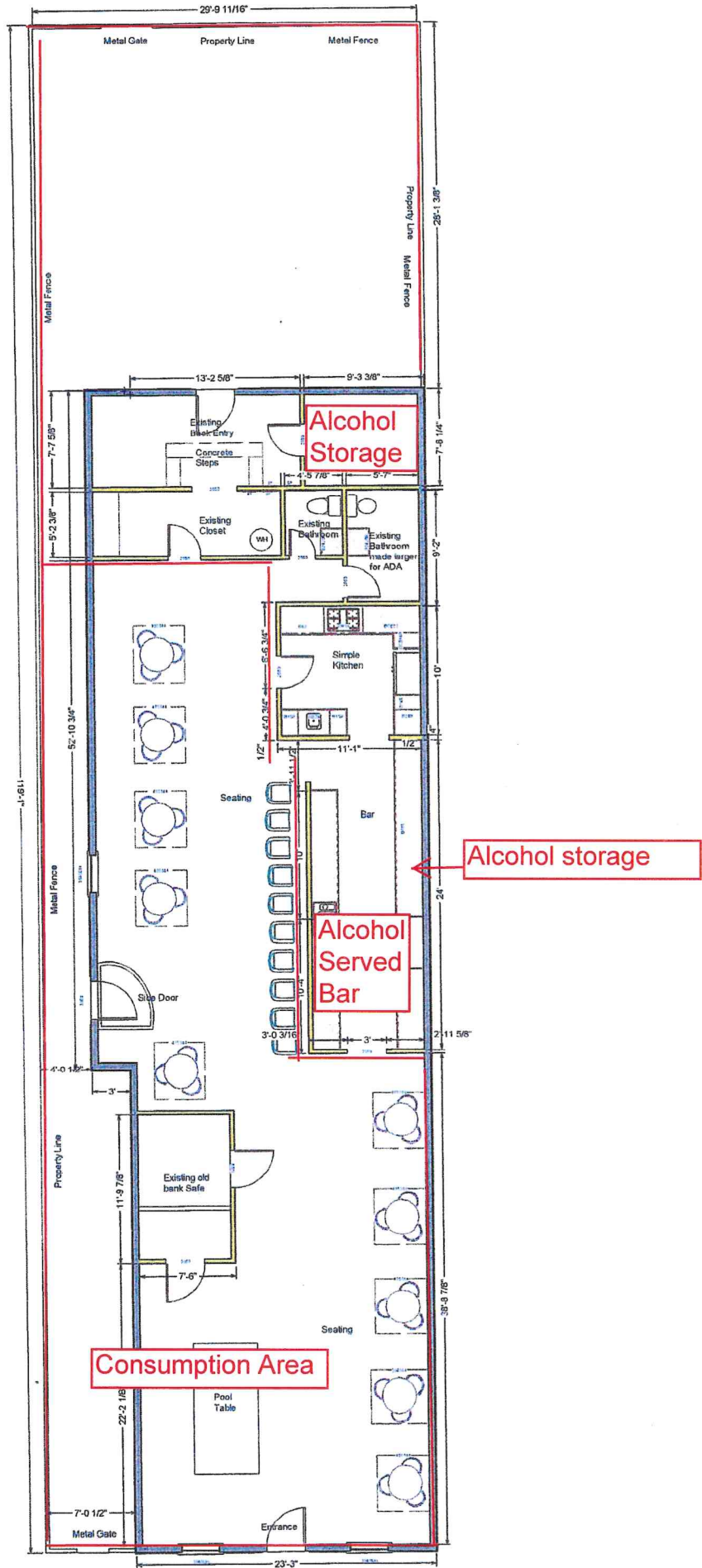


Quality Home Builders, LLC
 35076 Cimarron Trail
 Elizabeth, Co 80107

Existing Building

Kiowa Bar
 228 Comanche Street
 Kiowa, Co 80117

LIVING AREA
 2026 sq ft



Quality Home Builders, LLC
 35076 Cimarron Trail
 Elizabeth, Co 80107

Kiowa Bar
 228 Comanche Street
 Kiowa, Co 80117

LIVING AREA
 2186 sq ft

Special Use Permit for 228 Comanche Street

Applicant	Corey Basquez and Ted Finley
Owner	Deb Ullum
Location	228 Comanche Street, Kiowa, CO 80117
Master Plan	Commercial
Zoning	Community/Professional

Applicant’s Request

The Applicant(s), Corey Basquez and Ted Finley, are requesting approval of a Special Use Permit to operate a bar/tavern along with a coffee shop (a permitted use) on the property located at 228 Comanche Street. The Applicant's business plan is to relocate their existing establishment, Kiowa Bar, to the proposed location of 228 Comanche St. There will be an expansion of the building footprint of approximately 160 square feet from 2,026 square feet to 2,186 square feet, along with minor modifications to the interior of the building to facilitate the bar/tavern and coffee shop amenities. (see the existing and proposed floor plans on pages 3 and 4). The hours of operation will be as follows:

Mon-Fri = Coffee shop is 6 am to 11 am. **Bar/tavern** is 3 pm to 10 pm

Sat-Sun = Coffee shop is 7 am to 11 am. **Bar/tavern** is 11 am to 10 pm

The bar/tavern is open till midnight on Fridays and Saturdays

The subject is designated in the Master Plan as Commercial and is zoned Commercial/Professional within what is referred to as the Town Center District.

