



Board of County Commissioners

Eva J. Henry - District #1
Charles "Chaz" Tedesco - District #2
Emma Pinter - District #3
Steve O'Dorisio - District #4
Mary Hodge - 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
August 13, 2019
9:30 AM

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

A. Citizen Communication

A total of 30 minutes is allocated at this time for public comment and each speaker will be limited to 3 minutes. If there are additional requests from the public to address the Board, time will be allocated at the end of the meeting to complete public comment. The chair requests that there be no public comment on issues for which a prior public hearing has been held before this Board.

B. Elected Officials' Communication

6. CONSENT CALENDAR

- A.** List of Expenditures Under the Dates of July 29 - August 2, 2019
- B.** Minutes of the Commissioners' Proceedings from August 6, 2019
- C.** Resolution Approving Settlement Agreement and General Release between the Board of County Commissioners and Arising Hope and Angela McMahan
(File approved by ELT)

- D.** Resolution Approving an Agreement between Adams County and the Farmer’s Reservoir and Irrigation Company for an Easement
(File approved by ELT)
- E.** Resolution Approving the Adams County Human Services Department Fiscal Year 2019-2020 100% and 80%-20% Funded Core Services Program Plan
(File approved by ELT)
- F.** Resolution Setting the Service Plan Hearing Date for Berkley Shores Metropolitan District (PLN2019-00007)
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

- 1.** Resolution Approving the Agreement between Adams County and Stantec Consulting Services, Inc., for the Steele Street Extension: E. 86th Avenue to E. 88th Avenue Professional Engineering Design Services
(File approved by ELT)

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

- 1.** PLT2018-00044 Ridgeview Estates
(File approved by ELT)
- 2.** PRC2018-00021 Center Greenhouse Final Plat
(File approved by ELT)
- 3.** RCU2019-00011 8290 Steele Street Rezone
(File approved by ELT)

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	831,102.84
4	Capital Facilities Fund	13,843.45
5	Golf Course Enterprise Fund	84,710.08
6	Equipment Service Fund	214,188.90
7	Stormwater Utility Fund	56.79
13	Road & Bridge Fund	144,561.76
19	Insurance Fund	470,504.52
27	Open Space Projects Fund	14,254.00
30	Community Dev Block Grant Fund	661,825.45
31	Head Start Fund	19,859.18
35	Workforce & Business Center	748.19
43	Colorado Air & Space Port	146,893.95
94	Sheriff Payables	8,864.00
		<u>2,611,413.11</u>

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00005422	378405	FRANK MEREDITH ANN	07/29/19	4,100.00
00005423	93290	STOEFLER REBECCA E	07/29/19	1,080.00
00005427	875669	ID SUPPLY	08/01/19	11,900.00
00005430	491215	WELLPATH LLC	08/01/19	397,854.42
00005433	320525	ARIAS REBECCA M	08/02/19	4,074.00
00005434	37193	CINA & CINA FORENSIC CONSULTIN	08/02/19	12,000.00
00739659	309004	ARCHER BRANDON	07/29/19	456.53
00739660	888949	BELL JUSTIN	07/29/19	75.00
00739664	463401	BUSH MELVIN E	07/29/19	65.00
00739667	6331	COLO ASSESSORS ASSN	07/29/19	185.00
00739670	871361	EVANS CONSULTING	07/29/19	1,426.25
00739671	92370	FARMERS RESERVOIR & IRRIGATION	07/29/19	25,000.00
00739673	888946	GAMEZ JANEY	07/29/19	75.00
00739674	888947	GARCIA RICHARD	07/29/19	75.00
00739675	438625	GOVERNOR'S OFFICE OF IT	07/29/19	2,237.22
00739676	675517	GREEN THOMAS D	07/29/19	65.00
00739677	808845	GRONQUIST CHRIS	07/29/19	65.00
00739678	698488	HANCOCK FORREST HAYES	07/29/19	65.00
00739679	888931	HER SEE V	07/29/19	650.00
00739680	888938	HERNANDEZ PATRICIA M	07/29/19	75.00
00739681	888928	HINOJOS MANUEL	07/29/19	800.00
00739683	891919	LOPEZ SANTO	07/29/19	150.00
00739684	637831	MCCREARY RAPHAEL	07/29/19	65.00
00739686	573416	NYHOLM STEWART E	07/29/19	65.00
00739687	888934	RETANA BRENDA	07/29/19	500.00
00739688	888943	RUIZ JOE	07/29/19	75.00
00739689	742112	SAWYER JEREMY	07/29/19	2,500.00
00739690	381435	TALBERT GREG	07/29/19	34,895.00
00739691	509155	TOWERS PAINTING	07/29/19	725.00
00739695	193800	NATL SLED PULLERS ASSN LLC	07/30/19	14,500.00
00739758	8666	ACCOUNT BROKERS INC	07/31/19	19.00
00739759	13884	ADAMS COUNTY SHERIFF	07/31/19	1,067.76
00739761	327129	AIRGAS USA LLC	07/31/19	132.79
00739763	894376	ANTHONY TRINE	07/31/19	400.00
00739764	221351	APEX SYSTEMS GROUP LLC	07/31/19	6,827.06
00739765	498573	ARBORFORCE LLC	07/31/19	10,181.19

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00739766	263582	ASSOCIACION DE CHARROS LAS DEL	07/31/19	9,280.00
00739767	12514	AVIS RENT A CAR SYSTEM INC	07/31/19	648.17
00739768	37424	BC SERVICES INC	07/31/19	19.00
00739769	37424	BC SERVICES INC	07/31/19	19.00
00739770	37424	BC SERVICES INC	07/31/19	19.00
00739771	490725	BREAK THRU BEVERAGE	07/31/19	16,957.48
00739772	37266	CENTURY LINK	07/31/19	7.35
00739773	327250	CINTAS CORPORATION NO 2	07/31/19	215.17
00739776	274030	COMMUNICATION CONSTRUCTION & E	07/31/19	3,050.00
00739777	894221	CUEVAS ESTRADA EDITH	07/31/19	19.00
00739778	871361	EVANS CONSULTING	07/31/19	945.00
00739779	92370	FARMERS RESERVOIR & IRRIGATION	07/31/19	15,000.00
00739780	92370	FARMERS RESERVOIR & IRRIGATION	07/31/19	10,000.00
00739782	12689	GALLS LLC	07/31/19	19,989.02
00739783	7433	GLOBE TICKET	07/31/19	889.00
00739784	894217	GOMEZ ANA LUISA	07/31/19	19.00
00739785	894224	GOODWIN AND HARRISON LLP	07/31/19	19.00
00739786	294059	GROUNDS SERVICE COMPANY	07/31/19	155.00
00739787	866174	HARRIS KOCHER SMITH	07/31/19	9,320.00
00739789	44965	INTERVENTION COMMUNITY CORRECT	07/31/19	819.00
00739790	494909	IRON MOUNTAIN INTELLECTUAL PRO	07/31/19	900.00
00739793	869742	KENNETH MCCRAY MAGIC SHINE MOB	07/31/19	250.00
00739795	40843	LANGUAGE LINE SERVICES	07/31/19	847.06
00739798	894218	MARTINEZ VANESSA ALEXANDRA	07/31/19	19.00
00739799	38974	MINUTEMAN PRESS-BRIGHTON	07/31/19	100.00
00739800	419295	MSB GROUP LLC	07/31/19	66.00
00739801	193800	NATL SLED PULLERS ASSN LLC	07/31/19	1,500.00
00739802	655988	NEPTUNE UNIFORMS AND EQUIPMENT	07/31/19	2,197.85
00739804	894219	PICKERING MELVIN CLARK	07/31/19	19.00
00739805	894216	PORAK TYGH	07/31/19	19.00
00739806	108878	PROFESSIONAL FINANCE CO INC	07/31/19	19.00
00739807	83662	QUICKS HOE & LANDSCAPE SERVICE	07/31/19	8,650.00
00739808	894223	RENT A CENTER	07/31/19	198.00
00739810	888900	ROTH, CODY	07/31/19	100.00
00739812	13538	SHRED IT USA LLC	07/31/19	100.00
00739813	10449	SIR SPEEDY	07/31/19	71.00

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00739814	43587	SOUTHERN WINE & SPIRITS LLC	07/31/19	2,494.00
00739816	243343	STENGER AND STENGER	07/31/19	152.00
00739817	894222	SWAN SANDRA KAY	07/31/19	19.00
00739818	894220	TAYLOR FRED R	07/31/19	147.00
00739820	41127	THYSSENKRUPP ELEVATOR CORP	07/31/19	1,507.91
00739821	122941	TRI-COUNTY HEALTH DEPT	07/31/19	245.00
00739822	122804	TRUE POINT LLC	07/31/19	7,012.50
00739823	300982	UNITED SITE SERVICES	07/31/19	340.00
00739824	8811536	UNIVERSITY OF COLO. HOSPITAL A	07/31/19	680.00
00739825	28617	VERIZON WIRELESS	07/31/19	1,464.82
00739827	888902	WALTER SHAWN	07/31/19	100.00
00739828	888812	WENGER ELIZABETH	07/31/19	150.00
00739833	35974	ADAMS COUNTY TREASURER	08/02/19	6,332.55
00739834	91631	ADAMSON POLICE PRODUCTS	08/02/19	1,490.00
00739835	433987	ADCO DISTRICT ATTORNEY'S OFFIC	08/02/19	800.44
00739836	630412	ADVANCED LAUNDRY SYSTEMS	08/02/19	1,895.02
00739837	383698	ALLIED UNIVERSAL SECURITY SERV	08/02/19	24,661.10
00739838	221351	APEX SYSTEMS GROUP LLC	08/02/19	8,966.55
00739839	215363	BARTON MELISSA	08/02/19	150.00
00739840	422618	BARTON MICHAEL	08/02/19	150.00
00739841	731706	BREWER PERRY D	08/02/19	150.00
00739842	13160	BRIGHTON CITY OF (WATER)	08/02/19	7,406.83
00739843	25359	CAGLE KAREN	08/02/19	150.00
00739844	891933	CARLSON CLAY	08/02/19	600.00
00739845	85631	CECIL CONNIE	08/02/19	150.00
00739846	647801	CML SECURITY LLC	08/02/19	3,925.50
00739848	209334	COLO NATURAL GAS INC	08/02/19	29.55
00739849	7612	COLO SUPREME COURT	08/02/19	25.00
00739850	808844	DUPRIEST JOHN FIELDEN	08/02/19	65.00
00739851	698569	FOREST SEAN	08/02/19	65.00
00739852	293118	GARNER, ROSIE	08/02/19	65.00
00739853	853854	HANKS STEPHEN KEITH	08/02/19	3,175.00
00739854	727893	HCL ENGINEERING & SURVEYING LL	08/02/19	5,114.92
00739855	293122	HERRERA, AARON	08/02/19	65.00
00739857	859588	JAZOWSKI KAREN	08/02/19	3,750.00
00739859	77611	KD SERVICE GROUP	08/02/19	1,401.96

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00739860	40395	KUMAR & ASSOCIATES INC	08/02/19	292.00
00739862	36861	LEXIS NEXIS MATTHEW BENDER	08/02/19	2,126.99
00739864	810888	MARTINEZ JUSTIN PAUL	08/02/19	65.00
00739865	266471	MAZE AMANDA	08/02/19	66.00
00739866	76308	MCKENZIE SUSAN	08/02/19	150.00
00739867	278360	MILLER SUVI	08/02/19	480.00
00739868	350851	PHIPPEN ANNELIESE	08/02/19	150.00
00739869	632233	PIKE MATTHEW	08/02/19	150.00
00739870	53054	RICHARDSON SHARON	08/02/19	65.00
00739871	472626	SAFEWARE INC	08/02/19	2,650.02
00739873	863481	SLICE IT LLC	08/02/19	22,560.00
00739874	599714	SUMMIT FOOD SERVICE LLC	08/02/19	33,031.13
00739875	618144	T&G PECOS LLC	08/02/19	1,800.00
00739876	735155	TAYLOR TROY	08/02/19	150.00
00739878	385142	THOMPSON GREGORY PAUL	08/02/19	65.00
00739881	1007	UNITED POWER (UNION REA)	08/02/19	2,735.64
00739882	1007	UNITED POWER (UNION REA)	08/02/19	167.29
00739883	1007	UNITED POWER (UNION REA)	08/02/19	2,724.00
00739884	1007	UNITED POWER (UNION REA)	08/02/19	26,610.00
00739885	1007	UNITED POWER (UNION REA)	08/02/19	4,767.68
00739886	725336	US CORRECTIONS LLC	08/02/19	950.00
00739887	46796	WESTMINSTER CITY OF	08/02/19	6,988.39
00739888	13822	XCEL ENERGY	08/02/19	590.73

Fund Total**831,102.84**

County of Adams
Net Warrants by Fund Detail

4 Capital Facilities Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00739831	737980	WOLD ARCHITECTS AND ENGINEERS	07/31/19	3,000.00
00739832	727878	ACKLAM INC	08/02/19	2,036.95
00739858	28851	JR ENGINEERING LTD	08/02/19	600.00
00739861	40395	KUMAR & ASSOCIATES INC	08/02/19	6,962.00
00739877	498722	THERMAL & MOISTURE PROTECTION	08/02/19	1,244.50
Fund Total				13,843.45

County of Adams
Net Warrants by Fund Detail

<u>5</u>		<u>Golf Course Enterprise Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00005426	6177	PROFESSIONAL RECREATION MGMT I	07/30/19	11,786.87	
00005428	6177	PROFESSIONAL RECREATION MGMT I	08/01/19	63,923.21	
00005432	6177	PROFESSIONAL RECREATION MGMT I	08/01/19	9,000.00	
Fund Total				84,710.08	

Net Warrants by Fund Detail

6Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00739781	215826	FASTER ASSET SOLUTIONS	07/31/19	6,662.35
00739791	27626	JOHN ELWAY CHEVROLET	07/31/19	76,700.00
00739811	16237	SAM HILL OIL INC	07/31/19	7,329.41
00739815	99671	SPRADLEY BARR FORD GREELEY	07/31/19	44,519.00
00739819	790907	THE GOODYEAR TIRE AND RUBBER C	07/31/19	5,708.84
00739830	24560	WIRELESS ADVANCED COMMUNICATIO	07/31/19	29,893.25
00739872	16237	SAM HILL OIL INC	08/02/19	43,376.05
Fund Total				214,188.90

County of Adams
Net Warrants by Fund Detail

<u>7</u>		<u>Stormwater Utility Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00739803	404611	OLLER DANIEL J AND	07/31/19	56.79	
			Fund Total	56.79	

Net Warrants by Fund Detail

13Road & Bridge Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00739661	37580	BONNIE ROERIG AND ASSOCIATES L	07/29/19	4,480.00
00739665	304171	CDPHE	07/29/19	2,790.00
00739788	34817	ICON ENGINEERING INC	07/31/19	17,365.60
00739794	40395	KUMAR & ASSOCIATES INC	07/31/19	1,537.50
00739797	9379	MARTIN MARTIN CONSULTING ENGIN	07/31/19	52,446.69
00739809	147080	ROCKSOL CONSULTING GROUP INC	07/31/19	47,722.45
00739826	7872	VULCAN INC	07/31/19	6,489.52
00739863	9379	MARTIN MARTIN CONSULTING ENGIN	08/02/19	11,730.00
Fund Total				144,561.76

County of Adams
Net Warrants by Fund Detail

19	Insurance Fund				
	Warrant	Supplier No	Supplier Name	Warrant Date	Amount
	00005421	423439	DELTA DENTAL OF COLO	07/29/19	20,563.20
	00005424	37223	UNITED HEALTH CARE INSURANCE C	07/29/19	247,596.91
	00005429	37223	UNITED HEALTH CARE INSURANCE C	08/01/19	197,844.41
	00739696	193800	NATL SLED PULLERS ASSN LLC	07/30/19	4,500.00
	Fund Total				470,504.52

County of Adams
Net Warrants by Fund Detail

27 Open Space Projects Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00739796	25899	LIFE TIME FENCE INC	07/31/19	2,437.00
00739879	509155	TOWERS PAINTING	08/02/19	11,817.00
Fund Total				<u>14,254.00</u>

County of Adams
Net Warrants by Fund Detail

30 Community Dev Block Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00739668	252174	COLORADO COMMUNITY MEDIA	07/29/19	86.40
00739672	13456	FEDERAL HEIGHTS CITY OF	07/29/19	11,610.13
00739685	73648	METROWEST NEWSPAPERS	07/29/19	128.92
00739829	894230	WEST 64TH INVESTMENTS LLC	07/31/19	650,000.00
Fund Total				661,825.45

Net Warrants by Fund Detail

31Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00739666	152461	CENTURYLINK	07/29/19	11.06
00739669	248029	COMMUNITY REACH CENTER FOUNDAT	07/29/19	6,515.84
00739694	31360	WESTMINSTER PRESBYTERIAN CHURC	07/29/19	2,222.78
00739775	612089	COMMERCIAL CLEANING SYSTEMS	07/31/19	855.00
00739847	5078	COLO DEPT OF HUMAN SERVICES	08/02/19	35.00
00739856	479165	IDEMIA IDENTITY & SECURITY USA	08/02/19	49.50
00739880	13047	UNISON HOUSING PARTNERS	08/02/19	10,170.00
Fund Total				19,859.18

Net Warrants by Fund Detail

35

Workforce & Business Center

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00739662	99569	BROBST ANNIE	07/29/19	122.59
00739663	871149	BRODNIK EVAN N	07/29/19	20.00
00739682	892010	LOPEZ CRISTOBAL	07/29/19	80.00
00739692	51179	UPS	07/29/19	7.42
00739693	8076	VERIZON WIRELESS	07/29/19	518.18
Fund Total				<hr/> 748.19

Net Warrants by Fund Detail

43Colorado Air & Space Port

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00005425	709816	CITY SERVICEVALCON LLC	07/30/19	75,044.38
00005431	709816	CITY SERVICEVALCON LLC	08/01/19	18,726.61
00005435	709816	CITY SERVICEVALCON LLC	08/02/19	47,604.46
00739760	35974	ADAMS COUNTY TREASURER	07/31/19	217.00
00739762	88281	ALBERTS WATER & WASTEWATER SER	07/31/19	3,300.00
00739792	204737	JVIATION INC	07/31/19	2,001.50
Fund Total				146,893.95

County of Adams
Net Warrants by Fund Detail

<u>94</u>		<u>Sheriff Payables</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00739774	5556	COLO BUREAU INVESTIGATION-IDEN	07/31/19	8,864.00	
Fund Total				8,864.00	

County of Adams
Net Warrants by Fund Detail

Grand Total 2,611,413.11

County of Adams
Vendor Payment Report

<u>3164</u>	<u>Byers/Shamrock Blade Stations</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	TRI-COUNTY HEALTH DEPT	00004	957516	343489	07/30/19	245.00
					Account Total	245.00
					Department Total	245.00

County of Adams
Vendor Payment Report

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ACKLAM INC	00004	957718	343719	08/01/19	2,036.95
	JR ENGINEERING LTD	00004	957728	343719	08/01/19	600.00
	KUMAR & ASSOCIATES INC	00004	957730	343719	08/01/19	6,962.00
	THERMAL & MOISTURE PROTECTION	00004	957759	343719	08/02/19	1,244.50
	WOLD ARCHITECTS AND ENGINEERS	00004	957559	343495	07/30/19	3,000.00
					Account Total	13,843.45
					Department Total	13,843.45

County of Adams
Vendor Payment Report

<u>43</u>	<u>Colorado Air & Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Petty Cash					
	ADAMS COUNTY TREASURER	00043	957356	343340	07/29/19	217.00
					Account Total	217.00
	Received not Vouchered Clrg					
	ALBERTS WATER & WASTEWATER SER	00043	957524	343495	07/30/19	3,300.00
	CITY SERVICEVALCON LLC	00043	957443	343457	07/30/19	19,063.36
	CITY SERVICEVALCON LLC	00043	957443	343457	07/30/19	.01
	CITY SERVICEVALCON LLC	00043	957445	343457	07/30/19	28,242.29
	CITY SERVICEVALCON LLC	00043	957446	343457	07/30/19	27,738.72
	CITY SERVICEVALCON LLC	00043	957677	343702	08/01/19	18,726.61
	CITY SERVICEVALCON LLC	00043	957741	343789	08/02/19	30,097.98
	CITY SERVICEVALCON LLC	00043	957742	343789	08/02/19	17,506.48
	JVIATION INC	00043	957523	343495	07/30/19	2,001.50
					Account Total	146,676.95
					Department Total	146,893.95

County of Adams
Vendor Payment Report

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	COLO ASSESSORS ASSN	00001	956743	342743	07/22/19	50.00
	COLO ASSESSORS ASSN	00001	956745	342744	07/22/19	135.00
					Account Total	185.00
					Department Total	185.00

County of Adams
Vendor Payment Report

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	CINA & CINA FORENSIC CONSULTIN	00001	957684	343708	08/01/19	12,000.00
	FRANK MEREDITH ANN	00001	957147	343218	07/26/19	4,100.00
					Account Total	16,100.00
	Other Professional Serv					
	ARIAS REBECCA M	00001	957681	343706	08/01/19	2,079.00
	ARIAS REBECCA M	00001	957682	343706	08/01/19	1,995.00
	HANKS STEPHEN KEITH	00001	957683	343707	08/01/19	3,175.00
	JAZOWSKI KAREN	00001	957612	343628	07/31/19	3,750.00
	STOEFFLER REBECCA E	00001	957148	343219	07/26/19	1,080.00
					Account Total	12,079.00
	Software and Licensing					
	IRON MOUNTAIN INTELLECTUAL PRO	00001	957563	343501	07/30/19	900.00
					Account Total	900.00
					Department Total	29,079.00

County of Adams
Vendor Payment Report

<u>1031</u>	<u>County Treasurer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	EVANS CONSULTING	00001	957145	343139	07/25/19	1,426.25
	EVANS CONSULTING	00001	957434	343339	07/29/19	945.00
					Account Total	2,371.25
					Department Total	2,371.25

County of Adams
Vendor Payment Report

<u>941018</u>	<u>CDBG 2018/2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Inst.-Pgm. Cst					
	FEDERAL HEIGHTS CITY OF	00030	957122	343079	07/25/19	11,610.13
					Account Total	11,610.13
	Legal Notices					
	COLORADO COMMUNITY MEDIA	00030	957121	343078	07/25/19	86.40
	METROWEST NEWSPAPERS	00030	957120	343077	07/25/19	69.08
	METROWEST NEWSPAPERS	00030	957119	343075	07/25/19	59.84
					Account Total	215.32
					Department Total	11,825.45

County of Adams
Vendor Payment Report

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Court Reporting Transcripts					
	MAZE AMANDA	00001	957444	343456	07/30/19	66.00
					Account Total	66.00
	Education & Training					
	COLO SUPREME COURT	00001	957453	343456	07/30/19	25.00
					Account Total	25.00
	Other Communications					
	GOVERNOR'S OFFICE OF IT	00001	957146	343142	07/25/19	2,237.22
					Account Total	2,237.22
	Other Professional Serv					
	MILLER SUVI	00001	957451	343456	07/30/19	480.00
					Account Total	480.00
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	957442	343456	07/30/19	101.83
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	957442	343456	07/30/19	209.24
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	957442	343456	07/30/19	74.69
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	957442	343456	07/30/19	81.61
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	957442	343456	07/30/19	240.59
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	957442	343456	07/30/19	92.48
					Account Total	800.44
					Department Total	3,608.66

County of Adams
Vendor Payment Report

<u>99500</u>	<u>Employment First</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	UPS	00035	956894	342947	07/24/19	7.42
					Account Total	7.42
					Department Total	7.42

County of Adams
Vendor Payment Report

<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	FASTER ASSET SOLUTIONS	00006	957527	343495	07/30/19	6,662.35
	JOHN ELWAY CHEVROLET	00006	957538	343495	07/30/19	38,350.00
	JOHN ELWAY CHEVROLET	00006	957539	343495	07/30/19	38,350.00
	SAM HILL OIL INC	00006	957548	343495	07/30/19	213.07
	SAM HILL OIL INC	00006	957549	343495	07/30/19	3,103.56
	SAM HILL OIL INC	00006	957550	343495	07/30/19	1,662.33
	SAM HILL OIL INC	00006	957552	343495	07/30/19	508.54
	SAM HILL OIL INC	00006	957547	343495	07/30/19	1,841.91
	SAM HILL OIL INC	00006	957753	343719	08/02/19	14,577.05
	SAM HILL OIL INC	00006	957753	343719	08/02/19	1,033.67
	SAM HILL OIL INC	00006	957754	343719	08/02/19	357.72
	SAM HILL OIL INC	00006	957755	343719	08/02/19	2,163.10
	SAM HILL OIL INC	00006	957756	343719	08/02/19	9,234.19
	SAM HILL OIL INC	00006	957757	343719	08/02/19	16,010.32
	SPRADLEY BARR FORD GREELEY	00006	957546	343495	07/30/19	44,519.00
	THE GOODYEAR TIRE AND RUBBER C	00006	957528	343495	07/30/19	2,002.20
	THE GOODYEAR TIRE AND RUBBER C	00006	957529	343495	07/30/19	812.99
	THE GOODYEAR TIRE AND RUBBER C	00006	957530	343495	07/30/19	2,893.65
	WIRELESS ADVANCED COMMUNICATIO	00006	957556	343495	07/30/19	14,162.13
	WIRELESS ADVANCED COMMUNICATIO	00006	957557	343495	07/30/19	6,120.68
	WIRELESS ADVANCED COMMUNICATIO	00006	957558	343495	07/30/19	1,337.45
	WIRELESS ADVANCED COMMUNICATIO	00006	957558	343495	07/30/19	8,272.99
					Account Total	214,188.90
					Department Total	214,188.90

County of Adams
Vendor Payment Report

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=9747	00001	957485	343477	07/17/19	29.55
					Account Total	29.55
					Department Total	29.55

County of Adams
Vendor Payment Report

<u>1075</u>	<u>FO - Administration Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=9743	00001	957480	343477	07/12/19	167.29
					Account Total	167.29
					Department Total	167.29

County of Adams
Vendor Payment Report

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=9739	00001	957481	343477	07/12/19	2,724.00
	Energy Cap Bill ID=9740	00001	957482	343477	07/12/19	26,610.00
					Account Total	29,334.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=9737	00001	957483	343477	07/12/19	7,406.83
					Account Total	7,406.83
					Department Total	36,740.83

County of Adams
Vendor Payment Report

<u>1072</u>	<u>FO - West Service Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=9738	00001	957478	343477	07/18/19	766.16
	Energy Cap Bill ID=9745	00001	957479	343477	07/18/19	2,617.92
					Account Total	3,384.08
					Department Total	3,384.08

County of Adams
Vendor Payment Report

<u>1069</u>	<u>FO-Animal Shelter Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=9744	00001	957477	343477	07/12/19	<u>2,735.64</u>
					Account Total	<u>2,735.64</u>
					Department Total	<u><u>2,735.64</u></u>

County of Adams
Vendor Payment Report

<u>1112</u>	<u>FO-Sheriff HQ/Coroner Building</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=9742	00001	957487	343477	07/12/19	4,767.68
					Account Total	4,767.68
					Department Total	4,767.68

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Deposits					
	FARMERS RESERVOIR & IRRIGATION	00001	957144	343118	07/25/19	10,000.00
	FARMERS RESERVOIR & IRRIGATION	00001	957144	343118	07/29/19	10,000.00-
	FARMERS RESERVOIR & IRRIGATION	00001	957435	343349	07/29/19	10,000.00
					Account Total	10,000.00
	Prior Years Expense					
	ADAMS COUNTY TREASURER	00001	957614	343635	07/31/19	6,332.55
					Account Total	6,332.55
	Received not Vouchered Clrg					
	ADAMSON POLICE PRODUCTS	00001	957723	343719	08/01/19	1,323.65
	ADAMSON POLICE PRODUCTS	00001	957723	343719	08/01/19	166.35
	ADVANCED LAUNDRY SYSTEMS	00001	957719	343719	08/01/19	1,895.02
	ALLIED UNIVERSAL SECURITY SERV	00001	957720	343719	08/01/19	20,798.30
	ALLIED UNIVERSAL SECURITY SERV	00001	957721	343719	08/01/19	3,862.80
	APEX SYSTEMS GROUP LLC	00001	957725	343719	08/01/19	8,966.55
	ARBORFORCE LLC	00001	957521	343495	07/30/19	10,181.19
	ASOCIACION DE CHARROS LAS DEL	00001	957526	343495	07/30/19	9,280.00
	BREAK THRU BEVERAGE	00001	957561	343495	07/30/19	14,748.08
	BREAK THRU BEVERAGE	00001	957562	343495	07/30/19	2,209.40
	CML SECURITY LLC	00001	957726	343719	08/01/19	3,925.50
	FARMERS RESERVOIR & IRRIGATION	00001	957172	343234	07/26/19	15,000.00
	FARMERS RESERVOIR & IRRIGATION	00001	957172	343234	07/29/19	15,000.00-
	FARMERS RESERVOIR & IRRIGATION	00001	957357	343346	07/29/19	15,000.00
	GALLS LLC	00001	957589	343606	07/31/19	105.22
	GALLS LLC	00001	957590	343606	07/31/19	52.61
	GALLS LLC	00001	957591	343606	07/31/19	857.59
	GALLS LLC	00001	957588	343606	07/31/19	15,780.45
	GALLS LLC	00001	957592	343606	07/31/19	158.85
	GALLS LLC	00001	957593	343606	07/31/19	127.34
	GALLS LLC	00001	957594	343606	07/31/19	318.00
	GALLS LLC	00001	957595	343606	07/31/19	124.26
	GALLS LLC	00001	957595	343606	07/31/19	256.52
	GALLS LLC	00001	957596	343606	07/31/19	258.42
	GALLS LLC	00001	957597	343606	07/31/19	179.97
	GALLS LLC	00001	957597	343606	07/31/19	59.99

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	GALLS LLC	00001	957598	343606	07/31/19	262.50
	GALLS LLC	00001	957599	343606	07/31/19	224.82
	GALLS LLC	00001	957600	343606	07/31/19	8.19
	GALLS LLC	00001	957601	343606	07/31/19	315.95
	GALLS LLC	00001	957602	343606	07/31/19	398.34
	GROUND SERVICE COMPANY	00001	957531	343495	07/30/19	155.00
	HARRIS KOCHER SMITH	00001	957532	343495	07/30/19	9,320.00
	HCL ENGINEERING & SURVEYING LL	00001	957727	343719	08/01/19	1,190.00
	HCL ENGINEERING & SURVEYING LL	00001	957727	343719	08/01/19	3,924.92
	ID SUPPLY	00001	957564	343503	07/30/19	11,900.00
	INTERVENTION COMMUNITY CORRECT	00001	957535	343495	07/30/19	379.50
	INTERVENTION COMMUNITY CORRECT	00001	957536	343495	07/30/19	283.50
	INTERVENTION COMMUNITY CORRECT	00001	957537	343495	07/30/19	156.00
	KD SERVICE GROUP	00001	957731	343719	08/01/19	1,401.96
	KUMAR & ASSOCIATES INC	00001	957729	343719	08/01/19	292.00
	LEXIS NEXIS MATTHEW BENDER	00001	957732	343719	08/01/19	2,126.99
	NATL SLED PULLERS ASSN LLC	00001	957457	343461	07/30/19	14,500.00
	NATL SLED PULLERS ASSN LLC	00001	957522	343495	07/30/19	1,500.00
	SAFEWARE INC	00001	957750	343719	08/02/19	717.10
	SAFEWARE INC	00001	957750	343719	08/02/19	1,932.92
	SLICE IT LLC	00001	957736	343719	08/01/19	18,000.00
	SLICE IT LLC	00001	957736	343719	08/01/19	4,560.00
	SOUTHERN WINE & SPIRITS LLC	00001	957560	343495	07/30/19	2,494.00
	SUMMIT FOOD SERVICE LLC	00001	957751	343719	08/02/19	28,105.77
	SUMMIT FOOD SERVICE LLC	00001	957752	343719	08/02/19	4,925.36
	T&G PECOS LLC	00001	957760	343719	08/02/19	1,800.00
	TALBERT GREG	00001	957174	343234	07/26/19	34,895.00
	THYSSENKRUPP ELEVATOR CORP	00001	957553	343495	07/30/19	323.48
	THYSSENKRUPP ELEVATOR CORP	00001	957553	343495	07/30/19	34.94
	THYSSENKRUPP ELEVATOR CORP	00001	957553	343495	07/30/19	704.38
	THYSSENKRUPP ELEVATOR CORP	00001	957553	343495	07/30/19	25.87
	THYSSENKRUPP ELEVATOR CORP	00001	957553	343495	07/30/19	69.88
	THYSSENKRUPP ELEVATOR CORP	00001	957553	343495	07/30/19	91.48
	THYSSENKRUPP ELEVATOR CORP	00001	957553	343495	07/30/19	188.00
	THYSSENKRUPP ELEVATOR CORP	00001	957553	343495	07/30/19	69.88
	TOWERS PAINTING	00001	957173	343234	07/26/19	725.00

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	TRUE POINT LLC	00001	957554	343495	07/30/19	7,012.50
	US CORRECTIONS LLC	00001	957735	343719	08/01/19	950.00
	WELLPATH LLC	00001	957517	343490	07/30/19	397,854.42
					Account Total	664,455.71
					Department Total	680,788.26

County of Adams
Vendor Payment Report

<u>5</u>	<u>Golf Course Enterprise Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	PROFESSIONAL RECREATION MGMT I	00005	957676	343702	08/01/19	9,000.00
					Account Total	9,000.00
					Department Total	9,000.00

County of Adams
Vendor Payment Report

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	27,194.02
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	3,188.22
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	7,731.59
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	996.24
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	600.06
					Account Total	39,710.13
	Grounds Maintenance					
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	10.00
					Account Total	10.00
	Telephone					
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	324.19
					Account Total	324.19
					Department Total	40,044.32

County of Adams
Vendor Payment Report

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	19,464.33
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	2,365.92
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	131.61
					Account Total	21,961.86
	Equipment Rental					
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	187.67
					Account Total	187.67
	Golf Carts					
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	1,416.00
					Account Total	1,416.00
	Golf Merchandise					
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	658.95
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	408.00
					Account Total	1,066.95
	Golf Range Expense					
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	1,234.36
					Account Total	1,234.36
	Insurance Premiums					
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	62.21
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	554.32
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	728.21
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	5,566.83
					Account Total	6,911.57
	Other Professional Serv					
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	944.00
					Account Total	944.00
	Security Service					
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	647.50
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	647.50
					Account Total	1,295.00
	Telephone					
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	60.36

County of Adams
Vendor Payment Report

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	PROFESSIONAL RECREATION MGMT I	00005	957238	343328	07/29/19	61.22
	PROFESSIONAL RECREATION MGMT I	00005	957605	343616	07/31/19	526.77
					Account Total	648.35
					Department Total	35,665.76

County of Adams
Vendor Payment Report

<u>31</u>	<u>Head Start Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COMMERCIAL CLEANING SYSTEMS	00031	957525	343495	07/30/19	855.00
					Account Total	855.00
					Department Total	855.00

County of Adams
Vendor Payment Report

<u>1079</u>	<u>Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=9746	00001	957484	343477	07/18/19	3,604.31
					Account Total	3,604.31
					Department Total	3,604.31

County of Adams
Vendor Payment Report

<u>935119</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	COMMUNITY REACH CENTER FOUNDAT	00031	956829	342783	07/22/19	6,515.84
	UNISON HOUSING PARTNERS	00031	957438	343351	07/29/19	10,170.00
	WESTMINSTER PRESBYTERIAN CHURC	00031	956830	342783	07/22/19	2,222.78
					Account Total	18,908.62
	Other Professional Serv					
	COLO DEPT OF HUMAN SERVICES	00031	957436	343351	07/29/19	35.00
	IDEMIA IDENTITY & SECURITY USA	00031	957437	343351	07/29/19	49.50
					Account Total	84.50
	Telephone					
	CENTURYLINK	00031	956828	342783	07/22/19	11.06
					Account Total	11.06
					Department Total	19,004.18

County of Adams
Vendor Payment Report

<u>961016</u>	<u>HOME</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	WEST 64TH INVESTMENTS LLC	00030	957175	343235	07/26/19	648,420.15
					Account Total	648,420.15
					Department Total	648,420.15

County of Adams
Vendor Payment Report

<u>962017</u>	<u>HOME PI 2017/2018</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	WEST 64TH INVESTMENTS LLC	00030	957176	343235	07/26/19	1,579.85
					Account Total	1,579.85
					Department Total	1,579.85

County of Adams
Vendor Payment Report

<u>8613</u>	<u>Insurance - UHC EPO Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Claims					
	UNITED HEALTH CARE INSURANCE C	00019	957014	342961	07/24/19	247,596.91
	UNITED HEALTH CARE INSURANCE C	00019	957611	343626	07/31/19	197,844.41
					Account Total	445,441.32
					Department Total	445,441.32

County of Adams
Vendor Payment Report

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	NATL SLED PULLERS ASSN LLC	00019	957459	343461	07/30/19	4,500.00
					Account Total	4,500.00
					Department Total	4,500.00

County of Adams
Vendor Payment Report

<u>8614</u>	<u>Insurance- Delta Dental</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Self-Insurance Claims					
	DELTA DENTAL OF COLO	00019	957070	342978	07/24/19	20,563.20
					Account Total	20,563.20
					Department Total	20,563.20

County of Adams
Vendor Payment Report

<u>1058</u>	<u>IT Network/Telecom</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	APEX SYSTEMS GROUP LLC	00001	957473	343469	07/30/19	270.00
	APEX SYSTEMS GROUP LLC	00001	957474	343469	07/30/19	293.00
	APEX SYSTEMS GROUP LLC	00001	957476	343473	07/30/19	6,264.06
					Account Total	6,827.06
	Other Professional Serv					
	COMMUNICATION CONSTRUCTION & E	00001	957472	343469	07/30/19	3,050.00
					Account Total	3,050.00
	Telephone					
	CENTURY LINK	00001	957475	343469	07/30/19	7.35
					Account Total	7.35
					Department Total	9,884.41

County of Adams
Vendor Payment Report

<u>97813</u>	<u>MSFW Housing Inspection</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	956901	342947	07/24/19	53.13
					Account Total	53.13
					Department Total	53.13

County of Adams
Vendor Payment Report

<u>6107</u>	<u>Open Space Projects</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Infrastruc Rep & Maint					
	LIFE TIME FENCE INC	00027	957219	343311	07/29/19	2,437.00
					Account Total	2,437.00
					Department Total	2,437.00

County of Adams
Vendor Payment Report

<u>27</u>	<u>Open Space Projects Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	TOWERS PAINTING	00027	957758	343719	08/02/19	11,817.00
					Account Total	11,817.00
					Department Total	11,817.00

County of Adams
Vendor Payment Report

<u>1111</u>	<u>Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=9741	00001	957486	343477	07/03/19	<u>590.73</u>
					Account Total	<u>590.73</u>
					Department Total	<u><u>590.73</u></u>

County of Adams
Vendor Payment Report

<u>1015</u>	<u>People Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Tuition Reimbursement					
	ARCHER BRANDON	00001	957125	343082	07/25/19	456.53
	SAWYER JEREMY	00001	957126	343082	07/25/19	2,500.00
					Account Total	2,956.53
					Department Total	2,956.53

County of Adams
Vendor Payment Report

<u>5011</u>	<u>PKS- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	UNITED SITE SERVICES	00001	957222	343311	07/29/19	340.00
					Account Total	340.00
	Special Events					
	MINUTEMAN PRESS-BRIGHTON	00001	957220	343311	07/29/19	100.00
					Account Total	100.00
					Department Total	440.00

County of Adams
Vendor Payment Report

<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Event Services					
	AIRGAS USA LLC	00001	957215	343311	07/29/19	132.79
					Account Total	132.79
	Fair Expenses-General					
	BARTON MELISSA	00001	957458	343458	07/30/19	150.00
	BARTON MICHAEL	00001	957450	343458	07/30/19	150.00
	BREWER PERRY D	00001	957455	343458	07/30/19	150.00
	CAGLE KAREN	00001	957454	343458	07/30/19	150.00
	CARLSON CLAY	00001	957448	343458	07/30/19	600.00
	CECIL CONNIE	00001	957452	343458	07/30/19	150.00
	GLOBE TICKET	00001	957218	343311	07/29/19	889.00
	MCKENZIE SUSAN	00001	957461	343458	07/30/19	150.00
	PHIPPEN ANNELIESE	00001	957462	343458	07/30/19	150.00
	PIKE MATTHEW	00001	957447	343458	07/30/19	150.00
	ROTH, CODY	00001	957439	343352	07/29/19	100.00
	TAYLOR TROY	00001	957460	343458	07/30/19	150.00
	WALTER SHAWN	00001	956831	342784	07/22/19	100.00
	WENGER ELIZABETH	00001	956833	342784	07/22/19	150.00
					Account Total	3,189.00
	Liquor Sales					
	HINOJOS MANUEL	00001	957029	342965	07/24/19	300.00
					Account Total	300.00
	Regional Park Rentals					
	ANTHONY TRINE	00001	957214	343311	07/29/19	400.00
	BELL JUSTIN	00001	957026	342965	07/24/19	75.00
	GAMEZ JANEY	00001	957027	342965	07/24/19	75.00
	GARCIA RICHARD	00001	957028	342965	07/24/19	75.00
	HER SEE V	00001	957031	342965	07/24/19	650.00
	HERNANDEZ PATRICIA M	00001	957032	342965	07/24/19	75.00
	HINOJOS MANUEL	00001	957030	342965	07/24/19	500.00
	LOPEZ SANTO	00001	957033	342965	07/24/19	150.00
	RETANA BRENDA	00001	957034	342965	07/24/19	500.00
	RUIZ JOE	00001	957035	342965	07/24/19	75.00
					Account Total	2,575.00
					Department Total	6,196.79

County of Adams
Vendor Payment Report

<u>5015</u>	<u>PKS- Grounds Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	QUICKS HOE & LANDSCAPE SERVICE	00001	957221	343311	07/29/19	8,650.00
					Account Total	8,650.00
					Department Total	8,650.00

County of Adams
Vendor Payment Report

<u>5012</u>	<u>PKS- Regional Complex</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	CINTAS CORPORATION NO 2	00001	957217	343311	07/29/19	215.17
					Account Total	215.17
					Department Total	215.17

County of Adams
Vendor Payment Report

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	KENNETH MCCRAY MAGIC SHINE MOB	00001	957216	343311	07/29/19	<u>250.00</u>
					Account Total	<u>250.00</u>
					Department Total	<u><u>250.00</u></u>

County of Adams
Vendor Payment Report

<u>1089</u>	<u>PLN- Boards & Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	BUSH MELVIN E	00001	956751	342751	07/22/19	65.00
	DUPRIEST JOHN FIELDEN	00001	957245	343336	07/29/19	65.00
	FOREST SEAN	00001	957241	343336	07/29/19	65.00
	GARNER, ROSIE	00001	957242	343336	07/29/19	65.00
	GREEN THOMAS D	00001	956752	342751	07/22/19	65.00
	GRONQUIST CHRIS	00001	956755	342751	07/22/19	65.00
	HANCOCK FORREST HAYES	00001	956756	342751	07/22/19	65.00
	HERRERA, AARON	00001	957239	343336	07/29/19	65.00
	MARTINEZ JUSTIN PAUL	00001	957240	343336	07/29/19	65.00
	MCCREARY RAPHAEL	00001	956753	342751	07/22/19	65.00
	NYHOLM STEWART E	00001	956754	342751	07/22/19	65.00
	RICHARDSON SHARON	00001	957243	343336	07/29/19	65.00
	THOMPSON GREGORY PAUL	00001	957244	343336	07/29/19	65.00
					Account Total	845.00
					Department Total	845.00

County of Adams
Vendor Payment Report

<u>13</u>	<u>Road & Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ICON ENGINEERING INC	00013	957534	343495	07/30/19	17,365.60
	KUMAR & ASSOCIATES INC	00013	957541	343495	07/30/19	1,537.50
	MARTIN MARTIN CONSULTING ENGIN	00013	957542	343495	07/30/19	52,446.69
	MARTIN MARTIN CONSULTING ENGIN	00013	957733	343719	08/01/19	4,730.00
	MARTIN MARTIN CONSULTING ENGIN	00013	957734	343719	08/01/19	7,000.00
	ROCKSOL CONSULTING GROUP INC	00013	957544	343495	07/30/19	47,722.45
	VULCAN INC	00013	957555	343495	07/30/19	6,489.52
					Account Total	137,291.76
					Department Total	137,291.76

County of Adams
Vendor Payment Report

94	Sheriff Payables	Fund	Voucher	Batch No	GL Date	Amount
	Fingerprint Cards - CBI					
	COLO BUREAU INVESTIGATION-IDEN	00094	957131	343103	07/25/19	8,864.00
					Account Total	8,864.00
					Department Total	8,864.00

County of Adams
Vendor Payment Report

<u>9295</u>	<u>Solid Waste Operations</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	SIR SPEEDY	00025	957515	343489	07/30/19	71.00
					Account Total	71.00
					Department Total	71.00

County of Adams
Vendor Payment Report

<u>7</u>	<u>Stormwater Utility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Suspense - Misc. Clearing					
	OLLER DANIEL J AND	00007	5388	343460	07/30/19	56.79
					Account Total	56.79
					Department Total	56.79

County of Adams
Vendor Payment Report

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	SHRED IT USA LLC	00001	957012	342962	07/24/19	100.00
					Account Total	100.00
	Uniforms & Cleaning					
	NEPTUNE UNIFORMS AND EQUIPMENT	00001	957011	342962	07/24/19	2,197.85
					Account Total	2,197.85
					Department Total	2,297.85

County of Adams
Vendor Payment Report

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Sheriff's Fees					
	ACCOUNT BROKERS INC	00001	957150	343226	07/26/19	19.00
	BC SERVICES INC	00001	957151	343226	07/26/19	19.00
	BC SERVICES INC	00001	957152	343226	07/26/19	19.00
	BC SERVICES INC	00001	957153	343226	07/26/19	19.00
	CUEVAS ESTRADA EDITH	00001	957154	343226	07/26/19	19.00
	GOMEZ ANA LUISA	00001	957155	343226	07/26/19	19.00
	GOODWIN AND HARRISON LLP	00001	957149	343226	07/26/19	19.00
	MARTINEZ VANESSA ALEXANDRA	00001	957157	343226	07/26/19	19.00
	MSB GROUP LLC	00001	957156	343226	07/26/19	66.00
	PICKERING MELVIN CLARK	00001	957158	343226	07/26/19	19.00
	PORAK TYGH	00001	957159	343226	07/26/19	19.00
	PROFESSIONAL FINANCE CO INC	00001	957160	343226	07/26/19	19.00
	RENT A CENTER	00001	957161	343226	07/26/19	198.00
	STENGER AND STENGER	00001	957162	343226	07/26/19	19.00
	STENGER AND STENGER	00001	957163	343226	07/26/19	19.00
	STENGER AND STENGER	00001	957164	343226	07/26/19	19.00
	STENGER AND STENGER	00001	957165	343226	07/26/19	19.00
	STENGER AND STENGER	00001	957166	343226	07/26/19	19.00
	STENGER AND STENGER	00001	957167	343226	07/26/19	19.00
	STENGER AND STENGER	00001	957168	343226	07/26/19	19.00
	STENGER AND STENGER	00001	957169	343226	07/26/19	19.00
	SWAN SANDRA KAY	00001	957170	343226	07/26/19	19.00
	TAYLOR FRED R	00001	957171	343226	07/26/19	147.00
					Account Total	791.00
					Department Total	791.00

County of Adams
Vendor Payment Report

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	957010	342962	07/24/19	118.90
					Account Total	118.90
	Medical Services					
	UNIVERSITY OF COLO. HOSPITAL A	00001	957013	342962	07/24/19	680.00
					Account Total	680.00
	Other Communications					
	VERIZON WIRELESS	00001	957016	342962	07/24/19	1,464.82
					Account Total	1,464.82
					Department Total	2,263.72

County of Adams
Vendor Payment Report

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	957010	342962	07/24/19	660.84
					Account Total	660.84
					Department Total	660.84

County of Adams
Vendor Payment Report

<u>2081</u>	<u>SHF- Donated Programs</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Special Events					
	GALLS LLC	00001	957057	342962	07/24/19	500.00
					Account Total	500.00
					Department Total	500.00

County of Adams
Vendor Payment Report

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	957010	342962	07/24/19	67.32
					Account Total	67.32
					Department Total	67.32

County of Adams
Vendor Payment Report

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Extraditions					
	ADAMS COUNTY SHERIFF	00001	957018	342962	07/24/19	1,067.76
	AVIS RENT A CAR SYSTEM INC	00001	956991	342962	07/24/19	58.62
	AVIS RENT A CAR SYSTEM INC	00001	956993	342962	07/24/19	217.96
	AVIS RENT A CAR SYSTEM INC	00001	956994	342962	07/24/19	9.95
	AVIS RENT A CAR SYSTEM INC	00001	956997	342962	07/24/19	9.95
	AVIS RENT A CAR SYSTEM INC	00001	956999	342962	07/24/19	96.75
	AVIS RENT A CAR SYSTEM INC	00001	957001	342962	07/24/19	107.38
	AVIS RENT A CAR SYSTEM INC	00001	957054	342962	07/24/19	61.64
	AVIS RENT A CAR SYSTEM INC	00001	957056	342962	07/24/19	85.92
					Account Total	1,715.93
					Department Total	1,715.93

County of Adams
Vendor Payment Report

<u>3052</u>	<u>Transportation Constr & Inspec</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	CDPHE	00013	957015	342964	07/24/19	<u>2,790.00</u>
					Account Total	<u>2,790.00</u>
					Department Total	<u><u>2,790.00</u></u>

County of Adams
Vendor Payment Report

<u>3056</u>	<u>Transportation CIP</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Land					
	BONNIE ROERIG AND ASSOCIATES L	00013	957017	342964	07/24/19	4,480.00
					Account Total	4,480.00
					Department Total	4,480.00

County of Adams
Vendor Payment Report

<u>97800</u>	<u>Wagner-Peyser</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	956901	342947	07/24/19	40.01
					Account Total	40.01
	Other Professional Serv					
	BROBST ANNIE	00035	956890	342947	07/24/19	122.59
					Account Total	122.59
					Department Total	162.60

County of Adams
Vendor Payment Report

<u>99600</u>	<u>WBC Admin Pool</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	956901	342947	07/24/19	53.13
					Account Total	53.13
					Department Total	53.13

County of Adams
Vendor Payment Report

<u>99806</u>	<u>WIOA & Wag/Pey Shared Prog Cst</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	956901	342947	07/24/19	53.13
					Account Total	53.13
					Department Total	53.13

County of Adams
Vendor Payment Report

<u>97500</u>	<u>WIOA YOUTH OLDER</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Supp Svcs-Incentives					
	BRODNIK EVAN N	00035	957042	342947	07/24/19	20.00
	LOPEZ CRISTOBAL	00035	957045	342947	07/24/19	80.00
					Account Total	100.00
					Department Total	100.00

County of Adams
Vendor Payment Report

<u>99807</u>	<u>Youth Shared Prgrm Direct Cost</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00035	956901	342947	07/24/19	318.78
					Account Total	318.78
					Department Total	318.78

County of Adams
Vendor Payment Report

Grand Total 2,586,413.11



**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
Mary Hodge - District #5

**Tuesday
August 06, 2019
9:30 AM**

1. ROLL CALL

Rollcall

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

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

A motion was made by Commissioner Pinter, seconded by Commissioner Hodge, 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 Hodge

4. AWARDS AND PRESENTATIONS

A. Proclamation of August 2019 as Child Support Awareness Month

5. PUBLIC COMMENT

A. Citizen Communication

A total of 30 minutes is allocated at this time for public comment and each speaker will be limited to 3 minutes. If there are additional requests from the public to address the Board, time will be allocated at the end of the meeting to complete public comment. The chair requests that there be no public comment on issues for which a prior public hearing has been held before this Board.

B. Elected Officials' Communication

6. CONSENT CALENDAR

A motion was made by Commissioner Hodge, seconded by Commissioner Pinter, 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 Hodge

- A. List of Expenditures Under the Dates of July 15-19, 2019**
- B. List of Expenditures Under the Dates of July 22-23, 2019**
- C. Minutes of the Commissioners' Proceedings from July 23, 2019**
- D. Adams County Public Trustee Operational Expense for the Quarter Ending June 2019**
- E. Resolution Setting the Service Plan Hearing Date for Pecos Logistics Park Metropolitan District (PLN2019-00005)
(File approved by ELT)**
- F. Resolution Approving the Agreement between the County of Adams, Colorado and Adams 12 Five Star Schools to Provide Medicaid Application Processing at Adams 12 Five Star Schools Facility
(File approved by ELT)**
- G. Resolution Regarding the Defense and Indemnification of Andrew Titus, Max Hefner, Adam Mohr, and Ross Yniguez as Defendants in a Civil Lawsuit Pursuant to C.R.S. § 24-10-101, Et Seq.
(File approved by ELT)**
- H. Resolution Approving a Perpetual Access Easement from Adams County to the City of Thornton for Sewer Line Access Purposes
(File approved by ELT)**
- I. Resolution Approving Adams County's Scientific and Cultural Facilities District Funding Distribution Plan for 2019/2020
(File approved by ELT)**

- J.** Resolution Approving a Letter of Support for the Conservation Fund's Grant Application to Great Outdoors Colorado for a Conservation Easement in Historic Splendid Valley
(File approved by ELT)
- K.** Resolution Appointing the Board of County Commissioners to Act as the Local Weed Advisory Board for Adams County, Colorado
(File approved by ELT)
- L.** Resolution Appointing Mary Doran to the Family Preservation Commission as a Tri-County Health Department Representative
(File approved by ELT)
- M.** Resolution Appointing Deborah Hunt to the Family Preservation Commission as a Community Member Representative
(File approved by ELT)
- N.** Resolution Appointing Brian Kenna to the Family Preservation Commission as an Adams County Human Services Representative
(File approved by ELT)
- O.** Resolution Appointing Gretchen Lapham to the Library District Board of Trustees
(File approved by ELT)
- P.** Resolution Appointing Candice Leimkuhler to the Family Preservation Commission as a Community Reach Center Representative
(File approved by ELT)
- Q.** Resolution Appointing Lindsay Lierman to the Family Preservation Commission as a Court Appointed Special Advocate Representative
(File approved by ELT)
- R.** Resolution Appointing Ellen Sandoval to the Family Preservation Commission as an Adams County Human Services Representative
(File approved by ELT)
- S.** Resolution Approving Amendment One between Adams County and North Metro Community Services Inc., for Services for Persons with Developmental Disabilities
(File approved by ELT)
- T.** Resolution Approving the Contract to Buy and Sell Real Estate between Adams County and the Adams County Communications Center Authority Regarding 7373 Birch Street
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Approving a Cooperative Agreement between Adams County and Toshiba America Business Solutions, Inc., for County Wide Managed Print Services

(File approved by ELT)

A motion was made by Commissioner Hodge, seconded by Commissioner Pinter, 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 Hodge

2. Resolution Approving an Agreement between Adams County and Colorado Carpet Center, Inc., for Carpet Replacement at the Government Center and Justice Center Buildings

(File approved by ELT)

A motion was made by Commissioner Pinter, seconded by Commissioner Henry, 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 Hodge

3. Resolution Adopting Amendments to Adams County's Group Agreements with Kaiser Permanente

(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner Hodge, 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 Hodge

4. Resolution Adopting Amendments to Adams County's Contracts with United Healthcare Services

(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner Hodge, 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 Hodge

5. Resolution Approving Delta Dental Benefits Contracts

(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner Hodge, 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 Hodge

6. Resolution Approving the 2019 Amendment No. 2 to the Unum Group

Disability Insurance Policy

(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner Hodge, 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 Hodge

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

1. RCU2018-00032 Jamaso Pipeline

(File approved by ELT)

A motion was made by Commissioner Tedesco, seconded by Commissioner Henry, that this Land Use Hearing be approved. The motion carried by the following vote:

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

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 13, 2019
SUBJECT: Settlement Agreement
FROM: Meredith P. Van Horn, Assistant County Attorney
AGENCY/DEPARTMENT: County Attorney
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the Settlement Agreement and General Release.

BACKGROUND:

In 2015 the County granted \$308,000 in Community Development Block Grant funds to Arising Hope for the purpose of purchasing a domestic violence shelter. Pursuant to the Community Development Block Grant program and the associated agreement Arising Hope was required to reimburse the County if it stopped operating the shelter within 5 years of the date when the agreement was executed. In December 2018 the Attorney's Office filed district court action 2018CV32096 in order to recoup the funds. The parties reached a settlement of this dispute which fully reimburses the County for the grant funds.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Community Development

ATTACHED DOCUMENTS:

Resolution
Settlement Agreement and General Release

FISCAL IMPACT:

Please check if there is no fiscal impact ☐. If there is fiscal impact, please fully complete the section below.

Fund: 30**Cost Center:** 943015

	Object Account	Subledger	Amount
Current Budgeted Revenue:	6725		
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
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:			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

**RESOLUTION APPROVING SETTLEMENT AGREEMENT AND GENERAL
RELEASE BETWEEN THE BOARD OF COUNTY COMMISSIONERS AND ARISING
HOPE AND ANGELA MCMAHAN**

WHEREAS, in 2015 Arising Hope was granted \$308,000 in Community Development Block Grant funds for the purpose of purchasing a domestic violence shelter in Adams County; and,

WHEREAS, pursuant to the terms of the Community Development Block Grant and associated contract, Arising Hope was required to reimburse the County if/when it stopped operating a domestic violence shelter within five years of the contract's execution; and,

WHEREAS, in December 2018, Adams County filed civil action 2018CV32096 in the Adams County District Court in order to recoup the funds granted to Arising Hope; and,

WHEREAS, the parties to the civil action have reached a settlement of their dispute and the resolution results in full reimbursement to Adams County.

NOW, THEREFORE BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Settlement Agreement and General Release which is attached hereto and incorporated herein by reference is hereby approved and the Chair is authorized to execute same.

SETTLEMENT AGREEMENT AND GENERAL RELEASE

THIS SETTLEMENT AGREEMENT AND GENERAL RELEASE (“Agreement”) is made by and between Adams County Board of County Commissioners (“Plaintiff”) and Arising Hope (“Arising Hope”) and Angela McMahan (“McMahan”) (collectively “Defendants”), and

WHEREAS, the Plaintiff commenced an action against Defendants in the Adams County District Court, State of Colorado, 2018CV32096, alleging breach of contract and other claims for money damages related to the property located at 12155 Monaco Drive, Brighton, CO 80602 (“the Litigation” and “the Property”); and,

WHEREAS, subsequent to the filing of the Litigation, the Property that is the subject of the Litigation was sold for a price of \$365,000; and,

WHEREAS, the sale of the Property resulted in recovery of amounts paid for the Property as well as a profit in the amount of \$57,000; and

WHEREAS, of the \$57,000 in profit, \$42,065.54 was paid in closing costs, real estate broker fees, and payment of invoices for improvements to the Property; and,

WHEREAS, after the sale, Defendants’ title company wired \$308,000 to Plaintiff on or about June 11, 2019 from the sale of the Property; and,

WHEREAS, the \$308,000 paid to Plaintiff resulted in full reimbursement for the funds granted to Defendant Arising Hope by Plaintiff under the Community Development Block Grant program; and,

WHEREAS, the parties wish to resolve their claims to the remaining \$13,046.46 in profit from the sale of the Property; and,

WHEREAS, Defendants have denied and continue to deny all material allegations set forth in the Litigation; and,

WHEREAS, Plaintiff wishes to resolve and settle in full all claims it has, had or may have against Defendants or Defendants' past or present attorneys, agents, or assigns, to the date of execution of this Agreement, including but not limited to all claims that were or could have been raised in the Litigation, claims related to the Property, and claims related to the Community Development Block Grant funds granted to Defendant Arising Hope; and,

WHEREAS, Plaintiff agrees to voluntarily release and waive any potential claims and allegations relating to the events underlying the Litigation under all applicable laws, statutes and/or ordinances, including but not limited to any federal, state or local law, any and all claims under common law, including any potential claims related to the Property or the sale of the Property.

NOW, THEREFORE, in order to avoid additional time-consuming and costly litigation and in exchange for other good and valuable consideration, the sufficiency of which is hereby acknowledged, Plaintiff and Defendants agree as follows:

1. PAYMENT AND CONSIDERATION TO PLAINTIFF.

In consideration for Plaintiff's release and waiver of its claims and covenant not to sue as provided in paragraph 2 below, and for other mutual promises made in the Agreement:

- A. Defendants shall issue a check payable to Adams County in the amount of \$10,433.30. This amount represents program income to Plaintiff under 24 CFR §570.503. Payment shall be made to Adams County and provided to Plaintiff's counsel within 30 days of the full execution of this Agreement.
- B. Defendant Arising Hope will retain the \$2,613.16 remaining from sale proceeds to reimburse Defendant Arising Hope for funds expended by it to maintain the habitability of the Property after the Property was vacated by all

residents and until the Property was sold.

C. Plaintiff and Defendants have fully considered the nature of Plaintiff's claims brought in the Litigation and Defendants' potential claims related to the Property in arriving at the above stated payments and consideration and have determined that the amount set forth above reasonably represents a compromise of Plaintiff's claims as alleged in the Litigation.

2. GENERAL RELEASE. For and in consideration of the payments and consideration described above, Plaintiff hereby releases and discharges Defendants and any of their respective past or present attorneys, agents, employees or assigns from all claims, demands, causes of action, and liabilities that could have been brought in the Litigation.

3. INDEMNIFICATION. Defendants agree to indemnify and hold harmless Plaintiff against any claims for compensation brought by any party related to the Property or Defendants' business transactions at the Property.

4. COVENANT NOT TO SUE OR ASSERT CLAIMS. Plaintiff covenants not to commence, maintain or prosecute any civil action, charge, complaint or proceeding of any kind, (on his own behalf and/or on behalf of any other person or entity and/or on behalf of or as a member of any alleged class of persons) in any court, or before any administrative or investigative body or agency (whether public, quasi-public or private), unless consistent with their promises to release herein, except as may be compelled by law, court order, or in response to a valid subpoena, or as a witness against Defendants and/or their respective past or present attorneys, agents or employees with respect to any act, omission, transaction or occurrence up to and including the date of the execution of this Agreement.

5. NO ADMISSION OF LIABILITY. This Agreement is not, and shall not be

construed as, an admission of liability, fault or wrongdoing of any kind by either party.

6. NON-DISPARAGEMENT. The parties shall not make any disparaging or defamatory statements (or cause any such statements to be made), verbal or written, about each other to any third party. This includes, but is not limited to, comments or statements about Plaintiff or Defendants, its/their past or present attorneys, agents, employees or assigns, or entities with whom the parties had or have a business relationship. It is expressly understood and agreed that this non-disparagement provision is an essential provision of this Agreement.

7. NO MODIFICATIONS. This Agreement represents the complete understanding between the parties. This Agreement may not be changed orally and any modifications to it shall not be binding except by a writing signed by all parties hereto.

8. BINDING NATURE. This Agreement is binding upon, and shall inure to the benefit of, the parties and their respective heirs, executors, administrators, successors and assigns.

9. SEVERABILITY/FURTHER AGREEMENT. If, at any time after the date of the execution of this Agreement, any provision of this Agreement shall be held by a court of competent jurisdiction to be illegal, void or unenforceable, such provision shall be of no force and effect. However, the illegality or unenforceability of such provisions shall have no effect upon, and shall not impair the enforceability of, any other provision of this Agreement.

10. GOVERNING LAW. This Agreement is made and entered into in the State of Colorado, and shall, in all respects, be interpreted, enforced and governed under the laws of the State of Colorado.

11. INTERPRETATION/CONSTRUCTION. Should any provision of this Agreement require interpretation or construction, it is agreed by the parties that the person or

entity interpreting or construing this Agreement shall not apply a presumption that the provisions hereof shall be more strictly construed against any party by reason of the rule of construction that a document is to be construed more strictly against the party who prepared the Agreement, it being agreed that all parties, by their respective attorneys, have participated in the preparation of all provisions of this Agreement.

12. COUNTERPARTS. This Agreement may be executed in more than one counterpart, each of which shall be deemed as original, but all which shall constitute one and the same instrument.



Arising Hope

7/26/2019
Date


Angela McMahon

7/26/2019
Date

APPROVED AS TO FORM:


Temitayo "Tayo" Okunade
Attorney for Defendants

7/26/2019
Date

Board of County Commissioners

Steven J. O'Dorisio, Chair

Date

APPROVED AS TO FORM:

Meredith P. Van Horn
Assistant County Attorney

Date



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 13, 2019
SUBJECT: Easement Agreement for Cable Installation
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Benjamin Dahlman, Finance Director Jennifer Tierney Hammer, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Information Technology and Innovation Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the agreement between Adams County and the Farmer's Reservoir and Irrigation Company (FRICO) for an easement.

BACKGROUND:

The Information Technology and Innovation Department is working on a project to route underground fiber optic cable from the Commerce City Development Building to the Adams County Opportunity Center. The underground cable will be installed along Dahlia St and will cross the O'Brian Canal which is owned by the Farmer's Reservoir and Irrigation Company (FRICO).

