

Board of County Commissioners

Eva J. Henry - District #1 Charles "Chaz" Tedesco - District #2 Emma Pinter - District #3 Steve O'Dorisio - District #4 Lynn Baca - District #5

PUBLIC HEARING AGENDA

NOTICE TO READERS: The Board of County Commissioners' meeting packets are prepared several days prior to the meeting. This information is reviewed and studied by the Board members to gain a basic understanding, thus eliminating lengthy discussions. Timely action and short discussion on agenda items does not reflect a lack of thought or analysis on the Board's part. An informational packet is available for public inspection in the Board's Office one day prior to the meeting.

THIS AGENDA IS SUBJECT TO CHANGE

Tuesday May 25, 2021 9:30 AM

Watch the virtual meeting through our You Tube Channel https://www.youtube.com/channel/UC7KDbF1XykrYlxnfhEH5XVA

- 1. ROLL CALL
- 2. PLEDGE OF ALLEGIANCE
- 3. MOTION TO APPROVE AGENDA
- 4. AWARDS AND PRESENTATIONS
- 5. PUBLIC COMMENT
 - A. Citizen Communication

Members of the public may submit written comments on any matter within the Board's subject matter jurisdiction or request to speak at the meeting through our eComment system at https://adcogov.legistar.com/Calendar.aspx

Residents are encouraged to submit comments, prior to the meeting, through written comment using eComment; eComment is integrated with the published meeting agenda and individuals may review the agenda item details and indicate their position on each item. A request to speak at the meeting may also be submitted using the eComment feature. You will be prompted to set up a user profile to allow you to comment, which will become part of the official public record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting.

- **B.** Elected Officials' Communication
- 6. CONSENT CALENDAR

A. List of Expenditures Under the Dates of May 10-14, 2021 В. Minutes of the Commissioners' Proceedings from May 18, 2021 C. Resolution Approving Abatement Petitions and Authorizing the Refund of Taxes for Account Numbers R018787, R0198657, R0134551, R0114765, R0181749, R0175862, R0179971, R0176519, R0153234, R0157622, R0165630, R0095605, R0191753 and R0161201 (File approved by ELT) D. Resolution Approving Right-of-Way Agreement between Adams County and Cool Sunshine Land, LLC, for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue (File approved by ELT) Ε. Resolution Regarding Defense and Indemnification of Ryan Nalty as a Defendant Pursuant to C.R.S. § 24-10-101, Et Seq. (File approved by ELT) F. Resolution Regarding Defense and Indemnification of James Graham and Jai Rogers as Defendants Pursuant to C.R.S. § 24-10-101, Et Seq. (File approved by ELT) G. Resolution Granting a Permanent Drainage Facilities Easement Agreement from Adams County to P8 D-C Industrial Last Mile, LLC for Storm Water **Drainage Purposes** (File approved by ELT) H. Resolution Approving Right-of-Way Agreement between Adams County and Thomas A. Duensing Trust for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue (File approved by ELT) I. Resolution Approving Amendment to the Approval of Application in Case #RCU2020-00016 Washington Street Billboard CUP (File approved by ELT) J. Resolution Approving Amendment to the Approval of Application in Case #RCU2020-00013 StreetMedia 7080 York Billboard CUP (File approved by ELT) K. Resolution Approving Amendment to the Approval of Application in Case #RCU2020-00012 StreetMedia 70th Avenue Billboard (File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

- 1. Resolution Approving Task Order Eight between Adams County and Jviation Inc., to Provide a Cultural Survey and Master Drainage Study for the Colorado Air and Space Port (File approved by ELT)
- Resolution Approving Amendment Three to the Agreement between
 Adams County and Elliott Auto Supply, Inc., d.b.a. Factory Motor Parts
 for Onsite Auto Parts and General Automotive Lubricant Services
 (File approved by ELT)
- Resolution Approving an Agreement between Adams County and IHC Scott, Inc., for Construction Services for the Dahlia Street Roadway and Drainage Improvement Project
 (File approved by ELT)

- Resolution Approving an Agreement between Adams County and Egan Printing Company for County-Wide Printing Services
 (File approved by ELT)
- Resolution Approving Memorandum of Understanding between Adams
 County and the National Association of Counties for Services for the
 Annual Conference in July 2022
 (File approved by ELT)
- Resolution Approving Memorandum of Understanding between Adams
 County and Colorado Counties Incorporated to Provide Services at the
 July 2022 National Association of Counties Conference
 (File approved by ELT)

B. COUNTY ATTORNEY

- 8. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(e) for the Purpose of Instructing Negotiators Regarding Economic Incentives
- 9. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(a) for the Purpose of Instructing Negotiators Regarding Property Sale or Acquisition

10. LAND USE HEARINGS

A. Cases to be Heard

- 1. PLT2021-00005 Evelyn Acres Subdivision Exemption (File approved by ELT)
- VAC2020-00003 Plant and Hall Roadway Vacation (File approved by ELT)

11. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

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County of Adams

Net Warrant by Fund Summary

Fund	Fund	
Number	Description	Amount
1	General Fund	534,785.97
4	Capital Facilities Fund	3,186,803.62
5	Golf Course Enterprise Fund	25,737.10
6	Equipment Service Fund	69,074.25
7	Stormwater Utility Fund	10,637.00
13	Road & Bridge Fund	1,464,767.48
19	Insurance Fund	578,141.60
27	Open Space Projects Fund	17,142.68
28	Open Space Sales Tax Fund	510,947.36
31	Head Start Fund	11,672.58
34	Comm Services Blk Grant Fund	25,562.38
35	Workforce & Business Center	4,928.62
43	Colorado Air & Space Port	91,586.21
		6,531,786.85

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County of Adams **Net Warrants by Fund Detail**

1 General Fund	
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Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00007517	1116766	GT MOLECULAR LLC	5/12/2021	11,840.00
00007519	954349	ARTISTIC CUSTOM BADGES AND COI	5/12/2021	6,598.13
00007520	1017428	B&R INDUSTRIES	5/12/2021	1,725.00
00007522	378404	CARUSO JAMES LOUIS	5/12/2021	3,075.00
00007523	37193	CINA & CINA FORENSIC CONSULTIN	5/12/2021	22,250.00
00007525	1016895	G4S SECURE SOLUTIONS USA INC	5/12/2021	25,158.65
00007529	77305	ROSTIE SANDRA	5/12/2021	2,600.00
00759330	300982	UNITED SITE SERVICES	5/11/2021	288.93
00759335	5991	ALMOST HOME INC	5/13/2021	5,000.00
00759336	228213	ARAMARK REFRESHMENT SERVICES	5/13/2021	77.12
00759339	43744	AUTOMATED BUILDING SOLUTIONS I	5/13/2021	6,945.00
00759340	1103492	AVOLVE SOFTWARE CORP	5/13/2021	16,200.00
00759342	40942	BI INCORPORATED	5/13/2021	23,363.80
00759343	414193	BMC SOFTWARE INC	5/13/2021	3,773.47
00759344	13160	BRIGHTON CITY OF (WATER)	5/13/2021	114.00
00759345	13160	BRIGHTON CITY OF (WATER)	5/13/2021	778.79
00759346	13160	BRIGHTON CITY OF (WATER)	5/13/2021	118.22
00759347	13160	BRIGHTON CITY OF (WATER)	5/13/2021	10,290.33
00759348	13160	BRIGHTON CITY OF (WATER)	5/13/2021	15,632.49
00759349	48966	BUEHLER MOVING & STORAGE	5/13/2021	1,109.00
00759350	726898	CA SHORT COMPANY	5/13/2021	21,154.25
00759352	90207	CHARM TEX	5/13/2021	21,092.50
00759353	43659	CINTAS FIRST AID & SAFETY	5/13/2021	110.00
00759355	2381	COLO ANALYTICAL LABORATORY	5/13/2021	1,363.00
00759356	4878	COLO BARRICADE CO	5/13/2021	6,989.50
00759358	209334	COLO NATURAL GAS INC	5/13/2021	100.21
00759359	2157	COLO OCCUPATIONAL MEDICINE PHY	5/13/2021	520.00
00759361	1128467	COLORADO BOILER	5/13/2021	10,619.44
00759362	13049	COMMUNITY REACH CENTER	5/13/2021	686.45
00759363	1154230	COMMUNITY UPLIFT PARTNERSHIP	5/13/2021	19,208.09
00759365	43403	COSTELLO ROBERT & SHARON	5/13/2021	100.00
00759370	491318	EAGLE ROCKS DISTRIBUTING	5/13/2021	960.54
00759371	430532	EASTERN ADAMS COUNTY METROPOLI	5/13/2021	805.30
00759372	13409	EASTERN DISPOSE ALL	5/13/2021	72.50
00759373	35867	ELDORADO ARTESIAN SPRINGS INC	5/13/2021	72.95
00759378	47723	FEDEX	5/13/2021	171.72

General Fund

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County of Adams

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00759379	197938	FIRST CALL OF COLO	5/13/2021	5,100.00
00759382	339325	FLEXENTIAL PROFESSIONAL SERVIC	5/13/2021	3,700.02
00759385	671123	FOUND MY KEYS	5/13/2021	530.50
00759386	12689	GALLS LLC	5/13/2021	406.96
00759387	689772	GENEDX INC	5/13/2021	1,500.00
00759388	516057	GONZALEZ, ALEXANDRA	5/13/2021	26.34
00759389	116633	GOVERNMENTJOBS.COM INC	5/13/2021	1,425.00
00759390	808845	GRONQUIST, CHRISTOPHER L	5/13/2021	65.00
00759392	809485	HAGGERTY BRIAN	5/13/2021	65.00
00759393	1164938	HERMAN MORGAN	5/13/2021	300.00
00759394	49039	170 PUBLISHING CO INC	5/13/2021	260.00
00759396	115496	INNOVEST PORTFOLIO SOLUTIONS L	5/13/2021	9,500.00
00759397	13565	INTERMOUNTAIN REA	5/13/2021	177.20
00759398	535598	JACHIMIAK PETERSON LLC	5/13/2021	987.00
00759400	40843	LANGUAGE LINE SERVICES	5/13/2021	1,176.70
00759401	1140349	LOS SIERRA'S BAR	5/13/2021	3,500.00
00759402	488944	MAIL MASTERS OF COLORADO	5/13/2021	10,160.79
00759403	564619	MARK YOUNG CONSTRUCTION INC	5/13/2021	93,969.90
00759404	580927	MASTERS VALUATION SERVICES	5/13/2021	3,250.00
00759405	1039410	MECSTAT LABORATORIES	5/13/2021	390.00
00759406	745674	MR REPAIR INC	5/13/2021	96.00
00759408	32509	NCS PEARSON INC	5/13/2021	269.75
00759410	124449	NMS LABS	5/13/2021	29,582.00
00759411	13774	NORTH PECOS WATER & SANITATION	5/13/2021	41.46
00759412	1164903	OLSON JACQUELINE	5/13/2021	250.00
00759413	429656	OPEX CORPORATION	5/13/2021	8,220.00
00759414	282112	ORACLE AMERICA INC	5/13/2021	3,508.09
00759415	473343	PALEO DNA	5/13/2021	378.00
00759417	669732	PATTERSON VETERINARY SUPPLY IN	5/13/2021	851.89
00759418	100332	PERKINELMER GENETICS	5/13/2021	50.00
00759419	176327	PITNEY BOWES GLOBAL FINANCIAL	5/13/2021	1,223.01
00759420	858763	POLITICO LLC	5/13/2021	7,455.00
00759422	44148	PRO FORCE LAW ENFORCEMENT	5/13/2021	4,312.55
00759423	365736	RACING UNDERGROUND LLC	5/13/2021	500.00
00759424	308437	RANDSTAD TECHNOLOGIES LLC	5/13/2021	648.00
00759427	13538	SHRED IT USA LLC	5/13/2021	30.00

General Fund

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County of Adams **Net Warrants by Fund Detail**

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00759428	13932	SOUTH ADAMS WATER & SANITATION	5/13/2021	428.74
00759429	13932	SOUTH ADAMS WATER & SANITATION	5/13/2021	546.05
00759430	13932	SOUTH ADAMS WATER & SANITATION	5/13/2021	48.18
00759431	13932	SOUTH ADAMS WATER & SANITATION	5/13/2021	48.18
00759432	13932	SOUTH ADAMS WATER & SANITATION	5/13/2021	150.18
00759433	13932	SOUTH ADAMS WATER & SANITATION	5/13/2021	1,611.29
00759434	1164901	SOUTH PLATTE CROSSING COMDOMIN	5/13/2021	17,876.56
00759435	51001	SOUTHLAND MEDICAL LLC	5/13/2021	580.00
00759436	227044	SOUTHWESTERN PAINTING	5/13/2021	16,742.00
00759439	599714	SUMMIT FOOD SERVICE LLC	5/13/2021	31,209.50
00759440	102754	SUMMIT PATHOLOGY	5/13/2021	4,153.38
00759441	52553	SWEEP STAKES UNLIMITED	5/13/2021	50.00
00759443	22538	THOMSON REUTERS - WEST	5/13/2021	455.60
00759444	319978	TONSAGER DENNIS	5/13/2021	65.00
00759445	38221	TRANE US INC	5/13/2021	5,979.12
00759446	810316	TRELOAR TARA A	5/13/2021	65.00
00759447	1094	TRI COUNTY HEALTH DEPT	5/13/2021	517.19
00759448	666214	TYGRETT DEBRA R	5/13/2021	325.00
00759449	51179	UNITED PARCEL SERVICE INC	5/13/2021	939.35
00759452	8076	VERIZON WIRELESS	5/13/2021	294.30
00759453	8076	VERIZON WIRELESS	5/13/2021	120.03
00759454	28566	VERIZON WIRELESS	5/13/2021	40.01
00759455	28617	VERIZON WIRELESS	5/13/2021	3,160.99
00759456	7162	WAGNER GEORGIA C	5/13/2021	15.00
00759457	46796	WESTMINSTER CITY OF	5/13/2021	2,649.64
00759458	702804	WOLFE SANDRA KAY	5/13/2021	65.00
00759459	13822	XCEL ENERGY	5/13/2021	183.00
00759460	13822	XCEL ENERGY	5/13/2021	8,984.01
00759461	13822	XCEL ENERGY	5/13/2021	234.27
00759462	13822	XCEL ENERGY	5/13/2021	180.70
00759463	13822	XCEL ENERGY	5/13/2021	708.33
00759464	13822	XCEL ENERGY	5/13/2021	947.45
00759465	13822	XCEL ENERGY	5/13/2021	49.33
00759466	13822	XCEL ENERGY	5/13/2021	85.11
00759467	13822	XCEL ENERGY	5/13/2021	102.32
00759468	13822	XCEL ENERGY	5/13/2021	76.35

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1	General Fun	d			
	Warrant	Supplier No	Supplier Name	Warrant Date	Amount
	00759469	13822	XCEL ENERGY	5/13/2021	33.57
	00759470	13822	XCEL ENERGY	5/13/2021	169.33
	00759471	13822	XCEL ENERGY	5/13/2021	26.37
				Fund Total	534,785.97

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4	Capital Facil	Capital Facilities Fund					
	Warrant	Supplier No	Supplier Name	Warrant Date	Amount		
	00007526	346412	JPMORGAN CHASE BANK	5/12/2021	32,033.25		
	00007530	162100	UMB BANK NA	5/12/2021	3,134,329.63		
	00007531	737980	WOLD ARCHITECTS AND ENGINEERS	5/12/2021	618.49		
	00759366	798606	D2C ARCHITECTS INC	5/13/2021	5,043.95		
	00759391	12812	GROUND ENGINEERING CONSULTANTS	5/13/2021	2,053.75		
	00759437	740359	STANTEC ARCHITECTURE INC	5/13/2021	12,724.55		
				Fund Total	3,186,803.62		

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5	Golf Course	Enterprise Fund			
	Warrant	Supplier No	Supplier Name	Warrant Date	Amount
	00007527	6177	PROFESSIONAL RECREATION MGMT I	5/12/2021	25,737.10
				Fund Total	25,737.10

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6	Equipment S	Service Fund			
	Warrant	Supplier No	Supplier Name	Warrant Date	Amount
	00759331	23962	ACS MANAGEMENT LLC	5/13/2021	4,268.00
	00759341	32682	BEARCOM WIRELESS WORLDWIDE	5/13/2021	9,763.02
	00759376	346750	FACTORY MOTOR PARTS	5/13/2021	8,344.21
	00759381	1042593	FLEX FLEET RENTAL LLC	5/13/2021	5,040.00
	00759421	324769	PRECISE MRM LLC	5/13/2021	5,784.00
	00759425	16237	SAM HILL OIL INC	5/13/2021	35,875.02
				Fund Total	69,074.25

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7	Stormwater	Utility Fund			
	Warrant	Supplier No	Supplier Name	Warrant Date	Amount
	00007528	433702	QUANTUM WATER & ENVIRONMENT	5/12/2021	8,025.00
	00759360	98554	COLO STORMWATER COUNCIL	5/13/2021	500.00
	00759451	158184	UTILITY NOTIFICATION CENTER OF	5/13/2021	2,112.00
				Fund Total	10,637.00

Net Warrants by Fund Detail

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Road & Bridge Fund

00759375

00759395

873559

34817

EST INC

ICON ENGINEERING INC

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00007533	89295	ARVADA CITY OF	5/14/2021	21,113.70
00007534	89296	AURORA CITY OF	5/14/2021	284,959.69
00007535	89297	BENNETT TOWN OF	5/14/2021	11,545.05
00007536	89298	BRIGHTON CITY OF	5/14/2021	166,224.88
00007538	89299	COMMERCE CITY CITY OF	5/14/2021	200,632.80
00007540	89300	FEDERAL HEIGHTS CITY OF	5/14/2021	32,348.80
00007541	89301	NORTHGLENN CITY OF	5/14/2021	101,082.22
00007542	89302	THORNTON CITY OF	5/14/2021	379,302.81
00007545	89304	WESTMINSTER CITY OF	5/14/2021	203,730.05
00759333	411865	ALFRED BENESCH & CO	5/13/2021	12,768.25
00759334	9507	ALLIED RECYCLED AGGREGATES	5/13/2021	16,039.67
00759368	237568	DESIGN WORKSHOP	5/13/2021	3,052.60

Fund Total 1,464,767.48

5/13/2021

5/13/2021

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30,732.25

1,234.71

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19	Insurance Fund					
	Warrant	Supplier No	Supplier Name	Warrant Date	Amount	
	00007543	37223	UNITED HEALTH CARE INSURANCE C	5/14/2021	383,262.72	
	00007544	37223	UNITED HEALTH CARE INSURANCE C	5/14/2021	152,288.43	
	00759351	726898	CA SHORT COMPANY	5/13/2021	9,316.00	
	00759357	17565	COLO FRAME & SUSPENSION	5/13/2021	4,130.09	
	00759374	219503	ELKUS & SISSON PC AND	5/13/2021	6,073.43	
	00759380	34969	FITNESS TECH	5/13/2021	550.00	
	00759384	1142496	FORENSIC DISCOVERY LLC	5/13/2021	12,201.92	
	00759407	61886	NATHAN DUMM & MAYER PC	5/13/2021	10,019.01	
	00759416	1129923	PARENTE LISA	5/13/2021	300.00	
				Fund Total	578,141.60	

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Net Warrants by Fund Detail

 Warrant
 Supplier No
 Supplier Name
 Warrant Date
 Amount

 00759438
 266133
 STREAM LANDSCAPE ARCHITECTURE
 5/13/2021
 17,142.68

 Fund Total
 17,142.68

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7521	1019666	BENNETT TOWN OF	5/12/2021	Amount 82,800.00
7537	1019665	BRIGHTON CITY OF	5/14/2021	378,147.36
7539	89299	COMMERCE CITY CITY OF	5/14/2021	50,000.00
	7539	7539 89299	7539 89299 COMMERCE CITY CITY OF	7539 89299 COMMERCE CITY CITY OF 5/14/2021 Fund Total

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31	Head Start F	und			
	Warrant	Supplier No	Supplier Name	Warrant Date	Amount
	00759367	45567	DENVER CHILDREN'S ADVOCACY CTR	5/13/2021	8,524.30
	00759369	1052031	DFA DAIRY BRANDS CORPORATE LLC	5/13/2021	221.25
	00759442	13770	SYSCO DENVER	5/13/2021	2,927.03
				Fund Total	11,672.58

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Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00759377	8818069	FAMILY TREE INC	5/13/2021	2,499.28
00759409	689895	NEW LEGACY CHARTER	5/13/2021	10,573.81
00759426	58925	SERVICIOS DE LA RAZA INC	5/13/2021	12,489.29

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Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00759332	252050	ADAMS COUNTY HUMAN SERVICES	5/13/2021	88.62
00759364	1483	COMPUTER SYSTEMS DESIGN	5/13/2021	4,800.00
00759383	948755	FLORES ESPARANZA	5/13/2021	40.00

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Net Warrants by Fund Detail

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Colorado Air & Space Port

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00007518	977209	ADT COMMERCIAL LLC	5/12/2021	1,184.00
00007524	709816	CITY SERVICEVALCON LLC	5/12/2021	48,418.81
00759337	201312	ARAPAHOE SIGN ARTS INC	5/13/2021	564.00
00759338	80118	AT&T CORP	5/13/2021	113.22
00759354	852482	CLEARWAY ENERGY GROUP LLC	5/13/2021	2,839.12
00759399	27626	JOHN ELWAY CHEVROLET	5/13/2021	38,180.00
00759450	300982	UNITED SITE SERVICES	5/13/2021	287.06
00/59450	300982	UNITED SITE SERVICES	5/13/2021	•
			Fund Total	91,586.

Net Warrants by Fund Detail

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Grand Total <u>6,531,786.85</u>

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99800	All Ofc Shared Direct	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Postage & Freight					
	ADAMS COUNTY HUMAN SERVICES	00035	995647	391055	5/10/2021	88.62
					Account Total	88.62
				D	epartment Total	88.62

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2051	ANS - Admin & Customer Care	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Animal Control/Shelter					
	HERMAN MORGAN	00001	995788	391547	5/12/2021	300.00
	OLSON JACQUELINE	00001	995786	391547	5/12/2021	250.00
					Account Total	550.00
	Operating Supplies					
	ARAMARK REFRESHMENT SERVICES	00001	995787	391547	5/12/2021	77.12
					Account Total	77.12
				De	epartment Total	627.12

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1040	Assessor Administration	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Legal Notices	00001	995648	391300	5/10/2021	260.00
	170 PUBLISHING CO INC	00001	993048	391300	Account Total	260.00
	Printing External					
	MAIL MASTERS OF COLORADO	00001	995654	391300	5/10/2021	10,160.79
					Account Total	10,160.79
				D	epartment Total	10,420.79

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1011	Board of County Commissioners	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Special Events					
	ALMOST HOME INC	00001	995643	391221	5/7/2021	5,000.00
					Account Total	5,000.00
				D	epartment Total	5,000.00

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4 Capital Facilities Fund	Fund	Voucher	Batch No	GL Date	Amount
Cash With Trustee					
JPMORGAN CHASE BANK	00004	994707	390267	4/27/2021	32,033.25
UMB BANK NA	00004	994234	389477	4/15/2021	3,134,329.63
				Account Total	3,166,362.88
Received not Vouchered Clrg					
D2C ARCHITECTS INC	00004	995850	391633	5/13/2021	5,043.95
GROUND ENGINEERING CONSULTANTS	00004	995812	391633	5/13/2021	2,053.75
STANTEC ARCHITECTURE INC	00004	995813	391633	5/13/2021	12,724.55
WOLD ARCHITECTS AND ENGINEERS	00004	995805	391551	5/12/2021	450.16
WOLD ARCHITECTS AND ENGINEERS	00004	995806	391551	5/12/2021	168.33
				Account Total	20,440.74
			D	epartment Total	3,186,803.62

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4302	CASP Administration	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Telephone					
	AT&T CORP	00043	995639	391213	5/7/2021	98.14
					Account Total	98.14
	Water/Sewer/Sanitation					
	UNITED SITE SERVICES	00043	995770	391213	5/7/2021	287.06
					Account Total	287.06
				D	epartment Total	385.20

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4308	CASPATCT	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Telephone					
	AT&T CORP	00043	995639	391213	5/7/2021	7.54
					Account Total	7.54
				De	epartment Total	7.54

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4304	CASP Operations/Maintenance	<u>Fund</u>	Voucher	Batch No	GL Date	<u>Amount</u>
	Building Repair & Maint					
	ADT COMMERCIAL LLC	00043	995771	391450	5/11/2021	1,184.00
					Account Total	1,184.00
	Gas & Electricity					
	CLEARWAY ENERGY GROUP LLC	00043	995626	391108	5/6/2021	1,120.43
	CLEARWAY ENERGY GROUP LLC	00043	995627	391108	5/6/2021	699.50
	CLEARWAY ENERGY GROUP LLC	00043	995628	391108	5/6/2021	512.22
	CLEARWAY ENERGY GROUP LLC	00043	995629	391108	5/6/2021	506.97
					Account Total	2,839.12
	Landside Expenses					
	ARAPAHOE SIGN ARTS INC	00043	995808	391554	5/12/2021	564.00
					Account Total	564.00
	Telephone					
	AT&T CORP	00043	995639	391213	5/7/2021	7.54
					Account Total	7.54
				Γ	Department Total	4,594.66

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1022	CLK Elections	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Destruction of Records					
	SHRED IT USA LLC	00001	995785	391543	5/12/2021	30.00
					Account Total	30.00
	Mileage Reimbursements					
	31912	00001	995625	391101	5/6/2021	26.34
					Account Total	26.34
]	Department Total	56.34

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43	Colorado Air & Space Port	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	CITY SERVICEVALCON LLC	00043	995807	391551	5/12/2021	17,584.74
	CITY SERVICEVALCON LLC	00043	995798	391551	5/12/2021	30,834.07
	JOHN ELWAY CHEVROLET	00043	995837	391633	5/13/2021	38,180.00
					Account Total	86,598.81
				De	epartment Total	86,598.81

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9264	Community Recovery	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Contract Employment					
	RANDSTAD TECHNOLOGIES LLC	00001	995719	391437	5/11/2021	648.00
					Account Total	648.00
	Equipment Rental					
	FLEX FLEET RENTAL LLC	00001	995610	391085	5/6/2021	5,040.00
					Account Total	5,040.00
	Grants to Other Institutions					
	LOS SIERRA'S BAR	00001	995809	391631	5/13/2021	3,500.00
					Account Total	3,500.00
				D	epartment Total	9,188.00

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1013	County Attorney	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	SWEEP STAKES UNLIMITED	00001	995655	391407	5/11/2021	50.00
	WAGNER GEORGIA C	00001	995656	391407	5/11/2021	15.00
					Account Total	65.00
				De	epartment Total	65.00

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2031	County Coroner	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Medical Services					
	CARUSO JAMES LOUIS	00001	995665	391414	5/11/2021	3,075.00
	CINA & CINA FORENSIC CONSULTIN	00001	995664	391413	5/11/2021	22,250.00
					Account Total	25,325.00
	Operating Supplies					
	ELDORADO ARTESIAN SPRINGS INC	00001	995743	391441	5/11/2021	11.00
	ELDORADO ARTESIAN SPRINGS INC	00001	995744	391441	5/11/2021	22.00
	ELDORADO ARTESIAN SPRINGS INC	00001	995746	391441	5/11/2021	39.95
	SOUTHLAND MEDICAL LLC	00001	995759	391441	5/11/2021	580.00
					Account Total	652.95
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	995754	391441	5/11/2021	520.00
	FEDEX	00001	995760	391441	5/11/2021	113.49
	FEDEX	00001	995761	391441	5/11/2021	24.58
	FEDEX	00001	995762	391441	5/11/2021	33.65
	FIRST CALL OF COLO	00001	995755	391441	5/11/2021	5,100.00
	GENEDX INC	00001	995750	391441	5/11/2021	1,500.00
	MECSTAT LABORATORIES	00001	995747	391441	5/11/2021	195.00
	MECSTAT LABORATORIES	00001	995749	391441	5/11/2021	195.00
	MR REPAIR INC	00001	995742	391441	5/11/2021	96.00
	NMS LABS	00001	995753	391441	5/11/2021	29,582.00
	PALEO DNA	00001	995751	391441	5/11/2021	378.00
	PERKINELMER GENETICS	00001	995764	391441	5/11/2021	50.00
	SUMMIT PATHOLOGY	00001	995752	391441	5/11/2021	4,153.38
	THOMSON REUTERS - WEST	00001	995763	391441	5/11/2021	455.60
	UNITED PARCEL SERVICE INC	00001	995756	391441	5/11/2021	510.68
	UNITED PARCEL SERVICE INC	00001	995757	391441	5/11/2021	125.75
	UNITED PARCEL SERVICE INC	00001	995758	391441	5/11/2021	302.92
					Account Total	43,336.05
				Б	epartment Total	69,314.00

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951016	CSBG	Fund	Voucher	Batch No	GL Date	Amount
	Grants to Other Instit					
	FAMILY TREE INC	00034	995548	391076	5/6/2021	2,499.28
	NEW LEGACY CHARTER	00034	995550	391076	5/6/2021	10,573.81
	SERVICIOS DE LA RAZA INC	00034	995553	391076	5/6/2021	12,489.29
					Account Total	25,562.38
				De	partment Total	25,562.38

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6	Equipment Service Fund	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	ACS MANAGEMENT LLC	00006	995877	391633	5/13/2021	4,268.00
	BEARCOM WIRELESS WORLDWIDE	00006	995871	391633	5/13/2021	9,763.02
	PRECISE MRM LLC	00006	995882	391633	5/13/2021	5,784.00
	SAM HILL OIL INC	00006	995872	391633	5/13/2021	1,239.87
	SAM HILL OIL INC	00006	995873	391633	5/13/2021	354.45
	SAM HILL OIL INC	00006	995874	391633	5/13/2021	18,287.56
	SAM HILL OIL INC	00006	995875	391633	5/13/2021	2,015.42
	SAM HILL OIL INC	00006	995876	391633	5/13/2021	13,977.72
					Account Total	55,690.04
				De	partment Total	55,690.04

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9114	Fleet - Commerce City	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Vehicle Parts & Supplies					
	FACTORY MOTOR PARTS	00006	995609	391085	5/6/2021	8,344.21
					Account Total	8,344.21
				D	epartment Total	8,344.21

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1076	FO - Adams County Svc Center	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	Energy Cap Bill ID=11655	00001	995504	391058	4/23/2021	8,984.01
					Account Total	8,984.01
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11641	00001	995505	391058	4/13/2021	1,611.29
					Account Total	1,611.29
				D	epartment Total	10,595.30

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1091	FO - Administration	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Consultant Services					
	MASTERS VALUATION SERVICES	00001	995677	391419	5/11/2021	3,250.00
					Account Total	3,250.00
	Gas & Electricity					
	Energy Cap Bill ID=11638	00001	995507	391058	4/12/2021	177.20
	Energy Cap Bill ID=11648	00001	995508	391058	4/19/2021	100.21
	Energy Cap Bill ID=11651	00001	995509	391058	4/19/2021	234.27
	Energy Cap Bill ID=11653	00001	995510	391058	4/23/2021	180.70
	Energy Cap Bill ID=11656	00001	995511	391058	4/21/2021	708.33
					Account Total	1,400.71
	Maintenance Contracts					
	VERIZON WIRELESS	00001	995680	391419	5/11/2021	294.30
	VERIZON WIRELESS	00001	995681	391419	5/11/2021	120.03
					Account Total	414.33
	Water/Sewer/Sanitation					
	EASTERN DISPOSE ALL	00001	995683	391419	5/11/2021	72.50
					Account Total	72.50
				Γ	Department Total	5,137.54

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1060	FO - Community Corrections	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11643	00001	995495	391058	4/13/2021	428.74
					Account Total	428.74
				De	epartment Total	428.74

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1070	FO - Honnen/Plan&Devel/MV Ware	Fund_	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	Energy Cap Bill ID=11654	00001	995496	391058	4/23/2021	183.00
					Account Total	183.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11639	00001	995497	391058	4/13/2021	546.05
	Energy Cap Bill ID=11640	00001	995498	391058	4/13/2021	48.18
	Energy Cap Bill ID=11642	00001	995499	391058	4/13/2021	48.18
	Energy Cap Bill ID=11649	00001	995500	391058	4/20/2021	150.18
					Account Total	792.59
				D	epartment Total	975.59

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1079	FO - Human Services Center	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11645	00001	995506	391058	4/15/2021	2,046.84
					Account Total	2,046.84
				D	epartment Total	2,046.84

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1067	FO - Old Human Service Bldg	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Other Repair & Maint					
	SOUTH PLATTE CROSSING COMDOMIN	00001	995676	391419	5/11/2021	5,784.63
	SOUTH PLATTE CROSSING COMDOMIN	00001	995676	391419	5/11/2021	5,582.58
	SOUTH PLATTE CROSSING COMDOMIN	00001	995676	391419	5/11/2021	6,509.35
					Account Total	17,876.56
				De	partment Total	17,876.56

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1062	FO - Other Facilities	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Building Rental ROSTIE SANDRA	00001	995646	391297	5/10/2021 Account Total	2,600.00 2,600.00
	Gas & Electricity XCEL ENERGY	00001	995645	391055	5/10/2021	85.11
				D	Account Total epartment Total	<u>85.11</u> <u>2,685.11</u>

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1123	FO - Riverdale Animal Shelter	Fund	Voucher	Batch No	GL Date	Amount
	Building Repair & Maint					
	COLO ANALYTICAL LABORATORY	00001	995672	391419	5/11/2021	1,363.00
					Account Total	1,363.00
				De	epartment Total	1,363.00

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1112	FO - Sheriff HQ/Coroner Bldg	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	Energy Cap Bill ID=11652	00001	995512	391058	4/23/2021	947.45
					Account Total	947.45
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11637	00001	995513	391058	4/15/2021	114.00
	Energy Cap Bill ID=11650	00001	995514	391058	4/15/2021	778.79
					Account Total	892.79
				De	epartment Total	1,840.24

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2009	FO - Sheriff Maintenance	Fund	Voucher	Batch No	GL Date	Amount
	Building Repair & Maint					
	COLORADO BOILER	00001	995884	391633	5/13/2021	.44
	TRANE US INC	00001	995671	391419	5/11/2021	617.00
					Account Total	617.44
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11634	00001	995515	391058	4/15/2021	118.22
	Energy Cap Bill ID=11635	00001	995516	391058	4/15/2021	10,290.33
	Energy Cap Bill ID=11636	00001	995517	391058	4/15/2021	15,632.49
					Account Total	26,041.04
				D	epartment Total	26,658.48

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1075	FO - Strasburg/Whittier	Fund	Voucher	Batch No	GL Date	Amount
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11644	00001	995503	391058	4/13/2021	805.30
					Account Total	805.30
				D	epartment Total	805.30

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1072	FO - West Services Center	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=11646	00001	995501	391058	4/15/2021	549.62
	Energy Cap Bill ID=11647	00001	995502	391058	4/15/2021	53.18
					Account Total	602.80
				Ι	Department Total	602.80

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eneral Fund	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
Received not Vouchered Clrg					
GT MOLECULAR LLC	00001	995803	391551	5/12/2021	11,840.00
AUTOMATED BUILDING SOLUTIONS I	00001	995856	391633	5/13/2021	6,945.00
AVOLVE SOFTWARE CORP	00001	995869	391633	5/13/2021	8,100.00
AVOLVE SOFTWARE CORP	00001	995870	391633	5/13/2021	8,100.00
B&R INDUSTRIES	00001	995795	391551	5/12/2021	600.00
B&R INDUSTRIES	00001	995796	391551	5/12/2021	525.00
B&R INDUSTRIES	00001	995797	391551	5/12/2021	600.00
BI INCORPORATED	00001	995820	391633	5/13/2021	23,363.80
BMC SOFTWARE INC	00001	995840	391633	5/13/2021	3,773.47
BUEHLER MOVING & STORAGE	00001	995811	391633	5/13/2021	1,109.00
CA SHORT COMPANY	00001	995878	391633	5/13/2021	18,854.25
CA SHORT COMPANY	00001	995879	391633	5/13/2021	2,300.00
CHARM TEX	00001	995821	391633	5/13/2021	21,092.50
COLORADO BOILER	00001	995884	391633	5/13/2021	10,619.00
COMMUNITY UPLIFT PARTNERSHIP	00001	995818	391633	5/13/2021	19,208.09
EAGLE ROCKS DISTRIBUTING	00001	995881	391633	5/13/2021	960.54
FLEXENTIAL PROFESSIONAL SERVIC	00001	995838	391633	5/13/2021	1,850.01
FLEXENTIAL PROFESSIONAL SERVIC	00001	995839	391633	5/13/2021	1,850.01
FOUND MY KEYS	00001	995822	391633	5/13/2021	530.50
G4S SECURE SOLUTIONS USA INC	00001	995799	391551	5/12/2021	6,253.92
G4S SECURE SOLUTIONS USA INC	00001	995800	391551	5/12/2021	6,313.23
G4S SECURE SOLUTIONS USA INC	00001	995801	391551	5/12/2021	6,313.23
G4S SECURE SOLUTIONS USA INC	00001	995802	391551	5/12/2021	6,278.27
GALLS LLC	00001	995823	391633	5/13/2021	119.47
GALLS LLC	00001	995824	391633	5/13/2021	139.97
GALLS LLC	00001	995825	391633	5/13/2021	123.55
GALLS LLC	00001	995826	391633	5/13/2021	23.97
GOVERNMENTJOBS.COM INC	00001	995842	391633	5/13/2021	1,425.00
INNOVEST PORTFOLIO SOLUTIONS L	00001	995857	391633	5/13/2021	9,500.00
JACHIMIAK PETERSON LLC	00001	995816	391633	5/13/2021	987.00
MARK YOUNG CONSTRUCTION INC	00001	995862	391633	5/13/2021	29,327.70
MARK YOUNG CONSTRUCTION INC	00001	995863	391633	5/13/2021	6,188.50
MARK YOUNG CONSTRUCTION INC	00001	995864	391633	5/13/2021	63,399.50
NCS PEARSON INC	00001	995827	391633	5/13/2021	269.75
OPEX CORPORATION	00001	995886	391633	5/13/2021	8,220.00

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1	General Fund	Fund	Voucher	Batch No	GL Date	Amount
	ORACLE AMERICA INC	00001	995883	391633	5/13/2021	3,508.09
	PATTERSON VETERINARY SUPPLY IN	00001	995814	391633	5/13/2021	851.89
	PITNEY BOWES GLOBAL FINANCIAL	00001	995828	391633	5/13/2021	1,223.01
	SOUTHWESTERN PAINTING	00001	995858	391633	5/13/2021	5,530.00
	SOUTHWESTERN PAINTING	00001	995859	391633	5/13/2021	5,780.00
	SOUTHWESTERN PAINTING	00001	995860	391633	5/13/2021	5,432.00
	SUMMIT FOOD SERVICE LLC	00001	995830	391633	5/13/2021	898.02
	SUMMIT FOOD SERVICE LLC	00001	995830	391633	5/13/2021	2,738.51
	SUMMIT FOOD SERVICE LLC	00001	995831	391633	5/13/2021	21,603.85
	TRANE US INC	00001	995854	391633	5/13/2021	5,362.12
	TRI COUNTY HEALTH DEPT	00001	995841	391633	5/13/2021	517.19
	TYGRETT DEBRA R	00001	995832	391633	5/13/2021	325.00
	UNITED SITE SERVICES	00001	995660	391411	5/11/2021	288.93
					Account Total	341,162.84
	Retainages Payable					
	MARK YOUNG CONSTRUCTION INC	00001	995862	391633	5/13/2021	1,466.39-
	MARK YOUNG CONSTRUCTION INC	00001	995864	391633	5/13/2021	3,169.98-
	MARK YOUNG CONSTRUCTION INC	00001	995863	391633	5/13/2021	309.43-
					Account Total	4,945.80-
				D	epartment Total	336,217.04

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5026	Golf Course- Maintenance	Fund	Voucher	Batch No	GL Date	Amount
	Membership Dues					
	PROFESSIONAL RECREATION MGMT I	00005	995781	391534	5/12/2021	400.00
					Account Total	400.00
				De	epartment Total	400.00

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12/2021 649.00 unt Total 649.00 12/2021 945.16 12/2021 1,668.37 12/2021 5,091.15 12/2021 818.88
12/2021 945.16 12/2021 1,668.37 12/2021 5,091.15
12/2021 945.16 12/2021 1,668.37 12/2021 5,091.15
12/2021 1,668.37 12/2021 5,091.15
12/2021 1,668.37 12/2021 5,091.15
12/2021 5,091.15
12/2021 818.88
12/2021 6,451.43
12/2021 2,098.55
12/2021 1,042.19
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unt Total 18,579.70
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12/2021 2,208.90
unt Total 2,208.90
12/2021 637.00
unt Total 637.00
12/2021 647.50
unt Total 647.50
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31	Head Start Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	DENVER CHILDREN'S ADVOCACY CTR	00031	995851	391633	5/13/2021	8,524.30
	DFA DAIRY BRANDS CORPORATE LLC	00031	995865	391633	5/13/2021	59.00
	DFA DAIRY BRANDS CORPORATE LLC	00031	995866	391633	5/13/2021	73.75
	DFA DAIRY BRANDS CORPORATE LLC	00031	995867	391633	5/13/2021	29.50
	DFA DAIRY BRANDS CORPORATE LLC	00031	995868	391633	5/13/2021	59.00
	SYSCO DENVER	00031	995843	391633	5/13/2021	165.45
	SYSCO DENVER	00031	995844	391633	5/13/2021	1,616.78
	SYSCO DENVER	00031	995845	391633	5/13/2021	48.62
	SYSCO DENVER	00031	995846	391633	5/13/2021	1,028.46
	SYSCO DENVER	00031	995846	391633	5/13/2021	67.72
					Account Total	11,672.58
				De	partment Total	11,672.58

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8613	Insurance - UHC EPO Medical	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Claims					
	UNITED HEALTH CARE INSURANCE C	00019	995779	391533	5/12/2021	383,262.72
	UNITED HEALTH CARE INSURANCE C	00019	995780	391533	5/12/2021	152,288.43
					Account Total	535,551.15
				De	epartment Total	535,551.15

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19	Insurance Fund	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	CA SHORT COMPANY	00019	995835	391633	5/13/2021	1,778.00
	CA SHORT COMPANY	00019	995836	391633	5/13/2021	7,538.00
	COLO FRAME & SUSPENSION	00019	995880	391633	5/13/2021	4,103.09
	COLO FRAME & SUSPENSION	00019	995880	391633	5/13/2021	27.00
	FITNESS TECH	00019	995833	391633	5/13/2021	550.00
	NATHAN DUMM & MAYER PC	00019	995815	391633	5/13/2021	10,019.01
	PARENTE LISA	00019	995834	391633	5/13/2021	300.00
					Account Total	24,315.10
				De	partment Total	24,315.10

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8611	Insurance- Property/Casualty	Fund	Voucher	Batch No	GL Date	Amount
	General Liab - Other than Prop					
	ELKUS & SISSON PC AND	00019	995658	391407	5/11/2021	6,073.43
	FORENSIC DISCOVERY LLC	00019	995657	391407	5/11/2021	12,201.92
					Account Total	18,275.35
				De	epartment Total	18,275.35

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27	Open Space Projects Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	STREAM LANDSCAPE ARCHITECTURE	00027	995847	391633	5/13/2021	1,395.00
	STREAM LANDSCAPE ARCHITECTURE	00027	995848	391633	5/13/2021	3,712.50
	STREAM LANDSCAPE ARCHITECTURE	00027	995852	391633	5/13/2021	4,937.50
	STREAM LANDSCAPE ARCHITECTURE	00027	995853	391633	5/13/2021	7,097.68
					Account Total	17,142.68
				De	partment Total	17,142.68

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6202	Open Space Tax- Grants	Fund	Voucher	Batch No	GL Date	Amount
	Grants to Other Instit					
	BENNETT TOWN OF	00028	995666	391415	5/11/2021	82,800.00
	BRIGHTON CITY OF	00028	995783	391542	5/12/2021	378,147.36
	COMMERCE CITY CITY OF	00028	995782	391538	5/12/2021	50,000.00
					Account Total	510,947.36
				D	epartment Total	510,947.36

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2061	PKS - Weed & Pest	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON WIRELESS	00001	995622	391096	5/6/2021	40.01
					Account Total	40.01
				De	epartment Total	40.01

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5010	PKS- Fair	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Equipment Rental					
	COLO BARRICADE CO	00001	995713	391435	5/11/2021	1,984.50
	COLO BARRICADE CO	00001	995714	391435	5/11/2021	5,005.00
					Account Total	6,989.50
	Regional Park Rentals					
	COSTELLO ROBERT & SHARON	00001	995620	391096	5/6/2021	100.00
					Account Total	100.00
	Special Events					
	RACING UNDERGROUND LLC	00001	995789	391548	5/12/2021	500.00
					Account Total	500.00
				D	epartment Total	7,589.50

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5012	PKS- Regional Complex	Fund_	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	XCEL ENERGY	00001	995623	391096	5/6/2021	49.33
					Account Total	49.33
	Other Repair & Maint					
	CINTAS FIRST AID & SAFETY	00001	995619	391096	5/6/2021	110.00
					Account Total	110.00
				D	epartment Total	159.33

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5016	PKS- Trail Ranger Patrol	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	XCEL ENERGY	00001	995790	391548	5/12/2021	102.32
	XCEL ENERGY	00001	995791	391548	5/12/2021	76.35
	XCEL ENERGY	00001	995792	391548	5/12/2021	33.57
	XCEL ENERGY	00001	995793	391548	5/12/2021	169.33
	XCEL ENERGY	00001	995794	391548	5/12/2021	26.37
					Account Total	407.94
	Water/Sewer/Sanitation					
	NORTH PECOS WATER & SANITATION	00001	995621	391096	5/6/2021	41.46
					Account Total	41.46
				D	epartment Total	449.40

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1089	PLN- Boards & Commissions	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	GRONQUIST, CHRISTOPHER L	00001	995638	391202	5/7/2021	65.00
	HAGGERTY BRIAN	00001	995637	391202	5/7/2021	65.00
	TONSAGER DENNIS	00001	995636	391202	5/7/2021	65.00
	TRELOAR TARA A	00001	995635	391202	5/7/2021	65.00
	WOLFE SANDRA KAY	00001	995634	391202	5/7/2021	65.00
					Account Total	325.00
				De	partment Total	325.00

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3019	PW - Admin/Org	Fund_	Voucher	Batch No	GL Date	Amount
	Payments To Cities-Sales Taxes					
	ARVADA CITY OF	00013	995887	391635	5/13/2021	21,113.70
	AURORA CITY OF	00013	995888	391635	5/13/2021	284,959.69
	BENNETT TOWN OF	00013	995889	391635	5/13/2021	11,545.05
	BRIGHTON CITY OF	00013	995890	391635	5/13/2021	166,224.88
	COMMERCE CITY CITY OF	00013	995891	391635	5/13/2021	200,632.80
	FEDERAL HEIGHTS CITY OF	00013	995892	391635	5/13/2021	32,348.80
	NORTHGLENN CITY OF	00013	995893	391635	5/13/2021	101,082.22
	THORNTON CITY OF	00013	995894	391635	5/13/2021	379,302.81
	WESTMINSTER CITY OF	00013	995895	391635	5/13/2021	203,730.05
					Account Total	1,400,940.00
				De	partment Total	1,400,940.00

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1038	Regional Affairs	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Membership Dues					
	POLITICO LLC	00001	995624	391098	5/6/2021	7,455.00
					Account Total	7,455.00
				D	epartment Total	7,455.00

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13	Road & Bridge Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	ALFRED BENESCH & CO	00013	995855	391633	5/13/2021	12,768.25
	ALLIED RECYCLED AGGREGATES	00013	995885	391633	5/13/2021	16,039.67
	DESIGN WORKSHOP	00013	995819	391633	5/13/2021	3,052.60
	EST INC	00013	995849	391633	5/13/2021	30,732.25
	ICON ENGINEERING INC	00013	995817	391633	5/13/2021	1,234.71
					Account Total	63,827.48
				De	partment Total	63,827.48

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2004	Sheriff Training	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	PRO FORCE LAW ENFORCEMENT	00001	995767	391446	5/11/2021	4,312.55
					Account Total	4,312.55
				D	epartment Total	4,312.55

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2070	SHF - Booking Fee	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	COMMUNITY REACH CENTER	00001	995765	391446	5/11/2021	686.45
					Account Total	686.45
				D	epartment Total	686.45

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2008	SHF - Training Academy	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON WIRELESS	00001	995769	391446	5/11/2021	119.04
					Account Total	119.04
				Ε	Department Total	119.04

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2011	SHF- Admin Services Division	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Other Communications VERIZON WIRELESS	00001	995769	391446	5/11/2021 Account Total	1,100.31 1,100.31
	Public Relations ARTISTIC CUSTOM BADGES AND COI	00001	995745	391442	5/11/2021	2,880.00
				D	Account Total epartment Total	2,880.00 3,980.31

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2015	SHF- Civil Section	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON WIRELESS	00001	995769	391446	5/11/2021	445.93
					Account Total	445.93
				D	epartment Total	445.93

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2016	SHF- Detective Division	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	995766	391446	5/11/2021	268.96
					Account Total	268.96
	Other Communications					
	VERIZON WIRELESS	00001	995769	391446	5/11/2021	40.01
					Account Total	40.01
				D	epartment Total	308.97

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2071	SHF- Detention Facility	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	995766	391446	5/11/2021	599.42
					Account Total	599.42
	Operating Supplies					
	SUMMIT FOOD SERVICE LLC	00001	995768	391446	5/11/2021	5,969.12
					Account Total	5,969.12
	Other Communications					
	VERIZON WIRELESS	00001	995769	391446	5/11/2021	393.20
					Account Total	393.20
				D	epartment Total	6,961.74

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2072	SHF- Justice Center	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON WIRELESS	00001	995769	391446	5/11/2021	30.89
					Account Total	30.89
				D	epartment Total	30.89

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2010	SHF- MIS Unit	Fund_	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON WIRELESS	00001	995769	391446	5/11/2021	100.75
					Account Total	100.75
				D	epartment Total	100.75

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2017	SHF- Patrol Division	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Interpreting Services LANGUAGE LINE SERVICES	00001	995766	391446	5/11/2021 Account Total	308.32
	Other Communications VERIZON WIRELESS	00001	995769	391446	5/11/2021 Account Total	563.09 563.09
				D	epartment Total	871.41

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2018	SHF- Records/Warrants Section	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON WIRELESS	00001	995769	391446	5/11/2021	40.01
					Account Total	40.01
				D	epartment Total	40.01

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2005	SHF- TAC Section	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Other Communications VERIZON WIRELESS	00001	995769	391446	5/11/2021 Account Total	327.76 327.76
	Printing External ARTISTIC CUSTOM BADGES AND COI	00001	995745	391442	5/11/2021 Account Total	3,718.13 3,718.13
				D	epartment Total	4,045.89

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3701	Stormwater Administration	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Membership Dues					
	COLO STORMWATER COUNCIL	00007	995540	390815	5/6/2021	500.00
					Account Total	500.00
	Other Professional Serv					
	UTILITY NOTIFICATION CENTER OF	00007	995313	390815	5/4/2021	2,112.00
					Account Total	2,112.00
				D	epartment Total	2,612.00

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7	Stormwater Utility Fund	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	QUANTUM WATER & ENVIRONMENT	00007	995804	391551	5/12/2021	8,025.00
					Account Total	8,025.00
				D	epartment Total	8,025.00

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97500	WIOA YOUTH OLDER	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Supp Svcs-Incentives					
	FLORES ESPARANZA	00035	995494	391055	5/6/2021	40.00
					Account Total	40.00
				D	epartment Total	40.00

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35	Workforce & Business Center	<u>Fund</u>	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	COMPUTER SYSTEMS DESIGN	00035	995861	391633	5/13/2021	4,800.00
					Account Total	4,800.00
				De	epartment Total	4,800.00

R5504001

County of Adams

Vendor Payment Report

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Grand Total

6,531,786.85



Board of County Commissioners Minutes of Commissioners' Proceedings

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Emma Pinter - District #3
Steve O'Dorisio - District #4
Lynn Baca - District #5

Tuesday May 18, 2021 9:30 AM

1. ROLL CALL

Present: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Baca, that this Agenda be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

4. AWARDS AND PRESENTATIONS

A. Recognition of May 16-22, 2021 as National Public Works Week

5. PUBLIC COMMENT

- A. Citizen Communication
- **B.** Elected Officials' Communication

6. CONSENT CALENDAR

A motion was made by Commissioner Tedesco, seconded by Commissioner O'Dorisio, that this Consent Calendar be approved. The motion carried by the following vote:

- **Aye:** 5 Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca
- **A.** List of Expenditures Under the Dates of May 3-7, 2021
- **B.** Minutes of the Commissioners' Proceedings from May 11, 2021
- C. Resolution Approving a Memorandum of Understanding between Adams County Workforce Development Board and Adams County Workforce and Business Center for Workforce Innovation and Opportunity Act of 2014 One Stop Operator Services (File approved by ELT)
- D. Resolution Approving Right-of-Way Agreement between Adams County and Sang Soo, LLC for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue (File approved by ELT)
- Resolution Correcting Erroneous Tax Abatement Refund for Account Number R0170346
 (File approved by ELT)
- F. Resolution Delegating Authority to the Community and Economic Development Department to Administratively Renew Ambulance Licenses (File approved by ELT)
- G. Resolution Approving Amendment One to the Intergovernmental Agreement between Adams County, Colorado, and the Town of Bennett for Animal Management Services
 (File approved by ELT)
- H. Resolution Accepting Permanent Drainage Easement from 53 Fed Partners, LLLP, to Adams County for Storm Water Drainage Purposes
 (File approved by ELT)
- I. Resolution Accepting Permanent Drainage Easement from 53 Fed Partners, LLLP, to Adams County for Storm Water Drainage Purposes (File approved by ELT)
- J. Resolution Approving Amendment One to the Memorandum of Understanding Regarding Community Corrections Second Distribution Facility Payment Plan by and between Adams County, Colorado, and Intervention Community Corrections Services, Inc.

 (File approved by ELT)

- K. Resolution Approving Amendment One to the Memorandum of Understanding Regarding Community Corrections Second Distribution Facility Payment Plan by and between Adams County, Colorado and CoreCivic Inc. (File approved by ELT)
- L. Resolution Appointing Pernell Olson to the Adams County Retirement Board as a BOCC Appointee Representative (File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Approving an Agreement between Adams County and JCOR Mechanical, Inc., for the Detention Facility Modules "C, D, & E" Sanitary Sewer Replacement

(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner Baca, that this New Business be approved. The motion carried by the following vote:

- **Aye:** 5 Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca
- 2. Resolution Approving Amendment Seven to the Agreement between Adams County and CareHere Management, PLLC, to Provide Employee Healthcare Services

(File approved by ELT)

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Tedesco, that this New Business be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

B. COUNTY ATTORNEY

Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Daves, DIA Noise, and ACCDAN Cases

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Baca, that this Executive Session be approved. The motion carried by the following vote:

Aye: 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

8. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 25, 2021
SUBJECT: Abatements
FROM: Meredith P. Van Horn, Assistant Adams County Attorney;
AGENCY/DEPARTMENT: County Attorney
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the recommendations of the Assessor's Office for the attached abatement petitions.

BACKGROUND:

The Assessor's Office reviewed the attached abatement petitions concerning tax years 2018, 2019 and 2020 and has agreed to the abated values for the respective accounts. The findings and recommendations of the Assessor's Office are attached hereto for approval and adoption.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Assessor's Office

ATTACHED DOCUMENTS:

Resolution

Summary Findings and Recommendations of the Assessor's Office

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FISCAL IMPACT:

Please check if there is no fiscal in section below.	mpact 🔀. If	there is fisc	al impact, pl	ease fully comp	olete the
Fund:					
Cost Center:					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:				_	
			Object Account	Subledger	Amount
Current Budgeted Operating Expend					
Add'l Operating Expenditure not incl		nt Budget:			
Current Budgeted Capital Expenditu		D 1 /			
Add'l Capital Expenditure not includ	ed in Current I	Budget:			
Total Expenditures:				-	
New FTEs requested:	☐ YES	□ NO			
Future Amendment Needed:	YES	□ NO			
Additional Note:					

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RESOLUTION APPROVING ABATEMENT PETITIONS AND AUTHORIZING THE REFUND OF TAXES FOR ACCOUNT NUMBERS R018787, R0198657, R0134551, R0114765, R0181749, R0175862, R0179971, R0176519, R0153234, R0157622, R0165630, R0095605, R0191753 AND R0161201

WHEREAS, pursuant to C.R.S. § 39-1-113, the Board of County Commissioners may approve abatement petitions concerning property tax assessment and may refund taxes associated therewith; and,

WHEREAS, the attached petitions for account numbers R018787, R0198657, R0134551, R0114765, R0181749, R0175862, R0179971, R0176519, R0153234, R0157622, R0165630, R0095605, R0191753 and R0161201 have been processed, reviewed and approved by the Adams County Assessor's Office; and,

WHEREAS, information regarding the initial assessed value and the justification for reduction in assessed value and refund of taxes is included for each property in the documentation attached; and,

WHEREAS, it is the recommendation of the Assessor's Office that these petitions be approved and refunds be issued by the Board of County Commissioners; and,

WHEREAS, for account numbers R0181749, R0175862, R0179971, R0176519, R0153234, R0157622, R0165630, R0191753 and R0161201, approval by the Board of County Commissioners shall be forwarded as a recommendation to the Colorado Property Tax Administrator for review and approval as required by C.R.S. §§ 39-1-113(3) and 39-2-116.