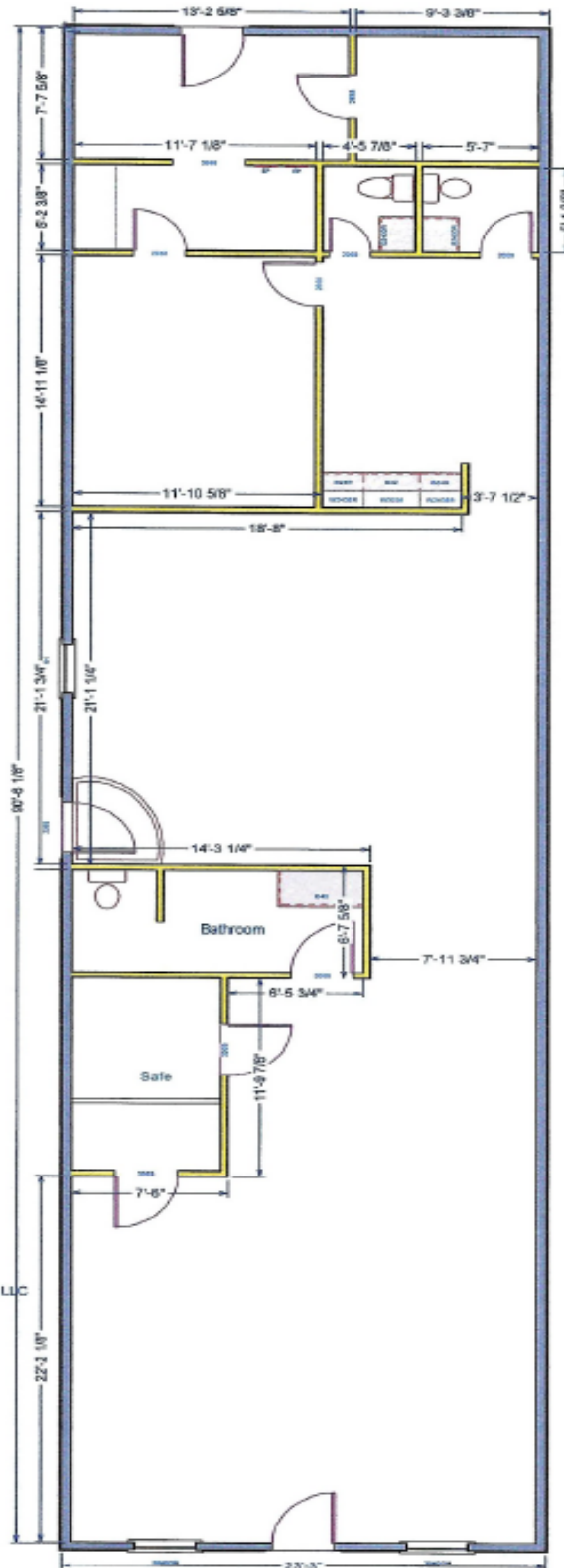
Subject Property Location/Site Image – 228 Comanche



Building Elevation- Main Entrance



Floor Plan (existing 2056 Square feet)