An agreement is required by FRICO prior to issuing the permit for the easement. There's a \$15,000 crossing fee and a \$10,000 security deposit. The Information Technology and Innovation Department requests approval of the agreement to complete the cable installation project for the County.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Information Technology and Innovation Department

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: 01**Cost Center: 1058**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
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:	9055	10581805	\$25,000
Total Expenditures:			\$25,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

\$15,000 is for the easement permit. \$10,000 is a security deposit that will be returned to the County once the project has been completed without damage to the ditch.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND
THE FARMER'S RESERVOIR AND IRRIGATION COMPANY FOR AN EASEMENT

WHEREAS, the Farmer's Reservoir and Irrigation Company owns the rights to the O'Brian Canal and requires an agreement and a permit to cross the canal; and,

WHEREAS, the Information Technology and Innovation Department requires an easement to cross the O'Brian Canal to install an underground fiber optic cable for the County; and,

WHEREAS, Farmer's Reservoir and Irrigation Company agrees to provide an easement to the County for \$15,000 for the permit and \$10,000 for the refundable security deposit for a not to exceed amount of \$25,000.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement to Farmer's Reservoir and Irrigation Company to provide an easement is hereby approved.

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

NON-EXCLUSIVE EASEMENT AGREEMENT

THIS NON-EXCLUSIVE EASEMENT AGREEMENT (the "Agreement") is dated this ____ day of _____, 2019, by and between **Farmers Reservoir and Irrigation Company** ("Grantor"), and Adams County Board of Commissioners ("Grantee").

WITNESSETH:

WHEREAS, Grantor is the owner of that certain right of way more particularly described or depicted on **Exhibit A** attached hereto (the "Right of Way") for and all canal improvements and appurtenances upon the right of way (the "Canal");

WHEREAS, Grantee desires to obtain an easement from Grantor (the "Easement") for the purposes and intended uses as set forth in **Exhibit B** attached hereto ("Allowed Uses") and in the location designated on the drawings set forth in Exhibit A; and

WHEREAS, Grantor is willing to grant the Easement upon the terms and conditions set forth in this Agreement.

NOW, THEREFORE, in consideration of the sum of Fifteen thousand dollars (\$15,000.00), and other good and valuable consideration, the sufficiency of which is hereby acknowledged, and as additional consideration the obligations and agreements of Grantee to be performed hereunder, Grantor does hereby grant, sell, bargain and convey unto Grantee, its successors and assigns, a non-exclusive easement over and/or across and/or under the Right of Way for the Allowed Uses.

1. **Permitted Structures.** Grantee shall not construct, modify or remove any improvements in the Right of Way except for those improvements that are depicted and described by the plans and specifications attached hereto as **Exhibit C** (the "Permitted Structures"). If no Exhibit C is attached to this Agreement, no structures or improvements are permitted on the easement.

2. **Canal Use; Interference; Damages.** In constructing the Permitted Structures and thereafter in maintaining, replacing, operating and removing the Permitted Structures, Grantee shall do so in such manner as not to damage the Canal, particularly the embankments and access thereto, and so as not to interfere with the flow of water in the Canal or the management or maintenance of the Canal, except as agreed pursuant to this Section 2. Any damage to the Canal, its embankments, and any appurtenance of the Grantor within the Right of Way, including fences, roads or other improvements, shall be promptly repaired by Grantee at its sole cost to the satisfaction of Grantor.

In the event that any construction, maintenance, modification, operation or removal of the Permitted Structures requires that the operation of the Canal be restricted or the flow of water reduced or curtailed for a period of time, and in the event that the Grantor shall in its sole discretion agree to such reduction or curtailment of the use of the Canal for a period of time, the specific period of time shall be agreed to in advance by the Grantor and Grantee and shall be set forth and separately signed by the parties in the form set forth in **Exhibit D** attached hereto ("Canal Use").



Reduction Form”). No officer, director, employee or agent of the Grantor shall have the authority to make an oral agreement or representation which binds the Grantor to a reduction or curtailment of the use of the Canal by the Grantor. Only the president of the Grantor, or such corporate official as is designated in writing by the Board of Directors of the Grantor, shall have any authority to execute the Canal Use Reduction Form. If no Exhibit D is attached to this Agreement, Grantor shall have no obligation to reduce or curtail the flow of water in the canal for the benefit of Grantee.

Grantor may cooperate with the Grantee in managing or maintaining the flow of water in the Canal to assist the Grantee in accessing, constructing, maintaining, replacing, operating or removing the Permitted Structures, but such cooperation is within the sole discretion of the Grantor, and the Grantor shall not at any time be required to stop or reduce the flow or quality of water in the Canal or in any way to modify its operations for the benefit of the Grantee except as set forth in a fully executed Canal Use Reduction Form. In no event shall the Grantor be liable for any damages that may occur to the Permitted Structures or to the interests of the Grantee related to the Permitted Structures arising from the use or operation of the Canal and Right of Way by the Grantor, absent the intentional act of the Grantor to the Permitted Structures.

In the event that Grantee’s use of the Right of Way interferes with the flow of water in the Canal or the management or maintenance of the Canal, and such interference is not agreed to pursuant to a Canal Use Reduction Form or such interference extends beyond the time agreed to in the Canal Use Reduction Form, Grantee shall be liable for all damages caused by such interference. Grantor shall use its best efforts to mitigate such damages, but Grantee acknowledges that damages resulting from Grantor’s inability to deliver water to its shareholders and others entitled to water through Grantor’s facilities at a time when water is legally and physically available may include, but are not limited to, the cost of acquiring and delivering a similar quantity of water if available, and possible damage to or loss of crops if replacement water cannot be delivered in a timely manner.

3. Inspection; Notice Prior to Commencement of Construction. Grantor shall have the right to inspect the Right of Way prior to the construction of any permitted structures under this Agreement. Grantee shall provide Grantor with no less than 24 hours’ notice prior to the commencement of construction of the Permitted Structures and shall provide Grantor with access to the Right of Way for the purposes of inspection prior to construction. Grantee shall also permit Grantor regular access to the Right of Way during the construction of the Permitted Structures. The frequency, times and dates of such inspections shall be determined by Grantor, in its sole discretion. In the event Grantee fails to provide the proper notice or access as required by this paragraph, Grantee agrees that, at Grantor’s sole discretion, Grantee will promptly uncover any buried Permitted Structure at Grantee’s expense to allow inspection by Grantor, or to pay liquidated damages in the amount of \$5,000 per Permitted Structure that is not uncovered. For the purposes of this Section, if the Permitted Structures include multiple pipelines, each individual pipeline shall be considered a “Permitted Structure.”

4. Maintenance and Repair. Grantee agrees that it will at all times maintain the Permitted Structures and will, at Grantee’s sole expense, repair all breaks, leaks or damages to the Permitted Structures or to the Canal and Right of Way arising from the construction, maintenance, replacement, operation, or removal of the Permitted Structures or arising from Grantee's, or its



employees, agents, contractors, subcontractors, assigns, lessees, licensees and agents (collectively, and together with Grantee, "Grantee's Responsible Parties") use of and access to the Right of Way. Further, if damage to the Canal or Right of Way of the Grantor is sustained arising from the Permitted Structures or the access or use of the Right of Way by the Grantee, then Grantee will, with all due diligence, repair such damage or replace such property of Grantor to the same condition as it was prior to such damage. Further, Grantee agrees to pay any and all monetary damages arising from the Permitted Structures or the Grantor's access and use of the Right of Way that are incurred by Grantor and its stockholders or water users.

5. **Seepage.** Grantee acknowledges that the Canal is an earthen canal, that the operation of the Canal results in subsurface seepage of water from the Canal to the surrounding land, and that the Canal's historic operation has resulted in prescriptive rights for the continuation of such seepage. Grantee agrees to indemnify and hold Grantor harmless from any damage to Grantee's Property or the Permitted Structures or incurred from the loss of use of the Easement caused by such seepage from the Canal.

6. **Environmental.** Grantee shall protect the Right of Way from damage caused in whole or in part by acts or omissions of Grantee's Responsible Parties. Grantee shall clean, remediate, cure, repair and correct any such damage caused by Grantee's Responsible Parties to any elements of the Right of Way and shall remediate any environmental condition on the Right of Way in full compliance with any federal, State or local law, regulation or order caused by Hazardous Materials used, stored, dumped, spilled, released or deposited by Grantee's Responsible Parties on the Right of Way. "Hazardous Materials" means any hazardous or toxic substance, material or waste which is or becomes regulated by any local governmental authority, the State of Colorado, or the United States Government including, without limitation, any material or substance that is (i) defined as a "hazardous substance" under appropriate state law provisions; (ii) petroleum; (iii) asbestos; (iv) designated as a "hazardous substance" pursuant to Section 311 of the Federal Water Pollution Act (33 U.S.C. § 1321); (v) defined as "hazardous waste" pursuant to Section 1004 of the Federal Resource Conservation and Recovery Act (42 U.S.C. § 6903); (vi) defined as a "hazardous substance" pursuant to Section 101 of the Comprehensive Environmental Response, Compensation and Liability Act (42 U.S.C. § 9601); or (vii) defined as a "regulated substance" pursuant to Subchapter IX Solid Waste Disposal Act (Regulation of Underground Storage Tanks) (42 U.S.C. § 6991).

7. **Third Party Claims.** To the extent permitted by law, Grantee agrees to protect Grantor and save and hold it harmless from any and all third party claims and damages that the Permitted Structures and their operation, construction, maintenance and removal may directly or indirectly cause.

8. **Release.** Grantee hereby releases Grantor, its successors, assigns, employees, agents and stockholders from any and all claims and damages of whatsoever character to the Permitted Structures located on or across the Canal and Right of Way arising out of either the operation or maintenance of the Canal.

9. **Assumption of Risk.** Grantee's Responsible Parties shall enter onto the Right of Way at their own risk and they further ASSUME ALL RISKS related to the same. Grantor shall have no



liability to Grantee's Responsible Parties for any losses related to or arising from entry onto the Right of Way, and Grantee hereby irrevocably and forever releases and indemnifies Grantor from any losses relating thereto, except to the extent the same were caused by the gross negligence or willful misconduct of Grantor.

10. **Workmanlike Manner.** In all actions undertaken on property belonging to Grantor by any of Grantee's Responsible Parties, all work shall be completed in a prompt, good and workmanlike manner, free of all liens (including mechanic's liens) and encumbrances on the Right of Way.

11. **Compliance with Laws.** Grantee shall comply with all applicable federal, state and local laws, rules and ordinances in connection with its use of the Right of Way, shall obtain all permits and approvals required by applicable governmental or quasi-governmental entities in connection with Grantee's use of the Right of Way as permitted to the extent permitted by law hereunder, and shall take all affirmative or remedial actions required by such governmental entities, indemnifying Grantor from all expenses and costs which it may incur in connection therewith.

12. **Right to Terminate.** In the event of default in the performance of any of the obligations set forth herein by Grantee that Grantee does not cure within thirty (30) days after written notice of default from Grantor, or in the case of a matter that would reasonably take more than thirty days to remedy, if Grantee shall fail to undertake substantial action to cure the default within thirty (30) days after written notice of default, Grantor, in addition to any other remedies that may be available to the Grantor in law or equity shall have the right to terminate this Agreement.

13. **Covenant Running with the Land.** Unless otherwise agreed in writing by the Parties, the rights and obligations of the Grantee set forth herein shall be deemed to be a covenant running with the land owned by the Grantee that is benefited by this Agreement.

14. **Miscellaneous.**

a. **No Representation.** The grant of the Easement by Grantor under this Agreement is without any representation or warranty of title of any nature. Grantor has made no representation of the quality of its title, and in the event that it shall at any time be determined that the Easement granted hereby is beyond the right or authority of the Grantor, the rights and interests hereby Granted shall be limited to such rights and interests as are within the right and authority of the Grantor to grant as of the date of this Agreement.

b. **Non-Exclusivity.** The Easement is further subject to any previously or subsequently granted rights of way or use of the Right of Way which arise by or through Grantor or which exist by right of use or claim independent of Grantor.

c. **Notice.** Any notice required or allowed to be given under this Agreement shall be given by properly addressed email and by certified mail posted on the same day as email notice is given. Notice is effective as of the time the email is sent. Notice is effective if sent to the persons and addresses set forth in this paragraph, unless notice (as described in this paragraph) is given to specify a different person or address.



All notices to Grantee shall be sent to:

Adams County, Colorado
Attn: Andy Koehler
4430 South Adams County Parkway
Brighton, CO 80601
Email: kbeach@adcogov.org

With a copy to:

Adams County, Colorado
Attn: County Attorney's Office
4430 South Adams County Parkway
Brighton, CO 80601
Email: countyattorney@adcogov.org

All notices to Grantor shall be sent to:

Farmers Reservoir and Irrigation Company
Attn: Scott Edgar, General Manager
80 South 27th Avenue
Brighton, CO 80601
Email: scott@farmersres.com

With a copy to:

Joseph B. Dischinger, Esq.
Fairfield and Woods, P.C.
1801 California Street, Suite 2600
Denver, Colorado 80202-2645
Email: jdischinger@fwlaw.com

d. **Assignment.** Any assignment by Grantee shall be subject to the review and prior written approval of the Grantor. Grantee's rights hereunder may be sold, assigned or leased, in whole or part, by Grantee to any Affiliate, subsidiary or parent-company of Grantee with the prior written consent of Grantor, which shall not be unreasonably withheld or delayed. Grantee's rights hereunder may not be sold, assigned or leased, in whole or in part, by Grantee to any non-affiliated third party without the prior written consent of Grantor, which consent shall be in Grantor's sole discretion. Grantee shall not permit any non-affiliated third party or Utility Company to use the Permitted Structures or any easement under this Agreement without the prior written consent of Grantor, which consent shall be in Grantor's sole discretion. Grantor's consent to any assignment, sale or lease of Grantee's rights hereunder, whether to an Affiliate, non-affiliated third party or Utility Company, shall be conditioned upon payment to Grantor of additional consideration by the purchaser, lessee or assignee prior to such assignment, sale or lease. For purposes of this



Agreement, "Affiliate" shall mean any entity which shares a common owner or operator with Grantee or any entity which controls, is controlled by or shares common control with Grantee. For purposes of this Agreement, "Utility Company" shall be defined as a privately, publicly, or cooperatively owned line, facility or system for producing, transmitting, or distributing communications, cable television, power, electricity, light, heat, gas, oil, crude products, water, steam, waste, storm water, or any other similar commodity, including any fire or police signal system or street lighting system, which directly or indirectly serves the public.

e. **Applicable Law.** This Agreement shall be deemed to have been executed in the State of Colorado regardless of the actual location of execution, shall be deemed to be exercised in the State of Colorado and shall be interpreted in accord with the laws of the State of Colorado. Jurisdiction for any claim or action between the parties that may arise under this Agreement shall be in the County of Adams, Colorado.

f. **Retained Rights.** All rights and interests of the Grantor that are not expressly granted to Grantee pursuant to this Agreement shall remain wholly vested in the Grantor.

g. **Enforceability.** Nothing contained herein shall be construed so as to require the commission of any act contrary to law, and whenever there is any conflict between any provision herein and any present or future statute, law, ordinance or regulation contrary to which the Parties have no legal right to contract, the latter shall prevail, but the provision of this Agreement affected shall be limited only to the extent necessary to bring it within the requirements of such statute, law, ordinance or regulation.

h. **No Waiver.** No term or condition of this Agreement will be deemed to have been waived or amended unless expressed in writing, and the waiver of any condition or the breach of any term will not be a waiver of any subsequent breach of the same or any other term or condition.

i. **No Amendments.** This Agreement may not be amended or terminated except by a written instrument signed by the Grantor and the Grantee or as otherwise expressly set forth herein.

j. **Entire Agreement.** This Agreement, together with the exhibits attached hereto, contains the entire agreement of the Parties hereto with respect to the subject matter hereof and no prior written or oral agreement shall have any force or effect or be binding upon the Parties hereto. This Agreement shall be binding upon, and inure to the benefit of, the Parties, their heirs, executors, personal representatives, nominees, successors or permitted assigns.

k. **Prevailing Party.** In the event that either Party commences suit to recover damages arising from a breach of this Agreement or otherwise to seek enforcement hereof, the prevailing party shall be entitled to an award of reasonable attorneys' fees, together with court costs and litigation expenses reasonably incurred and actually paid.

l. **Headings.** Paragraph titles or captions contained in this Agreement are inserted only as a matter of convenience and for reference. Such titles and captions in no way define, limit, extend or describe the scope of this Agreement nor the intent of any provision hereof.



m. **Counterparts**. This Agreement may be executed in any number of counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument.

A handwritten signature in blue ink, located in the bottom right corner of the page. The signature is stylized and appears to be a cursive representation of a name.

EXECUTED in duplicate the day and year first written above.

GRANTOR:

**FARMERS RESERVOIR AND
IRRIGATION COMPANY**

By: Scott Edgar, General Manager

ATTEST:

Molly Lockhart, Assistant Corporate Secretary

STATE OF COLORADO }
 }ss.
COUNTY OF ADAMS }

The foregoing instrument was acknowledged before me this ____ day of _____, 2019,
by Scott Edgar as General Manager and Molly Lockhart as Assistant Corporate Secretary of Farmers
Reservoir and Irrigation Company.

Witness my hand and notarial seal.

My commission expires _____.

[SEAL]

Notary Public



GRANTEE:

ADAMS COUNTY BOARD OF
COMMISSIONERS

By: Steven J. O'Dorisio, Chair

ATTEST:

Josh Zygielbaum, Clerk and Recorder

APPROVED AS TO FORM
COUNTY ATTORNEY.
W. Plan

STATE OF COLORADO }
 } ss.
COUNTY OF ADAMS }

The foregoing instrument was acknowledged before me this _____ day of _____, 2019, by
_____ as _____ of _____.

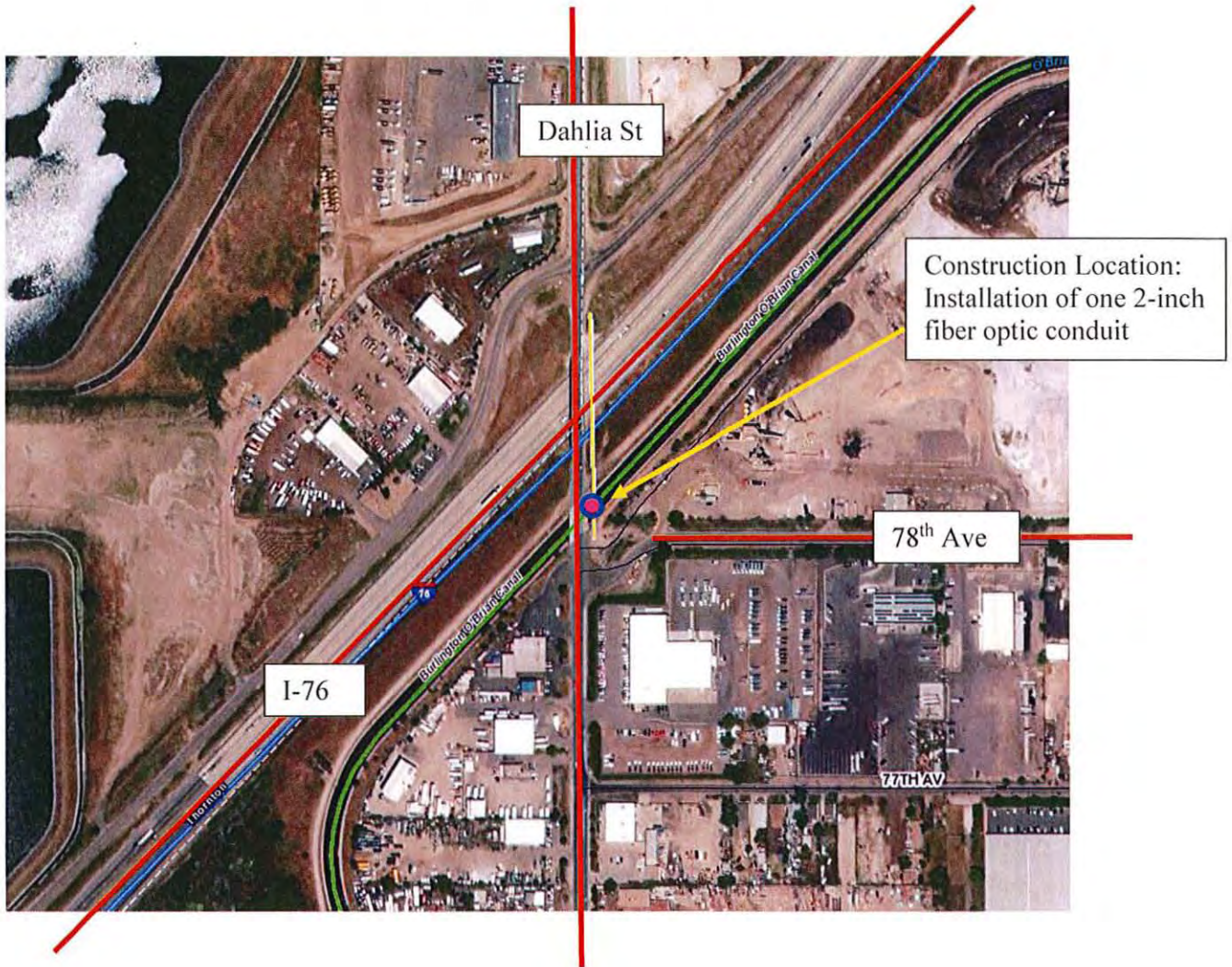
Witness my hand and notarial seal.

My commission expires _____.

Notary Public

EXHIBIT A

Legal Description or Map Depiction of Right of Way and Depiction of Easement
Township 2 South, Range 68 West, Section 31, in Adams County, Colorado.
Burlington/O'Brian Canal



[Handwritten signature]

Exhibit B

Description of Permitted Uses

Installation of one 2-inch fiber optic conduit

A handwritten signature in blue ink, located in the bottom right corner of the page. The signature is stylized and appears to be a cursive or semi-cursive script.

EXHIBIT C

Special Conditions:

1. Keep the Inadvertent Fluid Release Plan on site during construction. Notify FRICO immediately if a frac out occurs during the HDD operation regardless if it happens on or off FRICO's ROW.
2. Provide a closed utility locate ticket to FRICO representatives at the pre-construction meeting to verify that all existing utilities have been located.
3. Immediately after construction is complete, install marker posts adjacent to FRICO's property on both sides of the canal that identify the crossing and its contents (Per 5.2 of the Design Manual).
4. Install silt fencing between the entry pit and FRICO property prior to drilling and extra fence needs to be on site if needed as specified in section 5.4.2.3 of the Design Manual.
5. Radiographically or ultrasonically test all pipe joints within FRICO's ROW and provide results to FRICO. Contractor must submit a testing schedule to FRICO for approval prior to beginning HDD operations.
6. Inform FRICO 48-hours' in advance of the pipeline hydrostatic pressure testing so that FRICO has the opportunity to observe the test. Provide a copy of the test results with the as-built information (Per 5.3.4 of the Design Manual).
7. Provide As-Built Drawings with the actual profile and alignment, including x-y-z coordinates at all grade changes and at intervals not to exceed 25 feet to FRICO at completion of the project.
8. A preconstruction meeting should be scheduled at least 72 hours prior to the commencement of construction activities. Written notification should be provided at least 48 hours prior to beginning construction.



Approved Plans and Drawings for Construction of Permitted Structures

(Pages 1-5)



DAHLIA STREET
COMMERCE CITY, COLORADO

CONTACT INFORMATION:

ADAMS COUNTY
TRANSPORTATION DEPARTMENT PH: 720.523.6821

UTILITY NOTIFICATION CENTER OF COLORADO
LOCATE REQUEST LINE PH: 811 OR 1.800.922.1987

FARMERS RESERVOIR AND IRRIGATION COMPANY
SCOTT EDGAR, GENERAL MANAGER
FARMERS RESERVOIR AND IRRIGATION COMPANY (FRICO)
80 SOUTH 27TH AVENUE
BRIGHTON CO 80601
(303) 659-7373

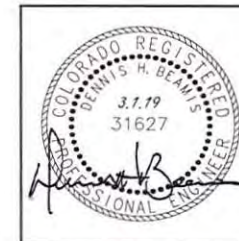
COMMUNICATION CONSTRUCTION AND ENGINEERING	
OSP ENGINEER: MATT HUDSON	PH: 303.902.0262
PROJECT MANAGER: GREG PRIMAVERA	PH: 303.906.9768
FIELD SUPERVISOR: TREVOR DYKES	PH: 303.906.9960

ENGINEER
PROFESSIONAL ENGINEER: DENNIS BEAMIS PH: 701.516.7548

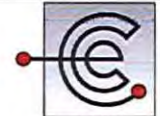
FRICO APPROVAL BLOCK

THE SIGNATURE OF THE GENERAL MANAGER OF FRICO IS FOR THE PURPOSES OF ACKNOWLEDGING ACCEPTANCE OF THE DESIGN OF THE PERMITTED STRUCTURES ONLY. THE SIGNATURE SHALL NOT IN ANY WAY CHANGE THE RIGHTS AND OBLIGATIONS OF EITHER PARTY WITH RESPECT TO THE ADAMS COUNTY CONDUIT INSTALLATION TO WHICH THESE STANDARDS ARE ATTACHED. FRICO IS EXPRESSLY RELYING UPON THE DESIGN STANDARDS AND PERFORMANCE STANDARDS SET FORTH IN THESE DRAWINGS AS PRESENTED BY COMMUNICATION CONSTRUCTION AND ENGINEERING, INC. AND COMMUNICATION CONSTRUCTION AND ENGINEERING INC SHALL BE SOLELY RESPONSIBLE THAT, AS CONSTRUCTED, THE PERMITTED STRUCTURES SHALL PERFORM AS SPECIFIED HEREIN.

GENERAL MANAGER, THE FARMERS RESERVOIR AND IRRIGATION COMPANY



PE Stamp



**COMMUNICATION
CONSTRUCTION
& ENGINEERING**
COMMUNICATION CONSTRUCTION
AND ENGINEERING
2901 E. 74TH AVE. UNIT I
DENVER, CO 80229



REVISIONS

DATE	REASON
10/24/18	APPLICATION SUBMITTAL
2/28/19	REVIEW COMMENTS

CANAL CROSSING

DAHLIA STREET
COMMERCE CITY, COLORADO

SHEET TYPE

TITLE SHEET

DRAWN BY:
M. HUDSON
DATE:
February 28, 2019

SHEET #
1
OUT OF 5

	AERIAL UTILITY
	BACK OF CURB
	BUILDING
	CITY/COUNTY LIMITS
	EXISTING CONDUIT
	ELECTRIC
	EDGE OF GRAVEL
	EDGE OF PAVEMENT
	FENCE
	EXISTING AERIAL FIBER
	BORE
	GAS
	LANDSCAPE
	CRUDE OIL OR HEATING OIL
	OPEN DRAINAGE
	PLENUM-RATED INNERDUCT
	RAILROAD
	PROPERTY LINE
	SEWER
	SECTION LINE
	STEAM
	STORM
	STRAND
	TELEPHONE
	CABLE TV
	UNKNOWN UTILITY
	SIDEWALK
	WATER
	PROPOSED FIBER
	NEW AERIAL FIBER

	AERIAL COIL
	FIRE HYDRANT
	FINAL TERMINATION POINT
	DOWNGUY
	HANDHOLE
	MANHOLE
	POWER PEDESTAL
	PULLBOX
	STREET LIGHT
	SLACK COIL
	STORM INLET
	TELEPHONE PEDESTAL
	TREE
	MISC. UTILITY MANHOLE
	UTILITY POLE
	VALVE
	WATER METER
	TRAFFIC SIGNAL



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**COMMUNICATION
CONSTRUCTION
& ENGINEERING**
COMMUNICATION CONSTRUCTION
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2901 E. 74TH AVE. UNIT I
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REVISIONS	
DATE	REASON
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DAHLIA STREET
COMMERCE CITY, COLORADO

SHEET TYPE

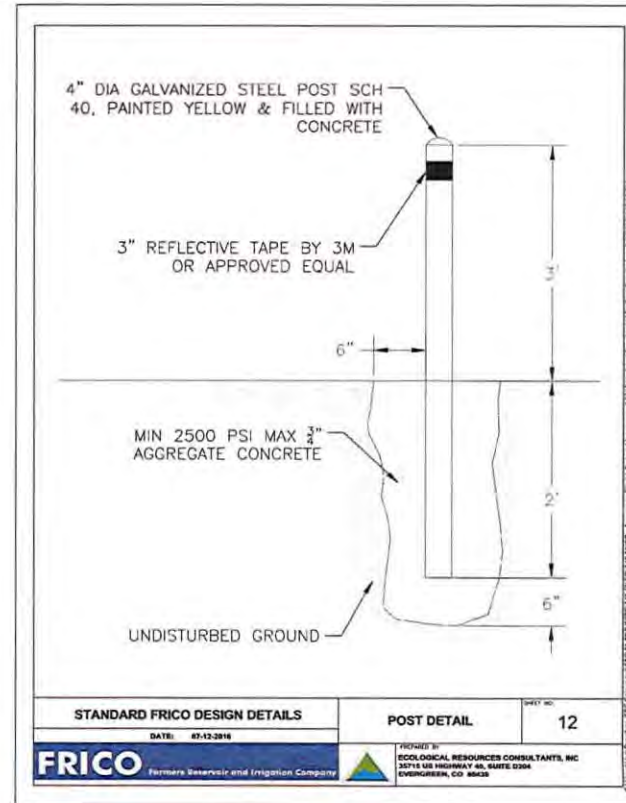
LEGEND

DRAWN BY:
M. HUDSON
DATE:
February 28, 2019

SHEET #
2
OUT OF 5

FARMERS RESERVOIR AND IRRIGATION COMPANY NOTES

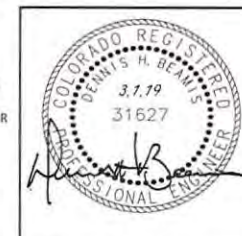
1. DEFINITIONS
- A. FACILITY OWNER - FRICO
- B. PROPERTY OWNER - ADAMS COUNTY GOVERNMENT
- C. CONTRACTOR - COMMUNICATION CONSTRUCTION AND ENGINEERING, INC
- D. ENGINEER - DENNIS BEAMS
2. ALL IRRIGATION AND CANAL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE DESIGN CRITERIA FOR FACILITIES OF THE FARMERS RESERVOIR AND IRRIGATION COMPANY, LATEST EDITION, EXCEPT AS SPECIFICALLY MODIFIED BY THESE PROJECT DRAWINGS.
3. CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD FRICO HARMLESS FROM ANY AND ALL LIABILITY, REAL AND ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT, EXCEPTING FOR LIABILITY ARISING FROM THE GROSS NEGLIGENCE OF FRICO.
4. FRICO AND ITS AGENTS OR CONSULTANTS DO NOT WARRANT OR GUARANTEE THE ADEQUACY OF DESIGNS REVIEWED AND APPROVED BY FRICO. FRICO'S REVIEW OF PROJECT REPORTS, PLANS, AND SPECIFICATIONS IS FOR THE SOLE BENEFIT OF FRICO TO DETERMINE IF PROJECT DETAILS CONFORM TO FRICO DESIGN GUIDELINES, WHICH ARE NECESSARY TO REASONABLY ASSURE THAT PROJECTS DO NOT ADVERSELY AFFECT THE FACILITIES OR OPERATIONS OF FRICO.
5. CONTRACTOR SHALL SCHEDULE A PRE-CONSTRUCTION MEETING WITH FRICO REPRESENTATIVE, ADAMS COUNTY REPRESENTATIVE, AND CDOT ENGINEER AT LEAST 72 HOURS PRIOR TO START OF CONSTRUCTION. THOSE IN ATTENDANCE SHALL INCLUDE OWNER'S REPRESENTATIVE, ENGINEER, CONTRACTOR, AND OTHER AFFECTED AGENCIES. CONSTRUCTION PLANS WILL BE DISTRIBUTED AT THE PRE-CONSTRUCTION MEETING.
6. TECHNICAL APPROVAL BY FRICO OF THE DESIGN OF THE IMPROVEMENTS SPECIFIED HEREIN SHALL NOT CONSTITUTE AUTHORIZATION TO BEGIN WORK, AN EASEMENT OR LICENSE AGREEMENT, APPROVED TEMPORARY ACCESS AND CONSTRUCTION PERMIT (INCLUDING SCHEDULE THAT INCLUDES THE DAY, MONTH, AND YEAR WHEN WORK IS ALLOWED), AND WRITTEN NOTICE TO PROCEED FROM FRICO'S GENERAL MANAGER ARE ALSO REQUIRED PRIOR TO COMMENCING CONSTRUCTION ACTIVITIES. FOLLOWING THE APPROVAL OF THE DESIGN PLANS AND EASEMENT OR LICENSE AGREEMENT, AND PRIOR TO THE PRE-CONSTRUCTION MEETING, IT WILL BE THE RESPONSIBILITY OF THE CONTRACTOR TO SUBMIT A CONSTRUCTION SCHEDULE TO FRICO FOR REVIEW AND APPROVAL. FRICO'S APPROVAL OF THE CONSTRUCTION SCHEDULE IS IN FRICO'S SOLE DISCRETION, AND FRICO MAY REFUSE TO APPROVE A SCHEDULE IF IT MAY IMPACT THE CANAL'S OPERATIONS OR FRICO'S ABILITY TO MAINTAIN OR ACCESS ITS FACILITIES.
7. CONTRACTOR SHALL RESTRICT CONSTRUCTION ACTIVITY TO AREAS DEFINED AS PERMANENT AND/OR TEMPORARY CONSTRUCTION EASEMENTS, UNLESS OTHERWISE AUTHORIZED BY FRICO AND PROPERTY OWNER.
8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING CONTINUOUS ACCESS FOR FRICO PERSONNEL AND EQUIPMENT ALONG THE LENGTH OF THE EXISTING CANAL THROUGHOUT THE COURSE OF THE PROJECT.
9. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY FRICO. FRICO RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DO NOT CONFORM TO STANDARDS AND SPECIFICATIONS. CONTRACTOR SHALL PROVIDE SHOP DRAWINGS TO FRICO FOR ENGINEERING REVIEW AND APPROVAL PRIOR TO INSTALLATION OF MATERIALS OR FACILITIES FOR WHICH SHOP DRAWINGS ARE CREATED.
10. CONTRACTOR SHALL VERIFY ACCURACY BETWEEN WORK SET FORTH ON THESE PLANS AND WORK REQUIRED IN THE FIELD. ANY DISCREPANCIES SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER AND FRICO REPRESENTATIVE PRIOR TO START OF CONSTRUCTION.
11. IT IS THE ENGINEER'S RESPONSIBILITY TO RESOLVE CONSTRUCTION PROBLEMS WITH FRICO DUE TO CHANGED CONDITIONS ENCOUNTERED BY CONTRACTOR DURING THE PROGRESS OF ANY PORTION OF THE PROPOSED WORK. IF, IN THE SOLE OPINION OF FRICO, PROPOSED ALTERATIONS TO THE APPROVED CONSTRUCTION PLANS INVOLVES SIGNIFICANT CHANGES TO THE CHARACTER OF THE WORK, OR TO THE FUTURE CONTIGUOUS PUBLIC OR PRIVATE IMPROVEMENTS, ENGINEER SHALL BE RESPONSIBLE FOR SUBMITTING REVISED PLANS TO FRICO FOR REVIEW AND APPROVAL, PRIOR TO ANY FURTHER CONSTRUCTION RELATED TO THAT PORTION OF THE WORK.
12. GROUNDWATER ENCOUNTERED DURING CONSTRUCTION SHALL NOT BE RELEASED TO FRICO'S CANAL OR OTHER FACILITIES WITHOUT WRITTEN APPROVAL FROM THE FRICO GENERAL MANAGER.
13. ALL CONCRETE USED FOR THE PROJECT SHALL CONFORM TO ACI 350. THE CONTRACTOR SHALL SUPPLY FRICO WITH SHOP DRAWINGS AND SPECIFICATIONS FOR ALL PRE-FABRICATED CONCRETE STRUCTURES TO INSURE CONFORMANCE TO ACI 350.
14. WHERE THE EXISTING SIDES OR BOTTOM OF THE CANAL ARE DISTURBED AND ARE TO BE REPLACED, THE TOP TWO FEET OF BACKFILL MATERIAL SHALL BE CLAY CONTAINING AT LEAST 40 PERCENT BY DRY WEIGHT PASSING THE #200 SIEVE (FINES) AND A PLASTICITY INDEX OF 15 OR GREATER. AS AN ALTERNATIVE, THE EXISTING MATERIAL CAN BE MIXED WITH TWO PERCENT POWDERED DRY BENTONITE (BY DRY WEIGHT) PROVIDED THE EXISTING SOILS CONTAIN AT LEAST 25 PERCENT FINES. THE MATERIALS UPON COMPACTION SHALL HAVE A PERMEABILITY LESS THAN OR EQUAL TO 1X10-6 CM/SEC AS DETERMINED BY ASTM D 5084.
15. THE CHANNEL CLAY LINING SHALL BE COMPACTED TO 90% OF THE MODIFIED PROCTOR (ASTM D1557) AND WITHIN -2% TO +2% OF THE OPTIMUM MOISTURE CONTENT. FILL SHALL BE PLACED IN THIN LIFTS WITH MAXIMUM LOOSE LIFT THICKNESS OF 12 INCHES. PLACEMENT ON DITCH SLOPES MAY REQUIRE OVERBUILDING AND CUTTING BACK TO OBTAIN THE REQUIRED COMPACTION.
16. ALL PROPOSED MATERIAL TYPES TO BE USED AS BEDDING, CLAY LINING AND BACKFILL SHALL BE SUBMITTED TO FRICO FOR APPROVAL PRIOR TO PLACEMENT.
17. MATERIALS GRAIN SIZE ANALYSIS (ASTM D422), ATTERBERG LIMITS (ASTM D4318), AND MOISTURE-DENSITY RELATIONSHIP TESTS (ASTM D1557) SHALL BE COMPLETED, AS A MINIMUM, ON EACH SOIL TYPE OR AT A RATE OF 300 CY OF MATERIAL PLACED, WHICHEVER IS GREATER.
18. COMPACTION OF BEDDING, CLAY LINING AND ALL TYPES OF BACKFILL SHALL BE TESTED AT A RATE OF AT LEAST FOUR TESTS PER 1,000 SQUARE FEET OF FILL MATERIAL PER LIFT. THIS FREQUENCY MAY BE ALTERED BY THE ENGINEER OR FRICO REPRESENTATIVE DEPENDING ON THE PROJECT, THE METHODS BY WHICH THE CONTRACTOR IS USING TO OBTAIN COMPACTION, OR IF CIRCUMSTANCES WARRANT ADDITIONAL TESTING. THE TESTING SHALL BE AT VARIOUS DEPTHS AND LOCATIONS. THE ENGINEER OR AN OWNER'S REPRESENTATIVE RESERVES THE RIGHT TO REQUEST ADDITIONAL TESTS AND DETERMINE THE LOCATION OF TESTING. THE TESTING MAY BE COMPLETED EITHER BY SAND CONE DENSITY TEST (ASTM D1556) OR BY THE NUCLEAR GAUGE (ASTM D6938) METHODS. TEST RESULTS SHALL BE SUBMITTED TO FRICO'S REPRESENTATIVE WITHIN 24 HOURS OF THE TEST OR ON THE NEXT WORKING DAY.
19. ON STEP SIDE SLOPES, FILL MATERIALS, WHETHER CLAY LINING OR SUBGRADE SOILS, MAY BE REQUIRED TO BE PLACED IN HORIZONTAL LIFTS ALONG THE SLOPE TO ACHIEVE THE REQUIRED COMPACTION. THIS METHOD WILL CREATE AN OVERBUILT SECTION THAT WILL BE CUT BACK TO FORM THE DESIGN SLOPE.
20. CONTRACTOR SHALL MAINTAIN SILT FENCE AND OTHER EROSION AND SEDIMENT CONTROL BMPs ON A DAILY BASIS, AND SHALL PREVENT DEBRIS FROM ENTERING INTO THE CANAL. THE CONTRACTOR WILL BE RESPONSIBLE FOR DAILY CLEANING OF DEBRIS THAT ENTERS THE CANAL, IF BMPs FAIL.
21. UNLESS ANOTHER SPECIFIC MAINTENANCE AGREEMENT IS IN PLACE, CONTRACTOR SHALL BE RESPONSIBLE FOR THE PROPER FUNCTIONING OF FACILITY IMPROVEMENTS FOR A MINIMUM OF TWO YEARS FROM THE DATE OF SUBSTANTIAL COMPLETION / CONSTRUCTION ACCEPTANCE OF THE IMPROVEMENTS BY FRICO. ANY FAILURE DURING THIS PERIOD OF GUARANTEE SHALL BE REMEDIED BY CONTRACTOR TO THE SATISFACTION OF FRICO AT CONTRACTOR'S EXPENSE.
22. AS-BUILT DOCUMENTS ARE TO BE SUPPLIED TO FRICO PRIOR TO SUBSTANTIAL COMPLETION / CONSTRUCTION ACCEPTANCE OF THE IMPROVEMENTS. RECORD DOCUMENTS SHALL BE SUBMITTED ELECTRONICALLY IN BOTH PDF AND AUTOCAD FORMAT PRIOR TO FRICO ACCEPTANCE. AS-BUILT DRAWINGS SHALL BE SIGNED AND STAMPED BY A REGISTERED PROFESSIONAL ENGINEER.



COMMUNICATION CONSTRUCTION AND ENGINEERING INC EQUIPMENT INFORMATION

DRILL MAKE AND MODEL: 2017 VERMEER 2330 S
 DRILL PIPE DIAMETER: 2" HDPE
 PILOT BIT TYPE AND DIAMETER: 4" VERMEER ACE PREMIUM BIT
 DRILLING FLUID VISCOSITY AND UNIT WEIGHT: PRODYNE NON-FOAMING DRILLING DETERGENT, VISCOSITY NOT DETERMINED, 8.51 LBS/GAL DENSITY.
 METHOD OF TRACKING DRILL BIT: F5 DIGITRAK LOCATOR AND F1 DIGITRAK LOCATOR
 ANTICIPATED REAMING CHARACTERISTICS: NO REAMING WILL BE REQUIRED
 MAXIMUM DRILL FLUID FLOW RATE: 35 GPM
 ESTIMATED DRILL VOLUME: .653 GAL/FT
 MAXIMUM ANNULAR SPACE DRILLING PRESSURE: 11.05 PSI

COMMUNICATION CONSTRUCTION AND ENGINEERING (CCE) TO HAVE A DITCHWATCH VACUUM ON SITE AT ALL TIMES TO CONTAIN ANY DRILLING FLUIDS. CCE CAN HAVE TWO MORE VAC UNITS ON SITE WITHIN AN HOUR IF THE NEED SHOULD ARISE.



PE Stamp



REVISIONS	
DATE	REASON

CANAL CROSSING

DAHLIA STREET
COMMERCE CITY, COLORADO

(Handwritten signature)

SHEET TYPE

GENERAL NOTES

DRAWN BY:
M. HUDSON
DATE:
February 28, 2019

SHEET #
3
OUT OF 5



**COMMUNICATION
CONSTRUCTION
& ENGINEERING**
COMMUNICATION CONSTRUCTION
AND ENGINEERING
2901 E. 74TH AVE. UNIT 1
DENVER, CO 80229



DATE	REASON
10/24/18	APPLICATION SUBMITTAL
2/28/19	REVIEW COMMENTS

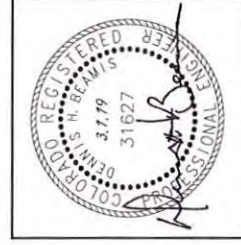
CANAL CROSSING
DAHLIA STREET
COMMERCE CITY, COLORADO



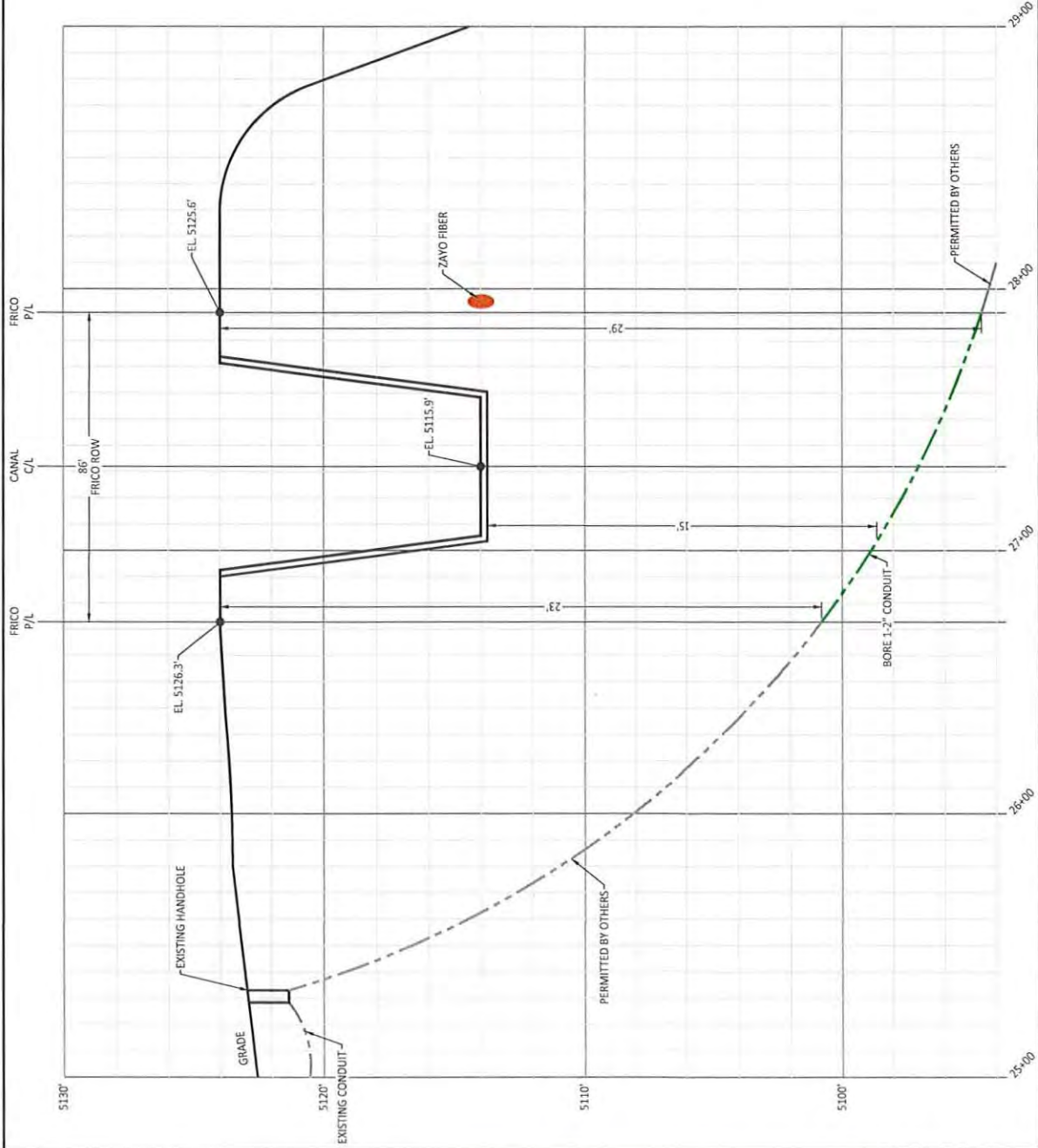
SHEET TYPE

PROJECT SHEET

DRAWN BY: M. HUDSON	SHEET # 5
DATE: February 28, 2019	OUT OF 5



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PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 13, 2019
SUBJECT: Core Services Program Plan SFY 2019-2020
FROM: Herb Covey, Interim Director
AGENCY/DEPARTMENT: Human Services Department
HEARD AT STUDY SESSION ON
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Core Services Program Plan between Adams County Human Services and CDHS for State fiscal year 2019-2020

BACKGROUND:

Core Services Program:

In 1991, Article 5.5 of Title 26 was enacted to create the Colorado Family Preservation Act. Although the program is defined in State statutes as Family Preservation, the program is referenced in Colorado Department of Human Services (CDHS) Section 7.303.1 to 7.303.17 (12 CCR 2509-4) as the Core Services Program. Pursuant to Section 26-5.5-103, C.R.S., the Core Services Program serves families with children who are at imminent risk of out-of-home placement, or who, without intervention, risk continued involvement with the child welfare system as established by rules promulgated by the State Board of Human Services.

The Core Services Program goals (7.303.11) are to:

- A. Focus on the family strengths by directing intensive services that support and strengthen the family and protect the child;
- B. Prevent out-of-home placement of the child;
- C. Return children in placement to their own home; or,
- D. Unite children with their permanent families.
- E. Provide services that protect the child.

"To return children in placement to their own home or to unite children with their permanent families" is defined as returning to the home of a parent, an adoptive placement, guardianship, independent living placement, foster-adoption placement or to living with a relative/kin, if the goal for the child in the Family Services Plan is to remain in the placement on a permanent basis.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Human Services Department: Children and Family Services Division
Colorado Department of Human Services

ATTACHED DOCUMENTS:

Core Plan Document and Signature Sheet; Resolution

FISCAL IMPACT:

Please check if there is no fiscal impact ☐. If there is fiscal impact, please fully complete the section below.

Fund: 15**Cost Center: 99915, 202012001700; 1710; 1720**

	Object Account	Subledger	Amount
Current Budgeted Revenue:	99915.5765		45,922,809
Additional Revenue not included in Current Budget:			
Total Revenues:			<u>45,922,809</u>

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	Various		2,034,804
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>2,034,804</u>

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

Individual contracts for all services listed in plan have been approved through Public Hearing. County Designed Program Staff are included in previously approved positions and budgets.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE ADAMS COUNTY HUMAN SERVICES DEPARTMENT
FISCAL YEAR 2019-2020 100% AND 80%-20% FUNDED CORE SERVICES PROGRAM
PLAN

WHEREAS, the Board of County Commissioners, County of Adams, State of Colorado, has appointed a Family Preservation Commission pursuant to Colorado Statutes; and,

WHEREAS, said Family Preservation Commission is statutorily mandated to prepare a plan for the provision or purchase of services for children who are subject to placement out of home, specifying the nature of the expenditures to be made and identifying the services intended to prevent or minimize placement out of the home using 100% state funds or 80% State and 20% County in order that the County may be reimbursed by the State Department of Human Services for such services; and,

WHEREAS, the Family Preservation Commission has reviewed such a plan for the time period of June 1, 2019 through May 31, 2020 and said plan has been presented to the Board of County Commissioners, County of Adams, State of Colorado; and,

WHEREAS, the Board of County Commissioners, County of Adams, State of Colorado, has reviewed said plan and finds it to be appropriate and in the best interest of the citizens, especially the children and families of the County of Adams.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, acting in its own capacity and in its capacity as the Board of Social Services, that the Adams County Fiscal Year 2019-2020 Core Services Program Plan, a copy of which is attached hereto and incorporated into this resolution, is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners, County of Adams, State of Colorado, is authorized to execute said Core Services Program Plan.



COLORADO

Office of Children,
Youth & Families

Division of Child Welfare

CORE SERVICES PROGRAM

FIRST YEAR OF A THREE-YEAR PLAN

SFY 2019 - 2020

SFY 2020 - 2021

SFY 2021 - 2022

FOR

ADAMS COUNTY(IES)

Please complete signature page, all corresponding Core Services Plan and budget pages, and then submit the original hard copy for approval.

REQUEST FOR STATE APPROVAL OF PLAN

Since this is the first year of a the three-year Core Services Plan, all signatures on this page are required.

This Core Services Plan is hereby submitted for Adams County_[Indicate county name(s) and lead county if this is a multi-county plan], for the period contract years June 1, 2019, through May 31, 2020 fiscal years July 1, 2019, through June 30, 2020. The Plan includes the following:

- Completed "Statement of Assurances";
- Completed program description of each proposed "County Designed Service";
- Completed "Information on Fees" form;
- Completed "Overhead Cost" form (Optional);
- Completed "State Board Summary";
- Completed "100% Funding Summary" form; and
- Completed "Final Budget Page".

This Core Services Program Plan has been developed in accordance with State Department of Human Services rules and is hereby submitted to the Colorado Department of Human Services, Division of Child Welfare for approval. If the enclosed proposed Core Services Program Plan is approved, the Plan will be administered in conformity with its provisions and the provisions of State Department rules.

The person who will act as primary contact person for the Core Services Plan is, Nadia Barela and can be reached at telephone number

(720)523-4262 , and e-mail at nbarela@adcogov.org.

If two or more counties propose this plan, the required signatures below are to be completed by each county, as appropriate. Please attach an additional signature page as needed.

Signature, DIRECTOR, COUNTY DEPARTMENT OF HUMAN/SOCIAL SERVICES DATE

Signature, CHAIR, PLACEMENT ALTERNATIVES COMMISSION DATE

Signature, CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

Please check here if your county does not have a Placement Alternative Commission: ☐

CORE SERVICES STATEMENT OF ASSURANCES

Adams County(ies) assures that, upon approval of the Core Services Program Plan the following will be adhered to in the implementation of the Program:

Core Services Assurances:

- Operation will conform to the provisions of the Plan;
- Operation will conform to State rules;
- Core Services Program Services, provided or purchased, will be accessible to children and their families who meet the eligibility criteria set forth in Rule Manual Volume 7, at 7.303;
- Operation will not discriminate against any individual on the basis of race, sex, national origin, religion, age or mental/physical disability who applies for or receives services through the Core Services program;
- Services will recognize and support cultural and religious background and customs of children and their families;
- Out-of-state travel will not be paid for with Core Services funds;
- All forms used in the completion of the Core Services Plan will be State prescribed or State approved forms;
- Core FTE/Personal Services costs authorized for reimbursement by the State Department will be used only to provide the direct delivery of Core Services;
- The purchase of services will be in conformity with State purchase of service rules including contract form, content, and monitoring requirements;
- Core Services Program expenditures will not be reimbursed when the expenditures may be reimbursed by some other source. (Set forth in Rule Manual Volume 7, at 7.414,B);
- Information regarding services purchased or provided will be reported to the State Department for program, statistical and financial purposes;
- All providers of Core Services (through purchase of service contracts) must be registered with the Colorado Department of Regulatory Agencies (DORA). The provision of Life Skills is the only exception to this mandate;
- County staff are responsible for monitoring their Program provider payments and for ensuring the county and providers are following all statutory and regulatory requirements;
- All Core Services are made available, based on need of each child/youth/family; and,
- All contract for services using Core Services Program funding will include all of the required language of the attached contract template.

CORE SERVICES TO BE PROVIDED/PURCHASED

List below "County Designed Service" that will be provided/purchased. Please indicate which, if any, of the County Designed Service are provided through the Evidenced Based Services to Adolescents earmarked funding:

1. Supervised Visitation Services
2. Youth Intervention Program
3. Child Mentoring and Family Support
4. Family Group Decision Making- Family Team Meetings
5. Mobile Intervention Team- Removal Prevention Program
6. Early Crisis Intervention
7. Domestic Violence Reduction Program

Program Area Three - PA3 Services - Prevention/Intervention Services

If your county submitted a Program Area Three (PA3) Plan last fiscal year, and you wish to continue providing PA3 services using Core Services Program funding, please check the box below;

X Yes, our county wishes to continue offering PA3 services using Core Services Program funding.

If your county has not submitted a Program Area Three (PA3) Plan, and you wish to provide PA3 services, please complete and submit the PA3 Plan Addendum attached.

Funding for Evidenced Based Services to Adolescents

If the county received funding for evidenced based services to adolescents, and is requesting the funding to continue to receive the same funding for the same expansion or created of the evidenced based county designed program to adolescents, please indicate that above, as well as on the Core Plan under County Designed.

CORE SERVICES COUNTY DESIGNED SERVICE

Service Name: Supervised Visitation

Optional services approved as a part of the county's Core Services Plan are approved on an annual basis. For a County Designed Service to be extended beyond one year, this portion of the plan must be submitted and approved annually by the State Department.

Given that County Designed programs are not standardized across counties, it is important to provide detailed information as outlined below. The information listed below is to be completed for each County Designed Service and included in the County(ies)' Core Services Program Plan.

1. Describe the service and components of the service; define the goals of the program.

Abused and neglected children in foster care or in relative placement are in need of comprehensive visitation services. When visitation is available to parents on a more frequent basis, the resolution of the child's situation will occur more quickly. The visitation services will provide for a continuum of parenting time opportunities.

- Supervised Visitation- provider in the room with the family at all times
- Community Visitation- parenting time in a more natural setting
- In Home Visitation- parenting time in a family home

Visitation services will include:

- Intervention with inappropriate parent child interactions
- Modeling of appropriate parent child interactions

The determination of the type of visitation will be based on safety and needs of the child. The Supervised Visitation Services will be used only until it is safe for children to be in a monitored, community or in-home, or an unsupervised visiting situation. The following factors will be considered in determining the length of time for visitation services:

- Supervision is court-ordered;
- Safety of child/children
- Progress of parents in treatment towards resolution of abusive/neglectful behavior
- Status of court case

Provision of visitation services is between children and their parents in a calm, neutral environment. Each visit is a minimum of one hour, 60 minutes for the visit. The highest priority is keeping children safe. Every individual will be treated in a culturally responsible manner.

The problems which required the child to be initially placed out of the home (physical abuse, emotional abuse, sexual abuse or neglect) can be dealt with in the visitation environment as the visitation worker models or teaches appropriate parent/child interaction. A safe environment for the visits would continue to be provided as ordered by the court.

This service will focus on working with the family toward the goal of reunification.

2. Indicate if a new Trails service detail is necessary for this County Designed Program or that the service detail is already an option in Trails.

This is not a new Trails service detail and is already open in Trails.

3. Define the eligible population to be served.

Each child will meet the following eligibility criteria:

- Program Areas 4, 5 or 6 target group
- Colorado Out-of-Home Placement Criteria at the time of placement in the program
- The child may also be in out-of-home placement and in need of an expedited procedure for permanent placement
- A manageable level of risk of harm to the child with the provision of services
- There is a reasonable possibility that services can bring about sufficient improvement in child/family functioning as to allow a child to step down to a lower level of service (community or unsupervised visits) or to safely reside at home or return home upon completion of the service.

4. Define the time frame of the service.

The following factors will be considered in determining the length of time the children's visits with their parents must be supervised: Supervision is court-ordered; safety of children; progress of parents in treatment towards resolution of abusive/neglectful behavior; status of court case (i.e., filing of termination motion or impending return of children); need to assess the interaction between parents and children.

The Supervised Visitation Services will be used only until it is safe for children to be in an unsupervised visiting situation.

5. Define the workload standard for the program:

Griffith Centers

200hours of supervised visitations monthly at the ACHSD office

- Supervised visitation services will be provided Monday through Friday 1:30p.m. to 8:30p.m., Saturday, 8:30a.m. to 6:30p.m. and Sunday, hours vary

271 hours of community and home based supervised visitation

Centralized Visitation Program, Lifelong, Maple Star and Shiloh

Hours vary based on providers availability and the Department's need.

6. Define the staff qualifications for the service, e.g., minimum caseworker III or equivalent, see 7.303.17 for guidelines.

Visitation specialists: minimum qualifications for Professional Entry Level Position see Section 7.006, M, 2 for guidelines.

The Program Coordinator: minimum qualifications for Casework Supervisor Position see Section 7.006, M, 4 for guidelines.

7. Define the performance indicators that will be achieved by the service, see 7.303.18. Identify the service provider.

"Parental Competency" 80% of families will be able to transition from supervised visits to either community or unsupervised visits within 4 to 8 months.

8. Identify the service provider.

The Griffith Center- Supervised Visitation in ACHSD building and Community-Based Visitation

Shiloh House - Supervised Community and Home-Based Visitation

Centralized Visitation-Supervised Community and Monitored Visitation Community

Lifelong-Supervised Community Visitation

Maple Star-Supervised Community Visitation

9. Define the rate of payment (e.g., \$100.00 per session/episode).

Griffith Centers In building visitation is \$75,000 for one year.

Other visitation services vary based on provider and location of visitation:

Therapeutic Visitation- \$50.00-\$85.00/hour

Supervised Visitation- \$37.00-\$65.00/hour

Monitored Visitation-\$30.00-40.00/hour

Service Name: Youth Intervention Program

Optional services approved as a part of the county's Core Services Plan are approved on an annual basis. For a County Designed Service to be extended beyond one year, this portion of the plan must be submitted and approved annually by the State Department.

Given that County Designed programs are not standardized across counties, it is important to provide detailed information as outlined below. The information listed below is to be completed for each County Designed Service and included in the County(ies)' Core Services Program Plan.

1. Describe the service and components of the service; define the goals of the program.

The goal of the Youth Intervention Program is to provide a quality, intensive, community-based service to adjudicated or non-adjudicated youth, identified by Adams County Human Services Department as having behavioral problems that threaten the stability of their family and place them at risk for out-of-home placement. The strength of this program lies in the unification of efforts of the social services system and the criminal justice system with community-based services through various providers.

The expected outcome of this program will be the reduction of out-of-home placements for youth who are beyond the control of their parents.

2. Indicate if a new Trails service detail is necessary for this County Designed Program or that the service detail is already an option in Trails.

This is not a new Trails service detail and is already open in Trails.

3. Define the eligible population to be served.

Eligible youth will be 12 to 18 years of age who are referred for placement evaluations by Adams County Human Services Department and who are at immediate risk for out-of-home placement for one or more of the following reasons:

- The youth is beyond the control of his or her parents
- The youth has been adjudicated or is at risk of being adjudicated as a delinquent by a court of competent jurisdiction
- The youth has been noncompliant with his or her probation contract
- The youth is in need of mental health services and is noncompliant with their mental health treatment plan
- The youth is a chronic runaway
- The youth is a chronic and frequent drug abuser and is noncompliant with their substance abuse treatment plan.

4. Define the time frame of the service.

Each client will be eligible for 4 -6 months of services through this program. Extensions can be granted on a case by case basis.

5. Define the workload standard for the program:

The workload standard for the program will vary based on contract amount and the Department's need. These contracts are fee for service contracts.

6. Define the staff qualifications for the service, e.g., minimum caseworker III or equivalent, see 7.303.17 for guidelines.

Treatment staff will have a Master's degree in social work or human behavioral sciences field.

7. Define the performance indicators that will be achieved by the service, see 7.303.18.

- A. Family Conflict Management
- B. Parental Competency
- C. Household Management Competency
- D. Resources Access Competency
- E. Personal and Individual Competency

F. Academic, Behavioral, and Emotional Competency

8. Identify the service provider.

The service providers are Family Tree, Lifelong, Maple Star and Savio House.

9. Define the rate of payment (e.g., \$100.00 per session/episode).

Family Tree, Lifelong and Savio House-monthly rate per family based on the number of hours in the home per week

Maple Star-hourly rate

Service Name: Child Mentoring and Family Support

Optional services approved as a part of the county's Core Services Plan are approved on an annual basis. For a County Designed Service to be extended beyond one year, this portion of the plan must be submitted and approved annually by the State Department.

Given that County Designed programs are not standardized across counties, it is important to provide detailed information as outlined below. The information listed below is to be completed for each County Designed Service and included in the County(ies)' Core Services Program Plan.

1. Describe the service and components of the service; define the goals of the program.

Child mentoring is a community-based intervention for child/youth and families. It is used as an adjunct to ongoing case management services. The caseworker refers clients as part of the case plan on open cases. The program assigns advocates to families. The goal it is to provide between 8 to 15 hours of paraprofessional services per week to each family. Although services target an identified child/youth, assistance is provided to the entire family. The primary responsibility of Advocate is to initiate, organize, plan, develop and implement direct advocacy services to assigned clients and their families. Each family will develop goals and objectives in relationship to the following: family interaction, residence, educational/vocational/life skills development, employment/career development; health and hygiene; social development and legal issues.

2. Indicate if a new Trails service detail is necessary for this County Designed Program or that the service detail is already an option in Trails

This is not a new Trails service detail and is already open in Trails.

3. Define the eligible population to be served.

Children/youth ages 9 to 18 years of age who are at imminent risk of out of home placement and have an open Child Welfare Case in Program Area 4, 5 or 6.

- Families with open cases with a goal of the child remaining at home or reunification.
- Cases may be court involved or voluntary.
- Children/youth in placement with a goal of reunification.
- Families in need of in home wrap-around or other services during involvement with the Family Assessment and Stabilization Team (FAST).
- Children/youth at risk of disruption of foster care placements while working with the family to reintegrate family back into the child's/youth's home.

4. Define the time frame of the service.

The contractors will serve an average rotating caseload four months per family. Extension can be requested on a case by case basis.

5. Define the workload standard for the program:

The workload standard for the program will vary based on contract amount and the Department's need. These contracts are fee for service contracts.

6. Define the staff qualifications for the service, e.g., minimum caseworker III or equivalent, see 7.303.17 for guidelines.

Advocate Qualifications: minimum life skills staff position, see 7.000.6, M, 3 for guidelines

Assistant Director: Bachelor's Degree preferred, but experience in the field can substitute

Director: Master's preferred; experience necessary in non-profit field. See 7.000.6, M, 4 for guidelines

7. Define the performance indicators that will be achieved by the service, see 7.303.18.

- A. Family Conflict Management
- B. Resources Access Competency
- C. Personal and Individual Competency

8. Identify the service provider

Youth Advocate Program

Lifelong

Shiloh House

9. Define the rate of payment (e.g., \$100.00 per session/episode).

All providers bill based on an hourly rate.

Service Name: Family Group Decision-Family Team Meetings

Optional services approved as a part of the county's Core Services Plan are approved on an annual basis. For a County Designed Service to be extended beyond one year, this portion of the plan must be submitted and approved annually by the State Department.