NOW, THERFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the abatement petitions for account numbers R018787, R0198657, R0134551, R0095605 and R0114765, are hereby approved.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the resolution approving the petitions for account numbers R0181749, R0175862, R0179971, R0176519, R0153234, R0157622, R0165630, R0191753 and R0161201 be forwarded, for review, to the Colorado Property Tax Administrator to approve the abatement petitions for the Property.

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No: **R0191753** Parcel No: **0172306106028** Petition Year: **2020** Petition Filed Date: **March 31, 2021**

Owner Entity: H AND A STORAGE LLC
Owner Address: 10050 W 41st Ave Unit 202

Owner City: Wheatridge State: CO

Property Location: 15150 E 119th Place - Commerce City

110perty Education : 19190 E 119th Flace Commerce City									
TYPE	OCC CODE		PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES		ORIGINAL TAX WARRAN		
ITFE	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL I	AX WARRAINI
REAL	252	L:			L:	\$1,136,048	\$329,450	A. Ratio	29.00%
KEAL	252	I:			l:	\$7,568,039	\$2,194,730	Mill Levy	167.725
T(OTALS :		\$1,470,000	\$426,300		\$8,704,087	\$2,524,180	Original Tax	\$423,368

Petitioner's Statement :

Property is overvalued and characteristics are incorrect.

Assessor's Report

Situation:

Property is new and characteristics are incorrect.

Action:

2020 BOCC - THIS OPERATION APPEARS TO BE OVER VALUED - FIRST OFF, RBA IS INCORRECT AND SHOULD BE 73,920 AND WE HAVE ABOUT 98K - APPRAISAL WAS PROVIDED SHOWING RENTAL RATES IN EXCESS OF \$15 - HOWEVER, A REVIEW OF RENT AT THIS TIME ARE CALCULATING AT APPROXIMATELY \$8/FOOT DESPITE SOLID ABSORPTION IN MARKET RUNNING ABOUT 55% IN THE PROPERTY'S FIRST 18 MONTHS OF OPERATION. AS A RESULT RAN A 3 YEAR LEASE UP, ATTACHED TO THE ACCOUNT, AND STABILIZED RENT AT 11/FT WITH TYPICAL OTHER EXPENSE AND INVESTMENT RATE PARAMETERS. I ALSO DISCUSSED SELF-STORAGE MARKET DYNAMICS WITH JESSICA BALLOU WITH NVC TO DISCUSS DISCOUNT OFF THE PEAK – SHE NOTED THAT RENTS ARE THE HARDEST HIT, PARTICULARLY IN THE MORE RURAL AREAS. AS A RESULT, DROPPED STABILIZED RENTAL INCOME DOWN ABOUT 30%. THIS, COUPLED WITH A DROP OF RBA IN THE ARENA OF 25%, HAD A SUBSTANTIAL IMPACT ON VALUE FROM THE MODEL. AS A RESULT, OFFERED \$3.3M AND THIS WAS ACCEPTED. IT SHOULD BE NOTED THAT THE MILL HERE IS 167, WHICH CREATES SIGNIFICANT DOWNWARD PRESSURE ON VALUE USING THE ETR METHOD.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT								
TVDE	000 0005		ASSESSOR'S ASSIG	GNED VALUE		RECOMMENDE	D VALUE	REVISED TAX WARRANT	
TYPE	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL	252	L:	\$1,136,048	\$329,450	L:	\$1,136,048	\$329,450	\$262,855.26	
KEAL	252	I:	\$7,568,039	\$2,194,730	l:	\$2,163,952	\$627,550	Revised Tax	
TC	OTALS :		\$8,704,087	\$2,524,180		\$3,300,000	\$957,000	\$160,512.83	

Shannon Wheeler May 3, 2021
Appraiser Date

Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	BOARD OF COUNTY		
	STIPULATION (As to	Tax Year(s) 2020 Actual Value	(S))
1.	The property subject to the Schedule No. (S): R019		6106028
2.	The subject property is o	classified as a Commercial property.	
3.	The County Assessor of subject property for tax	originally assigned the following actual values	ie to the
	Land	\$1,136,048	
	Improvements	\$7,568,039	
	Total	\$8,704,087	
4.		ssessor has reviewed this file and agrees to the valuation for the subject property for to	
	Land	\$1,136,048	
	Improvements	\$2,163,952	
	Total	\$3,300,000	
5.		greement, the Petitioner understands that they appeal of the value of this property	
ED th	is: May 3, 2021		
		Shannon Digitally signed by Shannon C. Wheeler Shannon C.	

Petitioner's Representative

H AND A Sturage LLC

Shannon Digitally signed by Shannon C. Wheeler ON con-Shannon C. Wheeler, on-Adams County Government, on-Adams Cou

Assessor Representative

Adams County Assessor's Office

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: ADAI	MS			Date Received		
				(Use Assessor's or Co.	mmissioners' Date Stamp)	
Section I: Peti	itioner, please	complete Sect	ion I only.			
Date: Marc	h 29, 2021					1
Month	Day	Year			MAR	3 1 2020
Datista and Man	-	I AND A ST	ORAGE LLC			20.0
Petitioner's Nar		0050 W 41ST A	/E STE 202			E OF THE
Petitioners Mai	NHEAT RIDGE		COLORADO	80033	ADAMS COL	JNTY ASSESSOR
	City or Town		State	Zip Co	de	7
SCHEDULE OR 01723081			PPERTY ADDRESS OR L 50 E 119TH PL COMMER		OF PROPERTY	5/
R0191	753			Section 1		_
above property the taxes have l clerical error, or	for the property been levied err r overvaluation.	tax year2020 oneously or illeg Attach addition	the appropriate taxes at are incorrect fo ally, whether due to erro al sheets if necessary.)	r the following reasor oneous valuation, irre	s: (Briefly describe w	
See at	tached e	documenta	tion.			
		4	470 269 12	/31/2020		
Petitioner's es	timate of valu	e: \$ <u>'</u> ,	470,269 12			
l daclara undar	nonally of per		d degree, that this petiti		accompanying evhibit	te
	has been prepa		by me, and to the best			
Lem	andre	us			232 - 132	
Petitione	r's Signature		Email and	drus. kevin	@gmail.com	m
Ву			Daytime Phon		0	
Agent's S	Signature*		Email			
*Letter of agency r	must be attached	when petition is s	ibmitted by an agent.			
denies the petition f	for refund or abate	ment of taxes in who	0-114(1), C.R.S., or the Propole or in part, the Petitioner mof the entry of any such decis	ay appeal to the Board of	Assessment Appeals pursi	S., uant
Section II:	-		r's Recommendati	ion		
		Tax Year	Assessor 5 Use Ully)			
	Actual	Assessed	<u>Tax</u>			
Original						
Corrected						
Abate/Refund _						k .
Assessor re	ecommends a	oproval as outi	ned above.			
If the request for ab protest to such valu	patement is based pation has been file	upon the grounds of ed and a Notice of D	overvaluation, no abatement atermination has been mailed	t or refund of taxes shall be d to the taxpayer, § 39-10-	e made if an objection or 114(1)(a)(l)(D), C,R,S.	
Tax year:	Protest? N	o ☐ Yes (If a	protest was filed, please at	ttach a copy of the NOD.		
Assessor re	ecommends d	enial for the fol	lowing reason(s):			
				Assessor's or Deputy	Assessor's Signature	

15-DPT-AR No. 920-66/15

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of (illing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written Mutu	ial Agreement (Only for abs	of Assesso	or and Petitio	ner
The Commissioners of to review petitions for abatement or abatement or refund in an amount property, in accordance with § 39-1	refund and to sett of \$10,000 or less i	le by written n	utual agreemer	by Resolution No. It any such petition for or per schedule of personal
The Assessor and Petitioner mut	tually agree to the	values and t	ax abatement/i	efund of:
Tax Y Actual	Assessed	Tax		
Abate/Refund				
Note: The total tax amount does not include applicable. Please contact the County Trea			sociated with late a	nd/or delinquent tax payments, if
Petitioner's Signature		Date		
Assessor's or Deputy Assessor's Signat	ıre	Date	-	
WHEREAS, the County Commissic called regular meeting held on Mont	_/, at			
with notice of such meeting and an	opportunity to be p	resent having	been given to the	ne Petitioner and the Assessor
of said County and Assessor				g presentnot present) and
PetitionerName				and WHEREAS, the said
County Commissioners have careful NOW BE IT RESOLVED that the Beand that the petition be (approved-	oard (agreesdoe	s not agree)	with the recomm	endation of the Assessor,
Year Assessed Value Ta	axes Abate/Refund			
		Chairpers	on of the Board of	County Commissioners' Signature
I, in and for the aforementioned coun record of the proceedings of the Bo	ty, do hereby certify	y that the abo		pard of County Commissioners gorder is truly copied from the
IN WITNESS WHEREOF, I have he	ereunto set my han	nd and affixed	the seal of said	County
this day of Mo	nth Ye	par ·		
			County Clerk's or	Deputy County Clerk's Signature
Note: Abatements greater than \$10,000 pe	r schedule, per year, m	ust be submitted	in duplicate to the F	roperty Tax Administrator for review.
Section V: Ac	tion of the Pro	perty Tax A		
The action of the Board of County C	Commissioners, rel	ative to this p	etition, is hereby	
Approved Approved in part \$		Der	nied for the follow	wing reason(s):
Secretary's Signature	Pro	perty Tax Admin	strator's Signature	Date





Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to Tax	Year(s)	2019/2020 A	Actual Value(s))	
1.	The property subject to this Schedule No. (S): R018174		Parcel No.((S) 0171910401023	3
2.	The subject property is class	ified as a Con	mmercial prop	perty.	
3.	The County Assessor original subject property for tax year			g actual value to the	;
	Land Improvements Total	\$1,790,3 \$2,101,7 \$3,892,0	25		
4.	The Adams County Assess following adjustment to the 2019/2020:				
	Land Improvements Total	\$1,790,3 \$1,549,5 \$3,339,8	37		
5.	By entering into this agreem up rights to further appropriate year(s) 2019/2020 .			• •	_
DATED this:	April 20, 2021				
Petitioner's R Michelle Bush Silverstein & F	*	Shannon C. Whee Assessor Rep Adams Coun	Date: 2021.04.20 12:39:00	eler, ment, v.org, c=US >-06:00'	
DATED this: Mulla Petitioner's R Michelle Bush	up rights to further appropriate to provide the second sec	Shannon C. Whee	Digitally signed by Shanno Wheeler Bhannon C. Whee o=Adams County Governor out=Assessor's Office, email-swheeler@adcogov_Date: 2021.04.20 12:39:00	on C. seler, ment, v.org, c=US	-

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No : **R0181749** Parcel No : **0171910401023**Petition Year : **2020** Petition Filed Date : **February 26, 2021**

Owner Entity: WAL MART REAL ESTATE BUSINESS TRUST

Owner Address: 2001 SE 10th Street

Owner City: Bentonville State: AR

Property Location: 10755 Washington Street

TTOPCIT	Troperty Education . 20735 Washington Street								
TYPE	OCC CODE		PETITIONER'S REQUE	STED VALUES		ASSESSOR'S ASSIG	NED VALUES	ODICINAL T	AX WARRANT
ITFE	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL	AX WANNAINI
REAL	446	L:			L:	\$1,790,303	\$519,190	A. Ratio	29.00%
NEAL	440	l:			l:	\$2,101,725	\$609,500	Mill Levy	127.761
TO	OTALS :		N/A	\$0		\$3,892,028	\$1,128,690	Original Tax	\$144,203

Petitioner's Statement :

Property is overvalued when appropriate consideration is made to the three approaches to value.

Assessor's Report

Situation:

Walmart petitioner believes values are erroneous.

Action:

Reviewed income approaches for portfolio of Walmart properties. Believe that an amendment to value is warranted based on bringing consistency (equalization) across the portfolio.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT								
TVDE	000 0005		ASSESSOR'S ASSIG	GNED VALUE		RECOMMENDE	D VALUE	REVISED TAX W	VARRANT
TYPE	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL	116	L:	\$1,790,303	\$519,190	L:	\$1,790,303	\$519,190	\$	20,458.37
KEAL	446	l:	\$2,101,725	\$609,500	l:	\$1,549,537	\$449,370	Revised Tax	
TO	OTALS :		\$3,892,028	\$1,128,690		\$3,339,840	\$968,560	\$1	L23,744.19

Shannon Wheeler - Commercial Supervisor

April 20, 2021

Appraiser

Date

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams		Date Received(Use Assessor's or Commissioners' Date Stamp)	-
Section I: Petitioner, please compl	ete Section I only.		
Date: February 26, 2021			
Date: February 26, 2021 Month Day Year			
Petitioner's Name: Wal-Mart Rea	Estate Busines	ss Trust	_
Petitioner's Mailing Address: c/o Prop	erty Tax Departmer	ent, PO Box 8050 MS 0555	_
Bentonville	AR	72712-8050	
City or Town	\$	State Zip Code	
SCHEDULE OR PARCEL NUMBER(S) Sch. R0181749 / Parcel 0171910401023		RTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY Washington St, Northglenn, CO 80233	-
above property for property tax year(s describe why the taxes have been lev levying, clerical error or overvaluation.	e) <u>2019</u> and <u>2020</u> ied erroneously or ill . Attach additional s	riate taxes and states that the taxes assessed against the against	- ;
of comparable sales and properly calcul		'	
Petitioner's estimate of value:	\$_3,339,840 Value	(_2019) and \$_3,339,840 (_2020)	
I declare, under penalty of perjury in the or statements, has been prepared or true, correct, and complete.	ne second degree, the examined by me, an	that this petition, together with any accompanying exhibits and to the best of my knowledge, information and belief, is	,
		Daytime Phone Number ()	_
Petitioner's Signature	1	Email	
By Mholeut		Daytime Phone Number (303) 991-3659	_
Agent's Signature*		mbush@entevlew.com	
Printed Name: Michelle Bush		Email mbush@sptaxlaw.com	-
	nt to § 39-10-114(1), C.R axes in whole or in part, t	R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S. the Petitioner may appeal to the Board of Assessment Appeals pursua	
Section II:		commendation	
	(For Assessor	r's Use Only)	
Tax Year _		Tax Year	
<u>Actual</u> <u>Ass</u>	essed <u>Tax</u>	<u>Actual</u> <u>Assessed</u> <u>Tax</u>	
Original			_
Corrected			_
Abate/Refund			
Assessor recommends approva	l as outlined above	e.	
		n, no abatement or refund of taxes shall be made if an objection or has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.	
Tax year: Protest?	Yes (If	If a protest was filed, please attach a copy of the NOD.)	
Tax year: Protest?	Yes (If	If a protest was filed, please attach a copy of the NOD.)	
Assessor recommends denial fo	or the following rea	ason(s):	
		Accessor's or Denuty Accessor's Signature	-

FOR ASSESSORS AN COUN Y COMMISSIONERS USE ONLY (Sectio' III \underline{o} ' Sectio' Γ ' "st ° e co" eted"

*) ery pet't " 5 abatement refund 5led pursuant t 6 39-10-114, 2, ", (, shall be acted upon pursuant t the ")" s'ons 5 th's secti " by the ard 52 unty 2 mm'ss ners the Assess r, as appro" ate, 4 th" s'#m nt+s 5the date 55l'ng suc+ pet't n, 6 39-1-113(1.7), 2, ", (, ,)

Section III# Written Mutual A& eement of Assessor and Petitioner (On) for %atements ~ to *+,-,,,"						
he Comm'ss' ners 5999999999999999999999999999999999999						
. e A ٍ essor and Petitio er mutual y agree to the / %ues and ta0 abatement/refund of:						
T%) Year 222222222						
Actu% A sessed T%0						
Oʻi&iʻ % 22222222222222 22222222222222 2222222						
Corrected 222222222222 _2 2222222222222						
A° ate/Refuˇ !						
Note<, +e t tal ta# amount does "ot ""olude aoo ued interest, penalties, and 5ees ass oiated 4 it+ late and/ delinquent tax "ayments, is applioable. ! lease oiated 2 unty, reasurer 5 full payment is rmation,						
999999999999999999999999999999999999999						
Petitio e 3, Si& % t e % te						
99999999999999999999999999999999999999						
A, sesso 3s o e "t) Assesso 3s Si& ature Date						

Decision of the County Commissioners Sectio I^# (M", t be com" ete! i' Section III doe, not ap")" W>EREAS, the County 2 mmiss ners 5999999999999999999999999999999 unty, State o52 lo ado, at a duly and la45ully °alled regular meeting held "9 9999°9999°9999_, at 4+'°h meet'"g there were p esent the foll 4 ng members< M "t+ \$ay Yea with "to e o5su h meeting and an "" tunity to be esent hav "g been 0 ven to the Petiti ner and the Assess Name County 2 ommissioners ha) e "arefully "onsidered the with" petition, and are fully advised "elation thereto, 1%W ~ @, ~ (% AB*) that the Board (agrees--does not agree) 4 't+ the re' mmendatio" 5the Assess , and that the petiti " be (approved--approved in part--denied) with an abatement/refund as 5oll 4s< 999999 9999999999999 99999999999999 Yea Assessed Value a#es Abate ~ efu" d 99999999999999999999999999999999999 C. airperson of t. e 4 oard of Count) Commis, io ers' Signat re in and f the af ementio" ed c u" ty, do hereby e t'Sy that the above and f e0 "0 der 's truly e" ed 5 m the e° d 5the pr °eedings 5the Board o52 u"ty 2 mmiss ners, IN WITNESS W5 EREOF- @ave hereunto set my ha"d and af5#ed the seal 5 sa'd Cou" ty this 999999999 day 59999999999999, 99999999, M "t+ Yea 99999999999999999999999999999999 County C e 63 or De uty Count) C e 63 Signature 1 te< Abatements greater than \$10,000 per schedule, per year, must be submitted "dupl'ate to the! perty_a# Admi" strat 5 review,

	ne Propert) Tax A! ministrator	
he actio 5the ard 52 unty 2 mmiss Appr ed Ap" ed mat ;999 99999	•	easo″7s)<
99999999999999999999999999999999999999	99999999999999999999999999999999999999	999999999 \$ ate





Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to Tax	Year(s)	2019/2020 A	Actual Value(s))	
1.	The property subject to this Schedule No. (S): R018174		Parcel No.((S) 0171910401023	3
2.	The subject property is class	ified as a Con	mmercial prop	perty.	
3.	The County Assessor original subject property for tax year			g actual value to the	;
	Land Improvements Total	\$1,790,3 \$2,101,7 \$3,892,0	25		
4.	The Adams County Assess following adjustment to the 2019/2020:				
	Land Improvements Total	\$1,790,3 \$1,549,5 \$3,339,8	37		
5.	By entering into this agreem up rights to further appropriate year(s) 2019/2020 .			• •	_
DATED this:	April 20, 2021				
Petitioner's R Michelle Bush Silverstein & F	*	Shannon C. Whee Assessor Rep Adams Coun	Date: 2021.04.20 12:39:00	eler, ment, v.org, c=US >-06:00'	
DATED this: Mulla Petitioner's R Michelle Bush	up rights to further appropriate to provide the second sec	Shannon C. Whee	Digitally signed by Shanno Wheeler Bhannon C. Whee o=Adams County Governor out=Assessor's Office, email-swheeler@adcogov_Date: 2021.04.20 12:39:00	on C. seler, ment, v.org, c=US	-

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No : **R0181749** Parcel No : **0171910401023**Petition Year : **2019** Petition Filed Date : **February 26, 2021**

Owner Entity: WAL MART REAL ESTATE BUSINESS TRUST

Owner Address: 2001 SE 10th Street

Owner City: Bentonville State: AR

Property Location: 10755 Washington Street

	TTOPCIT	<u>y Location .</u>		755 Washington Street						
	TYPE OCC CODE		CC CODE PETITIONER'S REQUESTED VALUES Actual Value Assessed Value		ASSESSOR'S ASSIGNED VALUES			ORIGINAL TAX WARRANT		
						Actual Value	Assessed Value	ORIGINALI	AX WARRANI	
	REAL	446	L:			L:	\$1,790,303	\$519,190	A. Ratio	29.00%
	KEAL	440	l:			l:	\$2,101,725	\$609,500	Mill Levy	127.846
	TC	OTALS :		N/A	\$0		\$3,892,028	\$1,128,690	Original Tax	\$144,299

Petitioner's Statement :

Property is overvalued when appropriate consideration is made to the three approaches to value.

Assessor's Report

Situation:

Walmart petitioner believes values are erroneous.

Action:

Reviewed income approaches for portfolio of Walmart properties. Believe that an amendment to value is warranted based on bringing consistency (equalization) across the portfolio.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT								
TVDE	000 0005	ASSESSOR'S ASSIGNED VALUE		RECOMMENDED VALUE			REVISED TAX	WARRANT	
TYPE	OCC CODE	Actual Value		Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL	116	L:	\$1,790,303	\$519,190	L:	\$1,790,303	\$519,190		\$20,471.98
KEAL	446	l:	\$2,101,725	\$609,500	l:	\$1,549,537	\$449,370	Revised Tax	
TO	OTALS :		\$3,892,028	\$1,128,690		\$3,339,840	\$968,560	!	\$123,826.52

Shannon Wheeler - Commercial Supervisor

April 20, 2021

Appraiser

Date

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams		Date Received(Use Assessor's or Commissioners' Date Stamp)	-					
Section I: Petitioner, please compl	ete Section I only.							
Date: February 26, 2021								
Date: February 26, 2021 Month Day Year								
Petitioner's Name: Wal-Mart Rea	Estate Busines	ss Trust	_					
Petitioner's Mailing Address: c/o Prop	erty Tax Departmer	ent, PO Box 8050 MS 0555	_					
Bentonville	AR	72712-8050						
City or Town	\$	State Zip Code						
SCHEDULE OR PARCEL NUMBER(S) Sch. R0181749 / Parcel 0171910401023	· ·							
above property for property tax year(s describe why the taxes have been lev levying, clerical error or overvaluation.	e) <u>2019</u> and <u>2020</u> ied erroneously or ill . Attach additional s	riate taxes and states that the taxes assessed against the against	- ;					
of comparable sales and properly calcul		'						
Petitioner's estimate of value:	\$_3,339,840 Value	(_2019) and \$_3,339,840 (_2020)						
I declare, under penalty of perjury in the or statements, has been prepared or true, correct, and complete.	ne second degree, the examined by me, an	that this petition, together with any accompanying exhibits and to the best of my knowledge, information and belief, is	,					
		Daytime Phone Number ()	_					
Petitioner's Signature	1	Email						
By Mholeut		Daytime Phone Number (303) 991-3659	_					
Agent's Signature*		mbush@entevlew.com						
Printed Name: Michelle Bush		Email mbush@sptaxlaw.com	-					
	nt to § 39-10-114(1), C.R axes in whole or in part, t	R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S. the Petitioner may appeal to the Board of Assessment Appeals pursua						
Section II:		commendation						
	(For Assessor	r's Use Only)						
Tax Year _		Tax Year						
<u>Actual</u> <u>Ass</u>	essed <u>Tax</u>	<u>Actual</u> <u>Assessed</u> <u>Tax</u>						
Original			_					
Corrected			_					
Abate/Refund								
Assessor recommends approva	l as outlined above	e.						
		n, no abatement or refund of taxes shall be made if an objection or has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.						
Tax year: Protest?	Yes (If	If a protest was filed, please attach a copy of the NOD.)						
Tax year: Protest?	Yes (If	If a protest was filed, please attach a copy of the NOD.)						
Assessor recommends denial fo	or the following rea	ason(s):						
		Accessor's or Denuty Accessor's Signature	-					

FOR ASSESSORS AN COUN Y COMMISSIONERS USE ONLY (Sectio' III \underline{o} ' Sectio' Γ ' "st ° e co" eted"

*) ery pet't " 5 abatement refund 5led pursuant t 6 39-10-114, 2, ", (, shall be acted upon pursuant t the ")" s'ons 5 th's secti " by the ard 52 unty 2 mm'ss ners the Assess r, as appro" ate, 4 th" s'#m nt+s 5the date 55l'ng suc+ pet't n, 6 39-1-113(1.7), 2, ", (, ,)

Section III# Written Mutual A& eement of Assessor and Petitioner (On) for %atements ~ to *+,-,,,"						
he Comm'ss' ners 5999999999999999999999999999999999999						
. e A ٍ essor and Petitio er mutual y agree to the / %ues and ta0 abatement/refund of:						
T%) Year 222222222						
Actu% A sessed T%0						
Oʻi&iʻ % 22222222222222 22222222222222 2222222						
Corrected 222222222222 _2 2222222222222						
A° ate/Refuˇ !						
Note<, +e t tal ta# amount does "ot ""olude aoo ued interest, penalties, and 5ees ass oiated 4 it+ late and/ delinquent tax "ayments, is applioable. ! lease oiated 2 unty, reasurer 5 full payment is rmation,						
999999999999999999999999999999999999999						
Petitio e 3, Si& % t e % te						
99999999999999999999999999999999999999						
A, sesso 3s o e "t) Assesso 3s Si& ature Date						

Decision of the County Commissioners Sectio I^# (M", t be com" ete! i' Section III doe, not ap")" W>EREAS, the County 2 mmiss ners 5999999999999999999999999999999 unty, State o52 lo ado, at a duly and la45ully °alled regular meeting held "9 9999°9999°9999_, at 4+'°h meet'"g there were p esent the foll 4 ng members< M "t+ \$ay Yea with "to e o5su h meeting and an "" tunity to be esent hav "g been 0 ven to the Petiti ner and the Assess Name County 2 ommissioners ha) e "arefully "onsidered the with" petition, and are fully advised "elation thereto, 1%W ~ @, ~ (% AB*) that the Board (agrees--does not agree) 4 't+ the re' mmendatio" 5the Assess , and that the petiti " be (approved--approved in part--denied) with an abatement/refund as 5oll 4s< 999999 9999999999999 99999999999999 Yea Assessed Value a#es Abate ~ efu" d 99999999999999999999999999999999999 C. airperson of t. e 4 oard of Count) Commis, io ers' Signat re in and f the af ementio" ed c u" ty, do hereby e t'Sy that the above and f e0 "0 der 's truly e" ed 5 m the e° d 5the pr °eedings 5the Board o52 u"ty 2 mmiss ners, IN WITNESS W5 EREOF- @ave hereunto set my ha"d and af5#ed the seal 5 sa'd Cou" ty this 999999999 day 59999999999999, 99999999, M "t+ Yea 99999999999999999999999999999999 County C e 63 or De uty Count) C e 63 Signature 1 te< Abatements greater than \$10,000 per schedule, per year, must be submitted "dupl'ate to the! perty_a# Admi" strat 5 review,

	ne Propert) Tax A! ministrator	
he actio 5the ard 52 unty 2 mmiss Appr ed Ap" ed mat ;999 99999	•	easo″7s)<
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Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to Ta	x Year(s)	<u> 2019/2020 </u>	ıal Value(s))
1.	The property subject to this Schedule No. (S): R01758		Parcel N0.(S)	0171926207038
2.	The subject property is class	sified as a Con	nmercial propert	y.
3.	The County Assessor orig subject property for tax year	•		ctual value to the
	Land Improvements Total	\$796,50 \$4,019,59 \$4,816,09	90	
4.	The Adams County Assess following adjustment to the 2019/2020:			•
	Land Improvements Total	\$796,50 \$3,336,30 \$4,132,80	00	
5.	By entering into this agreer up rights to further ap year(s) 2019/2020 .			
DATED this:	April 20, 2021			
Mholeu	S	Shannon C. Wheel	Digitally signed by Shannon C. Wheeler DN: cn=Shannon C. Wheeler, c=Adams County Government, coun4ssessor's Office, mail=swheeler@adcogov.org, c=1 Date: 2021.04.20 14.47.50.06007	au.
Petitioner's R	epresentative	Assessor Rep	resentative	
Michelle Bush Silverstein & Pome	erantz LLP	Adams Count	y Assessor's Offi	ce

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No : **R0175862** Parcel No : **0171926207038**Petition Year : **2020** Petition Filed Date : **February 26, 2021**

Owner Entity: WAL MART REAL ESTATE BUSINESS TRUST

Owner Address: PO BOX 8050 M/S 0555

Owner City: Bentonville State: AR

Property Location: 850 E 88th Ave

Troperty Education : 555 E deministra									
TYPE	TYPE OCC CODE		PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES			ORIGINAL TAX WARRANT	
TYPE OCC CODE		Actual Value Assess		Assessed Value		Actual Value	Assessed Value	ORIGINAL	IAA WANNANI
REAL	446	L:			L:	\$796,500	\$230,990	A. Ratio	29.00%
REAL	440	l:			l:	\$4,019,590	\$1,165,680	Mill Levy	154.337
TO	OTALS :		N/A	\$0		\$4,816,090	\$1,396,670	Original Tax	\$215,558

Petitioner's Statement:

Property is overvalued when appropriate consideration is made to the three approaches to value.

Assessor's Report

Situation:

Walmart petitioner believes values are erroneous.

Action:

Reviewed income approaches for portfolio of Walmart properties. Believe that an amendment to value is warranted based on bringing consistency (equalization) across the portfolio.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT								
TVDE	000 0005	ASSESSOR'S ASSIGNED VALUE Actual Value Assessed Value		GNED VALUE	RECOMMENDED VALUE			REVISED TAX	WARRANT
TYPE	OCC CODE			Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL	116	L:	\$796,500	\$230,990	L:	\$796,500	\$230,990		\$30,581.88
KEAL	446	l:	\$4,019,590	\$1,165,680	l:	\$3,336,300	\$967,530	Revised Tax	
TC	OTALS :		\$4,816,090	\$1,396,670		\$4,132,800	\$1,198,520	4	184,975.98

Shannon Wheeler - Commercial Supervisor

April 20, 2021

Appraiser

Date

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: Adams		Date Received(Use Assessor's or Commissioners' Date Stamp)						
Section I: Petitioner, please compl	lete Section I only.							
Date: February 26, 2021								
Date: February 26, 2021 Month Day Year								
Petitioner's Name: Wal-Mart Rea	I Estate Busines	ss Trust						
Petitioner's Mailing Address: C/o Prop	perty Tax Departme	nt, PO Box 805	0 MS 0555					
Bentonville	AR		727	712-8050				
City or Town		State		Zip Code				
SCHEDULE OR PARCEL NUMBER(S) Sch. R0175862 / Parcel 0171926207038		RTY ADDRESS O			F PROPERTY			
Petitioner requests an abatement or rabove property for property tax year(s describe why the taxes have been lev levying, clerical error or overvaluation. The actual value established for tax years of comparable sales and properly calculation.	s) 2019 and 2020 vied erroneously or ill . Attach additional s s 2019 and 2020 is abo	are inc legally, whether sheets if necess ve the value that	correct for the due to errosary.)	ne following rea oneous valuatio	asons: (Briefly on, irregularity in			
Petitioner's estimate of value:	\$_4,132,800	(2019)	and \$ <u>4,</u>	132,800 Value	_ (_2020)			
I declare, under penalty of perjury in to or statements, has been prepared or true, correct, and complete.	he second degree, t	hat this petition,	, together w	rith any accomp	panying exhibits			
	 	Daytime Phone	Number (_)				
Petitioner's Signature		Email						
1,04								
By Agent's Signature*		Daytime Phone	Number (303 ₎ 991-	-3659			
Printed Name: Michelle Bush		_{Email} mbush	n@sptaxl	aw.com				
*Letter of agency must be attached when position of the Board of County Commissioners, pursua denies the petition for refund or abatement of to the provisions of § 39-2-125, C.R.S., within the country of the country of the country of the second of the country o	ant to § 39-10-114(1), C.F. taxes in whole or in part,	R.S., or the Property	appeal to the	Board of Assessm				
Section II:	Assessor's Re		ion					
Toy Year	•	1 5 036 O.I.y,	Tay V	_				
Tax Year _		۸۵		Assessed	Tay			
Actual Ass	sessed <u>Tax</u>	<u> no</u>	<u>tual</u>	Assesseu	<u>Tax</u>			
Original								
Corrected					_			
Abate/Refund								
Assessor recommends approva	l as outlined above	э.						
If the request for abatement is based upon the protest to such valuation has been filed and a								
Tax year: Protest?	o ∐ Yes (l	f a protest was file	ed, please att	ach a copy of the	NOD.)			
Tax year: Protest?	⊃ ∐ Yes (l	f a protest was file	ed, please att	ach a copy of the	NOD.)			
Assessor recommends denial fo	or the following rea	ison(s):						
			Assassar	'e or Donuty Ass	seeor's Signature			

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III \underline{or} Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III.	Nritton "	Autual Aaroom	ont of Acc	assar and Patitionar
Section III: \	written		or abatements u	essor and Petitioner up to \$10,000)
The Commissioners to review petitions for abatement or refund property, in accordance	or abatem d in an am	ount of \$10,000 or	o settle by write less per tract,	authorize the Assessor by Resolution Noitten mutual agreement any such petition for the parcel, or lot of land or per schedule of personal
The Assessor and	Petitione	r mutually agree t	to the values	and tax abatement/refund of:
	1	Гах Year		
	<u>Actual</u>	Assessed	<u>Tax</u>	
Original				_
Corrected				
Abate/Refund				=
Note: The total tax amou applicable. Please conta				fees associated with late and/or delinquent tax payments, if .
Petitioner's Signature			Date	
Assessor's or Deputy	Assessor's	Signature	Date	
Section IV: (Must be completed if S WHEREAS, the Cor called regular meeti	unty Comr	nissioners of	, at which r	Commissioners County, State of Colorado, at a duly and lawfully meeting there were present the following members:
with notice of such a	meeting ar	nd an opportunity t	o be present h	having been given to the Petitioner and the Assessor
of said County and	-		•	(being presentnot present) and
Petitioner			Name (hoing p	presentnot present), and WHEREAS, the said
County Commission	VED that	carefully considere the Board <i>(agrees</i>	d the within pe	petition, and are fully advised in relation thereto, gree) with the recommendation of the Assessor, d) with an abatement/refund as follows:
Year Assesse	ed Value	Taxes Abate/Refur	nd	
			Cha	airperson of the Board of County Commissioners' Signature
I, in and for the aforer record of the proceed		county, do hereby	certify that the	e-Officio Clerk of the Board of County Commissioners are above and foregoing order is truly copied from the ners.
		ave hereunto set m	y hand and af	ffixed the seal of said County
this d	ay of	Month ,	Year	
				County Clerk's or Deputy County Clerk's Signature
Note: Abatements groot	er than ¢10 (000 ner schedule, per u	ear must be sub-	omitted in duplicate to the Property Tax Administrator for review.
note. Abatements great	or unan p IU,	y per soriedule, per y	cai, musi be subl	minutes in duplicate to the Froperty Fax Administrator for review.
Section V:				Γax Administrator ter than \$10,000)
The action of the Bo	ard of Co		_	this petition, is hereby
		•	_	Denied for the following reason(s):
Secretary's	Signature		Property Tax	Administrator's Signature Date





Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to Ta	x Year(s)	<u> 2019/2020 </u>	ıal Value(s))
1.	The property subject to this Schedule No. (S): R01758		Parcel N0.(S)	0171926207038
2.	The subject property is class	sified as a Con	nmercial propert	y.
3.	The County Assessor orig subject property for tax year	•		ctual value to the
	Land Improvements Total	\$796,50 \$4,019,59 \$4,816,09	90	
4.	The Adams County Assess following adjustment to the 2019/2020:			•
	Land Improvements Total	\$796,50 \$3,336,30 \$4,132,80	00	
5.	By entering into this agreer up rights to further ap year(s) 2019/2020 .			
DATED this:	April 20, 2021			
Mholeu	S	Shannon C. Wheel	Digitally signed by Shannon C. Wheeler DN: cn=Shannon C. Wheeler, c=Adams County Government, coun4ssessor's Office, mail=swheeler@adcogov.org, c=1 Date: 2021.04.20 14.47.50.06007	au.
Petitioner's R	epresentative	Assessor Rep	resentative	
Michelle Bush Silverstein & Pome	erantz LLP	Adams Count	y Assessor's Offi	ce

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No : **R0175862** Parcel No : **0171926207038** Petition Year : **2019** Petition Filed Date : **February 26, 2021**

Owner Entity: WAL MART REAL ESTATE BUSINESS TRUST

Owner Address: PO BOX 8050 M/S 0555

Owner City: Bentonville State: AR

Property Location: 850 E 88th Ave

	Troperty Location . 330 E South No									
TYPE		OCC CODE		PETITIONER'S REQUE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIG	ORIGINAL TAX WARRANT		
	ITPL	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINALI	AA WANNANI
	REAL	446	L:			L:	\$796,500	\$230,990	A. Ratio	29.00%
	NEAL	440	l:			l:	\$4,019,590	\$1,165,680	Mill Levy	154.570
	TO	OTALS :		N/A	\$0		\$4,816,090	\$1,396,670	Original Tax	\$215,883

Petitioner's Statement :

Property is overvalued when appropriate consideration is made to the three approaches to value.

Assessor's Report

Situation:

Walmart petitioner believes values are erroneous.

Action:

Reviewed income approaches for portfolio of Walmart properties. Believe that an amendment to value is warranted based on bringing consistency (equalization) across the portfolio.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT								
TVDE	000 0005		ASSESSOR'S ASSIG	GNED VALUE		RECOMMENDE	D VALUE	REVISED TAX	WARRANT
TYPE	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
DEAL	116	L:	\$796,500	\$230,990	L:	\$796,500	\$230,990		\$30,628.04
REAL	446	l:	\$4,019,590	\$1,165,680	l:	\$3,336,300	\$967,530	Revised Tax	
TÖTALS :			\$4,816,090	\$1,396,670		\$4,132,800	\$1,198,520		\$185,255.24

Shannon Wheeler - Commercial Supervisor

April 20, 2021

Appraiser

Date

County: Adams							
Section I: Petitioner, please compl	lete Section I only.						
Date: February 26, 2021							
Date: February 26, 2021 Month Day Year							
Petitioner's Name: Wal-Mart Rea	I Estate Busines	ss Trust					
Petitioner's Mailing Address: C/o Prop	perty Tax Departme	nt, PO Box 805	0 MS 0555				
Bentonville	AR		727	712-8050			
City or Town		State		Zip Code			
SCHEDULE OR PARCEL NUMBER(S) Sch. R0175862 / Parcel 0171926207038		RTY ADDRESS O			F PROPERTY		
Petitioner requests an abatement or rabove property for property tax year(s describe why the taxes have been lev levying, clerical error or overvaluation. The actual value established for tax years of comparable sales and properly calculation.	s) 2019 and 2020 vied erroneously or ill . Attach additional s s 2019 and 2020 is abo	are inc legally, whether sheets if necess ve the value that	correct for the due to errosary.)	ne following rea oneous valuatio	asons: (Briefly on, irregularity in		
Petitioner's estimate of value:	\$_4,132,800	(2019)	and \$ <u>4,</u>	132,800 Value	_ (_2020)		
I declare, under penalty of perjury in to or statements, has been prepared or true, correct, and complete.	he second degree, t	hat this petition,	, together w	rith any accomp	panying exhibits		
	 	Daytime Phone	Number (_)			
Petitioner's Signature		Email					
1,04							
By Agent's Signature*		Daytime Phone	Number (303 ₎ 991-	-3659		
Printed Name: Michelle Bush		_{Email} mbush	n@sptaxl	aw.com			
*Letter of agency must be attached when position of the Board of County Commissioners, pursua denies the petition for refund or abatement of to the provisions of § 39-2-125, C.R.S., within the country of the country of the country of the second of the country o	ant to § 39-10-114(1), C.F. taxes in whole or in part,	R.S., or the Property	appeal to the	Board of Assessm			
Section II:	Assessor's Re		ion				
Toy Year	•	1 5 036 O.I.y,	Tay V	_			
Tax Year _		۸۵		Assessed	Tay		
Actual Ass	sessed <u>Tax</u>	<u> no</u>	<u>tual</u>	Assesseu	<u>Tax</u>		
Original							
Corrected					_		
Abate/Refund							
Assessor recommends approva	l as outlined above	э.					
If the request for abatement is based upon the protest to such valuation has been filed and a							
Tax year: Protest?	o ∐ Yes (l	f a protest was file	ed, please att	ach a copy of the	NOD.)		
Tax year: Protest?	⊃ ∐ Yes (l	f a protest was file	ed, please att	ach a copy of the	NOD.)		
Assessor recommends denial fo	or the following rea	ison(s):					
			Assassar	'e or Donuty Ass	seeor's Signature		

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written		nt of Asse	essor and Petitioner
The Commissioners of to review petitions for abatem abatement or refund in an amproperty, in accordance with	nent or refund and to s nount of \$10,000 or les	County ausettle by writes per tract,	ot \$10,000) Ithorize the Assessor by Resolution No Iten mutual agreement any such petition for parcel, or lot of land or per schedule of personal
The Assessor and Petitione	r mutually agree to t	the values	and tax abatement/refund of:
	Tax Year		
<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original			
Corrected			
Abate/Refund			
Note: The total tax amount does not applicable. Please contact the Cour			es associated with late and/or delinquent tax payments, if
Petitioner's Signature		Date	
Assessor's or Deputy Assessor's	Signature	Date	
	missioners of		_ County, State of Colorado, at a duly and lawfully leeting there were present the following members:
with action of such months a			notice have six on to the Detition of the Assessment
of said County and Assessor	,	e present n	aving been given to the Petitioner and the Assessor (being presentnot present) and
or said County and Assessor		Name	. ,
County Commissioners have NOW BE IT RESOLVED that	me carefully considered t the Board <i>(agreesd</i>	the within pe	esentnot present), and WHEREAS, the said tition, and are fully advised in relation thereto, ree) with the recommendation of the Assessor,) with an abatement/refund as follows:
Year Assessed Value	Taxes Abate/Refund		
		Chai	rperson of the Board of County Commissioners' Signature
I,	l county, do hereby ce	ertify that the	Officio Clerk of the Board of County Commissioners above and foregoing order is truly copied from the ers.
IN WITNESS WHEREOF, I h	ave hereunto set my h	nand and af	ixed the seal of said County
this day of		·	
	Month	Year	
			County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,	000 per schedule, per year	, must be subn	itted in duplicate to the Property Tax Administrator for review.
Section V	Action of the D	ronerty T	ax Administrator
Section V:			r than \$10,000)
The action of the Board of Co	•		nis petition, is hereby] Denied for the following reason(s):
Secretary's Signature		Property Tay /	dministrator's Signature Date





Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (A	s to Tax Year(s) 2020 Actual Value(s))
1.	The property subject Schedule No. (S): R	to this Stipulation is: 0179971 Parcel N0.(S) 0156918201006
2.	The subject property	is classified as a <u>Commercial</u> property.
3.	•	or originally assigned the following actual value to the tax year(s):
	Land Improvements Total	\$3,556,608 \$11,905,212 \$15,461,820
4.		Assessor has reviewed this file and agrees to make the at to the valuation for the subject property for tax year(s)
	Land Improvements Total	\$3,556,608 \$10,018,037 \$13,574,645
5.		agreement, the Petitioner understands that they are giving her appeal of the value of this property for tax
DATED this:	April 20, 2021	
Mhole	S	Shannon Digitally eigned by Shannon C. Wheeler DN: cn=Shannon C. Wheeler, o-Adams County Government, oiii-Assessor's Office, email=Swheeler(gadacogov.org, c=US) Date: 2021.04.20 12.39.00-06'00'
Petitioner's R Michelle Bush	epresentative	Assessor Representative Adams County Assessor's Office
Silverstein & Por	merantz LLP	·

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No : **R0179971** Parcel No : **0156918201006**Petition Year : **2020** Petition Filed Date : **February 26, 2021**

Owner Entity: WAL MART REAL ESTATE BUSINESS TRUST

Owner Address: PO BOX 8050 MS 0555

Owner City: Bentonville State: AR

Property Location: 60 W Bromley Lane

Troperty Location . 66 to Bronney Lane									
TYPE	OCC CODE	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIGNED VALUES			ORIGINAL TAX WARRANT		
ITPL	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINALI	AA WANNANI
REAL	446	L:			L:	\$3,556,608	\$1,031,420	A. Ratio	29.00%
REAL	440	l:			l:	\$11,905,212	\$3,452,510	Mill Levy	99.913
TC	OTALS :		N/A	\$0		\$15,461,820	\$4,483,930	Original Tax	\$448,003

Petitioner's Statement :

Property is overvalued when appropriate consideration is made to the three approaches to value.

Assessor's Report

Situation:

Walmart petitioner believes values are erroneous.

Action:

Reviewed income approaches for portfolio of Walmart properties. Believe that an amendment to value is warranted based on bringing consistency (equalization) across the portfolio.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT								
TVDE	000 0005		ASSESSOR'S ASSIG	GNED VALUE		RECOMMENDE	D VALUE	REVISED TAX	WARRANT
TYPE	YPE OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL	116	L:	\$3,556,608	\$1,031,420	L:	\$3,556,608	\$1,031,420		\$54,680.39
KEAL	446	l:	\$11,905,212	\$3,452,510	l:	\$10,018,037	\$2,905,230	Revised Tax	
TOTALS :			\$15,461,820	\$4,483,930		\$13,574,645	\$3,936,650	\$	393,322.51

Shannon Wheeler - Commercial Supervisor

April 20, 2021

Appraiser

Date

County: Adams		Date Received(Use Assessor's or Commissioners' Date Stamp)				
Section I: Petitioner, please complete S	Section I on	only.				
Date: February 26, 2021 Month Day Year						
Month Day Year						
Petitioner's Name: Wal-Mart Real Esta						
Petitioner's Mailing Address: C/o Propert						
Bentonville	AR	72712-8050				
City or Town		State Zip Code				
SCHEDULE OR PARCEL NUMBER(S) Sch. R0179971 / Parcel 0156918201006		Y ADDRESS OR LEGAL DESCRIPTION OF PROPERTY omley Ln, Brighton, CO 80601				
Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2020 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.) The actual value established for tax year 2020 is above the value that would be established upon consideration of comparable sales and properly calculated cost and income approaches.						
Petitioner's estimate of value:	11,463,9 Value	909 (2020 year				
		ree, that this petition, together with any accompanying exhibits ie, and to the best of my knowledge, information, and belief, is				
Petitioner's Signature		Daytime Phone Number ()				
Petitioner's Signature		Email				
By Agent's Signature*		Daytime Phone Number (303) 991-3659				
Printed Name: Michelle Bush		Email mbush@sptaxlaw.com				
*Letter of agency must be attached when petition If the Board of County Commissioners, pursuant to §	§ 39-10-114(1), in whole or in pa	d by an agent.), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., part, the Petitioner may appeal to the Board of Assessment Appeals pursuant				
	ssor's Re	ecommendation or's Use Only)				
Tax Year		·				
Actual Assesse		<u>Tax</u>				
Original						
Corrected						
Abate/Refund						
Assessor recommends approval as	outlined ab	bove.				
		uation, no abatement or refund of taxes shall be made if an objection or protest s been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.				
Tax year: Protest? ☐ No ☐ Yes	(If a protest v	was filed, please attach a copy of the NOD.)				
☐ Assessor recommends denial for the	e following	g reason(s):				
		Assessor's or Deputy Assessor's Signature				

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written		nt of Asse	essor and Petitioner
The Commissioners of to review petitions for abatem abatement or refund in an amproperty, in accordance with	nent or refund and to s nount of \$10,000 or les	County ausettle by writes per tract,	ot \$10,000) Ithorize the Assessor by Resolution No Iten mutual agreement any such petition for parcel, or lot of land or per schedule of personal
The Assessor and Petitione	r mutually agree to t	the values	and tax abatement/refund of:
	Tax Year		
<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original			
Corrected			
Abate/Refund			
Note: The total tax amount does not applicable. Please contact the Cour			es associated with late and/or delinquent tax payments, if
Petitioner's Signature		Date	
Assessor's or Deputy Assessor's	Signature	Date	
	missioners of		_ County, State of Colorado, at a duly and lawfully leeting there were present the following members:
with action of such months a			notice have six on to the Detition of the Assessment
of said County and Assessor	,	e present n	aving been given to the Petitioner and the Assessor (being presentnot present) and
or said County and Assessor		Name	. ,
County Commissioners have NOW BE IT RESOLVED that	me carefully considered t the Board <i>(agreesd</i>	the within pe	esentnot present), and WHEREAS, the said tition, and are fully advised in relation thereto, ree) with the recommendation of the Assessor,) with an abatement/refund as follows:
Year Assessed Value	Taxes Abate/Refund		
		Chai	rperson of the Board of County Commissioners' Signature
I,	l county, do hereby ce	ertify that the	Officio Clerk of the Board of County Commissioners above and foregoing order is truly copied from the ers.
IN WITNESS WHEREOF, I h	ave hereunto set my h	nand and af	ixed the seal of said County
this day of		·	
	Month	Year	
			County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,	000 per schedule, per year	, must be subn	itted in duplicate to the Property Tax Administrator for review.
Section V	Action of the D	ronerty T	ax Administrator
Section V:			r than \$10,000)
The action of the Board of Co	•		nis petition, is hereby] Denied for the following reason(s):
Secretary's Signature		Property Tay /	dministrator's Signature Date





Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to Ta	Year(s) <u>2020</u>	Actual Value(s))
1.	The property subject to this Schedule No. (S): R01765	•	N0.(S) 0157129417005
2.	The subject property is class	ified as a Commercial	property.
3.	The County Assessor original subject property for tax year	<u> </u>	owing actual value to the
	Land Improvements Total	\$11,483,629 \$6,120,240 \$17,603,869	
4.	The Adams County Assess following adjustment to the 2020 :		•
	Land Improvements Total	\$11,483,629 \$3,971,620 \$15,455,249	
5.	By entering into this agreen up rights to further ap year(s) 2020 .		• • •
DATED this:	April 20, 2021		
Petitioner's R Michelle Bush Silverstein & Pon	Representative	Shannon C. Wheeler Objects of the control of the	n C. Wheeler, y Government, fiftice. @adcogov.org, c=US 0 12:39:00-06:00'

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No : **R0176519** Parcel No : **0157129417005**Petition Year : **2020** Petition Filed Date : **February 26, 2021**

Owner Entity: WAL MART REAL ESTATE BUSINESS TRUST

Owner Address: PO BOX 8050

Owner City: Bentonville State: AR

Property Location: 60 W Bromley Lane

TYPE	OCC CODE		PETITIONER'S REQUES	PETITIONER'S REQUESTED VALUES		ASSESSOR'S ASSIG	ORIGINAL TAX WARRANT		
ITEL	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL	IAX WANNAINI
REAL	110	L:			L:	\$11,483,629	\$3,330,250	A. Ratio	29.00%
KEAL	446	l:			l:	\$6,120,240	\$1,774,870	Mill Levy	90.522
T	OTALS :		N/A	\$0		\$17,603,869	\$5,105,120	Original Tax	\$462,126

Petitioner's Statement :

Property is overvalued when appropriate consideration is made to the three approaches to value.

Assessor's Report

Situation:

Walmart petitioner believes values are erroneous.

Action:

Reviewed income approaches for portfolio of Walmart properties. Believe that an amendment to value is warranted based on bringing consistency (equalization) across the portfolio.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT RECOMMENDED VALUE ASSESSOR'S ASSIGNED VALUE REVISED TAX WARRANT TYPE OCC CODE **Assessed Value** Actual Value Assessed Value **Actual Value** Tax Refund \$11,483,629 L: \$3,330,250 L: \$11,483,629 \$3,330,250 \$56,404.26 REAL 446 \$6,120,240 I: \$1,774,870 I: \$3,971,620 \$1,151,770 Revised Tax TOTALS: \$17,603,869 \$5,105,120 \$15,455,249 \$4,482,020 \$405,721.41

Shannon Wheeler - Commercial Supervisor

April 20, 2021

Appraiser

Date

County: Adams	Date Received				
,	(Use Assessor's or Commissioners' Date Stamp)				
Section I: Petitioner, please complet	e Section I only.				
Date: February 26, 2021					
Month Day Year					
Petitioner's Name: Wal-Mart Real Es					
Petitioner's Mailing Address: c/o Propo	erty Tax Department, PO Box 8050 MS 0555				
Bentonville	AR 72712-8050				
City or Town	State Zip Code				
SCHEDULE OR PARCEL NUMBER(S) Sch. R0176519 / Parcel 0157129417005	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 7101 E. 128th Ave, Thornton, CO 80602				
Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for the property tax year 2020 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error, or overvaluation. Attach additional sheets if necessary.) The actual value established for tax year 2020 is above the value that would be established upon consideration of comparable sales and properly calculated cost and income approaches. Petitioner's estimate of value: \$\frac{15,455,249}{\text{Value}} \left(\frac{2020}{\text{Year}}\right)\$ I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.					
·	Daytime Phone Number ()				
Petitioner's Signature	Email				
By Agent's Signature*	Daytime Phone Number (303) 991-3659				
Printed Name: Michelle Bush	Email_mbush@sptaxlaw.com				
denies the petition for refund or abatement of taxe	ion is submitted by an agent. o § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., es in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant by days of the entry of any such decision, § 39-10-114.5(1), C.R.S.				
Section II: Ass	essor's Recommendation (For Assessor's Use Only)				
Tax Year _	·				
<u>Actual</u> <u>Asse</u>					
Original					
Corrected					
Abate/Refund					
☐ Assessor recommends approval a	s outlined above.				
	bunds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest letermination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.				
	es (If a protest was filed, please attach a copy of the NOD.)				
☐ Assessor recommends denial for	the following reason(s):				
	Assessor's or Deputy Assessor's Signature				

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written		nt of Asse	essor and Petitioner
The Commissioners of to review petitions for abatem abatement or refund in an amproperty, in accordance with	nent or refund and to s nount of \$10,000 or les	County ausettle by writes per tract,	ot \$10,000) Ithorize the Assessor by Resolution No Iten mutual agreement any such petition for parcel, or lot of land or per schedule of personal
The Assessor and Petitione	r mutually agree to t	the values	and tax abatement/refund of:
	Tax Year		
<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original			
Corrected			
Abate/Refund			
Note: The total tax amount does not applicable. Please contact the Cour			es associated with late and/or delinquent tax payments, if
Petitioner's Signature		Date	
Assessor's or Deputy Assessor's	Signature	Date	
	missioners of		_ County, State of Colorado, at a duly and lawfully leeting there were present the following members:
with action of such months a			notice have six on to the Detition of the Assessment
of said County and Assessor	,	e present n	aving been given to the Petitioner and the Assessor (being presentnot present) and
or said County and Assessor		Name	. ,
County Commissioners have NOW BE IT RESOLVED that	me carefully considered t the Board <i>(agreesd</i>	the within pe	esentnot present), and WHEREAS, the said tition, and are fully advised in relation thereto, ree) with the recommendation of the Assessor,) with an abatement/refund as follows:
Year Assessed Value	Taxes Abate/Refund		
		Chai	rperson of the Board of County Commissioners' Signature
I,	l county, do hereby ce	ertify that the	Officio Clerk of the Board of County Commissioners above and foregoing order is truly copied from the ers.
IN WITNESS WHEREOF, I h	ave hereunto set my h	nand and af	ixed the seal of said County
this day of		·	
	Month	Year	
			County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,	000 per schedule, per year	, must be subn	itted in duplicate to the Property Tax Administrator for review.
Section V	Action of the D	ronerty T	ax Administrator
Section V:			r than \$10,000)
The action of the Board of Co	•		nis petition, is hereby] Denied for the following reason(s):
Secretary's Signature		Property Tay /	dministrator's Signature Date





Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to Ta	x Year(s)	2020 Actu	ual Value(s))
1.	The property subject to this Schedule No. (S): R01532	*	Parcel N0.(S)	0171915411009
2.	The subject property is clas	sified as a Comn	nercial propert	у.
3.	The County Assessor orig subject property for tax year		he following a	actual value to the
	Land Improvements Total	\$5,161,886 \$5,967,128 \$11,129,014	3	
4.	The Adams County Assess following adjustment to the 2020 :			_
	Land Improvements Total	\$5,161,886 \$4,018,614 \$9,180,500	ļ.	
5.	By entering into this agreer up rights to further ap year(s) 2020 .	·		• •
DATED this:	April 20, 2021			
Petitioner's R Michelle Bus Silverstein &	-	Shannon C. Wheeler Assessor Repres Adams County	sentative	

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No : **R0153234** Parcel No : **0171915411009**Petition Year : **2020** Petition Filed Date : **February 26, 2021**

Owner Entity: WAL MART REAL ESTATE BUSINESS TRUST

Owner Address: PO BOX 8050 MS 0555

Owner City: Bentonville State: AR

Property Location: 9601 Grant Street Thornton

	TTOPCIL	y Location .	-	or diameter cot informe	•••					
TYPE OC	OCC CODE		PETITIONER'S REQUE	STED VALUES		ASSESSOR'S ASSIG	NED VALUES	ODICINAL	TAX WARRANT	
	ITPL	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL	IAA WARRANI
	REAL	446	L:			L:	\$5,161,886	\$1,496,950	A. Ratio	29.00%
	KEAL	440	l:			l:	\$5,967,128	\$1,730,470	Mill Levy	111.562
	TC	OTALS :		N/A	\$0		\$11,129,014	\$3,227,420	Original Tax	\$360,057

Petitioner's Statement :

Property is overvalued when appropriate consideration is made to the three approaches to value.

Assessor's Report

Situation:

Walmart petitioner believes values are erroneous.