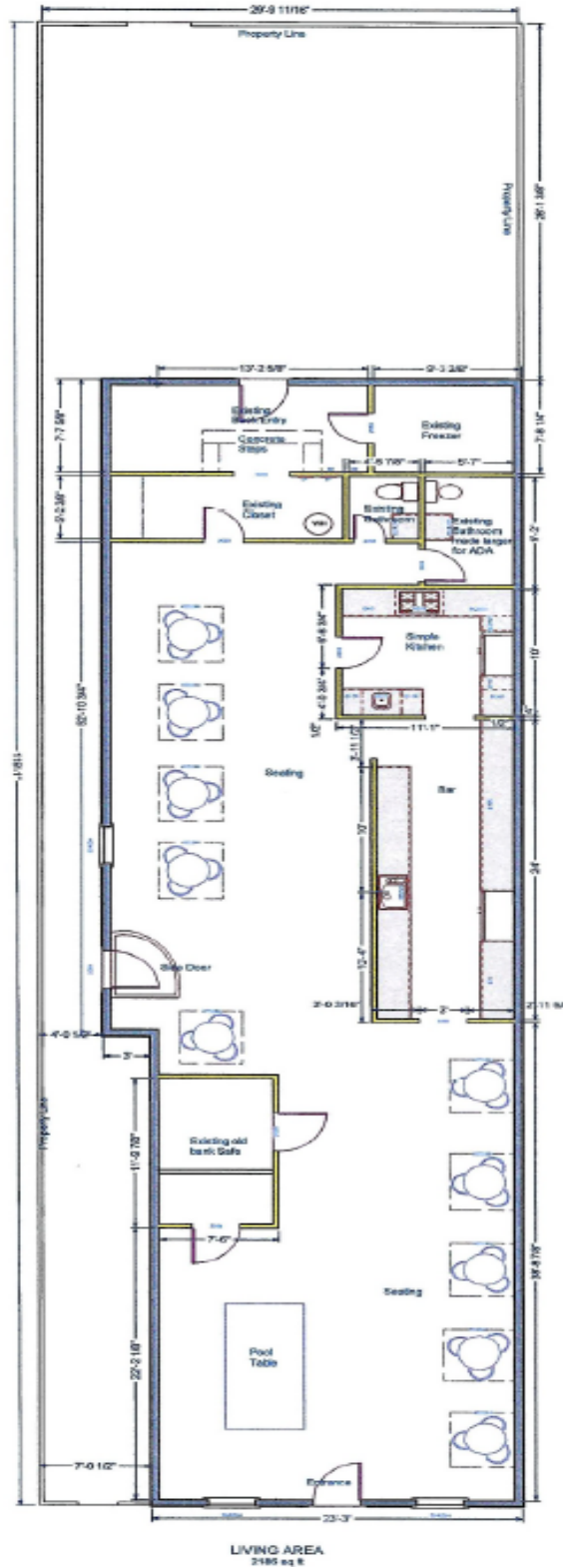
Quality Home Builders, LLC
35076 Cimarron Trail
Elizabeth, Co 80107

Existing Building

Kiowa Bar
228 Comanche Street
Kiowa, Co 80117

LIVING AREA
2026 sq ft

Floor Plan (Proposed 2,186 square feet – expansion by 160 +/- square feet)



Quality Home Builders, LLC
30070 Cimarron Trail
Elizabeth, CO 80107

Kiowa Bar
228 Comanche Street
Kiowa, CO 80117

Special Use Permit Analysis

The applicant is requesting to operate the coffee shop portion of the use, which is allowed by right in the Town Center district. The bar portion of the use is considered through a Special Use process. The applicants have provided a narrative of their operation for the Commission to better understand their business plan. I've highlighted the bar/tavern hours of operation to stand out compared to the coffee shop hours because it is the bar/tavern that is before the Planning Commission for review.

"The coffee shop equipment, i.e., coffee and espresso machines, would be housed behind the bar and served from 6 am to noon. All liquor is taken down during coffee shop hours. All food for both the coffee shop and bar hours is available frozen or ready-made. Our food license allows for all pre-made food that is heated in Turbo Chef microwave ovens, which you see, for example, in a Starbucks establishment.

Parking will be street parking for all customers. Parking in the rear will only be available for deliveries."

An iron fence will be installed on the left entrance of the building that will go into a future patio area. This will allow for permitted alcohol delivery to be kept from public areas or other establishments. Entry shall only be made from the front of the building during both coffee shop and tavern hours. The front entry of the building is ADA accessible, and one of the existing bathroom walls will be enlarged for ADA as noted on the drawing plan.

*Mon-Fri = Coffee shop is 6 am to 11 am. **Bar/tavern is 3 pm to 10 pm***

*Sat-Sun = Coffee shop is 7 am to 11 am. **Bar/tavern is 11 am to 10 pm***

The bar/tavern is open till midnight on Fridays and Saturdays."