Given that County Designed programs are not standardized across counties, it is important to provide detailed information as outlined below. The information listed below is to be completed for each County Designed Service and included in the County(ies)' Core Services Program Plan.

1. Describe the service and components of the service; define the goals of the program.

ACHSD Promoting Safe and Stable Families (PSSF) Program continues to work on expanding the Family Engagement Process. The initial program involved the Family Group Conferencing Model and was used sporadically for a few select cases. Since that time, the idea of Family Engagement has evolved and become more at the forefront of case planning and case management. The process has changed to include elements of both the Family Group Conferencing Model and the Team Decision Making Model. The Family Engagement Meetings held at Adams County are now called Family Team Meetings (FTM). The FTM is designed for the family, relatives, and any additional supports that the family may have, to come into the office and meet with the Caseworker, Supervisor and other treatment team members assigned to the case. The meetings are facilitated by trained facilitators who are neutral and have little or no knowledge of the case prior to the meeting. The purpose of the FTM is to allow the family to have a voice in the direction of the case. Increasing family involvement and early engagement in the case is thought to shorten or eliminate the time that children are placed out of the home and with non-relative providers. During the FTM, all of the Child Protection Safety issues and concerns are presented by both

the family and the staff. The team then works together to develop a plan that meets the requirements of the Department, as well as meets the needs of the family.

As of January 2, 2011, ACHSD has made it a mandatory requirement that an FTM be scheduled and held within 48 hours of each removal. It is estimated that FTM's will increase by 30% FY 13-14. This is due to an expansion of cases reviewed. FTM's will be held within 7 days of a case opening, every 90 days for any cases with children in out of home placement, and every 6 months for open cases where the child remains at home. This enables staff to offer and implement services for the family immediately which address the safety concerns that caused the Department to become involved. The FTM process is also currently used to bring the family and their supports together and address safety risks as soon as they are identified, and often prevents out of home placements.

Reconvene meetings are also scheduled to identify progress and areas of continued risk.

The frequency of reconvene meetings is dependent upon the needs of the family and case circumstances. Each meeting lasts up to two hours.

The planned outcome for each meeting is to develop a clear and specific action plan detailing the responsibilities of the parents/family members and ACHSD.

Goals:

- Provide increased opportunities for families to be involved in decision making, planning and outcomes in order to preserve their family unit and ensure safety.
- Increase placements of children with kin if they cannot remain safely in the care of their biological/custodial parents.
- Adequately review the necessity for a change in a child's placements.
- Shorten the length of stay in out of home placement.
- Appropriately and thoroughly plan to promote successful reunification.

2. Indicate if a new Trails service detail is necessary for this County Designed Program or that the service detail is already an option in Trails.

The service detail is not already available in Trails. The detail that most closely matches the services is Family Group Decision Making.

3. Define the eligible population to be served.

Families who have children who are at imminent risk for out of home placement

- Families who have children who are placed out of the home and who are involved in dependency and neglect cases through court.

4. Define the time frame of the service.

FTM's should be coordinated and scheduled for every case:

- Prior to an anticipated out of home placement.
- Prior to any change in placement.
- Prior to reunification with their family.

5. Define the workload standard for the program:

- *number of cases per worker,
- *number of workers for the program, and
- *worker to supervisor ratio.

6. Define the staff qualifications for the service, e.g., minimum caseworker III or equivalent, see 7.303.17 for guidelines.

Minimum professional entry level staff position, see 7.000.6, M, 1 for guidelines

7. Define the performance indicators that will be achieved by the service, see 7.303.18.

- A. Family Conflict Management
- B. Parental Competency
- C. Household Management Competency
- D. Resources Access Competency
- E. Personal and Individual Competency
- F. Academic, Behavioral, and Emotional Competency

8. Identify the service provider.

Facilitators will be employees of the Adams County Human Services Department and Shiloh House.

9. Define the rate of payment (e.g., \$100.00 per session/episode).

- One fulltime FTE to provide coordination and facilitation of FTM's- funding is provided by the Adams County PSSF Grant
- One FTE position to provide coordination and facilitation of FTM's funded through CW Block Grant.
- Shiloh House, Inc. will provide FTM's through Core funding at a rate of \$8,750 a month.
- One half time position to provide coordination and facilitation of FTM's funded by CW Block Grant

Service Name: Mobile Intervention-Removal Prevention Program

Optional services approved as a part of the county's Core Services Plan are approved on an annual basis. For a County Designed Service to be extended beyond one year, this portion of the plan must be submitted and approved annually by the State Department.

Given that County Designed programs are not standardized across counties, it is important to provide detailed information as outlined below. The information listed below is to be completed for each County Designed Service and included in the County(ies)' Core Services Program Plan.

1. Describe the service and components of the service; define the goals of the program.

The service will provide intensive in-home intervention services to families with children at imminent risk of removal, or to maintain them in the least restrictive setting while the need for longer term, ongoing services can be determined. The removal prevention services will be provided in a culturally responsive and respectful manner. The service will make observations, provide supportive service and report back to the ACHSD caseworker who is doing the assessment. Intensity of services will be determined by ACHSD caseworker taking into consideration information presented by the removal prevention worker. The removal prevention workers will meet with the families in their homes to provide: behavior management tools, communication/conflict management, parent child relationship skill building, problem solving, provide support services in accessing resources and employment. The life skills worker will focus on the individual needs of the family, and goals set forth in the treatment plan. Examples of services:

- Crisis intervention
- Conflict resolution
- Eyes on supervision to mitigate safety concern
- Help to access community resources
- Modeling appropriate behavior
- Observation of daily routines

- Court testimony when necessary
2. Indicate if a new Trails service detail is necessary for this County Designed Program or that the service detail is already an option in Trails.

The service detail is available in Trails.

3. Define the eligible population to be served.
 - Families with children between the ages of birth to 18 who are involved in the child welfare system as a result of child abuse, neglect and/or juvenile delinquency and who are at imminent risk of removal.
 - Families with open assessments or open cases within ACHSD where the goal of the child is to remain home or reunification.
 - Cases may be court involved or voluntary.
4. Define the time frame of the service.
 - No longer than two weeks per family
 - 3- 10 hours a day, maximum of 25 hours a week
5. Define the workload standard for the program:
Maple Star will serve a minimum of 200 families through the fixed rate contract.
Lifelong will serve clients based on the contract amount and ACHSD client need.
6. Define the staff qualifications for the service, e.g., minimum caseworker III or equivalent, see 7.303.17 for guidelines.

Direct Contact Staff: Minimum professional entry level staff position, see 7.000.6, M, 1 for guidelines.

The Program Coordinator: minimum qualifications for Casework Supervisor Position see Section 7.006, M, 4 for guidelines.

7. Define the performance indicators that will be achieved by the service, see 7.303.18.
 - A. Family Conflict Management
 - B. Emotional Competency
 - C. Household Management Competency

- D. Resources Access Competency
- E. Personal and Individual Competency
- F. Academic, Behavioral and Emotional Competency

8. Identify the service provider.

Maple Star and Lifelong

9. Define the rate of payment (e.g., \$100.00 per session/episode).

Maple Star- \$29,583.33/month

Lifelong- \$95.00-\$175.00/hour

Service Name: Early Crisis Intervention Program

Optional services approved as a part of the county's Core Services Plan are approved on an annual basis. For a County Designed Service to be extended beyond one year, this portion of the plan must be submitted and approved annually by the State Department.

Given that County Designed programs are not standardized across counties, it is important to provide detailed information as outlined below. The information listed below is to be completed for each County Designed Service and included in the County(ies)' Core Services Program Plan.

1. Describe the service and components of the service; define the goals of the program.

The purpose of the ECI program is to help safely stabilize up to 60 families a year in crisis situations, who are referred by ACHSD Child Welfare Division. The focus of the service will be on parenting and health issues. ECI will help families in crisis maintain family integrity, improve family dynamics, facilitate positive behavior change, support families in making long lasting modifications within their family system that will keep them from returning to the Child Welfare system.

The Early Crisis Intervention Program will include the following components:

The Early Crisis Intervention Program is a collaboration between Early Crisis Intervention Program nurses and ACHSD child welfare. Families who are involved with ACHSD child welfare are referred to ECI for a 4-6 month intervention that includes home visits by nurses that are focused on parenting and health issues. The goal of the program is to keep children in the home. If removed, the goal is to expedite their return

into the home and to decrease the likelihood of future ACHSD involvement. The program also works on expanding parenting skills and increasing health knowledge to decrease the likelihood of future ACHSD involvement. Example of Services:

- Nursing case management to address any existing health issues
- Assisting families to advocate and to navigate complex health care systems on their own
- Following through with the families on long term behavioral change
- Address parenting and life course development, as well as longer term case management to help increase chances of success

Phone contact will be made within 48 hours when a home visit is not possible.

Engagement attempts include: 2 phone calls, a letter and a nurse going to the house to attempt contact.

2. Indicate if a new Trails service detail is necessary for this County Designed Program or that the service detail is already an option in Trails.

This is not a new Trails service detail and is already open in Trails.

3. Define the eligible population to be served.

- Families with children between the ages of birth to 8 who are involved in the child welfare system as a result of child abuse, neglect and/or juvenile delinquency and who are at imminent risk of removal.
-

Families with open assessments or open cases within ACHSD where the goal is of the child is to remain home or reunification.

- Cases may be court involved or voluntary.

4. Define the time frame of the service.

Length of time and intensity of services:

- 4-6 months
- Weekly home visits for the first 3 weeks, bi weekly visits for the remainder of the time
- Home visits are 1 to 1 ½ hours in length
- The initial home visit will take place within 48 hours, when possible, of the initial referral made by ACHSD

5. Define the workload standard for the program:

Tri-County Health will serve 28-40 cases per year.

6. Staff qualifications for the service, e.g., minimum caseworker III or equivalent, see 7.303.17 for guidelines.

- Nurses with a minimum of a BSN
- Specialists in Public Health as well home visitation

7. Define the performance indicators that will be achieved by the service, see 7.303.18.

- A. Parental Competency
- B. Household Management Competency"
- C. Resources Access Competency
- D. Personal and Individual Competency"

8. Identify the service provider.

Tri County Health Department

9. Define the rate of payment (e.g., \$100.00 per session/episode).

The cost for the ECI program is \$16,259.33 per month.

Service Name: Domestic Violence Reduction Program

Optional services approved as a part of the county's Core Services Plan are approved on an annual basis. For a County Designed Service to be extended beyond one year, this portion of the plan must be submitted and approved annually by the State Department.

Given that County Designed programs are not standardized across counties, it is important to provide detailed information as outlined below. The information listed below is to be completed for each County Designed Service and included in the County(ies)' Core Services Program Plan.

1. Describe the service and components of the service; define the goals of the program.

The goal of the Domestic Violence Intervention Program is to reduce the impact of domestic violence on children served by child welfare in Adams County and to:

- provide proactive support to families with a co-occurrence of domestic violence and child maltreatment,
- engage families in appropriate services,
- promote increased safety for abused children and adults, and decrease re-victimization
- educate and empower children about domestic violence
- promote self-sufficiency through connection to community resources
- positively impact the undocumented population

Victim Services

The Contractor shall serve a minimum of 150 clients throughout the contract term. The Contractor shall provide two trained domestic violence counselors called “advocates” to reduce the impact of domestic violence on children. The Contractor staff shall be housed in the Adams County Human Services Department’s Children and Family Services building and will participate in staffings, family team meetings and consultations, as appropriate, to improve the integration of domestic violence services with broader treatment plans.

The Contractor will provide:

- On-site assessments to determine level of treatment needs
- Two onsite, psycho-educational, open-ended mothers’ groups designed to increase awareness of the impact of domestic violence on children and develop strategies to improve child safety
- One onsite, psycho-educational, open-ended men’s group designed to increase awareness of the impact of domestic violence on children, develop skills for effectively managing anger, and develop strategies to improve child safety
- One onsite, psycho-educational children’s group designed to develop strategies to improve child safety
- When needed, provide appropriate mental health recommendations for therapeutic groups and/or individual therapy to qualified therapists who specialize in working with children and domestic violence issues

One advocate position will be attached to the Intake Section in order to respond with staff in the field on selected cases in which it is known that domestic violence endangers the children. The Intake advocate will provide preventative interventions to reduce the need for ongoing child protective services involvement by providing resources, domestic violence shelter referrals and coordination with shelter staff. The other advocate position will provide counseling intervention, education and resources to families served by the Ongoing Section, and will sustain a minimum of 20 client contacts per month. The advocate will provide recommendations for services for the victim and/or child offered either on-site or in the community and will meet the expected goal through face-to-face contact with clients, advocacy phone calls and responding to crisis situations in the field with the assigned caseworker.

Offender Services

The Contractor shall serve a minimum of 50 clients per year on a fee-for-service basis. The Contractor shall provide one Domestic Violence Offender Management Board (DVOMB) certified evaluator to reduce the impact of domestic violence on children and increase child safety. The Contractor staff shall be housed in the Adams County Human Services Department's (ACHSD) Children and Family Services building and will participate in staffings, family team meetings and consultations, as appropriate, to improve the integration of domestic violence services with broader treatment plans.

The Contractor will provide comprehensive Domestic Violence Offender evaluations for referred clients which will include, but not be limited to, an assessment of the following:

- Domestic Violence Risk and Needs Assessment Instrument (DVRNA)
- Psychosocial history
- Mental health history
- Relationship history, with attention to domestic violence dynamics
- Motivation for and amenability to treatment
- Offender accountability
- Recommendations for treatment (if needed)

2. Indicate if a new Trails service detail is necessary for this County Designed Program or that the service detail is already an option in Trails.

A current service detail in Trails exists.

3. Define the eligible population to be served.

- Families with children/youth ages 0-18 where domestic violence is a child protection issue
- Families within the intake unit where it is known that domestic violence endangers the children
- Families with open cases with a goal of the child remaining at home or reunification where domestic violence is identified as a child protection issue
- Families with court involved or voluntary cases
- Families with children/youth at risk of disruption from foster care placements while working with the family to reintegrate child/youth back into the family's home.

4. Define the time frame of the service.

Psycho-educational classes for men, women and children (ages 6-12) run for 14 weeks. DVOMB evaluations will be completed within 1-2 sessions with the client. A written evaluation will be provided within 30 days from the date of referral.

5. Define the workload standard for the program:

Maple Star will conduct eight concurrent groups at a time. These groups will include 2 psychoeducational groups for children, 4 psychoeducational groups for women and 2 men's groups. The program supervisor will conduct 50 client DVOMB evaluations per year.

IDEA, Lifelong and Spanish Clinic will provide services to clients based on client need.

6. Define the staff qualifications for the service, e.g., minimum caseworker III or equivalent, see 7.303.17 for guidelines.

For Victim Services:

Staff in the life skills programs shall meet the equivalent of minimum qualifications, as defined in Section 7.603.1, O, of this staff manual. This position has obtained a high school diploma or a General Equivalency Diploma (GED) and six months full time public contact in human services or a related field. Substitution for public contact is successful completion of a certificate program and/or college course equivalent to public contact in human services or a related field.

The services, preferably, will be provided by bachelor's level staff for life skills and behavior coaching services.

Staff will have a Bachelor's degree with a major in a human behavioral sciences field, or two years of higher level education and two years of experience working with children and families.

- Experience with crisis intervention and conflict resolution
- General knowledge of child development, child protection, domestic violence, mental health and substance issues
- Bilingual staff

For Offender Services:

Registered DVOMB certified provider with at least one year of experience

For the Supervisor Position:

Supervisors shall meet the minimum qualifications, as defined in Section 7.603.1.

Bachelor's degree with a major in a human behavioral sciences field (no substitution) and three years professional casework experience at the Social Caseworker level; or,

- A Master's degree or higher in social work or human behavioral sciences field and two years professional casework experience at the Social Caseworker level.

7. Define the performance indicators that will be achieved by the service, see 7.303.18.

- Reduce the risk of out of home placement
- Reduce the risk of abuse and neglect
- Shorten the length of out of home placement

8. Identify the service provider.

The provider for the fixed rate contract is Maple Star.

Lifelong, IDEA and Spanish Clinic will provide services when clients have criminal charges pending.

9. Define the rate of payment (e.g., \$100.00 per session/episode).

The cost for Maple Star is \$20,000 per month.

IDEA, Lifelong and Spanish Clinic are fee for service contracts and are reimbursed at an hourly rate.

INFORMATION ON CORE SERVICE FEES

Please check all that apply:

☒ Fees will not be assessed for Core Services Program Services.

If above line is checked, STOP. Remainder of information does not need to be completed.

☐ Fees will be assessed for the following services: Check those that apply:

- ☐ Home Based Intervention
- ☐ Intensive Family Therapy
- ☐ Life Skills
- ☐ Day Treatment
- ☐ Sexual Abuse Treatment
- ☐ County Designed Service (List Services Below)
- ☐ Special Economic Assistance
- ☐ Mental Health Services
- ☐ Substance Abuse Treatment Services

☐ Fee assessment formula is the same for all services. State the formula here (attach additional sheets as needed).

☐ Fee assessment formula varies with service. State formula used for each service (attach additional sheets as needed).

CORE SERVICES PROGRAM
OVERHEAD/PROGRAM ADMINISTRATION COST for CORE SERVICES STAFF

*****OPTIONAL PAGE - ONLY USE IF YOUR COUNTY WISHES TO CLAIM OVERHEAD/PROGRAM
ADMINISTRATION COSTS*****

1. DIRECT SERVICE
 - A. Total Core Services salary/Fringe/Travel/Operating Costs of Line
Core Service Workers and their Immediate Supervisors ___\$2,399,541___
 - B. Formula Percentage Allowed for Overhead/Program Administration Costs 15%
 - C. Provided Service Overhead/Program Administration Costs (A X B) ___359,931___

2. PURCHASED SERVICE
 - A. Purchased Service Dollar Amount ___\$3,133,108___
 - B. Formula Percentage Allowed for Overhead/Program Administration Costs _____
 $\$0 - 50,000 = 5\%$; $\$50,001 - 100,000 = 4.9\%$
For each \$50,000 (in total expenditure) increase the Overhead/
Program Administration decreases by .1 %.
 - C. Allowed Amount for Overhead/Program Administration Costs (A X B) ___0___
 - D. Base Overhead/Program Administration Cost Allowed ___\$500.00___
 - E. Purchased Service Overhead/Program Administration Costs (C + D) ___\$500.00___

3. TOTAL OVERHEAD/PROGRAM ADMINISTRATION COSTS (1C + 2E) ___\$360,431.00___

DISTRIBUTION OF OVERHEAD/PROGRAM ADMINISTRATION COSTS AMONG SERVICES*			
SERVICE	Provided Service Overhead/Program Administration Costs	Purchased Service Overhead/Program Administration Costs	Total Overhead/Program Administration Costs
1. Home Based Intervention			
2. Intensive Family Therapy			
3. Sexual Abuse Treatment			
4. Day Treatment			
5. Life Skills			
6. County Designed Service			
COLUMN TOTALS			

* Formula to determine overhead/program administration cost by service:

Step 1: total provided service cost (by service) x 15% = provided service overhead/program administration cost

Step 2: total purchased service cost (by service) x % listed in 2B = Y

\$500 divided by the number of purchased service = Z, then Y + Z = overhead/program administration cost

Step 3: Provided service overhead/program administration cost plus purchased service overhead cost equals total overhead/program administration cost.

STATE BOARD SUMMARY
CORE SERVICES PROGRAM
FY 2019 - 2020 80/20 FUNDING

COUNTY(IES) Adams

Services	Resource/Provider or Number of FTE	Age of Child	# of Families Served Per Month	# Children Served Per Month	Cost per Child Per Month	Cost per Year
Sexual Abuse	ACHSD Staff-Ongoing Sexual Abuse Team,	0-21				\$239,863.22
Intensive Family Therapy	ACHSD Staff-Internal Treatment Team	0-21				\$688,156.54
Lifeskills	ACHSD Staff-Lifeskills Team	0-21				\$488,861.96
Homebased	ACHSD Staff-FAST Team, Family Engagement Specialist, Core Contract Supervisor	0-21				\$982,659.02
County Design Programs (Youth Intervention, Visitation, Domestic Violence Reduction)	Family Tree, Lifelong, Maple Star, Savio, Griffith Centers, Centralized Visitation, IDEA, Spanish Clinic					\$907,871.26

TOTAL 80/20 CORE \$3,307,412

100% FUNDING SUMMARY
CORE SERVICE PROGRAM
FY 2019-2020

COUNTY(IES) Adams _____

Services	Resource/Provider or Number of FTE	Age of Child	# of Families Served Per Month	# Children Served Per Month	Cost per Child per Month	Cost per Year
County Design Program (Early Childhood Intervention, Visitation, Removal Prevention, Mentoring, Youth Intervention)	Tri-County Health, Shiloh House, Maple Star, YAP, Lifelong, Savio House	0-21				\$1,341,716
Mental Health	Maple Star, Savio House, The Curry Center, Lifelong, Community Reach Center	0-21				\$384,284
Day Treatment	Devereux Cleo Wallace, Denver Children's Home, Shiloh House	0-21				\$45,000
Substance Abuse Treatment	Signal, Synergy	0-21				\$370,779
Special Economic Assistance	Various Providers	0-21				\$83,458

TOTAL 100% CORE \$2,225,237

FINAL BUDGET PAGE
FY 2019-2020
CORE SERVICES PROGRAM

CFMS Function Code	Service Name	Other DSS Funds (Specify fund source)	Other Source Funds (Specify Fund source)	Total Funds 80/20 1700	Total Funds 100% (Core, SEA, Substance Abuse, Mental Health) 1800	Total FSS Funds	TOTAL FUNDS
	Sexual Abuse			239,863.22			239,863.22
	Intensive Family Therapy			688,156.54			688,156.54
	Lifeskills			488,861.96			488,861.96
	Homebased			982,659.02			982,659.02
	Mental Health				384,284		384,284
	Substance Abuse				370,779		370,779
	County Designed			907,871.26	1,341,716		2,249,587.26
	Day Treatment				45,000		45,000
	Special Economic Assistance				83,458		83,458
TOTALS							5,532,649

CFMS Function Codes 17xx denotes 80/20 funded Core Service

CFMS Function Codes 18xx denotes 100% funded Core Service

CFMS Functions Codes for Family Stability Services will be determined by funding source. Please contact Melinda Cox at 303.866.5962 for more information.

PURCHASE OF SERVICE CONTRACT
Core Services Program

1. THIS CONTRACT, made this _____ day of _____, 20__ by and between the _____ County Department of Human/Social Services at _____, hereinafter called "County" and _____ (address) _____

(name) (address)
_____, hereinafter called "Contractor".
(Tax I.D. or Social Security Number)
2. This contract will be effective from _____ until _____
3. County agrees to purchase and Contractor agrees to provide _____
(Core Service)
to _____ at _____ at other
such (population to be served) (location service is to be provided)
location as shall facilitate the provision of such services. This service is described in Rule Manual Volume 7, Section 7.303.1 _____, and, if appropriate, the State approved County Core Service Plan.
4. County agrees to purchase and contractor agrees to furnish _____ units of _____ service at the cost of _____ per unit of service for a maximum amount of this contract of \$ _____.
5. The parties agree that the Contractor's relationship to the county is that of an independent Contractor.
6. The parties agree that payment pursuant to this Contract is subject to and contingent upon the continuing availability of funds for the purpose thereof.
7. County agrees:
 10. To determine child eligibility and as appropriate, to provide information regarding rights to fair hearings
 11. To provide Contractor with written prior authorization on a child or family basis for services to be purchased.
 12. To provide Contractor with referral information including name and address of family, social, medical, and educational information as appropriate to the referral.
 13. To monitor the provision of contracted service.
 14. To pay Contractor after receipt of billing statements for services rendered satisfactorily and in accordance with this Contract.
8. Contractor agrees:
 - a) Not to assign any provision of this Contract to a subcontractor.
 - b) Not to charge clients any fees related to services provided under this contract.
 - c) To hold the necessary license(s) which permits the performance of the service to be purchased, and/or to meet applicable Colorado Department of Human Services qualification requirements.
 - d) To comply with the requirements of the Civil Rights Act of 1964 and Section 504, Rehabilitation Act of 1973 concerning discrimination on the basis of race, color, sex, age, religion, political beliefs, national origin, or handicap.
 - e) To provide the service described herein at cost not greater than that charged to other persons in the same community.
 - f) To submit a billing statement in a timely manner, no later than forty-five (45) days after services. Failure to do so may result in nonpayment.

- g) To safe guard information and confidentiality of the child and the child's family in accordance with rules of the Colorado Department of Human Services and the County Department of Human/Social Services.
- h) To provide County with reports on the provision of services as follows:
 - Within _____ weeks of enrollment/participation, submission of a treatment plan for the child/child's family with specific objectives and target dates. The treatment plan is subject to county approval.
 - At intervals of _____ months, from the time of enrollment/participation, submit reports that include progress and barriers in achieving provisions of the treatment plan.
- i) To provide access for any duly authorized representative of the County or the Colorado Department of Human Services until the expiration of five (5) years after the final payment under this Contract, involving transactions related to this Contract.
- j) Indemnify the County and the Colorado Department of Human Services from the action based upon or arising out of damage or injury, including death, to persons or property caused or sustained in connection with the performance of this contract or by conditions created thereby, or based upon any violation of any statute, regulation, and the defense of any such claims or actions.

9. In addition to the foregoing, the County and Contractor also agree:

10. Termination: Either party may terminate this Contract by thirty (30) days prior notification in writing.

11. All payments will be paid through the State's approved automated system, as appropriate.

➤ Core Services Program expenditures will not be reimbursed when the expenditures may be reimbursed by some other source. (As set forth in Rule Manual Volume 7, at 7.414, B (12 CCR 2509-5).

ADDITIONAL PROVISIONS:

County Director's Signature

Contractor's Signature

Date

Contractor's Title

Date

Original to Contractor
Copy to the Case File
Copy to County Bookkeeping
Copy to State Accounting

REQUEST FOR STATE APPROVAL OF PLAN

Since this is the first year of a the three-year Core Services Plan, all signatures on this page are required.

This Core Services Plan is hereby submitted for Adams County [Indicate county name(s) and lead county if this is a multi-county plan], for the period contract years June 1, 2019, through May 31, 2020 fiscal years July 1, 2019, through June 30, 2020. The Plan includes the following:

- Completed "Statement of Assurances";
- Completed program description of each proposed "County Designed Service";
- Completed "Information on Fees" form;
- Completed "Overhead Cost" form (Optional);
- Completed "State Board Summary";
- Completed "100% Funding Summary" form; and
- Completed "Final Budget Page".

This Core Services Program Plan has been developed in accordance with State Department of Human Services rules and is hereby submitted to the Colorado Department of Human Services, Division of Child Welfare for approval. If the enclosed proposed Core Services Program Plan is approved, the Plan will be administered in conformity with its provisions and the provisions of State Department rules.

The person who will act as primary contact person for the Core Services Plan is, Nadia Barela and can be reached at telephone number

(720)523-4262 , and e-mail at nbarela@adcogov.org .

If two or more counties propose this plan, the required signatures below are to be completed by each county, as appropriate. Please attach an additional signature page as needed.

 7-29-2019
Signature, DIRECTOR, COUNTY DEPARTMENT OF HUMAN/SOCIAL SERVICES DATE

 7/30/19
Signature, CHAIR, PLACEMENT ALTERNATIVES COMMISSION DATE

Signature, CHAIR, BOARD OF COUNTY COMMISSIONERS DATE

Please check here if your county does not have a Placement Alternative Commission: ☐



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 13, 2019
SUBJECT: PLN2019-00007 – Berkley Shores Metropolitan District
FROM: Jill Jennings Golich, Director, Community and Economic Development
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners sets a public hearing for August 20, 2019 in order to consider case PLN2019-00007.

BACKGROUND:

The applicant, on behalf of Highland Development Company LLC, is requesting a service plan for the Berkley Shores Metropolitan District (District) to provide funding for construction and maintenance of centralized water, sanitation, and streets, as well as safety protection, parks and recreation, mosquito control and other general governance for covenant control and design review services. The site is comprised of approximately 10 acres and is located approximately 620 feet south of the southeast intersection of Lowell Boulevard and West 64th Avenue.

The proposed development is currently under review with the Adams County Community and Economic Development Department and proposes 89 units of single-family attached and detached housing. Seventy-two units are proposed as single-family, three-story attached units and 17 of the units are proposed to be single-family detached. The application request is expected to go before the Planning Commission and the Board of County Commissioners in late August 2019 and consists of a rezone from R-1-C to Planned Unit Development (Residential), a Preliminary Development Plan, a Preliminary Plat and a Lot Depth to Width Waiver.

Pursuant to Title 32, Article 1 of Colorado Revised Statutes, metropolitan districts are quasigovernmental agencies and political subdivisions of the State of Colorado organized to provide two or more services to support a development area. Common services provided by metropolitan districts include general governance, fire protection, park and recreation, water and sanitation services, and storm water facilities. The proposed metropolitan district is mainly to provide financing for public infrastructure, such as water and sanitation systems, as well as streets, parks and recreation, covenant control and design review services in the development.

Pursuant to Section 10-05-02-03-07 of the County's Development Standards, at the next regular meeting of the Board of County Commissioners (BoCC) after the Planning Commission considers the request, a date shall be set within thirty days of such meeting for a public hearing on the service plan of the proposed Special District. Staff recommends August 20, 2019 as the set date for the public hearing for case PLN2019-00007 (Berkley Shores Metropolitan District).

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community and Economic Development, County Attorney, Finance Department.

ATTACHED DOCUMENTS:

Resolution
Service Plan for Berkley Shores Metropolitan District

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 Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
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:			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

RESOLUTION SETTING THE SERVICE PLAN HEARING DATE FOR BERKLEY SHORES METROPOLITAN DISTRICT (PLN2019-00007)

WHEREAS, the Adams County Community and Economic Development Department has received a service plan for the Berkley Shores Metropolitan District; and,

WHEREAS, the Planning Commission heard Case # PLN2019-00007 Berkley Shores Metropolitan District and recommended approval of the service plan for the Berkley Shores Metropolitan District with 9 Findings of Fact; and,

WHEREAS, the August 13, 2019 BOCC consent calendar item is intended to officially set the second BOCC hearing date of August 20, 2019 per Title 32, Special Districts, Special District Act of the Colorado Revised Statutes.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the hearing date for the Berkley Shores Metropolitan District service plan be hereby set for August 20, 2019 at 9:30 am at the Adams County Government Center Public Hearing Room.

SERVICE PLAN
FOR
BERKLEY SHORES METROPOLITAN DISTRICT
COUNTY OF ADAMS, COLORADO

Prepared

By

McGeady Becher P.C.
450 E. 17th Ave., Ste. 400
Denver, CO 80203

SUBMITTED: June 21, 2019

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EXHIBIT A	Legal Description and Boundary Map
EXHIBIT B	Adams County Vicinity Map
EXHIBIT C	Financial Plan
EXHIBIT D	Site Plan and Description of Public Improvements
EXHIBIT E	Estimated Costs of Public Improvements

I. INTRODUCTION

A. Purpose and Intent.

The District is an independent unit of local government, separate and distinct from the County, and, except as may otherwise be provided for by State or local law or this Service Plan, its activities are subject to review by the County only insofar as they may deviate in a material manner from the requirements of the Service Plan. It is intended that the District will provide a part or all of the Public Improvements for the use and benefit of all anticipated inhabitants and taxpayers of the District. The purpose of the District will be to finance, construct, operate and maintain the Public Improvements.

B. Need for the District.

There are currently no other governmental entities, including the County, located in the immediate vicinity of the District that consider it desirable, feasible or practical to undertake the planning, design, acquisition, construction, installation, financing, operation and maintenance of the Public Improvements needed for the Project. Formation of the District is therefore necessary in order for the Public Improvements required for the Project to be provided in the most economic manner possible.

C. Organizers and Consultants.

This Service Plan has been prepared with assistance from the following entities and individuals:

Proponent and Project Developer
Highland Development Company, LLC
1630 Welton Street, Suite 200
Denver, CO 80202

Legal Counsel
Megan Becher, Esq.
McGeady Becher P.C.
450 E. 17th Ave., Ste. 400
Denver, CO 80203

Preparer of Financial Model
Brooke Hutchens
D.A. Davidson & Co.
1550 Market St., Ste. 300
Denver, CO 80202

Engineer
Travis Frazier, P.E.
Redland Consulting Group, Inc.
1500 West Canal Court
Littleton, CO 80120

II. DEFINITIONS

In this Service Plan, the following terms shall have the meanings indicated below, unless the context hereof clearly requires otherwise:

Board: means the board of directors of the District.

Board of County Commissioners: means the Board of County Commissioners of the County of Adams, Colorado.

Bond, Bonds or Debt: means bonds or other obligations for the payment of which the District has promised to impose an ad valorem property tax mill levy, and/or collect Fee revenue.

County: means the County of Adams, Colorado.

District: means the Berkley Shores Metropolitan District.

End User: means any owner, or tenant of any owner, of any taxable improvement within the District, who is intended to become burdened by the imposition of ad valorem property taxes subject to the Maximum Debt Mill Levy. By way of illustration, a resident homeowner, renter, commercial property owner, or commercial tenant is an End User. The business entity that constructs homes or commercial structures is not an End User.

Fees: means any fee imposed by the District for services, programs or facilities provided by the District, as described in Sections V. and VI. below.

Financial Plan: means the Financial Plan described in Section VI which describes (i) how the Public Improvements are to be financed; (ii) how the Debt is expected to be incurred; and (iii) the estimated operating revenue derived from property taxes for the first budget year.

District Boundaries: means the boundaries of the area described in the District Boundary Map.

District Boundary Map: means the map attached hereto as **Exhibit A**, describing the District's boundaries.

Maximum Debt Mill Levy: means the maximum mill levy the District is permitted to impose for payment of Debt as set forth in Section VI.C below.

Project: means the development or property commonly referred to as Berkley Shores.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped and financed as generally described in Section V below.

Service Area: means the property within the District Boundaries.

Service Plan: means this service plan for the District approved by Board of County Commissioners.

Service Plan Amendment: means an amendment to the Service Plan approved by Board of County Commissioners in accordance with the County's rules and regulations state law, as applicable.

Special District Act: means Section 32-1-101, et seq., of the Colorado Revised Statutes, as amended from time to time.

State: means the State of Colorado.

Taxable Property: means real or personal property within the Service Area subject to ad valorem taxes imposed by the District.

III. BOUNDARIES

The area of the District Boundaries includes approximately ten (10) acres. A legal description of the District Boundaries is attached hereto as Exhibit A. A vicinity map is attached hereto as Exhibit B. A map of the District Boundaries is attached hereto as Exhibit A. It is anticipated that the District's boundaries may change from time to time as it undergoes inclusions and exclusions pursuant to Section 32-1-401, et seq., C.R.S., and Section 32-1-501, et seq., C.R.S.

IV. PROPOSED LAND USE/POPULATION PROJECTIONS/ASSESSED VALUATION

The Service Area consists of approximately ten (10) acres of land. The current assessed valuation of the Service Area is assumed to be \$0.00 for purposes of this Service Plan and, at build out, is expected to be sufficient to reasonably discharge the Debt under the Financial Plan. The population of the District at build-out is estimated to be approximately two hundred and six (206) people.

Approval of this Service Plan by the County does not imply approval of the development of a specific area within the District, nor does it imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached thereto, unless the same is contained within an Approved Development Plan.

V. DESCRIPTION OF PROPOSED POWERS, IMPROVEMENTS AND SERVICES

The following paragraphs provide a description of the proposed services to be provided by the District.

A. Types of Improvements.

The District shall have the power to provide for the design, acquisition, construction, installation, maintenance, and financing of certain water, sanitation, storm drainage, street, park and recreation, and mosquito control improvements and services within and without the boundaries of the District ("Public Improvements"). This Service Plan describes those Public Improvements anticipated for construction, financing and operation within the Project. The Public Improvements generally depicted and described in **Exhibit D** attached hereto have been presented for illustration only, and the exact design, subphasing of construction and location of the Public Improvements will be determined at the time of platting and such decisions shall not be considered to be a material modification of the Service Plan.

1. Water. The District shall have the power to provide for the planning, design, acquisition, construction, completion, installation and financing of complete potable and non-potable water supply systems, purification, storage, transmission and distribution systems, which may include, but shall not be limited to, water rights, water supply, reservoirs, wells, water pumps, filtration and treatment facilities, power plants, pump stations, ventilating, gauging stations, transmission lines, gathering lines, distribution mains and laterals, fire hydrants, meters, irrigation facilities, storage facilities, inlets, tunnels, flumes, conduits, canals, collection, infiltration galleries, dry year water conveyance, facilities, support for irrigated agricultural uses, domestic water, land and easements, and all necessary, incidental, and appurtenant facilities, together with extensions of and improvements to said system, within and without the boundaries of the District.

The Project is located within the boundaries of the Crestview Water and Sanitation District ("Crestview"), and the District will receive its water supply from Crestview. The District will be responsible for constructing the necessary water improvements to connect to Crestview's system in accordance with Crestview's rules and regulations, as they may be amended from time to time. Following acceptance by Crestview, the water improvements will be owned, operated, and maintained by Crestview.

Crestview does not provide for the construction and financing of the specific water facilities to be provided by the District as are generally described in the Exhibits to this Service Plan. Therefore, the improvements or facilities to be financed, acquired, constructed, completed or installed by the District for water service do not duplicate or interfere with any other improvements or facilities already constructed or planned to be constructed by Crestview within the boundaries of the District

2. Sanitation. The District shall have the power to provide for the planning, design, acquisition, construction, completion, installation and financing of complete sanitary sewage collection, treatment, transmission and disposal systems which may include, but shall not be limited to, treatment plants, inlets, collection mains and laterals, intercepting sewers, outfall sewers, lift stations, transmission lines, force mains, sludge handling and disposal facilities, closed drainage systems, and/or storm sewer, flood and surface drainage facilities and systems, including but not limited to, detention/retention ponds and associated irrigation facilities, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said system within and without the boundaries of the District.

The Project is located within the boundaries of the Crestview, and Crestview will provide sanitation service to the District. The District will be responsible for constructing the necessary sanitation improvements to connect to Crestview's system in accordance with Crestview's rules and regulations, as they may be amended from time to time. Following acceptance by Crestview, the sanitation improvements will be owned, operated, and maintained by Crestview.

Crestview does not provide for the construction and financing of the specific sanitation facilities to be provided by the District as are generally described in the Exhibits to this Service Plan. Therefore, the improvements or facilities to be financed, acquired, constructed, completed or installed by the District for sanitation service do not duplicate or interfere with any other improvements or facilities already constructed or planned to be constructed by Crestview within the boundaries of the District.

3. Streets. The District shall have the power to provide for the acquisition, construction, completion, installation and/or operation and maintenance of street improvements, including curbs, gutters, culverts, and other drainage facilities, sidewalks, bike paths and pedestrian ways, including pedestrian bridges and underpasses, bridges, overpasses, interchanges, median islands, paving, lighting, grading, landscaping and irrigation, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District. The District will own, operate and maintain streets not accepted for ownership, operation and maintenance by the County.

4. Safety Protection. The District shall have the power to provide for the design, acquisition, construction, financing, completion, and installation of facilities and/or services for a system of traffic and safety controls and devices on streets and highways and at railroad crossings, including, but not limited to, signalization, signing and striping, together with all necessary, incidental, and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District.

5. Park and Recreation. The District shall have the power to provide for the design, acquisition, construction, completion, installation, operation and maintenance of parks and recreational facilities and programs including, but not limited to, parks, bike paths and pedestrian ways, open space, landscaping, cultural activities, water bodies, irrigation facilities, and other active and passive recreational facilities and programs, and all necessary, incidental and appurtenant facilities, land and easements, together with extensions of and improvements to said facilities within and without the boundaries of the District.

6. Mosquito Control. The District shall have the power to provide for the eradication and control of mosquitoes, including but not limited to elimination or treatment of breeding grounds, and purchase, lease, contracting or other use of equipment or supplies for mosquito control.

7. Other Powers. In addition to the enumerated powers, the Board of Directors of the District ("Board") shall also have the following authority:

(a) Plan Amendments. To amend the Service Plan as needed in conjunction with the County and subject to the appropriate statutory procedures.

(b) Phasing, Deferral. Without amending this Service Plan, to defer, forego, reschedule, or restructure the financing and construction of certain improvements and facilities, to better accommodate the pace of growth, resource availability, and potential inclusions and exclusions of property within the District.

(c) Fees and Charges. To impose and collect Fees including fees, rates, tolls, penalties or charges as a source of revenue for repayment of debt, capital costs and/or for operation and maintenance expenses. No Fee related to the funding of costs of a capital nature shall be authorized to be imposed upon or collected from Taxable Property owned or occupied by an End User which has the effect, intentional or otherwise, of creating a capital cost payment obligation in any year on any Taxable Property owned or occupied by an End User. Notwithstanding any of the foregoing, the restrictions in this definition shall not apply to any Fee imposed upon or collected from Taxable Property for the purpose of funding operation and maintenance costs of the District.

(d) Additional Services. Except as specifically provided herein, to have the authority to provide such additional services and exercise such powers as are expressly or impliedly granted by Colorado law.

(e) Security Services. Pursuant to Section 32-1-1004(7), C.R.S., to furnish security services.

(f) Covenant Enforcement. Pursuant to Section 32-1-1004(8), C.R.S., to furnish covenant enforcement and design review services.

(g) Total Debt Issuance Limitation. The District shall not issue Debt in excess of Eight Million Three Hundred Thousand Dollars (\$8,300,000.00).

(h) Consolidation Limitation. The District shall not file a request with any Court to consolidate with another Title 32 district without the prior written consent of the County.

B. Standards of Construction/Statement of Compatibility. All Public Improvements will be designed, constructed, inspected and maintained in accordance with:

1. Development plans approved by the County; and
2. All applicable County standards, rules and regulations, as well as applicable laws, rules and regulations of local, state and federal governments.

C. Preliminary Engineering Survey.

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the boundaries of the District, to be more specifically defined

in an Approved Development Plan. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the Service Area and is approximately Four Million Dollars (\$4,400,000.00), as more particularly described in **Exhibit E** attached hereto.

All of the Public Improvements will be designed in such a way as to assure that the Public Improvements standards will be compatible with those of the County and shall be in accordance with the requirements of the Approved Development Plan. All construction cost estimates are based on the assumption that construction conforms to applicable local, State or Federal requirements.

VI. FINANCIAL PLAN

A. General.

The District shall be authorized to provide for the financing, design, acquisition, construction, installation, operation and maintenance of the Public Improvements from its revenues and by and through the proceeds of Debt to be issued by the District. The Financial Plan for the District shall be to issue such Debt as the District can reasonably pay from revenues derived from the Maximum Debt Mill Levy, Fees and other legally available revenues. The total Debt that the District shall be permitted to issue shall not exceed Eight Million Three Hundred Thousand Dollars (\$8,300,000.00) and shall be permitted to be issued on a schedule and in such year or years as the District determine shall meet the needs of the Financial Plan referenced above and phased to serve development as it occurs. All bonds and other Debt issued by the District may be payable from any and all legally available revenues of the District, including general ad valorem taxes and Fees to be imposed upon all Taxable Property within the District. The District will also rely upon various other revenue sources authorized by law. These will include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1), C.R.S., as amended from time to time. A financial model and a letter from the preparer of the financial model is attached hereto as Exhibit C and incorporated here by reference. It is anticipated that all of the Public Improvements will be substantially complete in 2020.

B. Maximum Voted Interest Rate and Maximum Underwriting Discount.

The interest rate on any Debt is expected to be the market rate at the time the Debt is issued. In the event of a default, the proposed maximum interest rate on any Debt is not expected to exceed eighteen percent (18%). The proposed maximum underwriting discount will be five percent (5%). Debt, when issued, will comply with all relevant requirements of this Service Plan, State law and Federal law as then applicable to the issuance of public securities.

C. Maximum Debt Mill Levy.

The "Maximum Debt Mill Levy" shall be the maximum mill levy the District is permitted to impose upon the taxable property within the District for payment of Debt, and shall be determined as follows:

1. For the portion of any aggregate District's Debt which exceeds fifty percent (50%) of the District's assessed valuation, the Maximum Debt Mill Levy for such portion of Debt shall be fifty (50) mills less the number of mills necessary to pay unlimited mill levy Debt described in Section VII.C.2 below; provided that if, on or after January 1, 2016, there are changes in the method of calculating assessed valuation or any constitutionally mandated tax credit, cut or abatement; the mill levy limitation applicable to such Debt may be increased or decreased to reflect such changes, such increases or decreases to be determined by the Board in good faith (such determination to be binding and final) so that to the extent possible, the actual tax revenues generated by the mill levy, as adjusted for changes occurring after January 1, 2016, are neither diminished nor enhanced as a result of such changes. For purposes of the foregoing, a change in the ratio of actual valuation shall be deemed to be a change in the method of calculating assessed valuation.

2. For the portion of any aggregate District's Debt which is equal to or less than fifty percent (50%) of the District's assessed valuation, either on the date of issuance or at any time thereafter, the mill levy to be imposed to repay such portion of Debt shall not be subject to the Maximum Debt Mill Levy and, as a result, the mill levy may be such amount as is necessary to pay the Debt service on such Debt, without limitation of rate.

3. For purposes of the foregoing, once Debt has been determined to be within Section VII.C.2 above, so that the District is entitled to pledge to its payment an unlimited ad valorem mill levy, the District may provide that such Debt shall remain secured by such unlimited mill levy, notwithstanding any subsequent change in the District's Debt to assessed ratio. All Debt issued by the District must be issued in compliance with the requirements of Section 32-1-1101, C.R.S. and all other requirements of State law.

D. Debt Repayment Sources.

The District may impose a mill levy on taxable property within its boundaries as a primary source of revenue for repayment of debt service and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess Fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(l), C.R.S., as amended from time to time. In no event shall the debt service mill levy in the District exceed the Maximum Debt Mill Levy.

E. Security for Debt.

The District shall not pledge any revenue or property of the County as security for the indebtedness set forth in this Service Plan. Approval of this Service Plan shall not be construed as a guarantee by the County of payment of any of the District's obligations; nor shall anything in the Service Plan be construed so as to create any responsibility or liability on the part of the County in the event of default by the District in the payment of any such obligation.

F. District's Operating Costs.

The estimated cost of acquiring land, engineering services, legal services and administrative services, together with the estimated costs of the District's organization and other

costs related to initial operations, are anticipated to be One Hundred Thousand Dollars (\$100,000.00), which will be eligible for reimbursement from Debt proceeds.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. The first year's operating budget is estimated to be Fifty Thousand Dollars (\$50,000.00) which is anticipated to be derived from Developer advances, property taxes and other revenues.

The Maximum Debt Mill Levy for the repayment of Debt shall not apply to the District's ability to increase its mill levy as necessary for provision of operation and maintenance services to its taxpayers and service users.

VII. ANNUAL REPORT

A. General.

The District shall be responsible for submitting an annual report to the Director of Community and Economic Development no later than June 1st of each year following the year in which the Order and Decree creating the District has been issued.

B. Reporting of Significant Events.

The annual report shall include information as to any of the following:

1. Boundary changes made or proposed to the District's boundary as of December 31 of the prior year.
2. Intergovernmental Agreements with other governmental entities, either entered into or proposed as of December 31 of the prior year.
3. Copies of the District's rules and regulations, if any as of December 31 of the prior year.
4. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.
5. Status of the District's construction of the Public Improvements as of December 31 of the prior year.
6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the County as of December 31 of the prior year.
7. The assessed valuation of the District for the current year.
8. Current year budget including a description of the Public Improvements to be constructed in such year.

9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.

10. Notice of any uncured events of default by the District, which continue beyond a ninety (90) day period, under any Debt instrument.

11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

VIII. DISCLOSURE TO PURCHASERS

The District will use reasonable efforts to assure that all developers of the property located within the District provide written notice to all purchasers of property in the District regarding the Maximum Debt Mill Levy, as well as a general description of the District's authority to impose and collect rates, Fees, tolls and charges.

IX. CONCLUSION

It is submitted that this Service Plan for the District, as required by Section 32-1-203(2), C.R.S., and Chapter 10 of the County Development Standards and Regulations and other applicable County rules and regulations, establishes that:

1. There is sufficient existing and projected need for organized service in the area to be serviced by the District;

2. The existing service in the area to be served by the District is inadequate for present and projected needs;

3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and

4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

5. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.

6. The facility and service standards of the District are compatible with the facility and service standards of the County within which the special district is to be located and each municipality which is an interested party under Section 32-1-204(1), C.R.S.

7. The proposal is in substantial compliance with a comprehensive plan adopted pursuant to the County rules and regulations.

8. The proposal is in compliance with any duly adopted County, regional or state long-range water quality management plan for the area.

9. The creation of the District is in the best interests of the area proposed to be served.

EXHIBIT A

Legal Description and Boundary Map

**EXHIBIT A
LEGAL DESCRIPTION**

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH P.M., COUNTY OF ADAMS, STATE OF COLORADO, ALL OF BLOCK 1, POMONIO SUBDIVISION RECORDED AT RECEPTION NO. 886524, IN THE RECORDS OF SAID COUNTY AND A PORTION OF NORTHWEST 1/4 OF SAID SECTION 8, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 8, WHENCE THE NORTH LINE OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8 BEARS NORTH 89°50'45" EAST, A DISTANCE OF 1319.83 FEET, ALL BEARINGS HEREON ARE REFERENCED TO THIS LINE;

THENCE SOUTH 03°39'02" EAST, A DISTANCE OF 659.53 FEET TO THE NORTHWEST CORNER OF SAID BLOCK 1, POMONIO SUBDIVISION AND THE EAST RIGHT-OF-WAY OF LOWELL BOULEVARD AND THE POINT OF BEGINNING;

THENCE ALONG SAID NORTH LINE OF SAID BLOCK 1, POMONIO SUBDIVISION, NORTH 89°51'38" EAST, A DISTANCE OF 620.30 FEET TO THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 8;

THENCE ALONG SAID EAST LINE, SOUTH 00°12'25" EAST, A DISTANCE OF 682.93 FEET TO THE NORTH LINE OF ALOHA BEACH FILING NO. 1 RECORDED AT RECEPTION C0078762 IN SAID RECORDS;

THENCE ALONG SAID NORTH LINE, SOUTH 89°53'23" WEST, A DISTANCE OF 620.70 FEET TO THE EAST RIGHT-OF-WAY LINE OF LOWELL BOULEVARD AS RECORDED AT RECEPTION NO. 2008000072020 IN SAID RECORDS;

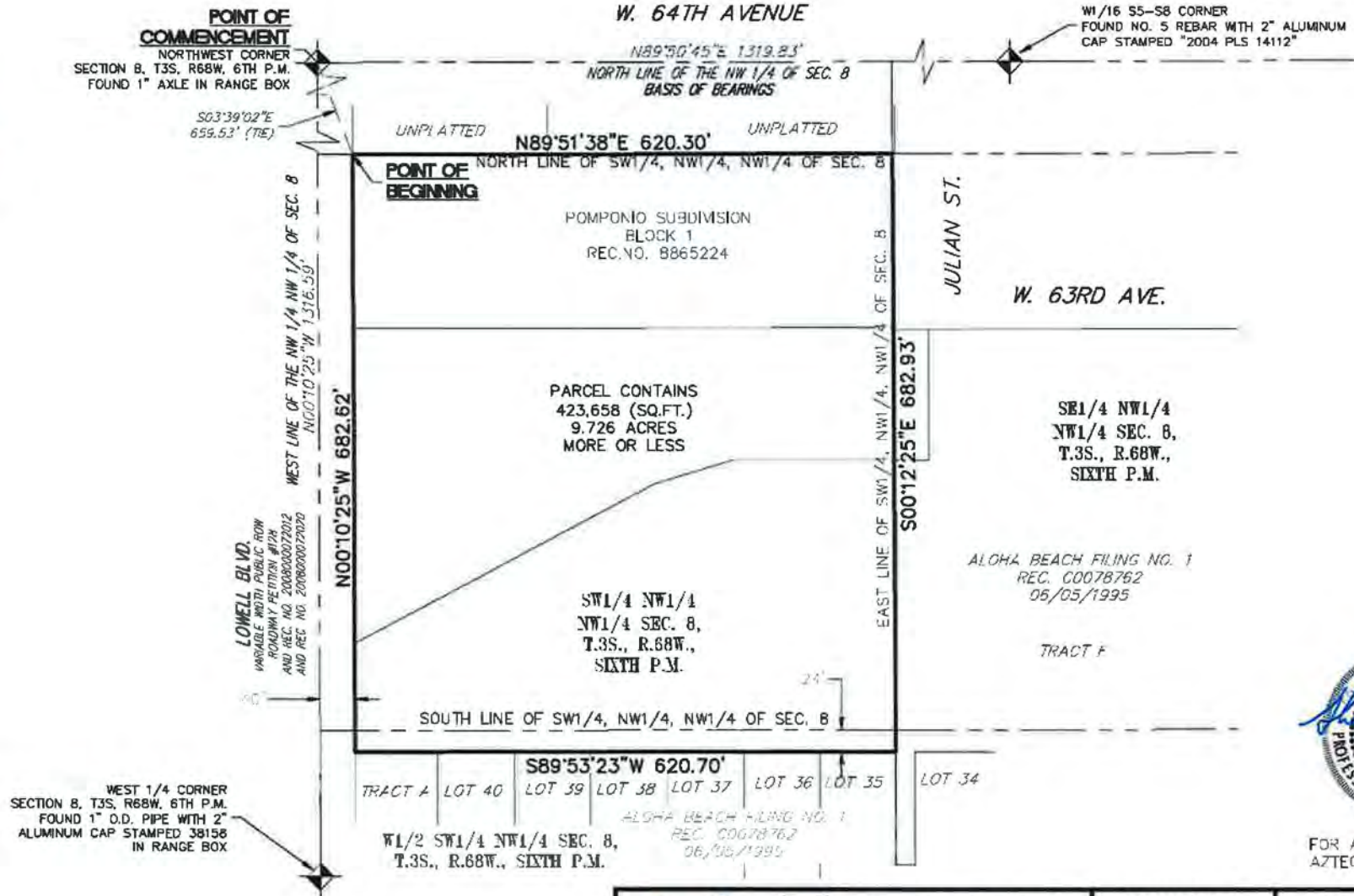
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE AND CONTINUING ALONG SAID EAST RIGHT-OF-WAY LINE PER RECEPTION NO. 2008000072012 AND BLOCK 1, POMONIO SUBDIVISION; NORTH 00°10'25" WEST, A DISTANCE OF 682.62 FEET TO THE POINT OF BEGINNING.

CONTAINING AN AREA OF 9.726 ACRES, (423,658 SQUARE FEET), MORE OR LESS.



SHAUN D. LEE
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR NO. 38158
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 E. MINERAL AVE., SUITE 1
LITTLETON, CO 80122

EXHIBIT A



FOR AND ON BEHALF OF
AZTEC CONSULTANTS, INC.



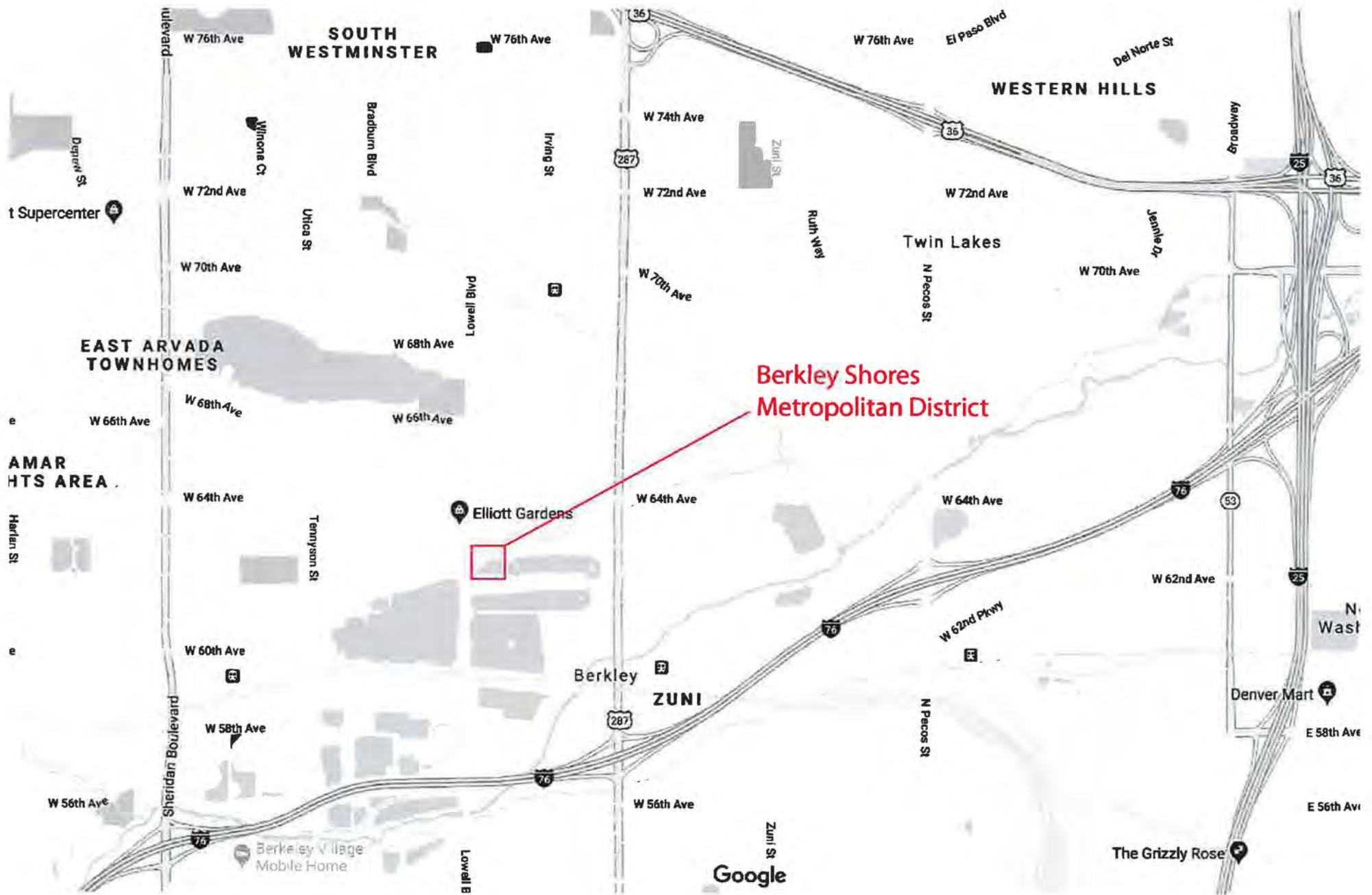
200 East Mineral Ave., Suite 1
Littleton, Colorado 80122
Phone: (303) 713-1898
Fax: (303) 713-1897
www.aztecconsultants.com

EXHIBIT A
NW 1/4 SEC. 8,
T3S R68W, 6TH P.M.,
ADAMS COUNTY, CO

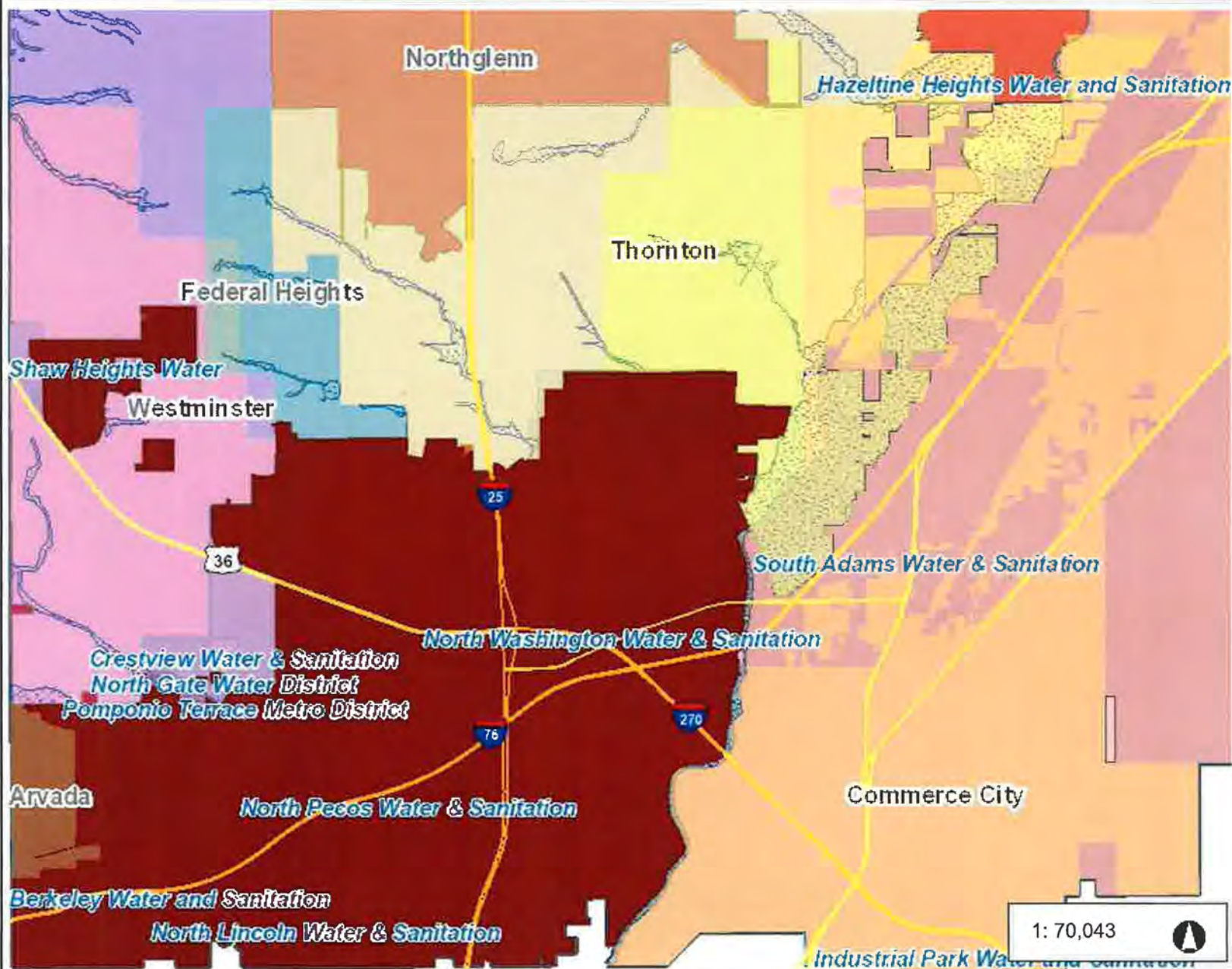
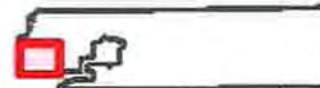
DATE OF PREPARATION:	05-13-2019
SCALE:	1"=120'
SHEET 2 OF 2	

EXHIBIT B

Adams County Vicinity Map



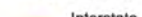
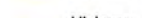
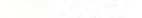
Adams County Map













Legend

Highways

Highways (> 20,000)

-  Interstate
-  Highway
-  Tollway

Cities

-  Arvada
-  Aurora
-  Bennett
-  Brighton
-  Commerce City
-  Federal Heights
-  Lochbuie
-  Northglenn
-  Thornton
-  Westminister

Fire District

-  Adams County Fire Protection Distr
-  Bennett Fire Protection District
-  Brighton Fire Protection District
-  Byers Fire Protection District
-  Deer Trail Fire Protection District
-  North Metro Fire District
-  Sable-Altura Fire Protection District
-  South Adams County Fire District
-  Southeast Weld County Fire Protec

Notes

2.2 0 1.11 2.2 Miles

NAD_1983_StatePlane_Colorado_Central_FIPS_0502_Feet
© Latitude Geographics Group Ltd.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

EXHIBIT C

Financial Plan

May 1, 2019

Proposed Berkley Shores Metropolitan District
Attention: Megan Becher
McGeady Becher P.C.
450 E. 17th Avenue, Suite 400
Denver, CO 80203

RE: Proposed Berkley Shores Metropolitan District

We have analyzed the bonding capacity for the proposed Berkley Shores Metropolitan District ("the District"). The analysis presented summarizes and presents information provided by the Trailbreak Partners LLC ("the Developer") and does not include independently verifying the accuracy of the information or assumptions.

Assumptions

The following assumptions have been provided by the Developer and form the basis of the analysis. All prices below reflect 2019 market values.

1. The development is planned for single family attached and single family detached product. In all cases, it is assumed home prices will increase at a rate of 2% per annum.
 - a. 6 single family attached, two story residential homes, which are projected to be completed in 2020. The average price is modeled at \$476,000.
 - b. 40 single family attached, three story residential homes, which are projected to be completed at an average pace of 13 per year from 2020 through 2022. The average price is modeled at \$395,250.
 - c. 26 single family attached, three story, north side residential homes, which are projected to be completed at an average pace of 13 per year from 2021 through 2022. The average price is modeled at \$357,500.
 - d. 17 single family detached residential homes, which are projected to be completed at an average pace of 6 per year from 2020 through 2022. The average price is modeled at \$522,000.
2. The debt service mill levy target is 55.277 mills (with a cap of 55.277 mills) beginning in tax collection year 2022. The operations levy is shown as 11.055 mills starting in tax collection year 2020.
3. The District is modeled to issue senior bonds in December 2020 with a par of \$3,320,000. An interest rate of 5.0% was modeled. At issuance, it is projected that the District will fund

\$366,400 in costs of issuance, \$373,500 in capitalized interest, and \$304,562.50 as a Reserve Fund from bond proceeds. The remaining \$2,275,537.50 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.