Action:

Reviewed income approaches for portfolio of Walmart properties. Believe that an amendment to value is warranted based on bringing consistency (equalization) across the portfolio.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT								
TVDE	TVDE OCC CODE		ASSESSOR'S ASSIG	ASSIGNED VALUE		RECOMMENDED VALUE		REVISED TAX WARRA	NT
TYPE	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL	116	L:	\$5,161,886	\$1,496,950	L:	\$5,161,886	\$1,496,950	\$63,040	0.34
KEAL	446	l:	\$5,967,128	\$1,730,470	l:	\$4,018,614	\$1,165,400	Revised Tax	
TO	OTALS :		\$11,129,014	\$3,227,420		\$9,180,500	\$2,662,350	\$297,017	7.09

Shannon Wheeler - Commercial Supervisor

April 20, 2021

Appraiser

Date

County: Adams		Date Received
, <u> </u>		(Use Assessor's or Commissioners' Date Stamp)
Section I: Petitioner, please complet	e Section I only.	
Date: February 26, 2021		
Month Day Year		
Petitioner's Name: Sam's Real Estat		2050140.0555
Petitioner's Mailing Address: <u>c/o Propo</u>		
Bentonville	AR	72712-8050
City or Town	State	Zip Code
SCHEDULE OR PARCEL NUMBER(S) Sch. R0153234 / Parcel 0171915411009	9601 Grant Street, Thornto	DESCRIPTION OF PROPERTY ON, CO 80229
above property for the property tax year the taxes have been levied erroneously clerical error, or overvaluation. Attach a The actual value established for tax year	r 2020 are incorrect fror illegally, whether due to er additional sheets if necessary ear 2020 is above the value the	nat would be established upon consideration
of comparable sales and properly calc	ulated cost and income appro	paches.
Petitioner's estimate of value:	\$9,180,500 (202 Value	0)
	e second degree, that this peti	ition, together with any accompanying exhibits st of my knowledge, information, and belief, is
Petitioner's Signature	Daytime Phor	ne Number ()
Totaloner a digitation	Email	
By Mholedon	Daytime Phor	ne Number <u>(303)</u> 991-3659
Agent's Signature*		
Printed Name: Michelle Bush	Email_mbusi	h@sptaxlaw.com
	to § 39-10-114(1), C.R.S., or the Propes in whole or in part, the Petitioner n	perty Tax Administrator, pursuant to § 39-2-116, C.R.S., nay appeal to the Board of Assessment Appeals pursuant sion, § 39-10-114.5(1), C.R.S.
Section II: Ass	sessor's Recommendat (For Assessor's Use Only)	ion
Tax Year _		
Actual Asse	essed <u>Tax</u>	
Original		
Corrected		
Abate/Refund		
Assessor recommends approval a	as outlined above.	
If the request for abatement is based upon the groto such valuation has been filed and a Notice of E		nt or refund of taxes shall be made if an objection or protest taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.
Tax year: Protest?	'es (If a protest was filed, please a	ttach a copy of the NOD.)
☐ Assessor recommends denial for	the following reason(s):	
		Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written		nt of Asse	essor and Petitioner
The Commissioners of to review petitions for abatem abatement or refund in an amproperty, in accordance with	nent or refund and to s nount of \$10,000 or les	County ausettle by writes per tract,	ot \$10,000) Ithorize the Assessor by Resolution No Iten mutual agreement any such petition for parcel, or lot of land or per schedule of personal
The Assessor and Petitione	r mutually agree to t	the values	and tax abatement/refund of:
	Tax Year		
<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original			
Corrected			
Abate/Refund			
Note: The total tax amount does not applicable. Please contact the Cour			es associated with late and/or delinquent tax payments, if
Petitioner's Signature		Date	
Assessor's or Deputy Assessor's	Signature	Date	
	missioners of		_ County, State of Colorado, at a duly and lawfully leeting there were present the following members:
with action of such months a			notice have six on to the Detition of the Assessment
of said County and Assessor	,	e present n	aving been given to the Petitioner and the Assessor (being presentnot present) and
or said County and Assessor		Name	. ,
County Commissioners have NOW BE IT RESOLVED that	me carefully considered t the Board <i>(agreesd</i>	the within pe	esentnot present), and WHEREAS, the said tition, and are fully advised in relation thereto, ree) with the recommendation of the Assessor,) with an abatement/refund as follows:
Year Assessed Value	Taxes Abate/Refund		
		Chai	rperson of the Board of County Commissioners' Signature
I,	l county, do hereby ce	ertify that the	Officio Clerk of the Board of County Commissioners above and foregoing order is truly copied from the ers.
IN WITNESS WHEREOF, I h	ave hereunto set my h	nand and af	ixed the seal of said County
this day of		·	
	Month	Year	
			County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,	000 per schedule, per year	, must be subn	itted in duplicate to the Property Tax Administrator for review.
Section V	Action of the P	ronerty T	ax Administrator
Section V:			r than \$10,000)
The action of the Board of Co	•		nis petition, is hereby] Denied for the following reason(s):
Secretary's Signature		Property Tay /	dministrator's Signature Date





Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to Tax	x Year(s)	2020	Actual Value(s))
1.	The property subject to this Schedule No. (S): R015762	-	Parcel No	O.(S) 0171915	411010
2.	The subject property is class	sified as a Com	mercial pr	roperty.	
3.	The County Assessor original subject property for tax years			ing actual valu	e to the
	Land Improvements Total	\$9,280,63 \$7,831,48 \$17,112,12	4		
4.	The Adams County Assess following adjustment to the 2020 :			_	
	Land Improvements Total	\$9,280,63 \$5,742,88 \$15,023,52	3		
5.	By entering into this agreen up rights to further apyear(s) 2020 .				
DATED this:	April 20, 2021				
Mholeu	S	Shannon C. Wheele	Digitally signed by Sh Wheeler DN: cn=Shannon C. Vo=Adams County Go ou=Assessor's Office email=swheeler@adc 	Wheeler, vernment, ; ;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;;	
Petitioner's R	epresentative	Assessor Repr		- Off	
Michelle Bush Silverstein & Pom	erantz LLP	Adams County	/ Assessor's	S Office	

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No : **R0157622** Parcel No : **0171915411010**Petition Year : **2020** Petition Filed Date : **February 26, 2021**

Owner Entity: WAL MART REAL ESTATE BUSINESS TRUST

Owner Address: PO BOX 8050 MS 0555

Owner City: Bentonville State: AR

Property Location: 9901 Grant Street Thornton

	TTOPCIL	<u>y Location .</u>		or Grant Street Internet	011					
TYPE	OCC CODE		PETITIONER'S REQUE	STED VALUES		ASSESSOR'S ASSIG	NED VALUES	ODICINIAL	AX WARRANT	
	ITPL	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL	AX WANNAINI
	REAL	446	L:			L:	\$9,280,638	\$2,691,390	A. Ratio	29.00%
	NEAL	440	l:			l:	\$7,831,484	\$2,271,130	Mill Levy	111.562
	TO	OTALS :		N/A	\$0		\$17,112,122	\$4,962,520	Original Tax	\$553,629

Petitioner's Statement :

Property is overvalued when appropriate consideration is made to the three approaches to value.

Assessor's Report

Situation:

Walmart petitioner believes values are erroneous.

Action:

Reviewed income approaches for portfolio of Walmart properties. Believe that an amendment to value is warranted based on bringing consistency (equalization) across the portfolio.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT								
TVDE OCC CODE		ASSESSOR'S ASSIG		GNED VALUE		RECOMMENDE	D VALUE	REVISED TAX V	WARRANT
TYPE	E OCC CODE		Actual Value	Assessed Value	Actual Value		Tax Refund		
REAL	116	L:	\$9,280,638	\$2,691,390	L:	\$9,280,638	\$2,691,390	!	\$67,571.99
KEAL	446	l:	\$7,831,484	\$2,271,130	l:	\$5,742,883	\$1,665,440	Revised Tax	
TC	OTALS :		\$17,112,122	\$4,962,520		\$15,023,521	\$4,356,830	\$4	486,056.67

Shannon Wheeler - Commercial Supervisor

April 20, 2021

Appraiser

Date

County: Adams		Date Received_ (Use Assessor's or Commissioners' Date Stamp)
Section I: Petitioner, please complete S	Section I only.	
Date: February 26, 2021 Month Day Year		
Month Day Year		
Petitioner's Name: Wal-Mart Real Estat	te Business Trust	
Petitioner's Mailing Address: c/o Propert		PO Box 8050 MS 0555
Bentonville	AR	72712-8050
City or Town	State	Zip Code
SCHEDULE OR PARCEL NUMBER(S) Sch. R0157622 / Parcel 0171915411010	PROPERTY ADDRESS 9901 Grant Street,Th	OR LEGAL DESCRIPTION OF PROPERTY ornton, CO 80229
above property for the property tax year 20 the taxes have been levied erroneously or clerical error, or overvaluation. Attach add	are incorr illegally, whether due litional sheets if necess 2020 is above the value	ue that would be established upon consideration
Petitioner's estimate of value:	3 14,979,282 (2020 \
I declare, under penalty of perjury in the set or statements, has been prepared or examitrue, correct, and complete. Petitioner's Signature By Agent's Signature* Printed Name: Michelle Bush *Letter of agency must be attached when petition If the Board of County Commissioners, pursuant to §	econd degree, that this nined by me, and to the Daytime Email	phone Number (303) 991-3659 bush@sptaxlaw.com Property Tax Administrator, pursuant to § 39-2-116, C.R.S., oner may appeal to the Board of Assessment Appeals pursuant
Section II: Asses	ssor's Recommen	adation
	For Assessor's Use Only)	dation
Tax Year		
<u>Actual</u> <u>Assesse</u>	<u>d</u> <u>Tax</u>	
Original		
Corrected		
Abate/Refund		
☐ Assessor recommends approval as	outlined above.	
If the request for abatement is based upon the grounto such valuation has been filed and a Notice of Dete		tement or refund of taxes shall be made if an objection or protest to the taxpayer \$ 39-10-114(1)(a)(1)(D) C.R.S.
		ase attach a copy of the NOD.)
☐ Assessor recommends denial for the		,
	, 1011-11119 1-1-1-1-1-1	
		Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written		nt of Asse	essor and Petitioner
The Commissioners of to review petitions for abatem abatement or refund in an amproperty, in accordance with	nent or refund and to s nount of \$10,000 or les	County ausettle by writes per tract,	ot \$10,000) Ithorize the Assessor by Resolution No Iten mutual agreement any such petition for parcel, or lot of land or per schedule of personal
The Assessor and Petitione	r mutually agree to t	the values	and tax abatement/refund of:
	Tax Year		
<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original			
Corrected			
Abate/Refund			
Note: The total tax amount does not applicable. Please contact the Cour			es associated with late and/or delinquent tax payments, if
Petitioner's Signature		Date	
Assessor's or Deputy Assessor's	Signature	Date	
	missioners of		_ County, State of Colorado, at a duly and lawfully leeting there were present the following members:
with action of such months a			notice have six on to the Detition of the Assessment
of said County and Assessor	,	e present n	aving been given to the Petitioner and the Assessor (being presentnot present) and
or said County and Assessor		Name	. ,
County Commissioners have NOW BE IT RESOLVED that	me carefully considered t the Board <i>(agreesd</i>	the within pe	esentnot present), and WHEREAS, the said tition, and are fully advised in relation thereto, ree) with the recommendation of the Assessor,) with an abatement/refund as follows:
Year Assessed Value	Taxes Abate/Refund		
		Chai	rperson of the Board of County Commissioners' Signature
I,	l county, do hereby ce	ertify that the	Officio Clerk of the Board of County Commissioners above and foregoing order is truly copied from the ers.
IN WITNESS WHEREOF, I h	ave hereunto set my h	nand and af	ixed the seal of said County
this day of		·	
	Month	Year	
			County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,	000 per schedule, per year	, must be subn	itted in duplicate to the Property Tax Administrator for review.
Section V	Action of the P	ronerty T	ax Administrator
Section V:			r than \$10,000)
The action of the Board of Co	•		nis petition, is hereby] Denied for the following reason(s):
Secretary's Signature		Property Tay /	dministrator's Signature Date





Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to	Tax Year(s)	2020	_ Actual Value(s))	
1.	The property subject to the Schedule No. (S): R016	-	Parcel N	0.(S) 01573272010	01
2.	The subject property is c	classified as a Com	mercial p	roperty.	
3.	The County Assessor of subject property for tax			ving actual value to t	the
	Land Improvements Total	\$8,858,68 \$9,928,600 \$18,787,28	6		
4.	The Adams County As following adjustment to:			_	
	Land Improvements Total	\$8,858,68 \$7,635,54 \$16,494,220	5		
5.	By entering into this agu up rights to further year(s) 2020				_
DATED this	: April 20, 2021				
Mhole	S	Shannon C. Wheele	Digitally signed by S Wheeler DN: cn=Shannon C. o=Adams County G ou=Assessor's Offic email=swheeler@ac Date: 2021.04.20 12	Wheeler, overnment, e, loggov.org.c=US	
Petitioner's I	Representative h	Assessor Repre	esentative		
Silverstein & Po	merantz LLP				

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No : **R0165630** Parcel No : **0157327201001**Petition Year : **2020** Petition Filed Date : **February 26, 2021**

Owner Entity: WAL MART REAL ESTATE BUSINESS TRUST

Owner Address: PO BOX 8050

Owner City: Bentonville State: AR

Property Location : 200 W 136th Ave Westminster

riopeit										
TYPE	OCC CODE		PETITIONER'S REQUE	STED VALUES	ASSESSOR'S ASSIGNED VALUES			ODICINAL T	ORIGINAL TAX WARRANT	
IIFE	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINALI	AX WANNANI	
REAL	446	L:			L:	\$8,858,681	\$2,569,020	A. Ratio	29.00%	
NEAL	440	l:			l:	\$9,928,606	\$2,879,300	Mill Levy	117.332	
TC	TOTALS :		N/A	\$0		\$18,787,287	\$5,448,320	Original Tax	\$639,262	

Petitioner's Statement:

Property is overvalued when appropriate consideration is made to the three approaches to value.

Assessor's Report

Situation:

Walmart petitioner believes values are erroneous.

Action:

Reviewed income approaches for portfolio of Walmart properties. Believe that an amendment to value is warranted based on bringing consistency (equalization) across the portfolio.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT										
TVDE	000 0005		ASSESSOR'S ASSIG	GNED VALUE		RECOMMENDE	D VALUE	REVISED TAX WARRAN	ΙΤ		
TYPE	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund			
REAL	116	L:	\$8,858,681	\$2,569,020	L:	\$8,858,681	\$2,569,020	\$78,024.	60		
KEAL	446	l:	\$9,928,606	\$2,879,300	l:	\$7,635,545	\$2,214,310	Revised Tax			
TOTALS :			\$18,787,287	\$5,448,320		\$16,494,226	\$4,783,330	\$561,237.	68		

Shannon Wheeler - Commercial Supervisor

April 20, 2021

Appraiser

Date

County: Adams	Date Received
, <u> </u>	(Use Assessor's or Commissioners' Date Stamp)
Section I: Petitioner, please complete	Section I only.
Date: February 26, 2021	
Month Day Year	
Petitioner's Name: Wal-Mart Real Est	
	rty Tax Department, PO Box 8050 MS 0555
Bentonville	AR 72712-8050
City or Town	State Zip Code
SCHEDULE OR PARCEL NUMBER(S) Sch. R0165630 / Parcel 0157327201001	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 200 W 136th Ave, Westminster, CO 80234
above property for the property tax year	and of the appropriate taxes and states that the taxes assessed against the 2020 are incorrect for the following reasons: (Briefly describe why or illegally, whether due to erroneous valuation, irregularity in levying, dditional sheets if necessary.)
The actual value established for tax ye	ar 2020 is above the value that would be established upon consideration
of comparable sales and properly calcu	ulated cost and income approaches.
Petitioner's estimate of value:	\$\frac{16,494,226}{Value} \big(\frac{(2020}{Year}\big)
	second degree, that this petition, together with any accompanying exhibits amined by me, and to the best of my knowledge, information, and belief, is
	Daytime Phone Number ()
Petitioner's Signature	Email
By Mholed	Daytime Phone Number (303) 991-3659
Agent's Signature*	mbuch @cotovlow.com
Printed Name: Michelle Bush	Email_mbush@sptaxlaw.com
*Letter of agency must be attached when petiti	on is submitted by an agent.
denies the petition for refund or abatement of taxes	§ 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., s in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant y days of the entry of any such decision, § 39-10-114.5(1), C.R.S.
Section II: Ass	essor's Recommendation (For Assessor's Use Only)
Tax Year	•
Actual Asses	
Original	
Corrected	
Abate/Neturiu	
Assessor recommends approval a	s outlined above.
	unds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest etermination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.
Tax year: Protest?	es (If a protest was filed, please attach a copy of the NOD.)
Assessor recommends denial for t	he following reason(s):
	Assessor's or Deputy Assessor's Signature

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Written		nt of Asse	essor and Petitioner
The Commissioners of to review petitions for abatem abatement or refund in an amproperty, in accordance with	nent or refund and to s nount of \$10,000 or les	County ausettle by writes per tract,	ot \$10,000) Ithorize the Assessor by Resolution No Iten mutual agreement any such petition for parcel, or lot of land or per schedule of personal
The Assessor and Petitione	r mutually agree to t	the values	and tax abatement/refund of:
	Tax Year		
<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original			
Corrected			
Abate/Refund			
Note: The total tax amount does not applicable. Please contact the Cour			es associated with late and/or delinquent tax payments, if
Petitioner's Signature		Date	
Assessor's or Deputy Assessor's	Signature	Date	
	missioners of		_ County, State of Colorado, at a duly and lawfully leeting there were present the following members:
with action of such months a			notice have six on to the Detition of the Assessment
of said County and Assessor	,	e present n	aving been given to the Petitioner and the Assessor (being presentnot present) and
or said County and Assessor		Name	. ,
County Commissioners have NOW BE IT RESOLVED that	me carefully considered t the Board <i>(agreesd</i>	the within pe	esentnot present), and WHEREAS, the said tition, and are fully advised in relation thereto, ree) with the recommendation of the Assessor,) with an abatement/refund as follows:
Year Assessed Value	Taxes Abate/Refund		
		Chai	rperson of the Board of County Commissioners' Signature
I,	l county, do hereby ce	ertify that the	Officio Clerk of the Board of County Commissioners above and foregoing order is truly copied from the ers.
IN WITNESS WHEREOF, I h	ave hereunto set my h	nand and af	ixed the seal of said County
this day of		·	
	Month	Year	
			County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,	000 per schedule, per year	, must be subn	itted in duplicate to the Property Tax Administrator for review.
Section V	Action of the P	ronerty T	ax Administrator
Section V:			r than \$10,000)
The action of the Board of Co	•		nis petition, is hereby] Denied for the following reason(s):
Secretary's Signature		Property Tay /	dministrator's Signature Date

ADAMS COUNTY ASSESSOR'S RECOMMENDATION WORKSHEET BOARD OF COUNTY COMMISSIONERS (BOCC)

Account No : **R0161201** Parcel No : **0182128101002**Petition Year : **2020** Petition Filed Date : **February 26, 2021**

Owner Entity: WAL MART REAL ESTATE BUSINESS TRUST

Owner Address: PO BOX 8050 MS 0555

Owner City: Bentonville State: AR

Property Location: 3301 Tower Road

Troperty Location : 9992 Terrai Road										
TYPE	OCC CODE		PETITIONER'S REQUE	STED VALUES	ASSESSOR'S ASSIGNED VALUES			ORIGINAL TAX WARRANT		
TIPE	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL	AX WANNAINI	
REAL	446	L:			L:	\$3,939,618	\$1,142,490	A. Ratio	29.00%	
KEAL	440	l:			l:	\$13,562,759	\$3,933,200	Mill Levy	141.757	
TO	OTALS :		N/A	\$0		\$17,502,377	\$5,075,690	Original Tax	\$719,515	

Petitioner's Statement:

Property is overvalued when appropriate consideration is made to the three approaches to value.

Assessor's Report

Situation:

Walmart petitioner believes values are erroneous.

Action:

Reviewed income approaches for portfolio of Walmart properties. Believe that an amendment to value is warranted based on bringing consistency (equalization) across the portfolio.

Recommendation:

Upon further review, a reduction in value appears warranted.

	ASSESSOR'S RECOMMENDED ADJUSTMENT										
TVDE	000 0005		ASSESSOR'S ASSIG	GNED VALUE		RECOMMENDE	D VALUE	REVISED TAX	WARRANT		
TYPE	OCC CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund			
REAL	116	L:	\$3,939,618	\$1,142,490	L:	\$3,939,618	\$1,142,490		\$87,841.15		
KEAL	446	l:	\$13,562,759	\$3,933,200	l:	\$11,426,007	\$3,313,540	Revised Tax			
TO	OTALS :		\$17,502,377	\$5,075,690		\$15,365,625	\$4,456,030	Ś	\$631,673.44		

Shannon Wheeler - Commercial Supervisor

April 20, 2021

Appraiser

Date





Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to Ta	x Year(s)	2020 A	Actual Value(s))			
1.	The property subject to this Schedule No. (S): R01612		Parcel No.(S) 0182128101002			
2.	The subject property is class	sified as a Com	mercial prop	perty.			
3.	The County Assessor orig subject property for tax year			g actual value to the			
	Land Improvements Total	\$3,939,618 \$13,562,759 \$17,502,377	9				
4.	The Adams County Assessor has reviewed this file and agrees to make the following adjustment to the valuation for the subject property for tax year(s) 2020:						
	Land Improvements Total	\$3,939,618 \$11,426,007 \$15,365,628	7				
5.	By entering into this agreer up rights to further ap year(s) 2020 .						
DATED this:	April 20, 2021						
Mholeu	S	Shannon C. Wheele	Digitally signed by Shanno Wheeler DN: cn=Shannon C. Whee o=Adams County Governo ou=Assessor's Office, email=swheeler@adcogov Date: 2021.04.20 12.39.00	ler, nent,			
Petitioner's R	epresentative	Assessor Repre					
Michelle Bush Silverstein & Por	nerantz LLP	Adams County	Assessor's C	Office			

County: Adams	_	Date Received(Use Assessor's or Commissioners' Date Stamp)							
Section I: Petitioner, please	complete Section I o	only.							
Date: February 26, 2021									
	 'ear								
Petitioner's Name: Wal-Mart	Real Estate Busine	ess Trust							
		epartment, PO Box 8050 MS 0555							
Bentonville	AR	72712-8050							
City or Town	7.11.5	State Zip Code							
SCHEDULE OR PARCEL NUMB Sch. R0161201 / Parcel 018212810100	` '	TY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY wer Road, Aurora, CO 80011							
above property for the property	y tax year <u>2020</u> oneously or illegally, w	propriate taxes and states that the taxes assessed against the are incorrect for the following reasons: (Briefly describe why whether due to erroneous valuation, irregularity in levying, eets if necessary.)							
The actual value established f of comparable sales and proper	erly calculated cost an	• •							
Petitioner's estimate of value	\$ 15,365,0 Valu	,625 (2020) ue Year							
	I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information, and belief, is true, correct, and complete.								
		Daytime Phone Number ()							
Petitioner's Signature		Email							
By Mholeus	~	Daytime Phone Number (303) 991-3659							
Agent's Signature*									
Printed Name: Michelle Bush	1	Email_mbush@sptaxlaw.com							
denies the petition for refund or abater	, pursuant to § 39-10-114(1) ment of taxes in whole or in	ed by an agent. 1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., n part, the Petitioner may appeal to the Board of Assessment Appeals pursuant intry of any such decision, § 39-10-114.5(1), C.R.S.							
Section II:		Recommendation							
	(For Assesso Tax Year	or's Use Only)							
Actual	Assessed	Tax							
	· <u></u>	_							
Abate/Refund									
Assessor recommends ap	•								
to such valuation has been filed and a	Notice of Determination has	aluation, no abatement or refund of taxes shall be made if an objection or protest as been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.							
Tax year: Protest?	Yes (If a protest	st was filed, please attach a copy of the NOD.)							
Assessor recommends de	enial for the following	ig reason(s):							
		Assessor's or Deputy Assessor's Signature							

15-DPT-AR No. 920-66/17

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

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Section III: Written		nt of Asse	essor and Petitioner
The Commissioners of to review petitions for abatem abatement or refund in an amproperty, in accordance with	nent or refund and to s nount of \$10,000 or les	County ausettle by writes per tract,	ot \$10,000) Ithorize the Assessor by Resolution No Iten mutual agreement any such petition for parcel, or lot of land or per schedule of personal
The Assessor and Petitione	r mutually agree to t	the values	and tax abatement/refund of:
	Tax Year		
<u>Actual</u>	<u>Assessed</u>	<u>Tax</u>	
Original			
Corrected			
Abate/Refund			
Note: The total tax amount does not applicable. Please contact the Cour			es associated with late and/or delinquent tax payments, if
Petitioner's Signature		Date	
Assessor's or Deputy Assessor's	Signature	Date	
	missioners of		_ County, State of Colorado, at a duly and lawfully leeting there were present the following members:
with action of such months a			notice have six on to the Detition of the Assessment
of said County and Assessor	,	e present n	aving been given to the Petitioner and the Assessor (being presentnot present) and
or said County and Assessor		Name	. ,
County Commissioners have NOW BE IT RESOLVED that	me carefully considered t the Board <i>(agreesd</i>	the within pe	esentnot present), and WHEREAS, the said tition, and are fully advised in relation thereto, ree) with the recommendation of the Assessor,) with an abatement/refund as follows:
Year Assessed Value	Taxes Abate/Refund		
		Chai	rperson of the Board of County Commissioners' Signature
I,	l county, do hereby ce	ertify that the	Officio Clerk of the Board of County Commissioners above and foregoing order is truly copied from the ers.
IN WITNESS WHEREOF, I h	ave hereunto set my h	nand and af	ixed the seal of said County
this day of		·	
	Month	Year	
			County Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$10,	000 per schedule, per year	, must be subn	itted in duplicate to the Property Tax Administrator for review.
Section V	Action of the P	ronerty T	ax Administrator
Section V:			r than \$10,000)
The action of the Board of Co	•		nis petition, is hereby] Denied for the following reason(s):
Secretary's Signature		Property Tay /	dministrator's Signature Date



Petitioner's Representative

GALLEGOS MICHELE M

MICHELE M. GALLEGOS



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	COUNTY BOARD OF E	QUALIZATIO	N	
	STIPULATION (As to Ta	ax Year(s)	2020 Act	ual Value(s))
1.	The property subject to this Schedule No. (S): R01986		Parcel N0.(S)	0172103401304
2.	The subject property is class	ssified as a Resid	dential propert	y.
3.	The County Assessor orig subject property for tax year	•	_	actual value to the
	Land Improvements Total	\$25,000 \$403,370 \$428,370	0	
4.	The Adams County Asses following adjustment to th			
	Land Improvements Total	\$25,00 \$260,00 \$285,00	0	
5.	By entering into this agrees up rights to further appe 2020			
DATED this:	April 14, 2021			
		Katie _Cordova_	Digitally signed by Katie Cordov DN: cn=Katie Cordova, o=Adan County, ou=Office of The Asses email=Korodrowa@adcogov.org, c=US Date: 2020.02.19 09:56:10 -07%	ns isor,

11250 FLORENCE ST UNIT 29C

COMMERCE CITY CO 80640

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0198657 Parcel No: 0172103401304
Petition Year: 2020 Date Filed: March 1, 2021

Owner Entity: GALLEGOS MICHELE M
Owner Address: 11250 FLORENCE ST UNIT 29C

Owner City: COMMERCE CITY State: CO

Property Location: 11250 FLORENCE ST UNIT 29C, THE LAKES AT DUNES PARK CONDOMINIUMS BLDG 29 UNIT 29C

TYPE	OCC		PETITIONER'S REQUES	TED VALUES		ASSESSOR'S ASSIG	ENED VALUES	ORIGINAL TAX WARRAN	TAV MADDANIT
ITTEL	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value		IAA WARRANI
REAL	111	L:			L:	\$25,000	\$1,790	A. Ratio	7.15%
KEAL	114	1:			I:	\$403,370	\$28,840	Mill Levy 163	163.186
Т	OTALS :		\$285,000	\$20,380		\$428,370	\$30,630	Original Tax	\$4,998

Petitioner's Statement :

Inflated value of \$428,370. I bought condo in December 2019 appraised value at \$285,000. I did research online and similar units in the buildings next to mine the values are lower - see attached. Also the last building built the units similar to mine sold for \$305,900 see attached. Also my building is next to state highway 85, need to have a traffic adjustment.

Assessor's Report

Situation:

Looked at comparable sales from the base period July 1, 2016- June 30, 2018, and considered petitioners sale December 2019 \$281,200.

Action:

Adjust to petitioner's appraisal

Recommendation:

Upon further review, a adjustment appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	TVDE OCC		ASSESSOR'S ASSIG	NED VALUE		RECOMMEND	D VALUE	REVISED TAX	WARRANT
TYPE	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL		L:	\$25,000	\$1,790	L:	\$25,000	\$1,790		\$1,672.66
KEAL		I:	\$403,370	\$28,840	I:	\$260,000	\$18,590	Revised Tax	
TO	TALS:		\$428,370	\$30,630		\$285,000	\$20,380		\$3,325.73

Katie Cordova April 14, 2021
Appraiser Date

Certified Residential Appraiser

Tax Exempt Portion

0%

County: Adams	Date Received (Use Assessor's or Commissioners' Date Stamp)
Parties I. Detitions along	,
Section I: Petitioner, please complete	Section I only.
Date: 3 01 0000	
Petitioner's Name: Michele	Gallegos
Petitioner's Mailing Address:// 2-57	o Florence St. Unit 290
Henderson	<u>CO</u> 80640
City or Town	State Zip Code
01)2103 YOJ 304	PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY 1/250 Flown CL St. Unit 290
Petitioner requests an abatement or refur above property for the property tax year the taxes have been levied erroneously of clerical error, or overvaluation. Attach add Inflated Value of A appraised at #885,000 in the building wext to also the last building also also the last building.	and of the appropriate taxes and states that the taxes assessed against the 3000 are incorrect for the following reasons: (Briefly describe why rillegally, whether due to erroneous valuation, irregularity in levying, ditional sheets if necessary.) (18,370. I bought could in December 2019 1. I did useach online and similial units wine the values and lower-see attached built the units will the units of the second of th
Petitioner's estimate of value:	\$ 245,000 (2020) Value Year
I declare, under penalty of perjury in the so or statements, has been prepared or exan true, correct, and complete.	econd degree, that this petition, together with any accompanying exhibits nined by me, and to the best of my knowledge, information, and belief, is
Michell ander	Daytime Phone Number (720) 330-8832
Petitioner's Signature	1000 1100 000 000 1111
/ Du	0 0
ByAgent's Signature*	Daytime Phone Number ()
	Email
*Letter of agency must be attached when petition	is submitted by an agent,
denies the petition for refund or abatement of taxes i	§ 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., n whole or in part, the Pelitioner may appeal to the Board of Assessment Appeals pursuant days of the entry of any such decision, § 39-10-114.5(1), C.R.S.
Section II: Asses	ssor's Recommendation
	(For Assessor's Use Only)
Tax Year	· ·
Actual Assesse	ed <u>Tax</u>
Original	
Corrected	
Abate/Refund	
Assessor recommends approval as of	putlined above.
If the request for abatement is based upon the groun protest to such valuation has been filed and a Notice	ds of overvaluation, no abatement or refund of taxes shall be made if an objection or of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S.
Tax year: Protest? No Yes	(If a protest was filed, please attach a copy of the NOD.)
Assessor recommends denial for the	following reason(s):
	Assessor's or Deputy Assessor's Signature
15-DPT-AR No. 920-66/15	

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(Section III or Section IV must be completed)

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Section III:	Written	Mutual Agreem	nent of Assess for abatements up to	sor and Petitioner
abatement or re property, in acc	ns for abaten efund in an ar ordance with	nount of \$10,000 or § 39-1-113(1.5), C,	o settle by written less per tract, pa R.S.	orize the Assessor by Resolution No
ne Assessor	and Petition		to the values and	d tax abatement/refund of:
	Antoni	Tax Year	***	
	Actual	Assessed	Tax	
Original				
Corrected				
Abate/Refund				
		t include accrued interes nty Treasurer for full pay		associated with late and/or delinquent tax payments, if
Petitioner's Signat	ture		Date	
Assessor's or Dep	uty Assessor's	Signature	Date	
	County Com	missioners of	(County, State of Colorado, at a duly and lawfully ting there were present the following members:
with notice of su	ich meeling a	Month Day Yea		ng been given to the Petitloner and the Assesso
			The state of the s	(being presentnot present) and
				entnot present), and WHEREAS, the said
NOW BE IT RE	sioners have SOLVED that	the Board (agrees	does not agree	on, and are fully advised in relation thereto, i) with the recommendation of the Assessor, ith an abatement/refund as follows:
Year Ass	sessed Value	Taxes Abate/Refur	nd	
			Chairpe	rson of the Board of County Commissioners' Signature
		County	Clerk and Ex-Offi	cio Clerk of the Board of County Commissioners
		I county, do hereby the Board of County	되었다. 이렇게 되었습니다 되지 않는데	ove and foregoing order is truly copied from the
		ave hereunto set m	y hand and affixed	d the seal of said County
nis	day of	Month	Year	
				County Clerk's or Deputy County Clerk's Signature
lote: Abatements g	greater than \$10	,000 per schedule, per y	ear, must be submitte	ad in duplicate to the Property Tax Administrator for review.
Section V:		Action of the		Administrator
			atements greater th	an \$10,000)
he action of the	e Board of Co	(For all ab	A STATE OF THE STA	- Marie Control of
			rs, relative to this	- Marie Control of
		(For all abounty Commissioner	rs, relative to this	petition, is hereby
		(For all abounty Commissioner	rs, relative to this	petition, is hereby

15-DPT-AR No. 920-66/15

Ocliso my building is next to state Highway 85, need to have a traffic adjustment. The number of bathrooms listed is incorrect. -4 bothrooms. There is actually a full baths and a half baths.

ACCOUNT# PARCEL#

R0198657 0172103401304 TAX DISTRICT # 378

REAL ESTATE PROPERTY TAX NOTICE 2020 TAXES DUE IN 2021

LISA L. CULPEPPER, JD

ADAMS COUNTY TREASURER & PUBLIC TRUSTEE 4430 S. ADAMS COUNTY PARKWAY

BRIGHTON, COLORADO 80601 (720) 523-6160

1	1
السا	12
	1
VIII	Mile

TAX AUTHORITY 1	TAX LEVY	EMP TAX CREDIT	GENERAL TAX	VALUATION	ACTUAL /	ASSESSE
RANGEVIEW LIBRARY DISTRIC CITY OF COMMERCE CITY CENTRAL COLO WATER CONSER FIRE DISTRICT 4 - SOUTH A ADAMS COUNTY RTD	3.67000 3.20000 1.15600 14.75000 26.89700 0.00000	0.00000 0.08000 0.00000 0.00000 0.00000 0.00000	112.41 98.02 35.41 451.79 823.86 0.00	LAND IMPROVEMENTS NET TOTAL	25,000 403,370 428,370	1,790 28,840 30,630
SD 27 SOUTH ADAMS WATER & SANIT URBAN DRAINAGE SOUTH PLAT URBAN DRAINAGE & FLOOD CO RIVERDALE DUNES 1 COMMERCE CITY NORTH INFRA TOTAL	48.74500 2.49000 0.10000 0.90000 41,27800 20.00000 NET LEVY>	0.73800 0.61200 0.00000 0.00000 0.00000 163.1860	1,493.05 76.27 3,06 27.57 1,264.34 612.60 4,998.38		MESSAGES o Paperlus oticesOnline forzationeous T-49KQC3V6	
SB 25 - In absence of State Legislative Fu	unding, your school	mill levy would ha	ve been: 121.599	See insert for Sen exemptions and E	-Statement instri	uctions.
	unding, your school SCRIPTION OF PROP		ve been: 121.599	exemptions and E Email Verification	-Statement instri	uctions.
	SCRIPTION OF PHOP	drivita e e e	ve been: 121.599	exemptions and E Email Verification	-Statement instructions - Statement instruction - Statement - Stat	uctions.
LEGAL DE	SCRIPTION OF PHOP	drivita e e e	ve been: 121.599	exemptions and E Email Verification	-Statement instruction of the code: MH3HJXE diprior year taxes:	uctions.
LEGAL DE	SCRIPTION OF PHOP	drivita e e e	ve been: 121.599	exemptions and E Email Verification Unpai	-Statement instruction of the code: MH3HJXE diprior year taxes: No	AMOUNT
LEGAL DE	SCRIPTION OF PHOP	drivita e e e	ve been: 121.599	exemptions and E Email Verification Unpai	-Statement instruction of the code: MH3HJXE diprior year taxes: No DUE DATE	uctions,
LEGAL DE	SCRIPTION OF PHOP	drivita e e e	ve been: 121,599	exemptions and E Email Verification Unpai PAYMENT FIRST HALF	-Statement instruction of the code: MH3HJXE diprior year taxes: No DUE DATE FEB 28, 2021	AMOUNT 2,499.18

R0198657 **GALLEGOS MICHELE M** 11250 FLORENCE ST UNIT 29C COMMERCE CITY, CO 80640-9384



Make Checks Payable To: Adams County Treasurer

POST DATED CHECKS ARE NOT ACCEPTED

If you have sold this property, please forward this statement to the new owner or return to this office marked "property sold."

IF YOUR TAXES ARE PAID BY A MORTGAGE COMPANY, KEEP THIS NOTICE FOR YOUR RECORDS.

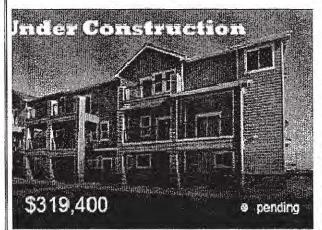
Please see reverse side of this form for additional information.

RETAIN TOP PORTION FOR YOUR RECORDS

Lakes at Dunes Park - Active Listings

3 Results

Price



11250 Florence ST, #23F



Henderson, CO 80640

2 Bed | 4 Bath | 1,639 sq ft

Offered By: Lakes at Dunes Park - Henderson, CO, Monica Breckennings

@ 2021 The Lakes at Dunes.

Information was last updated on February 26, 2021 12:44 PM



11250 Florence ST, #23C



Henderson, CO 80540

2 Bed | 4 Bath | 1,569 sq ft

Offered By: Lakes at Dunes Park - Henderson, CO. Monica Breckennidge



11250 Florence, #27D



Henderson, CO 80640

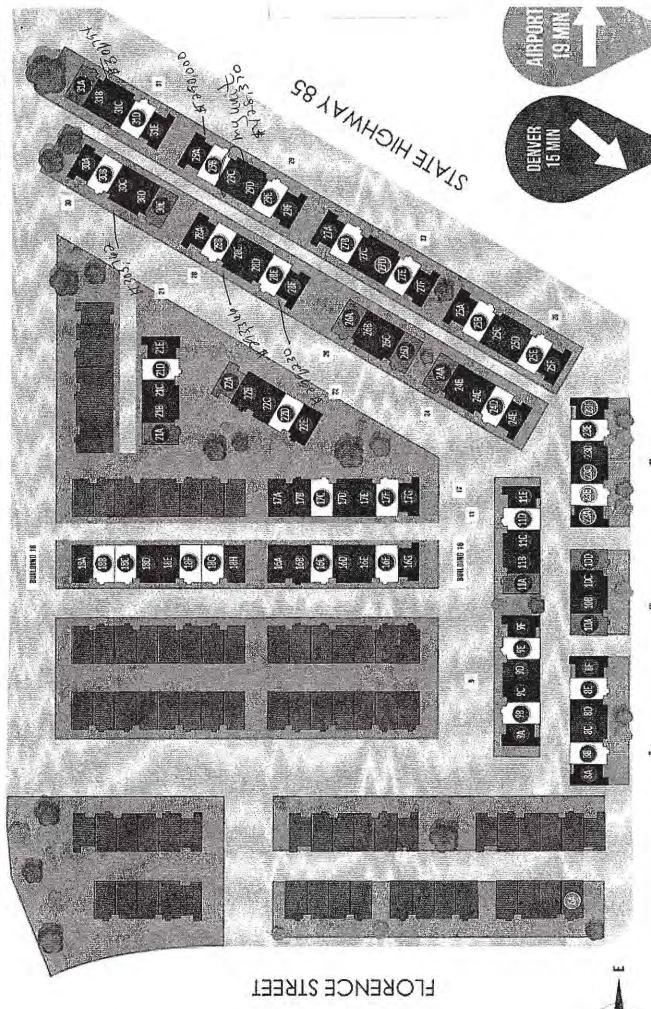
2 Bed | 4 Bath | 1,569 sq ft

Offered By: Lakes at Dunes Park - Henderson, CO, Monics Breckenridge

unit unit

NEW FERN

at Dunes Park



Adams County **Residential Property Profile**

Parcel Number: 0172103401302

Owners Name and Address:	Property Address:
VALENZUELA CLAUDIA B	11250 FLORENCE ST #29A
11250 FLORENCE ST UNIT 29A	COMMERCE CITY CO
COMMERCE CITY CO 80640-9384	

Account Summary

Legal Description

THE LAKES AT DUNES PARK CONDOMINIUMS BLDG 29 UNIT 29A

Subdivision Plat

THE LAKES AT DUNES PARK CONDOMINIUMS

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy	
R0198655	07/03/2019	378	163.186	

Permits

Permit Cases

N/A

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
03/05/2020	\$290,000.00	SWD	2020000024372			LAKES AT DUNES LLLP	BURGESS BRENDA	\$29	03/23/2020
10/15/2020	\$329,000.00	WD	2020000105538			BURGESS BRENDA	VALENZUELA CLAUDIA B	\$32.9	10/16/2020

. Click here to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0198655	Residential	Units	1.0000	SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT	School District 27- Brighton	İ	\$25,000.00	\$1,790.00
Land Subtotal:							\$25,000.00	\$1,790.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0198655	\$265,000.00	\$18,950.00
Improvements Subtotal:	\$265,000.00	\$18,950.00

Total Property Value	\$290,000.00	\$20,740.00

Building Summary

Building Number: 1

Individual Built As Detail

Built As:	Condo LT 3 Stories		
Year Built:	2018		
Building Type:	Condo		
Construction Type:	Frame Masonry Veneer		
Built As SQ Ft:	1640		
Number of Rooms:	6		
Number of Baths:	4.00		
Number of Bedrooms:	2		
Attached Garage SQ Ft:	454		
Detached Garage Square Ft:	0		
Basement SQ Ft:	223		
Finished Basement SQ Ft:	223		

Tax Summary

Click here to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

140

Commissioner Representative

Commissioner District	Link to Representative
2	Click Here

Adams County **Residential Property Profile**

Parcel Number: 0172103401292

Owners Name and Address:	Property Address:		
MURRAY GAGE MICHAEL ANDMURRAY ELISHA	11250 FLORENCE ST #31B		
11250 FLORENCE ST UNIT 31B	COMMERCE CITY CO		
COMMERCE CITY CO 80640-9384			

Account Summary

Legal Description

THE LAKES AT DUNES PARK CONDOMINIUMS BLDG: \$1 UNIT: 31B

Subdivision Plat

THE LAKES AT DUNES PARK CONDOMINIUMS

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0195671	11/06/2018	378	163.186

Permits

Permit Cases

N/A

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
09/17/2018	\$299,250,00	SWD	2018000077594			LAKES AT DUNES LLLP	GAGE MICHAEL MURRAY, ELISHA SANTAULARIA	\$29.92	09/25/2018
08/12/2019	\$0	QC	2019000068551			GAGE MICHAEL MURRAY, ELISHA SANTAULARIA	MURRAY GAGE MICHAEL AND, MURRAY ELISHA	\$0	08/22/2019

Click here to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0195671	Residential	Units	1.0000	SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT	School District 27- Brighton	ı	\$25,000.00	\$1,790.00
Land Subtotal:							\$25,000.00	\$1,790.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0195671	\$276,794.00	\$19,790.00
Improvements Subtotal:	\$276,794.00	\$19,790.00

Total Property Value	\$301,794.00	\$21,580.00
		/

Building Summary

Building Number: 1

Individual Built As Detail

Built As:	Condo LT 3 Stories		
Year Built:	2018		
Building Type:	Condo		
Construction Type:	Frame Masonry Veneer		
Built As SQ Ft:	1547		
Number of Rooms:	6		
Number of Baths:	4.00		
Number of Bedrooms:	2		
Attached Garage SQ Ft:	458		
Detached Garage Square Ft:	0		
Basement SQ Ft:	215		
Finished Basement SQ Ft:	215		

Tax Summary

Click here to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

140

Commissioner Representative

Commiss	ioner District	Link to Representative
170	2	<u>Click Here</u>

Adams County Residential Property Profile

Parcel Number: 0172103401298

Owners Name and Address:	Property Address:
FARRIS HEIDI	
	11250 FLORENCE ST #28C
11250 FLORENCE ST UNIT 28C	COMMERCE CITY CO
COMMERCE CITY CO 80640-9382	

Account Summary

Legal Description

THE LAKES AT DUNES PARK CONDOMINIUMS/BLDG 28 UNIT 28C

Subdivision Plat

THE LAKES AT DUNES PARK CONDOMINIUMS

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0198651	07/01/2019	378	163.186

Permits

Permit Cases

N/A

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
07/26/2019	\$300,400.00	SWD	2019000065700			LAKES AT DUNES LLLP	FARRIS HEIDI	\$30.04	08/14/2019

Click <u>here</u> to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0198651	Residential	Units	1,0000	SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT	School District 27- Brighton	1	\$25,000.00	\$1,790.00
Land Subtotal:	, · · · · · · · · · · · · · · · · · · ·		auc				\$25,000.00	\$1,790.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0198651	\$268,366.00	\$19,190.00
Improvements Subtotal:	 \$268,366.00	\$19,190.00

Total Property Value	\$293,366.00	\$20,980.00
		/

Building Summary

Building Number: 1

Individual Built As Detail

Built As:	Condo LT 3 Stories
Year Built:	2018
Building Type:	Condo
Construction Type:	Frame Masonry Veneer
Built As SQ Ft:	1588
Number of Rooms:	6
Number of Baths:	4.00
Number of Bedrooms:	2
Attached Garage SQ Ft:	458
Detached Garage Square Ft:	0
Basement SQ Ft:	215
Finished Basement SQ Ft:	215

Tax Summary

Click here to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

140

Commissioner Representative

Commissioner District	Link to Representative
2	Click Here

Adams County Residential Property Profile

Parcel Number: 0172103401301

Owners Name and Address:	Property Address:
REYES ELIEZER	
	11250 FLORENCE ST #28F
11250 FLORENCE ST UNIT 28F	COMMERCE CITY CO
COMMERCE CITY CO 80640-9382	

Account Summary

Legal Description

THE LAKES AT DUNES PARK CONDOMINIUMS BLOG 28 UNIT 28F

Subdivision Plat

THE LAKES AT DUNES PARK CONDOMINIUMS

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0198654	07/01/2019	378	163.186

Permits

Permit Cases

N/A

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
10/29/2019	\$306,500.00	SWD	2019000097259			LAKES AT DUNES LLLP	REYES ELIEZER	\$30.65	11/08/2019

Click here to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0198654	Residential	Units	1,0000	SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT	School District 27- Brighton	I	\$25,000.00	\$1,790.00
Land Subtotal:				o de la companya de l	rice on since of the		\$25,000.00	\$1,790.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0198654	\$274,230.00	\$19,610.00
Improvements Subtotal:	\$274,230.00	\$19,610.00
Total Property Value	\$299,230.00	\$21,400.00

Building Summary

Building Number: 1

Individual Built As Detail

Built As:	Condo LT 3 Stories		
Year Built:	2018		
Building Type:	Condo		
Construction Type:	Frame Masonry Veneer		
Built As SQ Ft:	1640		
Number of Rooms:	6		
Number of Baths:	4.00		
Number of Bedrooms:	2	COLOR ESTABLISMO PROPERTY COLOR	
Attached Garage SQ Ft:	454		
Detached Garage Square Ft:	0		
Basement SQ Ft:	223		
Finished Basement SQ Ft:	223		

Tax Summary

Click here to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

140

Commissioner Representative

Commissioner District	Link to Representative
2	Click Here

Adams County Residential Property Profile

Parcel Number: 0172103401288

Owners Name and Address:	Property Address:		
MEMMER MICHAEL J P ANDMEMMER KAITLIN M	11250 FLORENCE ST #30C		
11250 FLORENCE ST UNIT 30C	COMMERCE CITY CO		
COMMERCE CITY CO 80640-9384			

Account Summary

Legal Description

THE LAKES AT DUNES PARK CONDOMIMIUNS BLDG: 30 UNIT: 30C

Subdivision Plat

THE LAKES AT DUNES PARK CONDOMINIUMS

Account Summary

Account Numbers	Date Added	Tax District	Mill Levy
R0195667	11/06/2018	378	163.186

Permits

Permit Cases

N/A

Sales Summary

Sale Date	Sale Price	Deed Type	Reception Number	Book	Page	Grantor	Grantee	Doc. Fee	Doc. Date
10/26/2018	\$305,900.00	SWD	2018000089111			LAKES AT DUNES	MEMMER MICHAEL J P AND, CHAGNON KAITLIN M	\$30,59	11/02/2018
11/01/2019	\$0	WD	2019000097261			MEMMER MICHAEL) P AND, CHAGNON KAITLIN M	MEMMER MICHAEL 3 P AND, MEMMER KAITLIN M	\$0	11/08/2019

Click here to go to Clerk / Recorder search page

Valuation Summary

Land Valuation Summary

Account Number	Land Type	Unit of Measure	Number of Units	Fire District	School District	Vacant/Improved	Actual Value	Assessed Value
R0195667	Residential	Units	1.0000	SOUTH ADAMS COUNTY FIRE PROTECTION DISTRICT	School District 27- Brighton	1	\$25,000.00	\$1,790.00
Land Subtotal:	7 specificación (1						\$25,000.00	\$1,790.00

Improvements Valuation Summary

Account Number	Actual Value	Assessed Value
R0195667	\$278,762.00	\$19,930.00

Improvements Subtotal:	\$278,762,00	\$19,930.00

Total Property Value	\$303,762.00	\$21,720.00

Building Summary

Building Number: 1

Individual Built As Detail

Built As:	Condo LT 3 Stories		
Year Built:	2018		
Building Type:	Condo		
Construction Type:	Frame Masonry Veneer		
Built As SQ Ft:	1588		
Number of Rooms:	6		
Number of Baths:	4.00		
Number of Bedrooms:	2		
Attached Garage SQ Ft:	458		
Detached Garage Square Ft:	0		
Basement SQ Ft:	215		
Finished Basement SQ Ft:	215		

Tax Summary

Click here to go to Treasurer's search page

Enterprise Zone Summary

Property within Enterprise Zone

False

Precincts and Legislative Representatives Summary

Precinct

140

Commissioner Representative

Commissioner District	Link to Representative		
2	Click Here		

Ken Musso Assessor

Commerce City, CO 80022



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	COUNTY BOARD OF E	QUALIZATION	N	
	STIPULATION (As to Ta	x Year(s)	2020 Act	ual Value(s))
1.	The property subject to this Schedule No. (S): R01345		Parcel N0.(S)	01823-08-4-15-032
2.	The subject property is class	sified as a Resid	lential propert	у.
3.	The County Assessor orig subject property for tax year		-	actual value to the
	Land Improvements Total	\$70,000 \$606,786 \$676,786	3	
4.	The Adams County Asses following adjustment to th			
	Land	\$70,000		
	Improvements	\$303,393		
	Total	\$373,393	3	
5.	By entering into this agrees up rights to further ap year(s) 2020 .			
	-16-21 40 60doy			
Mar	40 60doy	Y		
remoner's K	epresentative /		sentative	
Mario Godoy		Adams County	Assessor's Offi	ce
5640-5644 Box	wen Ct	\ / / '	•	

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0134551 Parcel No: 01823-08-4-15-032

Petition Year: 2020 Date Filed: 02.19.2021

Owner Entity: Mario Godoy

Owner Address: 5640-5644 Bowen Court

Owner City: Commerce City State: CO, 80022

Property Location: Sub:Bowen Subd Amended BLK:2 DESC: BEG 160 FT N OF SE COR LOT 18 TH N 65 FT TH W 200 FT TH S 65 FT TH E 200 FT TO BEG

TYPE	OCC		PETITIONER'S REQUES	TED VALUES		ASSESSOR'S ASSIG	NED VALUES	ODICINIAL	TAX WARRANT
ITPE	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL	IAA WANNANI
REAL	100	L:	\$70,000	\$5,005	L:	\$70,000	\$5,005	A. Ratio	7.15%
KEAL	100	I:	\$200,000	\$14,300	I:	\$606,786	\$43,385	Mill Levy	90.095
TO	TALS:		\$270,000	\$19,305		\$676,786	\$48,390	Original Tax	\$4,359.71

Petitioner's Statement :

The subject property is not 100% complete.

Assessor's Report

Situation:

The subject property is a two unit (duplex) with 6,556 sf, 2 two car garages, 9 bedrooms and 7 total bathrooms. The property was moved from partial complete to 100% complete for January 2020.

Action:

The interior and exterior of the subject was inspected on February 11, 2021 at about 9am with the owner. The home is about 50% complete. The exterior is not complete missing gutters, porches, patios, decks, concrete work, final grade, landscaping and needs new paint. The interior has studs, some electrical, no plumbing and no heat. The property has been incomplete for many years therefore some depreciation has occurred with the paint and roof. The property is NOT liveable. The interior photos have been uploaded to the account in RealWare.