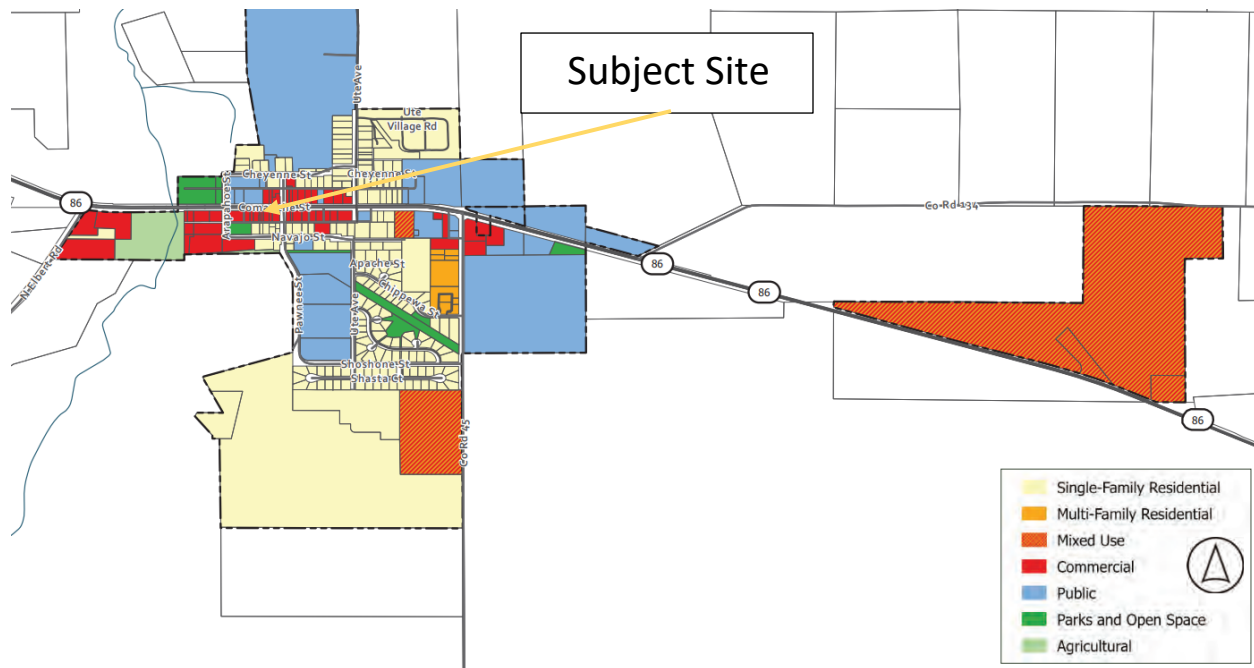
The State is also a key regulator when it comes to licensing beer and wine, liquor, and bar/tavern establishments. The purpose of the Alcohol Control Board in Colorado is to regulate the sale, distribution, and consumption of alcoholic beverages within the state. Some key responsibilities of Alcohol Control Boards in Colorado include issuing and monitoring liquor licenses, ensuring compliance with alcohol laws and regulations, conducting investigations into violations, and taking enforcement actions when necessary to maintain a safe and orderly marketplace for alcohol sales

In Colorado, the alcohol licensing process is overseen by the Colorado Department of Revenue's Liquor Enforcement Division. Staff have included a condition that the occupancy of building they must confirm

that they have the proper licensing from the Department of Revenue’s Liquor Enforcement Division and this must be confirmed by the Town Manager.

- **Master Plan**

- At the time of the creation of the Master Plan in 2024, the Town created a future land use map in which the subject property is designated as Commercial. (Figure 1)



- The Master Plan outlines goals that are intended to serve as a guide to direct decisions made by the Town to move towards a desired result. The following are goals that align with the proposed development:
 - **Growth:** New development should provide a net positive fiscal impact to the Town of Kiowa.
 - **Image and Design:** Promote new commercial and residential development within the current town limits of Kiowa.
 - **Economic Development:** Encourage the development and expansion of existing businesses. Doing so would encourage more retail opportunities to increase convenience, maintain consumer dollars, and provide employment opportunities for residents of Kiowa.
- The subject property, zoned *Commercial/Professional (CP)*, does not explicitly list the proposed use as a use permitted by right in the CP district (*Sec. 16-23*), so it must be reviewed as a SUP. The proposed use is in line with the district’s intent, which seeks to “provide a wide range of general retail goods and services for residents of the local community and region...”.

Analysis of Proposed Use

- **Anticipated Neighborhood Impacts**

- No significant harm to the neighborhood’s character is anticipated because of the development of this project.
- The proposed use will involve the development of only a minor modification of the existing footprint, which is designed as only a slight intensification of the building, and the modification will be by the Town of Kiowa’s Municipal Code and current building regulations in use are not anticipated to pose harm to the adjacent properties, retail properties.
- The adjacent properties are zoned as follows:

Direction	Zoning District	Land Use
North	County Bldg. and Car lot	Public and Retail
East	Retail Business	Commercial
South	Single-Family Residences	Residential
West	Retail Business	Commercial

No impact to adjacent properties is anticipated currently.

Infrastructure Services

- This proposal is not expected to adversely impact the Town’s existing infrastructure services, financially or otherwise. No physical infrastructure is planned to be extended to the existing structure. Existing infrastructure services include, but are not limited to, water, sewer, streets, and emergency services.

Special Use Permit Review Criteria

Article XIII outlines the process used to determine the eligibility of an SUP request. The following criteria are used to guide the Planning and Zoning Commission in determining the appropriateness of the proposed use:

SUP Review Criteria	Staff Findings
1. Relation to and effect upon the master plan generally;	The master plan’s Land Use Map designates the subject property as <i>Commercial</i> , and the proposed use as conditioned is compatible with adjacent commercial uses adjacent to the proposed use.
2. Effect upon light and air, distribution of population, transportation, water, sewage, schools, parks, and other	Staff received a comment letter from the Kiowa Fire Protection District, and those comments will be incorporated as Conditions of Approval for the proposed Special Use Permit. The existing building,