- a. Specific Ownership Tax revenues have been calculated based on applying a factor of 6.0% to annual property tax revenues.
 - b. It is projected that 98% of property taxes levied will be collected and available to the District.
 - c. It is projected that there will be a 6% biennial inflation rate on assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below 6%.
4. The District is projected to refinance the Series 2020 bonds in December 2030 with a par amount of \$4,940,000. An interest rate of 4.0% was modeled on the Series 2030 Bonds. At issuance, it is projected that the District will fund \$230,000 in costs of issuance for the Bonds and \$3,250,000 as a deposit to the escrow account to pay off the Series 2020 Bonds from bond proceeds. The remaining \$1,827,562.50 is projected to be deposited to the District's project fund to reimburse the Developer for eligible expenses.
- a. The Surplus Fund is sized to a maximum of \$494,000, which constitutes 10% of the 2030 Bonds par amount.
 - b. Specific Ownership Tax revenues have been calculated based on applying a factor of 6.0% to annual property tax revenues.
 - c. It is projected that 98% of property taxes levied will be collected and available to the District.
 - d. It is projected that there will be a 6% biennial inflation rate on assessments. The bonding capacity could be higher if the rate of assessment inflation is greater, or conversely lower if the inflation rate is below 6%.

Estimate of Potential Bonding Capacity

Total bonding capacity based on the assumptions outlined, is projected to be approximately \$8,260,000.

Based upon the development assumptions provided and the financial assumptions contained in the attached projected Financing Plan for the proposed Berkley Shores Metropolitan District, the projected revenue is sufficient to retire all Debt referenced in the Financing Plan within the restrictions set forth in the District's Service Plan, including but not limited to the maximum debt mill levies and mill levy imposition terms permitted.

The assumptions disclosed in the Financial Plan are those of the Developer and have not been independently reviewed by D.A. Davidson. Those assumptions identified are believed to be the significant factors in determining financial feasibility; however, they are likely not to be all-inclusive.

There will usually be differences between forecasted and actual results, because events and circumstances frequently do not occur as projected, and those differences may be material. Key assumptions, including those relating to market values of real property improvements and the build out schedule of such property, are particularly sensitive in terms of the timing necessary to create the tax base for the District. A small variation in these variables, and to their timing, can have a large effect on the forecasted results. There is a high probability that the forecasted results will differ from realized future tax base factors and such variations can be material. Additionally, other key assumptions relating to inflation, assessment ratios, interest rates, and infrastructure, administrative, and operating costs may, and likely will, vary from those projected.

Because D.A. Davidson has not independently evaluated or reviewed the assumptions that the financial model is based upon, we do not vouch for the achievability (and disclaim any opinion) of the information provided. Furthermore, because of the inherent nature of future events, which are subject to change and variation as events and circumstances change, the actual results may vary materially from the results presented here. D.A. Davidson has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Respectfully submitted,

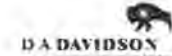
D.A. DAVIDSON & CO. FIXED INCOME CAPITAL MARKETS



Sam Sharp

Managing Director, Public Finance

BERKLEY SHORES METROPOLITAN DISTRICT



Development Projection at 55.277 (target) Mills for Debt Service -- SERVICE PLAN --04/29/2019

Series 2030, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2020 + New Money, Assumes Inv. Grade, 100x, 30-yr. Maturity

YEAR	<<<<<<< Residential >>>>>>>>						< Platted/Developed Lots >					Total Available Revenue
	Mkt Value Biennial		As'ed Value @ 7.20% of Market (2-yr lag)		As'ed Value @ 29.00% of Market (2-yr lag)		Total Assessed Value	District D/S Mill Levy [55.277 Target]	District D/S Mill Levy Collections @ 98%	District S.O. Taxes Collected @ 8%		
	Total Res'l Units	Reassess'mt @ 5.0%	Cumulative Market Value		Cumulative Market Value			[55.277 Cap]				
2019	0		0		875,475						0	
2020	19		8,929,845		1,331,300				0	\$0	0	
2021	33		22,780,690	0	1,476,725	253,888	253,888		0	0	0	
2022	37	1,366,841	39,818,655	642,949	0	386,077	1,029,026	55.277	55,744	3,345	59,088	
2023	0		39,818,655	1,640,210	0	428,250	2,068,460	55.277	112,051	6,723	118,775	
2024	0	2,389,119	42,207,775	2,866,943	0	0	2,866,943	55.277	155,306	9,318	164,625	
2025	0		42,207,775	2,866,943	0	0	2,866,943	55.277	155,306	9,318	164,625	
2026	0	2,532,466	44,740,241	3,038,960	0	0	3,038,960	55.277	164,625	9,877	174,502	
2027	0		44,740,241	3,038,960	0	0	3,038,960	55.277	164,625	9,877	174,502	
2028	0	2,684,414	47,424,656	3,221,297	0	0	3,221,297	55.277	174,502	10,470	184,973	
2029	0		47,424,656	3,221,297	0	0	3,221,297	55.277	174,502	10,470	184,973	
2030	0	2,845,479	50,270,135	3,414,575	0	0	3,414,575	55.277	184,973	11,098	196,071	
2031	0		50,270,135	3,414,575	0	0	3,414,575	55.277	184,973	11,098	196,071	
2032	0	3,016,208	53,286,343	3,619,450	0	0	3,619,450	55.277	196,071	11,764	207,835	
2033	0		53,286,343	3,619,450	0	0	3,619,450	55.277	196,071	11,764	207,835	
2034	0	3,197,181	56,483,524	3,836,617	0	0	3,836,617	55.277	207,835	12,470	220,305	
2035	0		56,483,524	3,836,617	0	0	3,836,617	55.277	207,835	12,470	220,305	
2036	0	3,389,011	59,872,535	4,066,814	0	0	4,066,814	55.277	220,305	13,218	233,524	
2037	0		59,872,535	4,066,814	0	0	4,066,814	55.277	220,305	13,218	233,524	
2038	0	3,592,352	63,464,887	4,310,823	0	0	4,310,823	55.277	233,524	14,011	247,535	
2039	0		63,464,887	4,310,823	0	0	4,310,823	55.277	233,524	14,011	247,535	
2040		3,807,893	67,272,781	4,569,472	0	0	4,569,472	55.277	247,535	14,852	262,387	
2041			67,272,781	4,569,472	0	0	4,569,472	55.277	247,535	14,852	262,387	
2042		4,036,367	71,309,147	4,843,640	0	0	4,843,640	55.277	262,387	15,743	278,130	
2043			71,309,147	4,843,640	0	0	4,843,640	55.277	262,387	15,743	278,130	
2044		4,278,549	75,587,696	5,134,259	0	0	5,134,259	55.277	278,130	16,688	294,818	
2045			75,587,696	5,134,259	0	0	5,134,259	55.277	278,130	16,688	294,818	
2046		4,535,262	80,122,958	5,442,314	0	0	5,442,314	55.277	294,818	17,689	312,507	
2047			80,122,958	5,442,314	0	0	5,442,314	55.277	294,818	17,689	312,507	
2048		4,807,377	84,930,335	5,768,853	0	0	5,768,853	55.277	312,507	18,750	331,258	
2049			84,930,335	5,768,853	0	0	5,768,853	55.277	312,507	18,750	331,258	
2050		5,095,820	90,026,156	6,114,984	0	0	6,114,984	55.277	331,258	19,875	351,133	
2051			90,026,156	6,114,984	0	0	6,114,984	55.277	331,258	19,875	351,133	
2052		5,401,569	95,427,725	6,481,883	0	0	6,481,883	55.277	351,133	21,068	372,201	
2053			95,427,725	6,481,883	0	0	6,481,883	55.277	351,133	21,068	372,201	
2054		5,725,663	101,153,388	6,870,796	0	0	6,870,796	55.277	372,201	22,332	394,533	
2055			101,153,388	6,870,796	0	0	6,870,796	55.277	372,201	22,332	394,533	
2056		6,069,203	107,222,592	7,283,044	0	0	7,283,044	55.277	394,533	23,672	418,205	
2057			107,222,592	7,283,044	0	0	7,283,044	55.277	394,533	23,672	418,205	
2058		6,433,356	113,655,947	7,720,027	0	0	7,720,027	55.277	418,205	25,092	443,297	
2059			113,655,947	7,720,027	0	0	7,720,027	55.277	418,205	25,092	443,297	
2060		6,819,357	120,475,304	8,183,228	0	0	8,183,228	55.277	443,297	26,598	469,895	
	89	82,023,490							10,210,790	612,647	10,823,438	

BERKLEY SHORES METROPOLITAN DISTRICT



Development Projection at 55.277 (target) Mills for Debt Service – SERVICE PLAN –04/29/2019

Series 2030, G.O. Bonds, Pay & Cancel Refg of (proposed) Series 2020 + New Money, Assumes Inv. Grade, 100x, 30-yr. Maturity

YEAR	Net Available for Debt Svc	Ser. 2020 \$3,320,000 Par [Net \$2.276 MM] Net Debt Service	Ser. 2030 \$4,940,000 Par [Net \$1.828 MM] Net Debt Service	Total Net Debt Service	Funds on Hand* Used as Source	Annual Surplus	Surplus Release @ to \$434,900	Cumulative Surplus \$494,000 Target	Senior Debt/ Assessed Ratio	Senior Debt/ Act'l Value Ratio	Cov. of Net DS: @ Target	Cov. of Net DS: @ Cap
2019	0					n/a						
2020	0	\$0		0		0	0	0				
2021	0	0		0		0	0	0				
2022	59,088	0		0		59,088	0	59,088	161%	8%	0.0%	0.0%
2023	118,775	124,500		124,500		(5,725)	0	53,363	116%	8%	95.4%	95.4%
2024	164,625	166,000		166,000		(1,375)	0	51,988	116%	8%	99.2%	99.2%
2025	164,625	166,000		166,000		(1,375)	0	50,613	109%	7%	99.2%	99.2%
2026	174,502	171,000		171,000		3,502	0	54,115	109%	7%	102.0%	102.0%
2027	174,502	170,750		170,750		3,752	0	57,868	103%	7%	102.2%	102.2%
2028	184,973	180,500		180,500		4,473	0	62,340	102%	7%	102.5%	102.5%
2029	184,973	179,750		179,750		5,223	0	67,563	96%	7%	102.9%	102.9%
2030	196,071	194,000	\$0	194,000	\$63,000	(60,929)	0	6,634	145%	10%	101.1%	101.1%
2031	196,071	[Refrd by Ser. '30]	197,800	197,800		(1,529)	0	5,104	136%	9%	99.2%	99.2%
2032	207,835		207,600	207,600		235	0	5,340	136%	9%	100.1%	100.1%
2033	207,835		207,200	207,200		635	0	5,975	128%	9%	100.3%	100.3%
2034	220,305		216,800	216,800		3,505	0	9,480	128%	9%	101.6%	101.6%
2035	220,305		216,000	216,000		4,305	0	13,785	120%	8%	102.0%	102.0%
2036	233,524		230,200	230,200		3,324	0	17,109	119%	8%	101.4%	101.4%
2037	233,524		228,800	228,800		4,724	0	21,832	112%	8%	102.1%	102.1%
2038	247,535		247,400	247,400		135	0	21,967	110%	7%	100.1%	100.1%
2039	247,535		245,200	245,200		2,335	0	24,302	103%	7%	101.0%	101.0%
2040	262,387		258,000	258,000		4,387	0	28,689	101%	7%	101.7%	101.7%
2041	262,387		260,200	260,200		2,187	0	30,876	94%	6%	100.8%	100.8%
2042	278,130		277,200	277,200		930	0	31,807	92%	6%	100.3%	100.3%
2043	278,130		273,400	273,400		4,730	0	36,537	85%	6%	101.7%	101.7%
2044	294,818		294,600	294,600		218	0	36,755	83%	6%	100.1%	100.1%
2045	294,818		294,800	294,800		18	0	36,773	76%	5%	100.0%	100.0%
2046	312,507		309,800	309,800		2,707	0	39,480	73%	5%	100.9%	100.9%
2047	312,507		309,000	309,000		3,507	0	42,987	66%	5%	101.1%	101.1%
2048	331,258		328,000	328,000		3,258	0	46,245	63%	4%	101.0%	101.0%
2049	331,258		331,000	331,000		258	0	46,503	57%	4%	100.1%	100.1%
2050	351,133		348,600	348,600		2,533	0	49,036	53%	4%	100.7%	100.7%
2051	351,133		350,200	350,200		933	0	49,969	47%	3%	100.3%	100.3%
2052	372,201		371,400	371,400		801	0	50,770	43%	3%	100.2%	100.2%
2053	372,201		371,400	371,400		801	0	51,571	37%	2%	100.2%	100.2%
2054	394,533		391,000	391,000		3,533	0	55,104	33%	2%	100.9%	100.9%
2055	394,533		389,400	389,400		5,133	0	60,237	27%	2%	101.3%	101.3%
2056	418,205		417,400	417,400		805	0	61,042	22%	1%	100.2%	100.2%
2057	418,205		413,800	413,800		4,405	0	65,447	16%	1%	101.1%	101.1%
2058	443,297		439,800	439,800		3,497	0	68,945	11%	1%	100.8%	100.8%
2059	443,297		439,200	439,200		4,097	0	73,042	5%	0%	100.9%	100.9%
2060	469,895		468,000	468,000		1,895	0	74,938	0%	0%	100.4%	100.4%
	10,823,438	1,352,500	9,333,000	10,685,500	63,000	74,938	74,938					

[CApr2819 20nspC]

[CApr2819 30nr20C]

[*] Estimated balance (tbd).

BERKLEY SHORES METROPOLITAN DISTRICT

Operations Revenue and Expense Projection



YEAR	Total Assessed Value	Oper'n's Mill Levy	Total Collections @ 98%	Specific Ownership Tax @ 6%	Total Available For O&M	Total Mill's
2019						
2020	0	11.055	0	0	0	11.055
2021	253,888	11.055	2,751	165	2,916	11.055
2022	1,029,028	11.055	11,148	669	11,817	66.332
2023	2,068,460	11.055	22,409	1,345	23,754	66.332
2024	2,866,943	11.055	31,060	1,864	32,924	66.332
2025	2,866,943	11.055	31,060	1,864	32,924	66.332
2026	3,038,960	11.055	32,924	1,975	34,899	66.332
2027	3,038,960	11.055	32,924	1,975	34,899	66.332
2028	3,221,297	11.055	34,899	2,094	36,993	66.332
2029	3,221,297	11.055	34,899	2,094	36,993	66.332
2030	3,414,575	11.055	36,993	2,220	39,213	66.332
2031	3,414,575	11.055	36,993	2,220	39,213	66.332
2032	3,619,450	11.055	39,213	2,353	41,566	66.332
2033	3,619,450	11.055	39,213	2,353	41,566	66.332
2034	3,836,617	11.055	41,566	2,494	44,059	66.332
2035	3,836,617	11.055	41,566	2,494	44,059	66.332
2036	4,066,814	11.055	44,059	2,644	46,703	66.332
2037	4,066,814	11.055	44,059	2,644	46,703	66.332
2038	4,310,823	11.055	46,703	2,802	49,505	66.332
2039	4,310,823	11.055	46,703	2,802	49,505	66.332
2040	4,569,472	11.055	49,505	2,970	52,476	66.332
2041	4,569,472	11.055	49,505	2,970	52,476	66.332
2042	4,843,640	11.055	52,476	3,149	55,624	66.332
2043	4,843,640	11.055	52,476	3,149	55,624	66.332
2044	5,134,259	11.055	55,624	3,337	58,961	66.332
2045	5,134,259	11.055	55,624	3,337	58,961	66.332
2046	5,442,314	11.055	58,961	3,538	62,499	66.332
2047	5,442,314	11.055	58,961	3,538	62,499	66.332
2048	5,768,853	11.055	62,499	3,750	66,249	66.332
2049	5,768,853	11.055	62,499	3,750	66,249	66.332
2050	6,114,984	11.055	66,249	3,975	70,224	66.332
2051	6,114,984	11.055	66,249	3,975	70,224	66.332
2052	6,481,883	11.055	70,224	4,213	74,438	66.332
2053	6,481,883	11.055	70,224	4,213	74,438	66.332
2054	6,870,796	11.055	74,438	4,466	78,904	66.332
2055	6,870,796	11.055	74,438	4,466	78,904	66.332
2056	7,283,044	11.055	78,904	4,734	83,638	66.332
2057	7,283,044	11.055	78,904	4,734	83,638	66.332
2058	7,720,027	11.055	83,638	5,018	88,656	66.332
2059	7,720,027	11.055	83,638	5,018	88,656	66.332
2060	8,183,228	11.055	88,656	5,319	93,976	66.332
			2,044,835	122,690	2,167,525	

BERKLEY SHORES METROPOLITAN DISTRICT
Development Summary
Development Projection -- Buildout Plan (updated 4/29/19)



Residential Development					Res'l Totals
Product Type	RH 1 (SFA 2-Story)	RH 2 (SFA 3-Story)	RH 3 (SFA 3-Story, North Side)	RH 4 (SFDs)	
Base \$ ('19)	\$476,000	\$395,250	\$357,500	\$522,000	
2019	-	-	-	-	-
2020	6	7	-	6	19
2021	-	14	13	6	33
2022	-	19	13	5	37
2023	-	-	-	-	-
2024	-	-	-	-	-
2025	-	-	-	-	-
2026	-	-	-	-	-
2027	-	-	-	-	-
2028	-	-	-	-	-
2029	-	-	-	-	-
2030	-	-	-	-	-
2031	-	-	-	-	-
2032	-	-	-	-	-
2033	-	-	-	-	-
2034	-	-	-	-	-
2035	-	-	-	-	-
2036	-	-	-	-	-
2037	-	-	-	-	-
2038	-	-	-	-	-
2039	-	-	-	-	-
	6	40	26	17	89
MV @ Full Buildout (base prices;un-infl.)	\$2,856,000	\$15,810,000	\$9,295,000	\$8,874,000	\$36,835,000

notes:

Platted/Dev Lots = 10% MV; one-yr prior
Base MV \$ inflated 2% per annum

SOURCES AND USES OF FUNDS

BERKLEY SHORES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2020

55.277 (target) Mills

Non-Rated, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Dated Date	12/01/2020
Delivery Date	12/01/2020

Sources:

Bond Proceeds:	
Par Amount	3,320,000.00
	<u>3,320,000.00</u>

Uses:

Project Fund Deposits:	
Project Fund	2,275,537.50
Other Fund Deposits:	
Capitalized Interest	373,500.00
Debt Service Reserve Fund	<u>304,562.50</u>
	678,062.50
Delivery Date Expenses:	
Cost of Issuance	300,000.00
Underwriter's Discount	<u>66,400.00</u>
	366,400.00
	<u>3,320,000.00</u>

BOND SUMMARY STATISTICS

BERKLEY SHORES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2020

55.277 (target) Mills

Non-Rated, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Dated Date	12/01/2020
Delivery Date	12/01/2020
First Coupon	06/01/2021
Last Maturity	12/01/2050
Arbitrage Yield	5.000000%
True Interest Cost (TIC)	5.148713%
Net Interest Cost (NIC)	5.000000%
All-In TIC	5.880139%
Average Coupon	5.000000%
Average Life (years)	24.033
Weighted Average Maturity (years)	24.033
Duration of Issue (years)	13.872
Par Amount	3,320,000.00
Bond Proceeds	3,320,000.00
Total Interest	3,989,500.00
Net Interest	4,055,900.00
Bond Years from Dated Date	79,790,000.00
Bond Years from Delivery Date	79,790,000.00
Total Debt Service	7,309,500.00
Maximum Annual Debt Service	651,000.00
Average Annual Debt Service	243,650.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	20.000000
Total Underwriter's Discount	20.000000
Bid Price	98.000000

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2050	3,320,000.00	100.000	5.000%	24.033	12/13/2044	5,146.00
	3,320,000.00			24.033		5,146.00

	TIC	All-In TIC	Arbitrage Yield
Par Value	3,320,000.00	3,320,000.00	3,320,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-66,400.00	-66,400.00	
- Cost of Issuance Expense		-300,000.00	
- Other Amounts			
Target Value	3,253,600.00	2,953,600.00	3,320,000.00
Target Date	12/01/2020	12/01/2020	12/01/2020
Yield	5.148713%	5.880139%	5.000000%

BOND DEBT SERVICE

BERKLEY SHORES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2020

55.277 (target) Mills

Non-Rated, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2021			83,000	83,000	
12/01/2021			83,000	83,000	166,000
06/01/2022			83,000	83,000	
12/01/2022			83,000	83,000	166,000
06/01/2023			83,000	83,000	
12/01/2023			83,000	83,000	166,000
06/01/2024			83,000	83,000	
12/01/2024			83,000	83,000	166,000
06/01/2025			83,000	83,000	
12/01/2025			83,000	83,000	166,000
06/01/2026			83,000	83,000	
12/01/2026	5,000	5.000%	83,000	88,000	171,000
06/01/2027			82,875	82,875	
12/01/2027	5,000	5.000%	82,875	87,875	170,750
06/01/2028			82,750	82,750	
12/01/2028	15,000	5.000%	82,750	97,750	180,500
06/01/2029			82,375	82,375	
12/01/2029	15,000	5.000%	82,375	97,375	179,750
06/01/2030			82,000	82,000	
12/01/2030	30,000	5.000%	82,000	112,000	194,000
06/01/2031			81,250	81,250	
12/01/2031	30,000	5.000%	81,250	111,250	192,500
06/01/2032			80,500	80,500	
12/01/2032	45,000	5.000%	80,500	125,500	206,000
06/01/2033			79,375	79,375	
12/01/2033	45,000	5.000%	79,375	124,375	203,750
06/01/2034			78,250	78,250	
12/01/2034	60,000	5.000%	78,250	138,250	216,500
06/01/2035			76,750	76,750	
12/01/2035	65,000	5.000%	76,750	141,750	218,500
06/01/2036			75,125	75,125	
12/01/2036	80,000	5.000%	75,125	155,125	230,250
06/01/2037			73,125	73,125	
12/01/2037	85,000	5.000%	73,125	158,125	231,250
06/01/2038			71,000	71,000	
12/01/2038	105,000	5.000%	71,000	176,000	247,000
06/01/2039			68,375	68,375	
12/01/2039	110,000	5.000%	68,375	178,375	246,750
06/01/2040			65,625	65,625	
12/01/2040	130,000	5.000%	65,625	195,625	261,250
06/01/2041			62,375	62,375	
12/01/2041	135,000	5.000%	62,375	197,375	259,750
06/01/2042			59,000	59,000	
12/01/2042	160,000	5.000%	59,000	219,000	278,000
06/01/2043			55,000	55,000	
12/01/2043	165,000	5.000%	55,000	220,000	275,000
06/01/2044			50,875	50,875	
12/01/2044	190,000	5.000%	50,875	240,875	291,750
06/01/2045			46,125	46,125	
12/01/2045	200,000	5.000%	46,125	246,125	292,250
06/01/2046			41,125	41,125	
12/01/2046	230,000	5.000%	41,125	271,125	312,250
06/01/2047			35,375	35,375	
12/01/2047	240,000	5.000%	35,375	275,375	310,750
06/01/2048			29,375	29,375	
12/01/2048	270,000	5.000%	29,375	299,375	328,750
06/01/2049			22,625	22,625	
12/01/2049	285,000	5.000%	22,625	307,625	330,250
06/01/2050			15,500	15,500	
12/01/2050	620,000	5.000%	15,500	635,500	651,000
	3,320,000		3,989,500	7,309,500	7,309,500

NET DEBT SERVICE

BERKLEY SHORES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2020

55.277 (target) Mills

Non-Rated, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Debt Service Reserve Fund	Capitalized Interest	Net Debt Service
12/01/2021		166,000	166,000		166,000	
12/01/2022		166,000	166,000		166,000	
12/01/2023		166,000	166,000		41,500	124,500.00
12/01/2024		166,000	166,000			166,000.00
12/01/2025		166,000	166,000			166,000.00
12/01/2026	5,000	166,000	171,000			171,000.00
12/01/2027	5,000	165,750	170,750			170,750.00
12/01/2028	15,000	165,500	180,500			180,500.00
12/01/2029	15,000	164,750	179,750			179,750.00
12/01/2030	30,000	164,000	194,000			194,000.00
12/01/2031	30,000	162,500	192,500			192,500.00
12/01/2032	45,000	161,000	206,000			206,000.00
12/01/2033	45,000	158,750	203,750			203,750.00
12/01/2034	60,000	156,500	216,500			216,500.00
12/01/2035	65,000	153,500	218,500			218,500.00
12/01/2036	80,000	150,250	230,250			230,250.00
12/01/2037	85,000	146,250	231,250			231,250.00
12/01/2038	105,000	142,000	247,000			247,000.00
12/01/2039	110,000	136,750	246,750			246,750.00
12/01/2040	130,000	131,250	261,250			261,250.00
12/01/2041	135,000	124,750	259,750			259,750.00
12/01/2042	160,000	118,000	278,000			278,000.00
12/01/2043	165,000	110,000	275,000			275,000.00
12/01/2044	190,000	101,750	291,750			291,750.00
12/01/2045	200,000	92,250	292,250			292,250.00
12/01/2046	230,000	82,250	312,250			312,250.00
12/01/2047	240,000	70,750	310,750			310,750.00
12/01/2048	270,000	58,750	328,750			328,750.00
12/01/2049	285,000	45,250	330,250			330,250.00
12/01/2050	620,000	31,000	651,000	304,562.50		346,437.50
	3,320,000	3,989,500	7,309,500	304,562.50	373,500	6,631,437.50

BOND SOLUTION

BERKLEY SHORES METROPOLITAN DISTRICT GENERAL OBLIGATION BONDS, SERIES 2020

55.277 (target) Mills

Non-Rated, 100x, 30-yr. Maturity

(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)

[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Debt Service Adjustments	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2021		166,000	-166,000		14,579	14,579	
12/01/2022		166,000	-166,000		59,088	59,088	
12/01/2023		166,000	-41,500	124,500	118,775	-5,725	95.40127%
12/01/2024		166,000		166,000	164,625	-1,375	99.17162%
12/01/2025		166,000		166,000	164,625	-1,375	99.17162%
12/01/2026	5,000	171,000		171,000	174,502	3,502	102.04818%
12/01/2027	5,000	170,750		170,750	174,502	3,752	102.19759%
12/01/2028	15,000	180,500		180,500	184,973	4,473	102.47785%
12/01/2029	15,000	179,750		179,750	184,973	5,223	102.90544%
12/01/2030	30,000	194,000		194,000	196,071	2,071	101.06746%
12/01/2031	30,000	192,500		192,500	196,071	3,571	101.85500%
12/01/2032	45,000	206,000		206,000	207,835	1,835	100.89084%
12/01/2033	45,000	203,750		203,750	207,835	4,085	102.00497%
12/01/2034	60,000	216,500		216,500	220,305	3,805	101.75762%
12/01/2035	65,000	218,500		218,500	220,305	1,805	100.82620%
12/01/2036	80,000	230,250		230,250	233,524	3,274	101.42174%
12/01/2037	85,000	231,250		231,250	233,524	2,274	100.98316%
12/01/2038	105,000	247,000		247,000	247,535	535	100.21658%
12/01/2039	110,000	246,750		246,750	247,535	785	100.31812%
12/01/2040	130,000	261,250		261,250	262,387	1,137	100.43524%
12/01/2041	135,000	259,750		259,750	262,387	2,637	101.01523%
12/01/2042	160,000	278,000		278,000	278,130	130	100.04687%
12/01/2043	165,000	275,000		275,000	278,130	3,130	101.13829%
12/01/2044	190,000	291,750		291,750	294,818	3,068	101.05162%
12/01/2045	200,000	292,250		292,250	294,818	2,568	100.87873%
12/01/2046	230,000	312,250		312,250	312,507	257	100.08237%
12/01/2047	240,000	310,750		310,750	312,507	1,757	100.56547%
12/01/2048	270,000	328,750		328,750	331,258	2,508	100.76277%
12/01/2049	285,000	330,250		330,250	331,258	1,008	100.30511%
12/01/2050	620,000	651,000	-304,563	346,438	351,133	4,696	101.35539%
	3,320,000	7,309,500	-678,063	6,631,438	6,760,514	129,077	

SOURCES AND USES OF FUNDS

**BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]**

Dated Date	12/01/2030
Delivery Date	12/01/2030

Sources:

Bond Proceeds:	
Par Amount	4,940,000.00
Other Sources of Funds:	
Funds on Hand*	63,000.00
Series 2020A - DSRF	304,562.50
	367,562.50
	5,307,562.50

Uses:

Project Fund Deposits:	
Project Fund	1,827,562.50
Refunding Escrow Deposits:	
Cash Deposit*	3,250,000.00
Delivery Date Expenses:	
Cost of Issuance	200,000.00
Underwriter's Discount	30,000.00
	230,000.00
	5,307,562.50

[*] Estimated balances (tbd).

BOND SUMMARY STATISTICS

BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2030
Delivery Date	12/01/2030
First Coupon	06/01/2031
Last Maturity	12/01/2060
Arbitrage Yield	4.000000%
True Interest Cost (TIC)	4.042726%
Net Interest Cost (NIC)	4.000000%
All-In TIC	4.337191%
Average Coupon	4.000000%
Average Life (years)	22.232
Weighted Average Maturity (years)	22.232
Duration of Issue (years)	14.528
Par Amount	4,940,000.00
Bond Proceeds	4,940,000.00
Total Interest	4,393,000.00
Net Interest	4,423,000.00
Bond Years from Dated Date	109,825,000.00
Bond Years from Delivery Date	109,825,000.00
Total Debt Service	9,333,000.00
Maximum Annual Debt Service	468,000.00
Average Annual Debt Service	311,100.00
Underwriter's Fees (per \$1000)	
Average Takedown	
Other Fee	6.072874
Total Underwriter's Discount	6.072874
Bid Price	99.392713

Bond Component	Par Value	Price	Average Coupon	Average Life	Average Maturity Date	PV of 1 bp change
Term Bond due 2060	4,940,000.00	100.000	4.000%	22.232	02/23/2053	8,595.60
	4,940,000.00			22.232		8,595.60

	TIC	All-In TIC	Arbitrage Yield
Par Value	4,940,000.00	4,940,000.00	4,940,000.00
+ Accrued Interest			
+ Premium (Discount)			
- Underwriter's Discount	-30,000.00	-30,000.00	
- Cost of Issuance Expense		-200,000.00	
- Other Amounts			
Target Value	4,910,000.00	4,710,000.00	4,940,000.00
Target Date	12/01/2030	12/01/2030	12/01/2030
Yield	4.042726%	4.337191%	4.000000%

BOND DEBT SERVICE

BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2031			98,800	98,800	
12/01/2031			98,800	98,800	197,600
06/01/2032			98,800	98,800	
12/01/2032	10,000	4.000%	98,800	108,800	207,600
06/01/2033			98,600	98,600	
12/01/2033	10,000	4.000%	98,600	108,600	207,200
06/01/2034			98,400	98,400	
12/01/2034	20,000	4.000%	98,400	118,400	216,800
06/01/2035			98,000	98,000	
12/01/2035	20,000	4.000%	98,000	118,000	216,000
06/01/2036			97,600	97,600	
12/01/2036	35,000	4.000%	97,600	132,600	230,200
06/01/2037			96,900	96,900	
12/01/2037	35,000	4.000%	96,900	131,900	228,800
06/01/2038			96,200	96,200	
12/01/2038	55,000	4.000%	96,200	151,200	247,400
06/01/2039			95,100	95,100	
12/01/2039	55,000	4.000%	95,100	150,100	245,200
06/01/2040			94,000	94,000	
12/01/2040	70,000	4.000%	94,000	164,000	258,000
06/01/2041			92,600	92,600	
12/01/2041	75,000	4.000%	92,600	167,600	260,200
06/01/2042			91,100	91,100	
12/01/2042	95,000	4.000%	91,100	186,100	277,200
06/01/2043			89,200	89,200	
12/01/2043	95,000	4.000%	89,200	184,200	273,400
06/01/2044			87,300	87,300	
12/01/2044	120,000	4.000%	87,300	207,300	294,600
06/01/2045			84,900	84,900	
12/01/2045	125,000	4.000%	84,900	209,900	294,800
06/01/2046			82,400	82,400	
12/01/2046	145,000	4.000%	82,400	227,400	309,800
06/01/2047			79,500	79,500	
12/01/2047	150,000	4.000%	79,500	229,500	309,000
06/01/2048			76,500	76,500	
12/01/2048	175,000	4.000%	76,500	251,500	328,000
06/01/2049			73,000	73,000	
12/01/2049	185,000	4.000%	73,000	258,000	331,000
06/01/2050			69,300	69,300	
12/01/2050	210,000	4.000%	69,300	279,300	348,600
06/01/2051			65,100	65,100	
12/01/2051	220,000	4.000%	65,100	285,100	350,200
06/01/2052			60,700	60,700	
12/01/2052	250,000	4.000%	60,700	310,700	371,400
06/01/2053			55,700	55,700	
12/01/2053	260,000	4.000%	55,700	315,700	371,400
06/01/2054			50,500	50,500	
12/01/2054	290,000	4.000%	50,500	340,500	391,000
06/01/2055			44,700	44,700	
12/01/2055	300,000	4.000%	44,700	344,700	389,400
06/01/2056			38,700	38,700	
12/01/2056	340,000	4.000%	38,700	378,700	417,400
06/01/2057			31,900	31,900	
12/01/2057	350,000	4.000%	31,900	381,900	413,800
06/01/2058			24,900	24,900	
12/01/2058	390,000	4.000%	24,900	414,900	439,800
06/01/2059			17,100	17,100	
12/01/2059	405,000	4.000%	17,100	422,100	439,200
06/01/2060			9,000	9,000	
12/01/2060	450,000	4.000%	9,000	459,000	468,000
	4,940,000		4,393,000	9,333,000	9,333,000

NET DEBT SERVICE

BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Interest	Total Debt Service	Net Debt Service
12/01/2031		197,600	197,600	197,600
12/01/2032	10,000	197,600	207,600	207,600
12/01/2033	10,000	197,200	207,200	207,200
12/01/2034	20,000	196,800	216,800	216,800
12/01/2035	20,000	196,000	216,000	216,000
12/01/2036	35,000	195,200	230,200	230,200
12/01/2037	35,000	193,800	228,800	228,800
12/01/2038	55,000	192,400	247,400	247,400
12/01/2039	55,000	190,200	245,200	245,200
12/01/2040	70,000	188,000	258,000	258,000
12/01/2041	75,000	185,200	260,200	260,200
12/01/2042	95,000	182,200	277,200	277,200
12/01/2043	95,000	178,400	273,400	273,400
12/01/2044	120,000	174,600	294,600	294,600
12/01/2045	125,000	169,800	294,800	294,800
12/01/2046	145,000	164,800	309,800	309,800
12/01/2047	150,000	159,000	309,000	309,000
12/01/2048	175,000	153,000	328,000	328,000
12/01/2049	185,000	146,000	331,000	331,000
12/01/2050	210,000	138,600	348,600	348,600
12/01/2051	220,000	130,200	350,200	350,200
12/01/2052	250,000	121,400	371,400	371,400
12/01/2053	260,000	111,400	371,400	371,400
12/01/2054	290,000	101,000	391,000	391,000
12/01/2055	300,000	89,400	389,400	389,400
12/01/2056	340,000	77,400	417,400	417,400
12/01/2057	350,000	63,800	413,800	413,800
12/01/2058	390,000	49,800	439,800	439,800
12/01/2059	405,000	34,200	439,200	439,200
12/01/2060	450,000	18,000	468,000	468,000
	4,940,000	4,393,000	9,333,000	9,333,000

BOND SOLUTION

BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Proposed Principal	Proposed Debt Service	Total Adj Debt Service	Revenue Constraints	Unused Revenues	Debt Serv Coverage
12/01/2031		197,600	197,600	196,071	-1,529	99.22615%
12/01/2032	10,000	207,600	207,600	207,835	235	100.11326%
12/01/2033	10,000	207,200	207,200	207,835	635	100.30653%
12/01/2034	20,000	216,800	216,800	220,305	3,505	101.61681%
12/01/2035	20,000	216,000	216,000	220,305	4,305	101.99317%
12/01/2036	35,000	230,200	230,200	233,524	3,324	101.44377%
12/01/2037	35,000	228,800	228,800	233,524	4,724	102.06449%
12/01/2038	55,000	247,400	247,400	247,535	135	100.05455%
12/01/2039	55,000	245,200	245,200	247,535	2,335	100.95227%
12/01/2040	70,000	258,000	258,000	262,387	4,387	101.70041%
12/01/2041	75,000	260,200	260,200	262,387	2,187	100.84053%
12/01/2042	95,000	277,200	277,200	278,130	930	100.33560%
12/01/2043	95,000	273,400	273,400	278,130	4,730	101.73017%
12/01/2044	120,000	294,600	294,600	294,818	218	100.07403%
12/01/2045	125,000	294,800	294,800	294,818	18	100.00614%
12/01/2046	145,000	309,800	309,800	312,507	2,707	100.87385%
12/01/2047	150,000	309,000	309,000	312,507	3,507	101.13501%
12/01/2048	175,000	328,000	328,000	331,258	3,258	100.99318%
12/01/2049	185,000	331,000	331,000	331,258	258	100.07783%
12/01/2050	210,000	348,600	348,600	351,133	2,533	100.72664%
12/01/2051	220,000	350,200	350,200	351,133	933	100.26644%
12/01/2052	250,000	371,400	371,400	372,201	801	100.21569%
12/01/2053	260,000	371,400	371,400	372,201	801	100.21569%
12/01/2054	290,000	391,000	391,000	394,533	3,533	100.90361%
12/01/2055	300,000	389,400	389,400	394,533	5,133	101.31822%
12/01/2056	340,000	417,400	417,400	418,205	805	100.19289%
12/01/2057	350,000	413,800	413,800	418,205	4,405	101.06455%
12/01/2058	390,000	439,800	439,800	443,297	3,497	100.79523%
12/01/2059	405,000	439,200	439,200	443,297	4,097	100.93293%
12/01/2060	450,000	468,000	468,000	469,895	1,895	100.40497%
	4,940,000	9,333,000	9,333,000	9,401,304	68,304	

SUMMARY OF BONDS REFUNDED

BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% BI-Reassessment Projections)
[Preliminary -- for discussion only]

Bond	Maturity Date	Interest Rate	Par Amount	Call Date	Call Price
4/29/19: Ser 20 NR SP, 5.00%, 100x, 55.277mils, FG+6% BiRe:					
TERM50	12/01/2031	5.000%	30,000.00	12/01/2030	100.000
	12/01/2032	5.000%	45,000.00	12/01/2030	100.000
	12/01/2033	5.000%	45,000.00	12/01/2030	100.000
	12/01/2034	5.000%	60,000.00	12/01/2030	100.000
	12/01/2035	5.000%	65,000.00	12/01/2030	100.000
	12/01/2036	5.000%	80,000.00	12/01/2030	100.000
	12/01/2037	5.000%	85,000.00	12/01/2030	100.000
	12/01/2038	5.000%	105,000.00	12/01/2030	100.000
	12/01/2039	5.000%	110,000.00	12/01/2030	100.000
	12/01/2040	5.000%	130,000.00	12/01/2030	100.000
	12/01/2041	5.000%	135,000.00	12/01/2030	100.000
	12/01/2042	5.000%	160,000.00	12/01/2030	100.000
	12/01/2043	5.000%	165,000.00	12/01/2030	100.000
	12/01/2044	5.000%	190,000.00	12/01/2030	100.000
	12/01/2045	5.000%	200,000.00	12/01/2030	100.000
	12/01/2046	5.000%	230,000.00	12/01/2030	100.000
	12/01/2047	5.000%	240,000.00	12/01/2030	100.000
	12/01/2048	5.000%	270,000.00	12/01/2030	100.000
	12/01/2049	5.000%	285,000.00	12/01/2030	100.000
	12/01/2050	5.000%	620,000.00	12/01/2030	100.000
			3,250,000.00		

ESCROW REQUIREMENTS

BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Dated Date	12/01/2030
Delivery Date	12/01/2030

4/29/19: Ser 20 NR SP, 5.00%, 100x, 55.277mils, FG+6% BiRe

Period Ending	Principal Redeemed	Total
12/01/2030	3,250,000.00	3,250,000.00
	3,250,000.00	3,250,000.00

PRIOR BOND DEBT SERVICE

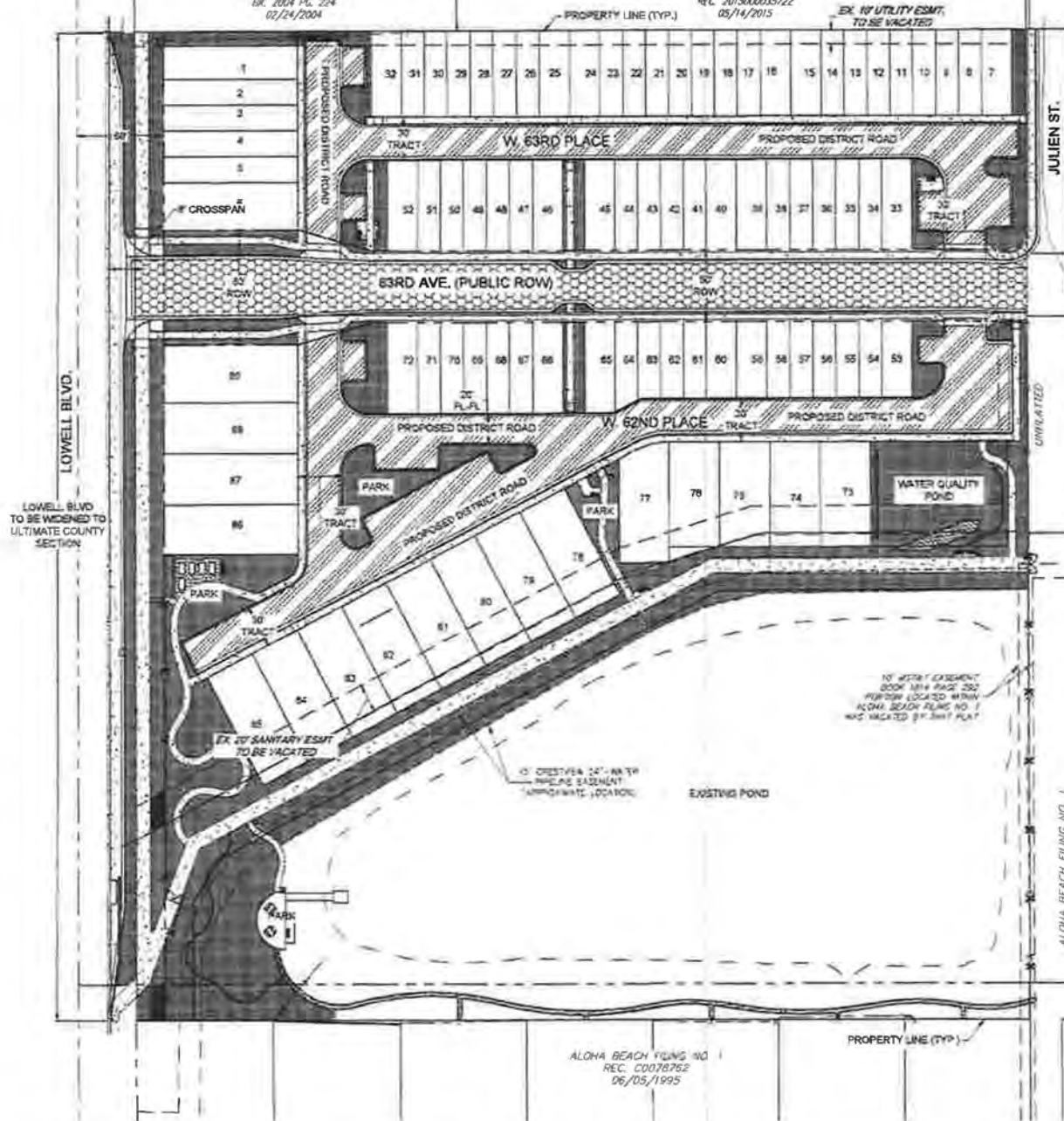
BERKLEY SHORES METROPOLITAN DISTRICT
GENERAL OBLIGATION REFUNDING & IMPROVEMENT BONDS, SERIES 2030
Pay & Cancel Refunding of (proposed) Series 2020 + New Money
55.277 (target) Mills
Assumes Investment Grade, 100x, 30-yr. Maturity
(SERVICE PLAN: Full Growth + 6.00% Bi-Reassessment Projections)
[Preliminary -- for discussion only]

Period Ending	Principal	Coupon	Interest	Debt Service	Annual Debt Service
06/01/2031			81,250	81,250	
12/01/2031	30,000	5.000%	81,250	111,250	192,500
06/01/2032			80,500	80,500	
12/01/2032	45,000	5.000%	80,500	125,500	206,000
06/01/2033			79,375	79,375	
12/01/2033	45,000	5.000%	79,375	124,375	203,750
06/01/2034			78,250	78,250	
12/01/2034	60,000	5.000%	78,250	138,250	216,500
06/01/2035			76,750	76,750	
12/01/2035	65,000	5.000%	76,750	141,750	218,500
06/01/2036			75,125	75,125	
12/01/2036	80,000	5.000%	75,125	155,125	230,250
06/01/2037			73,125	73,125	
12/01/2037	85,000	5.000%	73,125	158,125	231,250
06/01/2038			71,000	71,000	
12/01/2038	105,000	5.000%	71,000	176,000	247,000
06/01/2039			68,375	68,375	
12/01/2039	110,000	5.000%	68,375	178,375	246,750
06/01/2040			65,625	65,625	
12/01/2040	130,000	5.000%	65,625	195,625	261,250
06/01/2041			62,375	62,375	
12/01/2041	135,000	5.000%	62,375	197,375	259,750
06/01/2042			59,000	59,000	
12/01/2042	160,000	5.000%	59,000	219,000	278,000
06/01/2043			55,000	55,000	
12/01/2043	165,000	5.000%	55,000	220,000	275,000
06/01/2044			50,875	50,875	
12/01/2044	190,000	5.000%	50,875	240,875	291,750
06/01/2045			46,125	46,125	
12/01/2045	200,000	5.000%	46,125	246,125	292,250
06/01/2046			41,125	41,125	
12/01/2046	230,000	5.000%	41,125	271,125	312,250
06/01/2047			35,375	35,375	
12/01/2047	240,000	5.000%	35,375	275,375	310,750
06/01/2048			29,375	29,375	
12/01/2048	270,000	5.000%	29,375	299,375	328,750
06/01/2049			22,625	22,625	
12/01/2049	285,000	5.000%	22,625	307,625	330,250
06/01/2050			15,500	15,500	
12/01/2050	620,000	5.000%	15,500	635,500	651,000
	3,250,000		2,333,500	5,583,500	5,583,500

EXHIBIT D

Site Plan and Description of Public Improvements

EX. 10 UTILITY ESMT
TO BE VACATED



LEGEND

-  PUBLIC ROW - SEE NOTE #2
 DISTRICT ROADS
 LANDSCAPING
 SIDEWALK

NOTES:

1. THE DISTRICT SHALL OWN AND MAINTAIN ALL IMPROVEMENTS WITHIN THE TRACT BOUNDARIES INCLUDING PRIVATE ROADS, LANDSCAPING, PARKS, WATER QUALITY POND AND DETENTION POND FACILITIES
2. THE DISTRICT SHALL MAINTAIN LANDSCAPE WITHIN THE ROW ADJACENT TO THE PROPERTY LINE.



0 25 50 100
SCALE: 1" = 50'

PREPARATION DATE: MAY 10, 2019

1008-1037, 8501 and 8502. *Journal of Polymer Science: Part A: Polymer Chemistry*, 1998, 36, 1039-1049.

6300 LOWELL

PUBLIC AND DISTRICT IMPROVEMENTS

ADAMS COUNTY

1

DATE	QUANTITY
UNAPPROVED	NO
CHECKED	IF
APPROVED	IF
PROJECT NO.	14627
HOLE SCALE	1" = 50'
VERT SCALE	N/A

EXHIBIT E
ESTIMATED COSTS OF PUBLIC IMPROVEMENTS

Date: 5/14/2019
 63rd & Lowell
 89 Units
 Lot Size WO Pond 269,115
 Acreage WO Pond 6.18

Berkley Shores MD Site Budget

Plan Date
 Lot Size 422,532 Duration:(Mos) 8
 Acreage w Pond: 9.7

CATEGORY		QTY	UOM	Unit Price	UOM	Extended	Summary
ENGINEERING & DESIGN							
ENGINEERING SUBTOTAL							\$ 95,000
EROSION CONTROL							
EROSION CONTROL SUBTOTAL							\$ 30,480
GRADING AND EXCAVATION (incl Overex)	LVI						
GRADING AND EXCAVATION SUBTOTAL							\$ 248,418
Utility Mobilization and R.O.W. Street Work							
SANITARY SEWER SUBTOTAL							\$ 169,390
SANITARY SEWER							
SANITARY SEWER SUBTOTAL							\$ 453,405
STORM/DETENTION							
STORM/DETENTION SUBTOTAL							\$ 187,303
WATER							
WATER SUBTOTAL							\$ 559,550
DRY UTILITIES							
SITE ELECTRIC SUBTOTAL							\$ 95,700
STREETS AND WALKS							
STREETS AND WALKS SUBTOTAL							\$ 695,087
LANDSCAPING							
LANDSCAPING SUBTOTAL							\$ 325,498
PERMITS, TAXES & INSURANCE							
PERMITS, TAXES & INSURANCE SUBTOTAL							\$ 60,000
CONSTRUCTION WATER							
CONSTRUCTION WATER SUBTOTAL							\$ 10,000
MISCELLANEOUS							
MISCELLANEOUS SUBTOTAL							\$ 168,080
GENERAL CONDITIONS		8	MO	\$ 25,000.00	MO	\$ 200,000	\$ 200,000
SITE WORK SUBTOTAL							\$ 3,202,910
DESIGN CONTINGENCY	10%						\$ 320,291
CONSTRUCTION /DEVELOPMENT FEE	8%						\$ 281,856
GC FEE	8%						\$ 256,233
ESCALATION (2019 to 2020)	10%						\$ 352,320
SITE WORK TOTAL							\$ 4,413,610

Cost Per SF Land \$ 16.40
 Cost Per Acre Land \$ 711,140
 Cost Per Unit Land \$ 48,501



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: August 13, 2019
SUBJECT: Steele Street Extension: E. 86th Avenue to E. 88th Avenue Professional Engineering Design Services
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Benjamin Dahlman, Finance Director Jennifer Tierney-Hammer, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Public Works Department
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an agreement with Stantec Consulting Services, Inc., for the Steele Street Extension: E. 86th Avenue to E. 88th Avenue Professional Engineering Design Services

BACKGROUND:

The Adams County Public Works Department and the City of Thornton have determined the need for an extension of Steele Street from E. 86th Avenue to E. 88th Avenue. This design engineering work shall include road, pedestrian, stormwater improvements, and traffic signal modifications at the intersections of Steele Street and E.88th Avenue (Project). The overall resulting objective of the Project shall be the construction of Steele Street from E. 86th Avenue to E. 88th Avenue with the intersections aligned with the Welby Road Extension north of E. 88th Avenue and Steele Street south of E. 86th Avenue.

The Project will establish a new segment of Steele Street from E. 86th Avenue to E. 88th Avenue to accommodate area changes resulting from the Regional Transportation Districts (RTD) Park N' Ride station located at Welby Road and 88th Avenue.

The Project shall require the following: a new segment of Steele Street from E. 86th Avenue to E. 88th Avenue, the associated drainage improvements, removal or modification to both intersections, and traffic signals as needed at E. 88th Avenue and Steele Street. All project work shall adhere to providing safe clearance in the intersections for both vehicular and pedestrian mobility.

Professional engineering design services that are required for the Project reside in City of Thornton's jurisdiction. Due this crucial design location requisite, the Project will primarily be designed and constructed according to City of Thornton Standards and Specifications. Public Works shall ensure all compliance with the Americans with Disability Act (ADA).

A formal Request for Proposal (RFP) was solicited utilizing Bidnet Direct. The County received four (4) proposals on June 3, 2019. The four (4) proposals were evaluated by a selection team on the following criteria; responsiveness to the RFP, qualifications, work plan, past performance and pricing.

After a thorough evaluation process that included a representative from the City of Thornton, Stantec Consulting Services, Inc., is deemed the most responsive, responsible, best value to Adams County proposer. Stantec Consulting Services, Inc., is the firm that meets all the requirements set forth in the RFP, and the project is within the budget for the engineering design services work completion.

Staff recommends the project be awarded to Stantec Consulting Services, Inc., in the not to exceed amount of \$565, 257.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works Department

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:13**Cost Center: 3056**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30561504	\$7,854,446
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$7,854,446</u>

New FTEs requested: ☐ YES ☒ NOFuture Amendment Needed: ☐ YES ☒ NO**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO
RESOLUTION APPROVING THE AGREEMENT BETWEEN ADAMS COUNTY AND
STANTEC CONSULTING SERVICES, INC., FOR THE STEELE STREET EXTENSION:
E. 86TH AVENUE TO E. 88TH AVENUE PROFESSIONAL ENGINEERING DESIGN
SERVICES

WHEREAS, Stantec Consulting Services, Inc., submitted a proposal to provide professional engineering design services for the Steele Street Extension: E. 86th Avenue to E. 88th Avenue Professional Engineering Design Services project; and,

WHEREAS, Stantec Consulting Services, Inc., is deemed the best value, most responsive, and responsible proposer to provide professional engineering design services for the Steele Street Extension: E. 86th Avenue to E. 88th Avenue project; and,

WHEREAS, Stantec Consulting Services, Inc., has agreed to provide professional engineering design services for the extension of Steele Street, which includes: road, pedestrian, stormwater improvements, traffic signal modification along the intersection of 86th Avenue to E. 88th Avenue, and the Welby Road extension North alignment, in the not to exceed amount of \$565,257.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement between Adams County and Stantec Consulting Services, Inc., to provide professional engineering design services for the Steele Street Extension: E. 86th Avenue to E. 88th Avenue project is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the agreement with Stantec Consulting Services, Inc., after negotiation and approval as to form is completed by the County Attorney's Office.



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT**

STAFF REPORT

Exhibits Table of Contents

EXHIBIT 1 – BoCC Staff Report

EXHIBIT 2- Maps

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

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Preliminary Plat

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County)
- 4.2 Referral Comments (Bennett-Watkins Fire)
- 4.3 Referral Comments (Colorado Division of Parks & Wildlife)
- 4.4 Referral Comments (Colorado Division of Water Resources)
- 4.5 Referral Comments (Colorado Geological Survey)
- 4.6 Referral Comments (Greatrock North Water & Sanitation District)
- 4.7 Referral Comments (Tri-County Health Department)
- 4.8 Referral Comments (Xcel Energy)

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- 5.01 Public Comments (Averkov)
- 5.02 Public Comments (Beaver)
- 5.03 Public Comments (Campbell)
- 5.04 Public Comments (Chrisman)
- 5.05 Public Comments (Drake-Conner)
- 5.06 Public Comments (Fields)
- 5.07 Public Comments (Jackson)
- 5.08 Public Comments (Jolly)
- 5.09 Public Comments (Newhall)
- 5.10 Public Comments (Polliard)
- 5.11 Public Comments (Szydle)

EXHIBIT 6- Associated Case Materials

- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication Request
- 6.4 Referral Agency Labels
- 6.5 Public Notice Labels
- 6.6 Posting Certificate



COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners

August 13, 2019

CASE No.: **PLT2018-00044**

CASE NAME: **Ridgeview Estates**

Owner's Name:	Ridgeview Estates, LLC
Applicant's Name:	David E. Moore, Alliance Development Services
Applicant's Address:	16415 W. 85 th Lane, Unit B, Arvada, CO 80007
Location of Request:	Approximately 500 feet south of 28300 East 160 th Avenue.
Parcel #s:	0156710200001
Nature of Request:	Major Subdivision Preliminary Plat for 21 lots
Zone Districts:	Residential Estate (R-E) with Airport Height Overlay District and Airport Noise Overlay District
Future Land Use:	Estate Residential
Site Size:	62.3 acres
Proposed Uses:	Single-Family Residential
Existing Use:	Vacant
Hearing Date(s):	PC: July 11, 2019 / 6:00 p.m. BoCC: August 13, 2019 / 9:30 a.m.
Report Date:	July 2, 2019
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL of the Preliminary Plat with 9 Findings-of-Fact, 5 Conditions, and 2 Notes

SUMMARY OF APPLICATION

Background:

David Moore, on behalf of Alliance Development Services, is requesting a major subdivision preliminary plat for the proposed Ridgeview Estates subdivision. The preliminary plat consists of 21 single-family residential lots, two non-residential tracts, and associated public streets.

Site Characteristics:

The subject site is located approximately one half mile southwest of the intersection of Hayesmount Road and East 162nd Avenue and is currently undeveloped. East 160th Avenue abuts the northwest portion of the site, and provides direct access to the development through a newly proposed section of Monaghan Road, which will serve as the main entrance for the proposed subdivision.

Development Standards and Regulations Requirements:

Per Section 2-02-17-03 of the County's Development Standards and Regulations, the applicant is requesting a Major Subdivision (Preliminary Plat) for the proposed residential development. Currently, the site consists of a single 62.3-acre parcel. The applicant's proposed preliminary plat will create 21 residential lots and two tracts for drainage and landscaping along the western portions of the site (See Exhibit 3.2).

The proposed plat conforms to the criteria for approval for a major subdivision preliminary plat as outlined in Section 2-02-17-03-05 of the County's Development Standards. These standards include conformance to the County's Comprehensive Plan, the subdivision design standards, evidence of adequate water and sewer supply, adequate drainage improvements, adequate public infrastructure, and compatibility with the surrounding area. Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access to a County-maintained right-of-way. The property is located in the Residential Estate (R-E) zone district, which has a minimum one-acre lot size and a minimum lot width requirement of 100 feet for lots served by public water or sewer. The proposed subdivision lots will be served by the Greatrock North Water & Sanitation District and all lots conform to the minimum dimensional requirements for the R-E zone district. In addition, all the proposed lots will have access to a public right-of-way.

The applicant has also provided evidence of adequate water and sewer supply in the form of a letter from the Greatrock North Water & Sanitation District stating that adequate water supply is available to support the proposed development. The Colorado Division of Water Resources reviewed the project and confirmed the availability of adequate water supply to support the development. Tri-County Health Department also reviewed the subject request and had no objection to the proposed subdivision utilizing onsite wastewater treatment systems (OWTS), provided that the OWTS is permitted, installed, and operated in compliance with regulations.

Per Section 5-04 of the County's Development Standards and Regulations, public improvements are required with development of a subdivision. All required public improvements, such as

streets and drainage systems, will be reviewed at time of final plat application. Per Section 2-02-17-01, approval of a final plat is required prior to development on the property. In addition, a Subdivision Improvements Agreement (SIA) with applicable collateral shall be required with any applications for a final plat. The SIA will address the timing and type of improvements that are required, as well as the necessary collateral to ensure those improvements are constructed.

Future Land Use Designation:

The Adams County Comprehensive Plan designates the subject site as Agriculture; and this future land use designation is intended for large landholdings of 35 acres or more with very low density residential. Overall, the subject request would create approximately one dwelling unit per two and a half acres. The Residential Estate zone district allows for lots of less than 35 acres, and the request is consistent with the underlying zoning. The request is mostly consistent with the goals of the Comprehensive Plan to provide lower density housing in this area. Additionally, areas surrounding the subject site are also designated as Estate Residential future land use in the Comprehensive Plan.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-3 Single-Family Residential	North A-1 Single-Family Residential	Northeast A-1 Single-Family Residential
West A-3 Single-Family Residential	Subject Property RE Vacant	East A-1 Single-Family Residential
Southwest A-3 Single-Family Residential	South A-3 Single-Family Residential	Southeast A-1 Single-Family Residential

Compatibility with the Surrounding Land Uses:

Properties to the north and east of the proposed subdivision are developed as single-family residential within approved subdivisions. These properties are developed at densities similar to the proposed Ridgeview Estates subdivision. The properties to the south and west consist of large parcels used for residential and agricultural purposes. The request for 21 single-family Residential Estate lots is compatible with existing development in the surrounding area and the County's future land use designation of Estate Residential.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on July 11, 2019. The applicant spoke at the meeting, and had no concerns with the staff report or presentation. A member of the Planning Commission expressed a preference to extend the right-of-way proposed for Monaghan Road to the southern property line, to allow for increased potential for connectivity. The applicant indicated that the additional right-of-way could be provided during the final plat process. Several members of the public spoke at the public hearing in opposition to the request. The concerns provided at the public hearing included: a loss of wildlife habitat, a loss of scenic views, and concerns regarding increased traffic. The PC voted 7-0 to recommend approval of the Board of County Commissioners with 9 findings-of-fact, 5 conditions, and 2 notes.

Staff Recommendations:

Based upon the application, the criteria for approval of a preliminary plat, and a recent site visit, staff recommends approval of this request with 9 findings-of-fact, 5 conditions, and 2 notes.

RECOMMENDED FINDINGS-OF-FACT

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. The proposed subdivision 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. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and

e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

Recommended Conditions of Approval:

1. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
2. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
3. A Subdivision Improvements Agreement and collateral shall be submitted prior to scheduling any public hearing for a final plat application.
4. A public land dedication fee for parks and schools shall be paid to Adams County submitted prior to scheduling any public hearing for a final plat application. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
5. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.

Note to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The preliminary plat approval shall lapse on August 13, 2021 if a final plat application is not submitted.

PUBLIC COMMENTS

Number of Property Owners Notified (1,000 Feet)	Number of Public Comments Received by Staff
81	11

All property owners within a 1,000 foot radius of the proposed subdivision were notified of the application. Staff received 11 public comments regarding the proposed development. Of the 11 comments received by staff, six were opposed, two were in support, and three cited concerns regarding the proposal but did not specify opposition or support. The primary concerns or issues identified in these letters include increases in traffic volume, availability of water, loss of property value, loss of wildlife habitat, and concerns on overall appearance.

The applicant has provided a will-serve letter from the Greatrock North Water & Sanitation District stating their ability to provide water and sewer services for the development. The Colorado Division of Water Resources confirmed the availability of water to serve the proposed subdivision.

At time of final plat application, the applicant will be required to submit a traffic study, drainage study, a subdivision improvements agreement, and public land dedication (land or fees-in-lieu) to support schools and parks.

Section 4-07-01-02-01 of the County's Development Standards outlines requirements to ensure proposed developments are compatible to its surrounding areas. The standards for residential development include architectural character, structure orientation, and building materials. These standards will be reviewed with building permit applications.

COUNTY AGENCY COMMENTS

Adams County staff reviewed the subject request and determined the proposed preliminary plat conforms to the County's Development Standards and Regulation. Evidence of adequate water and sewage facilities have been provided with the application. In addition, the request is compatible with the surrounding area and consistent with the Adams County Comprehensive Plan.

REFERRAL AGENCY COMMENTS

The Colorado Division of Parks and Wildlife reviewed the request and identified concerns and recommendations for the developer at the time of construction. These comments have been provided to the applicant and are expected to be addressed at later phases of the development review process.