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	OCC	ASSESSOR'S ASSIG		ASSESSOR'S ASSIGNED VALUE RECOMMENDED \		D VALUE	REVISED TAX	WARRANT	
TYPE	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
DEAL	100	L:	\$70,000	\$5,005	L:	\$70,000	\$5,010		\$1,954.17
REAL	100	l:	\$606,786	\$43,385	I:	\$303,393	\$21,690	Revised Tax	
TOT	ALS:		\$676,786	\$48,390		\$373,393	\$26,700		\$2,405.54

Eric 7 Norberg

April 16, 2021

Date

Eric I Norberg

Residential Appraiser III, Adams County Assessor's Office Colorado Licensed Appraiser AL01323002

PETITION FOR ABATEMENT OR REFUND OF TAXES

County: AD	AMS				Received 2/19/2	
				(Use A	ssessor's or Commissio	ners' Date Stamp)
Section I: P	etitioner, plea	se complete Sec	tion I only.			
Date:						
	onth Day	Year				
	lame: MARI					<u> </u>
Petitioner's M	Aailing Address	: COMMERC	CE CITY CO 80	022		
	Olha es Terre					
	City or Town		State		Zip Code	
R01345	551	MBER(S)		WAN COURT	L DESCRIPTION OF	
			<u> </u>			
Petitioner req above proper describe why levying, cleric	uests an abate ty for property the taxes have al error or over	ment or refund of lax year(s) 1 been levied error valuation. Attach	the appropriate ta and 12020 neously or illegally additional sheets	exes and states the are incorrect for whether due to if necessary.)	nat the taxes assessor the following reas erroneous valuation	sed against the cons: (Briefly a, irregularity in
) ·					
				200		
Petitioner's e	estimate of va	lue: \$ -	2 70,008	2020 and \$		()
		<u> </u>	Value	Year	Value	Year
r statements rue, correct, a	s, has been pre and complete.	pared or examine	od by me, and to th	e best of my kno	or with any accompa wledge, information	and belief, is
Ma	20 6	aday	Davtim	ne Phone Numbe	(7-0) 13	5-600
, , ,	Petitioner's S	ignature /	Email			- 78 6
		,	Emair			
Зу			Daytim	ie Phone Numbei	r ()	
	Agent's Sigr	esture*				
rinted Name	D:		Email			
Letter of agenc	y must be attach	ed when petition is s	submitted by an agen	t.		
enies the petitio	on for refund or aba	stement of taxes in wh	-10-114(1), C.R.S., or the note or in part, the Petit of the entry of any suc	od leanne verm renois	inistrator, pursuant to § the Board of Assessment 14.5(1), C.R.S.	39-2-116, C.R.S., nt Appeals pursuant
ection II:	,		ssor's Recomr			
-		Tax Year			x Year	
	Actual	Assessed	<u>Tax</u>	Actual	Assessed	<u>Tax</u>
Original						
Corrected						
bate/Refund						
☐ Assessor	recommends	approval as out	lined above.			
the request for rotest to such va	abatement is base aluation has been	ed upon the grounds of filed and a Notice of C	of overvaluation, no abs Determination has been	stement or refund of to mailed to the taxpay	axes shall be made if a er, § 39-10-114(1)(a)(i)	n objection or (D), C.R.S.
ax year:	Protest?	□ No	☐ Yes (if a prote	est was filed, please	attech a copy of the N	100.)
ax year:	Protest?	□No	☐ Yes (if a prote	est was filed, please	attach a copy of the N	IOD.)
Assessor	recommends	denial for the fo	llowing reason(s):		
	•					
				Asses	sor's or Deputy Asses	sor's Signature

15-DPT-AR No. 920-86/16

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III) of Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III: Writte		ent of Assessor for abatements up to \$10,	
The Commissioners of to review petitions for abate abatement or refund in an property, in accordance with	amount of \$10,000 or	o settle by written mu less per tract, parcel.	e the Assessor by Resolution No. Itual agreement any such petition for or lot of land or per schedule of personal
The Assessor and Petitio	ner mutually agree	to the values and tax	cabatement/refund of:
1000	Tax Year		
Actual	Assessed	Tax	
Original			
Abate/Refund		-	
Note: The total tax amount does n applicable. Please contact the Co			lated with late and/or delinquent lax payments, if
Petitioner's Signature	-	Date	
Assessor's or Deputy Assessor	's Signature	Date	The state of the s
		and the state of t	
Section IV: (Must be completed if Section II WHEREAS, the County Co called regular meeting held	I does not apply) mmissioners of	_, at which meeting !	ssioners hty, State of Colorado, at a duly and lawfully there were present the following members:
			een given to the Petitioner and the Assessor
of said County and Assesso)r	Name	(being presentnot present) and
Petitioner	Name	(being present	not present), and WHEREAS, the said
NOW BE IT RESOLVED th	at the Board (agrees-	-does not agree) with	nd are fully advised in relation thereto, h the recommendation of the Assessor, n abatement/refund as follows;
Year Assessed Value	Taxes Abate/Refun	<u></u>	
		Chairperson	of the Board of County Commissioners' Signature
	County		Clerk of the Board of County Commissioners
n and for the aforementions ecord of the proceedings o	ed county, do hereby	certify that the above	and foregoing order is truly copied from the
N WITNESS WHEREOF, I	have hereunto set m	hand and affixed the	seal of said County
his day of			
	Month	Year	
			ounty Clerk's or Deputy County Clerk's Signature
Note: Abatements greater than \$1	0.000 per schedule, per ye	ar, must be submitted in du	uplicate to the Property Tax Administrator for review.
Section V:		Property Tax Adi	
The action of the Board of C			
Approved Approved			d for the following reason(s):
Secretary's Signature		Property Tax Administra	tor's Signature Date

Ken Musso Assessor

Petitioner's Representative



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

	COUNTY BOARD OF EQUAL	IZATION
	STIPULATION (As to Tax Yea	r(s) 2018 Actual Value(s))
1.	The property subject to this Stipul Schedule No. (S): R0114765	Parcel N0.(S) 1573-16-2-01034
2.	The subject property is classified	as a Agricultural property.
3.	The County Assessor originally subject property for tax year(s)	assigned the following actual value to the 2018:
	Land Improvements Total	\$420,000 \$365,183 \$785,183
4.		s reviewed this file and agrees to make the ation for the subject property for tax year(s)
	Land	\$11,690
	Improvements	\$365,183
	Total	\$376,873
5.		the Petitioner understands that they are giving of the value of this property for tax
DATED this	: April 21, 2021	
	4.21.21	Digitally signed by Jeromy
1	(1 / // Jer	emy Digitally signed by Jeremy Maldonado Disconsiderano a qui

Maldonado email-jmaldonado@adcogov.org, c=US Date: 2021.04.21 09:23:57 -06:00*

Adams County Assessor's Office

Assessor Representative

ASSESSOR'S RECOMMENDATION FOR ABATEMENT

Parcel # 1573-16-2-01-034 Account # R0114765 Owner's name: Representative/Agent: Gerbrandt, Gordon E. and Gerbrandt, Karen R. 15055 Tejon St. Broomfield, CO 80023 Residential YEAR 2018 **ACTUAL ASSESSED VALUE VALUE IMPROVEMENT VALUE** \$364,003.00 \$28,974.64 **OUTBUILDINGS VALUE** \$1,180.00 \$84.37 \$420,000.00 **LAND VALUE** \$30,030.00 **TOTAL VALUE** \$785,183.00 \$59,089.01 119.58 **MILL LEVY TAX LIABILITY** \$7,065.86 **Agricultural** AFTER ADJUSTMENTS YEAR 2019 **ACTUAL ASSESSED VALUE VALUE IMPROVEMENT VALUE** \$364,003.00 \$28,974.64 **OUTBUILDINGS VALUE** \$1,180.00 \$342.20 **LAND VALUE** \$11,690.00 \$3,390.10 **TOTAL VALUE** \$376,873.00 \$32,706.94 **MILL LEVY** 119.58 **TAX LIABILITY** \$3,911.10 **REFUND** \$3,154.77 **SITUATION:** Owner claiming land should be classified as Agricultural. **ACTION:** Changed land classfication from Residential to Agricultural. Documentation provided. Supervisor Approval: Appraiser: Jeremy Maldonado Date: Date: 4/20/2021 **Adams County Assessor** Date

PETITION FOR ABATEMENT OR REFUND OF TAXES

The state of the s
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FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section 81 or Section IV must be completed)

Every petition for abeterment or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the previsions of this section by the Board of County Commissioners or the Assessor, as appropriate, within at months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	Written					
	WIRLOW		rment of Asserby for abatements up	esor and Petition to \$10,000)	ner	
en to knemetada	ns for abate fund in an a	ment or refund and mount of \$10,000 § 39-1-113(1.5),	d to settle by writte or less per tract, p	thorize the Assessor an mutual agreemen percel, or lot of land o	any such petit	ion for
The Assessor e	and Petition	er mutually agre	e to the values a	nd tax abatement/n	afund of:	
	Actual	Tax Year	-		- 1	
Original			-			
Corrected		-/'				
			7			
		t include accrued inter nly Tressurer for full p		e accodated with late and	for delinquent tax p	osymente, Y
Petitioner's Signatu	ire .	···	Dese			
Assessor's or Dapu	ity Assessor's	Signature	Dale			
Section IV: Must be completed	l if Section III (the County Co	mmissioners		
				_ County, State of Co		
alled regular me	eting held o		et which me	seting there were pre	sent the follow	ing members:
30k = -A = -2 =				The same of the sa	-	
MILLI LOGICE OF BUILDING	ch meeting a	and an opportunity	to be present ha	ving been given to th	e Petitioner an	d the Assesso
of said County ar	ch meeting a nd Assessor	and an opportunity	to be present ha	ving been given to the	The same of the same of	
of said County ar	nd Assessor		Name		g pr esent- not	present) and
of said County are Petitioner County Commiss NOW BE IT RES	nd Assessor	ame carefully conside t the Board (agree	Name (being pre ered the within pet es-does not agn	(bein	g present-not and WHEREA vised in relation andation of the	present) and S, the said in thereto, Assessor,
of said County are Petitioner	nd Assessor	ame carefully conside t the Board (agree	Name (being pre- ired the within pet se-does not agn I in part-denied)	(bein isent-not present), ition, and ere fully ad se) with the recomm	g present-not and WHEREA vised in relation andation of the	present) and S, the said in thereto, Assessor,
of said County are Petitioner	nd Assessor Note that the control of the control o	ame carefully conside t the Board (agree roved—approved	Name (being pre- led the within pet se-does not agn In part-denied)	(bein isent-not present), ition, and ere fully ad se) with the recomm	g present—not and WHEREA: vised in relation endation of the sfund as follow	t present) and S, the said in thereto, Assessor, s:
of said County are petitioner County Commiss NOW BE IT RES and that the petitioner Year Assessment and for the aform	nd Assessor Note of the second value rementioned	Teres Absternal County, do heret	Name (being pre- pred the within pet- per-deed not agri- lin part-denied) And Chair ty Clerk and Ex-C by cartify that the	(fbein sent-not present), ition, and are fully ac ee) with the recommon with an abatement/or person of the Beart of C Officio Clerk of the Bo above and foregoing	g present not and WHEREA vised in relatio endation of the sfund as follow ounty Commissio and of County (t present) and S, the said in thereto, Assessor, s: nem' Signature Commissionen
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of said County are petitioner County Commiss NOW BE IT RES and that the petitioner Year Assessment and for the aforecord of the process NOWITNESS WH	nd Assessor sioners have OLVED that lon be (applianced value rementioned peedings of	carefully consider the Board (agree roved-approved Taxes Absterial County do heret the Board of Courter to the Board of Cour	Name (being pre- ired the within pet- asdoes not agn in partdenied) And Cheir ty Clerk and Ex-C by certify that the my hand and affir	(feeln. sent-not present), ition, and ere fully ad se) with the recommon with an abetement/n serson of the Board of C officio Clerk of the Bo above and foregoing re.	g presenti-not and WHEREA vised in relatio endation of the sfund as follow ounty Commissio and of County (order is truly o	t present) and S, the said in thereto, Assessor, s: nem' Signature Commissioners opied from the
of said County are petitioner County Commiss NOW BE IT RES and that the petitioner The petition of the petition of the process	nd Assessor sioners have OLVED that lon be (applianced value rementioned ceedings of tEREOF, it is	County, do hereit the Board of County do hereit the Board of County do hereit the Board of County ave hereunto set	Name (being pre- pred the within pet- as-dose not agri- in part-denied) Lind Chair ty Clerk and Ex-C by certify that the inty Commissioner my hand and affilia	(being the sent of the Board of Control of the Board of t	g present not and WHEREA vised in relatio endation of the sfund as follow ounty Commissio and of County (order is truly o	t present) and S, the said In thereto, Assessor, S: Iners' Signature Commissioners opied from the
of said County are petitioner County Commiss NOW BE IT RES and that the petitioner The petitioner of the process of the proces	nd Assessor sioners have OLVED that lon be (applianced value rementioned ceedings of tEREOF, it is	carefully consider the Board (agree roved-approved County do heret the Board of County when the Board of County was the Board of County (accounty be considered by the Board of County (accounty by the Board (accou	Name (being pre- ired the within pet- asdoes not agm in partdenied) And Cheirs ty Clerk and Ex-C by certify that the my Commissioner my hand and affir-	ition, and are fully ad set with the recommon with an absternant/numberson of the Board of Colficio Clerk of the Board of Colficio Clerk of the Board of Set with the seal of said (County Clerk's or lead in duplicate to the Process Administrator	g present not and WHEREA vised in relatio endation of the sfund as follow ounty Commissio and of County (order is truly o	t present) and S, the sald In thereto, Assessor, S: Iners' Signature Commissionen opied from the
of said County are petitioner County Commiss NOW BE IT RES and that the petitioner The said County Commiss on and for the aforecord of the process of the pr	nd Assessor sloners have OLVED that lon be (appl eeed Value rementioned ceedings of IEREOF, I in day of sater than \$10.	County do heret the Board of County do heret the Board of County do heret the Board of County ave hereunto set Month Action of th (Fer all burnty Commission	Name (being pre- ired the within pet- se-does not agri- in part-denied) Lind Cheiry ty Clerk and Ex-C by certify that the inty Commissioner my hand and affilia Year Year Year Property Tale abatements greater mers, reletive to the	ition, and are fully ad set with the recommon with an absternant/numberson of the Board of Colficio Clerk of the Board of Colficio Clerk of the Board of Set with the seal of said (County Clerk's or lead in duplicate to the Process Administrator	g presenti-not and WHEREA vised in relatio endation of the sfund as follow ounty County County County county County County county County County perty Tax Administ	t present) and S, the said In thereto, Assessor, S: Iners' Signature Commissioners Opied from the

PETITION FOR ABATEMENT OR REFUND OF TAXES

Petitioner's Name: ADAMS COUNTY ON BEHA Petitioner's Mailing Address: AURORA URBAN RE City or Town Slate SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRES	Zip Code SS OR LEGAL DESCRIPTION OF PROPERTY
Petitioner's Mailing Address: AURORA URBAN RE City or Town State SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRES	Zip Code SS OR LEGAL DESCRIPTION OF PROPERTY
Petitioner's Mailing Address: AURORA URBAN RE City or Town State SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRES	Zip Code SS OR LEGAL DESCRIPTION OF PROPERTY
City or Town State SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRES	Zip Code SS OR LEGAL DESCRIPTION OF PROPERTY
SCHEDULE OR PARCEL NUMBER(S) PROPERTY ADDRES	SS OR LEGAL DESCRIPTION OF PROPERTY
1-1-1	
Petitioner requests an abatement or refund of the appropriate to above property for the property tax year 2020 are income are income the taxes have been levied erroneously or illegally, whether during all error, or overvaluation. Attach additional sheets if necessary to a supplementation of the company of	prect for the following reasons: (Briefly describe why e to erroneous valuation, irregularity in levying,
Petitioner's estimate of value: \$	() Year)
declare, under penalty of perjury in the second degree, that the statements, has been prepared or examined by me, and to the rue, correct, and complete.	the best of my knowledge, information, and belief, is
Petitioner's Signature Email	e Phone Number (720) 523-6038
	- Direct Monkey ()
Agent's Signature*	e Phone Number ()
Email_	
Letter of agency must be attached when petition is submitted by an age f the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or denies the petition for refund or abatement of taxes in whole or in part, the Pe o the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any si	the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., titioner may appeal to the Board of Assessment Appeals pursuant
Section II: Assessor's Recomme	endation
(For Assessor's Use Or	ıly)
Tax Year	
Actual Assessed Tax	
Original	-
Corrected	5 (
Abate/Refund	
Assessor recommends approval as outlined above.	
I the request for abatement is based upon the grounds of overvaluation, no al protest to such valuation has been filed and a Notice of Determination has be	
Tax year: Protest? No Yes (If a protest was filed, I	please attach a copy of the NOD.)
Assessor recommends denial for the following reason(s):
	Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY (Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of tiling such petition, § 39-1-113(1.7), C.R.S.

Section III:	Written		nent of Ass for shatements u	essor and Petitioner p to 816,000)	
abatement or re- property, in acco	ns for abate fund in an a ordance with	mount of \$10,000 o § 39-1-113(1.5), C	to settle by wri r less per tract .R.S.	uthorize the Assessor by Resoluten mutual agreement any such parcel, or lot of land or per sche	petition for
The Assessor a	and Petition	er mutually agree	to the values	and tax abatement/refund of:	
		Tax Year			
	Actual	Assessed	Tax		
Original					
Corrected					× .
Abate/Refund					
		t include accrued interes nty Treasurer for full pay		es associated with late and/or delinquer	t lax payments, if
Petitioner's Signatu	ure		Date		
Assessor's or Depu	uty Assessor's	Signature	Date		
Section IV: Must be completed	1 id 8 4) 119		ne County C	ommissioners	
winer os combisted	I if Section III	does not apply)			
WHEREAS, the	County Con	missioners of		County, State of Colorado, at	
alled regular me	eeting held o		, at which m	eeling there were present the fo	llowing members:
vith notice of suc	ch meeting a	and an opportunity	to be present h	aving been given to the Petitions	er and the Assessor
				(being present-	
etitioner			Name (being pr	esentnot present), and WHEF	REAS, the sald
NOW BE IT RES	sioners have SOLVED tha	t the Board (agrees	s-does not ag	tition, and are fully advised in re ree) with the recommendation of with an abatement/refund as fo	the Assessor,
Year Asse	essed Value	Taxes Abate/Refu	nd		
			Chal	person of the Board of County Comm	nissioners' Signature
			certify that the	Officio Clerk of the Board of Cou above and foregoing order is tru	
n Wiiness Wi his	day of	lave neleunio set n	ny nanu anu an	ixed the seal of said County	
	_ May OI	Month	Year		
	,			County Clerk's or Deputy Cour	nty Clerk's Signature
lote: Abatements g	reater than \$10	0.000 per schedule, per	year, must be subn	itled in duplicate to the Property Tex Ad	ministrator for review.
Captle - V		Antion of the	Oronastu T	av Administrator	- Marie
Section V:			batements greate	ax Administrator rthan \$10,000)	
The action of the	Board of C	ounty Commissione	ers, relative to t	nis petition, is hereby	
Approved	Approved i	n part \$		Denied for the following reason	n(s):
Secreta	ny's Signature		Property Tax A	dministrator's Signature	Date

ASSESSOR'S RECOMMENDATION **BOARD OF COUNTY COMMISSIONERS**

Account No: R0095605

Parcel No: 0182334425004

Petition Year: 2020

Date Filed: May 3, 2021

Owner Entity: AURORA URBAN RENEWAL AUTHORITY

Owner Address: 15151 A ALAMEDA PKWY #2300 Owner City : AURORA
Property Location : 15151 A ALAMEDA PKWY #2300

State: CO

TYPE	OCC	PETITIONER'S REQUESTED VALUES			ASSESSOR'S ASSIG	ODICINIAL TAY WARDAD		
THE	CODE	Actual Value	Assessed Value		Actual Value	Assessed Value	ORIGINAL TAX WARRA	
REAL		L: I:		L: l:	\$105,311 \$0	\$30,540 \$0	A. Ratio Mill Levy	29.00% 118.007
TOTA	ALS:	\$0	\$0		\$105,311	\$30,540	Original Tax	\$3,604

Assessor's Report Situation:

PER REC#2019000067270 ACCOUNT STATUS CHANGED FROM TAXABLE TO EXEMPT AS OF 8/16/19.

Action :

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TYPE	OCC	ASSESSOR'S ASSIGNED VALUE RECOMMEND		D VALUE	REVISED TAX WARRANT			
TIPE	CODE	Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL		L: \$105,311	\$30,540	L:	\$0	\$0		\$3,603.93
NEAL		1: 6 50	\$0	1:	\$0	\$0	Revised Tax	
TO	TALS:	\$105,311	\$30,540		\$0	\$0		\$0.00

May 3, 2021

Appraiser

Date

Certified General Appraiser

Tax Exempt Portion 0%

Ken Musso Assessor



Assessor's Office
4430 South Adams County Parkway
2nd Floor, Suite C2100
Brighton, CO 80601-8201
Phone 720-523-6038
Fax 720-523-6037
www.adcogov.org

BOARD OF COUNTY COMMISSIONERS

	STIPULATION (As to Ta	ax Year(s) 2019/2020 Actual Value(s))
1.	The property subject to this Schedule No. (S): R01897	
2.	The subject property is class	ssified as a Residential property.
3.	The County Assessor orig subject property for tax year	ginally assigned the following actual value to the ar(s)2019/2020:
	Land	\$141,000
	Improvements	\$430,204
	Total	\$571,204
4.		ssor has reviewed this file and agrees to make the ne valuation for the subject property for tax year(s)
	Land	\$141,000
	Improvements	\$334,000
	Total	\$475,000
5.		ment, the Petitioner understands that they are giving opeal of the value of this property for tax
DATED this:	Aprìl 16, 2021	
(H	B	Jennifer Digitally signed by Jennifer Palermo Distribution on out, enail-palermo@adcogov.org,
Patition and a D	annagantativa	Date: 2021.04.16 11:58:37 -06'00'
remoney's R	epresentative	Assessor Representative Adams County Assessor's Office

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0189787 Parcel No: 01823-35-2-38-041
Petition Year: 2019 Date Filed: April 12, 2021

Owner Entity: CATHEY J BONNEFOI Owner Address: 11258 E 25TH DR

Owner City: AURORA State: CO

Property Location: 11258 E 25TH DR AURORA CO

-	perty contain 11120 L 2011 Divitorion to									
I	TYPE	OCC PETITIONER'S REQUESTED VALUES			ASSESSOR'S ASSIG	OBIGINIAL	TAX WARRANT			
	IIFL	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ONIGINAL	IAX WANNANI
I	REAL	100	L:			L:	\$141,000	\$10,080	A. Ratio	7.15%
	KEAL	100	1:			1:	\$430,204	\$30,760	Mill Levy	177.605
	TO	TALS :		\$475,000	\$33,960		\$571,204	\$40,840	Original Tax	\$7,253.39

Petitioner's Statement :

Too high b/c purchased June 2018 for \$475,000

Assessor	's F	Rep	ort
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Situation :

Action:

Reviewed June 2018 sale information

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	OCC	ASSESSOR'S ASSIGNED VALUE				RECOMMEND	REVISED TAX WARRANT		
TYPE	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL	100	L:	\$141,000	\$10,080	L:	\$141,000	\$10,080		\$1,221.92
KEAL	100	l:	\$430,204	\$30,760	l:	\$334,000	\$23,880	Revised Tax	
TO	TALS :		\$571,204	\$40,840		\$475,000	\$33,960		\$6,031.47

Jennifer Palermo Appraiser

April 23, 2021

Appraiser Date

ASSESSOR'S RECOMMENDATION BOARD OF COUNTY COMMISSIONERS

Account No: R0189787 Parcel No: 01823-35-2-38-041
Petition Year: 2020 Date Filed: April 12, 2021

Owner Entity: CATHEY J BONNEFOI Owner Address: 11258 E 25TH DR

Owner City: AURORA State: CO

Property Location: 11258 E 25TH DR AURORA CO

Topicity Education 1 11230 E 25111 Bit Notice West										
-	TYPE	OCC PETITIONER'S REQUESTED VALUES			ASSESSOR'S ASSIC	ORIGINAL TAX WARRANT				
	IIFL	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	ONIGINAL	IAX WARRANT
	REAL	100	L:			L:	\$141,000	\$10,080	A. Ratio	7.15%
	REAL	100	1:			1:	\$430,204	\$30,760	Mill Levy	177.760
	TO	TALS :		\$475,000	\$33,960		\$571,204	\$40,840	Original Tax	\$7,259.72

Petitioner's Statement :

Too high b/c purchased June 2018 for \$475,000

Assessor	'S	Re	port	ţ
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Situation :

Action:

Reviewed June 2018 sale information

Recommendation:

Upon further review, a reduction in value appears warranted.

ASSESSOR'S RECOMMENDED ADJUSTMENT

TVDE	OCC	ASSESSOR'S ASSIGNED VALUE				RECOMMEND	REVISED TAX WARRANT		
TYPE	CODE		Actual Value	Assessed Value		Actual Value	Assessed Value	Tax Refund	
REAL	100	L:	\$141,000	\$10,080	L:	\$141,000	\$10,080		\$1,222.99
KEAL	100	l:	\$430,204	\$30,760	l:	\$334,000	\$23,880	Revised Tax	
TO	TALS :		\$571,204	\$40,840		\$475,000	\$33,960		\$6,036.73

Jennifer Palermo Appraiser

April 23, 2021

Date

Appraiser

PETITION FOR ABATEMENT OR REFUND OF TAXES Date Received Oate Received (Use Assessor's or Commissioners' DAGR mp 3 2021 County: Section I: Petitioner, please complete Section I only. OFFICE OF THE ADAMS COUNTY ASSESSOR Day Petitioner's Name: Petitioner's Mailing Address: Uroy City or Town State PROPERTY ADDRESS OR LEGAL DESCRIPTION OF PROPERTY SCHEDULE OR PARCEL NUMBER(S) Hurora 01823 pleton Petitioner requests an abatement or refund of the appropriate taxes and states that the taxes assessed against the above property for property tax year(s) 2000 are incorrect for the following reasons: (Briefly describe why the taxes have been levied erroneously or illegally, whether due to erroneous valuation, irregularity in levying, clerical error or overvaluation. Attach additional sheets if necessary.) should have Petitioner's estimate of value: I declare, under penalty of perjury in the second degree, that this petition, together with any accompanying exhibits or statements, has been prepared or examined by me, and to the best of my knowledge, information and belief, is true, correct, and complete. titioner's Signature Daytime Phone Number (By Agent's Signature* Email *Letter of agency must be attached when petition is submitted by an agent. If the Board of County Commissioners, pursuant to § 39-10-114(1), C.R.S., or the Property Tax Administrator, pursuant to § 39-2-116, C.R.S., denies the petition for refund or abatement of taxes in whole or in part, the Petitioner may appeal to the Board of Assessment Appeals pursuant to the provisions of § 39-2-125, C.R.S., within thirty days of the entry of any such decision, § 39-10-114.5(1), C.R.S. Assessor's Recommendation Section II: (For Assessor's Use Only) Tax Year _2019 Tax Year 2020 Tax Actual Assessed Actual Assessed Tax see attached worksheets Original Corrected Abate/Refund Assessor recommends approval as outlined above. If the request for abatement is based upon the grounds of overvaluation, no abatement or refund of taxes shall be made if an objection or protest to such valuation has been filed and a Notice of Determination has been mailed to the taxpayer, § 39-10-114(1)(a)(I)(D), C.R.S. Yes (If a protest was filed, please attach a copy of the NOD.) Protest? □No Tax year: Yes (If a protest was filed, please attach a copy of the NOD.) □ No Assessor recommends denial for the following reason(s):

Jennifer Palermo

Assessor's or Deputy Assessor's Signature

FOR ASSESSORS AND COUNTY COMMISSIONERS USE ONLY
(Section III or Section IV must be completed)

Every petition for abatement or refund filed pursuant to § 39-10-114, C.R.S. shall be acted upon pursuant to the provisions of this section by the Board of County Commissioners or the Assessor, as appropriate, within six months of the date of filing such petition, § 39-1-113(1.7), C.R.S.

Section III:	(Only for abatements up to \$10,000)								
The Commissioners of to review petitions for ab abatement or refund in a property, in accordance to the control of the control	n amount of \$10,000 c	to settle by wri	y authorize the Assessor by Resolution No. written mutual agreement any such petition for act, parcel, or lot of land or per schedule of personal						
The Assessor and Petit	tioner mutually agree	to the values	and tax abatemen	t/refund of:					
	Tax Year	_	1	Tax Year	A				
Actual	Assessed	Tax	Actual	Assessed	Tax				
Original			- 1	-					
Corrected				-					
Abate/Refund				-					
Note: The total tax amount doe applicable. Please contact the				and/or delinquent tax	payments, if				
Petitioner's Signature		-	Date						
Assessor's or Deputy Assess	sor's Signature	_	Date						
AU IEDEAD II O I I	Commissioners of		County, State of	Colorado, at a du					
[1] [[2] [[2] [[2] [2] [2] [2] [2	eld on / /		THE RESERVE OF THE PARTY OF THE	present the followi	ng members:				
called regular meeting he	eld on / / Month Day Young and an opportunity	, at which near	neeting there were particularly were particularly aving been given to		d the Assessor				
whereas, the county of called regular meeting he with notice of such meeting of said County and Assesser	Month Day Young and an opportunity	, at which n ear to be present h Name	neeting there were particularly were particularly aving been given to	the Petitioner and	d the Assessor present) and				
called regular meeting he with notice of such meeting of said County and Asses	Month Day Young and an opportunity ssor Name have carefully considered, that the Board (agree)	to be present h Name (being po	aving been given to (be resentnot presentetition, and are fully	the Petitioner and the present not the thing present not the thin	d the Assessor present) and S, the said on thereto,				
with notice of such meeting he with notice of such meeting of said County and Assessentitioner County Commissioners how BE IT RESOLVED	Month Day Young and an opportunity assor Name have carefully consider that the Board (agree oved-approved in page)	, at which near to be present h Name (being pi ed the within pe es-does not a	aving been given to (be resentnot presentetition, and are fully	the Petitioner and the present—not at), and WHEREA: advised in relation mmendation of the und as follows:	d the Assessor present) and S, the said on thereto,				
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with notice of such meeting her said County and Assessed Value of the Assessed Value of	Month Day Young and an opportunity asor Name have carefully consider, that the Board (agree oved-approved in page and an opportunity assor Taxes Abate/Ref	to be present h Name (being present and and art—denied) with	aving been given to (be resent-not presentetition, and are fully gree) with the reconth an abatement/refuser Assessed \(\) Decrease of the Board of officio Clerk of the Eabove and foregoin	the Petitioner and the present—not and the present—not advised in relation mendation of the und as follows: Value Taxes County Commission	d the Assessor present) and S, the said thereto, Assessor Abate/Refund ters' Signature				
with notice of such meeting he with notice of such meeting of said County and Assessed Petitioner County Commissioners has NOW BE IT RESOLVED and the petition be (approximately approximately approximately approximately and for the aforementic ecord of the proceedings	Name nave carefully consider that the Board (agree oved-approved in page) Taxes Abate/Ref County oned county, do hereby s of the Board of County	to be present h Name (being pi ed the within pe esdoes not a artdenied) with Tund Ye Chair y Clerk and Ex- y certify that the	aving been given to (be resent-not presentetition, and are fully gree) with the reconth an abatement/refuer Assessed \(\) Degree of the Board of officio Clerk of the E above and foregoiners.	athe Petitioner and the present—not at a divised in relation mmendation of the und as follows: Value Taxes County Commission Goard of County Cong order is truly cong and the county Cong order is truly cong order.	d the Assessor present) and S, the said thereto, Assessor Abate/Refund ters' Signature				
with notice of such meeting he with notice of such meeting of said County and Assess Petitioner County Commissioners how the petition be (approach to the petition be approach to the petition be (approach to the petition be approach to the	Name nave carefully considered, that the Board (agree oved-approved in page of the Board of County of the Board of	to be present h Name (being present and and and art.) Clark and Exception of the second and and and and and and art.	aving been given to (be resent-not presentetition, and are fully gree) with the reconth an abatement/refuer Assessed \(\) Degree of the Board of officio Clerk of the E above and foregoiners.	athe Petitioner and the present—not at a divised in relation mmendation of the und as follows: Value Taxes County Commission Goard of County Cong order is truly cong and the county Cong order is truly cong order.	d the Assessor present) and S, the said thereto, Assessor Abate/Refund ters' Signature				
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with notice of such meeting her said County and Assessed County Commissioners has been such that the petition be (approximately approximately	ng and an opportunity ssor Name have carefully consider that the Board (agree oved-approved in page Taxes Abate/Ref County oned county, do hereby s of the Board of County Month	to be present h Name (being present and	aving been given to (be resent-not presentetition, and are fully gree) with the reconth an abatement/refunction of the Board of the Bo	the Petitioner and the present not advised in relation mendation of the und as follows: Value Taxes County Commission and of County Cong order is truly cond County County Cong order is truly cond County County Cong order is truly cond County	d the Assessor present) and S, the said In thereto, In Assessor Abate/Refund Interest Signature Clerk's Signature				
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PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 25, 2021
SUBJECT: Resolution approving right-of-way agreement between Adams County and Cool Sunshine
Land, LLC, for property necessary for the York Street Roadway and Drainage Improvements Project from
East 78th Avenue to East 88th Avenue
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the York Street Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the York Street corridor from East 78th Avenue to East 88th Avenue for the York Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of York Street. Attached is a copy of the right-of-way agreement between Adams County and Cool Sunshine Land, LLC, for acquisition of property interests in the amount of \$915,000.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Right-of-way agreement

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:				
Please check if there is no fiscal impact . If there section below.	e is fisc	al impact, pl	ease fully com	plete the
Fund: 13				
Cost Center: 3056				
	Г	Object	Subladger	Amount
		Object Account	Subledger	Amount
Current Budgeted Revenue:				
Additional Revenue not included in Current Budget:				
Total Revenues:				
	Г	Object	Subledger	Amount
		Account	Subleager	Amount
Current Budgeted Operating Expenditure:				
Add'l Operating Expenditure not included in Current Bu	ıdget:			
Current Budgeted Capital Expenditure:		9135	30562101	\$15,000,000
Add'l Capital Expenditure not included in Current Budg	et:			
Total Expenditures:				\$15,000,000
New FTEs requested: YES	⊠ NO			
Future Amendment Needed: YES	⊠ NO			
ruture Amenument Necucu YES	\supset NO			

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Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN ADAMS COUNTY AND COOL SUNSHINE LAND, LLC, FOR PROPERTY NECESSARY FOR THE YORK STREET ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT FROM EAST 78TH AVENUE TO EAST 88TH AVENUE

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along York Street corridor from East 78th Avenue to East 88th Avenue for the York Street Roadway and Drainage Improvements Project ("Project"); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage ("Improvements"); and,

WHEREAS, this right-of-way acquisition is for properties with addresses of 8380 Welby Road and 8390 Welby Road located in the Southwest Quarter of Section 25, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Cool Sunshine Land, LLC ("Parcel RW-239 & RW-241"); and,

WHEREAS, Adams County requires ownership of Parcel RW-239 & RW-241 for construction of the Improvements; and,

WHEREAS, Cool Sunshine Land, LLC, is willing to sell Parcel RW-239 & RW-241 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Cool Sunshine Land, LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

Right-of-Way Agreement

This Agreement is made and entered into by and between Cool Sunshine Land, LLC, a Colorado limited liability company whose address is 8380 Welby Road, Denver, CO 80229 ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of property located at address of property being conveyed hereinafter (the "Property") for the York Street Improvements Project (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is NINE HUNDRED FIFTEEN THOUSAND AND NO/100 DOLLARS (\$915,000.00), including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

In consideration of the above premises and the mutual promise and covenants below, the Owner and the County agree to the following:

- The Owner hereby warrants that the Owner is the sole Owner of the Property, that the
 Owner owns the Property in fee simple subject only to matters of record and that the
 Owner has the power to enter into this Agreement.
- The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
- 3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents. However, the parties understand and agree that the Owner is currently using the property and shall be allowed to continued use of the Property until the closing. The Owner must vacate the Property no later than closing.
- 4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.
- The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.

- If the Owner fails to consummate this agreement for any reason, except the County's
 default, the County may at its option, enforce this agreement by bringing an action
 against the Owner for specific performance.
- 7. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contact binding upon the Owner and County and extending to the successors, heirs and assigns.
- 8. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
- 9. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:	
Cool Sunshine Land, LLC, a Colorado limite	ed liability company
Name: Joy Valentine Date: 5/6/21	E des
Approved:	
BOARD OF COUNTY COMMISSIONERS-CO	COUNTY OF ADAMS, STATE OF COLORADO
Chair	Date
Approved as to Form:	
County Attorney	

EXHIBIT "A"

DEED FROM COOL SUNSHINE LAND, LLC, TO THE COUNTY OF ADAMS, STATE OF COLORADO

Legal Description

Being those parcels of land described in the Quitclaim Deeds recorded on January 25, 2002 at Reception No. C0918510 and C0918511 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southwest Quarter of Section 25, Township 2 South, Range 68 West of the 6th Principal Meridian, being more particularly described as follows:

Commencing at the West Quarter Corner of Section 25, whence the West Line of the Southwest Quarter of said Section 25 bears South 00°04'09" West, a distance of 2628.81 feet; thence South 76°01'47" East, a distance of 1108.94 feet to the Southwest Corner of the parcel of land described in said Reception No. C0918510 and the Point of Beginning:

Thence North 16°00'33" East, along the Westerly line of the parcel of land described in said Reception No. C0918510, a distance 101.04 feet to the Northwest Corner thereof, said corner being coincident with the Southwest Corner of the parcel of land described in said Reception No. C0918511;

Thence along the Westerly line of the parcel of land described in said Reception No. C0918511 the following two courses and distances:

Thence continuing North 16°00'33" East, a distance of 21.58 feet;

Thence Northerly, a distance of 158.01 feet along a non-tangent curve to the left, said arc having a radius of 1212.48 feet and a central angle of 7°28'01", and being subtended by a chord with a bearing of North 11°45'32" East, a distance of 157.90 feet to the Northerly line of the parcel of land described in said Reception No. C0918511;

Thence North 89°45'45" East, along the Northerly line of the parcel of land described in said Reception No. C0918511, a distance of 99.93 feet to the Northeasterly Corner thereof;

Thence South 08°42'08" West, along the Easterly line of said parcel, a distance of 177.39 feet to the Southeast Corner of said parcel, said Corner also being on the Northerly line of the parcel of land described in said Reception No. C0918510;

Thence along the Northerly, Easterly, and Southerly lines of the parcel of land described in said Reception No. C0918510 the following three courses and distances:

Thence North 89°45'45" East, a distance of 13.00 feet;

Thence South 15°40'57" West, a distance of 134.88 feet;

Thence North 74°24'10" West, a distance of 120.06 feet to the Point of Beginning.

Containing: 32,223 square feet or 0.74 acres, more or less.

Legal description prepared by:

Ian Cortez, PLS Colorado Professional Land Surveyor No. 32822 For and on behalf of: Adams County, Colorado





PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 25, 2021
SUBJECT: Resolution Regarding Defense and Indemnification of Ryan Nalty as a Defendant Pursuant to C.R.S. § 24-10-101, et seq., 21-cv-01232-WJM
FROM: Heidi Miller, County Attorney, County Attorney and Kerri Booth, Assistant County Attorney
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners Adopt the Resolution Regarding Defense and Indemnification of Ryan Nalty as a Defendant Pursuant to C.R.S.§ 24-10-101, et seq.

BACKGROUND:

The Board of County Commissioners formally indemnifies employees and elected officials who are named in civil lawsuits. This lawsuit is brought by StreetMediaGroup, LLC and Turnpike Media, LLC who claim their First and Fourteenth Amendments to the U.S. Constitution have allegedly been violated by the County through the County's application of the Sign Code.

The County Attorney's Office has reviewed the facts of this lawsuit and it has been determined that Ryan Nalty was acting within the course and scope of his employment at all relevant times relevant to this lawsuit. Therefore, the County Attorney's Office is recommending that Ryan Nalty be indemnified for any potential damages that might arise out of this litigation.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

RESOLUTION REGARDING DEFENSE AND INDEMNIFICATION OF RYAN NALTY AS A DEFENDANT PURSUANT TO C.R.S. § 24-10-101, ET SEQ.

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FISCAL IMPACT:					
Please check if there is no fiscal imbelow.	pact . If there	is fiscal imp	act, please fu	lly complete the	section
Fund: 19					
Cost Center: 8611					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	n Current Budget	t:			
Total Revenues:					
			Object Account	Subledger	Amount
Current Budgeted Operating Expen	diture:		8160		\$1,600,000
Add'l Operating Expenditure not in		nt Budget:			
Current Budgeted Capital Expendit	ture:	-			
Add'l Capital Expenditure not inclu	ided in Current F	Budget:			
Total Expenditures:					\$1,600,000
		·		•	
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	□NO			

Additional Note:

Potential fiscal impact is unknown. If litigation results in settlement or judgment against the County or its employees/elected officials, there would be a fiscal impact. The potential amount of that impact is impossible to estimate at this time.

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RESOLUTION REGARDING DEFENSE AND INDEMNIFICATION OF RYAN NALTY AS A DEFENDANT PURSUANT TO C.R.S. § 24-10-101, ET SEQ.

WHEREAS, Adams County is a public entity pursuant to the Colorado Governmental Immunity Act; and,

WHEREAS, Adams County is obligated to bear the cost of the defense of its elected officials and employees and pay all judgments entered against its elected officials and employees pursuant to the Colorado Governmental Immunity Act so long as they acted within the course and scope of their employment and their acts were not willful and wanton; and,

WHEREAS, Ryan Nalty has been sued in the matter of *StreetMediaGroup*, *LLC*, and *Turnpike Media*, *LLC* v. Board of County Commissioners of the County of Adams, State of Colorado, et al. filed in the U.S. District Court, Case Number 21-cv-01232-WJM, with said Defendant being an employee of Adams County at the time of the incident described in the Complaint; and,

WHEREAS, initial investigation has revealed to the satisfaction of the Board of County Commissioners and the determination has been made that the Defendant appears to have acted within the course and scope of his employment and his actions do not appear to be willful and wanton; and,

WHEREAS, pursuant to C.R.S. §§ 24-10-110, 24-10-113 and 24-10-118(5) Adams County hereby determines that it is in the public interest to bear the cost of defense for the Defendant against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendant; and,

WHEREAS, in exchange for such defense, the Defendant is required to cooperate fully in the defense of this matter, including but not limited to, assisting in the discovery process, participating in mediation, facilitation, or other measures deemed appropriate by the Board of County Commissioners, and Defendant acknowledges that Adams County may settle on behalf of the Defendant any or all asserted claims, including those for personal liability and punitive damages.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that Adams County shall bear the cost of defense for Ryan Nalty against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendant in the matter of *StreetMediaGroup*, *LLC*, and *Turnpike Media*, *LLC* v. Board of County Commissioners of the County of Adams, State of Colorado, et al.

BE IT FURTHER RESOLVED that the Adams County Attorney is directed to enter her appearance as counsel for Defendant and to defend this matter.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 25, 2021
SUBJECT: Resolution Regarding Defense and Indemnification of James Graham and Jai Rogers as Defendants Pursuant to C.R.S. § 24-10-101, et seq., 21-cv-00025-STV
FROM: Heidi Miller, County Attorney, County Attorney and Kerri Booth, Assistant County Attorney
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners Adopt the Resolution Regarding Defense and Indemnification of James Graham and Jai Rogers as Defendants Pursuant to C.R.S.§ 24-10-101, et seq.

BACKGROUND:

The Board of County Commissioners formally indemnifies employees and elected officials who are named in civil lawsuits. This lawsuit is brought by Daniel Olguin who claims his Fourth Amendment Right to the U.S. Constitution was allegedly violated on January 6, 2019 by Jai Rogers and James Graham, when Mr. Graham allegedly searched Mr. Olguin's home without a warrant or without his consent.

The County Attorney's Office has reviewed the facts of this lawsuit and it has been determined that James Graham and Jai Rogers were acting within the course and scope of their employment at all relevant times relevant to this lawsuit. Therefore, the County Attorney's Office is recommending that James Graham and Jai Rogers be indemnified for any potential damages that might arise out of this litigation.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

RESOLUTION REGARDING DEFENSE AND INDEMNIFICATION OF JAMES GRAHAM AND JAI ROGERS AS DEFENDANTS PURSUANT TO C.R.S. § 24-10-101, ET SEQ.

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:					
Please check if there is no fiscal in below.	npact . If there	e is fiscal imp	pact, please fu	lly complete the	section
Fund:					
Cost Center:					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	n Current Budge	t:			
Total Revenues:					
			Object Account	Subledger	Amount
Current Budgeted Operating Exper	nditure:				
Add'l Operating Expenditure not in	ncluded in Curre	nt Budget:			
Current Budgeted Capital Expendi	ture:				
Add'l Capital Expenditure not inclu	uded in Current I	Budget:			
Total Expenditures:					
New FTEs requested:	☐ YES	□NO		-	
Future Amendment Needed:	☐ YES	∐ NO			

Additional Note:

Potential fiscal impact is unknown. If litigation results in settlement or judgment against the County or its employees/elected officials, there would be a fiscal impact. The potential amount of that impact is impossible to estimate at this time.

Revised 06/2016 Page 2 of 2

RESOLUTION REGARDING DEFENSE AND INDEMNIFICATION OF JAMES GRAHAM AND JAI ROGERS AS DEFENDANTS PURSUANT TO C.R.S. § 24-10-101, ET SEQ.

WHEREAS, Adams County is a public entity pursuant to the Colorado Governmental Immunity Act; and,

WHEREAS, Adams County is obligated to bear the cost of the defense of its elected officials and employees and pay all judgments entered against its elected officials and employees pursuant to the Colorado Governmental Immunity Act so long as they acted within the course and scope of their employment and their acts were not willful and wanton; and,

WHEREAS, James Graham and Jai Rogers have been sued in the matter of *Daniel B. Olguin v. Adams County, et al.* in the U.S. District Court, Case Number 21-cv-00025-STV; said Defendants, being employees of Adams County at the time of the incident described in the Complaint; and,

WHEREAS, initial investigation has revealed to the satisfaction of the Board of County Commissioners and the determination has been made that the Defendants appear to have acted within the course and scope of their employment and their actions do not appear to be willful and wanton; and,

WHEREAS, pursuant to C.R.S. §§ 24-10-110, 24-10-113 and 24-10-118(5) Adams County hereby determines that it is in the public interest to bear the cost of defense for the Defendants against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendants; and,

WHEREAS, in exchange for such defense, the Defendants are required to cooperate fully in the defense of this matter, including but not limited to, assisting in the discovery process, participating in mediation, facilitation, or other measures deemed appropriate by the Board of County Commissioners, and Defendants acknowledge that Adams County may settle on behalf of the Defendants any or all asserted claims, including those for personal liability and punitive damages.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that Adams County shall bear the cost of defense for James Graham and Jai Rogers against all asserted claims for compensatory and punitive damages which may be pled and to pay or settle any such compensatory and punitive damage claims against said Defendants in the matter of *Daniel B. Olguin v. Adams County, et al.*

BE IT FURTHER RESOLVED that the Adams County Attorney is directed to enter her appearance as counsel for Defendants and to defend this matter.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 25, 2021
SUBJECT: PERMANENT DRAINAGE FACILITIES EASEMENT AGREEMENT
FROM: Nicci Beauprez, Facilities & Fleet Management – Project Manager of Land & Assets
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners approves a resolution granting a permanent drainage facilities easement from Adams County to P8 D-C Industrial Last Mile, LLC.

BACKGROUND:

Adams County (County & Grantor) owns a parcel of land near West 64th Avenue & Huron Street (depicted as number 1 below). P8 D-C Industrial Last Mile, LLC's (P8 & Grantee) owns a parcel south of County parcel (depicted as number 2 below). County is granting a permanent drainage facilities easement to P8 according to the terms and conditions of the attached agreement.



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AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:
Community & Economic Development, Public Works, Facilities & Fleet Management, County Manager's Office and the County Attorney's office.

ATTACHED DOCUMENTS: Resolution Permanent Drainage Facilities E	asement Agree	ement			
FISCAL IMPACT: Please check if there is no fiscal section below.	impact . If	there is fisc	al impact, pl	ease fully com	olete the
Fund: 1					
Cost Center: 1					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budget	t:	6865		1,000
Total Revenues:					1,000
				•	
			Object Account	Subledger	Amount
Current Budgeted Operating Exper					
Add'l Operating Expenditure not in		nt Budget:			
Current Budgeted Capital Expendit					
Add'l Capital Expenditure not inclu	ıded in Current F	Budget:			
Total Expenditures:				<u>-</u>	0
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	NO NO			
Additional Note:					

Page 2 of 2 Revised 06/2016

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

Resolution 2021-

RESOLUTION GRANTING A PERMANENT DRAINGE FACILITIES EASEMENT AGREEMENT FROM ADAMS COUNTY TO P8 D-C INDUSTRIAL LAST MILE, LLC FOR STORM WATER DRAINAGE PURPOSES

WHEREAS, Adams County (County) owns a parcel of land near West 64th Avenue & Huron Street; and,

WHEREAS, P8 D-C Industrial Last Mile, LLC (P8) owns a parcel of land south of County's parcel; and,

WHEREAS, the Permanent Drainage Facilities Easement Agreement (Agreement) is in conjunction with a development agreement and engineering review; and,

WHEREAS, P8 desires an easement and County is willing to grant such according to the terms and conditions of the attached Agreement, which include \$1,000 and other consideration to the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Permanent Drainage Facilities Easement Agreement from Adams County to P8 D-C Industrial Last Mile, LLC for storm water drainage purposes, a copy of which is attached hereto and incorporated herein by this reference, is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute said Permanent Drainage Facilities Easement Agreement on behalf of Adams County.

Recording requested by and when recorded return to:

Williams Weese Pepple & Ferguson 1801 California Street, Suite 3400 Denver, Colorado 80202 Attention: Noelle Riccardella

PERMANENT DRAINAGE FACILITIES EASEMENT AGREEMENT

THIS PERMANENT DRAINAGE FACILITIES EASEMENT (this "Agreement") is made and entered into effective this ______ day of ______, 2021 (the "Effective Date"), by and between COUNTY OF ADAMS, STATE OF COLORADO, a body politic ("Grantor"), whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to P8 D-C INDUSTRIAL LAST MILE, LLC, a Delaware limited liability company ("Grantee"), whose legal address is c/o Karis Capital, 9128 Strada Place, Suite 10115, Naples, Florida 34108, Attention: Jacob Finley.

WITNESSETH:

WHEREAS, Grantor is the owner of a parcel of property located in the County of Adams, State of Colorado, more particularly described and depicted on <u>Exhibit A</u>, attached hereto and incorporated herein by this reference (the "<u>Easement Area</u>");

WHEREAS, Grantee is the owner of a parcel of property located adjacent to the Easement Area, which property is more particularly described on <u>Exhibit B</u>, attached hereto and incorporated herein by this reference (the "<u>Grantee Property</u>");

WHEREAS, Grantee is constructing certain drainage improvements upon the Grantee Property, and desires to construct a portion of such drainage improvements, including a riprap tailwater basin, on the Easement Area (the "Improvements");

WHEREAS, Grantor is willing to provide Grantee an easement for the Improvements, together with such access, ingress and egress rights upon the Easement Area as are reasonably necessary for purpose of the construction, operation, and maintenance of the Improvements, in accordance with the terms and conditions set forth below.

NOW THEREFORE, in consideration of the covenants exchanged herein, and other good and valuable consideration, paid by Grantee to Grantor, the receipt and sufficiency of which is hereby acknowledged by Grantor, it is mutually covenanted and agreed by and between the parties hereto as follows:

- 1. <u>Grant of Easement</u>. Subject to the terms, covenants and conditions herein set forth, Grantor hereby grants to Grantee, its successors and assigns, a perpetual, non-exclusive easement over and across the Easement Area for the right and benefit of Grantee and Grantee's agents, servants, employees and contractors (the "<u>Grantee Parties</u>") for the purposes of construction, installation, operation and maintenance of the Improvements, together with the right to ingress and egress over and across the Easement Area as necessary for the exercise of the rights and obligations set forth herein (the "<u>Easement</u>").
- 2. <u>Grantor Reserved Rights</u>. Grantor reserves all rights to use and occupy the Easement Area so long as such use and occupancy does not materially impair Grantee's rights under this Agreement. Specifically, Grantor reserves the right to grant easements in the Easement Area to third parties for drainage and other purposes (but Grantor shall not have the right to grant third parties the use of the Improvements without Grantee's consent), provided that such third-party easements do not materially impair Grantor's use of the Easement Area and the Improvements.
- 3. Third Party Use of Improvements. Grantee shall not unreasonably withhold its consent to a request by a third party to utilize Grantee's Improvements in the Easement Area for storm water drainage by such third party, provided that such third-party use will not materially and adversely affect Grantee's use of the Improvements or the Easement Area. Any such third-party use shall be conditioned upon the third party entering into an acceptable agreement with Grantee to address access, use and maintenance, sharing of maintenance and repair costs, insurance, indemnification and such other matters as are appropriate to govern such third-party use.
- 4. <u>Future Area Drainage Projects</u>. If Grantor, or another governmental authority, elects to construct a regional or area-wide drainage project that would encompass and serve Grantee's property (an "<u>Area Drainage Project</u>"), Grantee agrees to cooperate with Grantor (or such governmental authority) to modify or terminate this Easement as reasonably necessary to accommodate such Area Drainage Project, without payment by Grantor to Grantee, provided that (i) during construction of the Area Drainage Project, drainage from Grantee's Property will not be materially impaired or interrupted, and (ii) following construction of the Area Drainage Project, Grantee's Property shall be adequately served by the Area Drainage Project to a level no less than the drainage provided by the Improvements in the Easement Area.
- 5. <u>Consideration</u>. In consideration of the grants contained herein, Grantee shall pay Grantor \$1,000.00 upon the mutual execution of this Agreement.
- 6. <u>Maintenance of Improvements</u>. Grantee shall maintain the Improvements in good condition and repair. All work performed by Grantee on the Easement Area shall be done with care and in accordance with all applicable laws, rules and regulations, and following any such work the surface of Grantor's property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the facilities and appurtenances installed. If Grantee fails to keep the Improvements in good condition and repair, and such failure continues for thirty (30) days after receipt of written notice to Grantee by Grantor (or, if such repairs reasonably require longer than thirty (30) days to complete, if

Grantee has not commenced the repairs within thirty (30) days and thereafter does not diligently pursue such repairs to completion), Grantor shall have the right to conduct such maintenance, and Grantee shall reimburse Grantor within thirty (30) days of receiving the invoice from Grantor, including any collection costs and attorney fees.

- 7. <u>Indemnity</u>. Grantee agrees to protect, defend, indemnify, and hold harmless Grantor from and against any and all claims, demands, causes of action, liabilities and expenses (including cost of defense), related to loss of life, bodily injury, or from loss of or damage to the extent arising out of: (a) the activities of Grantee or the Grantee Parties on the Easement Area, or (b) any violation of law by Grantee or the Grantee Parties.
- 8. <u>Insurance</u>. Grantee shall keep and maintain and cause its contractors and subcontractors to keep and maintain, at Grantee's sole cost and expense, commercial general liability insurance with liability limits and other terms in an amount of no less than \$1,000,000 per incident and \$2,000,000 in the aggregate, naming Grantor as an additional insured. Such commercial general liability policy shall be written as a primary policy, not contributing with and not in excess of coverage that Grantor may carry. In addition, Grantee shall keep and maintain, at Grantee's sole cost and expense, pollution liability insurance with liability limits in an amount of no less than \$25,000,000 per incident and \$50,000,000 in the aggregate. Prior to entering upon the Grantor's Property, Grantee shall deliver to Grantor certificates of insurance evidencing the coverage set forth herein.
- 9. <u>Abandonment</u>. In the event Grantee abandons the use of the Easement or all of the Improvements within the Easement Area for a period of twelve (12) consecutive months (the "<u>Abandonment Period</u>"), this Agreement, and all rights granted hereunder, shall terminate and revert back to Grantor. For the purposes of this Section 7, "abandon" shall mean non-use of the Easement or Improvements.
- 10. Runs with the Land. Each and every one of the benefits and burdens of the Easement and this Agreement shall inure to the benefit of and be binding upon the respective legal representatives, heirs, executors, administrators, successors and assigns of the parties hereto, and shall run with the land herein described.
- 11. <u>Entire Agreement</u>. The above and foregoing constitutes the whole agreement between the parties and no additional or different oral representation, promise or agreement shall be binding on any of the parties hereto with respect to the subject matter of this instrument. This Agreement may be amended or modified only by an instrument in writing signed by the parties hereto, or by their successors and assigns, and recorded in the real property records of Adams County, Colorado.
- 12. <u>Counterparts</u>. This Agreement may be executed in counterparts, each of which will be deemed an original, and all of which together will constitute one and the same instrument and agreement. Counterparts may be delivered via e-mail and will be effective for purposes of executing this Agreement and any amendment thereto, provided that original counterparts shall promptly be delivered for recording.

IN WITNESS WHEREOF, Grantor and Grantee have hereto set their hands on this day of, 20	Ж
GRANTOR:	
BOARD OF COUNTY COMMISSIONERS ADAMS COUNTY, COLORADO	
Chair	
ATTEST:	
Clerk of the Board	

GRANTEE:

P8 D-C INDUSTRIAL LAST MILE, LLC,
a Delaware limited liability company,
By:Print Name: Jacob Finley
Print Title: Authorized Signatory
STATE OF FLORIDA COUNTY OF Collier) ss)
The foregoing instrument was acknowledged before me by means of physical presence online notarization, this day of may, 2021, by Jacob Finley, as the authorized signatory of P8 D-C Industrial Last Mile, LLC, a Delaware limited liability company. He/she is personally known to me or has produced (Type of Identification) as identification.
Nancy Martin Robichaud Notary Public Signature of Notary Public Signature Of Notary Public Signature Of Notary Public
Print, Type or Stamp Name of Notary Comm# GG297065 Expires 5/27/2023
Notary Public Title or Rank
Comm# GG 297065 Serial Number, if any

Exhibit A (Legal Description of Easement Area)

A PARCEL OF LAND SITUATED IN THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN THE COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, WHENCE THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4 BEARS NORTH 89°58'58" WEST, A DISTANCE OF 1,324.59 FEET, AND ALL BEARINGS ARE MADE AS A REFERENCE HEREON;

THENCE ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4, NORTH 89°58'58" WEST, A DISTANCE OF 113.35 FEET;

THENCE DEPARTING SAID SOUTH LINE, NORTH 00°00'39" WEST, A DISTANCE OF 7.17 FEET;

THENCE NORTH 72°02'17" EAST, A DISTANCE OF 20.53 FEET;

THENCE NORTH 58°30'52" EAST, A DISTANCE OF 41.34 FEET;

THENCE NORTH 86°07'14" EAST, A DISTANCE OF 2.46 FEET;

THENCE SOUTH 39°20'00" EAST, A DISTANCE OF 22.40 FEET;

THENCE SOUTH 04°12'56" EAST, A DISTANCE OF 5.97 FEET;

THENCE SOUTH 89°58'58" EAST, A DISTANCE OF 41.48 FEET TO THE EAST LINE OF SAID NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 4:

THENCE ALONG SAID EAST LINE, SOUTH 00°01'02" WEST, A DISTANCE OF 12.00 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 0.047 ACRES, (2,027 SQUARE FEET), MORE OR LESS.

EXHIBIT ATTACHED AND MADE A PART HEREOF.

DANIEL E. DAVIS, PLS 38256
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVENUE, SUITE 1
LITTLETON, CO 80122



Q:\133120-07 - 64TH & Huron Street/Legals\DRAINAGE #2.docx Page 1 of 2

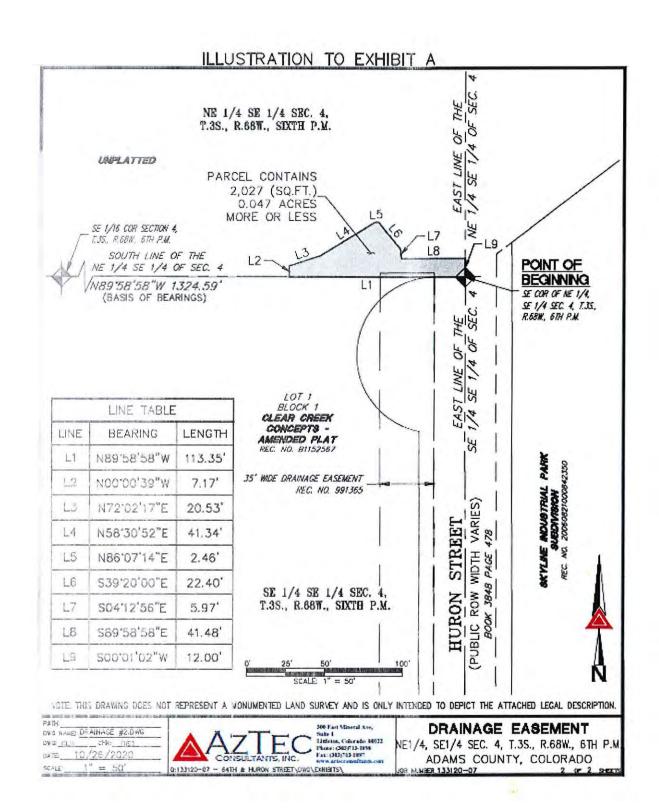


Exhibit B (Legal Description of Grantee Property)

LOT 1, BLOCK 1,

CLEAR CREEK CONCEPTS AMENDED PLAT,

COUNTY OF ADAMS,

STATE OF COLORADO



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 25, 2021
SUBJECT: Resolution approving right-of-way agreement between Adams County and Thomas A.
Duensing Trust for property necessary for the York Street Roadway and Drainage Improvements Project
from East 78th Avenue to East 88th Avenue
FROM: Brian Staley, P.E., PTOE, Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the York Street Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the York Street corridor from East 78th Avenue to East 88th Avenue for the York Street Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of York Street. Attached is a copy of the right-of-way agreement between Adams County and Thomas A. Duensing Trust, for acquisition of property interests in the amount of \$11,820.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works, Office of the County Attorney and Adams County Board of County Commissioners.