<p>public improvements and requirements;</p>	<p>along with the minor footprint expansion, does not create an adverse effect on light, air, transportation, public utilities, and other public improvements.</p>
<p>3. Effect upon traffic in the streets, with particular reference to congestion, automotive and pedestrian safety and convenience, traffic flow and control, including control and flow of traffic entering public streets from private property, access and maneuverability, and removal of snow from the streets under circumstances of heavy accumulation;</p>	<p>No existing public access will be altered by the project, nor are public encroachment permits required or needed for the proposed project.</p>
<p>4. Effect upon the character of a particular zoning district, including the effect upon characteristic use within such district, and the characteristic physical attractiveness of such district, its architecture and landscaping;</p>	<p>This development is not expected to have an adverse effect on the character of the CP district. This SUP would grant a slight intensification of use and is in line with the general intent of the district, which is to “provide a wide range of general retail goods and services for residents of the local community and region...”.</p>
<p>5. Effect upon the value of existing buildings and improvements;</p>	<p>There is no anticipated adverse impact on the value of adjacent properties.</p>
<p>6. The appropriateness of the proposed use in relation to the land uses generally throughout the town;</p>	<p>Given that the proposed use (bar/tavern), are typical use in a retail established area, and with special licensing granting an SUP in this scenario is deemed appropriate.</p>
<p>7. Complete list of the names and mailing addresses of adjacent property owners within 300 feet of the subject property required to be notified of the hearing on the application for special use permit;</p>	<p>The applicant notified all property owners within 300 feet and satisfied this requirement.</p>
<p>8. Whether the granting of the application would amount to granting to the applicant a special favor not available to other persons;</p>	<p>Granting a SUP for this application would not amount to the applicant receiving a special favor not available to other people.</p>
<p>9. The possible adverse effect of approval or denial as a precedent in future cases.</p>	<p>Neither approval nor denial of this SUP would create adverse effects or set a negative precedent for future cases.</p>

Findings & Staff Recommendation

Based on the analysis of the proposed commercial development within the context of both the Town of Kiowa Municipal Code and Master Plan, the SAFEbuilt team recommends approval, as conditioned by the Planning Commission, to the Board of Trustees for the approval of the bar/tavern on the property located at 228 Comanche Street.

Staff recommends the following, with conditions for approval:

Comments / Conditions for approval

Fire:

1. **Change of Occupancy (IFC 102.3 & 3401.2):**

The proposed change constitutes a new occupancy classification. A building permit and subsequent inspection by both the Building Department and the Fire District are required prior to construction or occupancy.
2. **Occupant Load and Means of Egress (IFC Chapter 10):**
 - The occupant load must be recalculated based on the intended use per Table 1004.5.
 - Exit quantity, width, and configuration shall comply with the revised occupant load and Group A-2 requirements.
 - Exit signage and emergency lighting must be provided per Sections 1013 and 1008.
3. **Fire Protection Systems (IFC Chapter 9):**
 - An **automatic sprinkler system** is required where the fire area exceeds thresholds outlined in Section 903.2.1.2 for Group A-2 occupancies.
 - A **fire alarm system** with manual and automatic initiation may be required per Section 907.2.1.1.
 - All existing and new systems shall be tested, inspected, and certified prior to occupancy.
4. **Interior Finishes and Decorative Materials (IFC Chapter 8):**
 - Interior finishes shall meet the flame spread and smoke development limits of Table 803.11.
 - Decorative materials must comply with Section 805 for flame resistance.
5. **Kitchen and Cooking Operations (IFC 609 / NFPA 96):**
 - If food preparation includes grease-laden vapors, a **Type I hood** and automatic **fire suppression system** are required.
 - Systems must be installed, tested, and maintained per NFPA 96.

6. Portable Fire Extinguishers (IFC 906):

- Provide approved fire extinguishers per Section 906 and NFPA 10.
- Units must be visible, accessible, and appropriately mounted.

7. Electrical and Emergency Systems (IFC 604 & 1008):

- Emergency power shall be provided for exit signs and egress illumination.
- Electrical systems must comply with NFPA 70 (National Electrical Code).

8. Hazardous and Combustible Storage (IFC Chapter 3 & 57):

- Cleaning chemicals and alcoholic beverages must be stored in accordance with Section 5704.3.
- Quantities shall not exceed exempt amounts in Table 5003.1.1(1).

9. Fire Department Access and Addressing (IFC 503 & 505):

- Fire apparatus access roads must remain unobstructed.
- The building address must be clearly visible from the street (Section 505.1).
- Any outdoor seating must not interfere with access or hydrants.

10. Final Inspection:

- A final inspection by the Kiowa Fire Protection District is required before occupancy.
- All fire protection systems must be fully operational and approved.

Building:

1. The bathroom(s) will need to be brought up to American Disabilities Act (ADA) compliance standards.

Planning:

1. Any future expansion of the building footprint, the tenant/owner will need to provide the required onsite parking standards, as well as landscape improvements.
2. Any expansion of the bar/tavern will require a Special Use Amendment hearing.
3. The applicant will need to confirm with the Town Administrator before occupancy of the building that the bar/tavern establishment has its license from the Colorado Department of Revenue's Liquor Enforcement Division.