Responding with Concerns:

Colorado Division of Parks and Wildlife

Responding without Concerns:

Bennett-Watkins Fire

Colorado Division of Water Resources

Colorado Geological Survey

Greatrock North Water & Sanitation District

Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Sheriff

Brighton Fire District

Brighton School District 27J

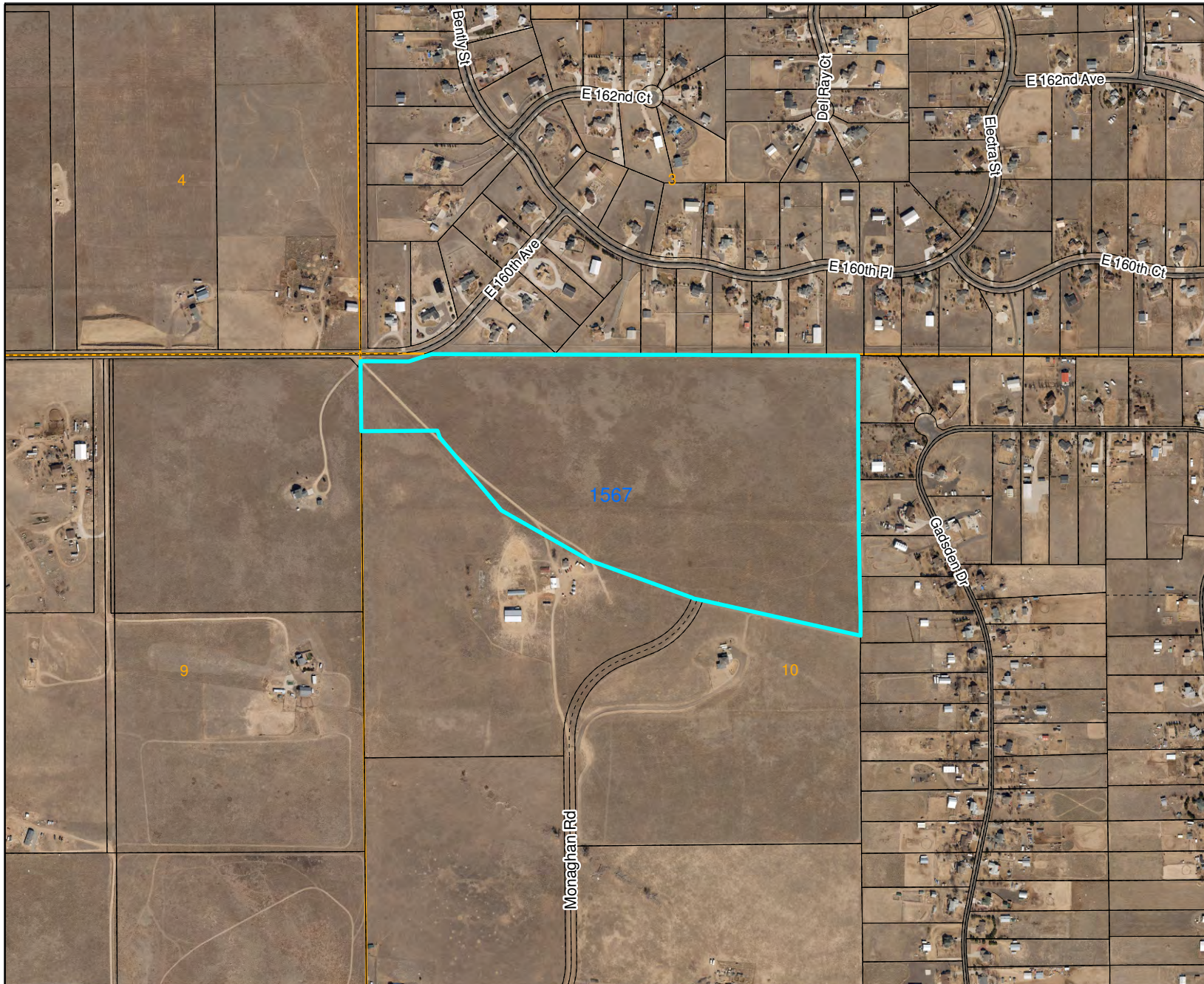
Century Link

Colorado Comcast

Regional Transportation District

United Power

U.S. Postal Service



Legend

- Railroad
- Major Water
- - - Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Ridgeview Estates

PLT2018-00044

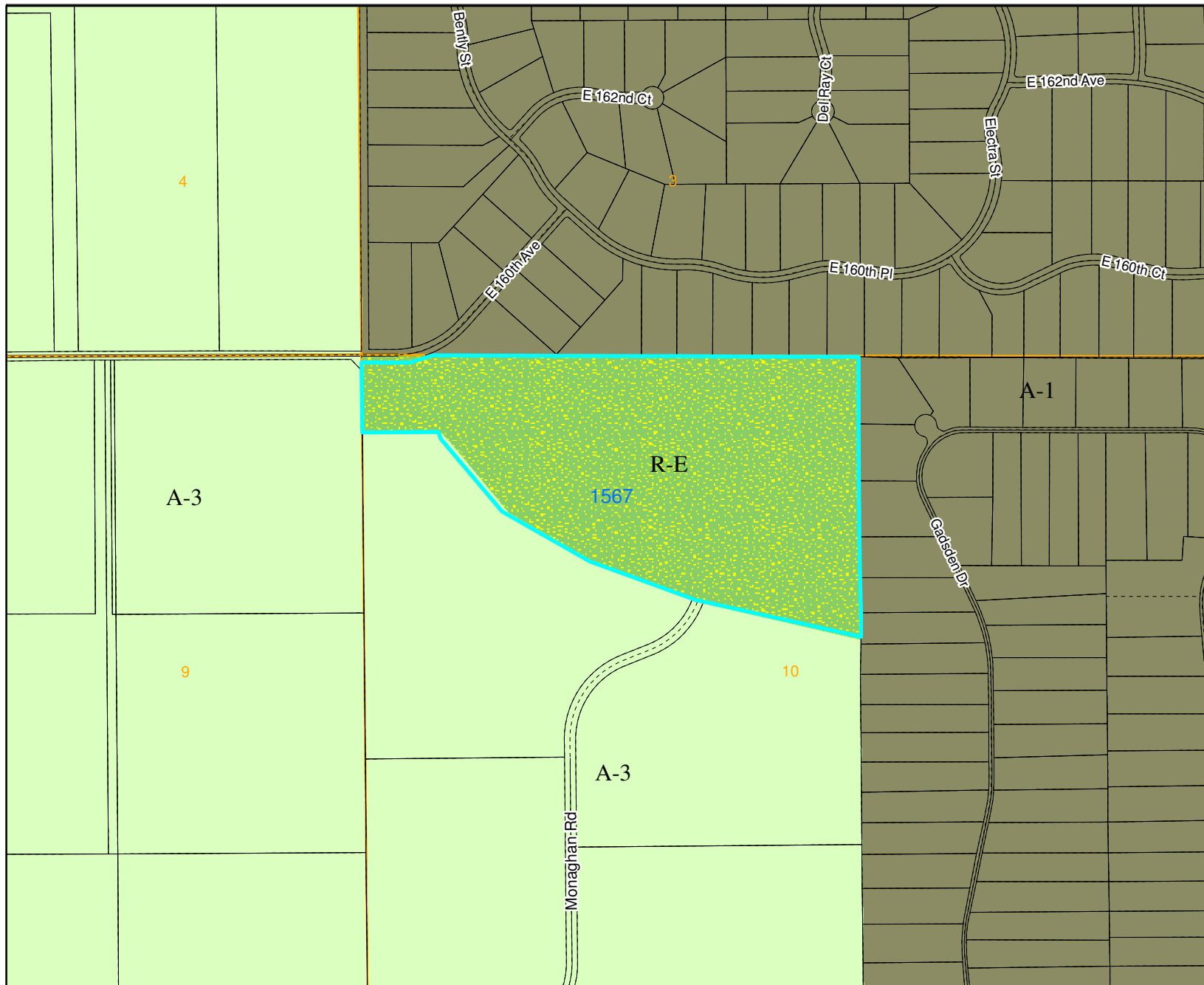


For display purposes only.



ADAMS COUNTY

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Legend

- Railroad
- Major Water
- - - Zoning Line
- ▭ Sections

Zoning Districts

- A-1
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- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Ridgeview Estates

PLT2018-00044

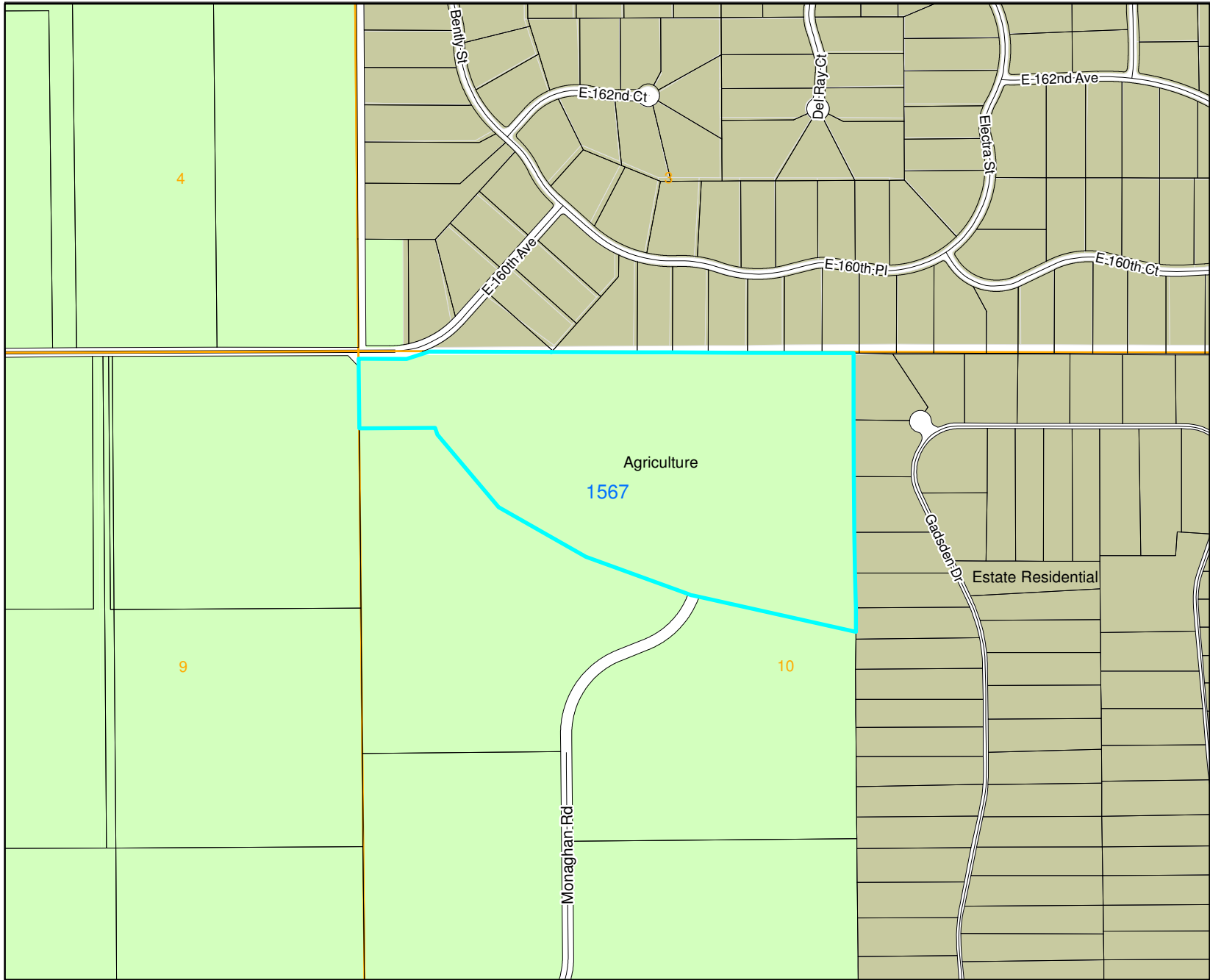


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ADAMS COUNTY
COLORADO

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Legend

- Railroad
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- - - Zoning Line
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Zoning Districts

- A-1
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- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Ridgeview Estates

PLT2018-00044



For display purposes only.



ADAMS COUNTY
COLORADO

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responsibility for its accuracy

December 21, 2018

Greg Barnes
Adams County Planner
4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, Co. 80601

Ref: Ridgeview Estates
E. 160th Ave.
Adams Co, Colorado

Dear Greg:

Please accept this letter as a written explanation of our request and a general overview of the Ridgeview Estates Subdivision in Adams County, Colorado.

Ridgeview Estates is a 21-lot subdivision located south of E 160th Ave., just west of Great Rock South subdivision and south of Great Rock North subdivision. The property is currently zoned residential estates (RE). This subdivision will be in and utilizing the Great Rock north water district.

Access will be provided from E 160th Ave. and all homes will be located out of the DIA noise overlay district.

We anticipate platting the property next spring and constructing the utilities and roads in early 2020. Home construction would begin early in 2020.

Please review the enclosed "preliminary plat review package" and if you have any questions please contact us.

Sincerely,

David Moore, P.E.

RIDGEVIEW ESTATES

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 1 OF 2
PRELIMINARY PLAT

CASE # PLT2018-00044

DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT RIDGEVIEW ESTATES LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF A PORTION OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., THENCE S 00°05'13" E ALONG THE EAST LINE OF THE WEST HALF OF SECTION 10, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, A DISTANCE OF 1495.68 FEET;
THENCE DEPARTING SAID EAST LINE OF THE NORTHWEST QUARTER OF SECTION 10, N 76°50'50" W, A DISTANCE OF 903.48 FEET;
THENCE N 69°27'56" W A DISTANCE OF 596.98 FEET;
THENCE N 60°05'53" W A DISTANCE OF 537.87 FEET;
THENCE N 39°37'58" W A DISTANCE OF 507.03 FEET;
THENCE N 17°26'04" W A DISTANCE OF 38.65 FEET;
THENCE N 90°00'00" W A DISTANCE OF 406.46 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9;
THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N 00°07'50" W A DISTANCE OF 373.61 FEET, TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4431 PAGE 118, COUNTY PUBLIC RECORDS;
THENCE ALONG THE SOUTH LINE OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES:
1) S 89°23'03" E PARALLEL WITH AND 40.00 FEET SOUTH OF, BY PERPENDICULAR MEASUREMENT, THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10, A DISTANCE OF 257.32 FEET;
2) THENCE N 72°13'56" E A DISTANCE OF 126.83 FEET, TO A POINT ON THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10;
THENCE ALONG SAID NORTH LINE OF THE WEST HALF OF SECTION 10, S 89°23'03" E, A DISTANCE OF 2267.15 FEET TO THE POINT OF BEGINNING;
CONTAINING AN AREA OF 2,713,728 SQUARE FEET OF 62.299 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED, AND SUBDIVIDED THE SAME INTO LOTS, STREETS, TRACTS, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "RIDGEVIEW ESTATES" THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY, STATE OF COLORADO, THOSE PUBLIC EASEMENTS, TRACTS, ALL STREETS AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS 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 EASEMENT SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY, AND ALSO RESERVE THOSE PORTIONS OF REAL PROPERTY WHICH ARE LABELED AS UTILITY AND DRAINAGE EASEMENTS ON THIS PLAT, FOR THE INSTALLATION AND MAINTENANCE OF UTILITIES AND DRAINAGE FACILITIES, INCLUDING BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES, TELEPHONE LINES, WATER LINES, SEWER LINES; TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF SUCH LINES; SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.
EXECUTED THIS ____ DAY OF _____ 20__.

____ AS _____
NAME TITLE DATE
BY: RIDGEVIEW ESTATES, A COLORADO LIMITED LIABILITY COMPANY

ACKNOWLEDGMENT:

STATE OF COLORADO }
COUNTY OF ADAMS } SS

THE FORGOING OWNERSHIP CERTIFICATE WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__

BY _____

NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

LIENHOLDER CERTIFICATE – GREATROCK NORTH WATER AND SANITATION DISTRICT DECEMBER 06, 2018

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM THE ENCUMBRANCE RECORDED AT RECEPTION NO. 2018000097841 OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER.

NAME – TITLE _____

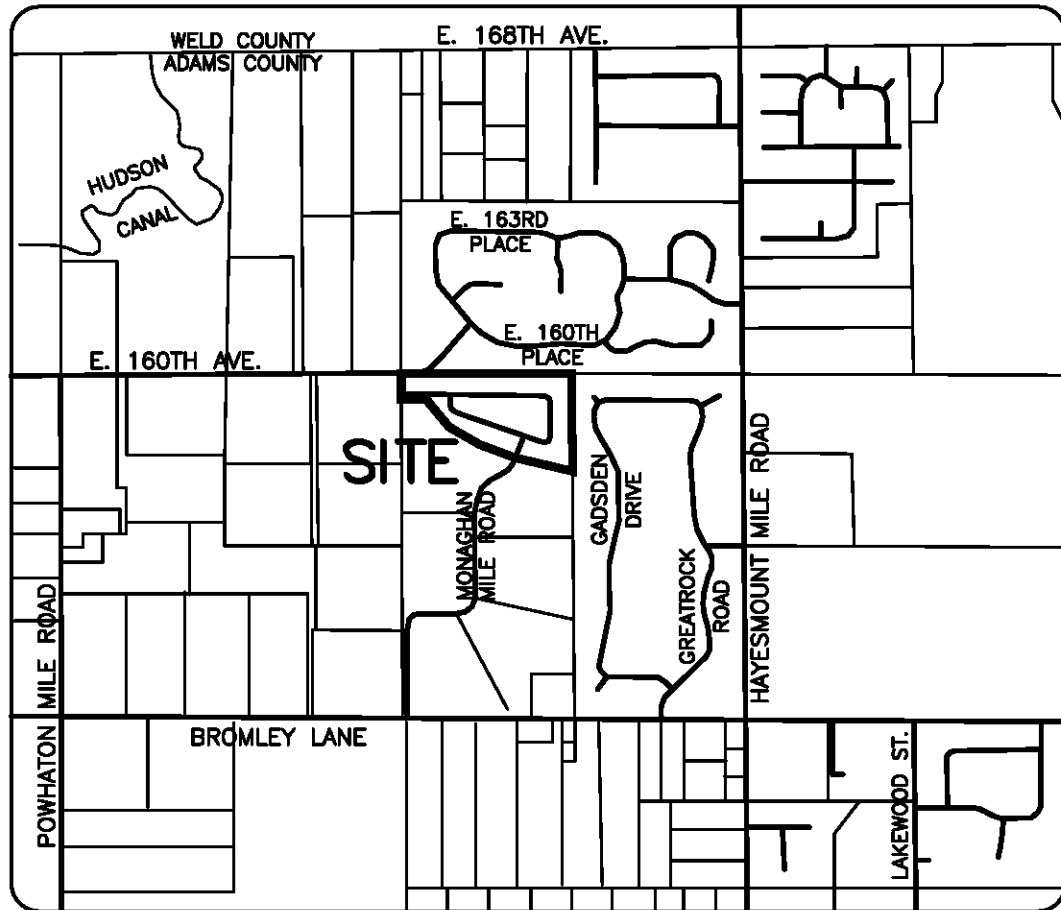
STATE OF COLORADO }
COUNTY OF _____ } SS.

THE FOREGOING LIENHOLDER CERTIFICATE WAS SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20__, BY _____

THE WATER METER EASEMENTS WERE SUBSCRIBED AND SWORN BEFORE ME THIS ____ DAY OF _____, 20__, BY _____

NOTARY PUBLIC

WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____



VICINITY MAP
SCALE: 1" = 3,000'

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS ____ DAY OF _____ 20__

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONERS THIS ____ DAY OF _____ 20__ SUBJECT TO THE TERMS AND CONDITIONS OF THE DEVELOPMENT AGREEMENT RECORDED HERewith.

CHAIR

CLERK AND RECORDER'S CERTIFICATE

ACCEPTED FOR FILING IN THE OFFICE OF THE CLERK AND RECORDER OF THE COUNTY OF ADAMS THIS ____ DAY OF _____, 20__, AT ____ O'CLOCK _M..

ADAMS COUNTY CLERK AND RECORDER

BY: DEPUTY CLERK

RECEPTION NUMBER

SURVEYOR'S CERTIFICATION:

I, ROBERT A. RICKARD, A DULY LICENSED PROFESSIONAL LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO DO 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 EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT I HAVE PERFORMED THE SURVEY SHOWN HEREON, OR SUCH SURVEY WAS PREPARED UNDER MY DIRECT RESPONSIBILITY AND SUPERVISION, THAT THIS PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREIN.

ROBERT A. RICKARD, PLS NO. 28283
FOR AND ON BEHALF OF
ROCK CREEK SURVEYING, LLC

DATE _____

NOTES:

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
2. BASIS OF BEARINGS: THE EAST LINE OF THE WEST HALF OF SEC. 10, T.1S., R.65W. OF THE 6TH P.M. ASSUMED TO BEAR S00°05'13"E BETWEEN A FOUND 3/4 INCH REBAR WITH 2 INCH ALUMINUM CAP STAMPED LS 25937 AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN AND A FOUND NO. 5 REBAR WITH A 1.5 INCH YELLOW PLASTIC CAP STAMPED LS 29414 ON THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 10 AT THE NORTHEAST CORNER OF PARCEL 4 RECORDED IN BOOK 1 AT PAGE 2779 AS RECEPTION NO. 2005-118.
3. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OF LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
4. THE SUBJECT PROPERTY IS NOT WITHIN A DESIGNATED F.E.M.A. FLOOD PLAIN AS DETERMINED BY THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NUMBER 08001C036J, EFFECTIVE DATE SEPTEMBER 28, 2018.
5. EXPANSIVE SOILS ARE KNOWN TO EXIST ON THIS SITE. WHERE THESE CONDITIONS ARE FOUND TO EXIST, THE RECOMMENDATION OF A QUALIFIED SOILS ENGINEER SHALL BE FOLLOWED IN THE DESIGN AND CONSTRUCTION OF THE FOUNDATIONS AND FOOTINGS.
6. THE HOMEOWNER'S ASSOCIATION SHALL BE CREATED AND IN PLACE PRIOR TO RECORDING OF THIS PLAT.
7. ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF PRIVATE COVENANTS, CONDITIONS, AND RESTRICTIONS.
8. ACCESS FOR ALL LOTS SHALL BE FROM THE INTERNAL ROAD SYSTEM.
9. FOURTEEN (14') WIDE UTILITY AND DRAINAGE EASEMENTS ARE HEREBY GRANTED ON PRIVATE PROPERTY ADJACENT TO ALL PUBLIC STREETS IN THE SUBDIVISION OR PLATTED AREA. THESE EASEMENTS ARE DEDICATED FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITIES SHALL ALSO BE PERMITTED WITHIN ANY ACCESS EASEMENTS IN THE SUBDIVISION. PERMANENT STRUCTURES AND WATER METERS SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS.
10. D.I.A. NOISE IMPACTS MAY BE PREVALENT IN THIS SUBDIVISION. THE PROPERTY IS LOCATED NORTH OF THE 60LDN NOISE CONTOUR. NOISE IMPACTS ASSOCIATED WITH DENVER INTERNATIONAL AIRPORT, VAN AIRE SKYPORT, AND OTHER PUBLIC AND PRIVATE AIRPORTS MAY BE PREVALENT IN THIS SUBDIVISION.
11. ROCK CREEK SURVEYING, LLC, HAS RELIED UPON THE PROPERTY INFORMATION BINDER ORDER NO. IN70593905 PREPARED BY LAND TITLE GUARANTEE COMPANY, EFFECTIVE DATE 12/7/2018 AT 5:00 P.M., FOR THE RESEARCH OF EASEMENTS, RIGHTS-OF-WAY, ENCUMBRANCES AND OTHER MATTERS OF RECORD AFFECTING THE SUBJECT PROPERTY. THIS SURVEY AND PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY ROCK CREEK SURVEYING, LLC., TO DETERMINE OWNERSHIP OR APPLICABLE EASEMENTS AND RIGHTS-OF-WAY.
12. MEASURED VALUES THAT DIFFER FROM RECORDED VALUES SHOULD BE DENOTED WITH (M). RECORDED VALUES SHOULD BE DENOTED WITH (R).
13. DRAINAGE EASEMENTS AS SHOWN ON THE PLAT ARE DEDICATED TO AND WILL BE MAINTAINED BY THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF PROVIDING STORM WATER DRAINAGE THROUGHOUT THE SUBDIVISION AND FOR THE MAINTENANCE THEREOF. DRAINAGE EASEMENTS SHALL BE KEPT CLEAR OF OBSTRUCTIONS TO THE FLOW AND/OR TO OBSTRUCTIONS TO MAINTENANCE ACCESS. CONSTRUCTION OF STRUCTURES, INCLUDING BUT NOT LIMITED TO HOUSES, GARAGES, BARNs, FENCES AND SHEDS SHALL NOT BE PERMITTED WITHIN THE DESIGNATED DRAINAGE EASEMENT. ANY PERMITTED ROADS, DRIVEWAYS, LANDSCAPING OR OTHER IMPROVEMENTS OVER ANY DRAINAGE EASEMENTS MUST BE PROPERLY CONSTRUCTED IN ACCORDANCE WITH APPLICABLE ADAMS COUNTY REGULATIONS AND DRAINAGE CRITERIA.
14. THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS 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 COSTS WILL BE ASSESSED TO THE PROPERTY OWNERS.
15. THE COUNTY HAS THE RIGHT TO ENTER THE PROPERTY TO CONDUCT PERIODIC INSPECTIONS OF THE DRAINAGE FACILITIES.
16. TYPICAL SIGHT TRIANGLE EASEMENTS ARE RESTRICTED TO LANDSCAPING, FENCES, RETAINING WALLS, SIGNS (EXCEPT STREET SIGNS) AND ANY OTHER OBSTRUCTIONS THAT ARE NO MORE THAN 36 INCHES IN HEIGHT AS MEASURED FROM THE CROWN OF THE STREET INTERSECTION.
17. EQUESTRIAN EASEMENTS ARE HEREBY DEDICATED TO THE HOMEOWNER'S ASSOCIATION FOR THE PURPOSE OF MAINTAINING SAID EASEMENT AREAS AS AN EQUESTRIAN TRAIL USED BY THE ASSOCIATION MEMBERS AND GUESTS. WHEN EQUESTRIAN EASEMENTS OVERLAY DRAINAGE EASEMENTS, THE DRAINAGE EASEMENTS SHALL HAVE SENIOR RIGHT TO PRESERVE THE INTEGRITY OF DRAINAGE. NO FENCING IS ALLOWED WITHIN THE EQUESTRIAN EASEMENT EXCEPT THE EXTERIOR PERIMETER FENCE, ON THE BOUNDARY OF RIDGEVIEW ESTATES, PROVIDED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
18. TRACT A IS FOR FUTURE WATER WELL ESTABLISHMENT BY GREAT ROCK NORTH WATER AND SANITATION DISTRICT AND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
19. TRACT B FOR THE DETENTION POND SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
20. THE MONAGHAN MILE ROAD ACCESS TO THE SOUTH OF THIS SUBDIVISION SHALL BE FOR EMERGENCY VEHICLES ONLY. AN AUTOMATIC GATE SHALL BE INSTALLED PER THE GREATER BRIGHTON FIRE PROTECTION DISTRICT STANDARDS FOR RESTRICTED ACCESS GATES.
21. LINEAR UNITS ARE MEASURED IN U.S. SURVEY FEET.
22. KALLSEN 110 GAS WELL MOTORIZED ACCESS EASEMENT TO BE MAINTAINED BY THE HOA.

PRELIMINARY PLAT – RIDGEVIEW ESTATES
PART OF THE NW 1/4 OF SEC. 10, T1S, R65W OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

ROCK CREEK SURVEYING, LLC.
3021 GARDENIA WAY
SUPERIOR, CO 80027
303-521-7376

DRAWN: PSD
FIELD DATE: NOVEMBER 21, 2018

REVISIONS:

SCALE: 1" = 200'

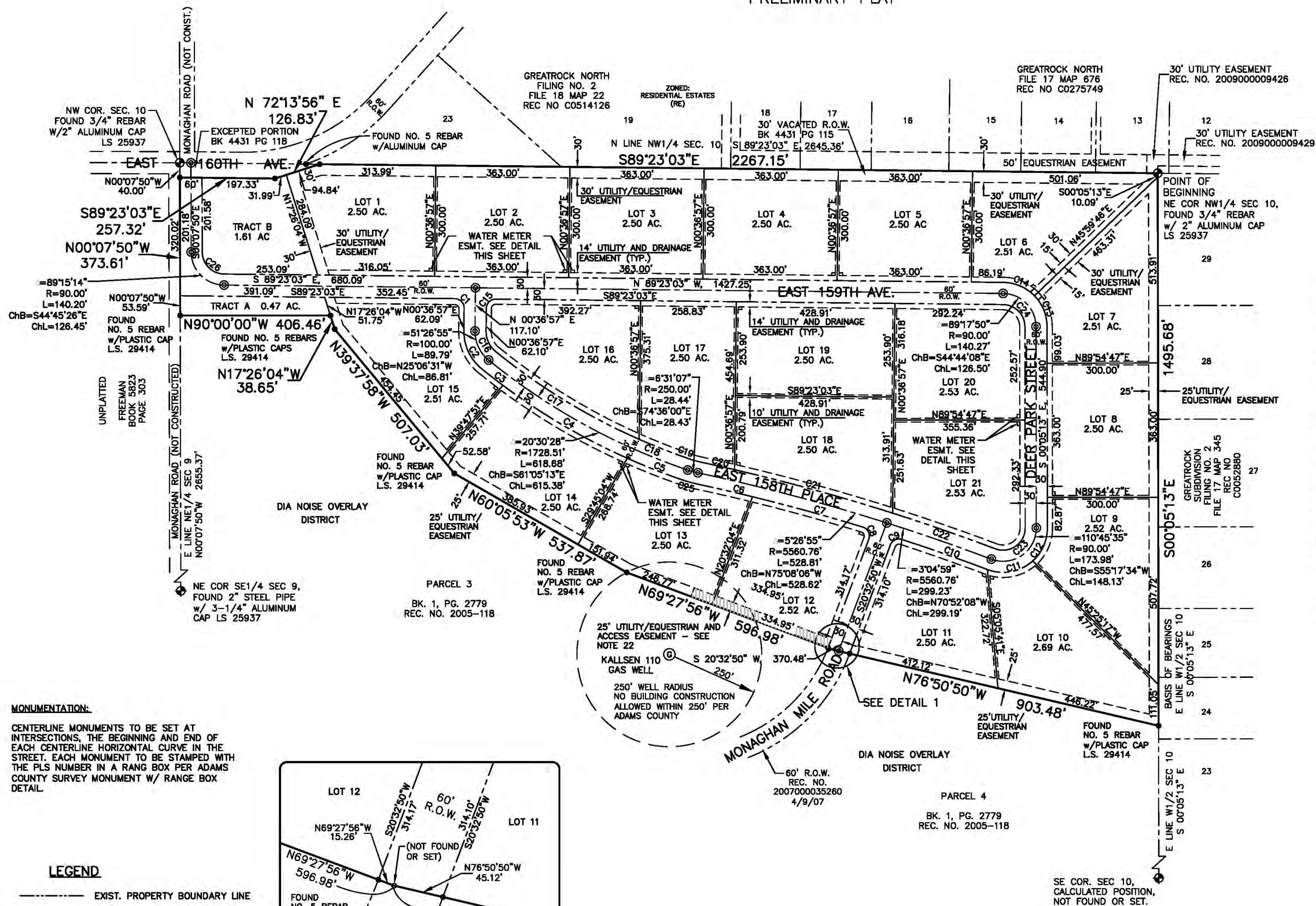
DATE: APRIL 19, 2019

RIDGEVIEW ESTATES

A PORTION OF THE NORTHWEST 1/4 OF SECTION 10,
TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

SHEET 2 OF 2
PRELIMINARY PLAT

CASE # PLT2018-00044



200 0 200 400
ORIGINAL SCALE: 1"=200'

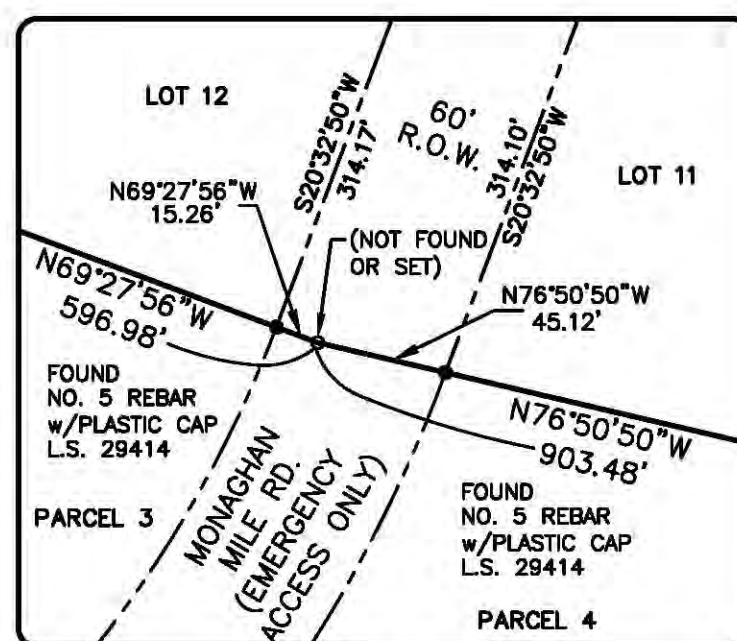
CURVE TABLE				
CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	25.00	90°00'00"	39.27	N44°23'03"W 35.36
C2	130.00	51°26'48"	116.73	S25°06'27"E 112.85
C3	1758.32	2°22'45"	73.01	S52°01'14"E 73.01
C4	1758.32	12°44'30"	391.02	S59°34'51"E 390.21
C5	1758.32	5°23'22"	165.40	S68°38'47"E 165.33
C6	5530.76	1°38'12"	157.99	N77°02'27"W 157.99
C7	5530.76	3°12'33"	309.77	N74°37'05"W 309.73
C8	25.00	93°33'38"	40.82	N26°13'59"W 36.44
C9	25.00	87°35'09"	38.22	S64°20'24"W 34.60
C10	5530.76	2°32'23"	245.16	N70°35'50"W 245.14
C11	120.00	62°47'26"	131.51	N79°16'38"E 125.03
C12	120.00	47°58'09"	100.47	N23°53'51"E 97.56
C13	120.00	44°02'44"	92.25	N22°06'35"W 89.99
C14	120.00	45°15'06"	94.77	N66°45'30"W 92.33
C15	25.00	90°00'00"	39.27	S45°36'57"W 35.36
C16	70.00	51°26'55"	62.86	S25°06'31"E 60.77
C17	1698.51	15°24'19"	456.68	S58°32'08"E 455.31
C18	1698.51	5°06'09"	151.26	S68°47'22"E 151.21
C19	220.00	6°31'07"	25.03	S74°36'00"E 25.02
C20	5590.76	0°58'32"	95.18	N77°22'18"W 95.18
C21	5590.76	4°32'50"	443.70	N74°36'37"W 443.58
C22	5590.76	3°00'33"	293.64	N70°49'56"W 293.60
C23	60.00	110°45'35"	115.99	N55°17'34"E 98.75
C24	60.00	89°17'50"	93.51	N44°44'08"W 84.33
C25	280.00	6°31'07"	31.86	S74°36'00"E 31.84
C26	60.00	89°15'14"	93.47	S44°45'26"E 84.30

MONUMENTATION:

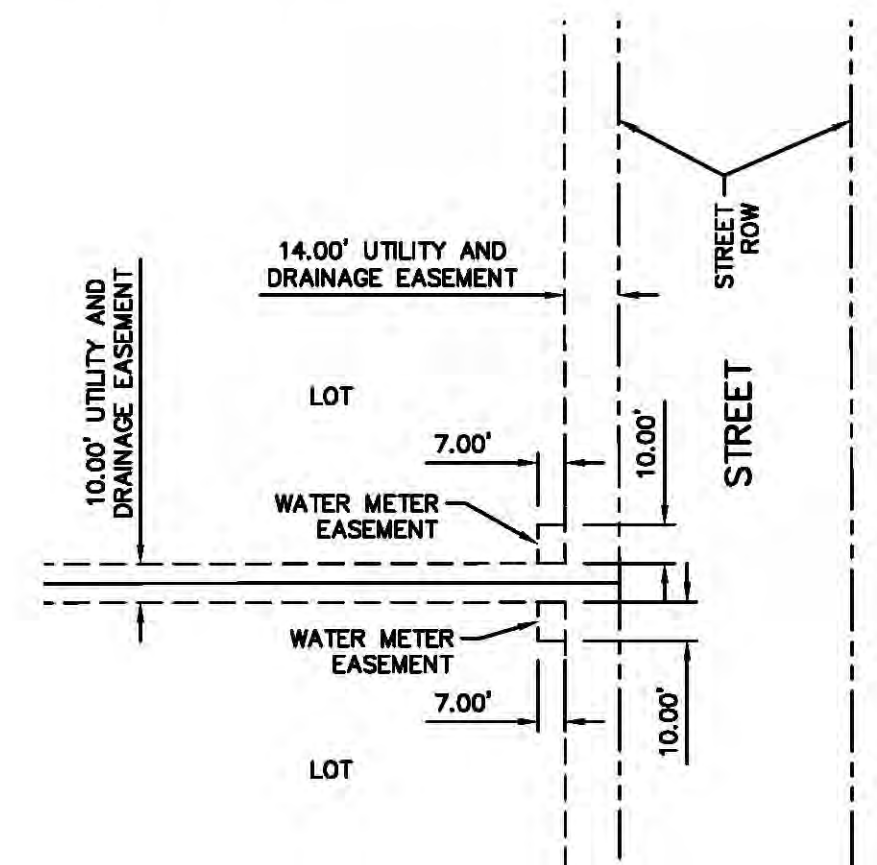
CENTERLINE MONUMENTS TO BE SET AT INTERSECTIONS, THE BEGINNING AND END OF EACH CENTERLINE HORIZONTAL CURVE IN THE STREET. EACH MONUMENT TO BE STAMPED WITH THE PLS NUMBER IN A RANG BOX PER ADAMS COUNTY SURVEY MONUMENT W/ RANGE BOX DETAIL.

LEGEND

- EXIST. PROPERTY BOUNDARY LINE
- PROPERTY BOUNDARY LINE
- RIGHT-OF-WAY LINE
- ROAD CENTER LINE
- EASEMENT LINE
- BOUNDARY PIN
- SECTION CORNER MONUMENT
- STREET CENTERLINE MONUMENT



DETAIL 1



TYPICAL WATER METER EASEMENT
N.T.S.

PRELIMINARY PLAT - RIDGEVIEW ESTATES
PART OF THE NW 1/4 OF SEC. 10, T1S, R65W OF THE 6TH P.M.,
COUNTY OF ADAMS, STATE OF COLORADO.

ROCK CREEK SURVEYING, LLC.

3021 GARDENIA WAY
SUPERIOR, CO 80027
303-521-7376

DRAWN: PSD

FIELD DATE: NOVEMBER 21, 2018

REVISIONS:

SCALE: 1" = 200'

DATE: APRIL 19, 2019



Development Review Team Comments

Date: 1/25/2019

Project Number: PLT2018-00044

Project Name: Ridgeview Estates

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the preliminary plat application. A resubmittal is being required. Please provide a written response to each comment. A paper and a digital copy of any resubmittal are required. All new materials and the attached resubmittal form shall be presented to our One Stop Customer Service Center. The Development Review Team review comments may change if you provide different information during the resubmittal. Please contact the case manager if you have any questions:

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 01/18/2019

Email: glabrie@adcogov.org

Comment

ENG1: An Operation and Maintenance Manual for the detention pond and drainage facilities is required to be submitted to Adams County for review and approval before final plat. The Operation and Maintenance Manual must be recorded at the Adams County Clerk and Recorder's Office and the book and page number must be shown on the final plat.

ENG2: The submitted traffic study does not adequately support the statements that were made in the report indicating that the existing and future traffic volumes are relatively low. Chapter 8, Sections 8-02-06-02 and 8-02-06-03 states that traffic impact studies shall provide the following information:

8-02-06-02 EXISTING TRAFFIC CONDITIONS

A description and plan of the existing traffic conditions within the study area shall be prepared, which presents a minimum of three hours each of a.m. and p.m. peak and daily traffic volumes. These volumes shall be no more than two years old. If the project is in a high growth area they shall be less than one year. The source of existing traffic volume information should be explicitly stated (CDOT counts, new counts developed for the project, County counts, etc.) Summaries of current traffic counts shall be included in the appendix. A map of the existing roadway network shall be prepared that presents lane geometrics, traffic control, existing access, speed limits, and any other notable features.

Existing a.m. and p.m. peak hour intersection levels of service shall be determined for signalized and unsignalized intersections within the study area based on procedures described in the latest edition of the Highway Capacity Manual. The existing arterials shall also be analyzed based on a daily volume/capacity ratio analysis where the threshold capacities are defined by arterial designation per Table 8.16. Volume/capacity ratios which exceed 1.00 shall be identified. It should be noted these are general thresholds for planning purposes only, and a supplementary peak hour analysis should be considered. These daily volume/capacity ratios shall be recorded on the existing volume map.

8-02-06-03 FUTURE TRAFFIC CONDITIONS WITHOUT PROPOSED DEVELOPMENT

Long term a.m. and p.m. peak hour planning horizon traffic forecasts shall be based on the most recent Transportation Plan traffic forecasts. Long term peak hour estimates shall be provided in sufficient detail to understand the recommended forecasts. It should be noted the forecasts are based on future year population and employment projections, which reflect a regional perspective on growth and development. The applicant and consultant shall investigate those land use assumptions as they apply to their project study area and make forecast adjustments as necessary.

A short and long term planning horizon traffic forecast shall be prepared for the project. The short term planning horizon is five years after project occupancy. The short term planning horizon traffic forecast shall be the sum of existing traffic volumes plus cumulative development traffic plus ambient growth. The short term planning horizon traffic forecasts should also include cumulative development traffic from other jurisdictions within the study area.

Commenting Division: ROW Review

Name of Reviewer: Eden Steele

Date: 01/24/2019

Email:

Resubmittal Required

ROW1: See ROW redlines on the attached plat. There may be additional redlines on subsequent submittals.

Commenting Division: Addressing Review

Name of Reviewer: Eden Steele

Date: 01/22/2019

Email:

Complete

Addresses will be assigned on the plat.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 12/31/2018

Email: jrutter@adcogov.org

Complete

ENV1. The oil and gas well to the south of the subdivision has been appropriately denoted on the plat.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 01/25/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The future land use designation of the property is "Agricultural" according to the Adams County Comprehensive plan. Although the proposed subdivision is more in line with an Estate Residential future land use designation, the underlying zoning is consistent with the application.

PLN02: The property is zoned Residential Estate (RE). Section 3-11 of the DSR discusses this zoning designation. The proposed use of single-family residential is allowable in this district.

PLN03: Setback and dimensional requirements for the RE zone district are discussed in Section 3-11-07-02 through -07. All lots should illustrate lot width. This is measured at the front setback line. Please make this change.

PLN04: A section line can be found along East 160th Avenue. Section 3-11-07-03-06 and 3-11-07-04-06 require a 120 foot setback from section lines for all structures. Staff has addressed the issue with the Public Works Department and determined this requirement can be waived.

PLN05: Section 3-11-07-04-01 discusses the front setback for accessory structures. This may be problematic for property owners of 16-17 in the future. Through lots are discouraged. Are other options available? Please explain.

PLN06: Section 5-05 discusses public land dedication. Cash-in-lieu can be paid in place of land dedication. These fees must be provided at the time of final plat.

PLN07: A final plat application shall be submitted within two years of approval of the preliminary plat, pursuant to section 2-02-17-03-07.

PLN08: A final plat application shall coincide with engineering plans and subdivision improvement agreement review pursuant to Section 2-02-17-04-01. All infrastructure collateral, recorder fees, and copy fees shall be in place prior to the scheduling of public hearing for final plat. These payments will be made after staff has reviewed the application and determined that the final plat can be heard by the Board.



Development Review Team Comments

Date: 5/20/2019

Project Number: PLT2018-00044

Project Name: Ridgeview Estates

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the preliminary plat. A resubmittal is required. Please pay attention to the highlighted items. All resubmittals must accompany the attached form. One paper and one digital copy is required. Please contact the case manager if you have any questions:

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 01/18/2019

Email: glabrie@adcogov.org

Comment

ENG1: An Operation and Maintenance Manual for the detention pond and drainage facilities is required to be submitted to Adams County for review and approval before final plat. The Operation and Maintenance Manual must be recorded at the Adams County Clerk and Recorder's Office and the book and page number must be shown on the final plat.

ENG2: The submitted traffic study does not adequately support the statements that were made in the report indicating that the existing and future traffic volumes are relatively low. Chapter 8, Sections 8-02-06-02 and 8-02-06-03 states that traffic impact studies shall provide the following information:

8-02-06-02 EXISTING TRAFFIC CONDITIONS

A description and plan of the existing traffic conditions within the study area shall be prepared, which presents a minimum of three hours each of a.m. and p.m. peak and daily traffic volumes. These volumes shall be no more than two years old. If the project is in a high growth area they shall be less than one year. The source of existing traffic volume information should be explicitly stated (CDOT counts, new counts developed for the project, County counts, etc.) Summaries of current traffic counts shall be included in the appendix. A map of the existing roadway network shall be prepared that presents lane geometrics, traffic control, existing access, speed limits, and any other notable features.

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Volume/capacity ratios which exceed 1.00 shall be identified. It should be noted these are general thresholds for planning purposes only, and a supplementary peak hour analysis should be considered. These daily volume/capacity ratios shall be recorded on the existing volume map.

8-02-06-03 FUTURE TRAFFIC CONDITIONS WITHOUT PROPOSED DEVELOPMENT

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Commenting Division: Addressing Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 03/04/2019

Email: mhillje@adcogov.org

Complete

Addresses will be assigned on the final plat

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 03/04/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: Add case # to top right of each page.

ROW2: Revise legal description: missing a course description. See redlines.

ROW3: Include additional information on the plat notes for the equestrian easement.

ROW4: Add a Plat note for the water meter easement.

ROW5: Centerline control will be needed for the new streets. This should consist of survey monuments stamped with PLS number in range boxes meeting standards indicated in County Development Standards and Regulations under Appendix C.

Monuments should be at all street intersections, the beginning and end of each centerline horizontal curve in a street.

ROW6: See redlines attached.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 03/05/2019

Email: glabrie@adcogov.org

Complete

ENG1: Development Engineering has no further comments regarding the preliminary plat.

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 05/20/2019

Email: gjbarnes@adcogov.org

Complete

PLN comments are resolved

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: Greg Barnes

Date: 05/20/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 01/25/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The future land use designation of the property is "Agricultural" according to the Adams County Comprehensive plan. Although the proposed subdivision is more in line with an Estate Residential future land use designation, the underlying zoning is consistent with the application.

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Name of Reviewer: Greg Labrie

Date: 01/25/2019

Email: glabrie@adcogov.org

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8-02-06-02 EXISTING TRAFFIC CONDITIONS

A description and plan of the existing traffic conditions within the study area shall be prepared, which presents a minimum of three hours each of a.m. and p.m. peak and daily traffic volumes. These volumes shall be no more than two years old. If the project is in a high growth area they shall be less than one year. The source of existing traffic volume information should be explicitly stated (CDOT counts, new counts developed for the project, County counts, etc.) Summaries of current traffic counts shall be included in the appendix. A map of the existing roadway network shall be prepared that presents lane geometrics, traffic control, existing access, speed limits, and any other notable features.

Existing a.m. and p.m. peak hour intersection levels of service shall be determined for signalized and unsignalized intersections within the study area based on procedures described in the latest edition of the Highway Capacity Manual. The existing arterials shall also be analyzed based on a daily volume/capacity ratio analysis where the threshold capacities are defined by arterial designation per Table 8.16.

Volume/capacity ratios which exceed 1.00 shall be identified. It should be noted these are general thresholds for planning purposes only, and a supplementary peak hour analysis should be considered. These daily volume/capacity ratios shall be recorded on the existing volume map.

8-02-06-03 FUTURE TRAFFIC CONDITIONS WITHOUT PROPOSED DEVELOPMENT

Long term a.m. and p.m. peak hour planning horizon traffic forecasts shall be based on the most recent Transportation Plan traffic forecasts. Long term peak hour estimates shall be provided in sufficient detail to understand the recommended forecasts. It should be noted the forecasts are based on future year population and employment projections, which reflect a regional perspective on growth and development. The applicant and consultant shall investigate those land use assumptions as they apply to their project study area and make forecast adjustments as necessary.

A short and long term planning horizon traffic forecast shall be prepared for the project. The short term planning horizon is five years after project occupancy. The short term planning horizon traffic forecast shall be the sum of existing traffic volumes plus cumulative development traffic plus ambient growth. The short term planning horizon traffic forecasts should also include cumulative development traffic from other jurisdictions within the study area.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 12/31/2018

Email: jrutter@adcogov.org

Complete

ENV1. The oil and gas well to the south of the subdivision has been appropriately denoted on the plat.

Commenting Division: Addressing Review

Name of Reviewer: Eden Steele

Date: 01/22/2019

Email:

Complete

Addresses will be assigned on the plat.

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Greg Barnes

Date: 03/07/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN05: I do not believe that this comment has been addressed. Please provide a response and identify solutions to this issue.

Section 3-11-07-04-01 discusses the front setback for accessory structures. This may be problematic for property owners of 16-17 in the future. Through lots are discouraged. Are other options available? Please explain.

PLN09: Adequate water supply has still not been established per the Colorado Div. of Water Resources letter on 02/05/2019

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 03/07/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: ROW Review

Name of Reviewer: Eden Steele

Date: 01/24/2019

Email:

Resubmittal Required

ROW1: See ROW redlines on the attached plat. There may be additional redlines on subsequent submittals.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Kevin Mills

Date: 02/14/2019

Email:

Complete

Commenting Division: ROW Review 3rd Review

Name of Reviewer: Marissa Hillje

Date: 05/07/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: There is a course missing in the legal description. Review and revise.

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Jen Rutter

Date: 02/28/2019

Email: jrutter@adcogov.org

Complete

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Erin McMorries

Date: 04/19/2019

Email:

Complete

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 05/20/2019

Email: gjbarnes@adcogov.org

Complete

PLN05: The previous comments have not been addressed appropriately. The exhibits provided show potential scenarios that will require variances for future landowners. At this juncture, you can proceed with through lots, but I believe that the current design creates a burden for future land owners.



Brighton Fire Rescue District

500 S. 4th Ave, 3rd Floor • Brighton, Colorado 80601

Telephone: (303) 659-4101 • Fax: (303) 659-4103 • Website: www.brightonfire.org.

January 25, 2019

SUBJECT: BFRD Referral – Review #1
NAME: Ridgeview Estates Preliminary Plat
CASE: PLT2018-00044

The Brighton Fire Rescue District's Fire Prevention Division has completed a review of this proposal. At this time, we do not have any objection to the preliminary plat. However, please be aware that compliance with the 2018 International Fire Code as adopted by the county will be reviewed with subsequent submittals. These requirements include but are not limited to requirements for emergency access, fire protection water supplies, and residential fire sprinkler systems.

Nothing in this review is intended to approve any aspect of these plans or this project that does not comply with all applicable codes and standards. Any changes that are made will require additional review and comment by the Fire District.

Should there be any questions regarding this review please do not hesitate to contact me.

Respectfully,

A handwritten signature in black ink, appearing to read "Whitney Even".

Whitney Even
Fire Marshal

weven@brightonfire.org



COLORADO

Division of Water Resources

Department of Natural Resources

January 9, 2019

Greg Barnes
Adams County Planning and Development
Transmission via email:
GJBarnes@adcogov.org

RE: Ridgeview Estates Subdivision
Case No. PLT2018-00044
NW ¼ Sec. 10, T1S, R65W, 6th P.M.
Water Division 1, Water Districts 1 and 2

Dear Mr. Barnes,

We have reviewed the submittal documents related to case no. PLT2018-00044 provided via mail on January 4, 2019, concerning the above referenced proposal to subdivide parcel number 0156710200001 (approximately 61 acres) into 21 residential lots.

Estimated water requirements were not provided for this development. The proposed water supply is Greatrock North Water and Sanitation District ("District"). A letter of commitment for service from the District was not provided. Pursuant to CRS 30-28-136(1)(h)(II), a municipality or quasi-municipality is required to file a report with the county and the State Engineer documenting the amount of water which can be supplied to the proposed development without causing injury to existing water rights. This office has not received a report of this nature. Prior to further evaluation of the project a water supply plan must be included along with a report from the District documenting the amount of water which can be supplied to the proposed development without causing injury to existing water rights. Details of necessary information to be included in the subdivision water supply plan can be found on Attachments A and C of the Updated Memorandum Regarding Subdivisions, available online at: <http://water.state.co.us/groundwater/GWAdmin/Pages/SubdivisionWSP.aspx>.

Since insufficient information was provided in this referral, we cannot comment on the potential for injury to existing water rights or the adequacy of the water supply under the provisions of Section 30-28-136(1)(h)(II), C.R.S.

Should you have any questions, please contact Ioana Comaniciu of this office at 303-866-3581 x8246.

Sincerely,

Joanna Williams
Water Resource Engineer

Ec: Subdivision file 25602



May 13, 2019

Greg Barnes
Adams County Planning and Development
Transmission via email:
GJBarnes@adcogov.org

RE: Ridgeview Estates Subdivision
Case No. PLT2018-00044
NW ¼ Sec. 10, T1S, R65W, 6th P.M.
Water Division 1, Water Districts 1 and 2

Dear Mr. Barnes,

We have reviewed the updated Water Supply Adequacy Evaluation for Ridgeview Estates Development dated May 3, 2019 ("water supply letter") from Mr. Paul Bruss of Bishop Brogden and Associates ("BBA") on the above referenced proposal to subdivide approximately 62.3 acres into 21 residential lots, ranging in size from 2.35 to 2.79 acres. This office previously provided comments on this proposal by our letters dated January 9, 2019, February 5, 2019, and April 30, 2019.

Water Supply Demand

The water demand is still estimated at 0.55 acre-feet/year/lot or 11.55 acre-feet/year for the entire subdivision. The water will be used for in-house use (based on an estimated amount of 0.3 acre-feet/year/residence), lawn and garden irrigation of up to 4,000 square-feet of lawn and garden/residence (based on an estimated amount of 0.05 acre-feet/year/1,000 square-feet of lawn and garden) and the watering of up to five horses/lot (based on 2 horses/acre on average 2.5 acre lots and an estimated amount of 0.01 acre-feet/year/horse or similar livestock).

Source of Water Supply

The proposed water supplier is still listed as the Greatrock North Water and Sanitation District ("District"). An inclusion agreement of the 62.3 acre parcel within the District's boundaries was previously provided to this office. As part of the inclusion agreement the District will require that all not nontributary and nontributary water underlying the 62.3 acre parcel be deeded to the District. The BBA updated water supply letter estimated the amounts of water that may be available underlying the 62.3-acre parcel. As mentioned in our previous letters dated February 5, 2019 and April 30, 2019, the amounts that will ultimately be deeded to the District will be the amounts determined by the adjudication in the water court of the ground water available underlying the 62.3 acre parcel. We reiterate that since this water has not yet been adjudicated by the water court, and decreed augmentation plans have not been obtained for the not nontributary Denver and Upper Arapahoe aquifers, this water cannot be considered by our office as part of the water available to the District. The District previously indicated that it has sufficient non-tributary capacity in its current system to supply a 300-year water supply to the Ridgeview Estates Subdivision and its existing developments.

According to the updated water supply letter the District currently has 450 acre-feet of nontributary or augmented not nontributary water available to the District, as shown in Table 1 below:



Table 1 - Denver Basin Water Availability

		Annual Available based on 100 year allocation approach (af/yr)						
Aquifer	Status	94CW142	98CW266	99CW40	00CW200	04CW17	07CW170	Total
Upper Arapahoe	NNT		19.04	9.75	30.9			59.69
Lower Arapahoe	NT	35.36*		21.35*	66.20*	21.5	5.7	150.11
Laramie-Fox Hills	NT	68.2		35.8	105.20	23.5	7.5	240.20

NNT - Augmented not nontributary water.

*NT - **Nontributary water that has not reserved to replace post pumping depletions.**

In our previous letter dated April 30, 2019 we noted that the amount of water set aside for the post pumping depletions in the augmentation plan in case no. 00CW200 was from the Laramie-Fox Hills aquifer in case no. 00CW200 not the Lower Arapahoe aquifer decreed in that case, as indicated in Table 2a of the BBA water supply report. The updated BBA water supply report clarified that another decree in case no. 03CW206 approved the substitution of the Laramie-Fox Hills aquifer for the Lower Arapahoe aquifer water decreed in case no. 00CW200 as the replacement source for the post pumping depletions of the augmentation plan in case no. 00CW200. Based on that information Table 1 has been corrected to reflect the correct amount set aside for the post pumping depletions.

The District also obtains water from alluvial wells pumped pursuant to the augmentation plans in case nos. 04CW247 and 08CW66. Under case no. 04CW247 alluvial wells are pumped to serve up to 244 individual residences within the Box Elder Creek Ranch Subdivision. The replacement source for the augmentation plan decreed in case nos. 04CW247 is a Laramie-Fox Hills aquifer well constructed into the Laramie-Fox Hills aquifer pursuant to case no. 00CW200. Under case no. 08CW66 alluvial wells are pumped to serve up to 322 residences within the boundaries of the Greatrock North Water and Sanitation District. One of the replacement sources for the augmentation plan decreed in case no. 08CW66 is the Denver Basin aquifer water adjudicated in case nos. 94CW142, 98CW266, 99CW40, 00CW200, 04CW17 and 07CW170.

An updated build-out demand that includes this proposed development and considers the county's 300 year water supply requirement was provided in the updated BBA water supply report. BBA determined the District's build-out water demand based on the total number of lots at build-out for each subdivision and a water demand per lot for each subdivision. A summary of the number of lots and water demands for each subdivision are provided in Table 2 below:

Table 1 - Build-Out Water Requirements

Subdivision	Build-Out Number of Lots	Water Requirement (af/lot/yr)	Total Water Requirement from BBA
Greatrock North	131	0.43	56.3
Rocking Horse Farms	96	0.43	41.3
Box Elder Creek Ranch (1-3)	243	0.17	41.3
Hayesmount Estates	22	0.45	9.9
Homestead Heights	56	0.45	25.2
Ridgeview Estates	21	0.55	11.6
Total	569		185.6

As requested by our previous letter dated April 30, 2019, the updated BBA water supply report clarified that the water requirement per lot for Greatrock North, Rocking Horse Farms and Box Elder Creek Ranch were determined based on historical water deliveries and actual lots served in each subdivision

analyzed on a monthly basis from 2012 to 2018.

For Hayesmount Estates, Homestead Heights and Ridgeview Estates the demand was based on the Adams County Standards. For Box Elder Creek Ranch the District only provides water for in-house use. For the remainder of the subdivisions water is provided for both in-house use and lawn and garden irrigation.

Due to the District's use of both Denver Basin water and alluvial water pumped under augmentation plans a spreadsheet model was created to determine the adequacy of the water supply at buildout. The spreadsheet model calculates the alluvial and Denver Basin well pumping required to meet the District's build-out water demands, and determines the net depletions from the District's alluvial well pumping after accounting for return flows from the District's water operations. Based on that spreadsheet model BBA determined that there would be adequate water at buildout to serve the existing subdivisions and Ridgeview Estates.

The proposed source of water for this subdivision is a bedrock aquifer in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which this source will be a physically and economically viable source of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water shown in Table 2 above is equal to one percent of the total amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

"Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriable for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriable water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer."

The State Engineer's Office does not have evidence regarding the length of time for which this source will be "dependable in quantity and quality." According to the BBA letter the only subdivisions subject to the 300 year water requirement is Homestead Heights, Hayesmount Estates, and Ridgeview Estates. Treating Adams County's requirement as an allocation approach based on three hundred years, the allowed average annual amounts of available water shown in Table 1 above would be reduced to account for the water requirements of Homestead Heights, Hayesmount Estates, and Ridgeview Estates subdivisions. The updated BBA water supply report shows that after accounting for the water supply for the Greatrock North, Rocking Horse Farms and Box Elder Creek Ranch there will be approximately 103.7 acre-feet of excess supplies from the existing subdivisions as available supplies in addition to the decree water in Lower Arapahoe and the Laramie Fox Hills aquifers (adjusted to 300 years) in case nos. 04CW17 (Homestead Heights) and 07CW170 (Hayesmount Estates) to meet the 300 year water demands for Homestead Heights, Hayesmount Estates, and Ridgeview Estates.

Regarding the proposed detention pond for this subdivision the BBA letter confirmed that the storm water detention pond is designed to meet the requirement of Section 37-92-602(8), C.R.S., and notice of the facility will be provided to the Division 1 substitute water supply plan notification list. As long as the statutory requirements for the detention pond are satisfied we have no additional comments.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

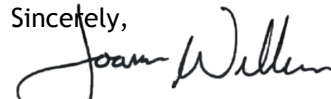
Our opinion is qualified by the following:

The Division 1 Water Court has retained jurisdiction over the final amount of water available under the decrees reference by the District, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 100 years or 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you have any questions, please contact Ioana Comaniciu of this office at 303-866-3581 x8246.

Sincerely,



Joanna Williams
Water Resource Engineer

Ec: Subdivision file 25602

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



January 24, 2019

Karen Berry
State Geologist

Greg Barnes
Adams County
Community & Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
NW¼ Section 10,
T1S, R65W of the 6th P.M.
39.9855, -104.6543

Subject: Ridgeview Estates (PLT2018-00044)
Adams County, CO; CGS Unique No. AD-19-0015

Dear Mr. Barnes:

Colorado Geological Survey has reviewed the Ridgeview Estates major subdivision preliminary plat referral for 21 residential lots of approximately 2.5 acres each.

The site does not contain steep slopes, is not undermined, is located within an “area of minimal flood hazard,” and is not exposed to any identified geologic hazards that would preclude the proposed residential use and density. **CGS therefore has no objection to approval.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A and 5-B, 1974, Plate 2 and Mile High Lakes Quadrangle, respectively), the site is mapped as containing an “E3” resource, described as a wind-deposited fine aggregate, “Sands: includes sands ranging from coarse gravelly stream sands to fine-grained wind-deposited dune sands.” A determination regarding whether the mapped sands constitute an economically viable mineral resource is outside the scope of CGS review.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over a light blue horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227 | F 303.291.7114

January 24, 2019

Greg Barnes
Adams County
Community and Economic Development Department
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

RE: Ridgeview Estates - Preliminary Plat Application for a Major Subdivision (Case Number PLT2018-00044)

Dear Mr. Barnes:

Thank you for the opportunity to comment on the Ridgeview Estates - preliminary plat application for 21 lots in the residential estate zone district. The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority.

The proposed 21 lot Ridgeview Estate subdivision is located southeast of Monaghan Road and East 160th Avenue in Adams County, Colorado (parcel # 015671020000). The project location is currently surrounded by residential single-family homes and open lands.

District Wildlife Manager Serena Rocksund recently analyzed this site. The main impacts to wildlife from this development include fragmentation and loss of habitat. Fragmentation of wildlife habitat has been shown to impede the movement of wildlife across the landscape. Open space areas are more beneficial to wildlife if they connect to other natural areas. The areas of wildlife habitat that most closely border human development show heavier impact than do areas on the interior of the open space. However, when open space areas are smaller in size, the overall impact of the fragmentation is greater (Odell and Knight, 2001). By keeping open space areas contiguous and of larger size the overall benefit to wildlife increases dramatically.

CPW would expect a variety of wildlife species to utilize this site on a regular basis, most notably, small to mid-sized mammals, song birds, and raptors. The potential also exists for large mammals such as deer and pronghorn to frequent this site. Raptors and other migratory birds are protected from take, harassment, and nest disruption at both the state and federal levels. If an active nest is discovered within the development area, CPW recommends that buffer zones around nest sites be implemented during any period of activity that may



interfere with nesting season. This will prevent the intentional or unintentional destruction of an active nest.

For further information on this topic, a copy of the document “Recommended Buffer Zones and Seasonal Restrictions for Colorado Raptors,” is available from your local District Wildlife Manager. Following the recommendations outlined in this document will decrease the likelihood of unintentional take through disturbance.

If a prairie dog colony is discovered within the project area, the potential may also exist for the presence of burrowing owls. Burrowing owls live on flat, treeless land with short vegetation, and nest underground in burrows dug by prairie dogs, badgers, and foxes. These raptors are classified as a state threatened species and are protected by both state and federal laws, including the Migratory Bird Treaty Act. These laws prohibit the killing of burrowing owls or disturbance of their nests. Therefore, if any earth-moving will begin between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey can also be obtained from your local District Wildlife Manager.

If prairie dog colonies are present, CPW recommends they either be captured alive and moved to another location or humanely euthanized before any earth-moving occurs. The possibility of live-trapping and donating to a raptor rehabilitation facility may also exist. If interested, please contact the local District Wildlife Manager. Be aware that a permit and approval from county commissioners may be required for live relocation.

CPW recommends consideration be made for using principles of an integrated weed management plan, which Adams County may already have in place, to control and eliminate the spread of any noxious weeds in and around the site. CPW recommends that the planting of any species listed as noxious weeds be avoided throughout the development site and surrounding area. The spread and control of noxious weeds on the sites is a concern for wildlife in the immediate and surrounding area. Weeds are defined as “a plant that interferes with management objectives for a given area of land at a given point in time” (Whitson, 1999). Invasive plants endanger the ecosystem by disturbing natural processes and jeopardizing the survival of native plants and the wildlife that depend on them. The threat is so severe in the United States that scientist now agree that the spread of invasive species is one of the greatest risks to biodiversity (Nature Conservancy, 2003).

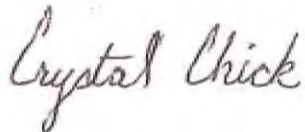
Future residents should be informed that wildlife such as fox, coyotes, and raccoons might frequent the development area in search of food and cover. Coyotes, foxes, cottontail rabbits, and raccoons are several species that have adapted to living in urban environments. CPW recommends that people moving into and residing in this area take the proper precautions to prevent unnecessary conflicts with wildlife. Due to the potential for human-wildlife conflicts associated with this project, please consider the following recommendations when educating future homeowners about the existence of wildlife in the area:

- Pet foods and bowls should be kept indoors.
- Garbage should be kept in secure containers to minimize its attractiveness to wildlife. Trash should be placed in containers with tight seals and remain indoors until shortly before pickup.
- Feeding of wildlife, with the exception of birds, is illegal.
- “Living with Wildlife” pamphlets are available through CPW offices or online.

For further information, Colorado Parks and Wildlife can provide copies of the following brochures: "Your Guide to Avoiding Human-Coyote Conflicts", "Don't Feed the Wildlife", and "Too Close for Comfort: Avoiding Conflicts with Wildlife in the City" to residents of the surrounding open space. The brochures can also be downloaded from our web site at: <http://cpw.state.co.us/learn/Pages/LivingwithWildlife.aspx>.

Thank you again for the opportunity to comment on the proposed 21 lot Ridgeview Estate subdivision located southeast of Monaghan Road and East 160th Avenue in Adams County, Colorado. Please do not hesitate to contact us again about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Serena Rocksund at (303) 291-7132 or serena.rocksund@state.co.us.

Sincerely,

A handwritten signature in cursive script that reads "Crystal Chick". The ink is dark and the signature is fluid.