ATTACHED DOCUMENTS:

Draft resolution Right-of-way agreement

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:				
Please check if there is no fiscal impact section below.	. If there is fisc	cal impact, pl	ease fully com	plete the
Fund: 13				
Cost Center: 3056				
	1	Object	Subledger	Amount
		Account	Subleager	Amount
Current Budgeted Revenue:				
Additional Revenue not included in Current Bu	udget:			
Total Revenues:				
	Ī			
		Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:				
Add'l Operating Expenditure not included in C	urrent Budget:			
Current Budgeted Capital Expenditure:		9135	30562101	\$15,000,000
Add'l Capital Expenditure not included in Curr	rent Budget:			
Total Expenditures:				\$15,000,000
	-			
New FTEs requested:	s 🔀 NO			
Future Amendment Needed: YE	s 🛮 No			

Revised 06/2016 Page 2 of 2

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN ADAMS COUNTY AND THOMAS A. DUENSING TRUST FOR PROPERTY NECESSARY FOR THE YORK STREET ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT FROM EAST 78TH AVENUE TO EAST 88TH AVENUE

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along York Street corridor from East 78th Avenue to East 88th Avenue for the York Street Roadway and Drainage Improvements Project ("Project"); and,

WHEREAS, the intention of this Project is to identify and improve the overall roadway and drainage ("Improvements"); and,

WHEREAS, this right-of-way acquisition is a portion of 8161 Welby Road located in the Southwest Quarter of Section 25, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Ramiro R. Dorado Rosales ("Parcel RW-216"); and,

WHEREAS, Adams County requires ownership of Parcel RW-216 for construction of the Improvements; and,

WHEREAS, Thomas A. Duensing Trust is willing to sell Parcel RW-216 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and Thomas A. Duensing Trust, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners is hereby authorized to execute said Right-of-Way Agreement on behalf of Adams County.

Right-of-Way Agreement

This Agreement is made and entered into by and between **Thomas A. Duensing Trust** whose address is **8161 Welby Road, Denver, Colorado 80229** ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at address of property being conveyed hereinafter (the "Property") for the York Street Improvements Project – East 78th Avenue to East 88th Avenue (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **ELEVEN THOUSAND EIGHT HUNDRED TWENTY AND NO/100 DOLLARS (\$11,820.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$9,550.00 for the conveyance of road right-of-way and \$2,270.00 for 180 square feet of gravel driveway, 1 deciduous bush, 1 evergreen bush, 1 large deciduous tree, 2 rose bushes, and 19 square feet of concrete sidewalk. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

In consideration of the above premises and the mutual promise and covenants below, the Owner and the County agree to the following:

- The Owner has an access permit for his northernmost access but would prefer to keep his southernmost access open which does not have an access permit. The Owner agrees to have the northernmost access closed so the southernmost access can remain open.
- The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
- The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
- 4. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
- The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.

- The County through its contractor shall assure that reasonable access shall be
 maintained to the Owner's property at all times for ingress and egress. If necessary,
 any full closure of access shall be coordinated between the contractor and the Owner
 and/or its agent.
- 7. The County will remove approximately 180 square feet of gravel driveway, 1 deciduous bush, 1 evergreen bush, 1 large deciduous tree, 2 rose bushes, and 19 square feet of concrete sidewalk. But the County has agreed to reimburse the owner the expense of the lost gravel driveway, small deciduous bush, medium deciduous bush, medium evergreen bush, large deciduous tree, and concrete sidewalk and made a part of this Agreement.
- The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and required the Property for a public purpose.
- If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, enforce this agreement by bringing an action against the Owner for specific performance.
- 10. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contact binding upon the Owner and County and extending to the successors, heirs and assigns.
- 11. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
- This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Right of Way Agreement Page 3 of 3

Owner: I nomas A. Duensing Trust		
By: Affine a Dani		
Thomas A. Duensing, Trustee		
Date: 5-11-21		
Approved:		
BOARD OF COUNTY COMMISSIONERS-CO	UNTY OF ADAMS, STATE OF C	OLORADO
Chair	Date	
Approved as to Form:		
County Attorney		

EXHIBIT "A"

RIGHT-OF-WAY NUMBER: RW-216 PROJECT NUMBER: IMP-3056-1603

SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST SIXTH PRINCIPAL MERIDIAN ADAMS COUNTY

DESCRIPTION

A tract or parcel of land No. RW-216 of Adams County Project Number IMP-3056-1603, containing 1,059 square feet, more or less, being a portion of that parcel of land described in a Warranty Deed Recorded on June 16, 2017, at Reception No. 2017000051801, of the records of the Adams County Clerk and Recorders Office, situated in the Southwest Quarter of Section 25 Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

COMMENCING at the Southwest corner of Section 25 whence the West Line of the Southwest quarter of Section 25 bears N00°04'09"E a distance of 2628.81 feet;

Thence N19°16'55"E a distance of 968.45 feet to the Southeast corner of said parcel and the POINT OF BEGINNING PARCEL RW-216;

Thence N56°15'30"W along the southerly boundary of said parcel, a distance of 8.97 feet;
Thence N33°47'02"E, a distance of 120.92 feet to a point on the northerly boundary of said parcel;
Thence S56°25'40"E along the northerly boundary of said parcel, a distance of 8.54 feet to a point on the easterly boundary of said parcel;

Thence S33°34'34"W along the easterly boundary of said parcel, a distance of 120.95 feet to the POINT OF BEGINNING PARCEL RW-216.

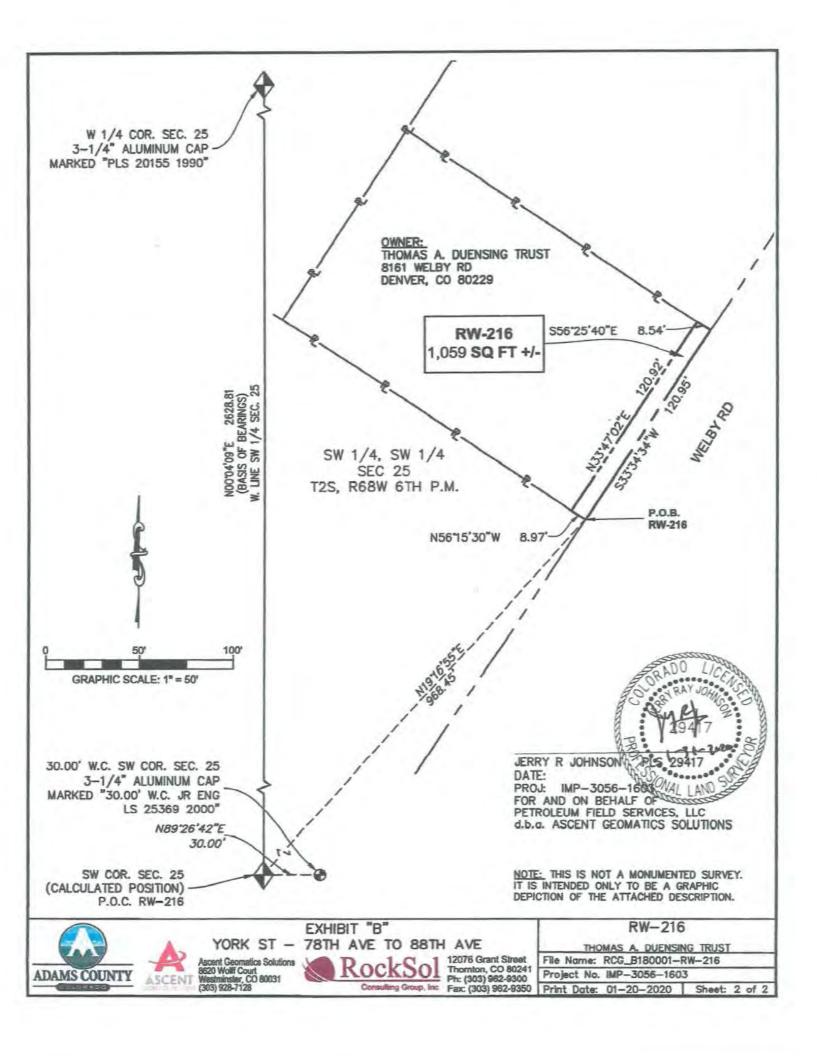
Containing 1,059 sq. ft. +/-

I, Jerry R. Johnson, Colorado Professional Surveyor in the State of Colorado, do hereby certify that this easement description and the field survey on the ground upon which it is based were performed by me or under my direct supervision.

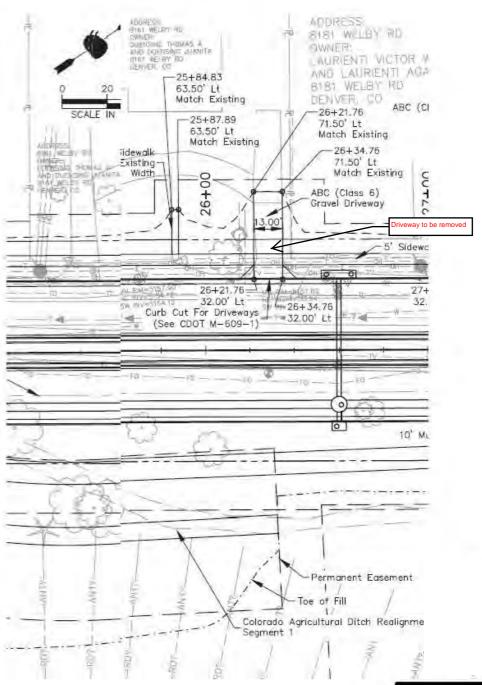
Jerry R. Johnson, PLS 29417 Date:

For and on Behalf of Petroleum Field Services, LLC d.b.a. Ascent Geomatics Solutions





ADAMS COUNTY PUBLIC WORKS EXHIBIT "B"





RESOLUTION APPROVING AMENDMENT TO THE APPROVAL OF APPLICATION IN CASE # RCU2020-00016 WASHINGTON STREET BILLBOARD CUP

WHEREAS, this case involved a request for a Conditional Use Permit for a billboard in the I-1 zone district, visible from I-76 on the following described property:

LOCATION: 6711 Washington Street (Parcel Number: 0182503401012)

Legal Description:

SUB: LEIGH LOT:1 DESC: EXC RD

WHEREAS, the Board of County Commissioners held a public hearing on the application on the 13th day of April, 2021 and approved the application, recorded in Resolution 2021-243; and,

WHEREAS, StreetMedia Group provided notice pursuant to C.R.S. \$ 29-20-204(1) requesting the County to remove Conditions 1 and 2; and,

WHEREAS, the County and StreetMedia have agreed to remove the above stated conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the foregoing, the application in this case is hereby amended and Conditions 1 and 2 are removed as reflected below:

Findings-of-Fact

- 1. The conditional use is permitted in the applicable zone district.
- 2. The conditional use is consistent with the purposes of these standards and regulations.
- 3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
- 4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
- 5. The conditional use permit has addressed all off-site impacts.
- 6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
- 7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
- 8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

Conditions of Approval:

- 1. The applicant must show compliance with all the requirements of the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. Seq. and the Colorado rules and regulations promulgated thereunder by the Colorado Department of Transportation.
- 2. The applicant shall obtain an Outdoor Advertising Permit from the Colorado Department of Transportation.
- 3. The applicant shall obtain a building permit from Adams County for the billboard, including all required building permit inspections.
- 4. The approval of the off-premise sign shall expire April 13, 2031.
- 5. Each message displayed on the billboard shall remain static for a minimum of four (4) seconds and must transition immediately to the next message displayed.

Note to the Applicant:

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request. The applicant may submit an alternative design that can be approved through a Minor Amendment to this Conditional Use Permit by staff, as long as the design complies with the Adams County Development Standards and Regulations at the time of building permit application.

- 2. The conditional use permit shall expire on April 13, 2022 if sign permits are not obtained from Adams County.
- 3. Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sounds, employs stereopticon, or includes motion picture projection is prohibited.

RESOLUTION APPROVING AMENDMENT TO THE APPROVAL OF APPLICATION IN CASE # RCU2020-00013 StreetMedia 7080 York Billboard CUP

WHEREAS, this case involved a Conditional Use Permit request for an off-premise electronic advertising device (billboard) in the I-2 zone district visible from I-76, on the following described property:

LOCATION: 7080 York Street

LEGAL DESCRIPTION: SUB:CLEAR CREEK KENNEL: LOT 1

WHEREAS, the Adams County Board of County Commissioners held a public hearing on the application on the 13th day of April, 2021 and approved the application, recorded in Resolution 2021-242; and,

WHEREAS, StreetMedia Group provided notice pursuant to C.R.S. § 29-20-204(1) requesting the County to remove Conditions 1 and 2; and,

WHEREAS, the County and StreetMedia have agreed to remove the above stated conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the foregoing, the application in this case is hereby amended and Conditions 1 and 2 are removed as reflected below:

Findings-of-Fact:

- 1. The conditional use is permitted in the applicable zone district.
- 2. The conditional use is consistent with the purposes of these standards and regulations.
- 3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
- 4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
- 5. The conditional use permit has addressed all off-site impacts.
- 6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
- 7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
- 8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

Conditions of Approval:

- 1. The applicant must show compliance with all the requirements of the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. Seq. and the Colorado rules and regulations promulgated thereunder by the Colorado Department of Transportation.
- 2. The applicant shall obtain an Outdoor Advertising Permit from the Colorado Department of Transportation.
- 3. The applicant shall obtain a building permit from Adams County for the billboard, including all required building permit inspections.
- 4. Each message displayed on the billboard shall remain static for a minimum of four (4) seconds and must transition immediately to the next message displayed.
- 5. The approval of the off-premise sign shall expire April 13, 2031.
- 6. The applicant shall build the billboard to a Category Three Building Code standard, which will be reviewed at the time of building permit application.

Recommended Notes to the Applicant:

- 1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request. The applicant may submit an alternative design that can be approved through a Minor Amendment to this Conditional Use Permit by staff, as long as the design complies with the Adams County Development Standards and Regulations at the time of building permit application.
- 2. The Conditional Use Permit shall expire on April 13, 2022, if sign permits are not obtained from Adams County.
- 3. Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sounds, employs stereopticon, or includes motion picture projection is prohibited.

RESOLUTION APPROVING AMENDMENT TO THE APPROVAL OF APPLICATION IN CASE # RCU2020-00012 STREETMEDIA 70^{TH} AVENUE BILLBOARD

WHEREAS, this case involved a request for: 1) Conditional Use Permit to construct an electronic billboard in the I-1 zone district on the following described property:

LOCATION: 605 E. 70th Avenue

LEGAL DESCRIPTION:

SUB:WATERVLEIT DESC: TRACT OF LAND IN LOT 7 DESC AS FOLS BEG AT THE NE COR OF LOT 7 TH W 81 FT TH S 172/7 FT TO THE ELY ROW LN OF I-25 TH S 28D 00M E 170/9 FT TH N 323/5 FT M/L TO THE POB LOT 7

WHEREAS, the Board of County Commissioners held a public hearing on the application on the 30th day of March, 2021 and approved the application, recorded in Resolution 2021-223; and,

WHEREAS, StreetMedia Group provided notice pursuant to C.R.S. \$ 29-20-204(1) requesting the County to remove Conditions 1 and 2; and

WHEREAS, the County and StreetMedia have agreed to remove the above stated conditions.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that based upon the foregoing, the application in this case is hereby amended and Conditions 1 and 2 are removed as reflected below:

Findings-of-Fact

- 1. The conditional use is permitted in the applicable zone district.
- 2. The conditional use is consistent with the purposes of these standards and regulations.
- 3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
- 4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
- 5. The conditional use permit has addressed all off-site impacts.
- 6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
- 7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
- 8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

Conditions of Approval:

- The applicant must show compliance with all the requirements of the Colorado Outdoor
 Advertising Act, C.R.S. 43-1-401 et. Seq. and the Colorado rules and regulations
 promulgated thereunder by the Colorado Department of Transportation.
- 2. The applicant shall obtain an Outdoor Advertising Permit from the Colorado Department of Transportation.
- 3. The applicant shall obtain a building permit from Adams County for the billboard, including all required building permit inspections.
- 4. Each message displayed on the billboard shall remain static for a minimum of four (4) seconds and must transition immediately to the next message displayed.
- 5. The approval of the off-premise sign shall expire March 30, 2031.
- 6. The Applicant shall build the billboard to a Category Three Building Code standard, which will be reviewed at the time of Building Permit application.
- 7. The electric board shall maintain a minimum distance of five (5) feet from the service line as mentioned in the letter from Denver Water dated June 30, 2020.

Notes to the Applicant:

- 1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request. The applicant may submit an alternative design that can be approved through a Minor Amendment to this Conditional Use Permit by staff, as long as the design complies with the Adams County Development Standards and Regulations at the time of building permit application.
- 2. The conditional use permit shall expire on March 30, 2022 if sign permits are not obtained from Adams County.
- 3. Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sounds, employs stereopticon, or includes motion picture projection is prohibited.

DATE OF PUBLIC HEARING: May 25, 2021		
SUBJECT: Engineering and Consultant Services		
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Finance and Budget Director Jen Tierney Hammer, Procurement and Contracts Manager AGENCY/DEPARTMENT: Colorado Air and Space Port HEARD AT STUDY SESSION ON: N/A		
AUTHORIZATION TO MOVE FORWARD: YES NO		
RECOMMENDED ACTION: That the Board of County Commissioners approves Task Order Eight with Jviation, Inc., for a Cultural Resource Survey and Master Drainage Study for the Colorado Air and Space Port.		

BACKGROUND:

The Colorado Air and Space Port (CASP) has various projects which need to be accomplished in accordance with current regulations, rules, policies, grant assurances, and Advisory Circulars (ACs) required by the Federal Aviation Administration (FAA) for federal/airside and non-federal landside projects. Each specific project will be issued as a task order and approved by the County, in accordance with the awarded agreement. The total value of the Agreement will be based upon the actual number of task orders issued.

The Board of County Commissioners awarded an agreement on October 25, 2016, to Jviation, Inc., to provide Engineering and Consultant Services. CASP is requesting to add additional Services for a Cultural Resource Survey and a Master Drainage Study.

The Agreement breakdowns as follows:

	Approval Date	Dollar Amounts
Original Task Order Agreement for Consultant and Engineering	10/25/2016	\$ 00.00
Services		
Task Order One Consultant and Engineering Services	03/01/2017	\$119,371.00
Task Order Two Consultant and Engineering Services (Cancelled)	02/21/2018	\$ 00.00
Task Order Three Consultant and Engineering Services	08/17/2018	\$ 17,045.00
Task Order Four Consultant and Engineering Services	04/09/2019	\$ 89,113.00
Task Order Five Consultant and Engineering Services	05/10/2019	\$ 21,160.00
Task Order Six Consultant and Engineering Services	10/01/2019	\$964,667.18

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Amendment One - First Year Renewal	12/03/2019	\$ 00.00
Cancellation letter issued to cancel FBO Project and reduce the agreement total amount for Task Order Six	10/13/2020	(-\$530,712.00)
Task Order Seven Consultant and Engineering Services	11/10/2020	\$ 23,890.00
Amendment Two - Second Year Renewal	11/10/2020	\$ 00.00
Task Order Eight-Cultural Resource Survey and a Master Drainage Study		\$ 259,800.00
AGREEMENT TO	\$964,334.18	

The recommendation is that the Board of County Commissioners approves Task Order Eight with Jviation Inc., for a Cultural Resource Survey and a Master Drainage Study. The Agreement total value with all Task Orders and Amendments issued is \$964,334.18.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Colorado Air and Space Port

ATTACHED DOCUMENTS:

Resolution

FISCAL I	MP.	Α(JT:
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Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below.

Fund: 43					
Cost Center: 4302					
			Object Account	Subledger	Amount
Current Budgeted Revenue FAA G					
Current Budgeted Revenue CDOT	Grant:				
Additional Revenue not included in	n Current Budget	t:	4302.5255	43022103	69,000.00
Additional Revenue not included in	n Current Budget	t:			
Total Revenues:					69,000.00
			Object Account	Subledger	Amount
Current Budgeted Operating Exper	nditure:		4302.7685	43022103	74,800.00
Current Budgeted Operating Exper	nditure:		4302.7685	43022101	185,000.00
Add'l Operating Expenditure not in	cluded in Currer	nt Budget:			
Current Budgeted Capital Expendi	ture:				
Total Expenditures:					259,800.00
New FTEs requested: Future Amendment Needed:	☐ YES	⊠ NO			

Additional Note:

The Additional Revenue not included in the Current Budget is from FAA CARES act grant 3-08-0016-043-2020 for \$69,000. The Cultural Resource Survey is partially offset by this grant revenue.

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BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING TASK ORDER EIGHT BETWEEN ADAMS COUNTY AND JVIATION, INC., TO PROVIDE A CULTURAL SURVEY AND MASTER DRAINAGE STUDY FOR THE COLORADO AIR AND SPACE PORT

WHEREAS, on October 25, 2016, the Board of County Commissioners approved an Agreement with Jviation, Inc., to provide on-call Design and Engineering Services, on a task order basis, for the Colorado Air and Space Port; and,

WHEREAS, the Colorado Air and Space Port is in need of a Cultural Survey and a Master Drainage Study; and,

WHEREAS, Jviation, Inc., agrees to provide the services in the not to exceed amount of \$259,800.00 for a total contract amount of \$964,334.18.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Task Order Eight between Adams County and Jviation, Inc., to provide a Cultural Survey and Master Drainage Study for the Colorado Air and Space Port is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to sign Task Order Eight to the Agreement with Jviation, Inc., on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF	DATE OF PUBLIC HEARING: May 25, 2021				
SUBJECT	SUBJECT: Onsite Auto Parts, and General Automotive Lubricants				
FROM:	Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager				
AGENCY.	AGENCY/DEPARTMENT: Facilities and Fleet Management Department				
HEARD A	HEARD AT STUDY SESSION ON: N/A				
AUTHOR	IZATION TO MOVE FORWARD: YES NO				
renew the	IENDED ACTION: That the Board of County Commissioners approves Amendment Three to Agreement with Elliott Auto Supply, Inc., d.b.a. Factory Motor Parts for onsite auto parts, and comotive lubricants.				

BACKGROUND:

In 2017, the Board of County Commissioners approved an Agreement with Elliott Auto Supply, Inc., d.b.a. Factory Motor Parts, to provide onsite auto parts and general automotive lubricants for the Fleet Division.

The Facilities and Fleet Management Department operates its own maintenance facility, and their parts inventory is vendor-owned, and housed at the Fleet maintenance facility. In conjunction, the County operates a second Fleet maintenance facility and their parts inventory is County-owned and housed at the Strasburg maintenance facility.

Factory Auto Parts has requested a labor cost increase of 3.25%, which staff feels is fair and reasonable. The Facilities and Fleet Management Department is pleased with the Onsite Auto Parts and General Automotive Lubricants service provided by Factory Motor Parts. The Agreement breakdown is as follows:

Original Agreement	Approved 5/2/2017	Term 6/20/2017-6/20/2019
Amendment One	Approved 7/9/2019	Extend Term to 6/20/2020
Amendment Two	Approved 6/30/2020	Extend Term to 6/20/2021
Amendment Three		Extend Term to 6/20/2022

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The recommendation is to approve Amendment Three to renew the Agreement with Elliott Auto Supply, Inc., d.b.a. Factory Motor Parts in accordance with the original fee schedule plus a 3.25% labor increase for Onsite Auto Parts and General Automotive Lubricants Service.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Additional Note:

Facilities and Fleet Management Dep	partment				
ATTACHED DOCUMENTS:					
Resolution					
FISCAL IMPACT:					
Please check if there is no fiscal impabelow.	act . If there	e is fiscal im	pact, please fu	lly complete th	he section
Fund: 6					
Cost Center: 9111, 9114, 9115					
			Object	Subledger	Amount
			Account	Subleugei	Amount
Current Budgeted Revenue:			riceduit		
Additional Revenue not included in C	Current Budget	t:			
Total Revenues:					
				•	
			Object	Subledger	Amount
Current Budgeted Operating Expendi	ituma		Account 7425.07,		\$881,750
Current Budgeted Operating Expendi	iture.		7423.07, 7240, 7490		\$881,730
Add'l Operating Expenditure not incl	uded in Currer	nt Budget:	7210, 7190		
Current Budgeted Capital Expenditur		<u> </u>			
Add'l Capital Expenditure not include		Budget:			
Total Expenditures:					\$881,750
			!	•	
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	□ NO			

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BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT THREE TO THE AGREEMENT BETWEEN ADAMS COUNTY AND ELLIOTT AUTO SUPPLY, INC., D.B.A. FACTORY MOTOR PARTS FOR ONSITE AUTO PARTS AND GENERAL AUTOMOTIVE LUBRICANT SERVICES

WHEREAS, on June 20, 2017, the Board of County Commissioners approved an Agreement with Elliott Auto Supply, Inc., d.b.a. Factory Motor Parts to provide Onsite Auto Parts and General Automotive Lubricant Services; and,

WHEREAS, the County and Elliott Auto Supply, Inc., d.b.a. Factory Motor Parts mutually agree to amend the Agreement to extend the term for one additional year; and,

WHEREAS, Elliott Auto Supply, Inc., d.b.a. Factory Motor Parts agrees to provide the Onsite Auto Parts and General Automotive Lubricant Services in accordance with the original fee schedule and an increase of 3.25% to the labor costs.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Three to the Agreement between Adams County and Elliott Auto Supply, Inc., d.b.a. Factory Motor Parts to provide Onsite Auto Parts and General Automotive Lubricant Services is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign Amendment Three to the Agreement with Elliott Auto Supply, Inc., d.b.a. Factory Motor Parts on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF	PUBLIC HEARING: May 25, 2021
SUBJECT	: Dahlia Street Roadway and Drainage Improvements
FROM:	Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/	DEPARTMENT: Public Works Department
HEARD A	T STUDY SESSION ON: N/A
AUTHORI	ZATION TO MOVE FORWARD: YES NO
	ENDED ACTION: That the Board of County Commissioners approves an Agreement with Inc., for Construction Services for the Dahlia Street Roadway and Drainage Improvements

BACKGROUND:

The Dahlia Street Roadway and Drainage Improvements - SH 224 and E 78th Avenue (the Project) is located in unincorporated Adams County. The project will construct 0.6 miles of roadway and drainage improvements. The project consists of widening the roadway, providing on street bicycle lanes, installation of curb, gutter, sidewalk, curb ramps, new storm sewer trunkline along the corridor, adding street lighting and relocating utilities.

A formal Invitation for Bids for Construction Services was solicited through BidNet. Bids were opened on April 2, 2021, and five bids were submitted. After verifying the unit bid prices for each company, the Public Works Department confirmed that IHC Scott, Inc., is the lowest responsive and responsible bidder.

A summary of the evaluation and results is in the table below:

RANK	BIDDER	TOTAL BID
1	IHC Scott, Inc.	\$7,715,244.40
2	American Civil Constructors	\$7,785,469.70
3	Jalisco International, Inc.	\$8,387,931.25
4	Hamon Infrastructure, Inc.	\$8,480,500.00
5	Concrete Express, Inc.	\$10,436,952.35

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The recommendation is that the Board of County Commissioners approves an Agreement with IHC Scott, Inc., for Construction Services for the Dahlia Street Roadway and Drainage Improvement project in the not to exceed amount of \$7,715,244.40.

AGENCIES, DEPARTMENTS OF	R OTHER OF	FICES INV	<u>'OLVED</u> :		
Public Works Department					
ATTACHED DOCUMENTS:					
Resolution					
FISCAL IMPACT:					
Please check if there is no fiscal impabelow.	act . If there	e is fiscal im	pact, please	fully complete	e the section
Fund: 13					
Cost Center: 3056					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in (Current Budget	t:			
Total Revenues:					
		·			
			Object Account	Subledger	Amount
Current Budgeted Operating Expend					
Add'l Operating Expenditure not incl		nt Budget:			
Current Budgeted Capital Expenditur			9135	30561604	15,000,000
Add'l Capital Expenditure not includ	ed in Current I	Budget:			
Total Expenditures:					\$15,000,000.00
New FTEs requested:	☐ YES	⊠ NO			
Future Amendment Needed:	☐ YES	⊠ NO			
Additional Note:					

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BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND IHC SCOTT, INC., FOR CONSTRUCTION SERVICES FOR THE DAHLIA STREET ROADWAY AND DRAINAGE IMPROVEMENT PROJECT

WHEREAS, IHC Scott, Inc., submitted a proposal on April 2, 2021, to provide Construction Services for the Dahlia Street Roadway and Drainage Improvements Project-SH 224 to E 78th Ave for the Public Works department; and,

WHEREAS, after verifying the unit bid prices, it was determined that IHC Scott, Inc., was the lowest, responsive and responsible bidder; and,

WHEREAS, IHC Scott, Inc., agrees to provide the services for the Dahlia Street Roadway and Drainage Improvements project in the not to exceed amount of \$7,715,244.40.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement between Adams County and IHC Scott, Inc., to provide Construction Services for the Dahlia Street Roadway and Drainage Improvement Project is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the Agreement with IHC Scott, Inc., on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 25, 2021
SUBJECT: County-wide Printing Services
FROM: Raymond H. Gonzales, County Manager; Alisha Reis, Deputy County Manager; Nancy Duncan, Budget & Finance Director; Jennifer Tierney Hammer, Procurement and Contracts Manager
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an Agreement with Egan Printing Company for County-wide Printing Services.

BACKGROUND:

County-wide printing services are needed to provide various document printing services, such as letterhead, business cards, envelopes, and various County forms for Adams County Government departments and elected officials.

A formal Request for Proposal (RFP) was posted to Bidnet on March 18, 2021. Three proposals were received. The proposals were evaluated on the following criteria:

- Experience of the firm
- Project Approach
- Online Ordering System Services
- References/Past Performance

After a thorough evaluation, it was determined that Egan Printing Company provided the most responsive and responsible proposal.

It is recommended that the agreement between Adams County and Egan Printing Company be approved in the estimated not to exceed amount of \$302.900, for a three-year term, averaging \$100,966.67 per year. This amount was proposed based on the highest volume usage counts.

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AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Countywide Departments **ATTACHED DOCUMENTS:** Resolution **FISCAL IMPACT:** Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below. Fund(s): 00001, 00015, 00034, 00035 Cost Center(s): Multiple Subledger **Object Amount** Account Current Budgeted Revenue: Additional Revenue not included in Current Budget: **Total Revenues: Object** Subledger Amount Account \$100,967 Current Budgeted Operating Expenditure: 8025 Add'l Operating Expenditure not included in Current Budget: Current Budgeted Capital Expenditure: Add'l Capital Expenditure not included in Current Budget: \$100,967 **Total Expenditures: New FTEs requested: YES** \bowtie NO \square NO **Future Amendment Needed: YES Additional Notes:**

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BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AGREEMENT BETWEEN ADAMS COUNTY AND EGAN PRINTING COMPANY FOR COUNTY-WIDE PRINTING SERVICES

WHEREAS, on April 6, 2021, Egan Printing Company submitted a proposal for County-wide Printing Services; and,

WHEREAS, after review, Egan Printing Company is determined to be the most responsive and responsible proposer; and,

WHEREAS, Egan Printing Company agrees to provide County-wide Printing Services for an estimated amount of \$100,966.67, per year for a three-year term, in the total, not to exceed amount of \$302,900.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement between Adams County and Egan Printing Company for County-wide Printing Services is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the Agreement with Egan Printing Company on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 25, 2021
SUBJECT: National Association of Counties 2022 Conference
FROM: Raymond H. Gonzales
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves Resolution authorizing the County Manager to sign the Memorandum of Understanding for Services Provide for the National Associations of Counties Annual Conference in July 2022.

BACKGROUND:

The National Association of Counties (NACo) strengthens America's counties, serving nearly 40,000 county elected officials and 3.6 million county employees. Founded in 1935, NACo unites county officials to advocate county priorities in federal policymaking, promote exemplary county policies and practices, nurture leadership skills and expand knowledge networks, optimize county and taxpayer resources and cost savings, and enrich the public's understanding of county government.

The National Associations of Counties (NACo) is hosting their annual conference in 2022 at the Gaylord of the Rockies Hotel in Aurora, Adams County, Colorado and would like to form a partnership with Adams County to assist in the design, planning and hosting members of NACo throughout the United States.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office County Attorney's Office

ATTACHED DOCUMENTS:

Resolution

Revised 06/2016 Page 1 of 2

FISCAL IMPACT:

Please check if there is no fiscal section below.	impact ⊠. If	there is fisc	al impact, pl	ease fully comp	olete the
Fund:					
Cost Center:					
			Object Account	Subledger	Amount
Current Budgeted Revenue:					
Additional Revenue not included in	Current Budge	t:			
Total Revenues:				=	
			Object Account	Subledger	Amount
Current Budgeted Operating Exper					
Add'l Operating Expenditure not in		nt Budget:			
Current Budgeted Capital Expendit					
Add'l Capital Expenditure not inclu	ıded in Current I	Budget:			
Total Expenditures:				-	
	_				
New FTEs requested:	☐ YES	□ NO			
Future Amendment Needed:	☐ YES	□ NO			

Additional Note:

Current budget impact unknown due to the County and NACo being in the initial stages of design and planning for the conference. Periodically updates will be given to the Board of County Commissioners.

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BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN ADAMS COUNTY AND THE NATIONAL ASSOCIATION OF COUNTIES FOR SERVICES FOR THE ANNUAL CONFERENCE IN JULY 2022

WHEREAS, National Association of Counties is planning its annual conference to be held in Aurora, Adams County, Colorado; and,

WHEREAS, National Association of Counties selected Adams County to be the host county for the annual conference; and,

WHEREAS, by means of the attached Memorandum of Understanding, the parties wish to set forth their respective obligations for the annual conference.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Memorandum of Understanding between Adams County and National Association of Counties for services for the annual conference in July 2022 is hereby approved.

BE IT FURTHER RESOLVED, that the County Manager is hereby authorized to sign said Memorandum of Understanding on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 25, 2021
SUBJECT: National Association of Counties 2022 Conference
FROM: Raymond H. Gonzales
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON
AUTHORIZATION TO MOVE FORWARD: YES NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves Resolution authorizing the County Manager to sign the Memorandum of Understanding for Services Provide From Colorado Counties Incorporated for the National Association of Counties Annual Conference in July 2022.

BACKGROUND:

The National Associations of Counties (NACo) is hosting their annual conference in 2022 at the Gaylord of the Rockies Hotel in Aurora, Adams County, Colorado and would like to form a partnership with Adams County to assist in the design, planning and hosting members of NACo throughout the United States.

Adams County has selected Colorado Counties Incorporated to provide services for the National Association of Counties Annual Conference.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office County Attorney's Office

ATTACHED DOCUMENTS:

Resolution

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FISCAL IMPACT: Please check if there is no fiscal impact . If there is fiscal impact, please fully complete the section below. **Fund: Cost Center: Object** Subledger Amount Account Current Budgeted Revenue: Additional Revenue not included in Current Budget: **Total Revenues: Object** Subledger Amount Account Current Budgeted Operating Expenditure: Add'l Operating Expenditure not included in Current Budget: Current Budgeted Capital Expenditure: Add'l Capital Expenditure not included in Current Budget: **Total Expenditures:** 60,000.00 **⋈** NO **New FTEs requested:** YES \bowtie NO **Future Amendment Needed: ☐** YES

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Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING MEMORANDUM OF UNDERSTANDING BETWEEN ADAMS COUNTY AND COLORADO COUNTIES INCORPORATED TO PROVIDE SERVICES AT THE JULY 2022 NATIONAL ASSOCIATION OF COUNTIES CONFERENCE

WHEREAS, National Association of Counties is planning its annual conference to be held in Aurora, Adams County, Colorado; and,

WHEREAS, National Association of Counties selected Adams County to be the host county for the annual conference and to provide various services at the annual conference; and,

WHEREAS, Adams County has selected Colorado Counties Incorporated to provide a portion of the services for the National Association of Counties annual conference in July 2022; and,

WHEREAS, Colorado Counties Incorporated will provide said services for Adams County for the National Association of Counties Annual Conference in the amount not to exceed \$60,000.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Memorandum of Understanding between Adams County and Colorado Counties Incorporated to provide services at the July 2022 National Association of Counties conference is hereby approved.

BE IT FURTHER RESOLVED, that the County Manager is hereby authorized to sign said Memorandum of Understanding on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



COMMUNITY AND ECONOMIC DEVELOPMENT **DEPARTMENT**

CASE NO.: PLT2021-00005

CASE NAME: Evelyn Acres Subdivision Exemption

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- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map
- 2.4 Simple Map

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Exemption Plat

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County)
- 4.2 Referral Comments (Brighton Fire and Rescue)
- 4.3 Referral Comments (CDOT)
- 4.4 Referral Comments (City of Commerce City)
- 4.5 Referral Comments (DWR)
- 4.6 Referral Comments (RTD)
- 4.7 Referral Comments (TCHD)
- 4.8 Referral Comments (United Power)
- 4.9 Referral Comments (Xcel)

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EXHIBIT 6- Associated Case Materials

- 6.1 Request for Comments
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- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
- 6.5 Property Owner Labels
- 6.6 Certificate of Posting



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners

May 25, 2021

CASE No.: PLT2021-00005	CASE NAME: Evelyn Acres Subdivision Exemption
Owners' Names:	Lammers Family Trust
Applicants' Names:	Steve Kunshier, Maiker Housing Partners
Applicants' Addresses:	3033 W. 71st Avenue. Suite 100 Westminster, CO 80030
Locations of Request:	14831 Chambers Rd. Brighton, Colorado 80601
Nature of Request:	Subdivision Exemption to create two parcels of approximately 31
	acres and 5 acres in size
Zone District:	Agricultural-1 (A-1)
Site Size:	36.7 acres
Proposed Uses:	Single-family residential
Existing Use:	Single-family residential
Hearing Date(s):	BoCC: May 25, 2021 / 9:30 a.m.
Report Date:	April 27, 2021
Case Manager:	Layla Bajelan, Long Range Planner II
Recommendation:	Approval with 2 Findings-of-Fact and 1 Note

SUMMARY OF PREVIOUS APPLICATIONS

The property is considered legal nonconforming as there are two single family dwellings on a single Agriculture-1 (A-1) zoned parcel. The first home was constructed on the property in 1949 and the second home was constructed on the property in 1969. Both dwellings are being served by a well that was permitted on the property prior to 1972.

The applicant has submitted a "will serve" letter from the City of Brighton for their proposed mixed-use development that is planned within the City of Brighton.

The applicant and property owner are aware that if any additional water rights for the parcel are needed, they would need to be approved through a court approved augmentation plan.

SUMMARY OF APPLICATION

Background

The applicant, Steven Kunshier, with Maiker Housing Partners, is requesting a Subdivision Exemption to split the 36.7 acre parcel into two parcels. Lot 1 is proposed to be roughly 31 acres and lot 2 is proposed to be roughly 5 acres. The applicant is proposing to annex the 31-acre parcel into the City of Brighton and develop the property with a mixed-use housing project. Maiker Housing Partners serves as the Housing Authority for Adams County and works with the community to invest in opportunities that will increase housing affordability.

The proposed 5-acre parcel will remain in unincorporated Adams County.

Development Standards and Regulations Requirements

Subdivision Exemptions provide a method for the Board of County Commissioners to grant exemptions from the definitions of the terms "subdivision" and "subdivided land" for any division of land if the Board determines that such a division is not within the purpose of Article 28, Title 30 of the Colorado Revised Statutes.

Per Section 2-02-16 of the County's Development Standards and Regulations, there are two Criteria of Approval that must be considered before approving a Subdivision Exemption land use application. The first criterion requires that the proposal be consistent with the County's standards and regulations. This request is consistent with the County's Development Standards and Regulations, as the original parcel was legally created and both proposed lots will be in conformance with all the of the minimum requirements for the Agriculture-1 (A-1) zone district. The A-1 zone district requires a minimum lot size of 2.5 acres and a minimum lot width of 150 feet if the parcel is served by individual well and septic system. Lot 1 is proposed to be roughly 31 acres and have roughly 2,643 feet in lot width. Lot 2 is proposed to be roughly 5 acres and have roughly 345 feet of lot width. Both lots will meet all dimensional standards required in the A-1 zone district. There are currently no structures on Lot 1 and all structures on Lot 2 will meet all established setbacks in the A-1 zone district. In addition, the A-1 zone district outlines a maximum structure coverage of 7.5% of the lot if the parcel is serviced by individual well and septic. Both lots will be in conformance with this standard. The 5-acre parcel will retain the two existing single-family dwellings and all accessory structures. This request will not expand the nonconformity, as both dwellings were permitted on the lot and no additional dwelling will be permitted.

The second criterion requires that the proposal be for a division of land that has been determined not to be within the purpose of Article 28, Title 30 of the Colorado Revised Statutes. The Adams County Attorney's Office has verified that the proposal would be for a division of land within the purpose of Article 28, Title 30 of the Colorado Revised Statute. The subject parcel is zoned as A-1, which would not allow for commercial or industrial zoning.

Future Land Use Planning Designation and Goals of the Comprehensive Plan

The subject parcel is designated as Urban Residential by the Adams County Comprehensive Plan. The purpose of the Urban Residential Future Land Use is for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with

adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designed to serve the needs of nearby residents. The approval of the subdivision exemption will allow for the 31-acre parcel to annex into the City of Brighton and be developed with a density in conformance with the Future Land Use designation.

Much of the surrounding area is within the City of Brighton or has a Local Mixed-Use District Future Land Use designation, which is only found within the District Plan boundaries. The subject property is within the District Plan, which is a joint plan developed by the City of Brighton and Adams County that aims to provide thoughtfully planned developments that support mixed-use in some areas and agriculture preservation for historically important farmlands. The subject request would be in conformance with the District Plan, as the Plan designates the subject parcel as appropriate for annexation and mixed-use development within the City of Brighton.

The Balanced Housing Plan, which applies to all of Adams County, would support this request as the 31-acre parcel is proposed to be annexed into the City of Brighton, and Maiker Housing Partners proposes to develop a mixed-use residential and commercial development. While the housing will not be developed in unincorporated Adams County, the development will add additional missing middle housing to the City of Brighton. Goals in the Balanced Housing Plan include; (1) Improve and support housing opportunities for all residents in Adams County, (2) Foster an environment that promotes "balanced housing", and (3) Integrate development practices that increase diversity in housing stock. Strategies to achieve the outlined goals include promoting infill development and providing diversity of housing stock.

Site Characteristics:

The site is located at the southwest corner of the intersection of Chambers Road and Bromley Lane and is primarily surrounded by the City of Brighton. The parcel currently contains two older single-family homes and accessory buildings. The first home was constructed on the property in 1949 and the second home was constructed on the property in 1969. Both of the existing single-family dwellings are accessed from a single access from Chambers Rd to the east. Much of the northern portion of the parcel is undeveloped agricultural land.

Surrounding Zoning Designations and Existing Use Activity:

Northwest	North	Northeast
City of Brighton	City of Brighton	City of Brighton
Multi-Family Residential	Single-Family Residential	Undeveloped
West	Subject Property	East
City of Brighton	<u>A-1</u>	City of Brighton
Multi-Family Residential	Single-Family Residential/	Undeveloped
	Agriculture	
Southwest	South	Southeast
<u>A-1</u>	<u>A-1</u>	City of Brighton
Agriculture	Agriculture	Single-Family Residential

Compatibility with the Surrounding Land Uses

The subject parcel is within the A-1 zone district. The purpose of the Agricultural-1 District is to provide a rural single-family dwelling district where the minimum lot area for a home site is intended to provide for a rural living experience. Limited farming uses are permitted including the keeping of a limited number of animals for individual homeowner's use. This district is primarily designed for the utilization and enjoyment of the County's rural environment.

The surrounding properties consist of A-1 properties or are within the City of Brighton. The properties within the City of Brighton are primarily developed with single or multi-family housing at densities much greater than allowed by the A-1 zone district. This request will only create one additional parcel, which could be developed with a single-family residence, if the property is not annexed into Brighton.

Staff Recommendation

Based upon the application, the criteria for Exemption from Subdivision approval, and a recent site visit, staff recommends **Approval** of this request with 2 Findings-of-Fact and 1 Note.

Findings-of-Fact:

- 1. The Subdivision Exemption is consistent with and conforms to these standards and regulations.
- 2. The Subdivision Exemption is a division of land determined not to be within the purpose of Article 28, Title 30 of the Colorado Revised Statutes and is consistent with one (1) of the following criteria:
 - a. Boundary line adjustments where no additional parcels are created (unplatted land only).
 - b. Exemptions creating additional parcels shall be permitted for parcels with more than one (1) principal residence provided all of the following criteria are met: (1) Each residence was constructed in conformance with the applicable County regulations in effect at the time the residence was constructed, and provided the structures were not previously considered uninhabitable or accessory to a principal residence (e.g., a guest house, resort or seasonal cabins used in conjunction with a lodge operation or housing for tenant labor); (2) Each residence shall have a documented history of continuous use as a single-family dwelling; and (3) Legal and physical access shall be provided to all parcels by public right-of-way or recorded easement, acceptable to the Adams County Director of Public Works in compliance with the Adams County Engineering Design and Construction Standards.
 - c. Other divisions of land affected by a deed recorded in the Office of the Adams County Clerk and Recorder that the Board of County Commissioners determines is not within the purposes of this resolution. If it is determined the applicant is using the exemption process to circumvent the subdivision regulations, the applicant shall be required to comply with the applicable sections of this resolution.

- d. The property which is the subject of the Exemption may not be within any recorded subdivision plat.
- e. The property which is the subject of the Exemption may not be zoned for commercial or industrial uses.

Note to the Applicant:

1. Any additional water rights for the property would need to be approved through a court approved augmentation plan.

CITIZEN COMMENTS

Number of Referrals to Property Owners	Number of Comments Received
606	1

All property owners and occupants within 1,000 feet of the subject property were notified of the request. Staff has received one public comment on this request. The public comment contained several questions about the Subdivision Exemption application and indicated opposition to the request based on the loss of agricultural lands, traffic concerns, and concerns related to the existing capacity of the schools.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

Adams County Treasurer's and Public Trustee Brighton Fire Rescue District

Colorado Department of Transportation (CDOT)

City of Commerce City

Department of Water Resources (DWR)

Regional Transportation District (RTD)

Tri-County Health Department (TCHD)

United Power

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Attorney's Office

Adams County Community Safety & Wellbeing, Neighborhood Services

Adams County Construction Inspection

Adams County Metropolitan District

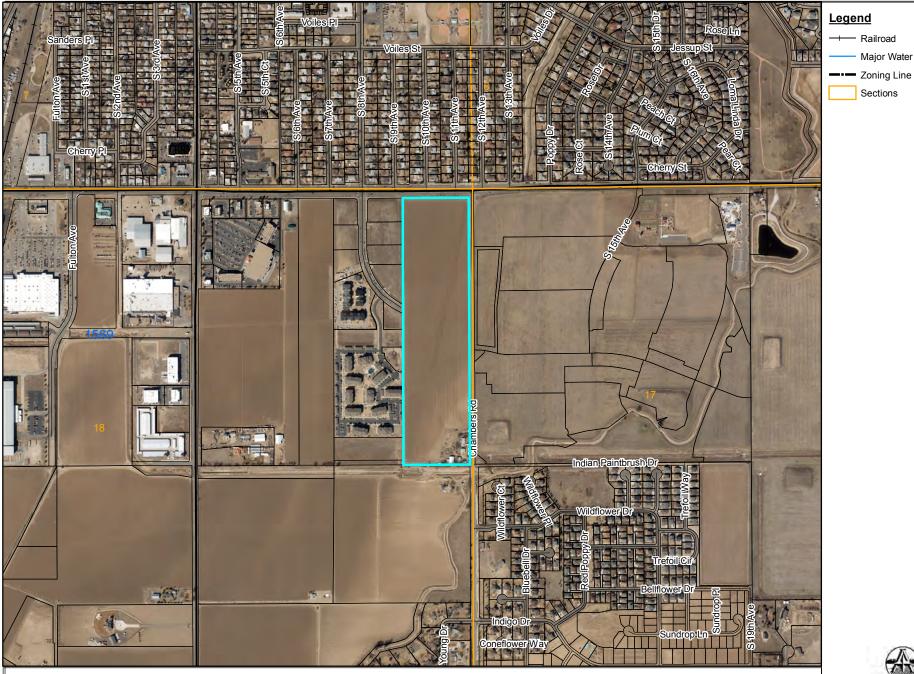
Adams County Sheriff's Office

Brighton School District 27J

Bromley Park Metro District

Century Link, Inc.

City of Brighton
Colorado Division of Wildlife
Colorado Geological Survey
Comcast
Creekside South Estates Metro District
Eagle Shadow Metro District
Metro Wastewater Reclamation
Prairie Center Metro No. 1
South Adams County Water and Sanitation District
Todd Creek Farms Metro District #2
Todd Creek Village Metropolitan District
Union Pacific Railroad
United States Postal Service



PLT2021-00005; Evelyn Acres Subdivision Exeption **Aerial Map**

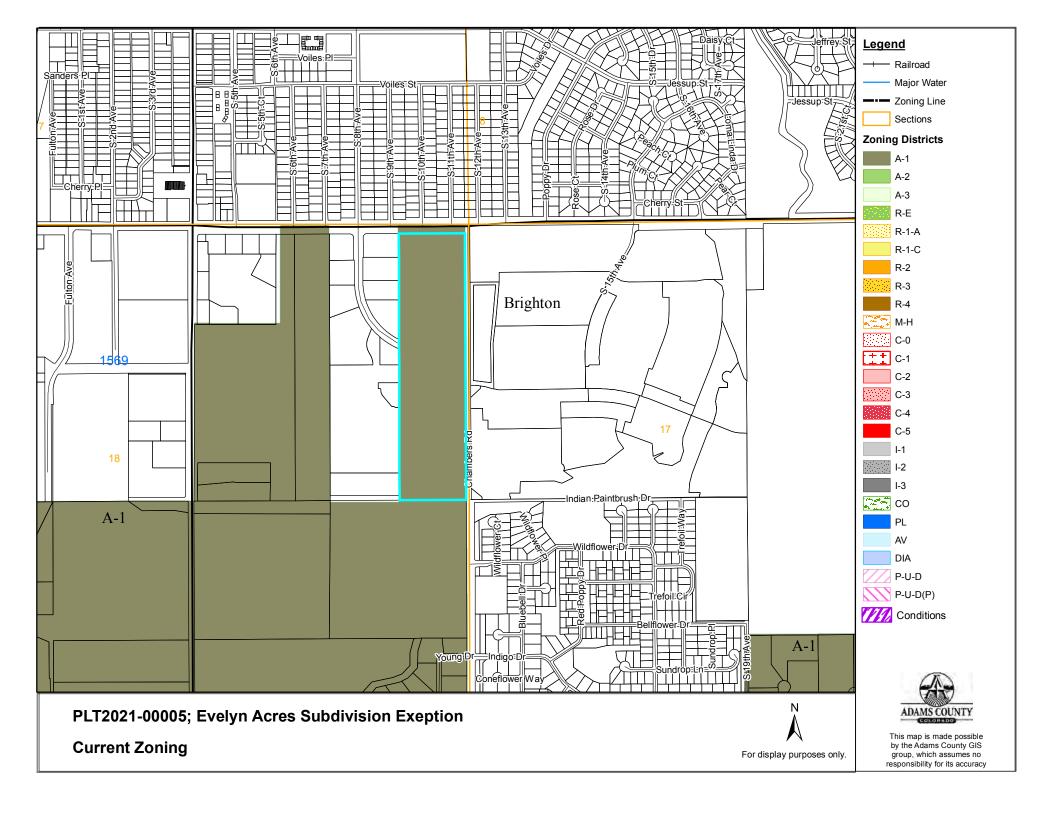


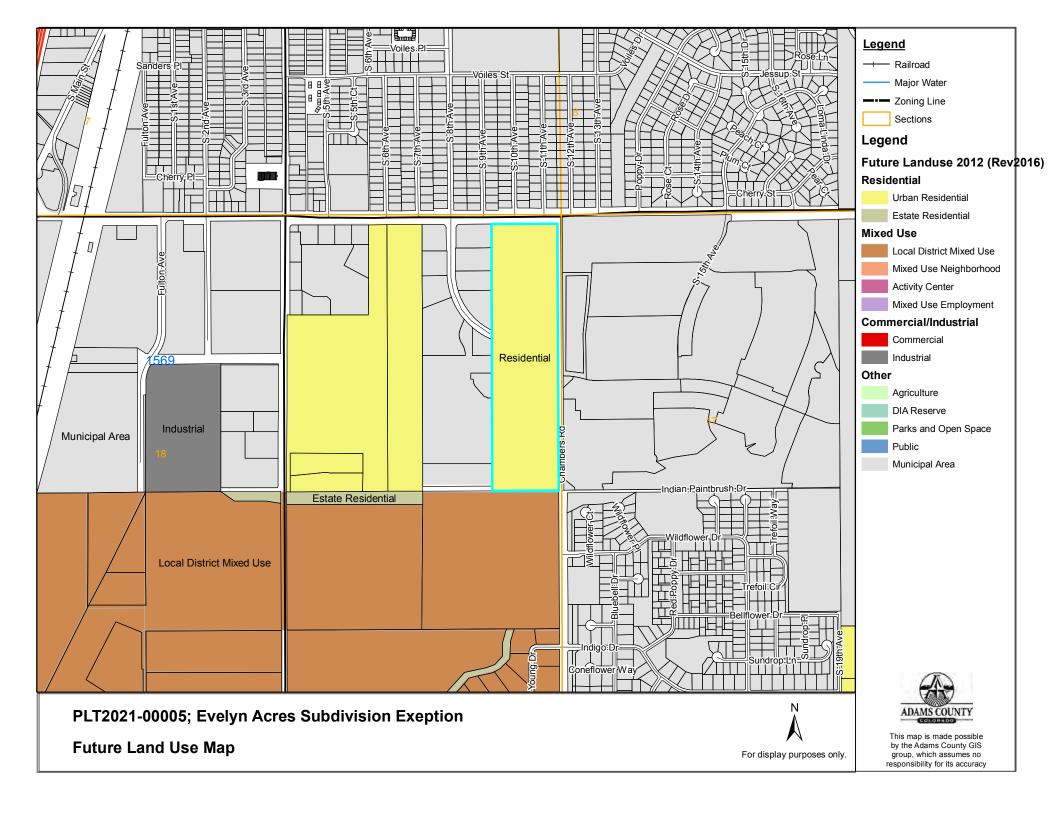


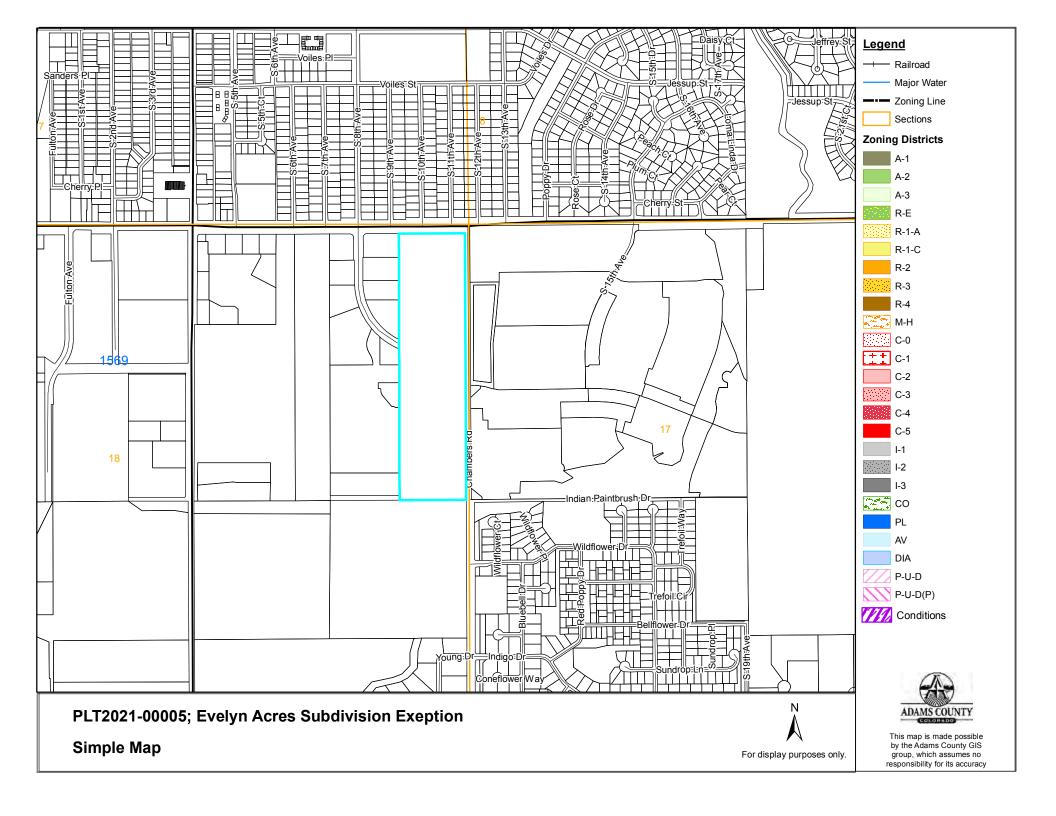
Railroad Major Water

Sections

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy









3033 W. 71st Avenue, Suite 1000 > Westminster, CO 80030



P 303 227.2075
B 303 227.2098



February 3, 2021

Written Explanation of the Project

Project: Evelyn Acres Subdivision Exemption

Maiker Housing Partners is applying on behalf of Lammers Family Trust (property owner) to split the approximately 36.885 acre site located at the southwest corner of Bromely Lane and Chambers Road (parcel # 0156918000010). Maiker Housing Partners is under contract to purchase the northern portion of approximately 31.885 acres with Lammers Family Trust and the lot split is a requirement for purchase. A letter authorizing Maiker Housing Partners to act on behalf of Lammers Family Trust is included with the application.