PRE APPLICATION MEETING REQUEST FORM

The pre-application review is the preliminary review of a land use or building permit proposal the town offers all applicants. **Meetings are scheduled upon request.** Pre-application reviews are a service provided by the Town prior to beginning the application process; **however, this review is not an application.** Pre-application "meeting form requests" must be submitted to the town at least **one week** prior to the actual meeting.

- If no site is currently selected the pre-application meeting can be a useful tool to identify potential areas for development or re-development.
- The property information required below can be found on the Elbert County Assessor website at www.elbert.co.us/assessor/. Please print a copy of the Assessor's page and submit it with your pre-application review request.
- Mail, email, fax or drop off the request prior to the pre-application meeting.

For Town Hall Use Only	
Project Title:	
Description:	
Review Date:	Review Time:

Contact Information:

Name	Tabitha King	
Phone	7204361877	Fax:
Email	tabitha.king@stc@gmail.com	
Address	222 Comanche St Kiowa CO 80117	
Project Description:	PO Box 871 - Kiowa	
	purchase building open bar	
Please indicate which is applicable to the property:		
Own	_____	Rent _____
Purchase	_____	Investment _____
	Oct/Nov.	

Property Information:

Section-Township - Range	20 - 8 - 63	Zoning	C-1
State Parcel Number	8320104006	Acreage	
General Location	222 Comanche St.	Water Source	KuwaA
Legal Description	Block 5, Lot 7-8- B510 P600	Sewer	KuwaA
Owner Name	Joey Khun		
Current Use	Bar		
Proposed Use	Bar		
<p>If available, please provide a simple detail drawing of the existing floor plan. Please attach to this application.</p>			



TOWN OF KIOWA
404 Comanche Street
Kiowa, CO 80117
Phone: (303) 621-2366
Fax: (303) 621-2595

LAND USE APPLICATION

DATE: October 1, 2025
NAME OF PROJECT: 1891 Exchange + Saloon
NAME OF APPLICANT: Tabitha King
ADDRESS & LEGAL DESCRIPTION OF PROJECT: 202 Comanche
Operate as a bar/taavern at the current bar location - new owner -

PLEASE CHECK THE APPROPRIATE ITEM(S):

- REZONING, PLAT, USE BY SPECIAL REVIEW, MINOR PLAT/REVIEW, ANNEXATION, VARIANCE, SUBDIVISION, MINOR SUBDIVISION, SITE PLAN, OTHER

Present Zoning: TC Area In Acres:
Proposed Zoning: TC Present Use: Bar / Tavern
Proposed # of Lots (If Applicable) Proposed Gross Floor Area (If Applicable)

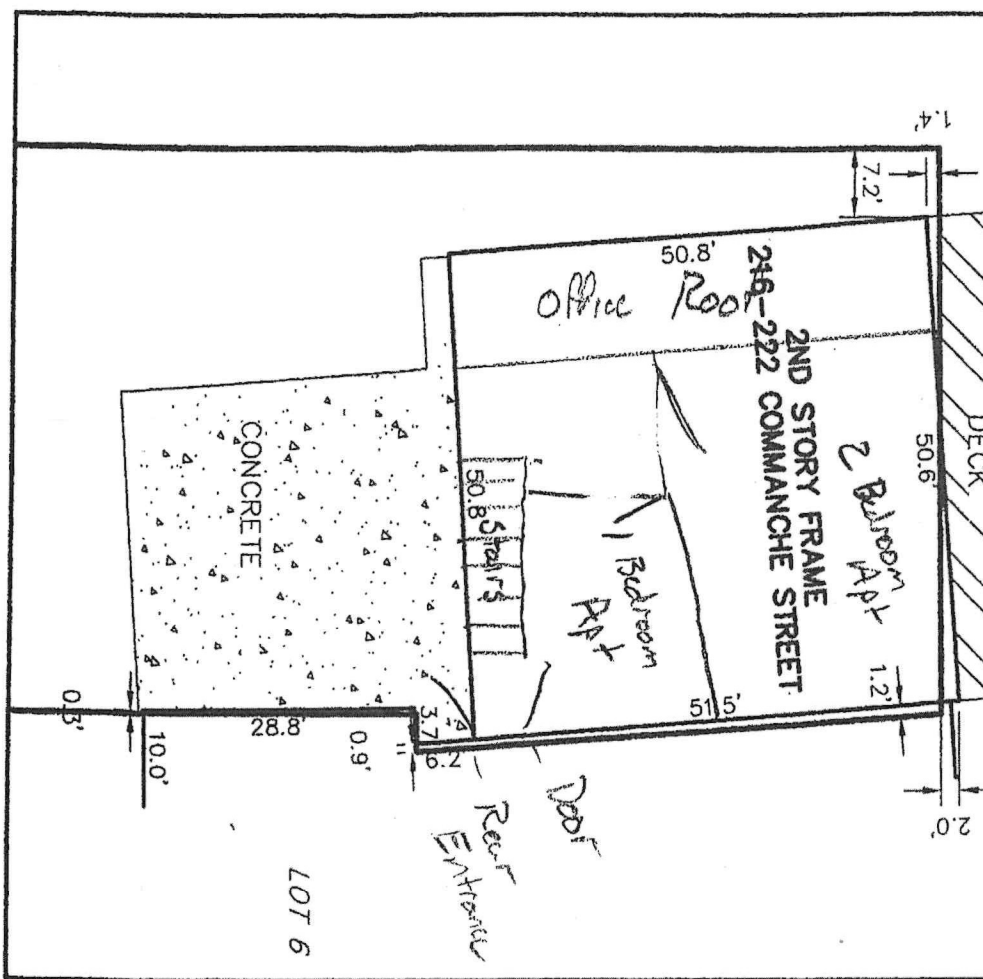
Provide a narrative description of the proposal:

Previous Bar is moving locations.
Would like to open a bar/taavern in the current location.
There will be no structural changes.
There is a lease to own contract.
Liquor license application has been submitted to town clerk.

Appts.
2nd Floor

STREET
(I.O.W)

62'





Town of Kiowa

404 Comanche Street
Kiowa, CO 80117

Phone: (303) 621-2366

Fax: (303) 621-2595

November 9th, 2025

NOTICE OF PUBLIC HEARING

Dear Resident or Owner,

Please be advised that a request for a **special use permit** has been submitted for the location listed below. As an owner of adjacent property within the required notification area, notice is hereby given that a public hearing shall be held before the **Planning & Zoning Commission on November 19th, 2025 at the hour of 6:00 p.m.**, and the **Board of Trustees on December 9th, 2025 at the hour of 7:00 p.m.**, to consider the application. Additional information regarding the request is available at the Kiowa Town Hall, located at 404 Comanche Street, Kiowa, Colorado 80117 or by calling (303) 621-2366.

Applicant: Tabitha King

Location: 222 Comanche Street

Nature of the Request: To operate the property as a Bar/Tavern

Please note that all interested persons are invited to attend. Alternatively, comments may be submitted to the Town Administrator at the address above or through email to Town Clerk, Sasha Davidson at the email provided below. All comments must be submitted by 5 p.m. on **Monday, November 17th, 2025**. If you have any questions about the application, please contact Town Clerk, Sasha Davidson at (303) 621.2366 or at sdavidson@townofkiowa.com.

NOTICE OF PUBLIC HEARING

Notice is hereby given that the Town of Kiowa Planning and Zoning Commission and the Board of Trustees shall hold a public hearings concerning a Special Use Permit to allow the property described in Exhibit A, and generally located at 222 Comanche Street, Kiowa, CO- to operate as a bar or tavern pursuant to the Town of Kiowa Zoning Regulations.

The Planning & Zoning Commission public hearing will be held on November 19th , 2025 at the hour of 6:00 p.m. or as soon as possible thereafter as the agenda of the Planning and Zoning Commission permits.

As required, a second public hearing shall be held before the Town Board of Trustees on December 9th , 2025 at the hour of 7:00 p.m. or as soon as possible thereafter as the agenda for the Town Board of Trustees permits.

The public hearings will be held at the Kiowa Town Hall, 404 Comanche Street, Kiowa, Colorado 80117, or at a place otherwise specified by the Town Clerk. Further information is available by calling (303) 621-2366.

ALL INTERESTED PERSONS MAY ATTEND

Exhibit A:

Part of the NW Quarter of Section: 20, Township: 8 S, Range: 63 W, 6th P.M. County of Elbert, State of Colorado; Block 5, Lot 7-8.

Commercial Building Lease Agreement

This Commercial Building Lease Agreement ("Lease") is made and effective , by and between **William and Joey Kuhn** ("Landlord") and **Tabitha King** ("Tenant").

Landlord is the owner of land and improvements commonly known and numbered as **216 - 222 Comanche St, Kiowa CO 80117**

and described as follows (the "Building"):

appx. 3750 SF Commercial Space with Basement, 3 attached offices and 2 Apartments

Landlord makes available for lease the Building designated as

216 - 222 Comanche St, Kiowa CO 80117

Landlord desires to lease the Leased Premises to Tenant, and Tenant desires to lease the Leased Premises from Landlord for the term, at the rental and upon the covenants, conditions and provisions herein set forth.

THEREFORE, in consideration of the mutual promises herein, contained and other good and valuable consideration, it is agreed:

1. Term. **Term= 12 Months**

A. Landlord hereby leases the Leased Premises to Tenant, and Tenant hereby leases the same from Landlord, for an "Term" beginning **11/01/2025** and Ending on **10/31/2026**

Landlord shall use its best efforts to give Tenant

possession as nearly as possible at the beginning of the Lease term. If Landlord is unable to timely provide the Leased Premises, rent shall abate for the period of delay. Tenant shall make no other claim against Landlord for any such delay.

Rest of information deleted for privacy.