Crystal Chick
Area 5 Wildlife Manager

Cc: M. Leslie, T. Kroening, S. Rocksund

MEMORANDUM

TO: Lisa Johnson, District Manager, Greatrock North Water and Sanitation District

FROM: Brad Simons, MMI Water Engineers, LLC

RE: Preliminary Plat Review Comments for Ridgeview Estates (PLT2018-00044)

DATE: January 23, 2019

CC: N/A

I have reviewed the submittal for the above referenced case received by MMI Water Engineers, LLC on January 7, 2019 and offer the following comments for consideration in the Greatrock North Water and Sanitation District's response to the Adams County Community & Economic Development Department:

1. An Inclusion Agreement between Ridgeview Estates LLC (Owner) and Greatrock North Water and Sanitation District (District) was entered into the 24th day of July 2008. Said Inclusion Agreement indicates, among other things:
 - a. The Owner and the property which the Owner intends to develop shall be bound by and subject to the District's Rules and Regulations (para. 2.).
 - b. The Owner shall convey to the District all water and water rights, including, but not limited to, tributary, and nontributary and not nontributary water rights, ditches and ditch rights, wells and well rights, reservoirs and reservoir rights, whether decreed or undeclared, permitted or unpermitted, underlying, associated with, or appurtenant to the property and, to the extent applicable, adjacent right-of-way, including all water rights associated with the 62.3 acre subdivision pursuant to a Special Warranty Deed. The process for adjudicating the water conveyed shall begin one hundred twenty (120) days after recordation of the Final Plat for the Ridgeview Estates subdivision. The adjudication process may begin prior to that date if mutually agreed upon by Owner and District (para. 6.).
 - c. Upon inclusion into the District, the District will provide water for twenty-one (21) approximately 2.5 acre lots in the Ridgeview Estates subdivision to satisfy in-home uses, irrigated areas not-to-exceed four thousand (4,000) square feet per lot, and livestock use (horses) not-to-exceed two (2) horses per acre, all in accordance with the District's Rules and Regulations (para. 6.).

- d. The Owner shall be responsible for the construction of a single eight inch (8") looped water line in accordance with District specifications as necessary to serve the property. At the time of the Inclusion Agreement, the water improvements had not yet been identified but the Inclusion Agreement indicates the water improvements will be identified jointly by the District and the Owner upon receipt of all information (para. 8).
 - e. The Owner shall grant and convey to the District, by plat dedication and/or separate agreement, any and all easements and rights-of-way within and without the property required by the District to serve the property, including an easement for one 40' x 100' well site on the property located on the east end of Tract A on the Final Plat for Ridgeview Estates (para. 13.a.).
- 2. The Owner has conveyed the water rights referenced above to the District, but the adjudication process referenced above has not been initiated by the District.
- 3. Ultimately, the District may decide to seek approval to withdraw the Ridgeview Estates Denver Basin groundwater as part of the District's wellfield located off the Ridgeview Estates parcel, but the District should obtain the 40' x 100' well site easement so it is not precluded from drilling a Denver Basin well on Tract A if it deems the well necessary in the future.
- 4. The other easements and rights-of-way referenced in para. 13. of the Inclusion Agreement appear to be addressed on the preliminary plat attached to the Request for Comments.
- 5. On January 22, 2019, MMI Water Engineers, LLC received "Final Construction Plans", dated December 3, 2018, from David Moore, of Alliance Consulting. The "Final Construction Plans" have not been reviewed or approved by the District as of the date of this memorandum regarding Preliminary Plat Review Comments for Ridgeview Estates (PLT2018-00044).

Should you have any comments or questions, please contact me at 720-234-8398.



May 3, 2019

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Ridgeview Estates, PLT2018-00044
TCHD Case No. 5560

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the resubmittal of a Preliminary Plat for a major subdivision to create 21 lots, approximately 2.5 acres in size, located southeast of Monaghan Road and east of 160th Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application for Preliminary Plat and, in a letter dated January 17, 2019 responded with the comments included below. TCHD has no further comments.

Onsite Wastewater Treatment Systems (OWTS) - Proposed Subdivision

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the proposed subdivision being served by Onsite Wastewater Treatment Systems (OWTS), provided the systems are permitted, installed, and operated in compliance with our current OWTS regulation

Oil and Gas

The Colorado Oil and Gas Conservation commission (COGCC) regulates the setback requirements of oil and gas wells and production facilities in order to eliminate, minimize, or mitigate potential adverse impacts to public health. COGCC requires setbacks of five hundred (500) feet to a building and three hundred fifty (350) feet to the boundary of a designated outside activity area. An oil and gas well is located south the subject property. TCHD recommends the applicant adhere to the setbacks outlined above, at a minimum.

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

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a horizontal line extending to the right.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



January 17, 2019

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Ridgeview Estates, PLT2018-00044
TCHD Case No. 5369

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Preliminary Plat for a major subdivision to create 21 lots, approximately 2.5 acres in size, located southeast of Monaghan Road and east of 160th 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 the following comments.

Onsite Wastewater Treatment Systems (OWTS) - Proposed Subdivision

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has no objection to the proposed subdivision being served by Onsite Wastewater Treatment Systems (OWTS), provided the systems are permitted, installed, and operated in compliance with our current OWTS regulation

Oil and Gas

The Colorado Oil and Gas Conservation commission (COGCC) regulates the setback requirements of oil and gas wells and production facilities in order to eliminate, minimize, or mitigate potential adverse impacts to public health. COGCC requires setbacks of five hundred (500) feet to a building and three hundred fifty (350) feet to the boundary of a designated outside activity area. An oil and gas well is located south the subject property. TCHD recommends the applicant adhere to the setbacks outlined above, at a minimum.

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

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", with a long horizontal line extending to the right.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

May 6, 2019

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

Attn: Greg Barnes

Re: Ridgeview Estates – 2nd referral, Case # PLT2018-00044

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral plat for **Ridgeview Estates** and advises the property owner/developer/contractor to complete the application process for any new natural gas service FastApp-Fax-Email-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/).

The Builder's Call Line is 1-800-628-2121. 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.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Greg Barnes

From: ED SZYDLEK [specialed1000@msn.com]
Sent: Friday, January 25, 2019 2:00 PM
To: Greg Barnes
Subject: Case Number: PLT2018-00044

Dear Mr. Barnes,

My 2 main concerns regarding the preliminary plat application for a major subdivision to create 21 lots known as *Ridgeview Estates*, are water concerns and escalated vehicle traffic driving through my neighborhood of Great Rock North.

The immediate water problem facing my subdivision through GreatRock North Water & Sanitation District is the pricing of water rates and the bi-product of the water, not to mention the negative quality of the water itself. My water rates since moving here 16+ years ago has escalated. When first moving to Great Rock North, my husband and I were told with more subdivisions being built, the cost of water would be coming down – not true what-so-ever. My water bills a month during the summer range from \$200.00-\$400.00 – which in itself is ludicrous. By building *Ridgeview Estates*, it will only make my water bills even more costly. A thorough study of water costs of the additional homes wanting to be built with an average of 4 people per home (estimate) needs to occur. With an additional subdivision wanting to be built, puts an enormous burden on the present water problem out this way and yes it is a big problem.

My other concern is the additional traffic *Ridgeview Estates* would cause if built. Traffic from the other subdivisions built to the east of Great Rock North already cut through our subdivision to get to theirs. There are children playing outside and neighbors walking their pets on our neighborhood streets; just to have zooming cars pass them to get to their homes in the other subdivisions. The speed limits are posted, but not adhered to. Is the traffic problems also being addressed?

We moved out here to have peace and quiet and quality of life. The quality is going down hill along with the quiet.

I would like to be informed of the process of this plat application.

Thank you for taking the time to read my concerns.

Best regards,

Ed and Cynthia Szydle
28760 E. 160th Place
Brighton, CO 80603

Sent from [Mail](#) for Windows 10

Greg Barnes

From: jeff@interstateenergyinc.com
Sent: Thursday, January 17, 2019 8:16 AM
To: Greg Barnes
Subject: Request for Comments for Ridgeview Estates, PLT2018-00044

Mr. Barnes,

I received your request for comments on the development in the Subject line. As a resident of Greatrock North, 28205 E. 160th Ave, Brighton, CO 80603, my wife and I have no objections to this development. Our property is adjacent to the North boundary of this development. Additionally, I serve on the Board of Directors of the Greatrock North Water and Sanitation District. The board is aware of this development and we are fully prepared to absorb this development into our Water District and provide for the water needs of this development.

Please keep me apprised of developments in this matter so that I may keep the Board informed.

Respectfully,

Jeff Polliard
Interstate Energy, Inc.
685 S. Main St.
Brighton, CO 80601
303-654-0999
303-472-7079
<http://interstateenergyinc.com/>

Greg Barnes

From: Chandler Newhall [fisherrcs@yahoo.com]
Sent: Monday, January 14, 2019 11:05 AM
To: Greg Barnes
Subject: Comments for Ridgeview Estates

Hello Greg,

I am responding to a letter I received about the plat application for Ridgeview Estates. It is for case number: PLT2018-00044 and the applicant is Alliance Development Services.

I have just a few comments/considerations:

1) Consider that the Developer of the subdivision be required to pave Monaghan Road from E 152nd Ave to the Emergency Gated entrance into Ridgeview Estates. I thought the paving might have been part of the original requirement for the development of Ridgeview Estates at least that is what I was informed of when purchasing adjacent to Ridgeview Estates. This would help reduce the amount of air pollution generated with dust including a reduction in the continual road maintenance needed by the County.

2) Insure that Monaghan Road is not utilized during the construction/build out of Ridgeview Estates, a requirement that the Emergency Gate is installed immediately after the Monaghan Road extension is completed. Suggest that the developer place a sign at 152nd and Monaghan indicating "No Ridgeview Estates Construction Traffic"

3) Consider that the fencing installed around Ridgeview Estate is Not White Vinyl, currently there white vinyl fencing that has been installed throughout Adams County and over the years it tends to fall apart and weather poorly do to the Colorado climate. My recommendation would be to build a fence with more natural materials, such as a 3 rail wood type fence, a 3-rail wood fence blends in better with the natural prairie surroundings.

Thank you for the opportunity to provide comment,

Chandler & Amy Newhall

Greg Barnes

From: Brad Jolly [spamget@comcast.net]
Sent: Thursday, January 24, 2019 1:58 PM
To: Greg Barnes
Subject: Case No. PLT2018-00044

Mr. Barnes,

I am writing to comment on Case Number PLT2018-00044, Ridgeview Estates, and urge the Planning Commission to deny the preliminary plat application. I reside in the existing Greatrock subdivision, bordering the land just south of the proposed plat and subdivision.

The plat application seeks to subdivide Parcel 0156710200001 into 21 residential lots. Adding 21 additional lots in the area would overly strain existing water resources. The development of these residential lots, which would appear to be in the Greatrock North Water and Sanitation District, would likely require additional augmentation plans to increase the water available to the District. The District is already seeking approval of 2 augmentation plans before the Water Court, one seeking additional water from the Arapahoe aquifer. This indicates the District already does not have sufficient water rights to serve another subdivision since it is seeking additional rights for other recent developments in the District. The subdivision would add 21 domestic sources to an already strained system.

Reports have indicated that the Arapahoe Aquifer is already in danger of being overused. The levels of the aquifer are consistently dropping in Adams County according to reports from the Division of Water Resources. Even if the Laramie-Fox Hills Aquifer is used for the additional water, it has also been dropping significantly in Adams County. Water in the aquifers is already being used at a faster rate than the aquifers can be replenished. While it once was thought groundwater supplies would be sufficient for 100 years, even 10 years ago before the increased development in this area, it was reported they may be only sufficient for 10 to 15 years. Over 10 years ago, it was predicted that the Arapahoe Aquifer would transition from confined to unconfined in the coming decades, resulting in declining well production. Coupled with the reduced precipitation and increased drought frequency for Colorado as a result of a changing climate, the area can ill-afford additional water for 21 new residences. It is my understanding that development of the area where Parcel 0156710200001 is located and/or the parcel(s) south of it was already denied many years ago because of its strain on water resources. Things have not improved -- but declined -- in terms of available water since that time, suggesting any development in this area still needs to be denied.

Adams County Development Standards and Regulations require a subdivider to demonstrate, prior to platting, that water resources are sufficient, including that they are dependable in quantity and quality based on a minimum useful life of 300 years. Given the dropping levels of aquifers in the area, the apparent lack of additional water rights of the District to accommodate another development, the already increasing development in the area requiring the District to already be seeking additional water rights, and the suggestion that the Arapahoe Aquifer will not even last its original 100 year estimated length, the application should be denied based on lack of availability of dependable quantity of water.

There has been significant development in the area east of Brighton in the past couple of years, which has not only increased the strain on water resources, but is also straining infrastructure which has not been developed to accommodate the increased population. Already, 152nd Avenue is becoming increasingly congested with traffic. 152nd Avenue is the primary access to I-76 from the proposed development. Adding an additional 21 residences will simply strain county infrastructure and resources further -- at the average of 2 vehicles per household in Colorado, that would add an additional 42 vehicles on the roads which have

already seen a significant increase in traffic the past few years due to significant development both east and west of Greatrock and Greatrock North.

Finally, the preliminary plat indicates the existence of a gas well right next to the plat. Depending on the type of gas well, placing residences so close to it could endanger the health of any potential residences in a future "Ridgeview Estates." Evidence has shown that babies born within 2 miles of certain gas well sites are more likely to suffer from poor health, including lower birth weight. In addition, residences are often subjected to high ozone levels which can be extremely dangerous and damaging. Developing residences with property lines as close as 150 feet from a gas well is inappropriate.

Once again, I urge the Planning Commission to deny the preliminary plat application. Thank you for your time and attention to this matter.

Brad Jolly
15355 Gadsden Dr.
Brighton, CO 80603

Greg Barnes

From: Keith [kjaxon2@msn.com]
Sent: Wednesday, January 23, 2019 8:07 PM
To: Greg Barnes
Cc: Keith
Subject: Ridgeview Estates Comments

Dear Greg Barnes,

I am the home owner at 15795 Gadsden Dr Brighton, CO 80603 (the original Greatrock development). I have strong concerns about the proposed Ridgeview Estates development, Case# PLT2018-00044.

First, this development would take place directly behind my property along with my adjoining neighbors in Greatrock. Myself and my neighbors paid a high premium price for our lots based on them have a great unobstructed view. I feel that a development directly behind these handful of homes will significantly change the view and therefore have a negative impact on our property values. I would doubt that we would be able to recoup a loss of this kind from the county or even see a drop in our property taxes which is unfair.

Also, since these same properties that have the views are sitting at the high point of the land, the area is a very important hunting ground for Bald Eagles and other birds of prey. We see them constantly on the back fence posts looking for prey and they hunt exactly where this new development would be built. There is no doubt that this would have a negative impact not only on the birds, but also the variety of other indigenous wildlife we see in this area regularly. Unfortunately the amount of land these animals have to live and hunt is in constant danger with further developments.

With the drought conditions we have seen over the years I have lived here, I would also be concerned that the continued addition of home developments in a small area will start to hurt the water that we have available. Greatrock homes are all on individual wells and there can only be so much water available to all over time and growth

I am the original owner of this home and have lived here in Greatrock for 22 years. When we moved here it was to get away from the city, traffic, noise etc. Greatrock was the only development out here back then. Unfortunately, over time, the housing developments around us have changed the whole dynamic of living here. The developments have been stacked closely together in this immediate area. I am all for progress and developments overall, but I feel there should be limitations made by the county for the folks that want to have this type of lifestyle and new developments should be more spread out. I also feel that if a new development will detract from anyone's property values (as this would) then that needs to be a consideration as well.

Lastly, after attending a recent meeting with homeowners, I know that the folks in Greatrock North have serious problems with traffic in their neighborhood. This has become a shortcut for people coming from Brighton to get to the other developments. They have had a lot of accidents due to speeding and too much traffic on the winding roads. The entrance to Ridgeview Estates is right at the point that they have the most issues with accidents and speeding and will only add to the hazards in that area.

I greatly appreciate the opportunity to voice these concerns and hope that the County can take a different view point in regards to allowing a change in zoning for this and future developments in this immediate area.

Sincerely,

Greg Barnes

From: Anita Fields [ajmfields@yahoo.com]
Sent: Monday, January 21, 2019 5:01 PM
To: Greg Barnes
Cc: Anita Fields
Subject: Ridgeview Estates PLT2018-00044

Good Afternoon,

I am writing you regarding the information that we received on the above preliminary plat application.

We would like to state that at this time our concern is that no Modular's or mobile Homes will be allowed to be put there and they have the same rules has our HOA to prevent our home values from declining.

Thank you

George & Anita Fields

28400 E 160th Ave
Brighton, Colo. 80603

Greg Barnes

From: Kirk Drake [kirkdrake@me.com]
Sent: Friday, January 18, 2019 3:06 PM
To: Greg Barnes
Cc: Kirk Drake
Subject: Subdivision Approval for Alliance Development

As a land owner in the area we fully support the rezoning of Ag land to Residential development for the economic benefit of the County its people. From a real estate perspective each new residential development helps to reduce the increasing cost of housing. Thank you for allowing us to comment.
Blessings

Kirk B. Drake
and
Elizabeth C. Conner

Case Name:
Case Number:

January 4, 2019

The Adams County Planning Commission is requesting comments on the following request: **preliminary plat application for a major subdivision to create 21 lots in the residential estate zone district.** This request is located at southeast of Monaghan Road and East 160th Avenue. The Assessor's Parcel Number is 0156710200001.

Applicant Information: ALLIANCE DEVELOPMENT SERVICES
DAVID E MOORE
16415 W 85TH LN, UNIT B
ARVADA, CO 80007

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 01/24/2019 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 GJBarnes@adco.gov or . Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you for your information 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.

Greg Barnes

From: backinbalancedc@aol.com
Sent: Wednesday, January 23, 2019 5:11 PM
To: Greg Barnes
Subject: Ridgeview Estates

Request for Comment

Re: Ridgeview Estates PLT2018-00044

I am a concerned home owner and this subdivision will directly effect my property and the properties around me.

1. Wildlife- developing this property will effect wildlife habitat, my property adjoins the proposed and I witness wildlife there on almost a daily basis eagles, deer, fox families, coyotes, hawks I have even had turtles enter my property from the proposed development land.

2. Water- all these properties will require water for any livestock and personal use. How much water do we have accessible? It will definitely run dry sooner if this development occurs.

3. Tax assessments - I paid much more for my property when I purchased it just because of the views and how quiet the area is, and I like that there is less lights. If this development happens does Adams county plan to reduce my taxes as this will if fact reduce the value of my property?

4. Developmental hazards- I attended the recent meeting and one of my questions was how long will development take he basically said it could take years? This is right in my back yard and I have children that have allergies to dust. I predict dust and noise for likely years while the individual properties sell and people begin to build.

5. Traffic and crime- this will bring many more cars to our area and more people, usually with more people there is more crime and this development will provide easier access to my back yard.

6. Smell and flies- Winds usually come from the west and this development is geared towards horse properties and that brings manure and flies and that smell will blow directly into our neighborhood and it will bring more flies to our homes.

There are many other large properties in this area that a development would not effect neighborhoods, why does it have to adjoin ours and make us unhappy with Adams county for allowing it?

Thank you for the opportunity to express our thoughts on this development.

Sincerely,

Dr Larry and Brenda Chrisman

Greg Barnes

From: Christine Campbell [shrubplanter@msn.com]
Sent: Friday, January 18, 2019 7:24 AM
To: Greg Barnes
Subject: Ridgeview Estates

Hi

I am an owner in Great Rock North and I recieved your letter concerning the proposed development in our area. The reason we moved out here was for the open space, low traffic and peace and quiet. This development will increase all of the reasons for moving here. My main concern is the water. Are you planning on tapping into Great Rock Water supply? With the increase in demand will that increase the cost of our water. We already pay a hefty price for water. Will the water run out that is another concern. Construction is always a problem with the noise, dust and inpact on our road. For this homeowner I would not like to see this development go through. Thank Chris Campbell



Virus-free. www.avg.com

Greg Barnes

From: Brenda Beaver [bbeaver@sd27j.net]
Sent: Friday, January 18, 2019 4:03 PM
To: Greg Barnes
Subject: Ridgeview Estates

To Whom it May Concern

We are writing this letter to oppose the development of Ridgeview Estates. We currently reside at 15915 Gadsden Drive Northeast of the development. Our family has resided at this property for 23 years. We have had the opportunity to enjoy a spectacular view of Brighton and the Mountains. Over the years our children have been blessed to enjoy the wildlife west of our property. We are concerned about the development of Ridgeview Estates for the following reasons:

- Overcrowding of housing development in the area
- Additional traffic along Bromley Lane i.e single lanes, dangerous shoulder traffic, speeding, congestion on roads during school bus stops and slick roads, noise and exhaust pollution
- Wildlife is being driven out by development: In just the past week we witnessed two deer traveling through our property, both were disoriented and suffering from heat exhaustion. Luckily they jumped our back fence and had access to an open field
- Wildlife being hit on Bromley Lane from high traffic and speeding (especially at night)
- High number of Leach Fields in the area (polluting the ground water)
- Depleting the underground aquifer
- Disturbing the soil by development - creating soil erosion and water run off

With that being said we highly doubt our opinion is going to make a difference since Adams County is more concerned with the tax revenue that will be made from this development.

Sincerely
Kenny and Brenda Beaver

Greg Barnes

From: yevgeniy averkov [yevgeniy12297@live.com]
Sent: Wednesday, January 23, 2019 6:19 PM
To: Greg Barnes
Subject: Ridgeview Estates Comments

Dear Greg Barnes,

I am writing on behalf of the Averkov household located at 15895 Gadsden Dr. Brighton CO 80603. As the co-signer of this home, I am concerned very much by the proposal of the Ridgeview Estates (Case # PLT2018-00044). The biggest of all the issues I have with this planned project is the value of my property decreasing. This is also an issue for all my neighbors that will be unfortunate enough to have their home decrease in value. Many of the homeowners that have bought properties on the western side of the Great Rock neighborhood paid thousands of dollars on top of the initial property cost just for the great view. If the prices of the properties go down, would we be compensated for the loss of property value? A tax reduction on the property is the bare minimum that would suffice in a situation like this.

Not only is there an issue with the cost of properties going down, but there are also issues with the ecosystems that will be affected by this construction. There are many different species of animals that find sanctuary in the plains of eastern Colorado. Some of these include the white-tailed deer, foxes, jackrabbits, as well as falcons, owls, and most importantly, bald eagles. Building a neighborhood in the shortgrass prairie will hurt all these animals as well. The amount of land that these animals must live on has decreased and will keep decreasing if you keep building large properties and destroying the ecosystems that the animals rely on for food and protection from people.

Another big issue is water. How fast will the water run out if you add on 21 more houses capable of housing horses as well as other animals? A water shortage seems very possible in the near future because a lot of these people move out here to have horses and other livestock. There is a lot of lands farther east that can be used instead of crowding all the neighborhoods together like you are trying to do now.

An increase in houses means that there will be an increase in traffic. This is another danger to animals because it is not rare to see animals laying off to the side of the road because of people not paying attention to the road and mercilessly killing these creatures. It also affects the children that play in the front lawns during the summer and an increase in traffic means a decrease in overall satisfaction for the people that live here. While this whole property is being built, more semi-trucks will be driving back and forth which creates a lot of noise. During the construction phase, there will also be lots of noise and dust from the land being torn up. I'm sure no one likes extra noise and dust as well as light pollution in their backyard.

I'm sure that the vast majority of homeowners in the neighboring properties would agree with all that I've spoken of above. This plan for building another neighborhood should not happen and there are many reasons against the construction of these properties. These problems might be just some small obstacles that are in the way of accomplishing your goal, but you aren't the ones that will have to deal with them. We are the ones that will have to deal with the consequences of your actions.

Anton Averkov



Request for Comments

Case Name: Ridgeview Estates
Case Number: PLT2018-00044

January 4, 2019

The Adams County Planning Commission is requesting comments on the following request: **preliminary plat application for a major subdivision to create 21 lots in the residential estate zone district.** This request is located at southeast of Monaghan Road and East 160th Avenue. The Assessor's Parcel Number is 0156710200001.

Applicant Information: ALLIANCE DEVELOPMENT SERVICES
DAVID E MOORE
16415 W 85TH LN, UNIT B
ARVADA, CO 80007

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 01/24/2019 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 GJBarnes@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 for your information 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.

Greg Barnes
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5



Public Hearing Notification

Case Name:	Ridgeview Estates
Case Number:	PLT2018-00044
Planning Commission Hearing Date:	July 11, 2019 at 6:00 p.m.
Board of County Commissioners Hearing Date:	August 13, 2019 at 9:30 a.m.

July 1, 2019

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

Preliminary Plat application for a major subdivision to create 21 lots in the Residential Estate (RE) zone district

The proposed use will be Residential

This request is located approximately 500 feet south of 28300 East 160th Avenue on 63 acres.

The Assessor's Parcel Number is 0156710200001.

Applicant Information: ALLIANCE DEVELOPMENT SERVICES
DAVID E MOORE
16415 W 85TH LN
UNIT B
ARVADA, CO 80007

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2


Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

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.



Greg Barnes
Planner III

PUBLICATION REQUEST

Ridgeview Estates
Case Number: PLT2018-00044

Location of Hearings: Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO 80601

Planning Commission Hearing Date:

07/11/2019 at 6:00 p.m.

Board of County Commissioners Hearing Date:

08/13/2019 at 9:30 a.m.

Request: Preliminary Plat application for a major subdivision to create 21 lots in the Residential Estate (RE) zone district

Location: Approximately 500 feet south of 28300 East 160th Avenue

Parcel Number: 0156710200001

Legal Description:

KNOW ALL MEN BY THESE PRESENTS, THAT RIDGEVIEW ESTATE LLC, A COLORADO CORPORATION, BEING THE OWNER OF A PORTION OF THE WEST HALF OF SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 10, TOWNSHIP 1 SOUTH, RANGE 65 WEST OF THE 6TH P.M., THENCE S 00°05'13" E ALONG THE EAST LINE OF THE WEST HALF OF SECTION 10, WITH ALL BEARINGS CONTAINED HEREON RELATIVE THERETO, A DISTANCE OF 1495.68 FEET;

THENCE DEPARTING SAID EAST LINE OF THE WEST HALF OF SECTION 10, N 76°50'50" W, A DISTANCE OF 903.48 FEET;

THENCE N 69°27'56" W A DISTANCE OF 596.98 FEET;

THENCE N 60°05'53" W A DISTANCE OF 537.87 FEET;

THENCE N 39°37'58" W A DISTANCE OF 507.03 FEET;

THENCE N 17°26'04" W A DISTANCE OF 38.65 FEET;

THENCE N 90°00'00" W A DISTANCE OF 406.46 FEET, TO A POINT ON THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 9;

THENCE ALONG SAID EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 9, N 00°07'50" W A DISTANCE OF 373.61 FEET, TO A POINT ON THE SOUTH LINE OF THAT PARCEL OF LAND DESCRIBED IN BOOK 4431 PAGE 18, COUNTY PUBLIC RECORDS;

THENCE ALONG THE SOUTH LINE OF SAID PARCEL, THE FOLLOWING TWO (2) COURSES:

1) S 89°23'03" E PARALLEL WITH AND 40.00 FEET SOUTH OF, BY PERPENDICULAR MEASUREMENT, THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10, A DISTANCE OF 257.32 FEET;

2) THENCE N 72°13'56" E A DISTANCE OF 126.83 FEET, TO A POINT ON THE NORTH LINE OF THE WEST HALF OF SAID SECTION 10;

THENCE ALONG SAID NORTH LINE OF THE WEST HALF OF SECTION 10, S 89°23'03" E, A DISTANCE OF 2267.15 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 2,713,709 SQUARE FEET OF 62.298 ACRES MORE OR LESS.

Case Manager: Greg Barnes

Applicant: David E. Moore, Alliance Development Services, 16415 W. 85th Lane, Unit B, Arvada, CO 80007

Owner: Ridgeview Estates, LLC, 8155 Moore Street, Arvada, CO 80005



Referral Listing
Case Number PLT2018-00044
Ridgeview Estates

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Addressing	Marissa Hillje PLN 720.523.6837 mhillje@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	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@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
Adams County Parks and Open Space Department	Aaron Clark mpedrucci@adcogov.org (303) 637-8005 aclark@adcogov.org
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff's Office: SO-SUB	SCOTT MILLER 720-322-1115 smiller@adcogov.org

Agency	Contact Information
Adams County Treasurer	Lisa Culpepper 4430 S Adams County Pkwy Brighton CO 80601 720.523.6166 lculpepper@adcogov.org
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.org
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
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 DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 303-384-2655 CGS_LUR@mines.edu

Agency	Contact Information
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 UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
GREATROCK NORTH HOA	CYRENA DRUSE 28650 E 160TH PL BRIGHTON CO 80603 720-233-8817
Greatrock Water District	LISA JOHNSON 141 Union Blvd., #150 Lakewood CO 80228 303-880-7627 ljohnson@sdmsi.com
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
UNITED STATES POST OFFICE	MARY C. DOBYNS 56691 E COLFAX AVENUE STRASBURG CO 80136-8115 303-622-9867 mary.c.dobyns@usps.gov
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

GREATROCK NORTH HOMEOWNERS ASSOCIATION
141 UNION BLVD STE 150
LAKEWOOD CO 80228-1898

BEZRUKAVYY VITALIY N AND
BEZRUKAVAYA LARISA L
OR CURRENT RESIDENT
28930 E 160TH PL
BRIGHTON CO 80603-8446

JACKSON JUDITH GAIL
2308 LOWER RIVER RD
GRANTS PASS OR 97526-9010

BOEN HARLAN E AND
BOEN SHARRELL B
OR CURRENT RESIDENT
15722 GADSDEN DR
BRIGHTON CO 80603

KNAFEL DOUGLAS
10 PINE STREET
STOCKBRIDGE MA 01262

BRIENZA EUGENE J II AND
BRIENZA GAIL P
OR CURRENT RESIDENT
28560 E 162ND CT
BRIGHTON CO 80603-8440

MUNOZ FAMILY PARTNERS LTD
PO BOX 264
BOYD TX 76023-0264

CABRIALES CHRISTOPHER L
OR CURRENT RESIDENT
16120 ELECTRA ST
BRIGHTON CO 80603-8420

PADE ELIZABETH FORD MITCHELL
360 BALSAM ST
LAKEWOOD CO 80226-1339

CAMPBELL ROBERT M AND
CAMPBELL CHRISTINE A
OR CURRENT RESIDENT
28355 E 160TH AVENUE
BRIGHTON CO 80603

RIDGEVIEW ESTATES LLC
8155 MOORE ST
ARVADA CO 80005-2025

CHAMBERS WILLIAM C
OR CURRENT RESIDENT
28700 E 160TH PL
BRIGHTON CO 80603-8445

15711 GADSDEN DR LLC
OR CURRENT RESIDENT
15711 GADSDEN DR
BRIGHTON CO 80603-8866

CHRISMAN BRENDA
OR CURRENT RESIDENT
15835 GADSDEN DR
BRIGHTON CO 80603-8865

ALLEN MICHAEL E SR AND
ALLEN JOANN M
OR CURRENT RESIDENT
15682 GADSDEN DR
BRIGHTON CO 80603

DEVOE KEITH W AND
DEVOE LORI JO POMPIA
OR CURRENT RESIDENT
28880 E 160TH PLACE
BRIGHTON CO 80603

AVERKOV PAVEL AND AVERKOV ANTON AND
AVERKOVA LYUBOV
OR CURRENT RESIDENT
15895 GADSDEN DR
BRIGHTON CO 80603-8865

DRUSE RYAN LAWRENCE
OR CURRENT RESIDENT
28650 E 160TH PL
BRIGHTON CO 80603-8445

BEAVER KENNETH D AND
BEAVER BRENDA S
OR CURRENT RESIDENT
15915 GADSDEN DR
BRIGHTON CO 80603

ESPINOZA RIGOBERTO AND
ESPINOZA BLANDINA
OR CURRENT RESIDENT
15995 GADSDEN DRIVE
BRIGHTON CO 80603

FALCO CHRISTINA MARIE AND
FURROW TIFFANY
OR CURRENT RESIDENT
28575 E 160TH PL
BRIGHTON CO 80603-8449

HERNBLOOM DAVID M AND
HERNBLOOM MARYLU
OR CURRENT RESIDENT
28350 E 160TH AVENUE
BRIGHTON CO 80603

FIELDS GEORGE L AND
FIELDS ANITA J
OR CURRENT RESIDENT
28400 E 160TH AVE
BRIGHTON CO 80603-8442

HOUSTON HARVEY H JR AND
HOUSTON MARY E
OR CURRENT RESIDENT
28820 E 160TH PLACE
BRIGHTON CO 80603

FLORES ALBERT G AND
BLEA-FLORES JENA N
OR CURRENT RESIDENT
16135 BENTLY ST
BRIGHTON CO 80603-8439

HRUBY ROGER R AND
HRUBY ELIZABETH A
OR CURRENT RESIDENT
15735 GADSDEN DR
BRIGHTON CO 80603-8866

FREESE TERRY L AND
BOSCIA-FREESE GWENDOLYN R
OR CURRENT RESIDENT
28525 E 160TH AVE
BRIGHTON CO 80603-8444

HUNT DWAYNE D
OR CURRENT RESIDENT
27705 E 160TH AVE
BRIGHTON CO 80603-8402

GAGNA LEE A AND
GAGNA TERESA
OR CURRENT RESIDENT
28615 E 160TH PLACE
BRIGHTON CO 80603

JANSSEN IVAN L AND
JANSSEN KAREN K
OR CURRENT RESIDENT
15675 GADSDEN DR
BRIGHTON CO 80603

GAMBOA RAYMOND V AND
GAMBOA LISA D
OR CURRENT RESIDENT
29449 GADSDEN DR
BRIGHTON CO 80603

KAWANO STEVEN R AND
CLIFF DANIELLE L
OR CURRENT RESIDENT
28925 E 160TH PL
BRIGHTON CO 80603-8451

GILLASPIE BYRON K AND
GILLASPIE CYNTHIA
OR CURRENT RESIDENT
28300 E 160TH AVE
BRIGHTON CO 80603-8441

KEEVER JOHN E AND
KEEVER VALERIE L
OR CURRENT RESIDENT
15742 GADSDEN DR
BRIGHTON CO 80603-8858

GREENBERG WENDY E AND
MOORE BETH A
OR CURRENT RESIDENT
15615 GADSDEN DR
BRIGHTON CO 80603

LACASSE CHRISTOPHER AND
OZAWA KATHRINE
OR CURRENT RESIDENT
15782 GADSDEN DR
BRIGHTON CO 80603-8858

HAMILTON ANDREW C AND SUSAN L
OR CURRENT RESIDENT
29145 E 160TH CT
BRIGHTON CO 80603

LANGEBERG MARK F AND
LANGEBERG AMY S
OR CURRENT RESIDENT
28745 E 160TH PLACE
BRIGHTON CO 80603

HAMILTON PATRICK M AND
HAMILTON CHRISTINE L
OR CURRENT RESIDENT
16195 DEL RAY CT
BRIGHTON CO 80603-8431

LANGHORST RUSSELL L AND
LANGHORST BARBARA A
OR CURRENT RESIDENT
28675 E 160TH PLACE
BRIGHTON CO 80603

MADDOX HENRY C AND
MADDOX SHEILA H
OR CURRENT RESIDENT
29000 E 160TH PL
BRIGHTON CO 80603

ONKEN WILLIAM W AND
ONKEN SHANNON
OR CURRENT RESIDENT
15655 GADSDEN DR
BRIGHTON CO 80603

MAPES JAMES GRANT AND
MOHARI NIVEDITA
OR CURRENT RESIDENT
29400 GADSDEN DR
BRIGHTON CO 80603-8843

PENNETTA RICKY L AND ANREA D
OR CURRENT RESIDENT
29389 GADSDEN DR
BRIGHTON CO 80603

MAUL BRADLEY R
OR CURRENT RESIDENT
29399 GADSDEN DR
BRIGHTON CO 80603-8863

PLUMISTO GENE N AND
PLUMISTO DEBORAH L
OR CURRENT RESIDENT
28875 E 160TH PL
BRIGHTON CO 80603-8451

MC COLLUM MICHELLE AND
JAUDON MIKE
OR CURRENT RESIDENT
15882 GADSDEN DR
BRIGHTON CO 80603

POLLIARD JEFFREY L AND
POLLIARD CHRISTINE M
OR CURRENT RESIDENT
28205 E 160TH AVENUE
BRIGHTON CO 80603

MC ENDREE STEVEN R AND
MC ENDREE LOANNA L
OR CURRENT RESIDENT
15775 GADSDEN DR
BRIGHTON CO 80603

PRICE ROBERT AND
GEESA CAMMIE
OR CURRENT RESIDENT
28380 E 162ND CT
BRIGHTON CO 80603-8447

MC GRADY MICHAEL P AND
MC GRADY DIONNE L
OR CURRENT RESIDENT
28815 E 160TH PL
BRIGHTON CO 80603-8451

REDEKOP TIMOTHY E AND
REDEKOP LAURA A
OR CURRENT RESIDENT
15702 GADSDEN DR
BRIGHTON CO 80603-8858

MITCHELL MARJORIE M AND
MITCHELL RITA C
OR CURRENT RESIDENT
16125 ELECTRA ST
BRIGHTON CO 80603-8418

RIEBSCHLAGER LAURENCE ROBERT AND
RIEBSCHLAGER LINNEA LEA
OR CURRENT RESIDENT
15762 GADSDEN DR
BRIGHTON CO 80603

NASON GEORGE W AND
NASON ROBYN G
OR CURRENT RESIDENT
15802 GADSDEN DR
BRIGHTON CO 80603

ROSS NANCY
OR CURRENT RESIDENT
28545 E 160TH PL
BRIGHTON CO 80603-8449

NEFF DAVID R AND
NEFF LINDA A
OR CURRENT RESIDENT
28580 E 160TH PLACE
BRIGHTON CO 80603-8445

SCAGGIARI CHRIS A AND
SCAGGIARI SHERRY
OR CURRENT RESIDENT
29430 GADSDEN DR
BRIGHTON CO 80603-8843

NEWHALL CHANDLER C AND
NEWHALL AMY R
OR CURRENT RESIDENT
15700 MONAGHAN RD
BRIGHTON CO 80603

SHELL KAREN A AND
SHELL THOMAS D
OR CURRENT RESIDENT
28540 E 162ND CT
BRIGHTON CO 80603-8440

SIMPSON STEVEN AND
SIMPSON AMBER
OR CURRENT RESIDENT
16125 BENTLY ST
BRIGHTON CO 80603-8439

TAYLOR JEFFREY
TAYLOR KRISTY
OR CURRENT RESIDENT
28610 E 160TH PL
BRIGHTON CO 80603-8445

SMITH RICHARD D AND
SMITH LISA C
OR CURRENT RESIDENT
28500 E 160TH AVE
BRIGHTON CO 80603

THOLLOT TROY M AND
THOLLOT JOY I
OR CURRENT RESIDENT
16185 DEL RAY COURT
BRIGHTON CO 80603

SMITS HARRY L AND
SMITS KARI L
OR CURRENT RESIDENT
29070 E 160TH CT
BRIGHTON CO 80603-8421

THORNTON RANDALL J AND
THORNTON DEBRA J
OR CURRENT RESIDENT
15755 GADSDEN DR
BRIGHTON CO 80603-8866

SOBCZYK CHRISTOPHER AND
SOBCZYK CHRISTEN
OR CURRENT RESIDENT
15902 GADSDEN DR
BRIGHTON CO 80603-8860

VANDERMEER JENNIFER A
OR CURRENT RESIDENT
29200 E 160TH CT
BRIGHTON CO 80603-8422

SPEARS GARY L AND MARYBETH
OR CURRENT RESIDENT
27670 E 160TH AVE
BRIGHTON CO 80603

VAZQUEZ DANIEL AND
HERNANDEZ ADAN VAZQUEZ
OR CURRENT RESIDENT
16190 DEL RAY CT
BRIGHTON CO 80603-8431

STARNS ROLF A AND
STARNS RONA K
OR CURRENT RESIDENT
28435 E 160TH AVENUE
BRIGHTON CO 80603

ZENTENO LUIS R AND
HOPPE-ZENTENO NICOLE M
OR CURRENT RESIDENT
15695 GADSDEN DR
BRIGHTON CO 80603

STEWART TROY AND
STEWART ROXANE
OR CURRENT RESIDENT
28285 E 160TH AVE
BRIGHTON CO 80603-8444

CURRENT RESIDENT
27905 E 160TH AVE
BRIGHTON CO 80603-8400

STUART ROBERT W
STUART CHERYL K
OR CURRENT RESIDENT
28440 E 162ND CT
BRIGHTON CO 80603-8447

CURRENT RESIDENT
27910 E 160TH AVE
BRIGHTON CO 80603-8401

SVYATETSKIY PETR AND
SVYATETSKAYA LYUBOV
OR CURRENT RESIDENT
29005 E 160TH PL
BRIGHTON CO 80603-8429

CURRENT RESIDENT
29150 E 160TH CT
BRIGHTON CO 80603-8421

SZYDLEK EDWIN P AND
SZYDLEK CYNTHIA A
OR CURRENT RESIDENT
28760 E 160TH PLACE
BRIGHTON CO 80603

CURRENT RESIDENT
15787 MONAGHAN RD
BRIGHTON CO 80603-8813

CURRENT RESIDENT
15795 GADSDEN DR
BRIGHTON CO 80603-8866

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that Adams County staff posted the property at subject property on June 25, 2019 in accordance with the requirements of the Adams County Zoning Regulations.

A handwritten signature in black ink, reading 'J. Gregory Barnes', is written above a horizontal line.

J. Gregory Barnes

Ridgeview Estates

PLT2018-00044

Approximately 500 feet south
of 28205 East 160th Avenue

August 13, 2019

Board of County Commissioners Public Hearing
Community and Economic Development Department

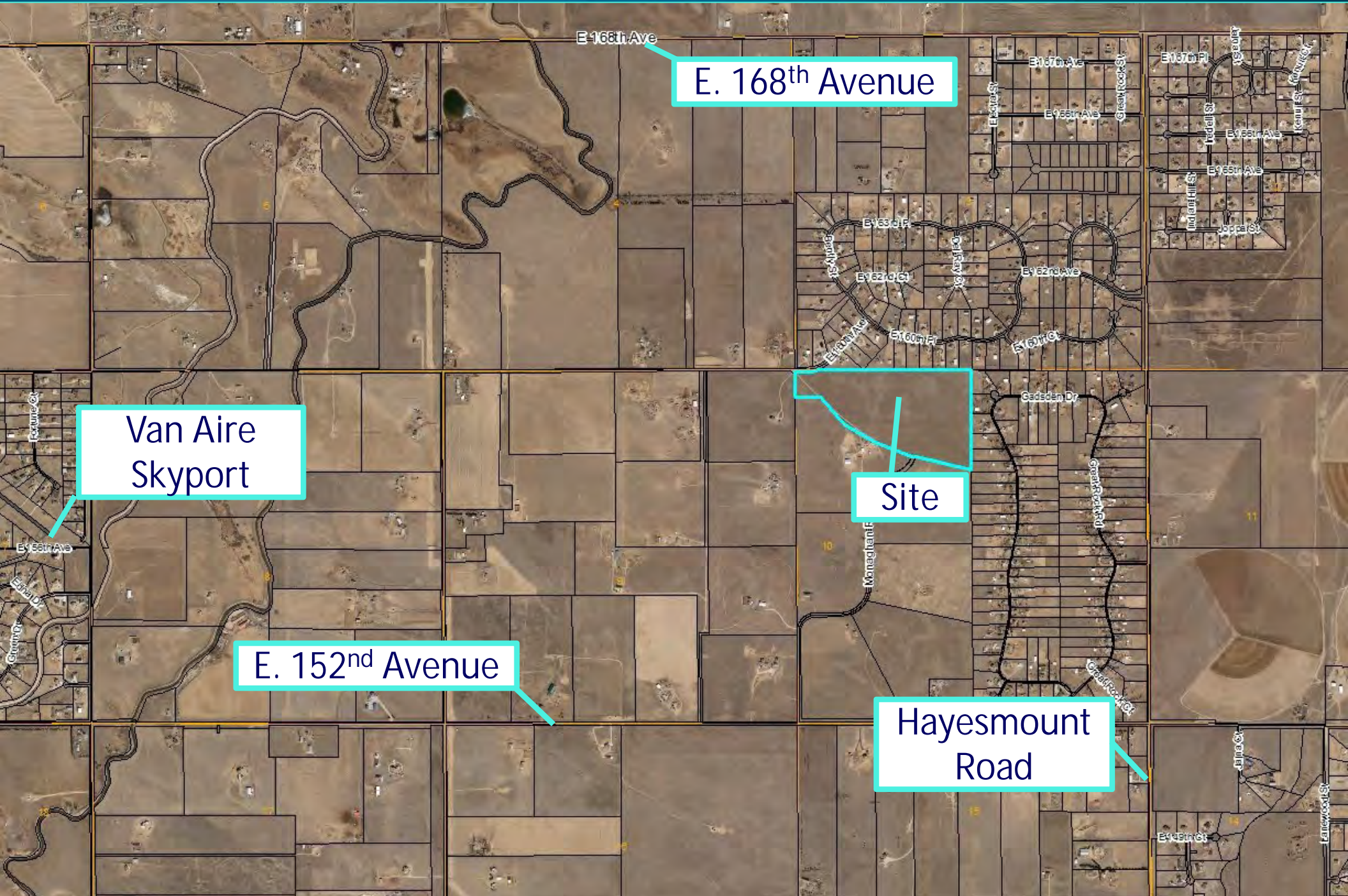
Case Manager: Greg Barnes



Request

Preliminary plat for major subdivision to create 21 single-family residential lots on 62.3 acres

AERIAL VIEW

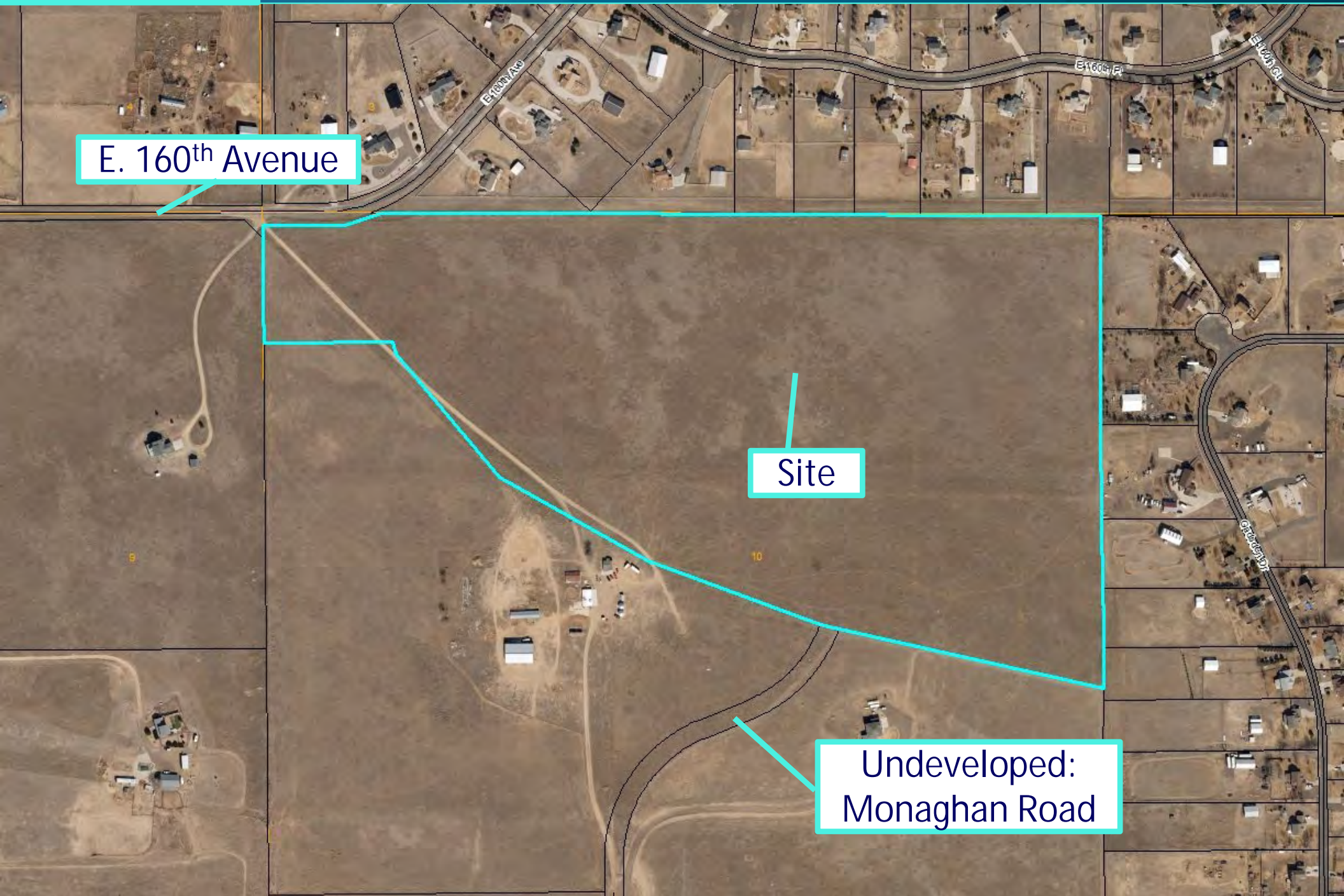


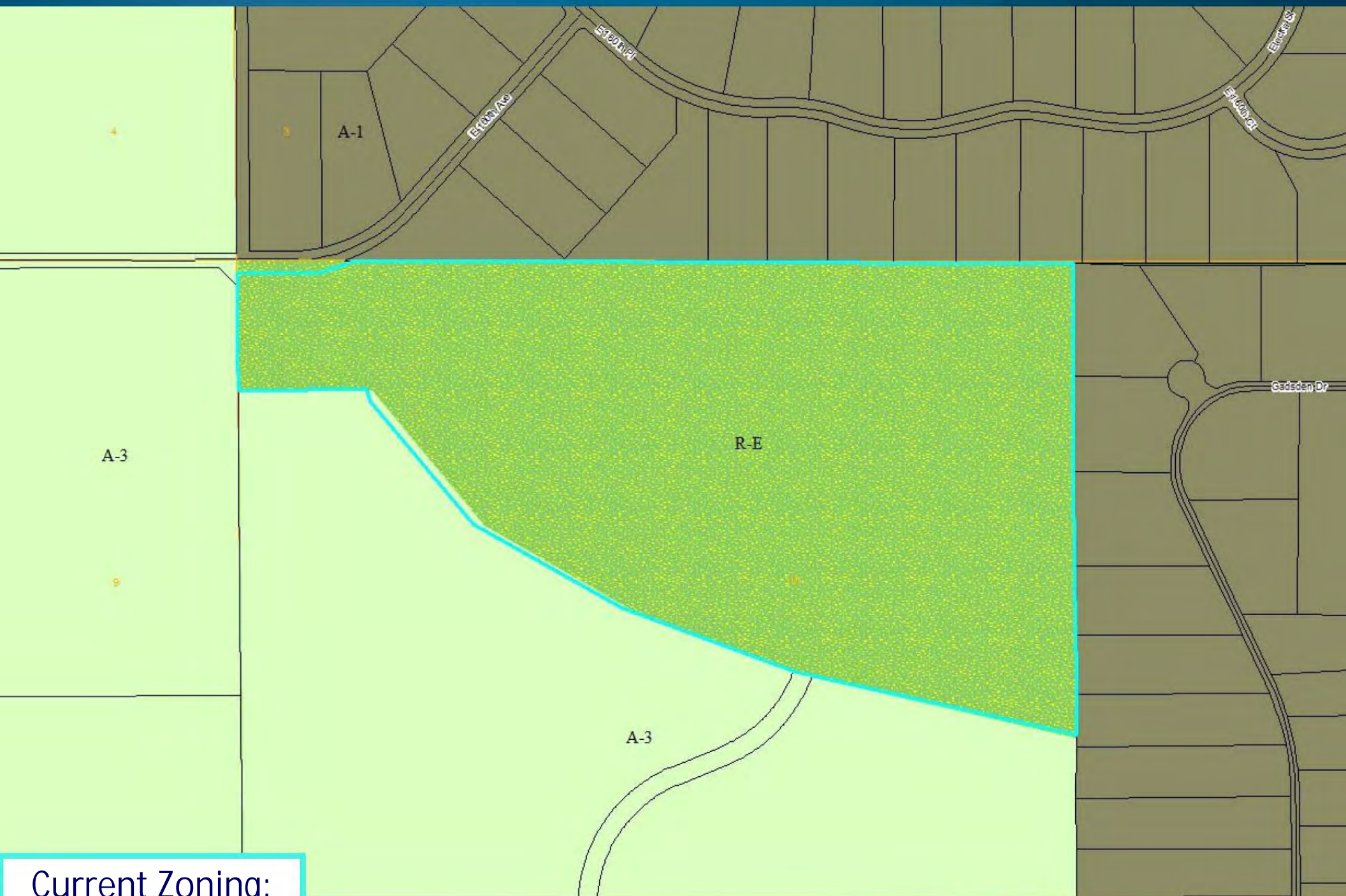
AERIAL VIEW

E. 160th Avenue

Site

Undeveloped:
Monaghan Road





Current Zoning:
Residential Estate

The map displays a large green area designated for 'Agriculture' and a smaller tan area designated for 'Estate Residential'. The green area is outlined in red and contains a red line indicating a boundary or road. The tan area is outlined in red and contains a red line indicating a boundary or road. The map also shows existing roads: E-160th Ave, E-160th Pl, and E-160th St. A small yellow dot is visible in the green area, and a small red dot is visible in the tan area.

Agriculture

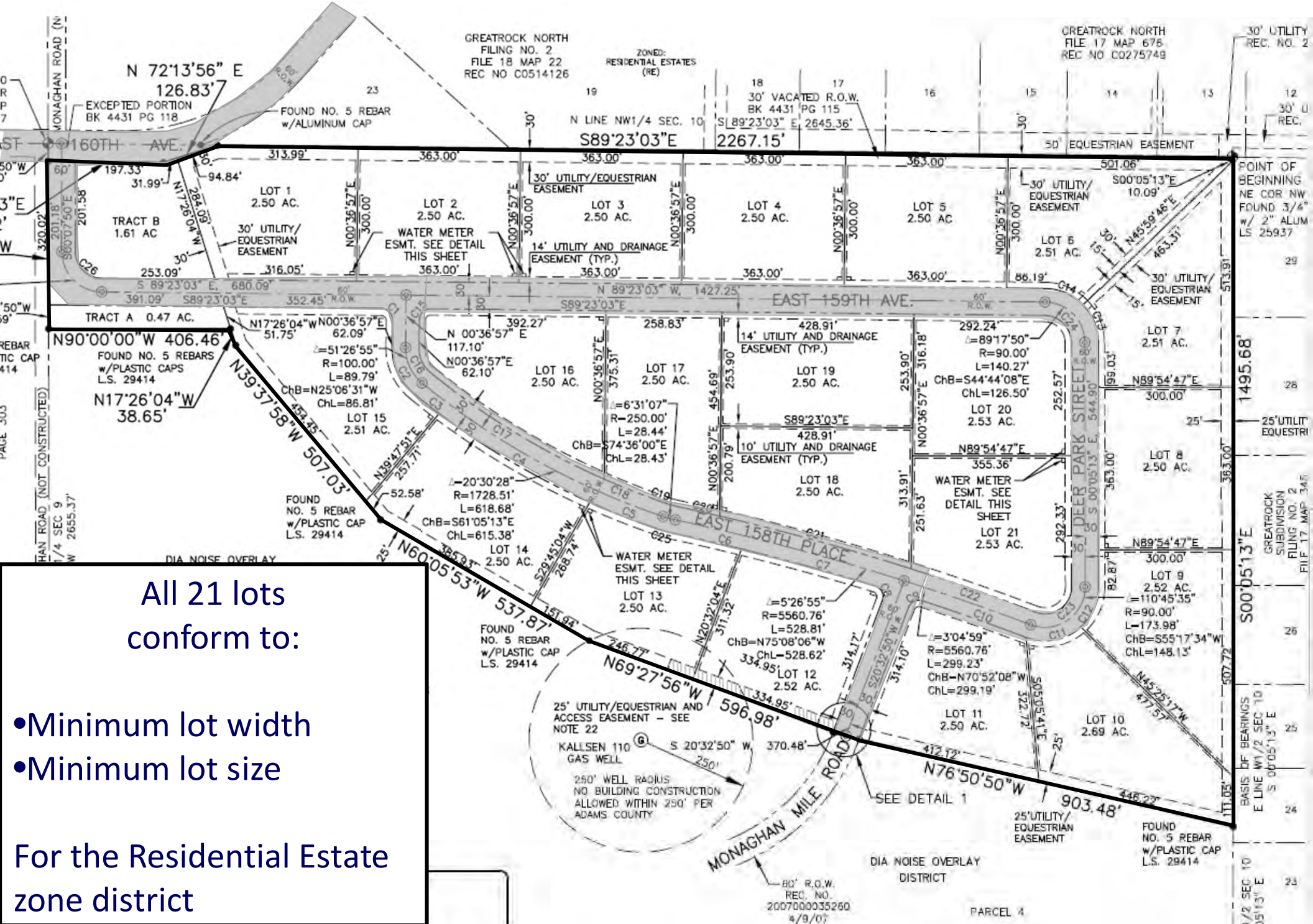
Estate
Residential

Criteria for Major Subdivision Preliminary Plat Approval

Section 2-02-17-03-05

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Conforms to Subdivision Design Standards
4. Sufficient Water Supply
5. Established Sewage Disposal
6. Identified Soil & Topographical Issues
7. Adequate Drainage Improvements
8. Conforms to Density Standards
9. Compatible & Harmonious to Surrounding Area

Proposed Preliminary Plat - 21 single-family residential lots



E. 160th Avenue

Site

Undeveloped:
Monaghan Road

End of Developed:
Monaghan Road

Development Standards

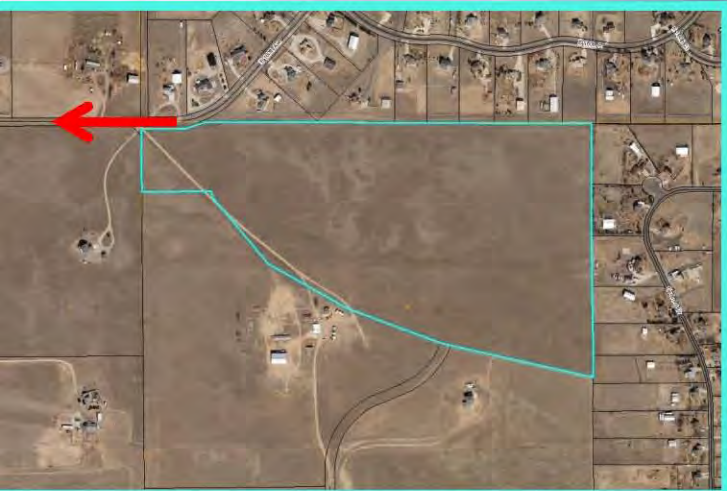
RE Zone District

- Minimum Lot Size:
 - 1 acre (required)
- Minimum Lot Width:
 - 100 ft (required)
- All proposed lots conform to minimum standards

Analysis

- Water:
 - Water provided by Greatrock North Water District
 - Confirmed by Colorado Division of Water Resources
 - Septic will be individual per lot
 - Confirmed by TCHD
- Electric Service:
 - Provided by United Power







Referral Period

Notices Sent*	Comments Received
81	11

*1,000 foot referral distance

Public comments: Opposed (9)
Support (2)

Concerns: Property values/Modular homes Traffic
Monaghan Rd. Improvements Loss of rural lifestyle
Inconveniences caused by Construction Water
Undesired equestrian activities Displaced Wildlife

Referral Agencies: Brighton Fire CO Div. Water Resources
CGS CO Div. Parks & Wildlife
Greatrock North Water TCHD
Xcel Energy

Summary

(PLT2018-00044 – Ridgeview Estates)

- Consistent with minimum zone district standards
- Compatible with surrounding area
- Water, Sewage, & Electric Service Provided

Planning Commission Update

(PLT2018-00044 – Ridgeview Estates)

Public Hearing: July 11, 2019

Public Comments

- Loss of wildlife habitat
- Increased traffic
- Loss of scenic views

Planning Commission

- Improved connectivity

Approval of the preliminary plat with 9 findings-of-fact, 5 conditions, and 2 notes.

Recommended Conditions

1. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
2. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
3. A Subdivision Improvements Agreement and collateral shall be submitted prior to scheduling any public hearing for a final plat application.
4. A public land dedication fee for parks and schools shall be paid to Adams County submitted prior to scheduling any public hearing for a final plat application. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
5. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NAME: CENTER GREENHOUSE
CASE NO.: PRC2018-00021

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- 2.2 Zoning Map
- 2.3 Future Land Use Map

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- 3.2 Applicant Final Plat
- 3.3 Subdivision Improvements Agreement

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- 4.2 Referral Comments (CDOT)
- 4.3 Referral Comments (CDNR-DWR)
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- 4.5 Referral Comments (TCHD)
- 4.6 Referral Comments (Xcel Energy)

EXHIBIT 5- Public Comments

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- 6.1 Neighborhood Meeting Summary
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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

August 13, 2019

CASE No.: PRC2018-00021	CASE NAME: Center Greenhouse
Owner's Name:	Center Greenhouse, Inc.
Applicant's Name:	Josh Heiney, Armie Management
Applicant's Address:	1855 S. Pearl Street, Ste. 20, Denver, CO 80210
Location of Requests:	7220 Lafayette Street
Parcel Numbers:	0171935304010, 0171935303017, 0171935304006
Nature of Requests:	1) Minor subdivision final plat create one lot; 2) Zoning map amendment (rezone); 3) Roadway Vacation for a portion of Lafayette Street; and 4) Subdivision Improvements Agreement
Current Zone District:	Agricultural-1 with Mineral Conservation Overlay
Proposed Zone District:	Industrial-1 with Mineral Conservation Overlay
Future Land Use:	Mixed-Use Employment
Total Site Area:	11.3 acres
Hearing Date(s):	PC: July 25, 2019 / 6:00 pm BoCC: August 13, 2019 / 9:30 am
Report Date:	July 18, 2019
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 21 Findings-of-Fact, 1 Condition, and 1 Note

SUMMARY OF APPLICATIONS

Background:

The applicant, Armie Management, is requesting a rezoning, minor subdivision final plat with associated subdivision improvements agreement (SIA), and a roadway vacation. The requests encompass three existing lots in the vicinity of 7220 Lafayette Street. Armie Management is making these requests on behalf of the owner, Center Greenhouse, Inc. The owner ultimately wishes to develop an industrial business park on the proposed 11-acre lot.

Currently, the subject site is comprised of three individual lots and a portion of public right-of-way for Lafayette Street. The applicant has submitted a request for roadway vacation to vacate the public right-of-way for Lafayette Street, which is located within the interior portions of the

site. The proposed minor subdivision final plat will combine the three existing lots and vacated right-of-way into one 11-acre lot. The applicant has also submitted a SIA with the proposed final plat, which would facilitate the construction of public improvements that support the proposed development. In addition, the applicant is proposing to change the official zoning designation on the subject property from Agricultural-1 (A-1) to Industrial-1 (I-1). The request for rezoning is necessary for the applicant to pursue development of the property as an industrial business park.

Zone District Regulations:

Currently, the property is designated as A-1. Per Section 3-08-01 of the County's Development Standards and Regulations, the purpose of the A-1 zone district is to provide a single-family residential dwelling district where density is suited for a rural lifestyle. Uses permitted in the A-1 zone district include single-family residential dwellings and light farming uses, including animal-keeping.

The proposed zone district for the property is I-1. Per Section 3-24-01 of the County's Development Standards and Regulations, the purpose of the I-1 zone district is to provide a general commercial and restricted industrial district designed to provide a variety of compatible business, warehouse, wholesale, offices, and limited industrial use. Uses permitted in the I-1 zone district include light industrial or commercial, such as office, warehousing, business parks, retail, or restaurants, which generate employment and contribute to the County's tax base. The dimensional requirements for the I-1 zone district include a minimum of one acre lot size and minimum one-hundred (100) foot lot width.

The proposed minor subdivision final plat will create one lot consisting of approximately 11 acres in area and 230 feet of lot width. Therefore, the request is in conformance to the dimensional requirements for the proposed I-1 zone district of Section 3-24-07 of the County's Development Standards.

Subdivision Design and Improvements

Per Section 5-02-05 of the County's Development Standards and Regulations, an SIA is required with a final plat. The SIA allows for construction of infrastructure, such as public streets, curbs, gutters, sidewalks, and storm sewers to be constructed on the property. All streets and sidewalks in the development are proposed to be public and constructed to local street standards. County staff has reviewed the proposed SIA and have no outstanding concerns with the proposed agreement. The applicant shall provide collateral, as required in the SIA, prior to the public hearing before the Board of County Commissioners on August 13, 2019.

The proposed final plat has been reviewed by County staff for consistency with the County's Subdivision Design Standards (Section 5-03). The proposed plat has been designed to be appropriate for development, and the lot configuration is suitable for access and emergency services. The proposed subdivision will be served by the North Washington Water & Sanitation District. All documentation has been provided to ensure conformance with the County's water supply requirements.

For non-residential subdivisions, public land dedication is required to support regional parks. Section 5-05-05-04 of the County's Development Standards allows for cash-in-lieu of land dedication. The applicant has agreed to pay \$13,169.41 in lieu of the required 0.23 acres of land dedication. This payment must be submitted to the County prior to the public hearing before the Board of County Commissioners on August 13, 2019.