Maiker is applying for a subdivision exemption to split the property into two parcels. There will be one 31.885 acre parcel on the north and one 5 acre parcel to the south. The use of both parcels will remain Agricultural (A-1). Maiker will develop the larger parcel at a later date and will work with the City of Brighton to annex the property into Brighton and rezone the property. When Maiker develops the land, we anticipate the majority of the development will be residential with some commercial use potentially along Bromley Lane.

Please find the application for a subdivision exemption along with the required documents. Please feel free to contact me with any questions.

Sincerely,

Steve Kunshier

Steve Kunshier Director of Housing Development

EVELYN ACRES SUBDIVISION EXEMPTION

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO. SHEET 1 OF 3

DEDICATION AND OWNERSHIP CERTIFICATE:

KNOW ALL MEN BY THESE PRESENTS THAT LAMMERS FAMILY TRUST, BEING THE SOLE OWNER OF A PARCEL OF LAND RECORDED IN QUIT CLAIM DEED, DATED 12-30-1993 AT BOOK 4229, PAGE 694 TO THE LAMMERS FAMILY TRUST, MORE PARTICULARLY DESCRIBED AS:

A PORTION OF THE EAST ONE-HALF OF THE EAST ONE-HALF OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M., EXCEPT THE NORTH 30 FEET AND EAST 30 FEET FOR RIGHT OF WAY PURPOSES, EXCEPT THAT PORTION CONVEYED TO THE CITY OF BRIGHTON, A HOME RULE MUNICIPALITY OF THE STATE OF COLORADO RECORDED MAY 23, 2006 AT RECEPTION NO. 20060523000527610 AND RE-RECORDED JUNE 28, 2006 AT RECEPTION NO. 20060628000655380, COUNTY OF ADAMS,

CITY OF BRIGHTON,

STATE OF COLORADO.

MORE PARTICULARLY DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST ONE-QUARTER OF SECTION 18, T1S, R66W OF THE 6TH P.M.:

- THENCE SOUTH 89° 42' 29" WEST 30.00' TO A POINT ON THE WEST ROW OF CHAMBERS ROAD, ALSO BEING THE POINT OF BEGINNING;
- THENCE CONTINUING ALONG THE SOUTH LINE OF THE NORTHEAST ONE-QUARTER, SOUTH 89° 42' 29" WEST, A DISTANCE OF 631.47'; THENCE NORTH 0° 10' 21" WEST, A DISTANCE OF 2543.29' MORE OR LESS TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF EAST BROMLEY LANE, AS DESCRIBED IN DEEDS RECORDED AT RECEPTION #20060523000527610 (05-23-2006) & 20060628000655380
- THENCE ALONG SAID SOUTH RIGHT OF WAY OF EAST BROMLEY LANE, NORTH 89° 38' 33" EAST, A DISTANCE OF 631.89', TO A POINT ON THE WEST RIGHT OF WAY OF CHAMBERS ROAD;
- THENCE ALONG SAID WEST RIGHT OF WAY, SOUTH 00° 09; 47" EAST, A DISTANCE OF 2543.91' MORE OR LESS TO THE POINT OF BEGINNING.

CONTAINING 36.885 ACRES OR 1,606,717.53' SQUARE FEET OF LAND, MORE OR LESS.

HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF EVELYN ACRES SUBDIVISION EXEMPTION-FINAL PLAT, COUNTY OF ADAMS, STATE OF COLORADO. THE UNDERSIGNED DO, BY THIS PLAT, GRANT AND CONVEY TO THE COUNTY OF ADAMS, ALL OF THE FOLLOWING AS SHOWN HEREON:

NOTE: A 10 FOOT WIDE UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE FRONT LINE OF EACH LOT IN ADDITION A 10 FOOT WIDE DRY UTILITY EASEMENT IS HEREBY DEDICATED ALONG THE PERIMETER OF TRACTS, PARCELS AND OPEN SPACES WHERE

THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

EXECUTED THIS DAY OF	20'		
OWNER:			
SIGNATURE			
TERRY LAMMERS, AS TRUSTEE FOR THE LAMMERS FAMILY T DATED DECEMBER 30, 1993	RUST,		
NOTARY CERTIFICATE			
STATE OF)) SS.		
COUNTY OF)	20	
ACKNOWLEDGED BEFORE ME ON THE BY OF	, AS		
WITNESS MY HAND AND OFFICIAL SEAL			
NOTARY PUBLIC	MY COMMISSION EXPIRES _		
OWNERSHIP AND TITLE DEDICATION			
I, HEREBY CERTIFY THAT THE PARTIES EXE THEREOF IN FEE SIMPLE: AND FURTHER, ENCUMBRANCES.	CUTING THIS PLAT AS OWNERS	OF THE ABOVE DESCRIBED PI	ROPERTY ARE THE OWNE
AUTHORIZED OFFICIAL		DATE	
TITLE COMPANY			



GENERAL NOTES:

- 1. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY SUCH DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIST 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.
- 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508. COLORADO REVISED STATUTE.
- 3. THE TITLE COMMITMENT NUMBER 100-N0025549-020JY, DATED APRIL 03, 2020 FROM FIDELITY NATIONAL TITLE WAS RELIED ON FOR THIS LAND SURVEY PLAT.
- 4. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST, BETWEEN A FOUND 3.25" ALUMINUM CAP (L.S. 22581) IN A RANGE BOX AND A FOUND 3.25" ALUMINUM CAP (L.S. 33252) IN A RANGE BOX ASSUMED TO BEAR NORTH 00° 09' 47" EAST.
- 5. ALL LINEAR MEASUREMENTS WERE TAKEN USING THE U.S. SURVEY FOOT.
- 6. THIS PLAT WAS PREPARED IN MARCH 2021
- 7. TEN FOOT WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, TEN FOOT WIDE DRY UTILITY EASEMENTS ARE HEREBY DEDICATED AROUND THE PERIMETER OF TRACTS, PARCELS AND/OR OPEN SPACE AREAS. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE AND REPLACEMENT OF UTILITIES.
- 8. UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISIONS, PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITH LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND IT'S SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNERS TO GRANT PSCO AND EASEMENT ON ITS STANDARD FORM.
- 9. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT, SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.
- 10. ACCESS RIGHT ACROSS THE RIGHT-OF-WAY LINE OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS IS RESTRICTED WHERE REQUIRED AS A PROVISION OF APPROVAL.

I, KARL W. FRANKLIN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THERE ARE NO EASEMENTS IN EVIDENE OR KNOWN BY ME TO EXIST ON OR ACROSS THE ABOVE-DESCRIVED PROPERTY EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE SURVEYED THIS PROPERTY AND THIS PLAT ACCURATELY AND PROPERTYLY SHOWS SAID PROPERTY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS LAND SURVEY PLAT COMPLIES WITH SECTION 38-51-106, COLORADO



COLORADO LICENSED PROFESSIONAL LAND SURVEYOR , P.L.S #37969 FOR OR ON BEHALF OF ALTITUDE LAND CONSULTANTS

ΩΔ	RD	ΩF	COUNTY	COMMISSIONERS	ΔΡΡΡΟ ΛΑΙ
\smile		OI.	COUNT	COMMISSIONEINS	ALLINO AVI

APPROVED BY THE ADAMS COUNTY BOARD OF COU	NTY COMMISSIONERS THIS	DAY OF	, 20
CHAIR			

CLERK & RECORDER:

RECEPTION NO.				
ACCEPTED FOR FILING IN THE OFFI	CE OF THE CLERK AND	RECORDER OF ADAMS	COUNTY AT BRIGHTON	, COLORADO ON TH
DAY OF	20 . AT	O'CL OCK	.M.	

COUNTY	LERK AND	RECORDER	

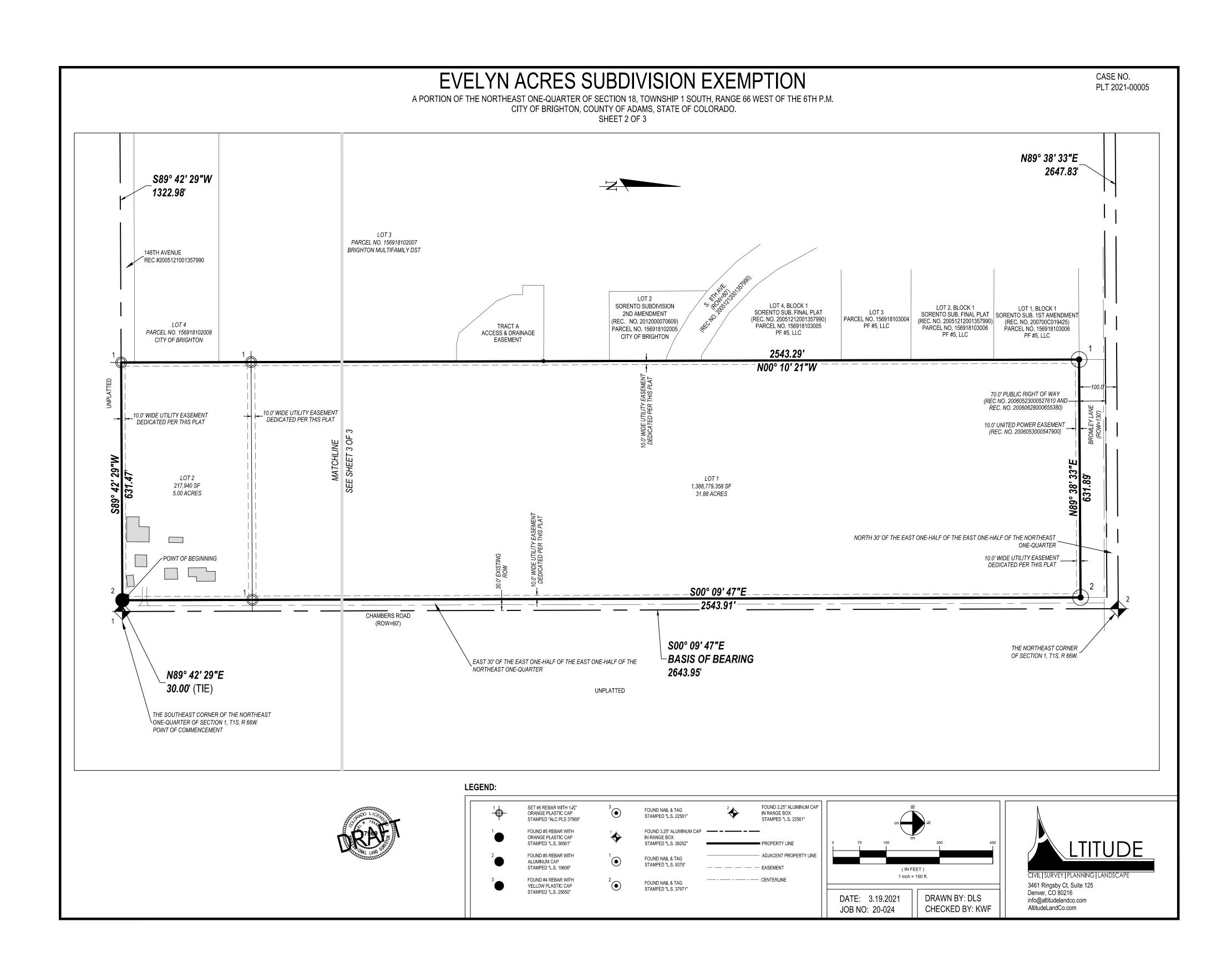
BY:			
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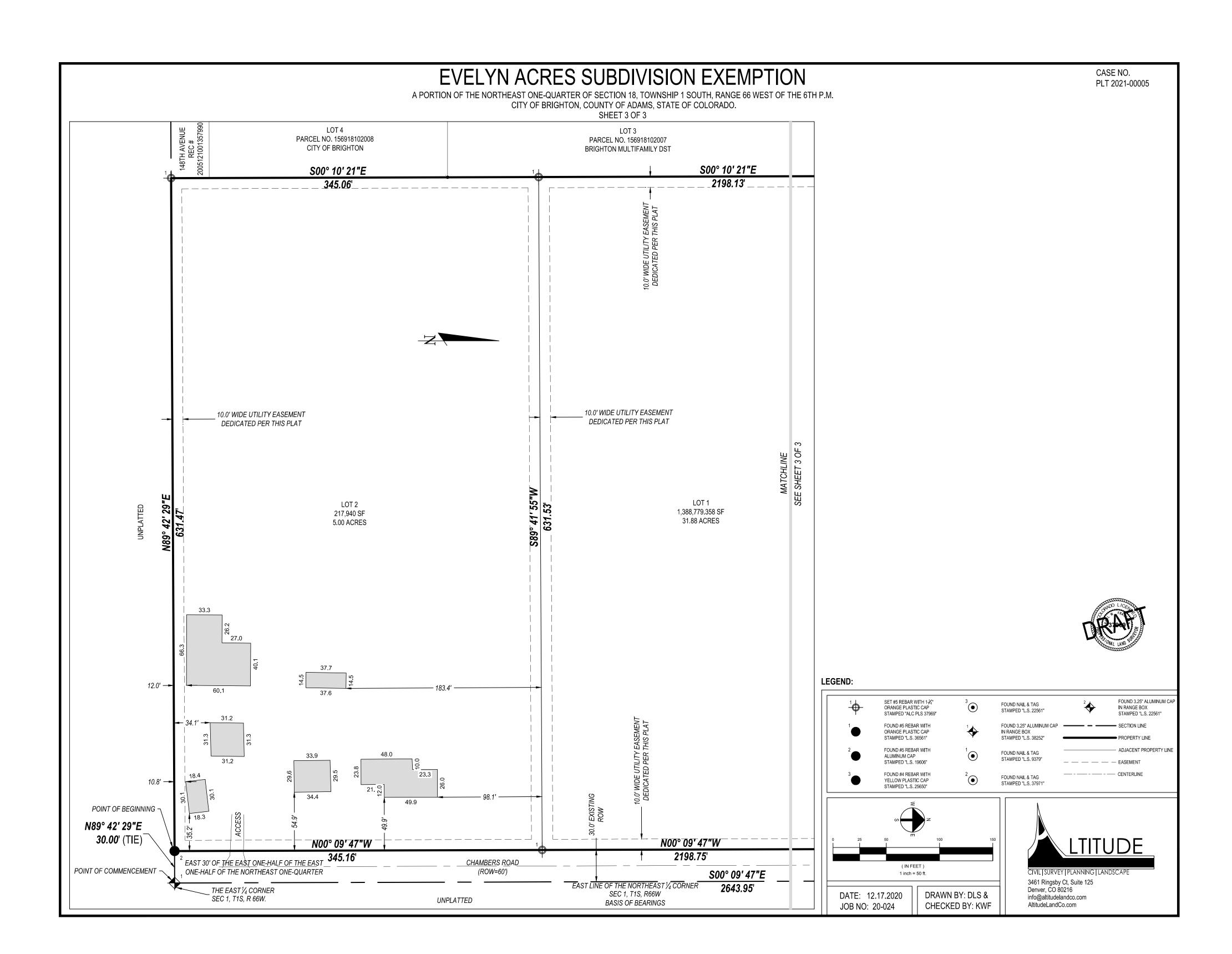


DATE: 3.19.2021 JOB NO: 20-024

DRAWN BY: DLS CHECKED BY: KWF

3461 Ringsby Ct, Suite 125 Denver, CO 80216 info@altitudelandco.com AltitudeLandCo.com





Community & Economic Development Department Development Services Division

www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Development Review Team Comments- 1st Review

Date: March 10, 2021

Project Number: PRE2021-00013

Project Name: Evelyn Acres Subdivision Exemption

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Subdivision Exemption Application. The Development Review Team review comments may change if you provide different information during a land use submittal/ building permit. Please contact the case manager if you have any questions.

Also, please note where "Section" is referenced, it is referring to the appropriate section of the Adams County Development Standards and Regulations.

Your RCC meeting will be held on Friday, March 19, 2021 from 1:45 p.m. to 2:30 p.m.

Commenting Division: Development Services, Planning

Name of Reviewer: Layla Bajelan, Planner II- Long Range Planning

Email: LBajelan@adcogov.org / 720-523-6863

PLN01: Request: Subdivision Exemption to create two lots. Lot one is proposed to be roughly 31 acres

and lot two is proposed to be roughly 5 acres.

PLN02: Site Characteristics

Current zoning is A-1, both lots would meet the minimum lot size and lot width of the zone district

Future Land Use: Urban Residential

PLN03: A-1 Zone District Minimum lot size: 2.5 acres Minimum lot width: 150 feet

Maximum lot coverage: The maximum structure coverage on a lot served by a well and individual

sewage disposal system in an Agricultural-1 District shall be 6% of lot area.

No resubmittal required

Commenting Division: Development Services, Right-of-Way Agent

Name of Review: David Dittmer

Email: DDittmer@adcogov.org / 720-523-6811

ROW1: Revise title of survey sheets to "EVELYN ACRES SUBDIVSION EXEMPTION - FINAL PLAT"

ROW2: Provide ownership information by recorded documents in DEDICATION AND OWNERSHIP CERTIFICATE and revise "DEDICATION AND LEGAL DESCRIPTION" to read as previous.

a) Quitclaim deed dated 12/30/1993 at Book 4229, Page 694 to the Lammers Family Trust

ROW3: Revise layout on Sheet 1 as provided by redline comments for signature blocks

ROW4: Correct the following statement: HAVE LAID OUT, SUBDIVIDED AND PLATTED THE SAME INTO LOTS UNDER THE NAME AND STYLE OF EVELYN ACRES SUBDIVISION EXEMPTION-FINAL PLAT, COUNTY OF ADAMS, STATE OF COLORADO THE UNDERSIGNE DO, BY THIS PLAT, GRANT AND CONVEY TO THE COUNTY OF ADAMS, ALL OF THE FOLLOWING AS SHOWN HEREON:

ROW5: Revise "vicinity map" as provided by comments

ROW6: Place easement statement in dedication as a note instead and correct typo.

ROW7: Add case numbers to upper right-hand corner (PLT2021-00005)

ROW8: Revise sheet count to only 3 sheets

ROW9: Provide on sheet 3 all required information for LOT 2:

a) Structures, access, easements

ROW10: All sheets need a NORTH ARROW

ROW11: Revise sheet 2: the legal description as provided on Sheet 1 needs to match that on sheet 2 with calls and distances. Can show the location of LOT 2 as provided, but don't add any dimensions – save this for sheet 3

ROW12: Remove vicinity map from Sheet 2 and Sheet 3

Resubmittal required

Commenting Division: Development Services, Engineering:

Name of Review: Greg Labrie, Senior Engineer Email: GLabrie@adcogov.org / 720-523-6824

No Comment

Commenting Division: Environmental Programs Manager

Name of Review: Katie Keefe

Email. KKeefe@adcogov.org / 720-523-6986

No Comment

Commenting Division: Building Safety Division, Chief Building Official

Name of Review: Justin Blair

Email. JBlair@adcogov.org / 720-523-6843

No Comment

From: BFR Plan Reviews
To: Layla Bajelan

Subject: RE: Request for Comments- PLT2021-00005; Evelyn Acres Subdivision Exemption

Date: Tuesday, February 16, 2021 10:36:05 AM

Attachments: image002.png image004.png

Please be cautious: This email was sent from outside Adams County

Hello Layla,

We do not have any comments on this application at this time. Please let us know if there is anything you need from us.

Thank you



Julie Sovizdraniouk

Administrative Assistant
Brighton Fire Rescue District
500 S. 4th Ave – 3rd Floor
Brighton CO 80601
Office: 303.654.8016

www.brightonfire.org

From: Layla Bajelan < LBajelan@adcogov.org> Sent: Thursday, February 11, 2021 9:49 PM To: Layla Bajelan < LBajelan@adcogov.org>

Subject: Request for Comments- PLT2021-00005; Evelyn Acres Subdivision Exemption

Request for Comments

Case Name: Evelyn Acres Subdivision Exemption
Case Number: PLT2021-00005

February 11, 2021

The Adams County Board of County Commissioners is requesting comments on the following application: **Subdivision Exemption to create two parcels from the existing parcel. Lot one is proposed to be roughly 31 acres and lot two is proposed to be roughly 5 acres.** This request is located at 14831 CHAMBERS RD. The Assessor's Parcel Number is 0156918000010.

Applicant Information: Maiker Housing Partners STEVE KUNSHIER From: <u>Loeffler - CDOT, Steven</u>

To: <u>Layla Bajelan</u>
Cc: <u>David Dixon - CDOT</u>

Subject: PLT2021-0005, Evelyn Acres Subdivision Exemption

Date: Friday, March 5, 2021 6:32:43 AM

Please be cautious: This email was sent from outside Adams County

Layla,

I have reviewed the referral for the proposed subdivision exemption to create two parcels from the existing parcel, with lot one proposed to be roughly 31 acres and lot two proposed to be roughly 5 acres on property located at 14831 Chambers Road and have no objections. This is off the state highway system.

Thank you for the opportunity to review this referral.

Steve Loeffler

Permits Unit-Region 1



P 303.757.9891 | F 303.757.9053 2829 W. Howard PI. 2nd Floor, Denver, CO 80204 steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



To: Layla Bajelan, Long Range Planner II

From: Omar Yusuf, City Planner

Subject: PLT2021-00005 **Date**: March 4th, 2021

To the Adams County Board of County Commissioners,

Thank you for allowing Commerce City to comment on the Evelyn Acres Subdivision Exemption for the location at 14831 Chambers Road that may have an impact on our jurisdiction. The city has no comments on the proposed application

If you have any questions, please contact me at oyusuf@c3gov.com or (303) 227-7187





March 4, 2021

Layla Bajelan Adams County Community & Economic Development Department Transmitted via email: LBajelan@adcogov.org

RE: Evelyn Acres Subdivision Exemption Case no. PLT2021-00005 Part of the E 1/2 of the NE 1/4 of Sec. 18, T1S, R66W, 6^{th} P.M. Water Division 1, Water District 2

Dear Lelay Bajelan,

The Applicant is requesting to divide by exemption approximately 36 acres into two lots of approximately 31 acres (Lot 1) and 5 acres (Lot 2). This office previously commented on the Subdivision for Evelyn Acres in a letter dated November 30, 2020.

This referral does not appear to qualify as a "subdivision" as defined in Section 30-28-101(10)(a), C.R.S. Therefore, pursuant to the State Engineer's March 4, 2005 and March 11, 2011 memorandums to county planning directors, this office will only perform a cursory review of the referral information and provide informal comments. The comments do not address the adequacy of the water supply plan for this project or the ability of the water supply plan to satisfy any County regulations or requirements. In addition, the comments provided herein cannot be used to guarantee a viable water supply plan or infrastructure, the issuance of a well permit, or physical availability of water.

The proposed water supply for Lots 1 and 2 is unknown. A review of our records found well permit nos. 26358, 50630 and 46405 located on the proposed Lot 2.

Well permit no. 26358 was issued on February 17, 1966 and decreed in Division Water Court Case no. W-1880 for domestic use. The domestic use of the well is limited to the historic domestic uses in existence before May 8, 1972 that have continued since that time [provided such uses are no greater than those uses allowed for a well permit pursuant to C.R.S. §37-92-602 (1) (which are: fire protection, ordinary household purposes inside not more than three single-family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one acre of home gardens and lawns)]. The well, as permitted, cannot be used for any other uses besides those allowed per permit no. 26358.

Well permit no. 50630 was issued on January 10, 1972 for the late registration of an existing well and decreed in Division Water Court Case no. W-1880 for domestic use. The domestic use of the well is limited to the historic domestic uses in existence before May 8, 1972 that have continued since that time [provided such uses are no greater than those uses allowed for a well permit pursuant to C.R.S. §37-92-602 (1) (which are: fire protection, ordinary household purposes inside not more than three single-family dwellings, the watering of



poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one acre of home gardens and lawns)]. The well, as permitted, cannot be used for any other uses besides those allowed per permit no. 50630.

Well permit no. 46405 was issued on June 8, 1971 and decreed in Division Water Court Case no. W-1880 for domestic use. The domestic use of the well is limited to the historic domestic uses in existence before May 8, 1972 that have continued since that time [provided such uses are no greater than those uses allowed for a well permit pursuant to C.R.S. §37-92-602 (1) (which are: fire protection, ordinary household purposes inside not more than three single-family dwellings, the watering of poultry, domestic animals and livestock on a farm or ranch and the irrigation of not more than one acre of home gardens and lawns)]. The well, as permitted, cannot be used for any other uses besides those allowed per permit no. 46405.

The ability for the lots to obtain well permits, and the allowed uses, will be determined at the time that the well permit applications are submitted to and reviewed by the State Engineers Office. If you, or the applicant, have any questions please contact Ailis Thyne at 303-866-3581 x8216.

Sincerely,

Joanna Williams, P.E. Water Resource Engineer

Ec: Well Permit Nos. 26358, 50630 and 46405

File for subdivision no. 27434

 From:
 Clayton Woodruff

 To:
 Layla Bajelan

 Subject:
 RE PLT2021-00005

Date: Thursday, February 18, 2021 8:17:46 AM

Please be cautious: This email was sent from outside Adams County

Layla,

The RTD has no comment for this project.

Thanks,



C. Scott Woodruff

Engineer III

Regional Transportation District 1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025 clayton.woodruff@rtd-denver.com



February 24, 2021

Layla Bajelan Adams County Community and Economic Development 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601

RE: Evelyn Acres Subdivision Exemption, PLT2021-00005

TCHD Case No. 6767

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the Subdivision Exemption to create a 31-acre and a 5-acre lot located at 14831 Chambers Road. Tri-County Health Department (TCHD) staff previously reviewed the application for the major subdivision preliminary plat and responded in a letter dated November 24, 2020. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

Kathy Boyer, REHS

Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



March 1, 2021

Community & Economic Development Department 4430 South Adams County Parkway 1st Floor, Suite W2000 Brighton, CO 80601-8204

Re: PLT2021-00005 - Evelyn Acres Subdivision Exemption

Dear Layla Bajelan:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Evelyn Acres Subdivision Exemption. After review of the information, United Power has no concerns or objection to the proposed PLT2021-00005; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via https://www.unitedpower.com/construction. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

<u>As a Reminder:</u> No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza ROW Agent 720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue Denver, Colorado 80223 Telephone: **303.571.3306** Facsimile: 303.571.3284 donna.l.george@xcelenergy.com

March 5, 2021

Adams County Community and Economic Development Department 4430 South Adams County Parkway, 3rd Floor, Suite W3000 Brighton, CO 80601

Attn: Layla Bajelan

Re: Evelyn Acres Subdivision Exemption, Case # PLT2021-00005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Evelyn Acres Subdivision Exemption** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas distribution facilities along Chambers Road. As the project progresses, the property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George Right of Way and Permits

Public Service Company of Colorado dba Xcel Energy

Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Community and Economic Development Department

RE: CASE NAME 'EVELYN ACRES SD EXEMPTION

CASE NUMBER: PLT2021-00005

- 1. What exemption is being considered for this case?
- 2. If I had a vote, it would be to reject the case for the following reasons:
 - a. We are losing a lot of agricultural land to subdivision-type developments, as examples:
 - i. A large parcel on the SE corner of Bromley Lane and Chambers, just opposite this proposed parcel.
 - ii. A large parcel south of 144th Avenue about 1/8 mile east of Chambers.
 - iii. A parcel at NE corner of 144th Avenue and Chambers
- 3. Where are we going to get the water?
- 4. What are we going to do about the large influx of traffic on Bromley Lane, Chambers and 144th?
- 5. What about schools? They are already at capacity.

Please respond to my questions. Thank you!

Sincerety,

James L. Palmer Sr, Resident of Indigo Trails

1550 Wildflower Court Brighton, CO 80601

Cell: 303 994-9943

Community & Economic Development Department Development Services Division www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Request for Comments

Case Name:

Evelyn Acres Subdivision Exemption

Case Number:

PLT2021-00005

February 11, 2021

The Adams County Board of County Commissioners is requesting comments on the following application: Subdivision Exemption to allow for two parcels to be created. Lot one is proposed to be roughly 31 acres and lot two is proposed to be roughly 5 acres. This request is located at 14831 CHAMBERS RD. The Assessor's Parcel Number is 0156918000010.

Applicant Information:

Maiker Housing Partners

Steve Kunshier

3033 W 71ST AVENUE

SUITE 1000

WESTMINSTER, CO 80030

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 03/05/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Layla Bajelan

Long Range Planner II

Jayla Bajelan

Community & Economic Development Department Development Services Division

www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Public Hearing Notification

Case Name: Evelyn Acres Subdivision Exemption

Case Number: PLT2021-00005

Board of County Commissioners Hearing Date: 05/25/2021 at 9:30 a.m.

April 15, 2021

A public hearing has been set by the Board of County Commissioners to consider the following request: Subdivision Exemption to create two parcels. Lot one is proposed to be roughly 31 acres and lot two is proposed to be roughly 5 acres. The address of the subject request is 14831 Chambers Rd. The Assessor's Parcel Number is 0156918000010.

Applicant Information:

Steve Kunshier Maiker Housing Partners 3033 W. 71st Avenue. Suite 100 Westminster, CO 80030

Owner Information:

Lammers Family Trust, 14831 Chambers Rd. Brighton, Colorado 80601

The Board of County Commissioners meeting is broadcast live on the Adams County YouTube channel and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting. For instructions on how to access the public hearing and submit comments, please visit http://www.adcogov.org/bocc for up to date information.

This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at this hearing is requested. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Layla Bajelan, Long Range Planner II

Case Manager

LBajelan@adcogov.org

fayla Bajelan

720.523.6863

PUBLICATION REQUEST

Case Name: Evelyn Acres Subdivision Exemption

Case Number: PLT2021-00005

Board of County Commissioners Hearing Date: 05/25/2021 at 9:30 a.m.

Case Manager: Layla Bajelan, Long-Range Planner II, <u>LBajelan@adcogov.org</u> 720.523.6863 **Request:** Subdivision Exemption to allow for parcels. Lot one is proposed to be roughly 31 acres and lot two is

proposed to be roughly 5 acres. **Parcel Number (s):** 0156918000010

Address of the Request: 14831 Chambers Rd.

Applicant: Steve Kunshier, Maiker Housing Partners, 3033 W. 71st Avenue. Suite 100 Westminster, CO

80030

Owner: Lammers Family Trust, 14831 Chambers Rd. Brighton, Colorado 80601

Legal Description: The East half of the East half of the Northeast Quarter (E ½ E ½ NE ¼) of Section 18, Township 1 South, Range 66 West of the 6th P.M., Except the North 30 feet and the East 30 feet for road purposes, And Except that portion conveyed to the City of Brighton, a home rule municipality of the State of Colorado recorded May 23, 2006 at Reception No. 20060523000527610 and re-recorded June 28, 2006 at Reception No. 20060628000655380, County of Adams, State of Colorado.

Virtual Meeting and Public Comment Information:

These meetings will be held virtually. Please visit http://www.adcogov.org/bocc for up to date information on accessing the public hearings and submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.



Referral Listing Case Number PLT2021-00005 Evelyn Acres Subdivision Exemption

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Addressing	Mark Alessi PLN 720.523.6837 malessi@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Right-of-Way	Mark Alessi 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 malessi@adcogov.org
Adams County Community & Economic Development Department	at Gina Maldonado 4430 S. Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County Community Safety & Wellbeing, Neighborhood Services	Gail Moon 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Construction Inspection	Gordon .Stevens 4430 S. Adams County Pkwy Brighton CO 80601 720-523-6965 gstevens@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org

Contact Information Agency Adams County Parks and Open Space Department Aaron Clark (303) 637-8005 aclark@adcogov.org Adams County Parks and Open Space Department Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org Adams County Sheriff's Office 303-655-3283 CommunityConnections@adcogov.org Adams County Sheriff's Office Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org Adams County Treasurer Lisa Culpepper 4430 S. Adams County Pkwy. Brighton CO 80601 720.523.6166 lculpepper@adcogov.org Adams East Metropolitan District 160TH AVENUE HOLDINGS LLC 5460 S QUEBEC STREET SUITE 110 GREENWOOD VILLAGE CO 80111 **BRIGHTON FIRE DISTRICT** Whitney Even 500 South 4th Avenue 3rd Floor **BRIGHTON CO 80601** (303) 659-4101 planreviews@brightonfire.org **BRIGHTON SCHOOL DISTRICT 27J** Kerrie Monti 1850 EGBERT STREET SUITE 140, BOX 6 **BRIGHTON CO 80601** 303-655-2984 kmonti@sd27j.net BROMLEY PARK METRO DIST. 6399 S. FIDDLERS GREEN CIRL GREENWOOD VILLAGE CO 80111-4949 303-779-4525 Century Link, Inc Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 CITY OF BRIGHTON - Planning Jason Bradford 500 S 4th Ave **BRIGHTON CO 80601** 303-655-2024 jbradford@brightonco.gov

Contact Information Agency CITY OF BRIGHTON - WATER & SANATATION DEPT. **ED BURKE** 500 S. 4th Ave, 4th Floor **BRIGHTON CO 80601** 303-655-2084 eburke@brightonco.gov COLO DIV OF WATER RESOURCES Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us COLORADO DEPT OF TRANSPORTATION Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us COLORADO DIVISION OF WILDLIFE Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us Colorado Division of Wildlife Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us COLORADO GEOLOGICAL SURVEY Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 303-384-2655 CGS_LUR@mines.edu Colorado Geological Survey: CGS LUR@mines.edu Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS LUR@mines.edu COMCAST JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 Commerce City Planning Division Domenic Martinelli 7887 East 60th Avenue COMMERCE CITY CO 80022 303-289-3693 dmartinelli@c3gov.com Creekside South Estates Metro District White Bear Ankele Tanaka Waldron 2154 East Commons Avenue, Suite 2000 Centennial CO 80122 303-858-1800

jtanaka@wbapc.com

Contact Information Agency Eagle Shadow Metro District 1/ Spencer Fane JIM WORTHY 1700 Lincoln Street **Suite 2000** Denver CO 80203 303-637-0344 METRO WASTEWATER RECLAMATION **CRAIG SIMMONDS** 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US NS - Code Compliance Joaquin Flores 720.523.6207 jflores@adcogov.org PRAIRIE CENTER METRO NO. #1 MCGEADY SISNEROS, P.C. 141 Union Boulevard, Suite 150 Lakewood CO 80228 303.592.4380 REGIONAL TRANSPORTATION DIST. **Engineering RTD** 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 engineering@rtd-denver.com South Adams County Water & San Dist Abel Moreno 10200 E 102nd Ave Henderson CO 80022 720-206-0590 amoreno@sacwsd.org SOUTH ADAMS COUNTY WATER AND SANITATION **NELSON JEFF** DISTRICT 10200 E. 102ND AVENUE HENDERSON CO 80640 720.206.0593 720.530.8396 JNELSON@SACWSD.ORG TODD CREEK FARMS METRO DIST #2 Zachary White 2154 E. Commons Ave, STE 2000 Centennial CO 80122 303-858-1800 zwhite@wbapc.com TODD CREEK METRO DISTRICT #2 141 UNION BLVD SUITE 150 LAKEWOOD CO 80228 (303) 592-4380 dmccoy@sdmsi.com Todd Creek Village Metropolitan District **Don Summers** 10450 E. 159th Ct. **BRIGHTON CO 80602**

303-637-0344

don@toddcreekvillage.org

Agency **Contact Information** Jimmy Ogé Todd Creek Village Metropolitan District **Equinox Land Group** 10450 E. 159th Court BRIGHTON CO 80602 (303) 659-8866 jimmy@equinoxland.com UNION PACIFIC RAILROAD Anna Dancer 1400 DOUGLAS ST STOP 1690 **OMAHA NE 68179** 402-544-2255 aldancer@up.com United Power 303-659-0551 platreferral@unitedpower.com United States Postal Service Jason Eddleman 303-853-6025 Jason.G.Eddleman@usps.gov United States Postal Service Arlene Vickrey 303-853-6644 Arlene.A. Vickrey@usps.gov Xcel Energy Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com BORRASTERO RAUL H AND BORRASTERO NANCY G 1395 CHERRY ST BRIGHTON CO 80601-3612 GAIL M HARTLEY NON-EXEMPT MARITAL TRUST 106 BRAYS ISLAND DR SHELDON SC 29941-3009

BOSSO ENTERPRISES LLC 5011 S 239TH ST ELKHORN NE 68022-3030 GAIL M HARTLEY NON-EXEMPT MARITAL TRUST 50% INT HARTLEY GAIL M 50% INT 106 BRAYS ISLAND DR SHELDON SC 29941-3009

BRIGHTON MULTIFAMILY DST ATTN PROPERTY TAX DEPT OAK BROOK IL 60522-3666 HPA BORROWER 2020-2 ML LLC 120 S RIVERSIDE PLZ STE 2000 CHICAGO IL 60606-6995

CALAMIA FAMILY LIVING TRUST THE C/O MICHAEL J AND LOIS E CALAMIA TRUSTEE 992 S 4TH AVE, PMB 505 BRIGHTON CO 80601-6750 INDIGO TRAILS OWNERS ASSOCIATION INC 1401 W 122ND AVE STE 101 DENVER CO 80234-4900

CITY OF BRIGHTON 500 S 4TH AVE BRIGHTON CO 80601-3165 KATAYAMA MASARU PO BOX 1318 BRIGHTON CO 80601

DEBORA MAY PALIZZI REVOCABLE TRUST 14840 SABLE BLVD BRIGHTON CO 80601-6776 KLAA INVESTMENTS LLC 167 E BRIDGE ST BRIGHTON CO 80601-1612

DEFOE RODNEY 15814 GOOD AVE FORT LUPTON CO 80621-4609

KNOX BETH A 819 S 13TH AVE BRIGHTON CO 80601-3307

DIAZ MAYRA 1075 MARSHALL ST LAKEWOOD CO 80214-1919 LAMMERS FAMILY TRUST 23602 E MISSISSIPPI CIR AURORA CO 80018-6111

END TIME MESSAGE TABERNACLE C/O EAGLE ACCOUNTING 1602 S PARKER RD STE 207 DENVER CO 80231-2921 MCGANNON KELLI 685 HAYLOFT WAY BRIGHTON CO 80601

FOOS LISA 18000 E 136TH AVE BRIGHTON CO 80603-7015 MEGUIRE WILLIAM G 8754 COUNTY ROAD 41 FORT LUPTON CO 80621-9118 MIZUNAGA SUMIKO C/O SHELLY T HORA 11805 WYANDOT CIR DENVER CO 80234-2411 SERAFINI EGIDIO P AND CLARA L TRUST THE 16227 E 144TH AVE BRIGHTON CO 80601-6856

NAZARENUS ERIC D AND NAZARENUS DAWN 7055 W 94TH AVE BROOMFIELD CO 80021-4818 TOWNSEND KELLY DEAN AND ESCOBEDO KATHERINE PATRICIA 16581 E 121ST CIRCLE BRIGHTON CO 80603

P F #5 LLC 3930 MAX PL BOYNTON BEACH FL 33436-2038 VK & ASSOCIATES LLC 4675 MT CAMERON DR BRIGHTON CO 80601-6531

PALIZZI AND SON INC 14820 SABLE BLVD BRIGHTON CO 80601 WILLARD BEVERLY B LIVING TRUST THE C/O KEVIN WILLARD HUDSON CO 80642-9404

PALIZZI DEBORA M 1/2 INT AND BENNETT GLORIA A TRUST FBO PALIZZI DEBORA M 1/2 INT 14840 SABLE BLVD BRIGHTON CO 80601-6776 WINDMILL RANCH 2016 LP 16 INVERNESS PL E BLDG A100 ENGLEWOOD CO 80112-5614

PHILLIPS GEORGE PO BOX 1112 BRIGHTON CO 80601 ALQUIST KEITH E II AND ALQUIST JULIE K OR CURRENT RESIDENT 832 S 12TH AVE BRIGHTON CO 80601-3247

QUINLAN DARIN QUINLAN MARINA 3680 SANDOVAL ST BRIGHTON CO 80601-4672 ANDERSON JASON T AND EBERLY CONSTANCE M OR CURRENT RESIDENT 1520 WILDFLOWER COURT BRIGHTON CO 80601

ROWLAND DONNA L AND ROWLAND MARK E 695 BROMLEY LN BRIGHTON CO 80601 ANDERSON RICHARD A AND DEANN L OR CURRENT RESIDENT 767 S 10TH AVE BRIGHTON CO 80601

RUGH SCOTT C 538 HONEY LYNN LANE GRANTS PASS OR 97527 ANGLIM CHRISTOPHER BRIAN OR CURRENT RESIDENT 785 S 11TH AVE BRIGHTON CO 80601-3240

RYAN FAMILY LLC 1075 W 140TH DR WESTMINSTER CO 80023-9351 ANTHONY JOE B AND ANTHONY ANNETTE J OR CURRENT RESIDENT 784 S 8TH AVE BRIGHTON CO 80601-3229 ARRIAGA GUILLERMO AND JIMENEZ GERARDA OR CURRENT RESIDENT 771 S 11TH AVE BRIGHTON CO 80601-3240 BRADLEY CHARLES A OR CURRENT RESIDENT 766 S 9TH AVE BRIGHTON CO 80601-3233

ARRICK RICHARD AND ARRICK DEBRA OR CURRENT RESIDENT 1593 WILDFLOWER PL BRIGHTON CO 80601-6792 BRYAN JEANETTE A OR CURRENT RESIDENT 820 S 7TH AVE BRIGHTON CO 80601-3218

BACHICHA SERAFIN M AND BACHICHA SUSAN KATHERINE OR CURRENT RESIDENT 843 S 11TH AVE BRIGHTON CO 80601 BRYAN STEPHEN PAUL OR CURRENT RESIDENT 872 S 11TH AVE BRIGHTON CO 80601-3243

BARRON JOSE OR CURRENT RESIDENT 1570 WILDFLOWER CT BRIGHTON CO 80601-6794 BURBANK DAVID REDMAN AND BURBANK MARIA E OR CURRENT RESIDENT 849 POPPY DR BRIGHTON CO 80601-3300

BAUMGARTNER ROBERT LEE JR AND BAUMGARTNER LYNETTE F OR CURRENT RESIDENT 845 S 9TH AVE BRIGHTON CO 80601-3234 BURNS DENNETTE D AND BURNS SCOTT W OR CURRENT RESIDENT 829 S 11TH AVE BRIGHTON CO 80601-3242

BEMISS ERIC AND BEMISS KIMBERLY C OR CURRENT RESIDENT 1531 WILDFLOWER CT BRIGHTON CO 80601-6794 CADE DAVID W AND CADE DAWN M OR CURRENT RESIDENT 817 S 12TH AVE BRIGHTON CO 80601-3246

BEZDEK MEREDITH J/TANSEY DAVID L AND BEZDEK CLINT M/KEMP CANDEE M OR CURRENT RESIDENT 1212 WILDFLOWER DR BRIGHTON CO 80601-6791 CAREY NOEL B OR CURRENT RESIDENT 757 S 10TH AVE BRIGHTON CO 80601

BLACK JOANNE OR CURRENT RESIDENT 802 S 11TH AVE BRIGHTON CO 80601-3243 CARLSON KEVIN S AND SARAH R OR CURRENT RESIDENT 818 S 12TH AVE BRIGHTON CO 80601-3247

BOLSON JENNIFER L OR CURRENT RESIDENT 848 S 13TH AVE BRIGHTON CO 80601-3308 CASE CHRISTOPHER M OR CURRENT RESIDENT 827 S 10TH AVE BRIGHTON CO 80601-3238

BORMANN GREGORY V AND BORMANN NPATRICIA A OR CURRENT RESIDENT 876 S 9TH AVE BRIGHTON CO 80601-3235 CASTILLO SERGIO A OR CURRENT RESIDENT 774 S 8TH AVE BRIGHTON CO 80601-3229 CASTRO HERIBERTA AND CASTRO MARIA SOCORRO OR CURRENT RESIDENT 842 S 6TH AVE BRIGHTON CO 80601-3214

CHAPIN KYLE AND CHAPIN COURTNEY OR CURRENT RESIDENT 1553 WILDFLOWER PL BRIGHTON CO 80601-6792

CHARLESWORTH BONNIE J OR CURRENT RESIDENT 1627 BLUEBELL DRIVE BRIGHTON CO 80601

CHAVEZ TERESA AND CHAVEZ ADAN OR CURRENT RESIDENT 887 S 10TH AVE BRIGHTON CO 80601-3238

CHENNAUX KATHERINE E OR CURRENT RESIDENT 892 S 6TH AVE BRIGHTON CO 80601-3214

CHRISTENSEN MARTIN D AND CHRISTENSEN MELVA A OR CURRENT RESIDENT 821 POPPY DR BRIGHTON CO 80601-3300

CONGER WILLIAM C AND CONGER JANET A OR CURRENT RESIDENT 810 S 7TH AVE BRIGHTON CO 80601-3218

COTTON JEFFREY S AND MAEZ TINA M OR CURRENT RESIDENT 775 S 9TH AVENUE BRIGHTON CO 80601

CUNEY JOHN A AND JEANETTE R OR CURRENT RESIDENT 875 ROSE CT BRIGHTON CO 80601

CUNNINGHAM JOHN AND CUNNINGHAM SHANNON OR CURRENT RESIDENT 846 S 12TH AVE BRIGHTON CO 80601-3247 DAHLSTROM SCOTT AND DAHLSTROM EVA OR CURRENT RESIDENT 1282 WILDFLOWER DR BRIGHTON CO 80601-6791

DANN RUSSELL D AND DANN JOYCE I OR CURRENT RESIDENT 1522 WILDFLOWER PLACE BRIGHTON CO 80601

DAVIS JOANN AND MEIER JACOB OR CURRENT RESIDENT 801 S 11TH AVE BRIGHTON CO 80601-3242

DAVIS KATHLYN E AND STAUTER NICHOLAS GERALD/STAUTER SHANNON CHRI STINA OR CURRENT RESIDENT 896 POPPY DR BRIGHTON CO 80601-3355

DELGADO VICTOR AND DELGADO ELISEO OR CURRENT RESIDENT 864 S 8TH AVE BRIGHTON CO 80601

DELIGHT PATRICIA OR CURRENT RESIDENT 1513 WILDFLOWER PL BRIGHTON CO 80601-6792

DENTON KEVIN AND DENTON LYNELLE OR CURRENT RESIDENT 1130 WILDFLOWER DR BRIGHTON CO 80601-6781

DIAZ MARIO J AND NARVAEZ SHALIMAR J OR CURRENT RESIDENT 775 S 8TH AVE BRIGHTON CO 80601-3228

DOLAN MICHAEL A AND DOLAN KIMBERLY A OR CURRENT RESIDENT 1563 WILDFLOWER PL BRIGHTON CO 80601-6792

DRAKE BRENDA G AND DRAKE RICHARD L OR CURRENT RESIDENT 863 S 7TH AVE BRIGHTON CO 80601-3217 DREILING STEVE AND HERTZING ASHLEY J OR CURRENT RESIDENT 890 S 13TH AVE BRIGHTON CO 80601-3308

DUNHAM KEVIN S AND DUNHAM KRISTINE L OR CURRENT RESIDENT 885 ROSE CT BRIGHTON CO 80601-3600

DURANT ERIN OR CURRENT RESIDENT 803 S 7TH AVE BRIGHTON CO 80601-3217

EGAN WILLIAM RUSSELL AND EGAN MARY JO OR CURRENT RESIDENT 840 S 7TH AVE BRIGHTON CO 80601-3218

EILAND CHARLES G AND EILAND DENISE A OR CURRENT RESIDENT 774 S 12TH AVE BRIGHTON CO 80601-3245

ESCOTO JOSE ALFREDO NIETO AND NIETO HERMELINDA OR CURRENT RESIDENT 765 S 9TH AVE BRIGHTON CO 80601-3232

FAULKENBURG BRANDON OR CURRENT RESIDENT 797 S 11TH AVE BRIGHTON CO 80601-3240

FIGUEROA JESUS OR CURRENT RESIDENT 845 S 12TH AVE BRIGHTON CO 80601-3246

FREY ERIN OR CURRENT RESIDENT 785 S 9TH AVE BRIGHTON CO 80601-3232

FROID LOWELL F OR CURRENT RESIDENT 833 S 7TH AVE BRIGHTON CO 80601 FUENTES IVAN AND LOYA ISABEL OR CURRENT RESIDENT 807 POPPY DR BRIGHTON CO 80601-3300

GALLEGOS JOE L OR CURRENT RESIDENT 835 S 9TH AVE BRIGHTON CO 80601-3234

GARCIA DOROTHY R OR CURRENT RESIDENT 885 S 11TH AVE BRIGHTON CO 80601-3242

GARCIA DOROTHY R AND GARCIA JAMES R OR CURRENT RESIDENT 871 S 11TH AVE BRIGHTON CO 80601-3242

GARCIA FIGUEROA J JESUS OR CURRENT RESIDENT 816 S 11TH AVE BRIGHTON CO 80601-3243

GARCIA TED R AND GARCIA DEBBIE S OR CURRENT RESIDENT 1145 E BROMLEY LN BRIGHTON CO 80601-3253

GASCHLER MARTIN S OR CURRENT RESIDENT 852 S 6TH AVE BRIGHTON CO 80601

GASCHLER MICHAEL G AND GASCHLER DEBRA K OR CURRENT RESIDENT 770 S 7TH AVE BRIGHTON CO 80601-3216

GAYLE JOHN HILL TRUST FBO THE HILL FAMILY TRUST OR CURRENT RESIDENT 857 S 11TH AVE BRIGHTON CO 80601-3242

GERHARDT KATHRYN K OR CURRENT RESIDENT 853 S 7TH AVE BRIGHTON CO 80601-3217 GLENN AARON OR CURRENT RESIDENT 1185 E BROMLEY LN BRIGHTON CO 80601-3253 HAGEDORN LEE A AND JUDITH M OR CURRENT RESIDENT 791 S 12TH AVE BRIGHTON CO 80601-3244

GODFREY JOHN AND ANN LIVING TRUST OR CURRENT RESIDENT 776 S 9TH AVE BRIGHTON CO 80601-3233 HANOVER WILLIAM J OR CURRENT RESIDENT 874 S 12TH AVE BRIGHTON CO 80601-3247

GOMEZ SANTIAGO RODRIGUEZ AND CAMPOS ALEJANDRO RODRIGUEZ OR CURRENT RESIDENT 804 S 8TH AVE BRIGHTON CO 80601-3231 HEFLEY KRIS E AND AHLENIUS SHAWNE K OR CURRENT RESIDENT 1562 WILDFLOWER PLACE BRIGHTON CO 80601

GONZALES GERARD OR CURRENT RESIDENT 833 S 13TH AVE BRIGHTON CO 80601-3307 HERFEL TYRONE J AND PIEPER DANIELLE L OR CURRENT RESIDENT 1635 BLUEBELL DR BRIGHTON CO 80601-6782

GONZALES RICHARD E AND GONZALES SANDRA L OR CURRENT RESIDENT 892 POPPY DR BRIGHTON CO 80601-3355 HERNANDEZ-PEREZ ALFONSO OR CURRENT RESIDENT 862 S 6TH AVE BRIGHTON CO 80601-3214

GONZALEZ GINA L OR CURRENT RESIDENT 825 S 8TH AVE BRIGHTON CO 80601-3230 HILL DARWIN RICHARD AND HILL GRETTA L OR CURRENT RESIDENT 860 S 12TH AVE BRIGHTON CO 80601

GORDON ROLAND H OR CURRENT RESIDENT 765 S 8TH AVE BRIGHTON CO 80601-3228 HILL DAVID ALLEN AND HILL VICTORIA ANNE OR CURRENT RESIDENT 755 S 9TH AVE BRIGHTON CO 80601-3232

GOVIER REBECCA S AND GOVIER PAUL J OR CURRENT RESIDENT 1265 ASTER WAY BRIGHTON CO 80601-6790 HINRICHER RANDY S OR CURRENT RESIDENT 787 S 12TH AVE BRIGHTON CO 80601-3244

GURULE CHRISTOPHER OR CURRENT RESIDENT 787 S 10TH AVE BRIGHTON CO 80601-3236 HOGUEISSON JOHN C OR CURRENT RESIDENT 1523 WILDFLOWER PLACE BRIGHTON CO 80601

HAFFNER MARILYN A OR CURRENT RESIDENT 826 S 9TH AVE BRIGHTON CO 80601-3235 HORTMAN ALEX D AND MORLAND TAMMY J OR CURRENT RESIDENT 836 POPPY DR BRIGHTON CO 80601-3353 HUDZIEC DOUGLAS DONOVAN OR CURRENT RESIDENT 1590 WILDFLOWER CT BRIGHTON CO 80601-6794

HUMPHREYS JEFFREY D AND HUMPHREYS TRACI L OR CURRENT RESIDENT 1533 WILDFLOWER PLACE BRIGHTON CO 80601

IBARRA ROSA AND IBARRA LINO OR CURRENT RESIDENT 798 S 11TH AVE BRIGHTON CO 80601-3241

INGMIRE GARY D AND INGMIRE LAURA L OR CURRENT RESIDENT 863 POPPY DR BRIGHTON CO 80601-3354

JACHETTA JEANNETTE E OR CURRENT RESIDENT 817 S 10TH AVE BRIGHTON CO 80601-3238

JEMELLO JANET AND BROADDUS MARLIN OR CURRENT RESIDENT 882 S 6TH AVE BRIGHTON CO 80601-3214

JOHNS VIRGINIA L OR CURRENT RESIDENT 806 S 13TH AVE BRIGHTON CO 80601-3308

JOHNSON RODNEY AND JOHNSON DEBRA OR CURRENT RESIDENT 893 S 13TH AVE BRIGHTON CO 80601-3307

JONES MICHAEL ERIC OR CURRENT RESIDENT 777 S 10TH AVE BRIGHTON CO 80601-3236

JOYNER LINDSEY NICOLLE AND DURAN DAMON MICHAEL OR CURRENT RESIDENT 816 S 9TH AVE BRIGHTON CO 80601-3235 KAGIYAMA KENSO AND KAGIYAMA PEGGY A OR CURRENT RESIDENT 824 S 8TH AVE BRIGHTON CO 80601-3231

KAMM JODY L OR CURRENT RESIDENT 844 S 8TH AVE BRIGHTON CO 80601-3231

KANON STEPHEN BROCK AND KANON KELLY ROBIN OR CURRENT RESIDENT 865 S 8TH AVE BRIGHTON CO 80601-3230

KASHUNG PHILIP AND KASHUNG SHIMREI OR CURRENT RESIDENT 828 S 10TH AVE BRIGHTON CO 80601

KEITH DENNIS R AND KEITH PAMELA A OR CURRENT RESIDENT 823 S 7TH AVE BRIGHTON CO 80601-3217

KELLEY KATHY JEAN 50% INT AND MOCK CRISTIE KAYE 50% INT OR CURRENT RESIDENT 1591 WILDFLOWER CT BRIGHTON CO 80601-6794

KEMP ABRAM O AND KEMP CANDEE M OR CURRENT RESIDENT 1571 WILDFLOWER COURT BRIGHTON CO 80601

KNOLL TIMOTHY KNOLL TERRI OR CURRENT RESIDENT 830 S 11TH AVE BRIGHTON CO 80601-3243

KRISKA ANDREW S AND KRISKA JEANETTE OR CURRENT RESIDENT 873 S 12TH AVE BRIGHTON CO 80601-3246

KUTCHER SUSAN AND KUTCHER STEVEN OR CURRENT RESIDENT 1551 WILDFLOWER CT BRIGHTON CO 80601-6794 LA POURE ELLEN OR CURRENT RESIDENT 790 S 13TH AVE BRIGHTON CO 80601-3306 MARTINEZ ALFONSO A AND MARTINEZ ELIZABETH F OR CURRENT RESIDENT 805 S 13TH AVE BRIGHTON CO 80601-3307

LAPP ROBERT AND LAPP CYNTHIA OR CURRENT RESIDENT 1657 BLUEBELL DR BRIGHTON CO 80601-6782 MARTINEZ BENJAMIN AND BALBINA OR CURRENT RESIDENT 772 S 11TH AVE BRIGHTON CO 80601-3241