Started: 3/24/2025

Completed:

3/24/2025

Time:

After 3PM

Technician:

PT CN



TFP

TURNER FIRE PROTECTION, LLC

Annual

Kitchen Suppression Inspection

Job Site Information

Delicious Conviction Food Trailer
18950 County Road 150
Kiowa Colorado 80117
Tabitha 720-436-1877

Billing Information


Delicious Conviction Food Trailer
18950 County Road 150
Kiowa Colorado 80117
Tabitha 720-436-1877

Phone Number (719)-529-9056

Email: Turner.Fire@outlook.com

FIRE SYSTEM SUPPRESSION

Every 6 months the facility inspects any automatic fire extinguishing systems in the kitchen. The completion of the inspections is documented. Inspections are performed in accordance with NFPA 96, NFPA 17A & NFPA 17 and manufacturers specifications

3/24/2025				Site Contact		Tabitha
Job #	J1253054			Site Phone		720-436-1877
License #	11128			Property Name		Delicious Conviction Food Trailer
Tested by	PT CN			Address		18950 County Road 150
Service Type:		Annual <input checked="" type="checkbox"/>	Semi-Annual <input type="checkbox"/>	System Type:		Wet <input checked="" type="checkbox"/> Dry <input type="checkbox"/>
		Install <input type="checkbox"/> Final <input type="checkbox"/>	Repair <input type="checkbox"/>	Chemical Type:		
UL 300 Compliant:		<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Other:		
# of Cylinders:		1	# of Hoods:	1	Other:	
Manufacturer:		Ansul		Model:		R-102
Cyl 1 Size:		3 Gallon	Cyl 2 Size:		Cyl 3 Size:	
Location:		Side Wall		Protected Hazard:		2-burner, Char, Griddle, Fryer XZ

Yes	No	NA	Check List	Comments
	<input checked="" type="checkbox"/>		1. Is the building connected to a fire alarm system? Location?	
		<input checked="" type="checkbox"/>	2. Has the fire alarm system and monitoring been bypassed?	
<input checked="" type="checkbox"/>			3. Do all appliances properly fit under hood as required?	
<input checked="" type="checkbox"/>			4. Are all hazards properly protected?	
<input checked="" type="checkbox"/>			5. Are all system components properly installed and secured?	
<input checked="" type="checkbox"/>			6. Is activation cartridge ok? Weight, date, model#	Lt-30-R Cartridge 2023
<input checked="" type="checkbox"/>			7. Check cylinder weight, charge and mounting	3 gallon 2012 39.4# Hydro in 2024
<input checked="" type="checkbox"/>			8. Ansul tanks Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> Red <input checked="" type="checkbox"/> Stainless <input type="checkbox"/>	
<input checked="" type="checkbox"/>			9. Check cylinder(s) for next service due date / type?	Hydro Due 2036
<input checked="" type="checkbox"/>			10. Gas valve present and inspected? Location? Mech <input checked="" type="checkbox"/> Elec <input type="checkbox"/>	under by driver tire
<input checked="" type="checkbox"/>			11. Remote pull station legally existing? Operates as designed?	ATOI
<input checked="" type="checkbox"/>			12. Did all fuel sources and electric shut down as required?	
<input checked="" type="checkbox"/>			13. Does makeup/exhaust air operate as designed? Meet standards?	
	<input checked="" type="checkbox"/>		14. Did the fire alarm panel/monitoring agency receive signal?	
		<input checked="" type="checkbox"/>	15. Did the audible and visual notification devices activate?	
<input checked="" type="checkbox"/>			16. System reset properly?	
<input checked="" type="checkbox"/>			17. Does automatic trip test operate as required?	ATOI
<input checked="" type="checkbox"/>			18. Fusible links replaced? Style? Date 3/24/25	360 450 500 3K
		<input checked="" type="checkbox"/>	19. Nozzle(s) and/or caps replaced? Quantity and type?	
<input checked="" type="checkbox"/>			20. Chrome sleeving present?	
<input checked="" type="checkbox"/>			21. Are hood and duct penetrations properly sealed?	
<input checked="" type="checkbox"/>			22. Debris accumulation present? Heavy <input type="checkbox"/> Normal <input checked="" type="checkbox"/> Light <input type="checkbox"/>	
<input checked="" type="checkbox"/>			23. Filters properly installed? Of approved proper Materials?	
<input checked="" type="checkbox"/>			24. System blowdown Completed?	
<input checked="" type="checkbox"/>			25. Nozzle cleaning?	
<input checked="" type="checkbox"/>			26. System has been reset and is operational as required? Pictures? Tampers Sealed?	
<input checked="" type="checkbox"/>			27. Pilot lights and shunt trips reset? Location?	
<input checked="" type="checkbox"/>			28. Is proper portable fire extinguisher installed? Inspected?	Hydro due 2028
<input checked="" type="checkbox"/>			29. Current Inspection tags installed?	
	<input checked="" type="checkbox"/>		30. Any additional services, repairs, or comments?	PASS

I state that the information on this form is correct at the time and place of my inspection; and that all equipment tested at this time was left in operational condition upon completion of the inspection except as noted above.

Inspector:	PT CN	Date:	3/24/25
Accepted by:	Tabitha	Date:	3/24/25