Future Land Use Designation/Comprehensive Plan:

The future land use designation on the property is Mixed-Use Employment. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Mixed-Use Employment future land use designation is to accommodate a range of employment uses with a mix of supporting uses to serve employment needs. In addition, Mixed-Use Employment areas are designated in locations that have transportation access and visibility, but are not suitable for residential development. Mixed-Use Employment areas may include offices, light manufacturing, distribution, indoor warehousing, clean industry, and supporting retail businesses.

Rezoning the property to a zone district that is consistent with the Comprehensive Plan designation will advance the County's long-term goal for providing mixed-use employment areas that accommodate a range of employment uses, as well as supporting employment generating uses. The subject property is located within a part of the County that has nearby access to three interstate highways (I-25, I-76, and I-270).

The subject property is located within the Southwest Adams County Framework Plan's Welby Subarea Plan and specifically considered to be part of the South Welby Area of this plan. The site is identified as transitioning from agricultural and residential uses to more industrial uses. It is a goal of the Welby Plan to promote economic development through the creation of employment hubs in the South Welby Area. The proposed subdivision to create a large-acreage lot with light industrial zoning supports the goals and purpose of the Welby Subarea Plan.

Site Characteristics:

The subject property has street frontage along East 73rd Avenue to the north and a portion of Lafayette Street terminates into the site. No structures are currently located on the property.

Surrounding Zoning Designations and Existing Use Activity:

Northwest A-1 Single-Family Residential	North A-1 Single-Family Residential and Industrial	Northeast A-1 Single-Family Residential
West I-1 Vacant	Subject Property A-1 Vacant	East I-1 Industrial
Southwest I-1 Limited-Access Highway	South A-1 Limited-Access Highway	Southeast I-1, A-1 Limited-Access Highway

Compatibility with the Surrounding Area:

The surrounding properties are a mix of A-1 and I-1 zoning. These properties are developed with a mix of light industrial uses and single-family dwellings. Rezoning of this property to I-1 would allow the possibility of light industrial and light manufacturing uses that are not currently allowed within the A-1 zone district. This area of East 73rd Avenue, between Washington Street and Gilpin Way, has been the subject of numerous rezoning approvals from A-1 to I-1 and Commercial-5 (C-5) zoning over the past decade.

Per Section 8-02-02 of the County's Development Standards and Regulations, a traffic study is required with these applications. Staff reviewed the traffic study and has no outstanding concerns with potential traffic generation from the site. A new traffic study may be required during review of any building permit for new development on the property.

These applications are compatible with the overall area and are not detrimental to public health and safety. Approval of these requests will be consistent with the character of development activities in the area

PLANNING COMMISSION UPDATE

The Planning Commission (PC) considered this case on July 25, 2019, and voted (6-1) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report. The applicant provided additional detail on the proposed build-out, indicating that a proposed industrial park would likely be the use of the property.

During the public hearing, Mr. Chris Frank and Mr. Mario Molinaro spoke to the Planning Commission. Both Mr. Frank and Mr. Molinaro stated that they were not opposed to the subject application; however, they both had concerns regarding the present state of East 73rd Avenue. They provided concern that the existing roadway felt unsafe, and provided testimony regarding the increased use of the street for industrial traffic. Mr. Molinaro provided photos that illustrated semi-trucks that had become stuck on East 73rd Avenue due to the narrowness of the roadway. The Planning Commission requested that the Public Works Department contact Mr. Molinaro and Mr. Frank to propose solutions to their concerns.

Staff Recommendation:

Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of these requests (minor subdivision final plat, rezoning, roadway vacation, and subdivision improvements agreement) with 21 findings-of-fact, 1 condition, and 1 note:

RECOMMENDED FINDINGS-OF-FACT

1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.

4. The applicant has provided evidence that provision has been made for a public sewage disposal system and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. The proposed subdivision 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. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures; and
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.
12. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
13. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
14. The Zoning Map amendment will comply with the requirements of these standards and regulations
15. The Zoning Map amendment 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.

16. The roadway vacation complies with these standards and regulations and the original conditions of approval.
17. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
18. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
19. The approval will not adversely affect the public health, safety, and welfare.
20. 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.
21. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.

Recommended Condition of Approval:

1. All utilities shall be located underground pursuant to Section 5-04-04-01 of the Adams County Development Standards and Regulations.

Recommended Note to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.

CITIZEN COMMENTS

Notifications Sent	Comments Received
181	1

All property owners and occupants within 1,500 feet of the subject property were notified of the request. As of writing this report, staff has received only one response from those notified. Ms. Angela Rotello provided an initial public comment with concerns on the subject development. After working with the applicant, Ms. Rotello has provided comments of support for the proposed applications.

Additional comments came during the public hearing from Mr. Mario Molinaro and Mr. Chris Frank. Photos of the existing conditions of East 73rd Avenue, were provided by Mr. Molinaro at the public hearing, and have been included in the staff report packet.

COUNTY AGENCY COMMENTS

Staff reviewed the request and has no outstanding concerns with the proposed applications.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

CDOT

CDNR-DWR

CGS

TCHD

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams County Sheriff

Century Link

Colorado Div. of Mining Reclamation and Safety

Comcast

Mapleton Schools #1

Metro Wastewater

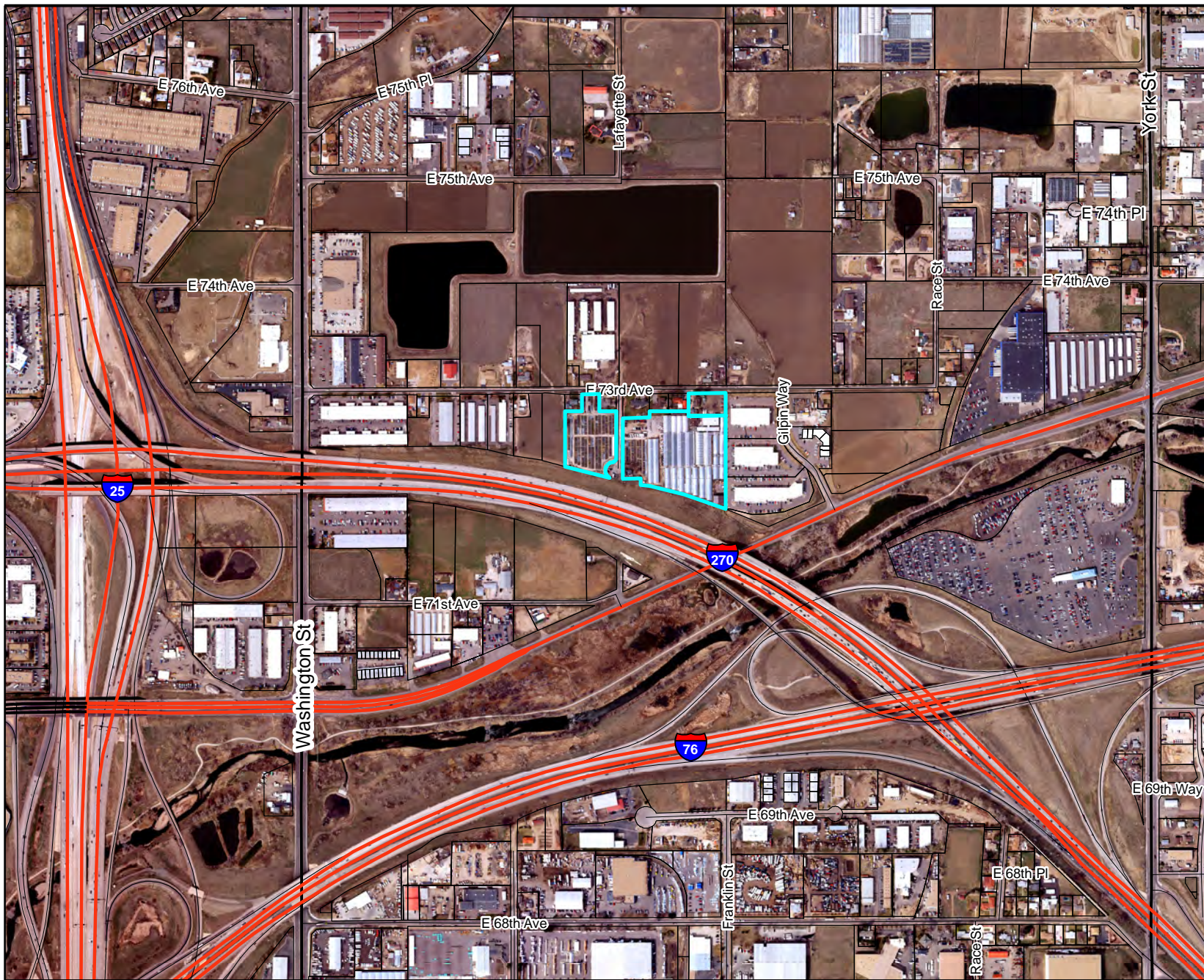
North Washington Water & Sanitation District

RTD

U.S. Environmental Protection Agency

U.S. Post Office

Welby Citizen Group



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

PRC2018-00021

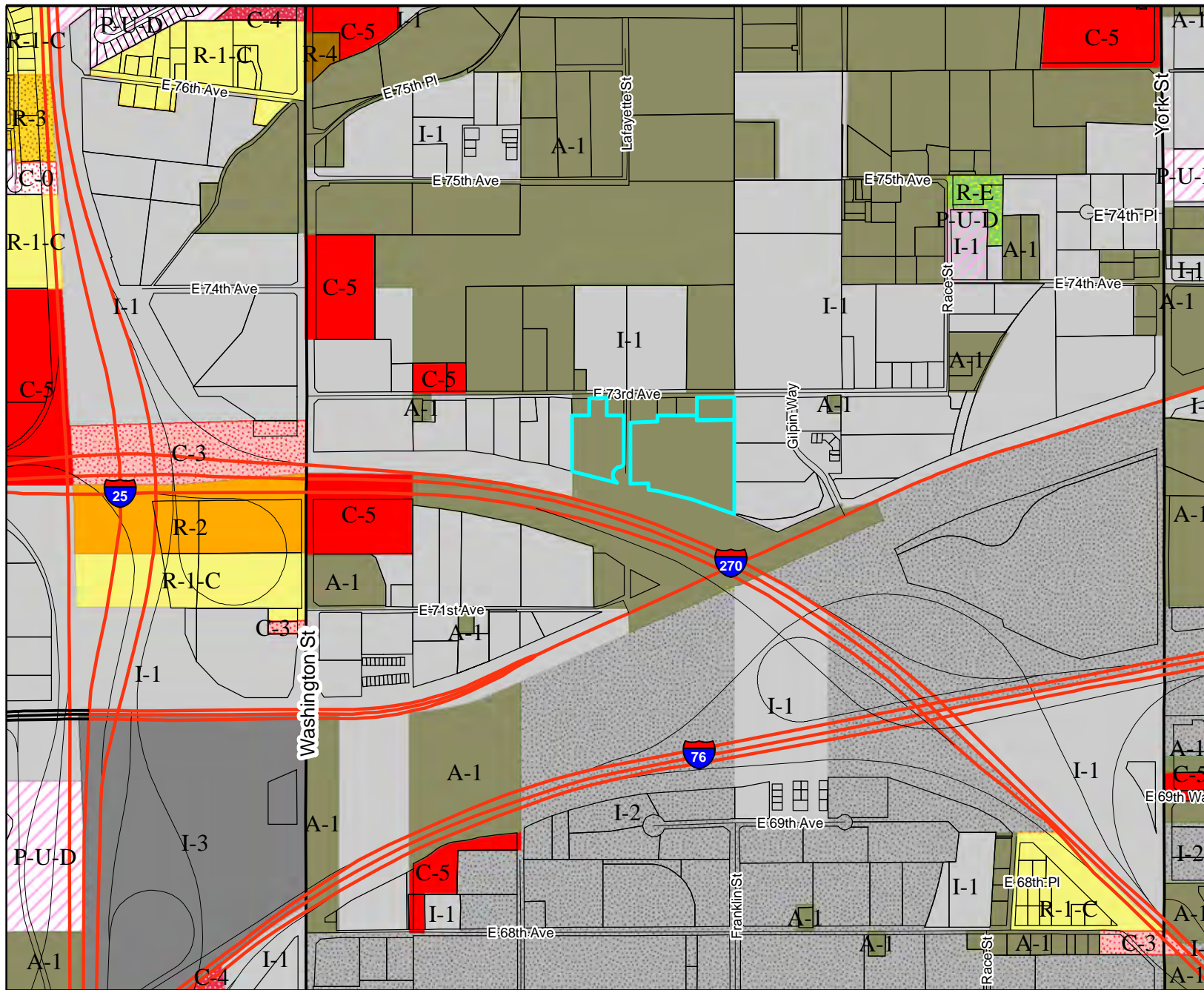
Center Greenhouse Redevelopment



For display purposes only.



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



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

PRC2018-00021

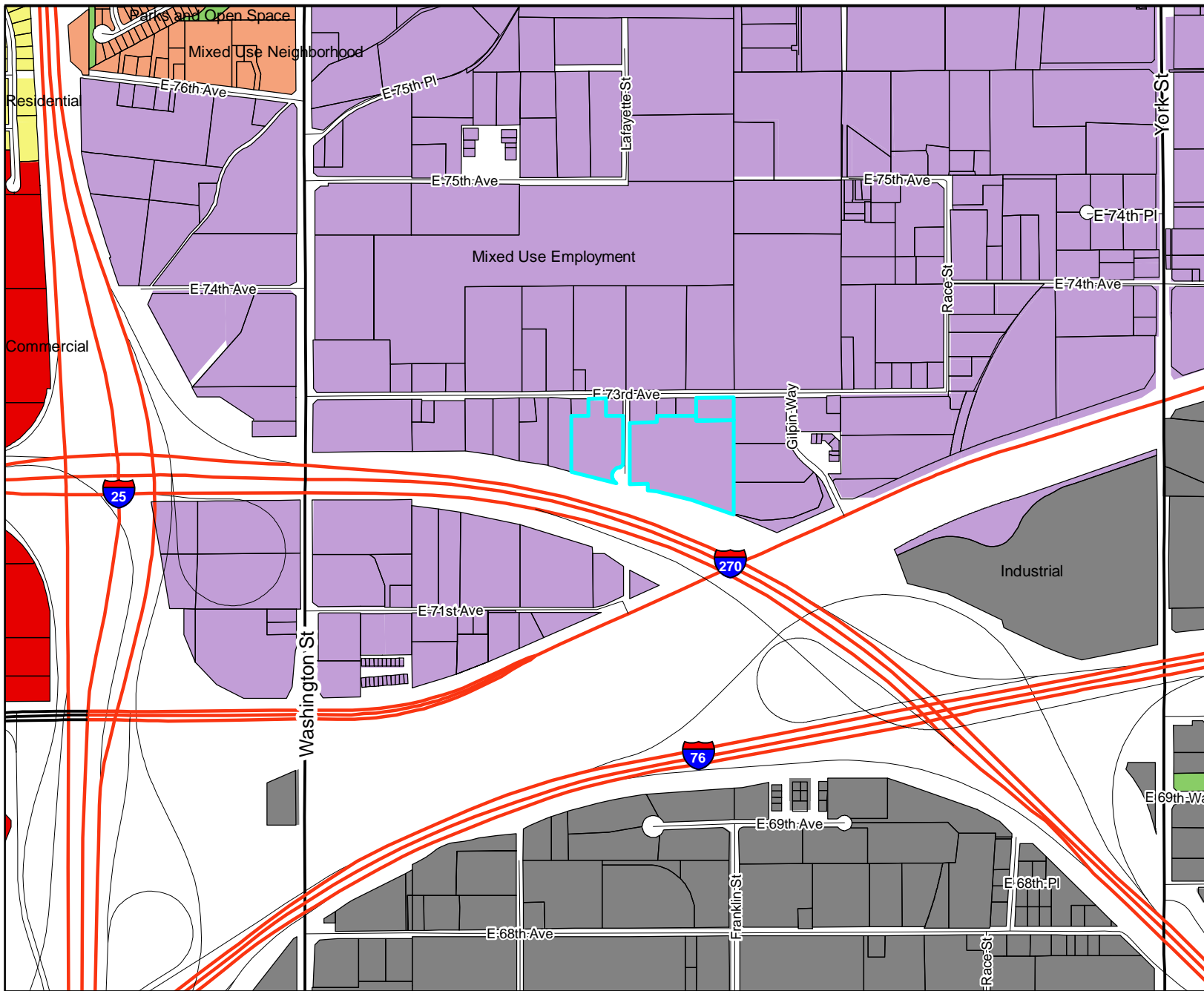
Center Greenhouse Redevelopment



For display purposes only.



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



Legend

- +— Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

PRC2018-00021

Center Greenhouse Redevelopment



For display purposes only.



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

Herein please find the project overview of the proposed redevelopment of three adjoining parcels, #0171935304006, #0171935303017 and #0171935304010, located at the intersection of Lafayette Street and 73rd Avenue, the “Site” or “Project”, all of which are currently owned by Center Greenhouse, Inc. Following the proposed vacation of a portion of Lafayette Street and minor subdivision re-plat, the development site will consist of two parcels totaling 11.29-acres. Armie Management, LLC, or its successor or assignees, as the “Developer” is requesting to rezone the Site from A-1 to I-1, with the plan to develop a Class-A industrial building totaling roughly 152,980 square feet. A conceptual review meeting was held November 5th, 2018 under project number PRE2018-00131.

The requested industrial zoning is consistent with the Adams County Comprehensive Plan. Future land use designation for the property is mixed use employment. According to Chapter 5 of the Adams County Comprehensive Plan, uses allowed in the mixed use employment designation include light manufacturing, distribution, indoor warehousing, and offices. The only known historical use on these parcels has been indoor and outdoor plant cultivation.

Items requested under the application(s) include:

- Rezoning (Zoning Map Amendment):
 - In accordance with section 2-02-13-03-01 of the Adams County Development Standards and Regulations, the applicant is requesting a rezoning of the subject property from A-1 to I-1. As mentioned above, this request for rezoning is consistent with the Adams County Comprehensive Plan, in addition to the surrounding area uses and zoning, Welby Subarea Plan, and the intent of the County’s zoning ordinance.
- Vacation of Lafayette Street:
 - Applicant is requesting a vacation of a portion of Lafayette street extending from the norther boundary of the subject parcel, south of E 73rd Avenue, to the terminus North of Interstate 270. The right-of-way does not extend through 73rd Avenue to the North and divides two of the subject parcels.
 - This land had previously been dedicated to Adams County by Center Greenhouse Inc. for the formation of Lafayette Street, which occurred prior to the dedication for I-270. In its current state, Lafayette dead ends at I-270, running between two of the above-mentioned parcels that are included in this application for Minor Subdivision. With the proposed vacation, the Developer will have the ability to construct a more desirable facility on the larger parcel.
- Minor Subdivision:
 - The project, as proposed, currently consists of three separate parcels. The applicant requests a minor subdivision re-plat to combine all three parcels and the vacated portion of Lafayette Street into two separate parcels, totaling a combined 11.29 acres. The proposed re-plat details the two new parcels, Proposed Lot 1 at 11.03 acres and Proposed lot 2 at 0.262 acres.
- Address Request:
 - In conjunction with the above applications, we request the county’s guidance on the addressing of the two new parcels. Given current addressing in the area, we would propose Parcel A address be 1350 E 73rd Avenue and Parcel B address be 1550 E 73rd Avenue.

- Access and Right-of Way Permit:
 - For any work required in the 73rd Avenue right-of way. The Applicant has the intent of completing ROW improvements to the southern half of East 73th Avenue from the western boundary of parcel #0171935304006 to the eastern boundary of parcel #0171935407004 to improve access to the Project via Gilpin Way. It is expected that the majority of traffic to the project will be via East 70th Ave to Gilpin Way. Therefore, the proposed improvements are believed to be appropriate to accommodate the Project's needs.

RED CENTRAL INDUSTRIAL SUBDIVISION FILING NO. 1

A VACATION OF PORTION OF LAFAYETTE STREET AND A REPLAT OF A PORTION OF BLOCKS 15 AND 18 OF NORTH SIDE GARDENS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO
SHEET 1 OF 2

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED WARRANT THEY ARE THE OWNERS OF A PARCEL OF LAND LYING IN THE SOUTHWEST QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST, AND THE NORTHWEST QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

THE EAST 1/2 OF BLOCK 15, NORTH SIDE GARDENS, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED DECEMBER 17, 1980 IN BOOK 2516 AT PAGE 835, AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JUNE 16, 1992 IN BOOK 3917 AT PAGE 55, AND EXCEPT THOSE PORTIONS TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN RULE AND ORDER RECORDED NOVEMBER 10, 1998 IN BOOK 5531 AT PAGE 999, COUNTY OF ADAMS, STATE OF COLORADO.

AND:
PARCEL C, YANTORNO EXEMPTION, ACCORDING TO THE MAP THEREOF RECORDED JULY 14, 2009 UNDER RECEPTION NO. 2009000051566, COUNTY OF ADAMS, STATE OF COLORADO.

AND:
THAT PORTION OF BLOCK 18, NORTH SIDE GARDENS, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 18; THENCE WEST 219 FEET; THENCE SOUTH 140 FEET; THENCE EAST 219 FEET; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING.

ALL TOGETHER BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF BLOCKS 15 AND 18, NORTH SIDE GARDENS, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND 3/4" IRON PIPE ON THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE AND MARKING THE NORTHEAST CORNER OF BLOCK 18, NORTH SIDE GARDENS PER YANTORNO EXEMPTION PLAT PREPARED BY R.W. BAYER & ASSOCIATES:

THENCE FROM SAID POINT OF BEGINNING LEAVING THE SOUTH RIGHT OF WAY OF EAST 73RD AVENUE AND RUNNING ALONG THE WEST LINE OF NORTH SIDE GARDENS BUSINESS PARK AMENDED PLAT FOR LOT 2, S00°02'51"E 718.35' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT LOCATED ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 270, THENCE ALONG THE NORTH LINE OF SAID INTERSTATE 270 N71°07'48"W 276.55' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N76°10'51"W 217.92' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N84°32'50"W 57.00' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N00°01'16"W 40.35', THENCE S89°40'34"W 149.99' PASSING A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT AT 110.00', THENCE S00°02'39"W 7.14' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N75°23'21"W 330.75' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE LEAVING SAID NORTH RIGHT OF WAY N00°03'34"E 344.60' TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, THENCE S89°56'02"E 106.80', THENCE N00°03'58"E 107.00' TO THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE, THENCE ALONG SAID RIGHT OF WAY S89°56'07"E 106.53', THENCE LEAVING SAID RIGHT OF WAY S00°03'58"W 107.00', THENCE S89°56'02"E 106.81' TO THE WEST RIGHT OF WAY LINE OF LAFAYETTE STREET, THENCE ALONG SAID RIGHT OF WAY S00°03'58"W 43.62', THENCE S89°57'21"E 39.47', THENCE N88°39'24"E 167.14', THENCE N00°01'17"W 37.82', THENCE N89°35'59"E 114.77' TO A FOUND 3/8" IRON PIPE, THENCE N89°36'05"E 126.00', THENCE N00°01'16"W 110.00' TO THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE, THENCE ALONG SAID SOUTH RIGHT OF WAY N89°36'02"E 231.79' TO THE POINT OF BEGINNING.

CONTAINING 11.292 ACRES MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT, AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF RED CENTRAL INDUSTRIAL SUBDIVISION FILING NO. 1 AND DO HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF THE PUBLIC, THE STREETS AND OTHER PUBLIC WAYS AND LANDS SHOWN HEREON, AND THE EASEMENTS AS SHOWN, FOR PUBLIC UTILITY, CABLE TV AND DETENTION POND AREAS, FLOODWAY AND FLOODPLAIN LIMITS, DRAINAGE AND OTHER PUBLIC PURPOSES AS DETERMINED BY THE COUNTY OF ADAMS.

EXECUTED THIS _____ DAY OF _____, A.D., 20_____.

BY: CENTER GREENHOUSE, INC., A COLORADO CORPORATION

KENNETH R. LOMBARDI AS SECRETARY

STATE OF COLORADO

COUNTY OF ADAMS

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____

DAY OF _____, A.D. 2019, BY KENNETH R. LOMBARDI AS

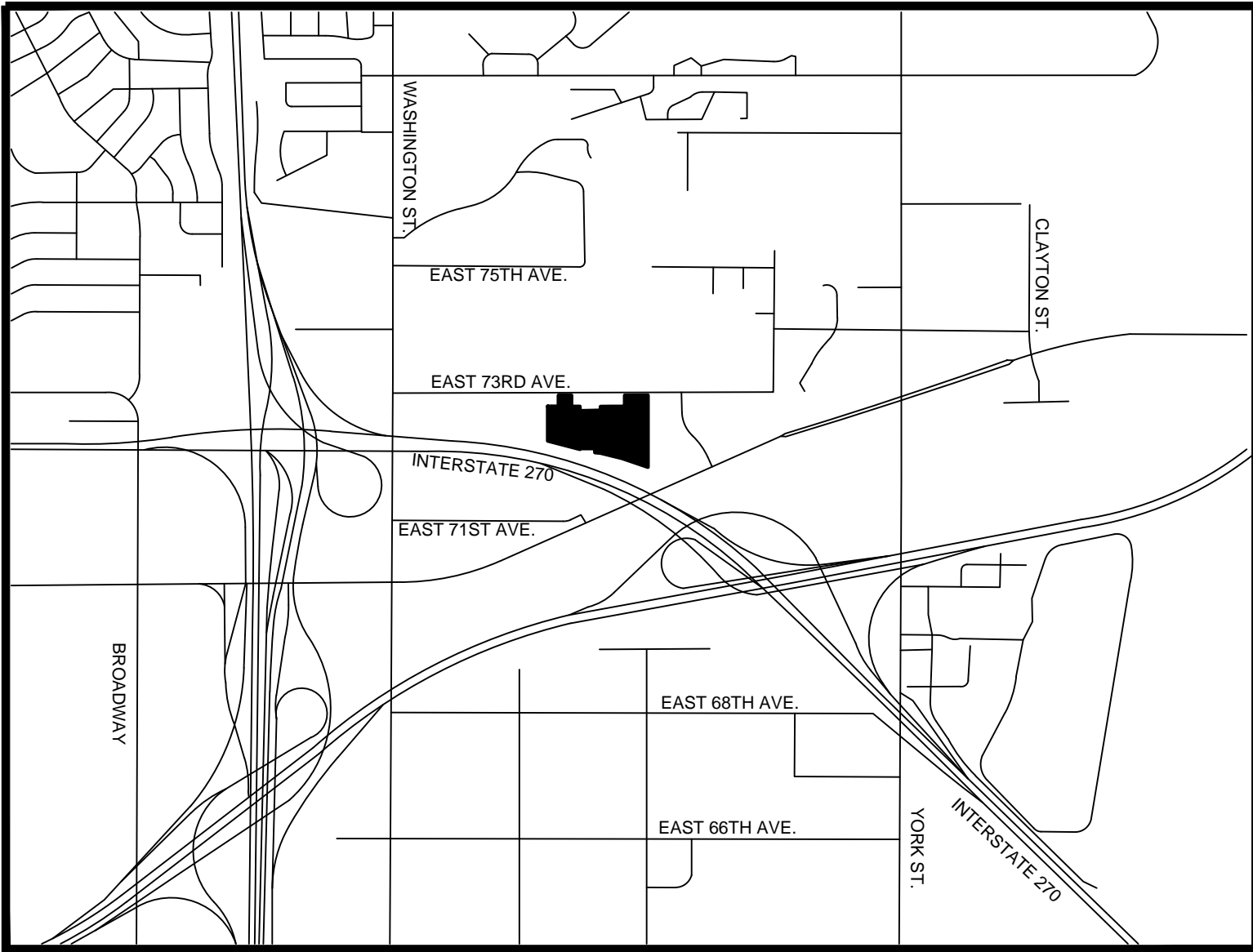
SECRETARY OF CENTER GREENHOUSE, INC., A COLORADO CORPORATION

NOTARY PUBLIC
MY COMMISSION EXPIRES: _____

MY ADDRESS IS: _____

WITNESS MY HAND AND OFFICIAL SEAL:

NOTARY PUBLIC



VICINITY MAP

NOT TO SCALE

TRACT SUMMARY TABLE

TRACT	AREA (SQ. FT.)	AREA (ACRES)
LOT 1	491861.89	11.292
LAFAYETTE ST. VACATION	21240.38	0.49

FLOOD INFORMATION

FLOOD NOTE: BASED ON MAPS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) AVAILABLE ONLINE AT WWW.MSC.FEMA.GOV, AND BY GRAPHIC PLOTTING ONLY, THIS PROPERTY IS LOCATED IN ZONE X ON FLOOD INSURANCE RATE MAP NUMBER 08001C0603H, WHICH BEARS AN EFFECTIVE DATE OF 03/05/2007 AND IS NOT IN A SPECIAL FLOOD HAZARD AREA. BY REVIEWING FLOOD MAPS PROVIDED BY THE NATIONAL FLOOD INSURANCE PROGRAM WE HAVE LEARNED THIS COMMUNITY DOES PARTICIPATE IN THE PROGRAM.

REFERENCE NOTES

EACH AND EVERY RIGHT OR RIGHTS OF ACCESS TO AND FROM ANY PART OF THE RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 270 AS TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN RULE AND ORDER RECORDED JANUARY 22, 1998 IN BOOK 5213 AT PAGE 161. (SHOWN HEREON)

EACH AND EVERY RIGHT OF RIGHTS OF ACCESS TO AND FROM ANY PART OF THE RIGHT-OF-WAY OF COLORADO STATE HIGHWAY NO. 270 AS TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN RULE AND ORDER RECORDED NOVEMBER 10, 1998 IN BOOK 5531 AT PAGE 999. (SHOWN HEREON)

BEARING BASIS

THE BASIS OF BEARING FOR THIS SURVEY IS THE EAST LINE OF THE SUBJECT PROPERTY WHICH BEARS S 00°02'51" E PER COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NAD83.

GENERAL NOTES

1. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN OF THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT 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.

2. THE PURPOSE OF THIS ROADWAY VACATION PLAT IS TO ALLOW FOR FUTURE CONSTRUCTION ON THE SUBJECT PROPERTY.

3. 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 VACATED STREET RIGHT OF WAY.

4. ACCESS RIGHTS ARE RESTRICTED ACROSS THE RIGHT OF WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS, OR FREEWAYS, WHERE REQUIRED AS A PROVISION OF APPROVAL.

5. SIX-FOOT (6) WIDE UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY ADJACENT TO THE FRONT LOT LINES OF EACH LOT IN THE SUBDIVISION. IN ADDITION, EIGHT-FOOT (8) 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. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER METERS 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, WITHOUT LIMITATION, VEGETATION.

6. ANY EXISTING UTILITIES WITHIN THE VACATED PORTION OF LAFAYETTE STREET ARE BEING REMOVED.

7. SET MONUMENTS SHOWN HEREON TO BE PLACED FOLLOWING APPROVAL.

8. NO BUILDING PERMITS WILL BE ISSUED FOR ANY LOT IN ANY PHASE OF CONSTRUCTION, UNTIL ALL PUBLIC IMPROVEMENTS, IN ANY PHASE, AS REQUIRED BY THE APPROVED CONSTRUCTION PLANS, HAVE BEEN COMPLETED AND ARE UNDER PRELIMINARY ACCEPTANCE OF THE ADAMS COUNTY DEPARTMENT OF PUBLIC WORKS.

9. THE POLICY OF THE COUNTY REQUIRES THAT ALL STORM DRAINAGE FACILITIES, AS PROVIDED FOR BY THE DRAINAGE AND ACCESS EASEMENT, DEDICATED BY THIS PLAT, TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY TO THE SYSTEM. THE PROPERTY OWNERS (METRO DISTRICT) 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. THE DEVELOPER SHALL RELOCATE ANY AND ALL OIL OR GAS LINES THAT PREVENT AN ADEQUATE ISDS FROM BEING INSTALLED ON ANY LOT.

11. ADAMS COUNTY IS NOT RESPONSIBLE FOR THE ENFORCEMENT OF ANY COVENANTS, CONDITIONS, OR RESTRICTIONS THAT MAY BE FILED AGAINST THIS SUBDIVISION PLAT.

12. THE DEVELOPER SHALL PROVIDE A BUILDING ENVELOPE FREE OF ALL UNDERGROUND PIPELINES AND WILL BE RESPONSIBLE FOR REMOVING, RELOCATING AND/OR REDIRECTING ANY UNDISCOVERED PIPELINES WITHIN THE BUILDING ENVELOPE.

13. DISTANCES ON THIS PLAT ARE GROUND DISTANCES EXPRESSED IN U.S. SURVEY FEET AND DECIMALS THEREOF. A U.S. SURVEY FOOT IS DEFINED AS EXACTLY 1200/3937 METERS.

14. THE APPROVED STORM WATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDER'S OFFICE AT RECEPTION # _____

SURVEYOR'S

I, BUCKLEY D. BLEW, A DULY LICENSED SURVEYOR, DO HEREBY CERTIFY THAT I AM THE SURVEYOR OF THE STATE OF COLORADO, AND THAT I AM NOT A PARTY TO ANY IRRIGATION DITCHES, OR CANALS, OR ANY OTHER WATER RIGHTS, OR ANY ON OR ACROSS THE HEREIN DESCRIBED PLAT. I FURTHER CERTIFY THAT THIS SURVEY WAS PREPARED BY ME OR UNDER MY SUPERVISION, AND THAT THIS PLAT ACCURATELY REPRESENTS THE EXISTING CONDITIONS AS SHOWN HEREIN.

BUCKLEY D. BLEW
COLORADO LICENSED PROFESSIONAL SURVEYOR
FOR AND ON BEHALF OF BUCKLEY D. BLEW & ASSOCIATES, P.C.
3825 NORTH SHILOH DRIVE
FAYETTEVILLE, AR. 72703
479-443-4506

NOTICE: ACCORDING TO COLORADO STATUTE, THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DEFECTS DISCOVERED AFTER THE SURVEY IS COMPLETED. THIS SURVEY BE COMPLETED AND CERTIFICATION SHOWN HEREON.

NOTICE: PER THE STATE OF COLORADO PROFESSIONAL ENGINEERING ACT, THE SURVEYOR IS NOT RESPONSIBLE FOR ANY DEFECTS DISCOVERED AFTER THE SURVEY IS COMPLETED. THIS SURVEY BE COMPLETED AND CERTIFICATION SHOWN HEREON.

PLANNING COMMISSION

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION, A.D., 20_____

CHAIR

BOARD OF COMMISSIONERS

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS, A.D., 20_____

CHAIR

CLERK AND RECORDER

THIS FINAL PLAT WAS FILED AND RECORDED, IN THE STATE OF COLORADO, A.D., 20_____

COUNTY AND CLERK RECORD

BY: _____
DEPUTY

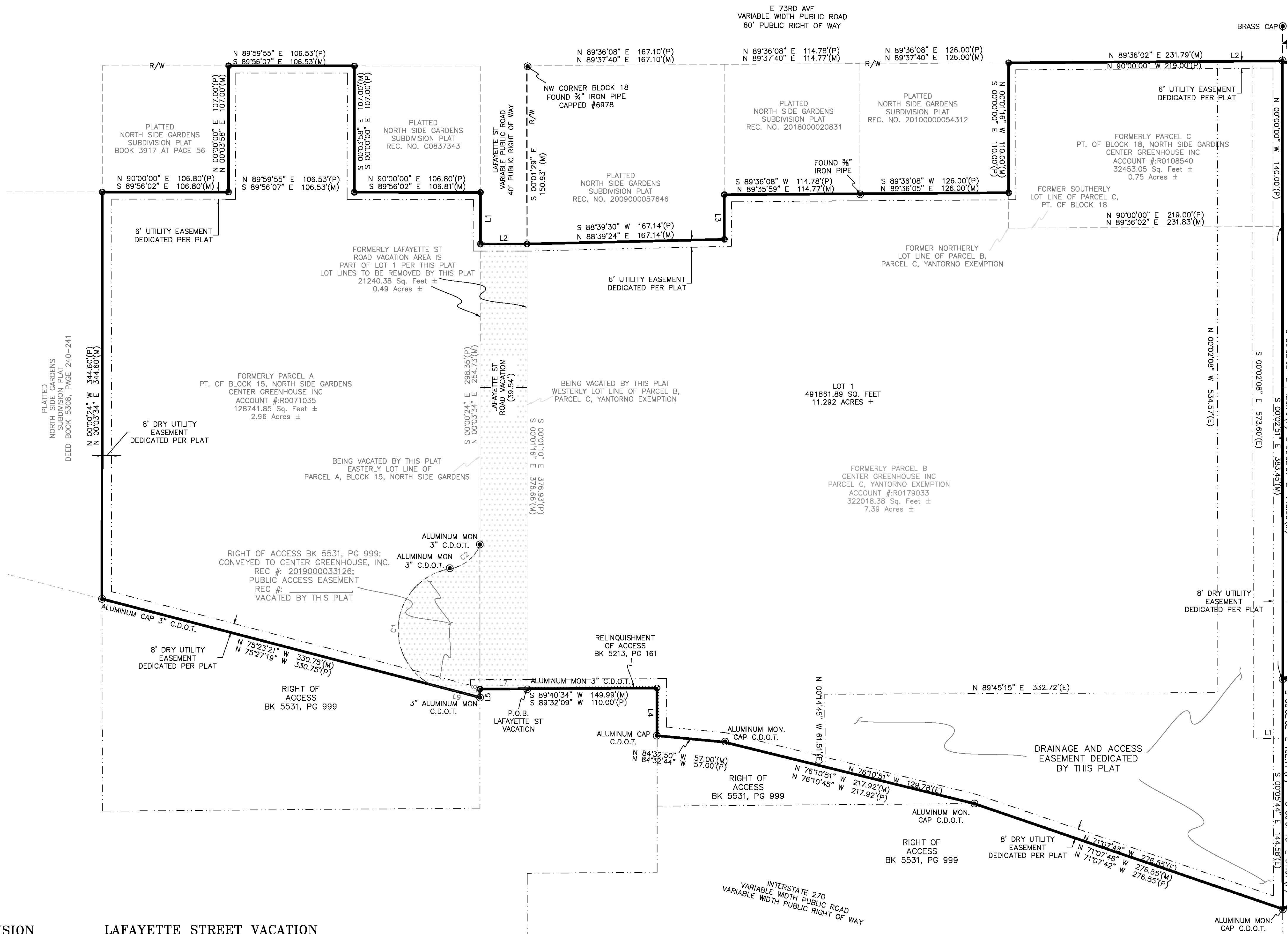
COUNTY ATTORNEY

APPROVED AS TO FORM AND CONTENT, A.D., 20_____

COUNTY ATTORNEY

RED CENTRAL INDUSTRIAL SUBDIVISION FILING NO. 1

A VACATION OF PORTION OF LAFAYETTE STREET AND A
REPLAT OF A PORTION OF BLOCKS 15 AND 18 OF NORTH SIDE
GARDENS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF
SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND THE
NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3
SOUTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO
SHEET 2 OF 2



RED CENTRAL INDUSTRIAL SUBDIVISION

LINE	BEARING	DISTANCE
L1 M	S 00°02'58\"	43.62'
L2 M	S 89°57'21\"	39.47'
L3 M	N 00°01'17\"	37.82'
L3 P	S 00°01'01\"	37.82'
L4 M	N 00°01'16\"	40.36'
L4 P	N 00°01'10\"	40.36'
L5 M	S 00°02'39\"	7.14'

LAFAYETTE STREET VACATION

LINE	BEARING	DISTANCE
L6 M	S 89°57'21\"	39.47'
L7 M	S 89°40'34\"	39.99'
L8 M	S 00°02'39\"	7.14'
L9 M	N 75°23'19\"	42.91'

CURVE	RADIUS	ARC L	DELTA	CHORD BEARING
C1 M	52.48'	130.55'	142°32'05\"	N 09°17'49\"
C2 M	33.37'	34.20'	58°42'56\"	N 51°26'28\"

EASEMENT

LINE	BEARING	DISTANCE
L1	N 89°57'52\"	25.00'
L2	N 89°36'02\"	30.00'

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into by and between the County of Adams, State of Colorado, hereinafter called "County," and Central Connection, LLC located at 1855 South Pearl Street, Suite 20, Denver, CO 80210, hereinafter called "Developer."

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit "A" attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof.
2. **Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request, the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.
3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit "B".
4. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in Exhibit "B". The Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension greater than 180 days is within the sole discretion of the Board of County Commissioners. All extensions of time must be in writing.
5. **Guarantee of Compliance.** Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, such as a surety bond, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of \$652,884.75, including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary

acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of completion.

No Certificate of Occupancy shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners. Construction of Public Improvements may be constructed concurrently with construction of building improvements. No Certificate of Occupancy will be issued for any building until preliminary acceptance of the Public Improvements is granted by Adams County.

6. **Acceptance and Maintenance of Public Improvements.** All improvements designated "public" on Exhibit "B" shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer's expense. In the case of an emergency such written notice may be waived.
7. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.
8. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements.

A. Improvements.

Public Improvements:

Road (paving, curb, gutter, sidewalk) with related drainage improvements on the south side of E 73rd Avenue approximately +/-1,275 linear feet in length, spanning between the northwest corner of 1310 E 73rd Ave (Parcel # 0171935303015) to Gilpin Way, abutting County Parcel Numbers 0171935303015, 0171935303016, 0171935304008, 0171935304009, 0171935304003, 0171935407004, and Red Central Industrial Subdivision Filing No. 1 (Existing County Parcel # 0171935304006). Road (paving, curb and gutter) with related drainage improvements on both sides of Lafayette Street from E 73rd Avenue south to Red Central Industrial Subdivision Filing No. 1 (following the vacation of a portion of Lafayette St). (General description of construction.) See Exhibit "B" for description, estimated quantities and estimated construction costs. See Exhibit "C" for design of Public Improvements.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".

B. Public dedication of land for right-of-way purposes or other public purpose. N/A.

Name/s
Central Connection, LLC

By: _____
Name, Title

By: _____
Name, Title

The foregoing instrument was acknowledged before me this ____ day of _____, 2019, by _____.

My commission expires: _____

Address: _____

Notary Public

APPROVED BY resolution at the meeting of _____, 2019.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of \$652,884.75. No construction or building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Clerk of the Board

Chair

EXHIBIT A

Legal Description:

THE EAST ½ OF BLOCK 15, NORTH SIDE GARDENS, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED DECEMBER 17, 1980 IN BOOK 2516 AT PAGE 835, AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JUNE 16, 1992 IN BOOK 3917 AT PAGE 55, AND EXCEPT THOSE PORTIONS TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN RULE AND ORDER RECORDED NOVEMBER 10, 1998 IN BOOK 5531 AT PAGE 999, COUNTY OF ADAMS, STATE OF COLORADO.

AND;

PARCEL C, YANTORNO EXEMPTION, ACCORDING TO THE MAP THEREOF RECORDED JULY 14, 2009 UNDER RECEPTION NO. 200900051566, COUNTY OF ADAMS, STATE OF COLORADO.

AND;

THAT PORTION OF BLOCK 18, NORTH SIDE GARDENS, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 18; THENCE WEST 219 FEET; THENCE SOUTH 140 FEET; THENCE EAST 219 FEET; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING.

ALL TOGETHER BEING DESCRIBED AS FOLLOWS:

A TRACT OF LAND BEING A PART OF BLOCKS 15 AND 18, NORTH SIDE GARDENS, A SUBDIVISION OF A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO AND PART OF THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A FOUND ¾' IRON PIPE ON THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE AND MARKING THE NORTHEAST CORNER OF BLOCK 18, NORTH SIDE GARDENS PER YANTORNO EXEMPTION PLAT PREPARED BY R.W.BAYER & ASSOCIATES:

THENCE FROM SAID POINT OF BEGINNING LEAVING THE SOUTH RIGHT OF WAY OF EAST 73RD AVENUE AND RUNNING ALONG THE WEST LINE OF NORTH SIDE GARDENS BUSINESS PARK AMENDED PLAT FOR LOT 2, S00°02'51"E 718.33' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT LOCATED ON THE NORTH RIGHT OF WAY LINE OF INTERSTATE 270, THENCE ALONG THE NORTH LINE OF SAID INTERSTATE 270 N71°07'48"W 276.55' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N76°10'51"W 217.92' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N84°32'50"W 57.00' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N00°01'16"W 40.35', THENCE S89°40'34"W 149.99' PASSING A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT AT 110.00', THENCE S00°02'39"W 7.14' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE N75°23'21"W 330.75' TO A FOUND ALUMINUM COLORADO DEPARTMENT OF TRANSPORTATION MONUMENT, THENCE LEAVING SAID NORTH RIGHT OF WAY N00°03'34"E 344.60' TO THE NORTHWEST CORNER OF THE SUBJECT PROPERTY, THENCE S89°56'02"E 106.80', THENCE N00°03'58"E 107.00' TO THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE, THENCE ALONG SAID RIGHT OF WAY S89°56'07"E 106.53', THENCE LEAVING SAID RIGHT OF WAY S00°03'58"W 107.00', THENCE S89°56'02"E 106.80 TO THE WEST RIGHT OF WAY LINE OF LAFAYETTE STREET, THENCE ALONG SAID RIGHT OF WAY S00°03'58"W 43.62', THENCE S89°57'21"E 39.47', THENCE N88°39'24"E 167.14', THENCE N00°01'17"W 37.82', THENCE N89°35'59"E 114.77' TO A FOUND 3/8" IRON PIPE, THENCE N89°36'05"E 128.00', THENCE N00°01'16"W 110.00' TO THE SOUTH RIGHT OF WAY LINE OF EAST 73RD AVENUE, THENCE ALONG SAID SOUTH RIGHT OF WAY N89°36'02"E 231.79' TO THE POINT OF BEGINNING.

EXHIBIT B

Public Improvements: See Attached.

Exhibit B – East 73rd Improvements

EXHIBIT C

Public Improvements Design: See Attached.

Exhibit B – East 73rd Improvements Design

Construction Completion Date: DECEMBER 31, 2020

Initials or signature of Developer:_____

EXHIBIT B
East 73rd Improvements Design

EXHIBIT B - EAST 73RD IMPROVEMENTS

Red Central Two Industrial Subdivision Filing No. 1

Engineers Estimate - Site Civil Related Public Improvements - East 73rd Avenue Improvements

28-May-19

ITEM	Unit	Estimate Quantity	Approximate Unit Price	Total Cost
MOBILIZATION				
Mobilization	ls	1.00	\$ 2,175.00	\$ 2,175.00
SUBTOTAL				\$ 2,175.00
				\$ -
MISC/GENERAL CONDITIONS				
Site Testing	ls	1.00	\$ 7,500.00	\$ 7,500.00
Site Layout	ls	1.00	\$ 3,500.00	\$ 3,500.00
SUBTOTAL				\$ 11,000.00
				\$ -
EARTHWORK				
Demo Existing	sf	45,500	\$ 0.55	\$ 25,025.00
Prep Subgrade	sf	45,500	\$ 1.08	\$ 49,140.00
Finish grade	sf	45,500	\$ 1.77	\$ 80,535.00
SUBTOTAL				\$ 154,700.00
EROSION CONTROL				
VTC	ea	1.00	\$ 475.00	\$ 475.00
Silt Fence	lf	2,500	\$ 1.70	\$ 4,250.00
SUBTOTAL				\$ 4,725.00
SITE UTILITIES				
Storm Inlets/Outlet Structures	ea	2.00	\$ 3,612.50	\$ 7,225.00
Relocate Fire Hydrants	ea	2.00	\$ 2,337.50	\$ 4,675.00
SUBTOTAL				\$ 11,900.00
ASPHLAT PAVING				
Asphalt Paving	sf	47,500	\$ 2.55	\$ 121,125.00
New Asphalt Patch	ls	29,650	\$ 3.00	\$ 88,950.00
Asphalt Striping Bid - Road	ls	1.00	\$ 8,075.00	\$ 8,075.00
SUBTOTAL				\$ 218,150.00
SITE CONCRETE				
Curb and Gutter	lf	1,850	\$ 35.00	\$ 64,750.00
Sidewalks & Flatwork (4")	sf	9,250	\$ 4.25	\$ 39,312.50
SUBTOTAL				\$ 104,062.50
LANDSCAPING				
Reset Mailboxes	ls	1.00	\$ 2,200	\$ 2,200.00
Repair Fencing	ls	1.00	\$ 2,500	\$ 2,500.00
Repair/Replace Landscaping	ls	1.00	\$ 6,750	\$ 6,750.00
SUBTOTAL				\$ 11,450.00
SUBTOTAL				\$ 518,162.50
Administrative Costs	20.00%			\$ 103,632.50
SUBTOTAL				\$ 621,795.00
Inflation Costs (1 Year)	5.00%			\$ 31,089.75
TOTAL ESTIMATE COST				\$ 652,884.75



Development Review Team Comments

Date: 6/10/2019

Project Number: PRC2018-00021

Project Name: Comunale Properties - Greenhouse Site Development

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for development applications for the Center Greenhouse project. At this time, a resubmittal is required. Resubmittals shall be deposited with our One-Stop Customer Service Center. One paper copy and one digital copy shall accompany the attached resubmittal form. The Development Review Team review comments may change if you provide different information during resubmittal. Please contact the case manager if you have any questions:

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

Commenting Division: Development Engineering Review 3rd Review

Name of Reviewer: Greg Labrie

Date: 05/24/2019

Email: glabrie@adcogov.org

Resubmittal Required

ENG1: A Development Agreement has not been submitted to Development Engineering for review and approval. Applicant will be given a recently approved Development Agreement that can be used as a template for this project.

ENG2: There was no narrative in the Storm Water Management Plan (SWMP). A narrative must be added to the SWMP.

ENG3: The erosion and control plan shall have the following information:

A. Sheet - EC2.0: Add outlet and pipe for sediment basin. Include the vertical riser pipe detail on this page since Contractors tend to overlook this detail.

B. Sheet - EC2.1:

- i. Add IP at WQ box (pond outlet)
- ii. Add BMPs along all curb and gutters once pavement is complete, and until landscape begins. You may also add a note on the side.
- iii. Add BMPs perpendicular to the flow direction along E 73rd Ave.
- iv. Add OP at the East side of Gilpin (discharge point)
- v. Add a note stating that temporary VTCs are needed to exit the ROW bare soil areas during construction
- vi. Add BMP along sidewalk

C. Sheet - EC2.2:

- i. Remove IP, SF, VTC, CWA. Etc/ Only leave M&S, and blankets,
- ii. Indicate final stabilizations for areas between the sidewalk and property lines.
- d. EC3.0:
 - i. Add missing details for CWA, Seed mix, mulching, IP

3) O&M Plan:

- a. Replace all reference for the City of Aurora to Adams County
- b. Page #2:
 - i. Section D. remove “example” section and combine information with page #3
 - ii. Source Control BMPs:
 1. Add disconnection of downspouts, snow pile area location, dumpster area location and drainage towards vegetation area.
 2. Water Quality Facilities:
 3. Remove Off-site section from the O&M plan since the WQ facility will belong to Adams County and does not need to be recorded with the property. Note that on the Drainage report the Off-site WQ facility needs to be addressed in detail. Stating that area “drains to an existing grass swale” does not meet the requirements.
- c. Review Pond Section:
 - i. Page 19: Major sediment Removal frequency add :between 15 to 25 years
 - ii.
- d. Review the “swales” section:
 - i. Where are the swales? Describe and add to CD’s

- ii. Are these swales design to provide WQV? If so, clarify
- iii. GB-GS:2.3.3: Underdrain? Remove if not applicable
- iv. GC-GS 2.3.4: Level spreader, applicable?

ENG4: The drainage report did not clearly describe the on-site and off-site water quality features. The sub-basin narrative is not accurate. SB25 and SB65 appear to have typos. SB20 and SB OFF-5 are required to be revised to accurately reflect the Adams County Development Standards which shall include describing how the design plans meet the exemption requirements.

ENG5: The design plans shall show the existing pipe information below Gilpin Street and determine if rip rap is required at the outlet of pipe. It is not clear on how the wing wall and trash rack will operate, an installation detail of this feature should be added to plans. There is a feature in the outlet structure detail that appears to prevent the micropool from functioning properly. Please review the detail to insure the design is correct and add information to provide clarity on how the feature will function.

Commenting Division: Planner Review

Name of Reviewer: Emily Collins

Date: 12/18/2018

Email: ecollins@adcogov.org

Resubmittal Required

PLN1. REQUESTS:

- 1) Minor Subdivision to create two lots (proposed Lot 1 at 11.03 acres and proposed Lot 2 at 0.262 acres).
- 2) Rezone from Agriculture-1 to Industrial-1.
- 3) Vacate a portion of Lafayette Street

PLN2. ZONING/ SITE HISTORY:

- a. The request is located at 7220 Lafayette Street. The site is approximately 10.76 acres and consists of parcels (0171935304006/ 0171935304010/ 0171935303017)
- b. Parcel 0171935304006 created prior to 1968/ Parcel 0171935304010 created in 2009 per the Yantorno Exemption from Sub. 2009000051566 Case # PLT 2009-00009/ Parcel 0171935303017 created in 1980 when owner sold 2 parcels and this is the remainder. This parcel was illegally created and therefore requires a subdivision to correct the legal status.
- c. Request for rezone to I-1, all lots must conform to the minimum dimensional standards including 1 acre lot size and 100 foot lot width. Proposed Lot 2 does not comply with the minimum standards and must be revised.

PLN3. COMPREHENSIVE PLAN:

- a. Site is designated as Mixed Use Employment which is intended to allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses.
- b. Some existing Mixed Use Employment Areas, such as the Welby area, contain pockets of existing residential and agricultural uses. In these locations, some additional residential may be appropriate. Nonresidential development in these locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.

c. Welby Subarea Plan

South Welby: The southwest area of Welby is primarily comprised of industrial and agricultural properties with some residential homes scattered throughout. This area has seen a significant amount of zoning changes from agriculture to industrial. While residents in this area have expressed their affinity for this diversity in land uses including living near industrial businesses, there are some concerns regarding some unwanted changes to the area both by residents and industrial business owners, i.e. truck traffic, noise, etc. Although flanked by Washington and York Streets, this area lacks internal street connections or any collector street that could connect to these important arterials.

ED1-4: Create hubs for future employment areas.

- d. Proposed rezoning and future development aligns with the goals of the Comprehensive Plan.

PLN4. ROW VACATION COMMENTS:

- a. The roadway vacation complies with these standards, the intent of the subdivision design standards, and nonconforming lots are not created. The approval will not adversely affect the public health, safety, and

welfare.

b. 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.

PLN5. REZONE COMMENTS:

a. Rezone request from A-1 to I-1 complies with goals of Comprehensive plan and is compatible with surrounding area.

PLN6. SUBDIVISION PLAT COMMENTS:

a. Proof of adequate water and sanitation provided by letter from North Washting Water and Sanitation District.

b. Add cover sheet with Planning Commission and Board of County Commissioners signature blocks.

c. Public Land Dedication fees are required with final plat application. Calculations will be provided after plat has been revised to show all lots in compliance with minimum dimensional requirements.

d. A subdivision improvements agreement is required for any public improvements for the site. Please see attached template.

PLN7. OTHER COMMENTS:

a. Please consider revising site plan to allow connectivity to adjacent development and allow pedestrians and vehicles to access without using local street network.

- Section 5-03-06-01-05 states “Roads shall be designed and right-of-ways shall be platted to permit extension and connection between developments without requiring automobiles, bikes and pedestrians

Commenting Division: ROW Review 3rd Review

Name of Reviewer: Marissa Hillje

Date: 05/17/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: See redline on plat attached.

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Emily Collins

Date: 02/12/2019

Email: ecollins@adcogov.org

Resubmittal Required

PLN1. REQUESTS:

- 1) Minor Subdivision to create two lots (proposed Lot 1 at 11.03 acres and proposed Lot 2 at 0.262 acres);
- 2) Rezone from Agriculture-1 to Industrial-1; 3) Vacate a portion of Lafayette Street
- 2) A second submittal was received on February 8, 2019.

PLN2. SUBDIVISION PLAT/ SIA COMMENTS:

- a. Plat revised to show only one Lot of approximately 11 acres. The proposed lot complies with the minimum dimensional requirements for the I-1 zone district.
- b. Add County Attorney "Approved as to form" signature line to the cover sheet.
- c. Public Land Dedication fees in the amount of \$13,169.41 are required prior to scheduling public hearings. Please see the attached calculation.
- d. A subdivision improvements agreement is required for any public improvements for the site. Please see attached redlines.

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Greg Barnes

Date: 06/10/2019

Email: gjbarnes@adcogov.org

Complete

Public Land Dedication fees in the amount of \$13,169.41 are required prior to scheduling public hearings. Please see the attached calculation.

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 03/04/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Addressing Review

Name of Reviewer: Eden Steele

Date: 12/19/2018

Email:

Complete

Addresses will be assigned once new parcel numbers have been generated.

Commenting Division: ROW Review

Name of Reviewer: Eden Steele

Date: 12/19/2018

Email:

Resubmittal Required

See attached ROW comments and redlines.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 12/12/2018

Email: memmens@adcogov.org

Resubmittal Required

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0603H), the project site is NOT located within a regulated 100-yr floodplain. No floodplain use permit will be required.

ENG2: The project site is not located in the Natural Resources Conservation Overlay (NRCO) District. An environmental assessment is not required.

ENG3: The project site is within the Adams County MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. Given that the proposed project will disturb an area greater than one (1) acre, the applicant shall be responsible to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County Stormwater Quality (SWQ) Permit and a State Permit COR-030000.

ENG4: The Preliminary Drainage Report, included in the submittal package, demonstrates that the development does have a viable storm sewer outfall of sufficient size to accept the storm flows from this site. The report is acceptable as is for the preliminary plat process.

ENG5: The proposed development will generate over 20 vehicles per day. A Traffic Impact Study (TIS) is required to be submitted to Adams County for review and approval, prior to the scheduling of a Final Plat hearing. At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine what level of TIS is needed. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

ENG6: Prior to scheduling the Final Plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, a traffic impact study, a drainage report and the O&M Manual for drainage facilities. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents.

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Department.

ENG9: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG10: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Kevin Mills

Date: 02/08/2019

Email:

Complete

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 03/01/2019

Email: glabrie@adcogov.org

Comment

ENG1: The engineering and construction plans have not been approved. The engineering and construction plans were resubmitted for review to Development Engineering on 2/21/19. These plans are currently under review with an expected completion date of March 15, 2019.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 03/01/2019

Email: glabrie@adcogov.org

Complete

ENG1: The engineering and construction plans have not been approved. The engineering and construction plans were resubmitted for review to Development Engineering on 2/21/19. These plans are currently under review with an expected completion date of March 15, 2019.

Commenting Division: Addressing Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 03/01/2019

Email: mhillje@adcogov.org

Complete

Address will remain

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 03/01/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. Roadway Vacation/Right of access: Continue working on this

The right of access for the cul-de-sac to be vacated is owned by CDOT (Book 5531, Page 999), and was purchased from the property owner. This entitlement cannot be vacated without the expressed permission of CDOT. Contact Penny Clemons, CDOT Region 1 ROW Supervisor, at 303-757-9887, penny.clemons@state.co.us, regarding how to move forward with resolving this issue. As a courtesy, copy us in email correspondence with CDOT so we can track the progress of negotiations as they relate to this land-use case.

ROW2: Revise legal description- See redlines.

ROW3: Revise owner signature – add owner name under signature line.

ROW4: All utility easements that are in the vacated portion of Lafayette street should be shown on the drawing.

ROW5: Is the vacated Lafayette street going to be put into a tract? Should there be two lots for this new subdivision?

ROW6: Revise legend and move to sheet 2- see redline comments. This plat should not include several symbols that are shown.

ROW7: Label Adjacent Subdivision: Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. 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. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

ROW8: Label right of way widths adjacent to the subdivision.

ROW9: Remove pavement lines

ROW10: See all other redlines on the plat attached.

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Rayleen Swarts

Date: 05/02/2019

Email:

Complete



Development Review Team Comments

Date: 3/4/2019

Project Number: PRC2018-00021

Project Name: Comunale Properties - Greenhouse Site Development

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you resubmitted. The Development Review Team is requesting another resubmittal. The review comments may change if you provide different information during the next resubmittal. **I have highlighted new comments that you will need to address.** Please contact the case manager if you have any questions:

Commenting Division: Planner Review

Name of Reviewer: Emily Collins

Date: 12/18/2018

Email: ecollins@adcogov.org

Resubmittal Required

PLN1. REQUESTS:

- 1) Minor Subdivision to create two lots (proposed Lot 1 at 11.03 acres and proposed Lot 2 at 0.262 acres).
- 2) Rezone from Agriculture-1 to Industrial-1.
- 3) Vacate a portion of Lafayette Street

PLN2. ZONING/ SITE HISTORY:

- a. The request is located at 7220 Lafayette Street. The site is approximately 10.76 acres and consists of parcels (0171935304006/ 0171935304010/ 0171935303017)
- b. Parcel 0171935304006 created prior to 1968/ Parcel 0171935304010 created in 2009 per the Yantorno Exemption from Sub. 2009000051566 Case # PLT 2009-00009/ Parcel 0171935303017 created in 1980 when owner sold 2 parcels and this is the remainder. This parcel was illegally created and therefore requires a subdivision to correct the legal status.
- c. Request for rezone to I-1, all lots must conform to the minimum dimensional standards including 1 acre lot size and 100 foot lot width. Proposed Lot 2 does not comply with the minimum standards and must be revised.

PLN3. COMPREHENSIVE PLAN:

- a. Site is designated as Mixed Use Employment which is intended to allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses.
- b. Some existing Mixed Use Employment Areas, such as the Welby area, contain pockets of existing residential and agricultural uses. In these locations, some additional residential may be appropriate. Nonresidential development in these locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.
- c. Welby Subarea Plan
South Welby: The southwest area of Welby is primarily comprised of industrial and agricultural properties with some residential homes scattered throughout. This area has seen a significant amount of zoning changes from agriculture to industrial. While residents in this area have expressed their affinity for this diversity in land uses including living near industrial businesses, there are some concerns regarding some unwanted changes to the area both by residents and industrial business owners, i.e. truck traffic, noise, etc. Although flanked by Washington and York Streets, this area lacks internal street connections or any collector street that could connect to these important arterials.
ED1-4: Create hubs for future employment areas.
- d. Proposed rezoning and future development aligns with the goals of the Comprehensive Plan.

PLN4. ROW VACATION COMMENTS:

- a. The roadway vacation complies with these standards, the intent of the subdivision design standards, and nonconforming lots are not created. The approval will not adversely affect the public health, safety, and welfare.
- b. 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.

PLN5. REZONE COMMENTS:

- a. Rezone request from A-1 to I-1 complies with goals of Comprehensive plan and is compatible with surrounding area.

PLN6. SUBDIVISION PLAT COMMENTS:

- a. Proof of adequate water and sanitation provided by letter from North Washting Water and Sanitation District.
- b. Add cover sheet with Planning Commission and Board of County Commissioners signature blocks.
- c. Public Land Dedication fees are required with final plat application. Calculations will be provided after plat has been revised to show all lots in compliance with minimum dimensional requirements.
- d. A subdivision improvements agreement is required for any public improvements for the site. Please see attached template.

PLN7. OTHER COMMENTS:

- a. Please consider revising site plan to allow connectivity to adjacent development and allow pedestrians and vehicles to access without using local street network.
 - Section 5-03-06-01-05 states "Roads shall be designed and right-of-ways shall be platted to permit extension and connection between developments without requiring automobiles, bikes and pedestrians

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Emily Collins

Date: 02/12/2019

Email: ecollins@adcogov.org

Resubmittal Required

PLN1. REQUESTS:

- 1) Minor Subdivision to create two lots (proposed Lot 1 at 11.03 acres and proposed Lot 2 at 0.262 acres); 2) Rezone from Agriculture-1 to Industrial-1; 3) Vacate a portion of Lafayette Street
- 2) A second submittal was received on February 8, 2019.

PLN2. SUBDIVISION PLAT/ SIA COMMENTS:

- a. Plat revised to show only one Lot of approximately 11 acres. The proposed lot complies with the minimum dimensional requirements for the I-1 zone district.
- b. Add County Attorney "Approved as to form" signature line to the cover sheet.
- c. Public Land Dedication fees in the amount of \$13,169.41 are required prior to scheduling public hearings. Please see the attached calculation.
- d. A subdivision improvements agreement is required for any public improvements for the site. Please see attached redlines.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Kevin Mills

Date: 02/08/2019

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Greg Barnes

Date: 03/04/2019

Email: gjbarnes@adcogov.org

Resubmittal Required

Commenting Division: Addressing Review

Name of Reviewer: Eden Steele

Date: 12/19/2018

Email:

Complete

Addresses will be assigned once new parcel numbers have been generated.

Commenting Division: ROW Review

Name of Reviewer: Eden Steele

Date: 12/19/2018

Email:

Resubmittal Required

See attached ROW comments and redlines.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 12/12/2018

Email: memmens@adcogov.org

Resubmittal Required

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0603H), the project site is NOT located within a regulated 100-yr floodplain. No floodplain use permit will be required.

ENG2: The project site is not located in the Natural Resources Conservation Overlay (NRCO) District. An environmental assessment is not required.

ENG3: The project site is within the Adams County MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. Given that the proposed project will disturb an area greater than one (1) acre, the applicant shall be responsible to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County Stormwater Quality (SWQ) Permit and a State Permit COR-030000.

ENG4: The Preliminary Drainage Report, included in the submittal package, demonstrates that the development does have a viable storm sewer outfall of sufficient size to accept the storm flows from this site. The report is acceptable as is for the preliminary plat process.