LAWSON SHARYL KAY AND SUTTERLIN PATRICIA L OR CURRENT RESIDENT 858 S 10TH AVE BRIGHTON CO 80601-3239 MARTINEZ NATHAN G AND MARTINEZ TERRI MARIE OR CURRENT RESIDENT 867 S 10TH AVE BRIGHTON CO 80601-3238

LEE SCOTT A AND DAVIS DONNA I LEE OR CURRENT RESIDENT 786 S 9TH AVE BRIGHTON CO 80601-3233 MATSUNO JOHNNA OR CURRENT RESIDENT 795 E BROMLEY LN BRIGHTON CO 80601-3251

LEWIS JOSE THERON OR CURRENT RESIDENT 1542 WILDFLOWER PL BRIGHTON CO 80601-6792 MC QUEEN ANGELA N AND MC QUEEN EUGENE J OR CURRENT RESIDENT 808 S 10TH AVENUE BRIGHTON CO 80602

LIVINGSTON STANLEY DALE AND LIVINGSTON PAULA JEAN OR CURRENT RESIDENT 846 S 9TH AVE BRIGHTON CO 80601-3235 MCCLEISH DAVID L AND MCCLEISH LADONNA M OR CURRENT RESIDENT 1675 BLUEBELL DR BRIGHTON CO 80601-6782

LORING LAWRENCE W AND ETTINGER MICHELLE L OR CURRENT RESIDENT 886 S 9TH AVE BRIGHTON CO 80601 MCLEAN GAVIN M OR CURRENT RESIDENT 1245 E BROMLEY LN BRIGHTON CO 80601-3304

LUCERO ANGELA OR CURRENT RESIDENT 875 S 13TH AVE BRIGHTON CO 80601-3307 MEYER DORA M OR CURRENT RESIDENT 887 S 12TH AVE BRIGHTON CO 80601-3246

LUCERO DEAN OR CURRENT RESIDENT 874 S 8TH AVE BRIGHTON CO 80601-3231 MEYER JOSHUAH AND MEYER BOBBIE OR CURRENT RESIDENT 800 S 7TH AVE BRIGHTON CO 80601-3218

MARSELLA GINO AND MARSELLA MICHAELA Y OR CURRENT RESIDENT 1573 WILDFLOWER PL BRIGHTON CO 80601-6792 MICHEL ROBERT D AND MICHEL JODI L OR CURRENT RESIDENT 792 S 12TH AVE BRIGHTON CO 80601-3245 MICHEL TERENCE E AND MICHEL RHONDA L OR CURRENT RESIDENT 848 S 10TH AVE BRIGHTON CO 80601

MILLSAPPS KRISTIE A OR CURRENT RESIDENT 855 S 9TH AVE BRIGHTON CO 80601

MINNICK MICHAEL LV AND MINNICK SHAUNA R OR CURRENT RESIDENT 888 S 12TH AVE BRIGHTON CO 80601-3247

MORALES ERNEST R AND MORALES DELPHIE M OR CURRENT RESIDENT 889 S 13TH AVE BRIGHTON CO 80601-3307

MORRIS PATTY ANN DURAN AND BOLES REBECCA ANTOINETTE OR CURRENT RESIDENT 855 S 8TH AVE BRIGHTON CO 80601-3230

MURRAY STEWART G LIVING TRUST 1/2 MURRAY JOSEPHINE A LIVING TRUST 1/2 OR CURRENT RESIDENT 891 POPPY DR BRIGHTON CO 80601-3354

MYRICK LEROY OR CURRENT RESIDENT 803 E BROMLEY LN BRIGHTON CO 80601-3252

NAP JOHN M AND KNOETTGEN NAP ERIN L OR CURRENT RESIDENT 1510 WILDFLOWER CT BRIGHTON CO 80601-6794

NAVARRO PHILLIP RAYMOND JR AND NAVARRO DELORES M OR CURRENT RESIDENT 756 S 9TH AVE BRIGHTON CO 80601-3233

NEWBERG MATTHEW OR CURRENT RESIDENT 818 S 10TH AVE BRIGHTON CO 80601-3239 NEWSOM BUDDY W AND NEWSOM CAROL A OR CURRENT RESIDENT 876 S 13TH AVE BRIGHTON CO 80601

O CONNELL JOSEPH J AND O CONNELL JUANITA L OR CURRENT RESIDENT 1530 WILDFLOWER COURT BRIGHTON CO 80602

OLSON JAMES J OR CURRENT RESIDENT 768 S 10TH AVE BRIGHTON CO 80601-3237

OREM BRYAN K AND OREM LOUELLEN OR CURRENT RESIDENT 1215 ASTER WAY BRIGHTON CO 80601-6790

ORTEGA JERRY R AND ORTEGA ISABELL OR CURRENT RESIDENT 789 S 13TH AVE BRIGHTON CO 80601-3305

PADILLA VICTORIANO L AND PADILLA IRENE V OR CURRENT RESIDENT 820 S 13TH AVE BRIGHTON CO 80601-3308

PALMER JAMES L AND NANCY C FAMILY TRUST DTD 03/15/2006 OR CURRENT RESIDENT 1550 WILDFLOWER COURT BRIGHTON CO 80601

PARRISH ROBERT C LIVING TRUST OR CURRENT RESIDENT 819 S 13TH AVE BRIGHTON CO 80601-3307

PAWLOWSKI JANICE E OR CURRENT RESIDENT 850 S 7TH AVE BRIGHTON CO 80601-3218

PENSON CRAIG L AND PENSON THERESA M OR CURRENT RESIDENT 1262 WILDFLOWER DR BRIGHTON CO 80601-6791 PERDOME ANDRE
OR CURRENT RESIDENT
1232 WILDFLOWER DR
BRIGHTON CO 80601-6791

ROSALES DONNA RAE OR CURRENT RESIDENT 775 S 13TH AVE BRIGHTON CO 80601-3305

PEREZ NICHOLE OR CURRENT RESIDENT 885 S 9TH AVE BRIGHTON CO 80601-3234 ROSENBACH DAWN OR CURRENT RESIDENT 711 E BROMLEY LN BRIGHTON CO 80601-3251

POLLARD DANIEL K AND POLLARD DIANA R OR CURRENT RESIDENT 805 S 8TH AVE BRIGHTON CO 80601-3230 SACK ROBERT L AND SACK LINDA S OR CURRENT RESIDENT 804 S 12TH AVE BRIGHTON CO 80601-3247

PROCTOR JANELL E OR CURRENT RESIDENT 1160 WILDFLOWER DRIVE BRIGHTON CO 80601 SAIZ MOISES JOSEPH AKA SAIZ MOISES J OR CURRENT RESIDENT 865 S 9TH AVENUE BRIGHTON CO 80601

RAEL CLEMENT A AND RAEL ELEANOR A OR CURRENT RESIDENT 788 S 12TH AVE BRIGHTON CO 80601-3245 SCANCARELLO ADAM OR CURRENT RESIDENT 834 S 8TH AVE BRIGHTON CO 80601-3231

REYNOLDS RHEA DARLENE OR CURRENT RESIDENT 843 S 7TH AVE BRIGHTON CO 80601-3217 SCHMITT PAULA J OR CURRENT RESIDENT 857 S 10TH AVE BRIGHTON CO 80601-3238

REYNOLDS TRISTAN MICHAEL AND REYNOLDS KAYLA MARIE OR CURRENT RESIDENT 786 S 11TH AVE BRIGHTON CO 80601-3241 SHARP JOSHUA A AND HATFIELD KAYLA D OR CURRENT RESIDENT 888 POPPY DR BRIGHTON CO 80601-3355

ROBERTSON PEGGY A OR CURRENT RESIDENT 886 S 11TH AVE BRIGHTON CO 80601-3243 SHAW FREDERICK H AND SHAW JOANNE OR CURRENT RESIDENT 1363 CHERRY ST BRIGHTON CO 80601-3612

RODRIGUEZ MARCOS ARCARDIO OR CURRENT RESIDENT 888 S 10TH AVENUE BRIGHTON CO 80601 SHEDD JAMES A AND SHEDD CATHERINE M OR CURRENT RESIDENT 815 S 9TH AVE BRIGHTON CO 80601-3234

RODRIGUEZ RIOS FRANCISCO AND LEWELLEN MARITZA OR CURRENT RESIDENT 1512 WILDFLOWER PL BRIGHTON CO 80601-6792 SIMS JASON AND CHMELKA JENA L OR CURRENT RESIDENT 764 S 8TH AVE BRIGHTON CO 80601-3229 SMITH JAMES R AND SMITH LINDA L OR CURRENT RESIDENT 854 S 8TH AVE BRIGHTON CO 80601-3231

SORIANO ROVIN M OR CURRENT RESIDENT 856 S 9TH AVE BRIGHTON CO 80601-3235

STADLER LEO AND STADLER MARY J OR CURRENT RESIDENT 813 S 7TH AVE BRIGHTON CO 80601-3217

STAUTER NICHOLAS AND STAUTER SHANNON OR CURRENT RESIDENT 893 ROSE CT BRIGHTON CO 80601

STRONG CAROL AND STRONG RICHARD OR CURRENT RESIDENT 806 S 9TH AVE BRIGHTON CO 80601-3235

SULLIVAN BRYAN AND SULLIVAN AMANDA OR CURRENT RESIDENT 785 S 8TH AVE BRIGHTON CO 80601-3228

SUNIGA STEVEN A OR CURRENT RESIDENT 860 S 7TH AVE BRIGHTON CO 80601-3218

TENORIO FRED A AND TENORIO NAOMI K OR CURRENT RESIDENT 862 S 13TH AVE BRIGHTON CO 80601-3308

TENORIO ROBERT E AND TENORIO PRISCILLA L OR CURRENT RESIDENT 815 S 8TH AVE BRIGHTON CO 80601-3230

THOUTT GEORGE AND THOUTT MARLA B OR CURRENT RESIDENT 877 S 10TH AVE BRIGHTON CO 80601-3238 TIDQUIST ROBERT A AND TIDQUIST SYLVIA L OR CURRENT RESIDENT 861 S 13TH AVE BRIGHTON CO 80601-3307

TORRES JUAN LUIS OR CURRENT RESIDENT 830 S 7TH AVE BRIGHTON CO 80601-3218

TORRES PETER AND BONSALL FAITH OR CURRENT RESIDENT 1191 WILDFLOWER DRIVE BRIGHTON CO 80601

TOTTEN KATIE M OR CURRENT RESIDENT 803 S 12TH AVE BRIGHTON CO 80601-3246

TRAVIS JONATHAN AND BECK NATALIE OR CURRENT RESIDENT 868 S 10TH AVE BRIGHTON CO 80601-3239

TRAXLER ALAN D OR CURRENT RESIDENT 758 S 10TH AVE BRIGHTON CO 80601

TRINIDAD FAMILY TRUST OR CURRENT RESIDENT 838 S 10TH AVE BRIGHTON CO 80601-3239

TROUTMAN DEAN OR CURRENT RESIDENT 778 S 10TH AVE BRIGHTON CO 80601-3237

TRUJILLO DIANE M OR CURRENT RESIDENT 835 POPPY DRIVE BRIGHTON CO 80601

TRUJILLO ROBERT/DEBRA LYNN AKA DEBRA L OR CURRENT RESIDENT 837 S 10TH AVE BRIGHTON CO 80601-3238 ULLOA WANDA J OR CURRENT RESIDENT 836 S 9TH AVE BRIGHTON CO 80601 CURRENT RESIDENT 872 S 6TH AVE BRIGHTON CO 80601-3214

VALDEZ KAREM AND VALDEZ AMPARO AND VALDEZ JORGE L OR CURRENT RESIDENT 878 S 10TH AVE BRIGHTON CO 80601-3239 CURRENT RESIDENT 780 S 7TH AVE BRIGHTON CO 80601-3216

VALDEZ NATHANIEL J AND MARTINEZ BRITTANY M OR CURRENT RESIDENT 847 S 13TH AVE BRIGHTON CO 80601-3307 CURRENT RESIDENT 835 S 8TH AVE BRIGHTON CO 80601-3230

VAZQUEZ JAIME A AND VASQUEZ REMIGIO OR CURRENT RESIDENT 858 S 11TH AVE BRIGHTON CO 80601-3243 CURRENT RESIDENT 845 S 8TH AVE BRIGHTON CO 80601-3230

WAGNER BERNARD TRUST 1/2 INT AND MAYHEW PHYLLIS K TRUST 1/2 INT OR CURRENT RESIDENT 14801 E 144TH AVE BRIGHTON CO 80601-6748 CURRENT RESIDENT 814 S 8TH AVE BRIGHTON CO 80601-3231

WAHL KENNETH P AND WAHL LIANE K OR CURRENT RESIDENT 1572 WILDFLOWER PLACE BRIGHTON CO 80601 CURRENT RESIDENT 805 S 9TH AVE BRIGHTON CO 80601-3234

WEATHERHOLT CAROL J AND CARBAJA MELINDA ROSE OR CURRENT RESIDENT 866 S 9TH AVE BRIGHTON CO 80601-3235 CURRENT RESIDENT 825 S 9TH AVE BRIGHTON CO 80601-3234

WEIMAN RACHEL LOUISE AND GALLACHER CASEY VINCENT OR CURRENT RESIDENT 807 S 10TH AVE BRIGHTON CO 80601-3238 CURRENT RESIDENT 788 S 10TH AVE BRIGHTON CO 80601-3237

ZAMORA FELIX M AND JANICE R OR CURRENT RESIDENT 794 S 13TH AVE BRIGHTON CO 80601-3306 CURRENT RESIDENT 847 S 10TH AVE BRIGHTON CO 80601-3238

ZAPIEN JESUS AND GUILLERMINA OR CURRENT RESIDENT 875 S 9TH AVE BRIGHTON CO 80601-3234 CURRENT RESIDENT 815 S 11TH AVE BRIGHTON CO 80601-3242 CURRENT RESIDENT 897 S 11TH AVE BRIGHTON CO 80601-3242 CURRENT RESIDENT 1083 S 8TH AVE APT B105 BRIGHTON CO 80601-3265

CURRENT RESIDENT 844 S 11TH AVE BRIGHTON CO 80601-3243 CURRENT RESIDENT 1083 S 8TH AVE APT B106 BRIGHTON CO 80601-3265

CURRENT RESIDENT 773 S 12TH AVE BRIGHTON CO 80601-3244

CURRENT RESIDENT 1083 S 8TH AVE APT B107 BRIGHTON CO 80601-3265

CURRENT RESIDENT 831 S 12TH AVE BRIGHTON CO 80601-3246 CURRENT RESIDENT 1083 S 8TH AVE APT B201 BRIGHTON CO 80601-3266

CURRENT RESIDENT 859 S 12TH AVE BRIGHTON CO 80601-3246 CURRENT RESIDENT 1083 S 8TH AVE APT B202 BRIGHTON CO 80601-3266

CURRENT RESIDENT 695 E BROMLEY LN BRIGHTON CO 80601-3250 CURRENT RESIDENT 1083 S 8TH AVE APT B203 BRIGHTON CO 80601-3266

CURRENT RESIDENT 1083 S 8TH AVE APT B101 BRIGHTON CO 80601-3265 CURRENT RESIDENT 1083 S 8TH AVE APT B204 BRIGHTON CO 80601-3266

CURRENT RESIDENT 1083 S 8TH AVE APT B102 BRIGHTON CO 80601-3265 CURRENT RESIDENT 1083 S 8TH AVE APT B205 BRIGHTON CO 80601-3266

CURRENT RESIDENT 1083 S 8TH AVE APT B103 BRIGHTON CO 80601-3265 CURRENT RESIDENT 1083 S 8TH AVE APT B206 BRIGHTON CO 80601-3266

CURRENT RESIDENT 1083 S 8TH AVE APT B104 BRIGHTON CO 80601-3265 CURRENT RESIDENT 1083 S 8TH AVE APT B207 BRIGHTON CO 80601-3266 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT B208 1083 S 8TH AVE APT B308 BRIGHTON CO 80601-3266 BRIGHTON CO 80601-3273 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT B209 1083 S 8TH AVE APT B309 BRIGHTON CO 80601-3266 BRIGHTON CO 80601-3273 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT B210 1083 S 8TH AVE APT B310 BRIGHTON CO 80601-3266 BRIGHTON CO 80601-3273 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT B301 1083 S 8TH AVE APT C101 BRIGHTON CO 80601-3273 BRIGHTON CO 80601-3274 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT B302 1083 S 8TH AVE APT C102 BRIGHTON CO 80601-3273 BRIGHTON CO 80601-3274 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT B303 1083 S 8TH AVE APT C103 BRIGHTON CO 80601-3273 BRIGHTON CO 80601-3274 CURRENT RESIDENT CURRENT RESIDENT 1083 S 8TH AVE APT B304 1083 S 8TH AVE APT C104 BRIGHTON CO 80601-3273 BRIGHTON CO 80601-3274 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT C105

1083 S 8TH AVE APT B305 BRIGHTON CO 80601-3273

CURRENT RESIDENT 1083 S 8TH AVE APT B306 BRIGHTON CO 80601-3273

CURRENT RESIDENT 1083 S 8TH AVE APT B307 BRIGHTON CO 80601-3273 **CURRENT RESIDENT** 1083 S 8TH AVE APT B108 BRIGHTON CO 80601-3275

BRIGHTON CO 80601-3274

CURRENT RESIDENT 1083 S 8TH AVE APT B109 BRIGHTON CO 80601-3275 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT B110 1083 S 8TH AVE APT C210 BRIGHTON CO 80601-3275 BRIGHTON CO 80601-3277 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT C201 1083 S 8TH AVE APT C301 BRIGHTON CO 80601-3276 BRIGHTON CO 80601-3278 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT C202 1083 S 8TH AVE APT C302 BRIGHTON CO 80601-3276 BRIGHTON CO 80601-3278 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT C203 1083 S 8TH AVE APT C303 BRIGHTON CO 80601-3276 BRIGHTON CO 80601-3278 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT C204 1083 S 8TH AVE APT C304 BRIGHTON CO 80601-3276 BRIGHTON CO 80601-3278 **CURRENT RESIDENT CURRENT RESIDENT** 1083 S 8TH AVE APT C205 1083 S 8TH AVE APT C305 BRIGHTON CO 80601-3276 BRIGHTON CO 80601-3278 CURRENT RESIDENT CURRENT RESIDENT 1083 S 8TH AVE APT C206 1083 S 8TH AVE APT C306 BRIGHTON CO 80601-3276 BRIGHTON CO 80601-3278

CURRENT RESIDENT 1083 S 8TH AVE APT C207

CURRENT RESIDENT 1083 S 8TH AVE APT C307 BRIGHTON CO 80601-3276 BRIGHTON CO 80601-3278

CURRENT RESIDENT 1083 S 8TH AVE APT C208 BRIGHTON CO 80601-3276 **CURRENT RESIDENT** 1083 S 8TH AVE APT C308 BRIGHTON CO 80601-3278

CURRENT RESIDENT 1083 S 8TH AVE APT C209 BRIGHTON CO 80601-3276

CURRENT RESIDENT 1083 S 8TH AVE APT C309 BRIGHTON CO 80601-3278

CURRENT RESIDENT 1083 S 8TH AVE APT C310 BRIGHTON CO 80601-3279	CURRENT RESIDENT 1083 S 8TH AVE APT C211 BRIGHTON CO 80601-3284
CURRENT RESIDENT 1083 S 8TH AVE APT C106 BRIGHTON CO 80601-3280	CURRENT RESIDENT 1083 S 8TH AVE APT C212 BRIGHTON CO 80601-3284
CURRENT RESIDENT 1083 S 8TH AVE APT C107 BRIGHTON CO 80601-3280	CURRENT RESIDENT 1083 S 8TH AVE APT C311 BRIGHTON CO 80601-3285
CURRENT RESIDENT 1083 S 8TH AVE APT C108 BRIGHTON CO 80601-3280	CURRENT RESIDENT 1083 S 8TH AVE APT C312 BRIGHTON CO 80601-3285
CURRENT RESIDENT 1083 S 8TH AVE APT C109 BRIGHTON CO 80601-3280	CURRENT RESIDENT 1083 S 8TH AVE APT C111 BRIGHTON CO 80601-3287
CURRENT RESIDENT 1083 S 8TH AVE APT C110 BRIGHTON CO 80601-3280	CURRENT RESIDENT 1083 S 8TH AVE APT C112 BRIGHTON CO 80601-3287
CURRENT RESIDENT 1083 S 8TH AVE APT B211 BRIGHTON CO 80601-3282	CURRENT RESIDENT 1083 S 8TH AVE APT A101 BRIGHTON CO 80601-3289
CURRENT RESIDENT 1083 S 8TH AVE APT B212 BRIGHTON CO 80601-3282	CURRENT RESIDENT 1083 S 8TH AVE APT A102 BRIGHTON CO 80601-3289
CLIDDENIT DESIDENIT	CUIDDENT DESIDENT

CURRENT RESIDENT 1083 S 8TH AVE APT B312 BRIGHTON CO 80601-3283

CURRENT RESIDENT

1083 S 8TH AVE APT B311

BRIGHTON CO 80601-3283

CURRENT RESIDENT 1083 S 8TH AVE APT A104 BRIGHTON CO 80601-3289

CURRENT RESIDENT

1083 S 8TH AVE APT A103

BRIGHTON CO 80601-3289

CURRENT RESIDENT 1083 S 8TH AVE APT A105 BRIGHTON CO 80601-3289	CURRENT RESIDENT 1083 S 8TH AVE APT A207 BRIGHTON CO 80601-3290
CURRENT RESIDENT 1083 S 8TH AVE APT A106 BRIGHTON CO 80601-3289	CURRENT RESIDENT 1083 S 8TH AVE APT A208 BRIGHTON CO 80601-3290
CURRENT RESIDENT 1083 S 8TH AVE APT A107 BRIGHTON CO 80601-3289	CURRENT RESIDENT 1083 S 8TH AVE APT A301 BRIGHTON CO 80601-3291
CURRENT RESIDENT 1083 S 8TH AVE APT A108 BRIGHTON CO 80601-3289	CURRENT RESIDENT 1083 S 8TH AVE APT A302 BRIGHTON CO 80601-3291
CURRENT RESIDENT 1083 S 8TH AVE APT A201 BRIGHTON CO 80601-3290	CURRENT RESIDENT 1083 S 8TH AVE APT A303 BRIGHTON CO 80601-3291
CURRENT RESIDENT 1083 S 8TH AVE APT A202 BRIGHTON CO 80601-3290	CURRENT RESIDENT 1083 S 8TH AVE APT A304 BRIGHTON CO 80601-3291
CURRENT RESIDENT 1083 S 8TH AVE APT A203 BRIGHTON CO 80601-3290	CURRENT RESIDENT 1083 S 8TH AVE APT A305 BRIGHTON CO 80601-3291
CURRENT RESIDENT 1083 S 8TH AVE APT A204 BRIGHTON CO 80601-3290	CURRENT RESIDENT 1083 S 8TH AVE APT A306 BRIGHTON CO 80601-3291
CURRENT RESIDENT 1083 S 8TH AVE APT A205 BRIGHTON CO 80601-3290	CURRENT RESIDENT 1083 S 8TH AVE APT A307 BRIGHTON CO 80601-3291

CURRENT RESIDENT 1083 S 8TH AVE APT A206 BRIGHTON CO 80601-3290

BRIGHTON CO 80601-3290

CURRENT RESIDENT 1083 S 8TH AVE APT A308 BRIGHTON CO 80601-3291

BRIGHTON CO 80601-3291

CURRENT RESIDENT 1083 S 8TH AVE APT B111 BRIGHTON CO 80601-3292 CURRENT RESIDENT 1287 S 8TH AVE UNIT 104 BRIGHTON CO 80601-3546

CURRENT RESIDENT 1083 S 8TH AVE APT B112 BRIGHTON CO 80601-3292 CURRENT RESIDENT 1287 S 8TH AVE UNIT 105 BRIGHTON CO 80601-3546

CURRENT RESIDENT 793 S 13TH AVE BRIGHTON CO 80601-3305

CURRENT RESIDENT 1287 S 8TH AVE UNIT 106 BRIGHTON CO 80601-3546

CURRENT RESIDENT 834 S 13TH AVE BRIGHTON CO 80601-3308 CURRENT RESIDENT 1287 S 8TH AVE UNIT 107 BRIGHTON CO 80601-3546

CURRENT RESIDENT 894 S 13TH AVE BRIGHTON CO 80601-3308 CURRENT RESIDENT 1287 S 8TH AVE UNIT 108 BRIGHTON CO 80601-3546

CURRENT RESIDENT 877 POPPY DR BRIGHTON CO 80601-3354 CURRENT RESIDENT 1287 S 8TH AVE UNIT 201 BRIGHTON CO 80601-3552

CURRENT RESIDENT 895 POPPY DR BRIGHTON CO 80601-3354 CURRENT RESIDENT 1287 S 8TH AVE UNIT 202 BRIGHTON CO 80601-3552

CURRENT RESIDENT 1287 S 8TH AVE UNIT 101 BRIGHTON CO 80601-3546 CURRENT RESIDENT 1287 S 8TH AVE UNIT 203 BRIGHTON CO 80601-3552

CURRENT RESIDENT 1287 S 8TH AVE UNIT 102 BRIGHTON CO 80601-3546 CURRENT RESIDENT 1287 S 8TH AVE UNIT 204 BRIGHTON CO 80601-3552

CURRENT RESIDENT 1287 S 8TH AVE UNIT 103 BRIGHTON CO 80601-3546 CURRENT RESIDENT 1287 S 8TH AVE UNIT 205 BRIGHTON CO 80601-3552 **CURRENT RESIDENT CURRENT RESIDENT** 1287 S 8TH AVE UNIT 206 1287 S 8TH AVE UNIT 112 BRIGHTON CO 80601-3552 BRIGHTON CO 80601-3554 **CURRENT RESIDENT CURRENT RESIDENT** 1287 S 8TH AVE UNIT 207 1287 S 8TH AVE UNIT 113 BRIGHTON CO 80601-3552 BRIGHTON CO 80601-3554 **CURRENT RESIDENT CURRENT RESIDENT** 1287 S 8TH AVE UNIT 208 1287 S 8TH AVE UNIT 114 BRIGHTON CO 80601-3552 BRIGHTON CO 80601-3554 **CURRENT RESIDENT CURRENT RESIDENT** 1287 S 8TH AVE UNIT 301 1287 S 8TH AVE UNIT 115 BRIGHTON CO 80601-3553 BRIGHTON CO 80601-3554 **CURRENT RESIDENT CURRENT RESIDENT** 1287 S 8TH AVE UNIT 304 1287 S 8TH AVE UNIT 116 BRIGHTON CO 80601-3553 BRIGHTON CO 80601-3554 **CURRENT RESIDENT CURRENT RESIDENT** 1287 S 8TH AVE UNIT 305 1287 S 8TH AVE UNIT 209 BRIGHTON CO 80601-3553 BRIGHTON CO 80601-3555 CURRENT RESIDENT CURRENT RESIDENT 1287 S 8TH AVE UNIT 308 1287 S 8TH AVE UNIT 210 BRIGHTON CO 80601-3553 BRIGHTON CO 80601-3555

CURRENT RESIDENT 1287 S 8TH AVE UNIT 109

1287 S 8TH AVE UNIT 211 BRIGHTON CO 80601-3554 BRIGHTON CO 80601-3555

CURRENT RESIDENT 1287 S 8TH AVE UNIT 110 BRIGHTON CO 80601-3554 **CURRENT RESIDENT** 1287 S 8TH AVE UNIT 212 BRIGHTON CO 80601-3555

CURRENT RESIDENT

CURRENT RESIDENT 1287 S 8TH AVE UNIT 111 BRIGHTON CO 80601-3554

CURRENT RESIDENT 1287 S 8TH AVE UNIT 213 BRIGHTON CO 80601-3555 CURRENT RESIDENT 1287 S 8TH AVE UNIT 214 BRIGHTON CO 80601-3555

CURRENT RESIDENT 1287 S 8TH AVE UNIT 316 BRIGHTON CO 80601-3556

CURRENT RESIDENT 1287 S 8TH AVE UNIT 215 BRIGHTON CO 80601-3555 CURRENT RESIDENT 1287 S 8TH AVE UNIT 117 BRIGHTON CO 80601-3557

CURRENT RESIDENT 1287 S 8TH AVE UNIT 216 BRIGHTON CO 80601-3555

CURRENT RESIDENT 1287 S 8TH AVE UNIT 118 BRIGHTON CO 80601-3557

CURRENT RESIDENT 1287 S 8TH AVE UNIT 309 BRIGHTON CO 80601-3556 CURRENT RESIDENT 1287 S 8TH AVE UNIT 119 BRIGHTON CO 80601-3557

CURRENT RESIDENT 1287 S 8TH AVE UNIT 310 BRIGHTON CO 80601-3556 CURRENT RESIDENT 1287 S 8TH AVE UNIT 120 BRIGHTON CO 80601-3557

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CURRENT RESIDENT

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CURRENT RESIDENT 14650 CHAMBERS RD BRIGHTON CO 80601-6740

CURRENT RESIDENT 1615 BLUEBELL DR BRIGHTON CO 80601-6782

CURRENT RESIDENT 1235 ASTER WAY BRIGHTON CO 80601-6790

CURRENT RESIDENT 1592 WILDFLOWER PL BRIGHTON CO 80601-6792

CURRENT RESIDENT 1203 WILDFLOWER DR BRIGHTON CO 80601-6793

CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at 14831 Chambers Rd.

on May 3rd, 2021

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

fayla Bajelan

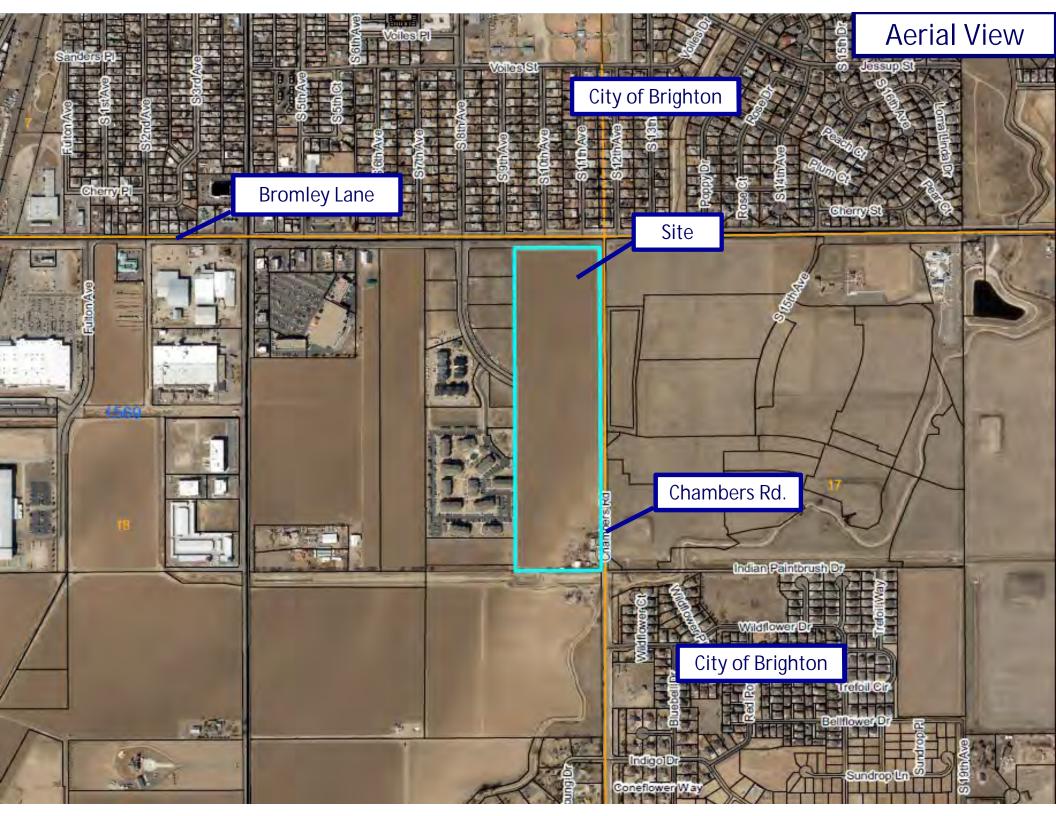
Evelyn Acres Subdivision Exemption PLT2021-00005

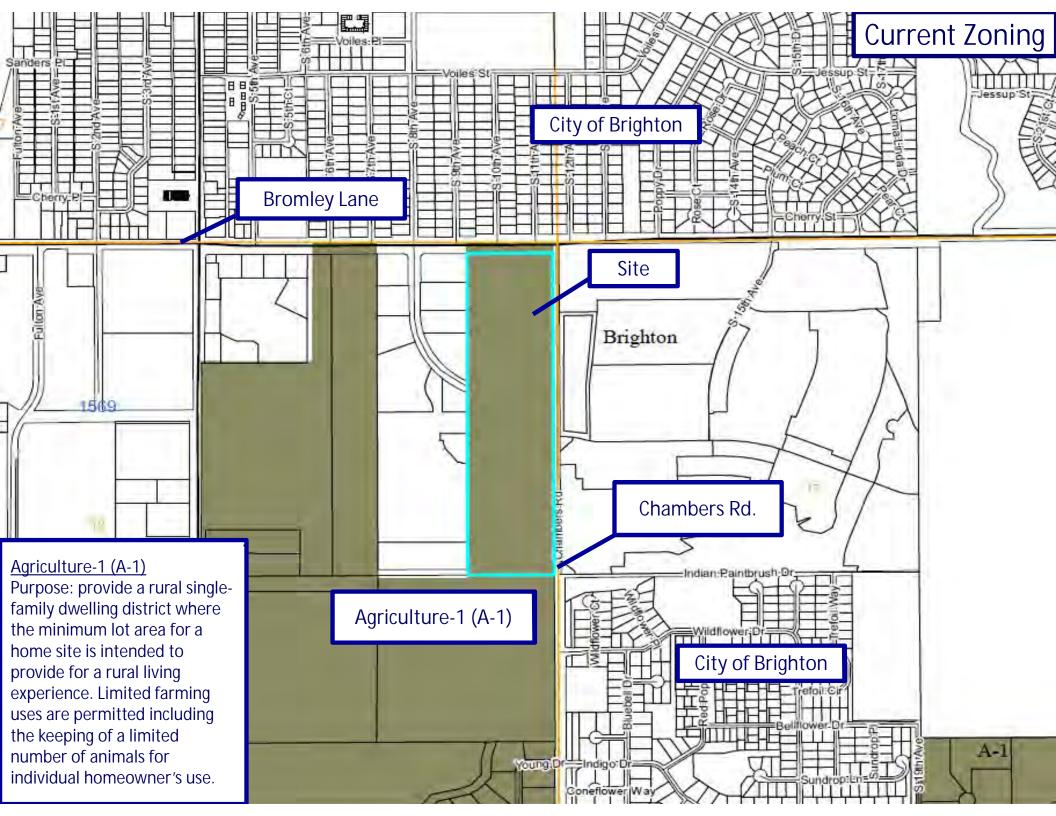
14831 Chambers Rd.

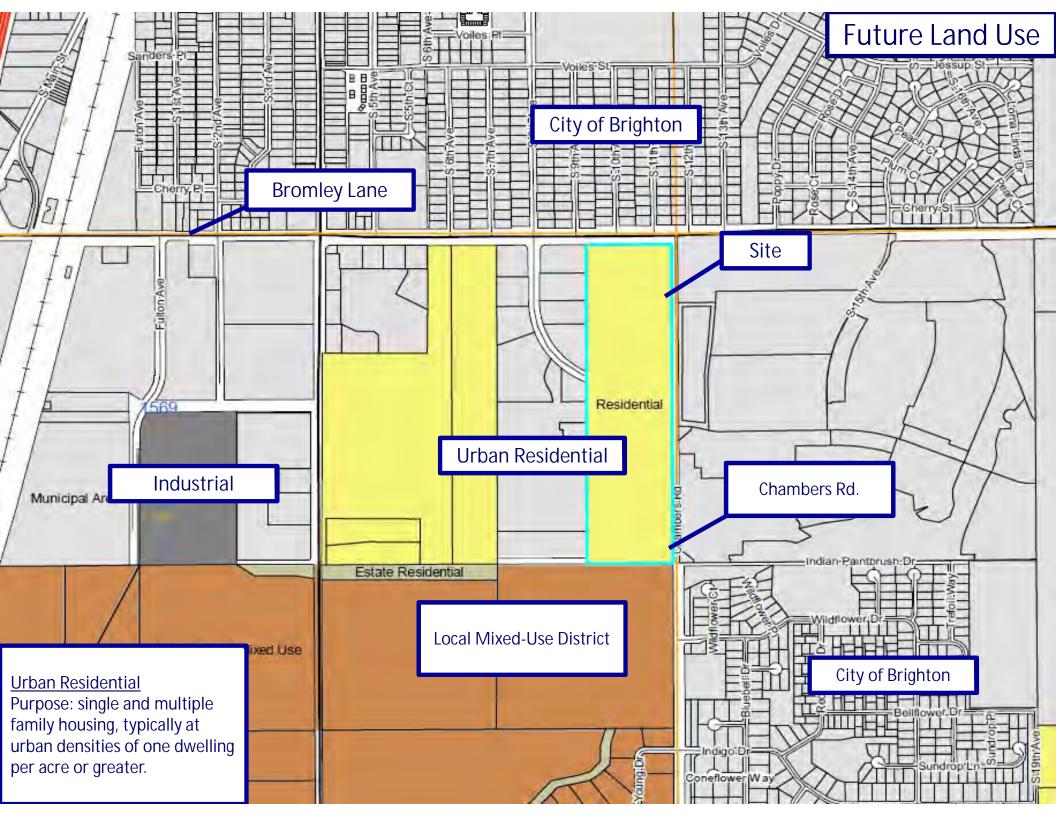
May 25, 2021
Board of County Commissioners Public Hearing
Community and Economic Development Department
Case Manager: Layla Bajelan

Request

 Subdivision Exemption to create two parcels of approximately 31 acres and 5 acres in size







Criteria for Exemption

Section 2-02-16

- 1. Consistent with standards and regulations
- 2. Subdivision Exemption is a division of land determined not to be within the purpose of Article 28, Title 30 of the Colorado Revised Statutes and is consistent with one of five possible criteria

Criteria of Approval #2

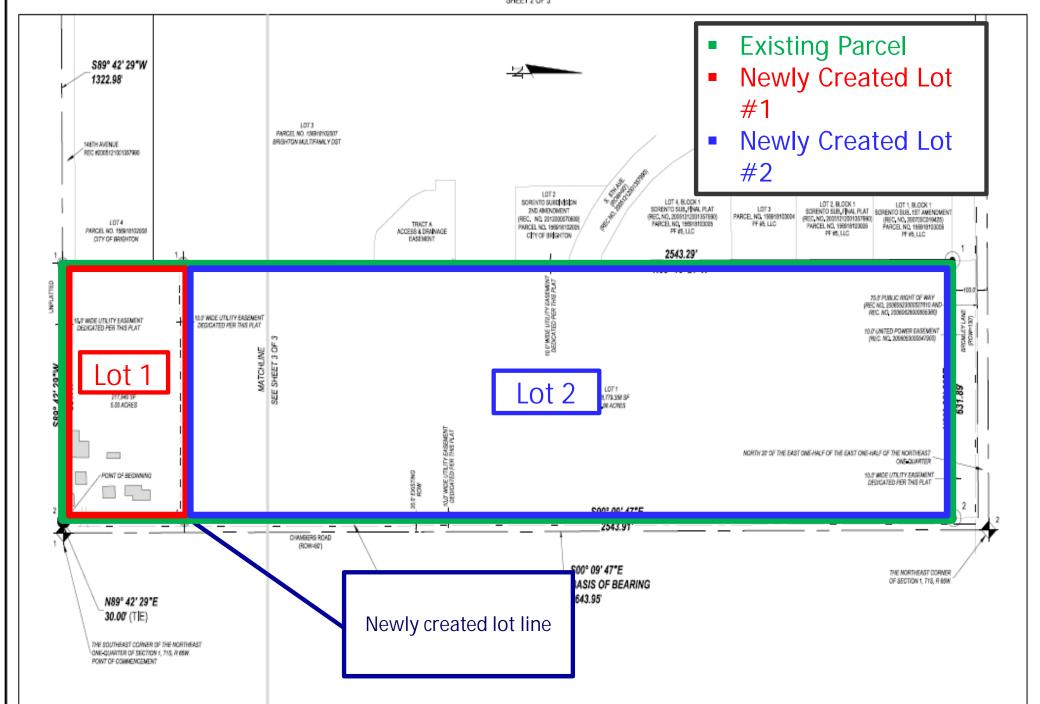
Section 2-02-16

Must meet one of five additional criteria:

- 1. Boundary line adjustments where no additional parcels are created (unplatted land only).
- Exemptions creating additional parcels shall be permitted for parcels with more than one principal residence provided all of the following criteria are met.
- 3. Other divisions of land affected by a deed recorded in the Office of the Adams County Clerk and Recorder that the Board of County Commissioners determines is not within the purposes of this resolution. If it is determined the applicant is using the exemption process to circumvent the subdivision regulations, the applicant shall be required to comply with the applicable sections of this resolution.
- 4. The property which is the subject of the Exemption may not be within any recorded subdivision plat.
- 5. The property which is the subject of the Exemption may not be zoned for commercial or industrial uses.

CASE NO. PLT 2021-00005

A PORTION OF THE NORTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH P.M.
CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.
SHEET 2 OF 3









Referral Comments

Notifications Sent*	# Comments Received
606	1

*Property owners and occupants within 1,000 ft.

Public Comment: Opposition- loss of agricultural lands, traffic concerns, and concerns related to the existing capacity of the schools.

Responding without Concern: ADCO Sherriff's Dept., ADCO Treasure's and Public Trustee, CDOT, City of Commerce City, DWR, RTD, TCHD, Untied Power, Xcel Energy

Staff Recommendation

(PLT2021-00005 Evelyn Acres Subdivision Exemption)

Staff recommends APPROVAL of the subject request (PLT2021-00005) with 2 Findings-of-Fact and 1 Note to the Applicant.

Recommended Findings-of-Fact

- 1. The Subdivision Exemption is consistent with and conforms to these standards and regulations.
- 2. The Subdivision Exemption is a division of land determined not to be within the purpose of Article 28, Title 30 of the Colorado Revised Statutes and is consistent with one (1) of the following criteria:
 - a. Boundary line adjustments where no additional parcels are created (unplatted land only).
 - b. Exemptions creating additional parcels shall be permitted for parcels with more than one (1) principal residence provided all of the following criteria are met: (1) Each residence was constructed in conformance with the applicable County regulations in effect at the time the residence was constructed, and provided the structures were not previously considered uninhabitable or accessory to a principal residence (e.g., a guest house, resort or seasonal cabins used in conjunction with a lodge operation or housing for tenant labor); (2) Each residence shall have a documented history of continuous use as a single-family dwelling; and (3) Legal and physical access shall be provided to all parcels by public right-of-way or recorded easement, acceptable to the Adams County Director of Public Works in compliance with the Adams County Engineering Design and Construction Standards.
 - C. Other divisions of land affected by a deed recorded in the Office of the Adams County Clerk and Recorder that the Board of County Commissioners determines is not within the purposes of this resolution. If it is determined the applicant is using the exemption process to circumvent the subdivision regulations, the applicant shall be required to comply with the applicable sections of this resolution.
 - d. The property which is the subject of the Exemption may not be within any recorded subdivision plat.
 - e. The property which is the subject of the Exemption may not be zoned for commercial or industrial uses.

Recommended Note to the Applicant

1. Any additional water rights for the property would need to be approved through a court approved augmentation plan.



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

CASE NO.: VAC2020-00003

CASE NAME: Plant and Hall Roadway Vacation

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- 3 2 Vacation Plat

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- 4.2 Referral Comments (Adams County Sheriff)
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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners

May 25th, 2021

CASE No.: VAC2020-00003 CASE NAME: Plant and Hall Roadway Vacation

Owner/ Applicant's Name:	Robert and Deborah Plant & Erik and Michelle Hall
Owner/Applicant's Address:	1990 West 150th Avenue and 1981 West 149th Avenue
Location of Request:	1990 West 150th Avenue and 1981 West 149th Avenue
	Broomfield, Colorado 80023
Nature of Request:	Vacate a portion of the Shoshone Street public right-of-way that is located adjacent to 1990 West 150th Avenue and 1981 West 149th Avenue
Zone District:	Agriculture-1 (A-1) and Agriculture-2 (A-2)
Parcel Numbers:	0157316206009 & 0157316206011
Proposed Uses:	Single-family residential
Existing Use:	Single-family residential
Hearing Date(s):	BoCC: May 25 th , 2021 / 9:30 a.m.
Report Date:	May 5 th , 2021
Case Manager:	Layla Bajelan, Long Range Planner II
Recommendation:	Approval with 6 Findings-of-Fact

SUMMARY OF APPLICATION

Background

Initially, the applicants were requesting to vacate a portion of Shoshone Street, a portion of West 150th Avenue, and a portion of Tejon Street. The Adams County Public Works Department did not support the vacation requests for the portions of West 150th Avenue and Tejon Street, so the applicants have chosen to only pursue the vacation for a portion of Shoshone Street.

The applicants are requesting to vacate approximately 605 linear feet, or roughly 15,122 square feet (.35 acres) of the west half of the Shoshone Street public right-of-way that is located along

the eastern property line of the properties located at 1990 West 150th Avenue and 1981 West 149th Avenue.

Today, only a portion of the Shoshone Street roadway remains as public right-of-way at this location between West 149th Avenue and West 150th Avenue, as the east half of the road had already been vacated and was incorporated in the residential lots to the east. The roadway vacation for the eastern half of Shoshone Street was finalized in the Waddle Subdivision, Block 6- Amended Plat (Case Number PRJ2004-00008). If approved, the vacated portion of the public right-of-way would be incorporated into the subject properties.

Development Standards and Regulations Requirements

Per Section 2-02-18-08-06 of the County's Development Standards and Regulations, the proposed Roadway Vacation must conform to the requirements of the County's Development Standards. The vacation cannot result in the creation of nonconforming lots, and in the case of nonconforming lots, the nonconformity cannot be increased. No parcel can be created without access because of the street right-of-way vacation. The subject request must not adversely affect the public health, safety, and general welfare.

Half of the Shoshone Street right-of-way has been previously vacated from West 149th Avenue to West 150th Avenue, so therefore this portion of Shoshone Street is not anticipated to ever be developed. Currently, the applicants and their surrounding neighbors do not use any portions of Shoshone Street for access; therefore, this request will not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.

Future Land Use Designation and Goals of the Comprehensive Plan

The Comprehensive Plan designates the subject site as Estate Residential. Per Chapter 5 of the Imagine Adams Comprehensive Plan, the purpose of the Estate Residential future land use category is to provide limited opportunities for ex-urban or rural lifestyles in the County. Those areas are designated for single family housing at lower densities, typically no greater than one unit per acre, and compatible uses such as schools and parks. Under certain circumstances, net densities for Estate Residential areas may be as low as one unit per acre, provided that development is clustered so as to preserve a significant amount of open space or agricultural land.

The roadway vacation will have no effect on the Future Land Use designation, as the subject properties and surrounding properties are currently developed in conformance with it.

Site Characteristics:

The subject properties are both roughly 1.8 acres in size and are developed with single-family residences and accessory structures. The property at 1990 West 150th Avenue was recently approved for a riding academy and is the location of the Mount Moriah Stables. Meanwhile, the public right-of-way that is proposed to be vacated is currently a grassy strip that is being utilized by the adjacent properties. The subject parcels do have fencing that extends into the right-of-way along this area.

Surrounding Zoning Designations and Existing Use Activity:

Northwest	North	Northeast
<u>A-1</u>	<u>A-1</u>	<u>A-1</u>
Single-Family residential	Vacant	Vacant
West	Subject Property	East
<u>A-2</u>	<u>A-1 and A-2</u>	<u>A-1</u>
Single- Family residential	Single family residential	Single-Family residential
Southwest	South	Southeast
<u>A-1</u>	<u>A-2</u>	<u>A-2</u>
Single-Family residential	Single-Family residential	Single-Family residential

Compatibility with the Surrounding Land Uses

Vacation of the right-of-way and intended development of the site is compatible with the surrounding area. The majority of the properties immediately surrounding the applicant's site are developed with single-family dwellings or are currently undeveloped. The eastern half of the Shoshone Street right-of-way had been previously vacated and incorporated into the adjacent residential lots. This request would bring the subject properties more into conformance with the surrounding properties.

The Roadway Vacation will not negatively impact surrounding uses that exist in the immediate vicinity or throughout the County, as the overall application would not remove existing points of access for any developed lots and would instead remove a nuisance condition that currently exists for properties that are located adjacent to the public roadway.

Staff Recommendation

Based upon the application, the criteria for Roadway Vacation approval, and a recent site visit, staff recommends Approval of this request with 6 Findings-of-Fact.

Findings of fact:

- 1. The roadway vacation complies with these standards and regulations and the original conditions of approval.
- 2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
- 3. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
- 4. The approval will not adversely affect the public health, safety, and welfare.
- 5. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
- 6. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.

CITIZEN COMMENTS

Number of Referrals to Property Owners	Number of Comments Received
32	1

All property owners and occupants within 750 feet of the subject property were notified of the request. Staff has received one public comment on this request. The public comment was in support of this request citing that many of the neighbors in the area have been approved for similar requests.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

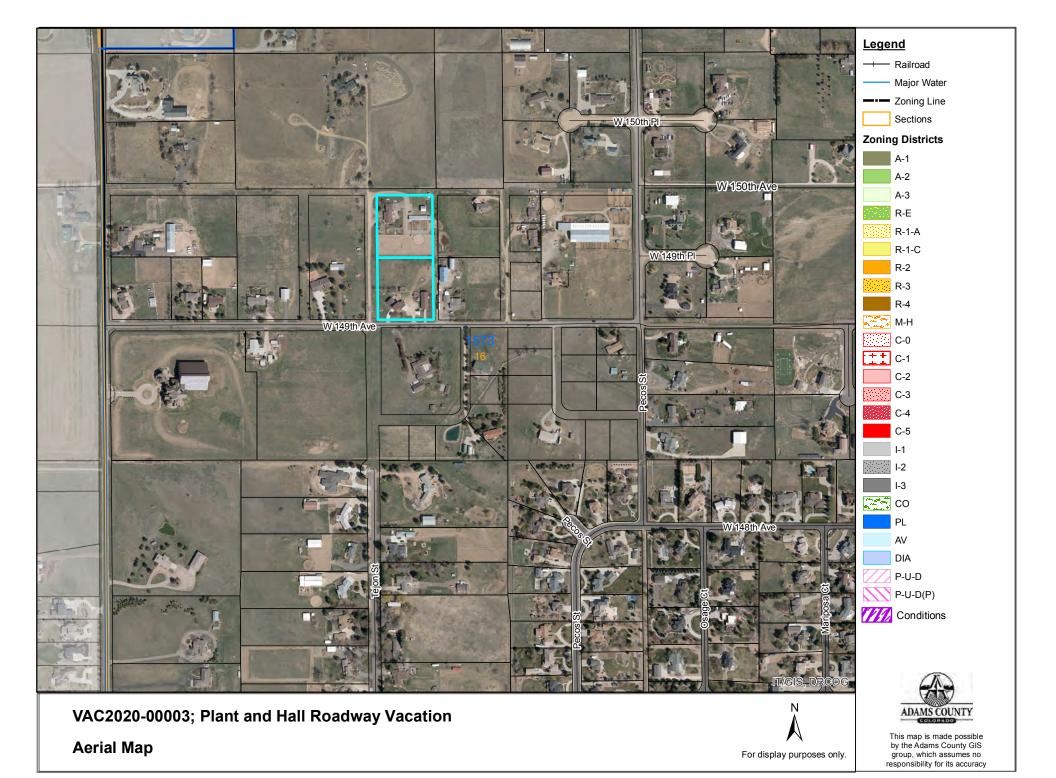
None

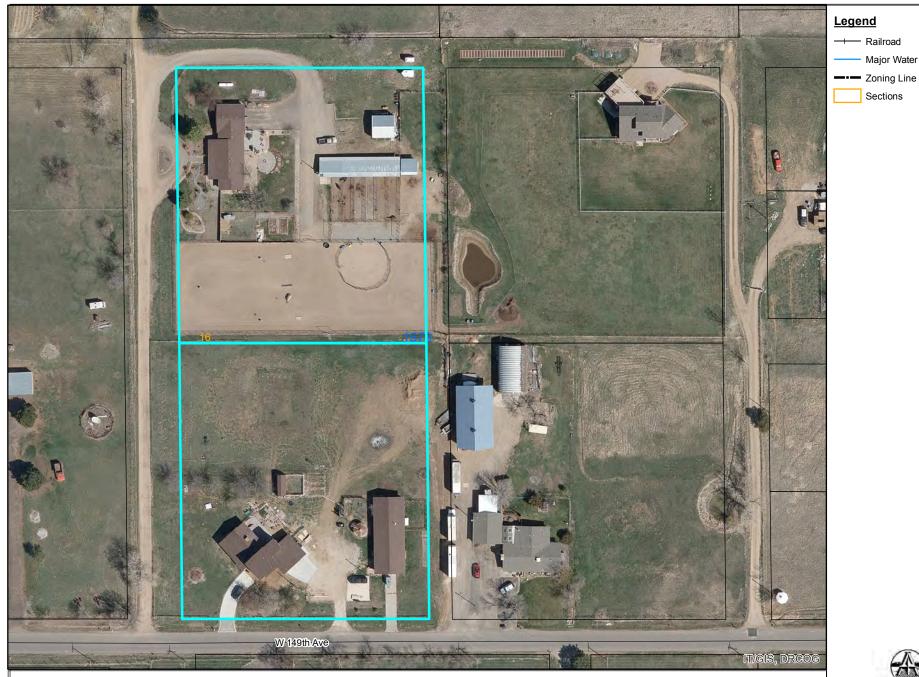
Responding without Concerns:

Adams County Sheriff's Department
City of Westminster
Colorado Department of Transportation (CDOT)
North Metro Fire Rescue District
Tri-County Health Department (TCHD)
United Power
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams 12 Five Star Schools
Adams County Attorney's Office
Adams County Code Compliance
Adams County Parks and Open Space Department
Century Link, Inc.
City of Westminster
Comcast
Metro Wastewater Reclamation
North Metro Fire District
Regional Transportation District (RTD)
Westminster Fire Department





VAC2020-00003; Plant and Hall Roadway Vacation **Aerial Map**

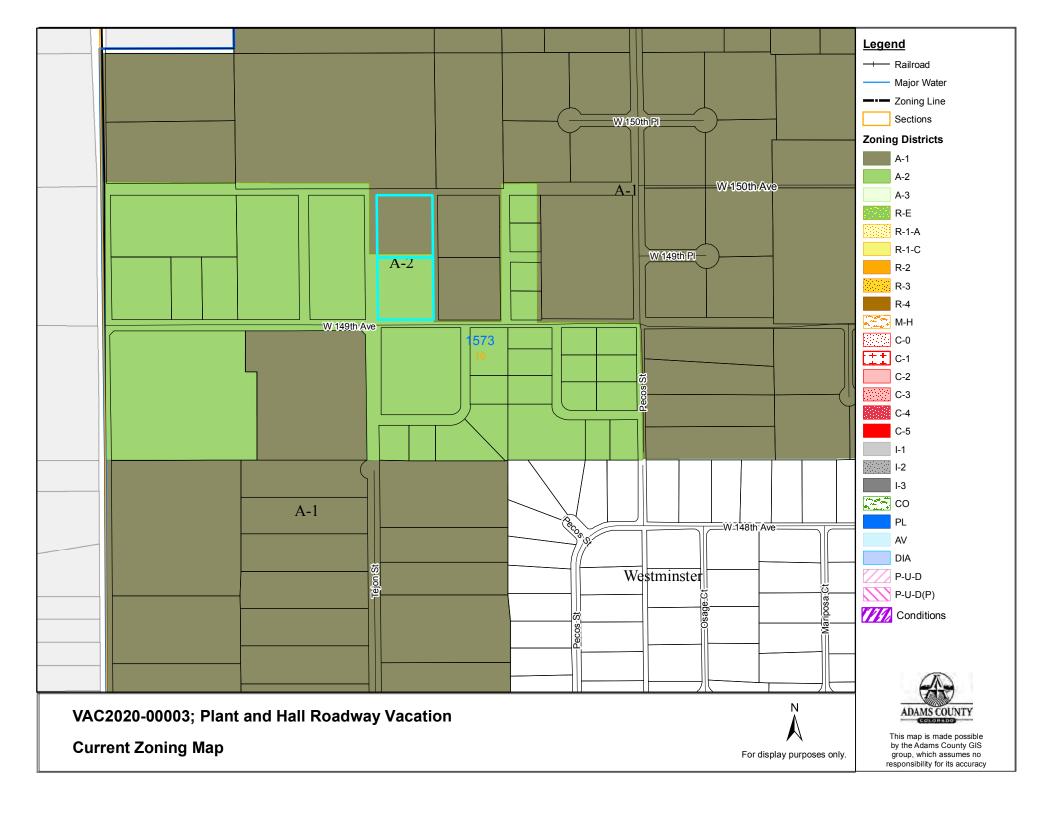




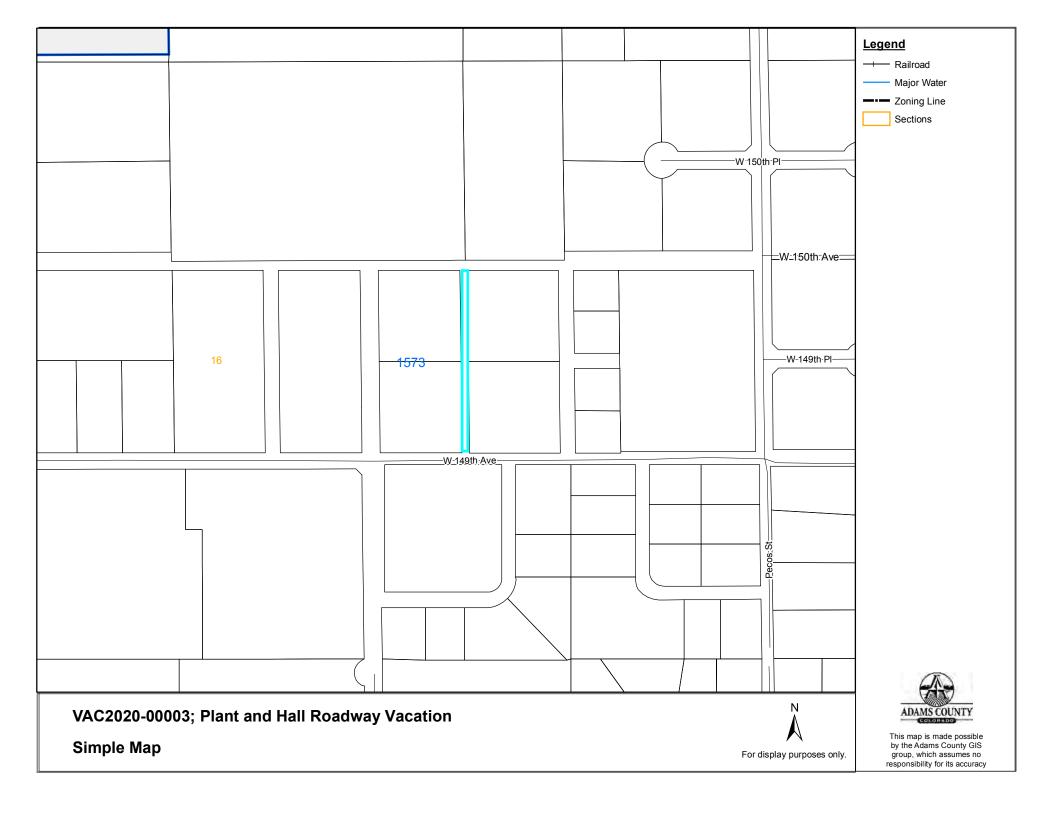
Major Water

Sections

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy







EXPLANATION OF PROJECT

Shoshone Street Right-Of-Way Vacation

We are applying as Applicant and Co-Applicant, in coordination with the adjacent neighboring property owners to our south, Erik and Michelle Hall, for the purpose of vacating the undeveloped, west half of the Shoshone Street Right-of-way (ROW) between W. 149th Avenue and W. 150th Avenue. This ROW is adjacent to parcels 0157316206011 (Hall) and 0157316206009 (Plant) and extends neither north nor south of these two parcels.

The eastern half was previously vacated (Case # PRI2004-00008). Any utility easements within this ROW will remain as they are.

SHOSHONE STREET - VACATION PLAT A PORTION OF SHOSHONE STREET ADJACENT TO LOT 1, WRIGHT ACRES AND ADJACENT TO LOT 1, WADDLE SUBDIVISION, BLOCK 5 AMENDED PLAT, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO SHEET 1 OF 1 CASE NO.: VAC2020-00003 **LEGEND** DENOTES: BOUNDARY LINE OF VACATED RIGHT-OF-WAY LEGAL DESCRIPTION: RIGHT-OF-WAY TO BE VACATED BY THIS PLAT - DENOTES: EXISTING STREET RIGHT-OF-WAY LINE A PORTION OF SHOSHONE STREET ADJACENT TO LOT 1, WRIGHT ACRES AND ADJACENT TO LOT 1, WADDLE ----- DENOTES: CENTERLINE OF RIGHT-OF-WAY VICINITY MAP SUBDIVISION, BLOCK 5 AMENDED PLAT, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 16, LOT 1. VILLAGE ACRES TWO TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF SCALE: 1" =2000' LOT 2 COLORADO, DESCRIBED AS FOLLOWS: RECEPTION NO. CO453463, ADAMS COUNTY RECORDS 30' RIGHT-OF-WAY PER PLAT OF 28 NORTH LINE S. 1/2 NORTH RIGHT-OF-WAY WADDLE SUBDIVISION, FILE 11, MAP 79, ADAMS COUNTY RECORDS BEGINNING AT THE NORTHEAST CORNER OF LOT 1, WRIGHT ACRES AS RECORDED IN RECEPTION NO. WEST 150TH AVENUE N. W. 1/4 SEC. 16 B1015060, ADAMS COUNTY RECORDS; THENCE SOUTH 89°20'30" EAST ALONG THE NORTH LINE OF SAID LOT 1 EXTENDED EASTERLY ALSO BEING THE SOUTH RIGHT-OF-WAY LINE OF EAST 150TH AVENUE, A DISTANCE OF 25.00 FEET TO THE WEST LINE OF WADDLE SUBDIVISION, BLOCK 6 AMENDED PLAT AS **WEST** 150TH RECORDED IN RECEPTION NO. 20040820000796610, ADAMS COUNTY RECORDS; THENCE SOUTH 00°01'45" **AVENUE** WEST ALONG SAID WEST LINE, A DISTANCE OF 604.89 FEET TO THE EASTERLY EXTENSION OF THE SOUTH LINE OF LOT 1, WADDLE SUBDIVISION, BLOCK 5 AMENDED PLAT; THENCE NORTH 89°18'45" WEST PLAT OF TLE 11, RECORDS N89° 20′ 30″ W / 271. 00′ ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 25.00 FEET TO THE SOUTHEAST CORNER OF SAID S89° 20′ 30″ E N. E. COR. LOT 1, N.W. COR. LOT 1. LOT 1; THENCE NORTH 00°01'45" EAST ALONG THE WEST RIGHT-OF-WAY LINE OF SHOSHONE STREET, A WRIGHT ACRES 25, 00' WRIGHT ACRES DISTANCE OF 604.87 FEET TO THE POINT OF BEGINNING. CONTAINS 15,122 SQUARE FEET OR 0.347 POINT OF ACRES MORE OR LESS. 60' RIGHT-OF-WAY PER WADDLE SUBDIVISION, F MAP 79, ADAMS COUNTY BEGINNING BASIS FOR BEARINGS: 30' 30' NORTH LINE LOT 1, -WRIGHT ACRES THE NORTH LINE OF LOT 1, WRIGHT ACRES AS RECORDED IN RECEPTION NO. B1015060, ADAMS COUNTY - AMENDED PLAT ADAMS COUNTY RECORDS 50' RIGHT-OF-WAY PER PL WADDLE SUBDIVISION, FIL MAP 79, ADAMS COUNTY RE ALSO SOUTH R. O. W S16 RECORDS, BEING A PART OF THE NORTHWEST ONE-QUARTER OF SECTION 16, TOWNSHIP 1 SOUTH, RANGE LINE E. 150TH AVE. 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS SOUTH (BASIS FOR BEARINGS) 89°20'30" EAST, FROM SAID PLAT. LOT 1, WRIGHT ACRES WEST 1.879± ACRES - RECEPTION NO. B1015060, ADAMS COUNTY RECORDS NOTICE: EAST LINE LOT 1, ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY WRIGHT ACRES WEST LINE LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY ∕L□T 1, TRE WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH WS/ON COUNTY SURVEYOR'S CERTIFICATE: DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN I, RAYMOND W. BAYER, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREIN BEFORE DESCRIBED PROPERTY, S EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PERFORMED BY ME OR THE LINEAL UNITS USED AND SHOWN HEREON IS U S S. W. COR. S. E. COR. UNDER MY DIRECT RESPONSIBILITY, SUPERVISION AND CHECKING, AND THAT THIS PLAT ACCURATELY /LOT 1, SURVEY FOOT. - *SUBDINISION, BL* On NO. 20040820\$007 L□T 1, REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY N89° 20′ 30″ W 271. 00′ R.W. BAYER & ASSOCIATES, INC. OF THE PROPERTY SHOWN N.W. C□R. AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THIS 45″ LOT 1, TRACT OF LAND, COMPATIBILITY OF THIS DESCRIPTION WEST LINE WITH THOSE OF ADJACENT TRACTS OF LAND OR ∕L□T 1, RIGHTS-OF-WAY, EASEMENTS OR ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OF LAND. 25' PORTION 200408200007 FAST RIGHT-DF-WAY PLAT NOTE: ■ LINE TEJON STREET *E* 10 ALL RIGHT-OF-WAYS VACATED BY THIS PLAT ARE RESERVED *WADDL1* RECEPTI RAYMOND W. BAYER, AS AN EASEMENT FOR THE CONTINUED USE OF EXISTING WEST RIGHT-DF-WAY-REG P.L.S. NO. 6973 SANITARY SEWER, GAS, WATER AND SIMILAR PIPELINES LINE SHOSHONE STREET AND APPURTENANCES, AND FOR ELECTRIC, TELEPHONE AND SIMILAR LINES AND APPURTENANCES WITHIN SAID STREET HR H LOT 1, WADDLE SUBDIVISION, BOARD OF COUNTY COMMISSIONERS APPROVAL: RIGHT-OF-WAY. BLOCK 5 AMENDED PLAT APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS 1.884± ACRES - RECEPTION S THIS PARCEL OF LAND LIES WITHIN ZONE X (AREAS __, 20 ND. 2019000037684, ADAMS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE COUNTY RECORDS FLOODPLAIN) AND IS NOT WITHIN THE 100 YEAR EAST LINE LOT 1, FLOODPLAIN AS DELINEATED IN THE F.E.M.A., FLOOD 0 WADDLE INSURANCE RATE MAP, MAP NUMBER 08001C0284H, MAP SUBDIVISION, REVISED MARCH 05, 2007. SHO BLOCK 5 AMENDED CHAIR CERTIFICATE OF THE CLERK AND RECORDER: 0 THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER. IN SOUTH LINE 50' RIGHT-OF-WAY PER PLAT OF THE STATE OF COLORADO, AT ____:___ O'CLOCK ____.M., ON THE ____ LOT 1,\ WADDLE SUBDIVISION, FILE 11, 30' 30' S. W. COR. S. E. COR. , A.D., 20 S MAP 79, ADAMS COUNTY RECORDS ∕L□T 1, LOT 1, N89° 18′ 45″ W ₹ 270, 35′ **WEST** $\overset{\raisebox{.5ex}{\grave{\bowtie}}}{\text{\tiny $18'$}}\,_{18'}\,_{45''}\,_{\text{\tiny $45''$}}\,_{\text{\tiny $45''$}}\,_{\text{\tiny $45''$}}\,_{\text{\tiny $45''$}}\,_{\text{\tiny $45''$}}\,_{\text{\tiny $45''$}}\,_{\text{\tiny $45''$}}\,_{\text{\tiny $45''$}}\,_{\text{\tiny $45''$}}$ Prepared By: SOO° 01′ 45″ W — 25, 00° R. W. BAYER & ASSOCIATES, INC. N00° 01′ 45″ E 25, N89° 18′ 45″ W 12170 TEJON STREET, UNIT 700 WESTMINSTER, COLORADO 80234 COUNTY CLERK AND RECORDER 25, 00′ DEPUTY 25. 00' (303)452-4433 rwbsurveying@hotmail.com CAD FILE: 20168/20168A. dwg BLOCK 11, WADDLE SUBDIVISION Date Prepared: OCTOBER 20, 2020 02-17-2021 DEL 150TH/TEJON STREET RECEPTION NO.: RECEPTION NO. 673391, ADAMS COUNTY RECORDS

Commenting Division: Planning **Name of Reviewer:** Holden Pederson

Email and Phone Number: HPederson@adcogov.org / 720-523-6847

PLN1: Staff can bring this three part request forward to public hearing as a single Roadway Vacation application, but it may be in the applicant's best interest to separate this request into three different applications that can be considered individually by the Board of County Commissioners. If the commissioners approve of one or two of the components but disapprove of the third component, separating this request into three different applications would allow the commissioners to choose which of the components of the overall request they will allow to be vacated and which they will not allow to be vacated. Otherwise, the commissioners may be required to outright deny the entire request if they disapprove of a single component.

- a. If the applicant chooses to separate their overall request into three different applications, they will need to submit separate Roadway Vacation Plats as part of each application that are specific for each component and each roadway that is proposed to be vacated.
- b. If the applicant does not choose to separate their overall request into three different applications, the applicant can proceed with the single Vacation Plat but should be aware of the risk that the commissioners may deny the entire request if they do not approve of a single component. Public Work's support or lack of support for each right-of-way that is proposed to be vacated may be a good indication whether or not each component will be supported by staff during the public hearing.

PLN2: Applicant should clarify, if the east half of Tejon Street is vacated, will the entirety of the private roadway that provides access to the Plant and Gerbrandt properties remain within the public right-of-way? Or would a portion of that roadway be removed from the public right-of-way?

PLN3: Does the applicant intend to vacate the entirety of West 150th Avenue and incorporate it into the Plant property? The south half appears to represent the existing private road that provides access to the Plant property, while the north half appears to be located within the Gerbrandt property as part of their enclosed pasture with improvements (fencing) already constructed within the area.

- a. Applicant should clarify if they intend to vacate the entirety of the roadway or only the south half. A request to vacate the entire roadway will require additional research by staff in order to determine the legality of the proposal and in order to determine exactly how the road was originally created.
- b. Similar to the PLN2 comment above, if the applicant does intend to vacate only the south half, will the entirety of the private roadway that provides access to the Plant property be incorporated into their property? Or would a portion of that roadway remain within the public right-of-way?
- c. If the applicant does intend to vacate only the south half, will any portion of the Gerbrandt property's enclosed pasture that is currently located within the public right-of-way be impacted by this request? Has the applicant consulted with the Gerbrandt property owners in order to verify that none of their constructed improvements that are located within the public right-of-way will be impacted and that they support this request?

PLN4: Private roadways along Tejon Street and West 150th Avenue are being maintained per the zoning hearing agreement case #59-91-ZC-AP that was recorded on July 8, 1991. Improvements (such as fencing and landscaping) within Shoshone Street are currently allowed by an encroachment agreement

that was recorded for the Plant property on June 23, 2020. The east half of Shoshone Street has already been vacated as part of case #PRJ2004-00008 into the neighboring properties.

a. Applicant should provide some additional details in order to describe how the private roadways are currently being maintained according to the agreement that is in place between the Plant and Gerbrandt properties.

PLN5: If the applicant is uncertain whether or not existing improvements or roadways are currently located in the areas that are proposed to be vacated, then the services of a professional land surveyor may be required in order to verify the location of the existing property lines as compared to the centerlines of the rights-of-way.

- a. Staff recommends referencing the Improvement Survey Plat that was submitted in order to assist the applicant in verifying this information.
- b. Applicant should provide a revised written explanation for this project in order to include these types of details about existing improvements and whether or not they will be impacted by the three components of the overall request. The resubmitted written explanation should also describe the proposal for vacating all of or only a portion of West 150th Avenue in greater detail.

Commenting Division: Engineering Name of Reviewer: Greg Labrie

Email and Phone Number: GLabrie@adcogov.org / 720-523-6824

ENG1: The applicant is required to apply for each proposed street vacation separately. The applicant shall submit a street vacation application for each proposed street.

ENG2: Public Works staff is required to review each street vacation request.

Commenting Division: Right-of-Way **Name of Reviewer:** Holden Pederson

Email and Phone Number: HPederson@adcogov.org / 720-523-6847

ROW1: Staff is completing the review for the submitted Vacation Plat as if it will be considered as a single request that is depicted by a single Plat. If the request is eventually split into three separate components and individual Vacation Plats are required for each new application, then similar comments will apply to each Plat that is created as part of this overall request.

ROW2: The legal description for the right-of-way to be vacated by this plat will need to be changed if new Vacation Plats are required for each new application. Each separate Plat should depict a single Roadway Vacation request in relation to the existing lots and right-of-way within the project area (the existing conditions of the surrounding area), as compared to including all three requests on each Plat and depicting all three roads as being vacated.

ROW3: Vacation Name: (MAIN STREET VACATION PLAT) at the top of the sheet, followed by a subtitle identifying the section, township and range information along with County and State.

ROW4: Need to include a Purpose Statement as described in item #3 of the Roadway Vacation checklist. Example provided by the checklist: The purpose of this roadway vacation plat is to (describe).

ROW5: Need to include an Easement Preservation Note as described in item #5 of the Roadway Vacation checklist. Example provided by the checklist: Reserving, however, an easement for the continued use of existing sewer, gas, water and similar pipelines and appurtenances, and for electric, telephone, and similar lines and appurtenances within said street right-of-way.

ROW6: Provide labels or a legend to differentiate the line weights in order to clearly distinguish the areas that are proposed to be vacated as well as to clearly distinguish all street rights-of-way defined by the plat from other map lines by use of a distinct line type and/or thickness. The following statements are from the Roadway Vacation checklist:

- a. Street widths must be labeled from each right-of-way line normal to the corresponding street center line.
- b. All street center lines defined by the plat will be clearly distinguishable from other map lines by use of distinct line type and/or thickness.
- c. The plat must show the right-of-way lines, widths, locations and street names of all existing and proposed public or private streets within the proposed subdivision and immediately abutting the proposed subdivision.
- d. Legend: Provide a legend which designates all lines and symbols except where called out on plat drawing.

ROW7: Provide appropriate deed or plat recording information for each street that borders the subdivision boundary. From the Roadway Vacation checklist:

A. Existing street rights of way that intersect the subdivision boundary or are adjacent to said boundary lines shall be clearly labeled with the street name, right of way width and appropriate deed or plat recording information wherein the right of way is defined.

ROW8: Right-of-way width must be provided on the Plat for West 150th Avenue. If the applicant's proposal changes in order to vacate the entirety of this portion of West 150th Avenue or in order to vacate only half of this portion of the road, then the legal description for the right-of-way to be vacated by this plat may also need to be updated. The entirety of West 150th Avenue should be depicted on the Plat, not only the portion that is proposed to be vacated. Need street widths to indicate size of the portion that will be vacated and the size of any portion that will not be vacated.

ROW9: Provide current area in square feet of all lots impacted by this Roadway Vacation request.

ROW10: A second sheet may be required if all additional requirements cannot be fit on Sheet 1. The following statements are from the Roadway Vacation checklist.

- a. Readability: All line annotation and all other text will be easily and clearly readable. No text shall overwrite other text or be overwritten by map lines.
- b. Leader Lines: Use leader lines whenever a dimension is not clearly and unmistakably associated with a given line, line segment or arc.
- c. Multiple Sheets: Whenever a plat drawing spans multiple sheets, clear and well labeled match lines and a key map shall be included on each sheet. Labels will be of the nature "See Sheet of ". Duplicate street names, widths, lot numbers, tract names, easement labeling or any such labeling when any feature is shown on multiple sheets.

Email and Phone Number: <u>HPederson@adcogov.org</u> / 720-523-6847	
No comment.	
Commenting Division: Engineering Name of Reviewer: Greg Labrie Email and Phone Number: GLabrie@adcogov.org / 720-523-6824	<u>mplete</u>
ENG1: Development Engineering approves the vacation of Shoshone Street as described in plat and supporting documentation.	the revised
Commenting Division: Right-of-Way Name of Reviewer: David Dittmer Email and Phone Number: DDittmer@adcogov.org / 720-523-6811	al Required
ROW1: Revise Clerk and Recorder's signature block as follows:	
Ato'clockM. on theday of, 20	
By: Clerk and Recorder Deputy	
Reception No	
ROW2: Provide and/or note if the 100 yr. floodplain affects the ROW vacation	

Complete

Commenting Division: Planning

Name of Reviewer: Holden Pederson

From: Rick Reigenborn

To: Holden Pederson

Subject: RE: Request for Comments: VAC2020-00003 Plant and Hall Roadway Vacation

Date: Wednesday, December 9, 2020 10:07:37 AM

Attachments: <u>image001.wmz</u>

image003.png

The Sheriff's Office is not opposed to the change.

Richard A. Reigenborn

Sheriff

Adams County Sheriff's Office

4430 S. Adams County Parkway,

1st Floor, Suite W5400

Brighton, CO 80601

303-655-3218 I RReigenborn@adcogov.org

Character • Integrity • Transparency

 From:
 Loeffler - CDOT, Steven

 To:
 Holden Pederson

 Cc:
 David Dixon - CDOT

Subject: Re: Request for Comments: VAC2020-00003 Plant and Hall Roadway Vacation

Date: Wednesday, December 9, 2020 10:12:33 AM

Please be cautious: This email was sent from outside Adams County

Holden,

I have reviewed the referral request to vacate portions of the West 150th Avenue, Shoshone Street, and Tejon Street public right-of-way that are located adjacent to 1990 West 150th Avenue and 1981 West 149th Avenue and have no objections.

Thank you fo the opportunity to review this referral.

Steve Loeffler

Permits Unit-Region 1



P 303.757.9891 | F 303.757.9886 2829 W. Howard PI. 2nd Floor, Denver, CO 80204 steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org From: McConnell, John
To: Holden Pederson

Subject: Request for Comments: VAC2020-00003 Plant and Hall Roadway Vacation

Date: Wednesday, December 9, 2020 4:01:57 PM

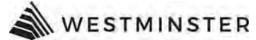
Please be cautious: This email was sent from outside Adams County

Holden,

Thanks for allowing us to review this referral. The City of Westminster has no comments or concerns regarding this vacation application.

Best regards, John

John McConnell, AICP | Principal Planner City of Westminster Community Development V: 303.658.2474



4800 West 92nd Avenue, Westminster, CO 80031 Monday – Thursday, 7am to 6pm (Closed Friday)

Visit <u>eTRAKit</u> online to apply for projects and permits, submit plans, make payments and schedule inspections

PLEASE NOTE: City Hall remains closed to the public as the City of Westminster continues to support efforts to lessen the spread of COVID-19 (coronavirus). No reopening date has been established at this time. City Hall Staff members are available to serve you in a remote capacity and will interact with you via email during the closure. Thank you for your understanding and patience. We look forward to serving you.

From: Gosselin, Steve
To: Holden Pederson

Cc: <u>Justin Blair</u>; <u>Rick Reigenborn</u>; <u>dhall@ci.westminster.co.us</u>

Subject: RE: Request for Comments: VAC2020-00003 Plant and Hall Roadway Vacation

Date: Wednesday, December 9, 2020 10:06:37 AM

Please be cautious: This email was sent from outside Adams County

Dear Holden,

The Fire District approves of the proposed vacations but wishes to clarify that both the currently-used east half of Tejon Street and West 150th Avenue are required fire apparatus access roads for the properties located off of such roadways (i.e., presently only 1990 W. 150th Avenue and 15055 Tejon Street) and, therefore, shall be continued to be maintained as such in accordance with the Adams County Standards as noted in the proposal.

Should you have any additional questions, please do not hesitate to contact me.

Have a great day!

Steven Gosselin
Division Chief - Fire Prevention
North Metro Fire Rescue District
101 Spader Way

Broomfield, CO 80020 Phone: (303) 252-3540 Fax: (720) 887-8336

E-mail: sgosselin@northmetrofire.org
Website: www.northmetrofire.org



"Excellence Through Each Individual Act."





December 16, 2020

Holden Pederson Adams County Community and Economic Development 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601

RE: Plant and Hall Roadway Vacation, VAC2020-00003

TCHD Case No. 6669

Dear Mr. Pederson.

Thank you for the opportunity to review and comment on the roadway vacation for portions of West 150th Avenue, Shoshone Street, and Tejon Street located adjacent to 1990 West 150th Avenue and 1981 West 149th Avenue. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

Kathy Boyer, REHS

KBC_

Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



December 21, 2020

Community & Economic Development Department 4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8204

Re: VAC2020-00003 – Plant and Hall Roadway Vacation

Dear Holden Pederson:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the VAC2020-00003 – Plant and Hall Roadway Vacation. After review of the information, United Power has no concerns or objection to the proposed vacate portions; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

Please note, the property owner/developer/contractor must submit an application along with CAD data for new electric service via https://www.unitedpower.com/construction. United Power would like to work with these persons early in the construction process on getting an electric design prepared so that we can request any additional easements needed and hopefully have those easements dedicated on the plat rather than obtaining separate document(s). Obtaining easements via a separate document can be time consuming and could cause delays.

<u>As a Reminder:</u> If further development in this area in the future occurs, future dedication for utilities will be needed. No permanent structures are acceptable within the dry utility easement(s); such as, window wells, wing walls, retaining walls, basement walls, roof overhang, anything affixed to the house like decks, etc. United Power considers any structure that impedes the access, maintenance, and safety of our facilities a permanent structure. No exceptions will be allowed, and any encroachments could result in penalties.

Service will be provided according to the rules, regulations, and policies in effect by United Power at the time service is requested. We look forward to safely and efficiently providing reliable electric power and outstanding service.

Thank you,

Amber Mendoza

Amber Mendoza ROW Agent 720.249.9315 | platreferral@unitedpower.com



Right of Way & Permits

1123 West 3rd Avenue Denver, Colorado 80223 Telephone: **303.571.3306** Facsimile: 303.571.3284 donna.l.george@xcelenergy.com

December 21, 2020

Adams County Community and Economic Development Department 4430 South Adams County Parkway, 3rd Floor, Suite W3000 Brighton, CO 80601

Attn: Holden Pederson

Re: Plant and Hall Roadway Vacation, Case # VAC2020-00003

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Plant and Hall Roadway Vacation** and has **no apparent conflict**.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: <u>Elizabeth White</u>
To: <u>Holden Pederson</u>

Cc: "Elizabeth White"; michael@raritanfarm.com

Subject: Plant and Hall Roadway Vacation, case number VAC2020-00003

Date: Wednesday, December 23, 2020 11:25:06 AM

Please be cautious: This email was sent from outside Adams County

We wholeheartedly support our neighbors, Robert and Debra Plant, in their petition to vacate the portion of the West 150th Avenue, Shoshone Street, and Tejon Street public right of way at 1990 W 150th Avenue. We do this partly because we admire them and their mission of Mount Moriah Stables. Also, from a practical standpoint, many of our other neighbors have also vacated this right of way, and it seems very unlikely that a street will ever get built there, which is also fine by us. Thank you for your time.

Sincerely, Michael Burtscher and Elizabeth White 14985 Raritan St. Broomfield, CO 80023 Community & Economic Development Department Development Services Division www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Request for Comments

Case Name:

Plant and Hall Roadway Vacation

Case Number:

VAC2020-00003

December 9, 2020

The Adams County Board of County Commissioners is requesting comments on the following application: Vacate portions of the West 150th Avenue, Shoshone Street, and Tejon Street public right-of-way that are located adjacent to 1990 West 150th Avenue and 1981 West 149th Avenue. This request is located at 1990 W 150TH AVE. The Assessor's Parcel Number is 0157316206009, 0157316206011.

Applicant Information:

ROBERT AND DEBR PLANT 1990 W 150TH AVE BROOMFIELD, CO 800238718

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 12/23/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to HPederson@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Holden Pederson

Planner II

Community & Economic Development Department Development Services Division

www.adcogov.org



4430 South Adams County Parkway 1st Floor, Suite W2000B Brighton, CO 80601-8218 PHONE 720.523.6800 FAX 720.523.6967

Public Hearing Notification

Case Name: Plant and Hall Roadway Vacation

Case Number: VAC2020-00003

Board of County Commissioners Hearing Date: 05/25/2021 at 9:30 a.m.

April 15, 2021

A public hearing has been set by the Board of County Commissioners to consider the following request: Vacate a portion of the Shoshone Street public right-of-way that is located adjacent to 1990 West 150th Avenue and 1981 West 149th Avenue. The Assessor's Parcel Number(s) are 0157316206009 & 0157316206011.

Applicant/ Owner Information: Robert and Deborah Plant 1990 W 150th Avenue Broomfield, Colorado 80023

The Board of County Commissioners meeting is broadcast live on the Adams County YouTube channel and members of the public will be able to submit comments prior to the start of the public hearing that will then be entered into the record. The eComment period opens when the agenda is published and closes at 4:30 p.m. the Monday prior to the noticed meeting. For instructions on how to access the public hearing and submit comments, please visit http://www.adcogov.org/bocc for up to date information.

This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at this hearing is requested. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Layla Bajelan, Long Range Planner II

Case Manager

LBajelan@adcogov.org

fayla Bajelan

720.523.6863

PUBLICATION REQUEST

Case Name: Plant and Hall Roadway Vacation

Case Number: VAC2020-00003

Board of County Commissioners Hearing Date: 05/25/2021 at 9:30 a.m.

Case Manager: Layla Bajelan, Long-Range Planner II, LBajelan@adcogov.org 720.523.6863

Request: Vacate a portion of the Shoshone Street public right-of-way that is located adjacent to 1990

West 150th Avenue and 1981 West 149th Avenue. **Parcel Number (s):** 0157316206009 & 0157316206011

Address of the Request: 1990 W 150th Avenue & 1981 W 149th Avenue

Applicant/Owner: Robert and Deborah Plant 1990 W 150th Avenue Broomfield, Colorado 80023 **Legal Description:** Lot 1, Wright Acres, formerly known as Lots 1 through 4 of Block 5, Waddle Subdivision, County of Adams, State of Colorado. & WADDLE SUBD BLK 5 AMND PLAT LOT 1

County of Adams, State of Colorado.

Virtual Meeting and Public Comment Information:

These meetings will be held virtually. Please visit http://www.adcogov.org/bocc for up to date information on accessing the public hearings and submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.



Referral Listing Case Number VAC2020-00003 Plant and Hall Roadway Vacation

Agency	Contact Information
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Attorney's Office	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Right-of-Way	Mark Alessi 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 malessi@adcogov.org
Adams County Community Safety & Wellbeing, Neighborhood Services	Gail Moon 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Parks and Open Space Department	Aaron Clark (303) 637-8005 aclark@adcogov.org
Adams County Parks and Open Space Department	Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org
Adams County Sheriff's Office	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org

Contact Information Agency Adams County Sheriff's Office 303-655-3283 CommunityConnections@adcogov.org Century Link, Inc Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 CITY OF WESTMINSTER Rita McConnell 4800 W 92ND AVE. WESTMINSTER CO 80031 303-658-2093 planning@cityofwestminster.us CITY OF WESTMINSTER Andy Walsh 4800 W 92nd Avenue **WESTMINSTER CO 80031** 303-658-2563 awalsh@cityofwestminster.us COLORADO DEPT OF TRANSPORTATION Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us COMCAST JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 METRO WASTEWATER RECLAMATION **CRAIG SIMMONDS** 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US NORTH METRO FIRE DISTRICT Steve Gosselin 101 Lamar Street Broomfield CO 80020 (303) 452-9910 sgosselin@northmetrofire.org NS - Code Compliance **Brooke Pettry** 4430 S. Adams County Pkwy Brighton CO 80601 720.523.6206 bpettry@adcogov.org REGIONAL TRANSPORTATION DIST. **Engineering RTD** 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 engineering@rtd-denver.com United Power 303-659-0551 platreferral@unitedpower.com

Contact Information Agency WESTMINSTER FIRE DEPT. CAPTAIN DOUG HALL 9110 YATES ST. WESTMINSTER CO 80031 303-430-2400 x4542 dhall@ci.westminster.co.us Xcel Energy Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com Xcel Energy Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L. George@xcelenergy.com ARJUNA JAMES AND ARJUNA SANDRA A 14971 RARITAN ST BROOMFIELD CO 80023-6224 BROWN CHRISTI L OR CURRENT RESIDENT 1720 W 150TH PL BROOMFIELD CO 80023-6237

FARASI INVESTMENTS LLC 601 BRECKENRIDGE DR BROOMFIELD CO 80020-6083 BURTSCHER MICHAEL AND WHITE ELIZABETH K OR CURRENT RESIDENT 14985 RARITAN ST BROOMFIELD CO 80023-6224

FAUST RUSSELL E AND CELESTE M 1740 W 149TH AVE BROOMFIELD CO 80023-6272 DE CARLO DAVID J AND DE CARLO ROBIN L OR CURRENT RESIDENT 2231 W 149TH AVE BROOMFIELD CO 80023-6279

GREEN DAN A AND GREEN DOROTHEA B 14832 SHOSHONE ST BROOMFIELD CO 80023-6227 DEFFENBAUGH THEODORE R REVOCABLE TRUST AND QUARATINO NATALIE A REVOCABLE TRUST THE OR CURRENT RESIDENT

OR CURRENT RESIDENT 15000 ZUNI ST

BROOMFIELD CO 80023-6235

GREEN DOROTHEA B 14832 SHOSHONE ST BROOMFIELD CO 80023-6227 DI VIRGILIO JOHN A AND DI VIRGILIO ROBYN K OR CURRENT RESIDENT 14844 TEJON ST

BROOMFIELD CO 80023-8425

HAY ARTHUR JAMES AND HAY ARTHUR REBECCA 14880 ZUNI ST BROOMFIELD CO 80023-6207 FARMER RUSSELL E AND FARMER NADA C OR CURRENT RESIDENT 15098 ZUNI ST

BROOMFIELD CO 80023-6235

RIVERA DOROTHY C 305 BAKER LN ERIE CO 80516-9062 FAUST RUSSELL E AND FAUST CELESTE M OR CURRENT RESIDENT 1740 W 149TH AVE BROOMFIELD CO 80023-6272

STEPHEN GARY W 1622 W 149TH AVE BROOMFIELD CO 80023-6214 GERBRANDT GORDON E AND GERBRANDT KAREN R OR CURRENT RESIDENT 15055 TEJON ST

BROOMFIELD CO 80023-6253

ARJUNA JAMES AND ARJUNA SANDRA A OR CURRENT RESIDENT 14971 RARITAN ST BROOMFIELD CO 80023-6224 GREEN DAN A AND GREEN DOROTHEA B OR CURRENT RESIDENT 14832 SHOSHONE ST BROOMFIELD CO 80023-6227

BETHERS JOHN AND BETHERS AILEEN OR CURRENT RESIDENT 1780 W 152ND AVE BROOMFIELD CO 80023-6362 HALL ERIK AND HALL MICHELLE OR CURRENT RESIDENT 1981 W 149TH AVE BROOMFIELD CO 80023-6216 HAY ARTHUR JAMES AND HAY ARTHUR REBECCA OR CURRENT RESIDENT 14880 ZUNI ST BROOMFIELD CO 80023-6207 CURRENT RESIDENT 2190 W 149TH AVE BROOMFIELD CO 80023-6219

LECHTENBERG KAREN S AND LECHTENBERG TRAVIS F OR CURRENT RESIDENT 1650 W 150TH PL BROOMFIELD CO 80023-6237 CURRENT RESIDENT 1757 W 149TH AVE BROOMFIELD CO 80023-6226

MARINI ROMANO AND MARINI LILLIAN OR CURRENT RESIDENT 2081 W 149TH AVE BROOMFIELD CO 80023-6217

PFRETZSCHNER DONALD B AND PFRETZSCHNER BARBARA L OR CURRENT RESIDENT 1881 W 149TH AVE BROOMFIELD CO 80023-6215

PITARD FRANCIS F AND PITARD DELORIS A OR CURRENT RESIDENT 14800 TEJON ST BROOMFIELD CO 80023-8410

PLANT ROBERT B AND PLANT DEBRA L OR CURRENT RESIDENT 1990 W 150TH AVE BROOMFIELD CO 80023-8718

SANDER RONALD/HELENE LIVING TRUST OR CURRENT RESIDENT 2181 W 149TH AVE BROOMFIELD CO 80023

SWEARNGAIN DONALD E AND PATRICIA H OR CURRENT RESIDENT 1721 W 150TH PL BROOMFIELD CO 80023

THE RHONDA D ROBERTS LIVING TRUST OR CURRENT RESIDENT 14781 TEJON ST BROOMFIELD CO 80023-6232

VIJAY FAMILY 2020 TRUST OR CURRENT RESIDENT 14980 ZUNI ST BROOMFIELD CO 80023-6239

CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at $\ensuremath{\mathbf{I}}$

R.O.W. East of 1990 West 150th Avenue and 1981 West 149th Avenue

on May 3rd, 2021

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

fayla Bajelan

Plant and Hall Roadway Vacation

VAC2020-00003 1990 West 150th Avenue and 1981 West 149th Avenue

May 25, 2021

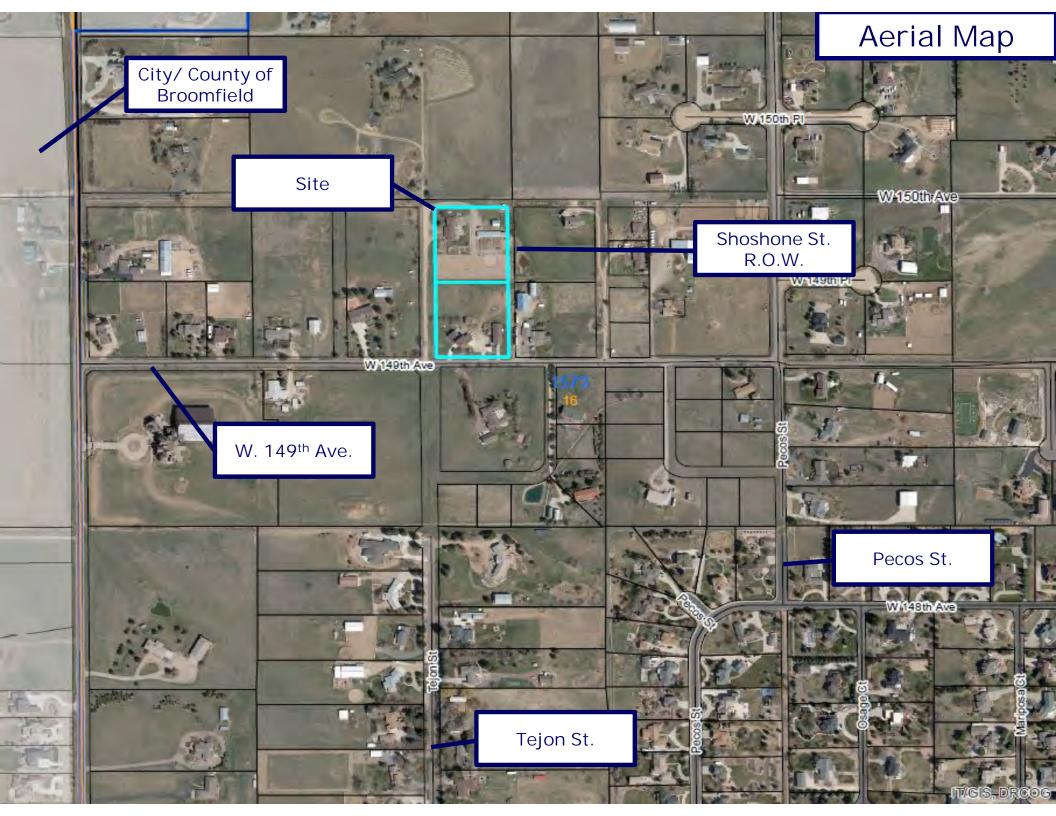
Board of County Commissioners Public Hearing Case Manager: Layla Bajelan on behalf of Holden Pederson

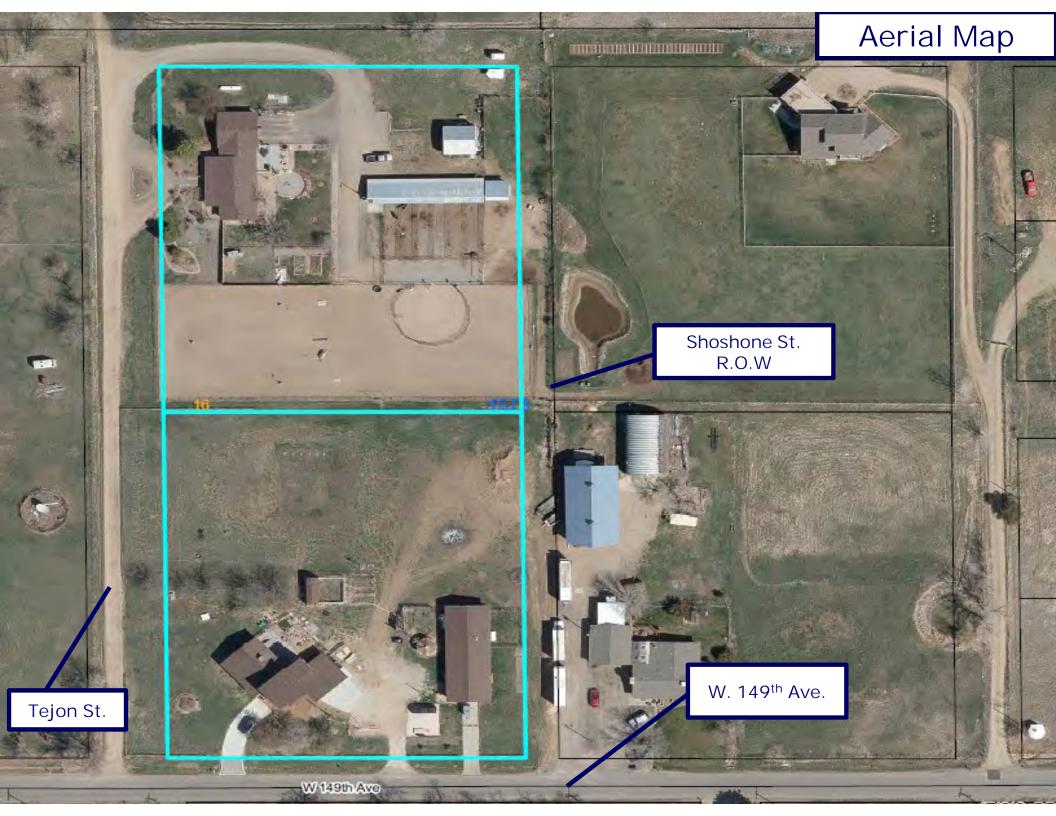
Request

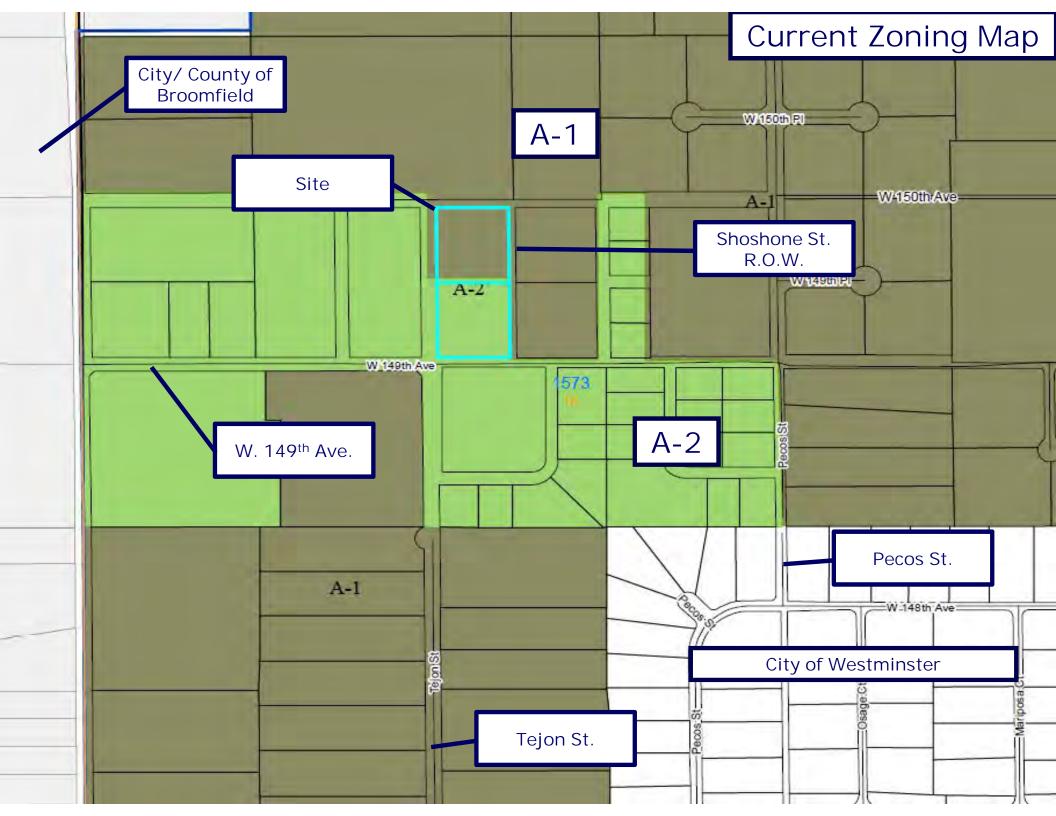
 Vacate a portion of the Shoshone Street public right-of-way that is located adjacent to 1990 West 150th Avenue and 1981 West 149th Avenue

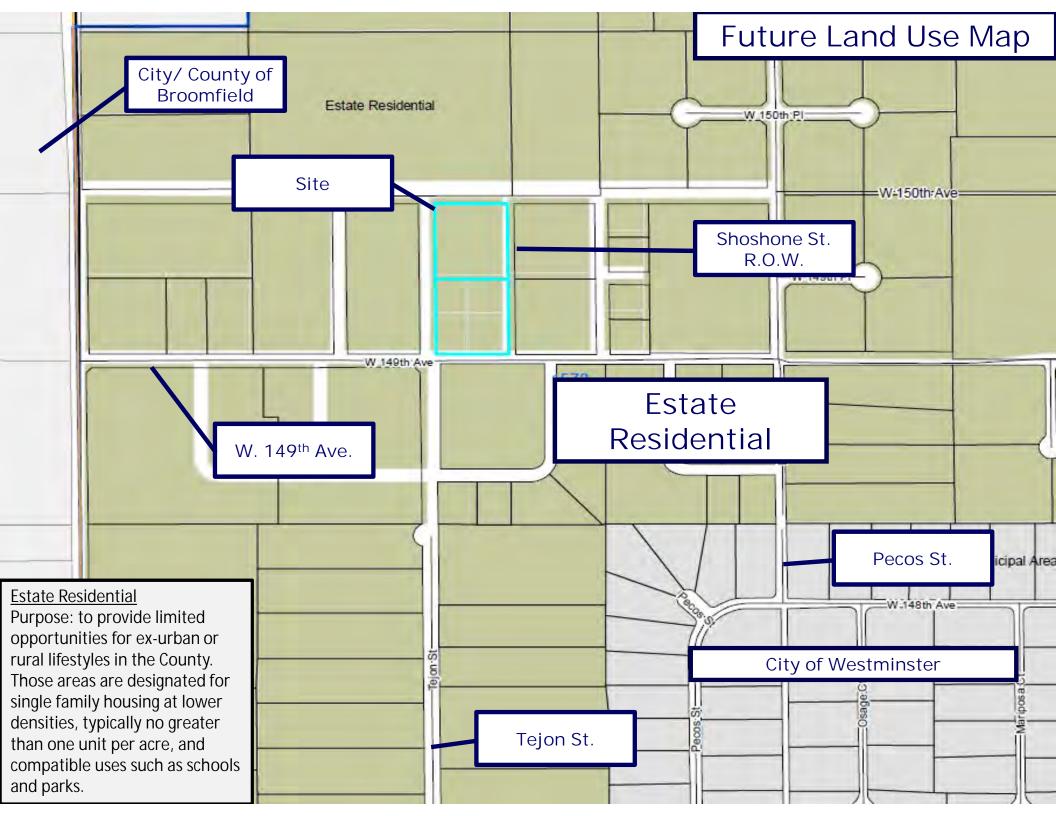
Background

- Initial Request- vacate a portion of Shoshone Street, a portion of West 150th Avenue, and a portion of Tejon Street.
- Today, only the western half of the Shoshone Street ROW exists
- In 2004, approval of the nearby Waddle Subdivision, Block 6
 Amended Plat vacated the eastern portion of the Shoshone
 Street ROW.





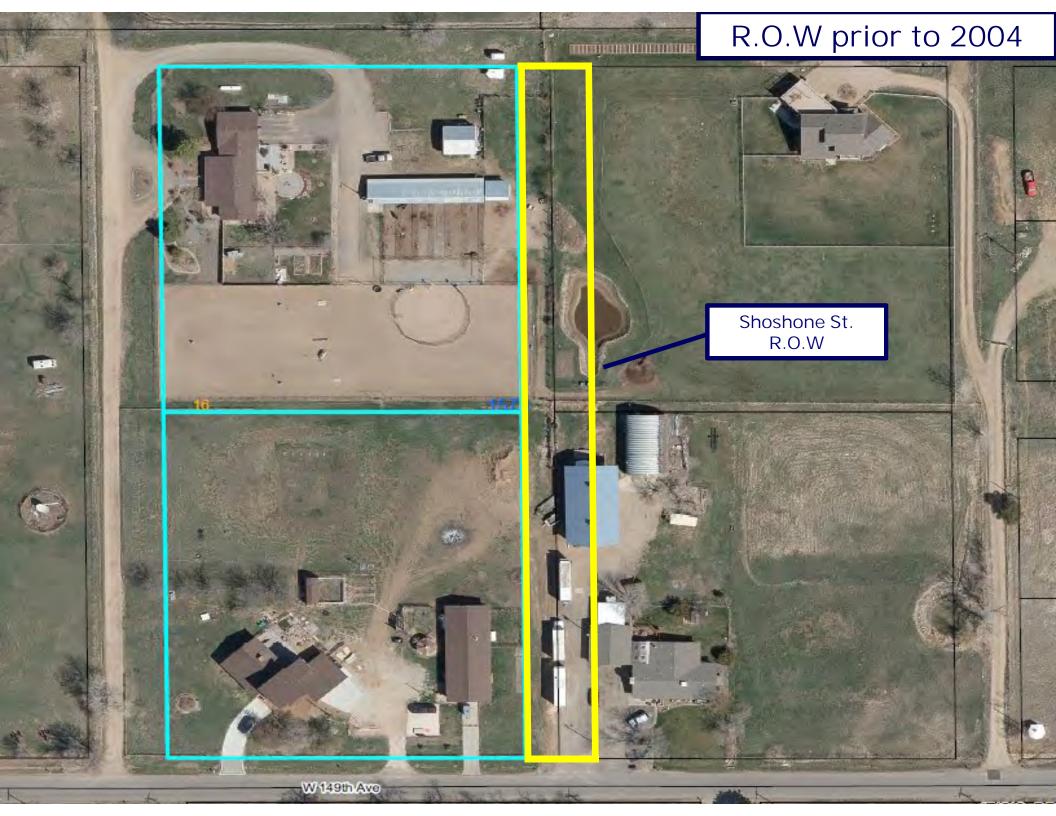


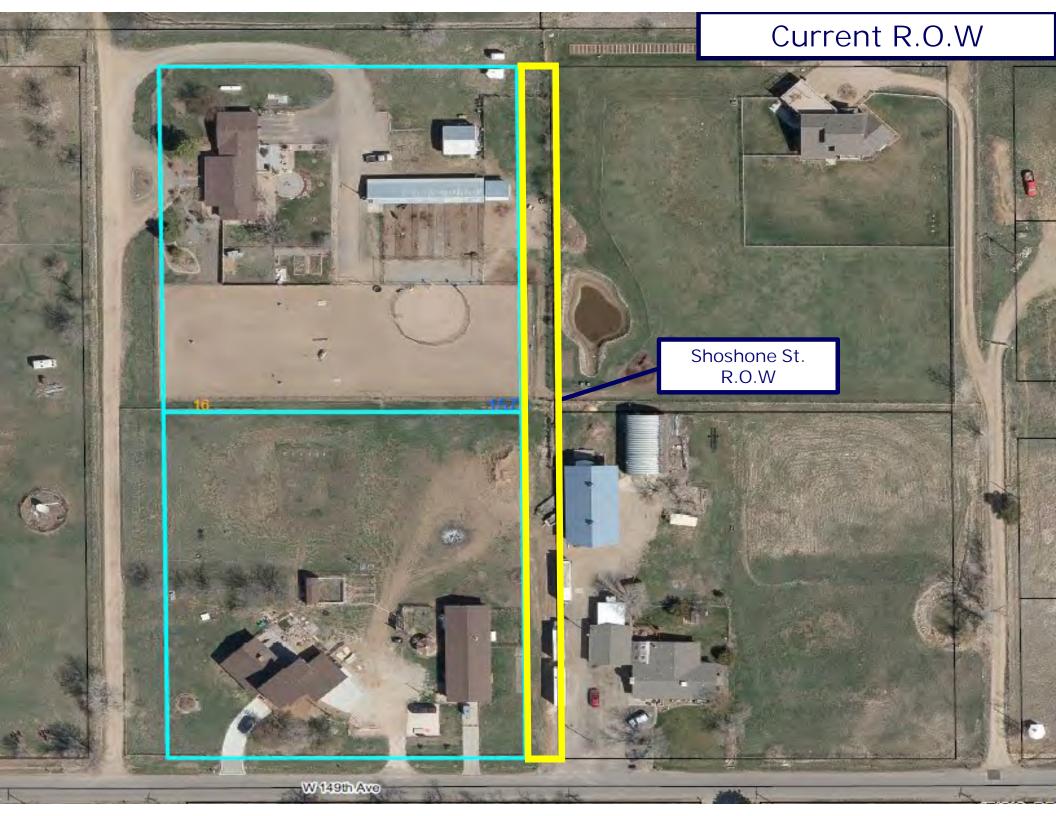


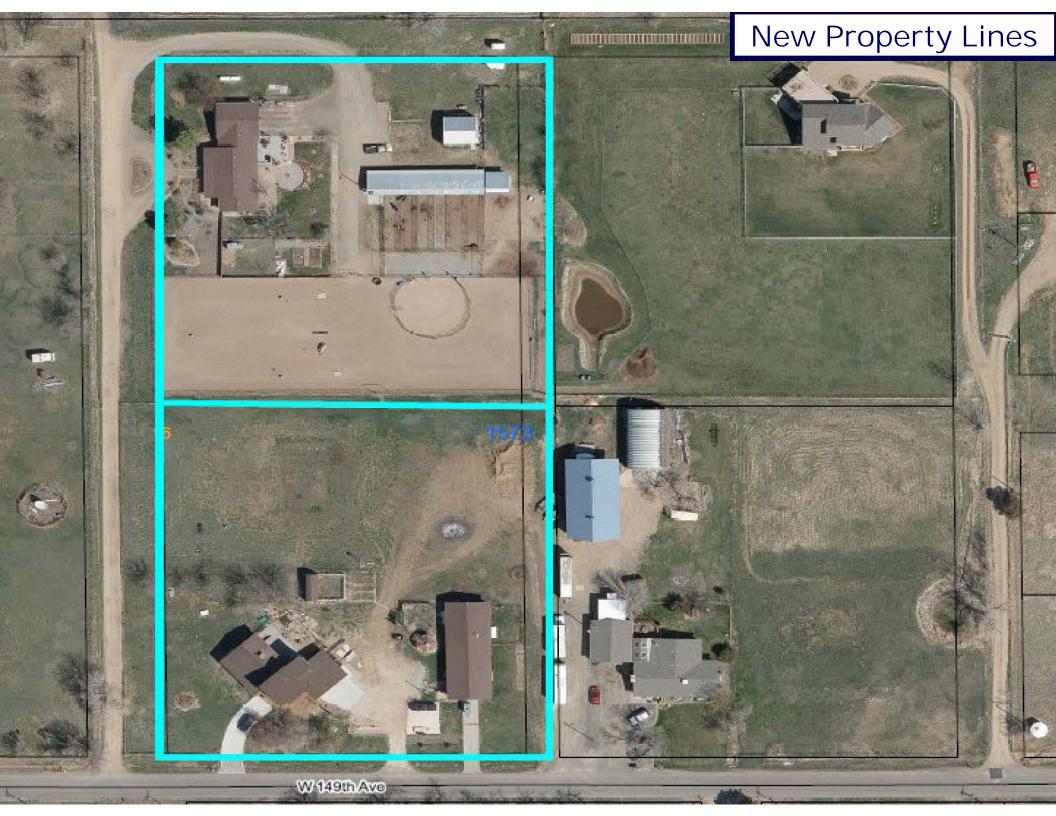
Criteria of Approval

Section 2-02-18-08-05

- 1. Complies with standards and regulations.
- 2. Nonconforming lots are not created, or nonconformity is not increased.
- 3. Complies with purpose and intent of subdivision regulations.
- 4. Approval will not harm public health, safety, and welfare.
- 5. Does not leave any land without an established public road or private access easement.
- 6. If the roadway is a state or federal highway, approval by the state transportation commission.













Referral Period

Notifications Sent *	# of Comments Received
32	1

* Property Owners and Occupants within 750-feet

Public Comment: Support

Referral Agencies:

- Responding with Initial Concern: ADCO Public Works and North Metro Fire Rescue District
- Responding without Concern: ADCO Sherriff's Dept., City of Westminster, CDOT, TCHD, United Power, Xcel

Recommendation

• Staff recommends Approval of the Roadway Vacation request VAC2020-00003 with 6 Findings-of-Fact.

Recommended Findings-of-fact:

- 1. The roadway vacation complies with these standards and regulations and the original conditions of approval.
- 2. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
- 3. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
- 4. The approval will not adversely affect the public health, safety, and welfare.
- 5. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
- 6. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.