ENG5: The proposed development will generate over 20 vehicles per day. A Traffic Impact Study (TIS) is required to be submitted to Adams County for review and approval, prior to the scheduling of a Final Plat hearing. At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine what level of TIS is needed. The Trip Generation Analysis must be prepared by an engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

ENG6: Prior to scheduling the Final Plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, a traffic impact study, a drainage report and the O&M Manual for drainage facilities. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents.

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Department.

ENG9: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG10: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 03/01/2019

Email: glabrie@adcogov.org

Comment

ENG1: The engineering and construction plans have not been approved. The engineering and construction plans were resubmitted for review to Development Engineering on 2/21/19. These plans are currently under review with an expected completion date of March 15, 2019.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 03/01/2019

Email: glabrie@adcogov.org

Complete

ENG1: The engineering and construction plans have not been approved. The engineering and construction plans were resubmitted for review to Development Engineering on 2/21/19. These plans are currently under review with an expected completion date of March 15, 2019.

Commenting Division: Addressing Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 03/01/2019

Email: mhillje@adcogov.org

Complete

Address will remain

Commenting Division: ROW Review 2nd Review

Name of Reviewer: Marissa Hillje

Date: 03/01/2019

Email: mhillje@adcogov.org

Resubmittal Required

ROW1. Roadway Vacation/Right of access: Continue working on this

The right of access for the cul-de-sac to be vacated is owned by CDOT (Book 5531, Page 999), and was purchased from the property owner. This entitlement cannot be vacated without the expressed permission of CDOT. Contact Penny Clemons, CDOT Region 1 ROW Supervisor, at 303-757-9887, penny.clemons@state.co.us, regarding how to move forward with resolving this issue. As a courtesy, copy us in email correspondence with CDOT so we can track the progress of negotiations as they relate to this land-use case.

ROW2: Revise legal description- See redlines.

ROW3: Revise owner signature – add owner name under signature line.

ROW4: All utility easements that are in the vacated portion of Lafayette street should be shown on the drawing.

ROW5: Is the vacated Lafayette street going to be put into a tract? Should there be two lots for this new subdivision?

ROW6: Revise legend and move to sheet 2- see redline comments. This plat should not include several symbols that are shown.

ROW7: Label Adjacent Subdivision: Names of adjacent platted areas along with the reception and/or plat book and page number shall be shown. If unplatted, so indicate. 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. Show and label all existing lots and blocks that are immediately adjacent to the subdivision boundary.

ROW8: Label right of way widths adjacent to the subdivision.

ROW9: Remove pavement lines

ROW10: See all other redlines on the plat attached.



Development Review Team Comments

Date: 12/19/18

Project Number: PRC2018-00021

Project Name: Center Greenhosue Redevelopment

For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

A re-submittal is required. Please submit 1 hard copy and 1 electronic copy to the Community and Economic Development Department front desk with the re-submittal form.

An additional 20% review fee will be required after the third review and upon submittal of the fourth review.

Commenting Division: Development Services, Planning

Name of Reviewer: Emily Collins

Email: ecollins@adcogov.org

PLN1. REQUESTS:

- 1) Minor Subdivision to create two lots (proposed Lot 1 at 11.03 acres and proposed Lot 2 at 0.262 acres).
- 2) Rezone from Agriculture-1 to Industrial-1.
- 3) Vacate a portion of Lafayette Street

PLN2. ZONING/ SITE HISTORY:

- a. The request is located at 7220 Lafayette Street. The site is approximately 10.76 acres and consists of parcels (0171935304006/ 0171935304010/ 0171935303017)
- b. Parcel 0171935304006 created prior to 1968/ Parcel 0171935304010 created in 2009 per the Yantorno Exemption from Sub. 2009000051566 Case # PLT 2009-00009/ Parcel 0171935303017 created in 1980 when owner sold 2 parcels and this is the remainder. This parcel was illegally created and therefore requires a subdivision to correct the legal status.
- c. Request for rezone to I-1, all lots must conform to the minimum dimensional standards including 1 acre lot size and 100 foot lot width. **Proposed Lot 2 does not comply with the minimum standards and must be revised.**

PLN3. COMPREHENSIVE PLAN:

- a. Site is designated as Mixed Use Employment which is intended to allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses.
- b. Some existing Mixed Use Employment Areas, such as the Welby area, contain pockets of existing residential and agricultural uses. In these locations, some additional residential may be appropriate. Nonresidential development in these locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.
- c. Welby Subarea Plan
South Welby: The southwest area of Welby is primarily comprised of industrial and agricultural properties with some residential homes scattered throughout. This area has seen a significant amount of zoning changes from agriculture to industrial. While residents in this area have expressed their affinity for this diversity in land uses including living near industrial businesses, there are some concerns regarding some unwanted changes to the area both by residents and industrial business owners, i.e. truck traffic, noise, etc. Although flanked by Washington and York Streets, this area lacks internal street connections or any collector street that could connect to these important arterials.
*EDI-4:*Create hubs for future employment areas.
- d. Proposed rezoning and future development aligns with the goals of the Comprehensive Plan.

PLN4. ROW VACATION COMMENTS:

- a. The roadway vacation complies with these standards, the intent of the subdivision design standards, and nonconforming lots are not created. The approval will not adversely affect the public health, safety, and welfare.
- b. 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.

PLN5. REZONE COMMENTS:

- a. Rezone request from A-1 to I-1 complies with goals of Comprehensive plan and is compatible with surrounding area.

PLN6. SUBDIVISION PLAT COMMENTS:

- a. Proof of adequate water and sanitation provided by letter from North Washting Water and Sanitation District.
- b. Add cover sheet with Planning Commission and Board of County Commissioners signature blocks.
- c. Public Land Dedication fees are required with final plat application. **Calculations will be provided after plat has been revised to show all lots in compliance with minimum dimensional requirements.**

d. A subdivision improvements agreement is required for any public improvements for the site. Please see attached template.

PLN7. OTHER COMMENTS:

- a. Please consider revising site plan to allow connectivity to adjacent development and allow pedestrians and vehicles to access without using local street network.
 - Section 5-03-06-01-05 states “Roads shall be designed and right-of-ways shall be platted to permit extension and connection between developments without requiring automobiles, bikes and pedestrians to use highways or arterials, whenever possible.”
- b. A parking and landscape plan is required for review at time of building permit.
 - All landscape must be installed on the exterior of any screen fencing.
 - Landscape inspection is required prior to Certificate of Occupancy.
- c. Traffic impact and fire impact fees are required at time of building permit review.

Commenting Division: Development Services, Engineering:

Name of Reviewer: Matt Emmens

Email: memmens@adcogov.org

ENG1: According to the Federal Emergency Management Agency’s January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0603H), the project site is NOT located within a regulated 100-yr floodplain. No floodplain use permit will be required.

ENG2: The project site is not located in the Natural Resources Conservation Overlay (NRCO) District. An environmental assessment is not required.

ENG3: The project site is within the Adams County MS4 Stormwater Permit area. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. Given that the proposed project will disturb an area greater than one (1) acre, the applicant shall be responsible to prepare a Stormwater Management Plan (SWMP) using the Adams County ESC Template, and obtain both a County Stormwater Quality (SWQ) Permit and a State Permit COR-030000.

ENG4: The Preliminary Drainage Report, included in the submittal package, demonstrates that the development does have a viable storm sewer outfall of sufficient size to accept the storm flows from this site. The report is acceptable as is for the preliminary plat process.

ENG5: The proposed development will generate over 20 vehicles per day. A Traffic Impact Study (TIS) is required to be submitted to Adams County for review and approval, prior to the scheduling of a Final Plat hearing. At this time, the applicant is required to submit a Trip Generation Analysis, showing the number of vehicle trips per day that will be generated by the proposed conditional use. The Trip Generation Analysis will be used by County staff will determine what level of TIS is needed. The Trip Generation Analysis must be prepared by an

engineer licensed in the state of Colorado. The applicant will be responsible for constructing any roadway improvements required by the TIS.

ENG6: Prior to scheduling the Final Plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction plans and reports. Construction documents shall include, at a minimum, onsite and public improvements construction plans, a traffic impact study, a drainage report and the O&M Manual for drainage facilities. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents.

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Department.

ENG9: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

ENG10: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

Commenting Division: Development Services, Right-Of-Way

Name of Reviewer: Eden Steele

Email: esteele@adcogov.org

ROW: See attached comments and redlines.

Commenting Division: Building Safety

Name of Reviewer: Justin Blair

Email: jblair@adcogov.org

BSD1- No comment.

Commenting Division: Parks and Open Space

Name of Reviewer: Aaron Clark

Email: aclark@adcogov.org

PRK1: No comment.

Commenting Division: Environmental Programs Manager

Name of Reviewer: Jen Rutter

[Email: jrutter@adcogov.org](mailto:jrutter@adcogov.org)

ENV1. No comment.

ROW1. Right of Way dedication:

Additional ROW dedication may be required depending on the results of the Traffic Impact Study.

ROW2. Roadway Vacation:

The right of access for the cul-de-sac to be vacated is owned by CDOT (Book 5531, Page 999), and was purchased from the property owner. This entitlement cannot be vacated without the expressed permission of CDOT. Contact Penny Clemons, CDOT Region 1 ROW Supervisor, at 303-757-9887, penny.clemons@state.co.us, regarding how to move forward with resolving this issue. As a courtesy, copy us in email correspondence with CDOT so we can track the progress of negotiations as they relate to this land-use case.

ROW3. Subdivision Name, Subtitle:

Remove "Lafayette Street Vacation Plat" from the title and include in the subtitle. See the following subtitle recommendation:

A VACATION OF PORTION OF LAFAYETTE STREET AND A REPLAT OF A PORTION OF BLOCKS 15 AND 18 OF NORTH SIDE GARDENS, LOCATED IN THE SOUTHWEST ONE-QUARTER OF SECTION 35, TOWNSHIP 2 SOUTH, RANGE 68 WEST AND THE NORTHWEST ONE-QUARTER OF SECTION 2, TOWNSHIP 3 SOUTH, RANGE 68 WEST, ALL OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

ROW4. Formatting:

- a. Adams County prefers to have legal description, ownership certificate, plat notes, signature/ approval blocks, vicinity map, etc. on cover page. Plat drawing should be on Sheet 2. See the attached Subdivision Plat example.
- b. Adjust line weights so that overall subdivision boundary has distinct line type and/or thickness. Designate existing and adjacent lots with lighter line weights. New lot boundaries and related information should be easily distinguishable from historic property information on the plat.

ROW5. Property Description/ Legal Description:

Include an accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e. the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

ROW6. Dedication Statements:

Statements of land to be dedicated to the County for parks or other public uses, grants of easements and dedication of public streets to the Adams County are required.

ROW7. Surveyor's Statement:

Add Note 9 "Professionally licensed by the State of Colorado, to the effect that the layout represents a survey made by him and that the monuments thereon actually exist as located and that all dimensional and other details are correct." to the Survey Certification statement.

ROW8. Easement Statement: (width will vary)

"Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') 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. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters 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, without limitation, vegetation."

ROW9. Storm Drainage Facilities Statement:

"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."

ROW10. Add the following language to first page of subdivision plat:

"The approved stormwater operations and maintenance manual is on file with the Adams County clerk and recorder's office at Reception #_____"

ROW11. Easements:

All easements as required by Adams County and other public and quasi-public agencies. Said easements shall be clearly labeled to include width, use and identification as public or private, if necessary. Tie to property lines and annotate with bearings and distances as necessary. Clearly show and label all existing easements, to include width and recording information, that cross, abut or are located within the subdivision boundary. Label book and page and/or reception number.

ROW12. Title Commitment

Submit a title commitment which should be used to depict the applicable recordings on the plat. Title commitment **MUST** include Schedule B Exceptions. Send Adams County a copy of the title commitment with your application dated no later than **30 days** to review in order to ensure that no other party's interests are encroached upon.

ROW13. Other Information:

- a. Add Case No. to top right of each sheet
- b. Add all other information required by State law.
- c. Add PC, BOCC, and Clerk and Recorder's approval blocks. Use "Chair" as signatory title for PC and BOCC.
- d. Add owner signature and notary public signature blocks
- e. All lines and text must be in gray scale.

ROW14. See all other ROW redlines. There may be additional redlines on subsequent submittals.

STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **7220 Lafayette Industrial Warehouse**

Print Date: 5/31/2019

Highway:

270

Mile Marker:

0.698

Drainage Comments:

SBL - 5/31/2019

I have reviewed the Red Central Industrial Subdivision, Filing No. 1, Final Drainage Report dated May 2019, prepared by Kimley Horn.

- I will accept the Pond 1 discharges of 1.88 cfs and 11.03 cfs for the 10- and 100- year events respectively (per Adams County Development Standards and Regulations, Table 9.16). I will not accept Pond 1 discharges above these rates. Drainage to the state highway right-of-way shall not exceed the undeveloped historical rate of flow.
- I do not see a rip rap detail for the proposed Pond 1 outfall within CDOT right-of-way.

5-31-19 Scott Leiker

Right of Way Comments:

We have already conveyed the cul-de-sac to the new developers, however if they are also interested in acquiring the additional land to create a straight ROW line, please have them contact me.

5-31-19 Charlie Young

Resident Engineer Comments:

No comments other than: there appears to be a remainder parcel that CDOT could sell to the developer; and there is a detention pond (with unprotected emergency spillway) that empties onto I-270 land that could cause future erosion problems; possibly lining it with rock would help, depending upon Drainage comments.

Emily Collins

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Tuesday, December 18, 2018 11:29 AM
To: Emily Collins
Subject: PRC2018-00021, Comunale Properties-Center Greenhouse Redevelopment

Emily,

I have reviewed the referral named above for a minor subdivision to combine three parcels and create two lots located at 1550 E. 73rd Ave and have the following comments:

- Due to the proximity of this development to Interstate 270 we will want to review the drainage study for this development to insure there is no adverse impact to the Interstate.
- Any signing on this property that will be visible to I-270 must be on-premise in nature and only advertise goods or services that are available on that property and must comply with any other applicable rules governing outdoor advertising in Colorado per **2 CCR 601-3**
- If any work is proposed in the Interstate Right-of-Way, a permit from our office will be required. Application can be made through the following link: <https://www.codot.gov/business/permits/utilityspecialuse/online-permit-application>

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



COLORADO
Division of Water Resources
Department of Natural Resources

May 30, 2019

Greg Barnes
Adams County Planning and Development
Transmission via email: GBarnes@adcogov.org

RE: Center Greenhouse Redevelopment
Case No. PRC2018-00021
Part of the SE ¼ of the SW ¼ Sec. 35, T2S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Mr. Barnes,

We have reviewed your May 15, 2019 submittal concerning the above referenced proposal for a minor subdivision re-plat to combine three existing parcels and a vacated right-of-way portion of Lafayette Street into two separate parcels, totaling a combined 11.29 acres, and to re-zone the parcels from Agricultural A-1 to Industrial I-1.

This office previously commented to this proposal in our letter dated December 5, 2018. The comments from our previous letter dated December 5, 2018 (copy enclosed) regarding the water supply for this subdivision still apply.

Should you or the applicant have any questions, please contact Ioana Comaniciu at (303) 866-3581 x8246.

Sincerely,

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File No. 25432
Permit No. 1575-RR





COLORADO

Division of Water Resources

Department of Natural Resources

December 5, 2018

Emily Collins

Adams County Planning and Development

Transmission via email: ECollins@adcogov.org

RE: Center Greenhouse Redevelopment

Case No. PRC2018-00021

Part of the SE ¼ of the SW ¼ Sec. 35, T2S, R68W, 6th P.M.

Water Division 1, Water District 7

Dear Ms. Collins,

We have reviewed the above referenced referral received November 28, 2018 for approval of a minor subdivision re-plat to combine three existing parcels and a vacated right-of-way portion of Lafayette Street into two separate parcels, totaling a combined 11.29 acres, and to re-zone the parcels from Agricultural A-1 to Industrial I-1. The new parcels will be 11.03 acres (Lot 1) and 0.262 acres (Lot 2). This request is located at 1550 E 73rd Avenue.

Water Supply Demand

Estimated water requirements were not provided in the referral material.

Source of Water Supply

According to information available in this office, the proposed minor subdivision is located within the boundaries of the North Washington Street Water and Sanitation District ("District"). A letter of commitment from the District dated November 14, 2018 was provided in the referral material. The letter indicates that the District will be able to provide water service to the project. However the letter notes "Persons wanting to use the water and sewer system for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes which could be expected to require large quantities of water and unusual amounts of sewage disposal shall be required to submit demand data for the industries water and sewage before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District. From the submitted information it is not clear if this development will be required to submit demand data and obtain a permit, and if so, if such permit has been obtained. The District receives water from Denver Water through master meter contract no. 192. We consider Denver Water a reliable water supplier.

According to our records, there is an existing well operating under permit no. 1575-RR located on the property. The original well with permit no. 1575-R, was decreed by the Division 1 Water Court as Center Well No. 3, in case no. W-1012. A replacement permit for well no. 1575-R was issued under permit no. 1575-RR on August 25, 1997. Upon construction of the replacement permit the original well no. 1575-R was plugged. The use of ground water from this well is limited to the



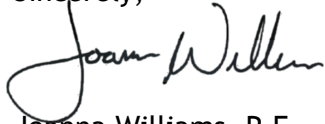
irrigation of 11.9 acres in the SE1/4 of the SW1/4 of Section 35, Township 2 South, Range 68 West of the 6th P.M. According to our records the well is not currently included in an augmentation plan, therefore it cannot be operated, unless is included in an augmentation plan approved by the water court or a substitute water supply plan approved by the State Engineer. Also, it's not clear if this well will be used for irrigation of the property. The Applicant must clarify if the well will be used for landscape irrigation of the property once developed for industrial use.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's office offers the opinion that with the District as the water supplier for the development, the proposed water supply can be provided without causing material injury to existing water rights and the supply is expected to be adequate. However, as mentioned above, the Applicant must clarify if the existing well permit no. 1575-RR will be used for landscape irrigation of the property once developed for industrial use.

Should you or the applicant have any questions, please contact Ioana Comaniciu at (303) 866-3581 x8246.

Sincerely,

A handwritten signature in black ink, appearing to read "Joanna Williams", written over a horizontal line.

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File No. 25432
Permit No. 1575-RR

COLORADO GEOLOGICAL SURVEY

1801 19th Street
Golden, Colorado 80401



December 7, 2018

Karen Berry
State Geologist

Emily Collins
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
SE SE SW Section 35,
T2S, R68W, 6th P.M.
39.8281, -104.9695

Subject: Comunale Properties – Center Greenhouse Redevelopment
Case Number PRC2018-00021; Adams County, CO; CGS Unique No. AD-19-0014

Dear Ms. Collins:

Colorado Geological Survey has reviewed the Comunale Properties – Center Greenhouse Redevelopment referral. I understand the applicant proposes (1) a minor subdivision to combine three parcels and create two lots, 2) rezone from A-1 to I-1, and 3) vacate a portion of Lafayette ROW, for the purpose of developing a 152,980 sq. ft. flex warehouse building.

The site does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed industrial use and one-lot minor subdivision. **CGS therefore has no objection to approval of the minor subdivision, rezoning and ROW vacation as proposed.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Commerce City Quadrangle, 1974), the subject property appears to be located within a mapped "T1" resource area, described as a stream terrace deposit potentially containing a coarse aggregate resource consisting of "Gravel: relatively clean and sound." Two borehole logs near the subject site on the Commerce City geologic quadrangle indicate that there may be a sand and gravel layer of 25 to 32 feet thickness beneath six to seven feet of clay. The NRCS Soil Survey rates the site soils as a poor source of sand and a poor source of gravel.

A determination of whether the property contains an economic mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a mineral resource. However, even if a mineral resource were determined to be present, the site's small size and proximity to adjacent development likely preclude economic extraction.

Thank you for the opportunity to review and comment on this project. If you have questions or require additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over a light blue horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist



December 19, 2018

Emily Collins
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Comunale Properties – Center Greenhouse Redevelopment, RPC2018-00021
TCHD Case No. 5308

Dear Ms. Collins,

Thank you for the opportunity to review and comment on the Minor Subdivision to combine three parcels and create two lots, Rezoning from Agricultural-1 to Industrial-1, and request to vacate a portion of Lafayette Street right-of-way located at 1550 E. 73rd Avenue and 7220 Lafayette Street. 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 the following comments.

Fugitive Dust – Building Demolition

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing buildings on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Vector Control – Building Demolition

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here

<http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Onsite Bicycle Amenities:

TCHD commends the applicant for including bicycle racks for patrons and employees of the building.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,



Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



May 22, 2019

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Comunale Properties – Center Greenhouse Redevelopment, RPC2018-00021
TCHD Case No. 5625

Dear Ms. Collins,

Thank you for the opportunity to review and comment on the second submittal of the Minor Subdivision to combine three parcels and create two lots, Rezoning from Agricultural-1 to Industrial-1, and request to vacate a portion of Lafayette Street right-of-way located at 1550 E. 73rd Avenue and 7220 Lafayette Street. Tri-County Health Department (TCHD) staff previously reviewed the application for the Minor Subdivision, Rezoning, and vacaton and, in a letter dated December 19, 2018 responded with the comments included below. TCHD has one additional comment listed below in italics.

Fugitive Dust – Building Demolition

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. The application indicates that the existing buildings on the site will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Vector Control – Building Demolition

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here

<http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Onsite Bicycle Amenities:

TCHD commends the applicant for including bicycle racks for patrons and employees of the building.

Plat Note - On-Site Wastewater

It is our understanding that the proposed project will be served by central water and wastewater as referenced in the Will-Serve letter provided by North Washington Street Water and Sanitation District on November 14, 2018. Given this, it appears that General Note #7 of the Red Central Industrial Subdivision Filing No. 1 referencing Onsite Wastewater Systems is outdated and should be removed.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,



Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD



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 18, 2018

Adams County Department of Planning and Development
12200 North Pecos Street
Westminster, CO 80234

Attn: Emily Collins

**Re: Comunale Properties-Center Greenhouse Redevelopment Rezone
Case # PRC2018-00021**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Comunale Properties-Center Greenhouse Redevelopment Rezone**. Please be advised that Public Service Company has existing natural gas and electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

These facilities are also within the right-of-way proposed to be vacated, as well as other areas of the subject property. PSCo is unable to approve this vacation until an easement is reserved over this area for existing utilities, or, the facilities are relocated to a replacement easement.

The property owner/developer/contractor must complete the **application process as soon as possible** for any new natural gas or electric service, or **modification to existing facilities including relocation and/or removal** via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). 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.

If there are any questions about this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.

Donna George
Right of Way and Permits
Public Service Company of Colorado



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

May 21, 2019

Adams County Department of Planning and Development
12200 North Pecos Street
Westminster, CO 80234

Attn: Greg Barnes

**Re: Center Greenhouse Redevelopment Rezone – 2nd referral
Case # PRC2018-00021**

Not approved - please note that while Public Service Company of Colorado (PSCo) has no conflict with the *rezone* (per the conditions stated below), PSCo cannot allow the *vacation* without a replacement easement for the existing natural gas and electric facilities within the Lafayette Street right-of-way proposed to be vacated. These facilities will need to be removed and/or relocated prior to the vacation.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the application process as soon as possible for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). 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.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Emily Collins

From: Angela Rotello [arotello5@gmail.com]
Sent: Tuesday, December 18, 2018 9:45 PM
To: Emily Collins
Subject: Center Greenhouse redevelopment PRC2018-00021

Emily,

I would like to share a few thoughts that I have about the redevelopment of Center Greenhouse.

The change from Agriculture to Industrial will have an impact on the infrastructure of the community both for commercial and residential. The current structure of 73rd was not designed for the amount of commercial traffic that is already using the street, let alone adding more commercial trucking traffic to 73rd and Gilpin. As this plan is developed, I would like to know more about the plan to improve 73rd including to make it safe for commercial, school buses and residential traffic. In the over 100 years that my family has lived and operated businesses in this neighborhood, the roads, drainage and utilities have not been upgraded in the 53 years since I have been alive along 73rd. The narrow roads and ditches along the increased volume of traffic is not safe for all that travel the roads including the first responders.

Also, with the current Agriculture business, Center Greenhouse, the time of use and business is cohesive with mixture of residential and commercial businesses, meaning they operate Monday - Friday generally between 6:00 am - 6:00 pm. The redevelopment of this property should consider keeping the same hours of operation to allow the residence of this neighbor the same enjoyment of their property that they are accustomed to. The development of an I1 property that could operate 24 hours would be detrimental to the lifestyle of the residents in this community.

I am supportive of the redevelopment of the Center Greenhouse property and feel the developers have a solid plan for a successful warehouse development. As Adams County continues to grow and bring strong businesses, I appreciate the opportunity to share my thoughts in the process.

If you have any questions or have future correspondence about this project I would be appreciate being added to the mailing list.

Thank you,
Angela Rotello
1841 E. 75th Ave
Denver, CO 80229
720-350-1894
arotello5@gmail.com

Greg Barnes

From: Josh Heiney [jheiney@thejredgroup.com]
Sent: Tuesday, July 16, 2019 11:54 AM
To: Greg Barnes
Subject: FW: 73rd Street Projects

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

Greg,

I wanted to address the neighborhood meeting that we had for the project. From my understanding, there was one written letter from Angela Rotello. Since that letter, we have had continued discussions with Angela and she has since sent us the below email in support of our project. Feel free to include/mention this in the PC hearing.

Have you received any other letters from neighbors?

Regards,
Josh

Josh S. Heiney
Senior Vice President | Comunale Properties
1855 South Pearl St., Suite 20 | Denver, CO 80210
P: 720.414.5210 | C: 720.935.9486 | F: 888.367.0295
jheiney@thejredgroup.com | www.comunaleproperties.com

From: Angela Rotello <Angela.Rotello@laradon.org>
Sent: Monday, June 10, 2019 8:42 AM
To: Josh Heiney <jheiney@thejredgroup.com>; John Comunale <jcomunale@thejredgroup.com>
Subject: 73rd Street Projects

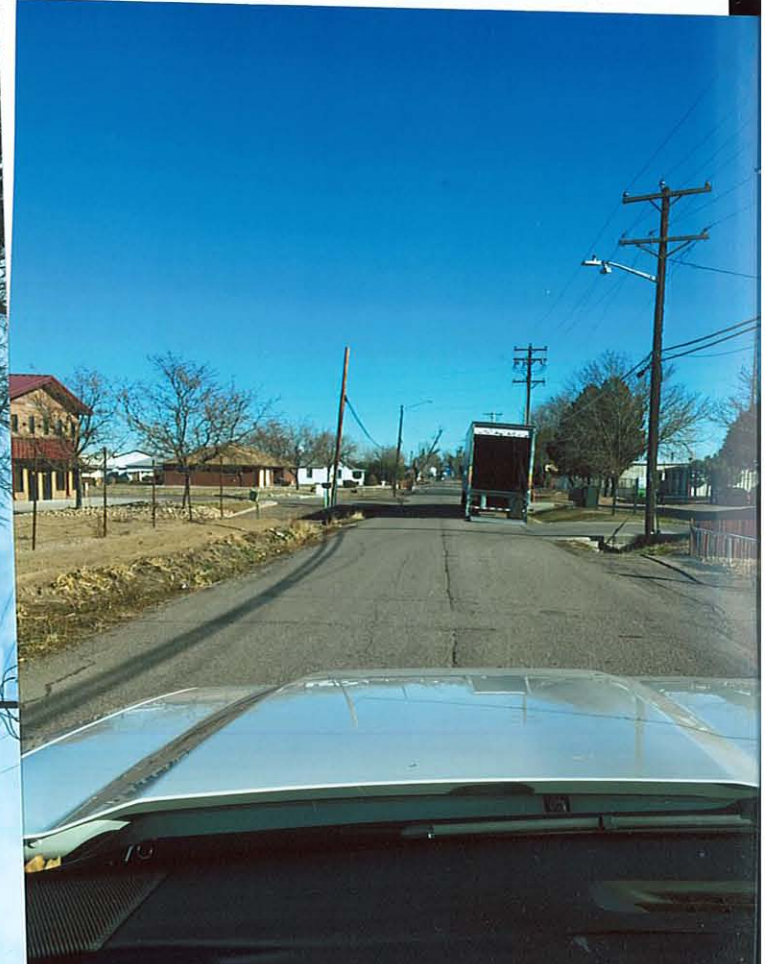
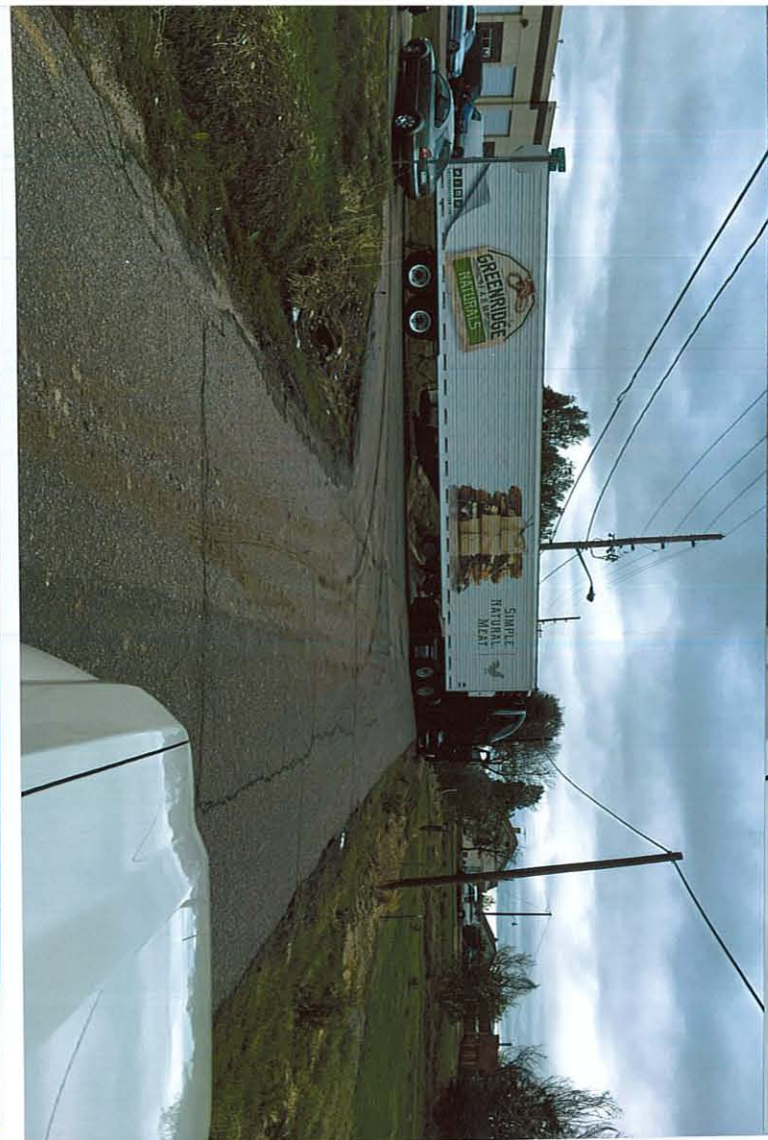
Josh and John,

I wanted to drop you a note as a follow-up to the email that I sent last November regarding the project you are planning on 73rd Street at Center Greenhouse. After your community meeting, I shared my concern about the road and the amount of truck traffic that will be on 73rd. Since I have had several conversations with you and reviewed the plans. I appreciate that you are taking into consideration the people that still call this neighborhood home and are working on a very extensive plan to improve the roadway. You have said that the roads need to be improved for you to attract good tenants to your facility, your plan will be good for them and the community, and will address many of the traffic concerns of the neighborhood.

I can now see that Comunale Properties are going to be good neighbors and have the community in mind in developing this area. I look forward to see your project to get started.

Thank you again for being a great neighbor.
Angela

Angela Rotello
Executive Assistant to Douglas McNeill, CEO
Laradon
5100 Lincoln Street
Denver, CO 80216
720-974-6827





The neighborhood meeting was held on November 8, 2018 from 5:00-6:30pm in the Center Greenhouse conference room of the subject site at 1550 E 73rd Avenue, in accordance with section 2-01-02-03. Notices were mailed on Thursday October 30th, 2018 to all property owners within 750 feet of the subject property, per the list provided by Adams County. The meeting was held in an open house format with five foam boards that displayed an area map, project site plan, project rendering, proposed road improvements of 73rd Ave, and recent developer experience/sample projects. Exhibits of those boards are attached to this document for reference. Total attendance was approximately 25 people; 14 of whom provided contact information to receive future notices regarding the project, as attached as Exhibit A. Additional comment sheets were also provided to attendees; however, none were filled out during the meeting. However, we did receive an email in support of the project from an attendee, as attached as Exhibit F.

Neighbors in attendance were supportive of the project as a whole and particularly pleased with the building design and site plan. Below is a list of the five major items discussed during the meeting:

1. 73rd Ave Improvements: The common concern with the project was the current state of 73rd Avenue, as there have historically been limited improvements required by the County to accommodate new developments. Neighbors are predominately concerned that the road has not been widened along the ROW of redevelopment projects to accommodate the increased traffic and change of use. Our initial plan going into the meeting was to improve 232 linear feet of the south side of 73rd Ave along our ROW frontage of parcel #0171935304006, as depicted in Exhibit L. However, following the neighborhood meeting, in order to address the voiced concern, we are proposing to widen not only the ROW frontage of parcel #0171935304006, but also to expand the ROW improvements to include the roughly 343 linear feet of dedicated frontage of Parcel #0171935407004 directly to the east of our site, as depicted in Exhibit M, which will include approximately 10' of additional asphalt width, 2' curb/gutter along the entire proposed frontage and improved turning radius at Gilpin, in addition to a 5' sidewalk along the frontage of parcel #0171935304006. This improvement will allow us to provide safe and improved access to and from the site via the most direct access route via 70th Ave to Gilpin Ave.
2. Area Traffic Impact: The neighbors questioned impacts to the traffic in the area with this proposed development. However, based upon the Kimley-Horn traffic study letter as included in Exhibit G, it was calculated that there is expected to be a 61.5% decrease in traffic when comparing the existing greenhouse's peak operations to that of the ITE Trip Generation, 10th Edition regression equation for Warehousing based upon the proposed 152,980 square foot industrial building.
3. Development Buffer to Residences: Questions were raised by one of the neighboring residences regarding what the buffer is proposed to be comprised of between the development and the adjacent properties. Following our explanation, we believe that all comments were addressed in a sufficient manner. In summary, we are proposing to install or repair existing wood slat fences along the northern property boundary between any residential lots and our site in order to create privacy for the residences. In addition, we will have a landscape buffer along the northern property line that averages roughly 20' and up to 40' with trees, shrubs, sod and mulch in order to create a buffer to improve the transition between the residential and industrial uses. This proposed setback is in excess of the County Code requirement of a 15' minimum setback.

4. Site Orientation: The audience was pleased to hear of the planned orientation of the building, with the visible portion of the building being the quiet office/customer facing aspect, and the industrial loading and distribution being screened along the south side of the building. This design was a conscious effort by the developer to minimize any visual and audible impacts to the neighbors.
5. Developer Experience and Goals: There was much questioning as to the interests and goals for the development by Armie Management, dba Comunale Properties, as the developer. It seemed to have been a relief when we presented some visual samples of recent developments completed in the greater Denver MSA, as depicted in Exhibit K. It gave the neighbors comfort to know Comunale Properties is a long-term investor developer that builds quality products which reflect the high standards of the company.

EXHIBITS:

- Exhibit A: Meeting Sign-in sheet
- Exhibit B: Comment sheet: N/A, none were completed by attendees.
- Exhibit C: 750-foot buffer map
- Exhibit D: Meeting notice mailing labels
- Exhibit E: Meeting notice letter
- Exhibit F: Letter of Support
- Exhibit G: Traffic Study Letter
- Exhibit H: Foam Board – Area Map
- Exhibit I: Foam Board – Colored Site Plan
- Exhibit J: Foam Board - Building Rendering
- Exhibit K: Foam Board - Comunale Properties representative projects
- Exhibit L: Foam Board - Before and after simulation of proposed 73rd Ave widening
- Exhibit M: Updated Depiction of 73rd Ave Road Improvements

NEIGHBORHOOD MEETING SIGN-IN

If you would like to receive notice of future public hearings concerning the application for the redevelopment of parcels 0171935304006, 0171935304010 and 0171935303017, then please provide your name and contact information below.

<u>NAME</u>	<u>ADDRESS</u>	<u>EMAIL/PHONE NUMBER</u>
1) Angela Rotello	1844 S. 75 th Ave Denver 80229	arotello5@gmail.com 720/350-1844
2) Lisa Adducci	1210 E 73 rd Ave Denver 80209	adducciCenter@hotmail.com 303-250-7122
3) Fred Orr	5040 Arcoma St Denver 80216	fred@5040group.com 3-918-1215
4) GARY GREEN	1327 E. 73 RD AVE DENVER 80229	GARY.GREEN@GANDFSTORAGE.COM
5) FRANK TETI	1401 E 73 RD AVE Denver Co	F.Teti@GANDFSTORAGE.COM
6) Paul Yantorno	1480 E. 73 RD Ave Denver 80229	Paul @ Centerco.com
7) Mike DeMatteo	2700 E 74 th Ave.	mike @ Acp-A.com
8) Tony Barnes	7450 Williams St	FredTBARNES@gmail.com
9) Chris Frank	1831 E 73 rd Ave	CFrank @ Colorado Lighting.com
10) Kathleen Mendez	1390 E 73 rd Ave	Kamendez55@gmail.com
11) Herb Maes	1601 E 73 RD AVE	303-259-2683
12) Dave Dornbos	1022 W KETICE	3/550-0095
13) Vic Frank	7401 Race / 1801 E. 73 rd	303-263-2263
14) Norm Frank	7401 Race / 1801 E. 73 rd	303-263-2264



Request for Comments

Case Name:	Comunale Properties-Center Greenhouse Redevelopment
Case Number:	PRC2018-00021

November 28, 2018

Adams County Planning Commission and Board of County Commissioners are requesting comments on the following:

- 1) **Minor subdivision to combine three parcels and create two lots; 2) Rezone from Agriculture-1 to Industrial-1; 3) Vacate a portion of Lafayette Street right-of-way**

This request is located at **1550 E. 73RD AVE/ 7220 LAFAYETTE ST**

The Assessor's Parcel Numbers is **0171935303017/ 0171935304010/ 0171935304006**

Applicant Information **ARMIE MANGEMENT, LLC (JOSH HEINEY)**

**1855 S. PEARL ST., SUITE 20
DENVER, CO 80210**

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **December 19, 2018** 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 ECollins@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. 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.

Emily Collins

Emily Collins, AICP
Case Manager



Public Hearing Notification

Case Name:	Comunale Properties - Greenhouse Site Developmen
Case Number:	PRC2018-00021
Planning Commission Hearing Date:	07/25/2019 at 6:00 p.m.
Board of County Commissioners Hearing Date:	08/13/2019 at 9:30 a.m.

July 15, 2019

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request:

- 1) Minor subdivision to combine three parcels and create one lot of approximately 11 acres;**
- 2) Rezone from Agriculture-1 to Industrial-1; 3) Vacate a portion of Lafayette Street right-of-way**

This request is located at 7220 LAFAYETTE ST
-, CO 000000000

The Assessor's Parcel Number(s) 0171935303017, 0171935304006, 0171935304010

Applicant Information: Armie Mangement, LLC

1855 S. PEARL ST.
SUITE 20
DENVER, CO 80210

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

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.

A handwritten signature in black ink, appearing to read "Greg Barnes". The signature is fluid and cursive, with the first name "Greg" and last name "Barnes" clearly distinguishable.

Greg Barnes

Planner III

PUBLICATION REQUEST

COMMUNALE PROPERTIES – GREENHOUSE SITE DEVELOPMENT

Case Number: PRC2018-00021
Planning Commission Hearing Date: July 25, 2019 at 6:00 p.m.
Board of County Commissioners Hearing Date: August 13, 2019 at 9:30 a.m.

Requests: 1) Minor subdivision to combine three parcels into one lot of approximately 11 acres; 2) Rezone from Agriculture-1 to Industrial-1; 3) Vacation of right-of-way for a portion of Lafayette Street.

Location: 7220 Lafayette Street
Parcel Numbers: 0171935304010, 0171935303017, 0171935304006
Case Manager: Greg Barnes

Applicant: Josh Heiney
Armie Management, LLC
1855 S. Pearl Street, Suite 20
Denver, CO 80210

Owner: Center Greenhouse, Inc.
1550 E. 73rd Avenue
Denver, CO 80229

Legal Description:

THE EAST ½ OF BLOCK 15, NORTH SIDE GARDENS, EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED DECEMBER 17, 1980 IN BOOK 2516 AT PAGE 835, AND EXCEPT THAT PORTION DESCRIBED IN DEED RECORDED JUNE 16, 1992 IN BOOK 3917 AT PAGE 55, AND EXCEPT THOSE PORTIONS TAKEN BY THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO IN RULE AND ORDER RECORDED NOVEMBER 10, 1998 IN BOOK 5531 AT PAGE 999, COUNTY OF ADAMS, STATE OF COLORADO.

AND;

PARCEL C, YANTORNO EXEMPTION, ACCORDING TO THE MAP THEREOF RECORDED JULY 14, 2009 UNDER RECEPTION NO. 200900051566, COUNTY OF ADAMS, STATE OF COLORADO.

AND;

THAT PORTION OF BLOCK 18, NORTH SIDE GARDENS, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID BLOCK 18; THENCE WEST 219 FEET; THENCE SOUTH 140 FEET; THENCE EAST 219 FEET; THENCE NORTH 140 FEET TO THE POINT OF BEGINNING.

Adams County
Attn: Planning Addressing
PLN

Adams County Construction Inspection
Attn: PWCI .
PWCI

Adams County Development Services - Building
Attn: Justin Blair
4430 S Adams County Pkwy
Brighton CO 80601

Adams County Fire Protection District
Attn: Chris Wilder
8055 N. WASHINGTON ST.
DENVER CO 80229

Adams County Treasurer: Send email
Attn: Adams County Treasurer
bgrimm@adcogov.org

CDOT Colorado Department of Transportation
Attn: Bradley Sheehan
2829 W. Howard Pl.
2nd Floor
Denver CO 80204

Century Link, Inc
Attn: Brandyn Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221

Code Compliance Supervisor
Attn: Eric Guenther
eguenther@adcogov.org

COLO DIV OF MINING RECLAMATION AND SAFETY
Attn: ANTHONY J. WALDRON - SENIOR ENV
DEPT. OF NATURAL RESOURCES
1313 SHERMAN ST, #215
DENVER CO 80203

COLO DIV OF WATER RESOURCES
Attn: Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203

COLO DIV OF WATER RESOURCES
Attn: Joanna Williams
OFFICE OF STATE ENGINEER
1313 SHERMAN ST., ROOM 818
DENVER CO 80203

COLORADO DEPT OF TRANSPORTATION
Attn: Steve Loeffler
2000 S. Holly St.
Region 1
Denver CO 80222

COLORADO GEOLOGICAL SURVEY
Attn: Jill Carlson
1500 Illinois Street
Golden CO 80401

Colorado Geological Survey: CGS_LUR@mines.edu
Attn: Jill Carlson
Mail CHECK to Jill Carlson

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

COUNTY ATTORNEY- Email
Attn: Christine Fitch
CFitch@adcogov.org

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

Engineering Division
Attn: Transportation Department
PWE

MAPLETON SCHOOL DISTRICT #1
Attn: CHARLOTTE CIANCIO
591 E. 80TH AVE
DENVER CO 80229

METRO WASTEWATER RECLAMATION
Attn: CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229

North Washington Street Water & San Dist
Attn: Joe James
3172 E 78th Ave
Denver CO 80229

UNITED STATES POST OFFICE
Attn: MARY C. DOBYNS
56691 E COLFAX AVENUE
STRASBURG CO 80136-8115

NS - Code Compliance
Attn: Kerry Gress
kgress@adcogovorg

US EPA
Attn: Stan Christensen
1595 Wynkoop Street
DENVER CO 80202

NS - Code Compliance
Attn: Joaquin Flores

WELBY CITIZEN GROUP
Attn: NORMA FRANK
7401 RACE STREET
DENVER CO 80229

Parks and Open Space Department
Attn: Nathan Mosley
mpedrucci@adcogov.org
aclark@adcogov.org

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

REGIONAL TRANSPORTATION DIST.
Attn: CHRIS QUINN
1560 BROADWAY SUITE 700
DENVER CO 80202

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

SHERIFF'S OFFICE: SO-HQ
Attn: MICHAEL McINTOSH
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog
snielson@adcogov.org

Sheriff's Office: SO-SUB
Attn: SCOTT MILLER
TFuller@adcogov.org, smiller@adcogov.org
aoverton@adcogov.org; mkaiser@adcogov.org

TRI-COUNTY HEALTH DEPARTMENT
Attn: Sheila Lynch
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111

TRI-COUNTY HEALTH DEPARTMENT
Attn: MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022

Tri-County Health: Mail CHECK to Sheila Lynch
Attn: Tri-County Health
landuse@tchd.org

1000 EAST 73RD AVENUE
2750 QUAIL VALLEY ROAD
SOLVANG CA 93463

BARNES TONY L AND
O CONNOR-BARNES EILEEN
7450 WILLIAMS ST
DENVER CO 80229-6503

1601 E 73RD LLC
ATTN JOHN MOYE ESQ
1400 16TH STREET STE 600
DENVER CO 80202

BARNES TONY L AND O CONNOR-BARNES EILEEN P U
ND
80% INT AND BARNES TONY L UND 20% INT
7450 WILLIAMS ST
DENVER CO 80229-6503

7250 GILPIN WAY NO 130 LLC
3578 SOUTH WACO WAY
AURORA CO 80013

BARRANDEY IRENE ACOSTA AND
RODRIGUEZ OCTAVIO TORRES
1437 S WOLCOTT WAY
DENVER CO 80219-3615

A AND R LLC
7754 PARFET ST
ARVADA CO 80005-3445

CENTER GREENHOUSE INC
1550 E 73RD AVE
DENVER CO 80229-6904

A AND R LLC
7754 PARFET ST
ARVADA CO 80005

CENTER LAND PROPERTIES
7285 GILPIN WAY SUITE 100
DENVER CO 80229

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601-8222

CENTER PLAZA LLC
1480 E 73RD AVE
DENVER CO 80229-6902

ADDUCCI THOMAS F AND
ADDUCCI CAROLE L
581 E 76TH AVE
DENVER CO 80229-6206

CHESROWN COLLISION CENTER INC
7420 N WASHINGTON STREET
DENVER CO 80229

ADUCCI JOSEPH 1/3 /ROTELLO ANGELA 1/6 AN
SONS RANDY 1/6 /ADDUCCI JOSEPH M/LISA M
1479 S LEYDEN ST
DENVER CO 80224-1950

CIANCIO TERI L
1780 W 115TH CIR
DENVER CO 80234-2610

BARNES TONY L AND
O CONNOR-BARNES EILEEN
7450 WILLIAMS STREET
DENVER CO 80229

CITY OF THORNTON THE
9500 CIVIC CENTER DR
DENVER CO 80229-4326

BARNES TONY L AND
O CONNOR0BARNES EILEEN P
7450 WILLIAMS STREET
DENVER CO 80229

DECARLO FAMILY TRUST THE
3751 W 101ST AVE
WESTMINSTER CO 80031-2435

DOMENICO CAROLYN
3558 W 111TH DR UNIT A
WESTMINSTER CO 80031

JSM INVESTMENTS LLC
8310 E 129TH PL
THORNTON CO 80602-8245

DOMENICO CAROLYN M
3558 WEST 111TH DRIVE NO. A
WESTMINSTER CO 80031-6851

K L WERTH LLC
2555 E 70TH AVENUE
DENVER CO 80229

ENGDAHL RANIE VECCHIARELLI
4505 QUAY ST
WHEAT RIDGE CO 80033-3516

LA RUSSO DAVID C
7535 LAFAYETTE ST
THORNTON CO 80229-6437

GACCETTA BERNICE REVOCABLE LIVING TRUST
1051 E 73RD AVE
DENVER CO 80229-6818

LA RUSSO DAVID C TRUSTEE FOR
CLYDE LA RUSSO FAMILY TRUST
7535 LAFAYETTE
DENVER CO 80229-6437

GACCETTA DANNY AND
GACCETTA BRIANNA
13252 ELIZABETH ST
THORNTON CO 80241-2063

LARUSSO DAVID C AND
LARUSSO SHARON A
7535 N LAFAYETTE ST
DENVER CO 80229-6437

GENUINE PARTS COMPANY
2999 WILDWOOD PARKWAY
ATLANTA GA 30339

LECHUGA LANA J AND
LECHUGA JOSE M
1911 E 73RD AVE
DENVER CO 80229-6914

HIGH NOON ASSOCIATES
2750 QUAIL VALLEY ROAD
SOLVANG CA 93463

LEVIN GARY
2750 QUAIL VALLEY ROAD
SOLVANG CA 93463

HOFFMAN INVESTMENT COMPANY INC
7250 GILPIN WAY SUITE 100
DENVER CO 80229

MARRONE KENNETH AND
MARRONE STANLEY J
1041 E 71ST AVE
DENVER CO 80229-6809

HOFFMAN INVESTMENT COMPANY INC
7250 GILPIN WAY STE 100
DENVER CO 80229-6530

MARRONE KENNETH M
1041 E 71ST AVE
DENVER CO 80229-6809

HOFFMAN INVESTMENT COMPANY INC
6825 BROADWAY
DENVER CO 80221

MAZZOTTI GEORGE V
7340 RACE ST
DENVER CO 80229-6909

MAZZOTTI GEORGE VICTOR ET AL
7340 RACE ST
DENVER CO 80229-6909

R MOORE PROPERTIES LLC
2721 E 138TH PL
THORNTON CO 80602-7226

MC DANIEL LARRY E AND NANCY J
3105 MEGAN WAY
BERTHOUD CO 80513-8078

T & G PECOS LLC
6301 FEDERAL BLVD # 3
DENVER CO 80221-2029

MHG LLC
7263 DEFRAME CT
ARVADA CO 80005-2863

T AND G 73RD LLC
6301 FEDERAL BLVD UNIT 3
DENVER CO 80221

MILANO PATRICK R AND
MILANO ANTHONY J
7339 RACE ST
DENVER CO 80229

TMA PROPERTIES LLC
6725 W 97TH PL
BROOMFIELD CO 80021-5404

NLT LLC
891 E 71ST AVE
DENVER CO 80229-6806

VENTURE 224 LLC
11755 AIRPORT WAY STE 149
BROOMFIELD CO 80021-2502

NORTH SIDE GARDENS LLC
7285 GILPIN WAY UNIT 100
DENVER CO 80229-6507

WASHINGTON GARDENS BPT LLC UND 50% AND
WASHINGTON GARDENS RANDALL LLC UND 50%
C/O COMPTON DANDO INC
DENVER CO 80239-3454

NORVIC PROPERTIES LLC
7401 RACE ST
DENVER CO 80229-6502

WELBY BACKYARD LLC
7451 HIGH ST
DENVER CO 80229

O CONNOR BARNES EILEEN AND
BARNES TONY L
7450 WILLIAMS ST
DENVER CO 80229

WELBY BACKYARD LLC
7451 HIGH STREET
DENVER CO 80229

PEDOTTO EDWARD M
6946 W 83RD WAY
ARVADA CO 80003-1611

WELBY FARM LLC
2200 E 104TH AVE STE 105
THORNTON CO 80233-4402

R C D LIMITED LIABILITY COMPANY AND
CIANCIO NANCY C TRUSTEE
855 ADAMS ST
DENVER CO 80206-3933

ADAMS INDUSTRIAL DEVELOPMENT GROUP LLC
OR CURRENT RESIDENT
7175 YORK STREET
DENVER CO 80229

ADDUCCI JOSEPH A
OR CURRENT RESIDENT
1210 E 73RD AVE
DENVER CO 80229-6821

MARRONE KENNETH M
OR CURRENT RESIDENT
1041 E 71ST AVE
DENVER CO 80229-6809

BARNES TONY L AND
O CONNOR-BARNES EILEEN
OR CURRENT RESIDENT
7450 WILLIAMS STREET
DENVER CO 80229

MARRONE KENNETH MICHAEL AND
MARRONE JACKIE LEE
OR CURRENT RESIDENT
999 E 71ST AVE
DENVER CO 80229-6807

BURTON KAY A
OR CURRENT RESIDENT
1161 E 73RD AVE
DENVER CO 80229-6851

MAZZOTTI GEORGE AND RUTH REVOCABLE
LIVING TRUST
OR CURRENT RESIDENT
7340 RACE ST
DENVER CO 80229-6909

CENTER GREENHOUSE INC
OR CURRENT RESIDENT
1550 E 73RD AVE
DENVER CO 80229-6904

MEDINA SHARON T FAMILY TRUST
OR CURRENT RESIDENT
1275 E 75TH AVE
DENVER CO 80229-6402

CENTER LAND COMPANY
OR CURRENT RESIDENT
1480 E 73RD AVE
DENVER CO 80229-6902

MENDEZ CARLOS AND
MENDEZ KATHLEEN
OR CURRENT RESIDENT
1390 E 73RD AVE
DENVER CO 80229

FRANK CHRISTOPHER C
OR CURRENT RESIDENT
7451 HIGH ST
DENVER CO 80229-6511

MILANO JOSEPH/PATRICK R/
ANTHONY TRUSTEES OF J M TRUST
OR CURRENT RESIDENT
7341 RACE ST
DENVER CO 80229-6908

FRANK CHRISTOPHER C AND
FRANK NORMA J
OR CURRENT RESIDENT
7405 RACE ST
DENVER CO 80229-6502

MOLINARO LAURA FAMILY TRUST
OR CURRENT RESIDENT
1840 E 75TH AVE
DENVER CO 80229-6515

FRANK VICTOR H JR/NORMA J 1/2 INT (JT) A
O DORISIO STEVEN J/ROBIN R 1/2 INT (JT)
OR CURRENT RESIDENT
7403 RACE ST
DENVER CO 80229-6502

MOLINARO RANDALL L AND
MOLINARO DEANNA R
OR CURRENT RESIDENT
7411 RACE ST
DENVER CO 80229-6502

GACCETTA BERNICE REVOCABLE LIVING TRUST
OR CURRENT RESIDENT
1051 E 73RD AVE
DENVER CO 80229-6818

NLT LLC
OR CURRENT RESIDENT
891 E 71ST AVE
DENVER CO 80229-6806

LECHUGA JOSE MICHAEL AND
LECHUGA LANA JEAN
OR CURRENT RESIDENT
1911 E 73RD AVE
DENVER CO 80229-6914

NORVIC PROPERTIES LLC
OR CURRENT RESIDENT
7401 RACE ST
DENVER CO 80229-6502

PISER FRANCES M
OR CURRENT RESIDENT
1310 E 73RD AVE
DENVER CO 80229-6823

CURRENT RESIDENT
7334 WASHINGTON ST
DENVER CO 80229-6302

ROSENBACH JUDY A AND
ROSENBACH GERALD W
OR CURRENT RESIDENT
1201 E 75TH AVE
DENVER CO 80229-6402

CURRENT RESIDENT
7338 WASHINGTON ST
DENVER CO 80229-6302

SCOTT MICHAEL AND
SCOTT LORI
OR CURRENT RESIDENT
7150 LAFAYETTE ST
DENVER CO 80229-6825

CURRENT RESIDENT
7346 WASHINGTON ST
DENVER CO 80229-6302

VIVA A&R LLC
OR CURRENT RESIDENT
1040 E 71ST AVE
DENVER CO 80229-6810

CURRENT RESIDENT
7348 WASHINGTON ST
DENVER CO 80229-6302

YANTORNO BEVERLY SUE AND HOFFMAN PETER
MICHAEL AND HOFFMAN KIMBERLY ANN
OR CURRENT RESIDENT
1460 E 73RD AVE
DENVER CO 80229-6902

CURRENT RESIDENT
7352 WASHINGTON ST
DENVER CO 80229-6302

YANTORNO FRANK L
OR CURRENT RESIDENT
1414 E 73RD AVE
DENVER CO 80229-6902

CURRENT RESIDENT
7354 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7314 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7420 WASHINGTON ST
DENVER CO 80229-6304

CURRENT RESIDENT
7316 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7550 LAFAYETTE ST
DENVER CO 80229-6421

CURRENT RESIDENT
7318 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7535 LAFAYETTE ST
DENVER CO 80229-6437

CURRENT RESIDENT
7330 WASHINGTON ST
DENVER CO 80229-6302

CURRENT RESIDENT
7470 WILLIAMS ST
DENVER CO 80229-6503

CURRENT RESIDENT
7250 GILPIN WAY STE 130
DENVER CO 80229-6505

CURRENT RESIDENT
901 E 71ST AVE
DENVER CO 80229-6807

CURRENT RESIDENT
7250 GILPIN WAY STE 140
DENVER CO 80229-6505

CURRENT RESIDENT
800 E 71ST AVE
DENVER CO 80229-6808

CURRENT RESIDENT
1875 E 75TH AVE
DENVER CO 80229-6514

CURRENT RESIDENT
1020 E 71ST AVE
DENVER CO 80229-6810

CURRENT RESIDENT
1800 E 75TH AVE
DENVER CO 80229-6515

CURRENT RESIDENT
821 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
7250 GILPIN WAY STE 150
DENVER CO 80229-6530

CURRENT RESIDENT
825 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
7150 WASHINGTON ST
DENVER CO 80229-6706

CURRENT RESIDENT
831 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
7154 WASHINGTON ST
DENVER CO 80229-6706

CURRENT RESIDENT
835 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1015 E 70TH AVE
DENVER CO 80229-6803

CURRENT RESIDENT
841 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1041 E 70TH AVE
DENVER CO 80229-6803

CURRENT RESIDENT
845 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1061 E 70TH AVE
DENVER CO 80229-6803

CURRENT RESIDENT
851 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
853 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
950 E 73RD AVE
DENVER CO 80229-6817

CURRENT RESIDENT
855 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1210 E 73RD AVE
DENVER CO 80229-6821

CURRENT RESIDENT
859 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1301 E 73RD AVE
DENVER CO 80229-6822

CURRENT RESIDENT
861 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1327 E 73RD AVE
DENVER CO 80229-6822

CURRENT RESIDENT
863 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1347 E 73RD AVE
DENVER CO 80229-6822

CURRENT RESIDENT
865 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1357 E 73RD AVE
DENVER CO 80229-6822

CURRENT RESIDENT
881 E 73RD AVE
DENVER CO 80229-6815

CURRENT RESIDENT
1367 E 73RD AVE
DENVER CO 80229-6822

CURRENT RESIDENT
901 E 73RD AVE
DENVER CO 80229-6816

CURRENT RESIDENT
7141 LAFAYETTE ST
DENVER CO 80229-6824

CURRENT RESIDENT
983 E 73RD AVE
DENVER CO 80229-6816

CURRENT RESIDENT
7220 LAFAYETTE ST
DENVER CO 80229-6827

CURRENT RESIDENT
940 E 73RD AVE
DENVER CO 80229-6817

CURRENT RESIDENT
800 E 73RD AVE UNIT 1
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 10
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 2
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 11
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 20
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 12
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 21
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 13
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 25
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 14
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 3
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 15
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 4
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 16
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 5
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 17
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 6
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 18
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 7
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 19
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 8
DENVER CO 80229-6855

CURRENT RESIDENT
800 E 73RD AVE UNIT 9
DENVER CO 80229-6855

CURRENT RESIDENT
850 E 73RD AVE UNIT 8
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 1
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 9
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 10
DENVER CO 80229-6856

CURRENT RESIDENT
850 E 73RD AVE UNIT 11
DENVER CO 80229-6862

CURRENT RESIDENT
850 E 73RD AVE UNIT 12
DENVER CO 80229-6856

CURRENT RESIDENT
1581 E 73RD AVE
DENVER CO 80229-6903

CURRENT RESIDENT
850 E 73RD AVE UNIT 2
DENVER CO 80229-6856

CURRENT RESIDENT
1601 E 73RD AVE
DENVER CO 80229-6905

CURRENT RESIDENT
850 E 73RD AVE UNIT 3
DENVER CO 80229-6856

CURRENT RESIDENT
1790 E 73RD AVE
DENVER CO 80229-6907

CURRENT RESIDENT
850 E 73RD AVE UNIT 4
DENVER CO 80229-6856

CURRENT RESIDENT
7300 RACE ST
DENVER CO 80229-6909

CURRENT RESIDENT
850 E 73RD AVE UNIT 5
DENVER CO 80229-6856

CURRENT RESIDENT
7330 RACE ST
DENVER CO 80229-6909

CURRENT RESIDENT
850 E 73RD AVE UNIT 6
DENVER CO 80229-6856

CURRENT RESIDENT
2101 E HIGHWAY 224
DENVER CO 80229-6910

CURRENT RESIDENT
850 E 73RD AVE UNIT 7
DENVER CO 80229-6856

CURRENT RESIDENT
1801 E 73RD AVE
DENVER CO 80229-6916

CURRENT RESIDENT
1840 E 73RD AVE
DENVER CO 80229-6917

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the subject property for case # PRC2018-00021 on July 9, 2019 in accordance with the requirements of the Adams County Development Standards and Regulations.

Handwritten signature of J. Gregory Barnes.

J. Gregory Barnes

Center Greenhouse

PRC2018-00021

7220 Lafayette Street

August 13, 2019

Board of County Commissioners Public Hearing
Community and Economic Development Department

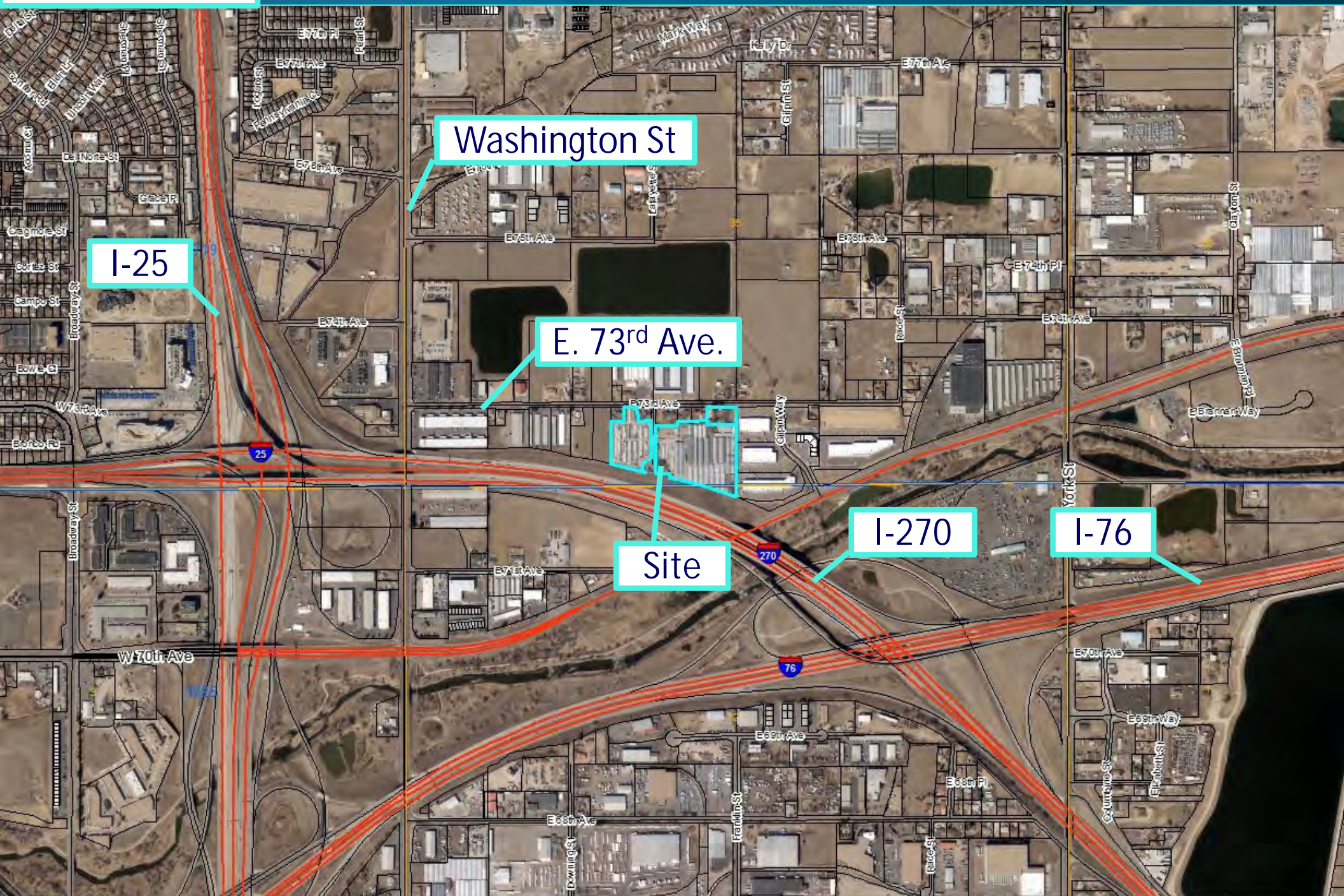
Case Manager: Greg Barnes



Requests

- Final plat for minor subdivision:
 - Creates 1 lot
 - 11 acres total
- Rezoning:
 - Current: Agricultural-1
 - Proposed: Industrial-1
- Roadway Vacation:
 - Portion of Lafayette Street
- Subdivision Improvements Agreement

Aerial View

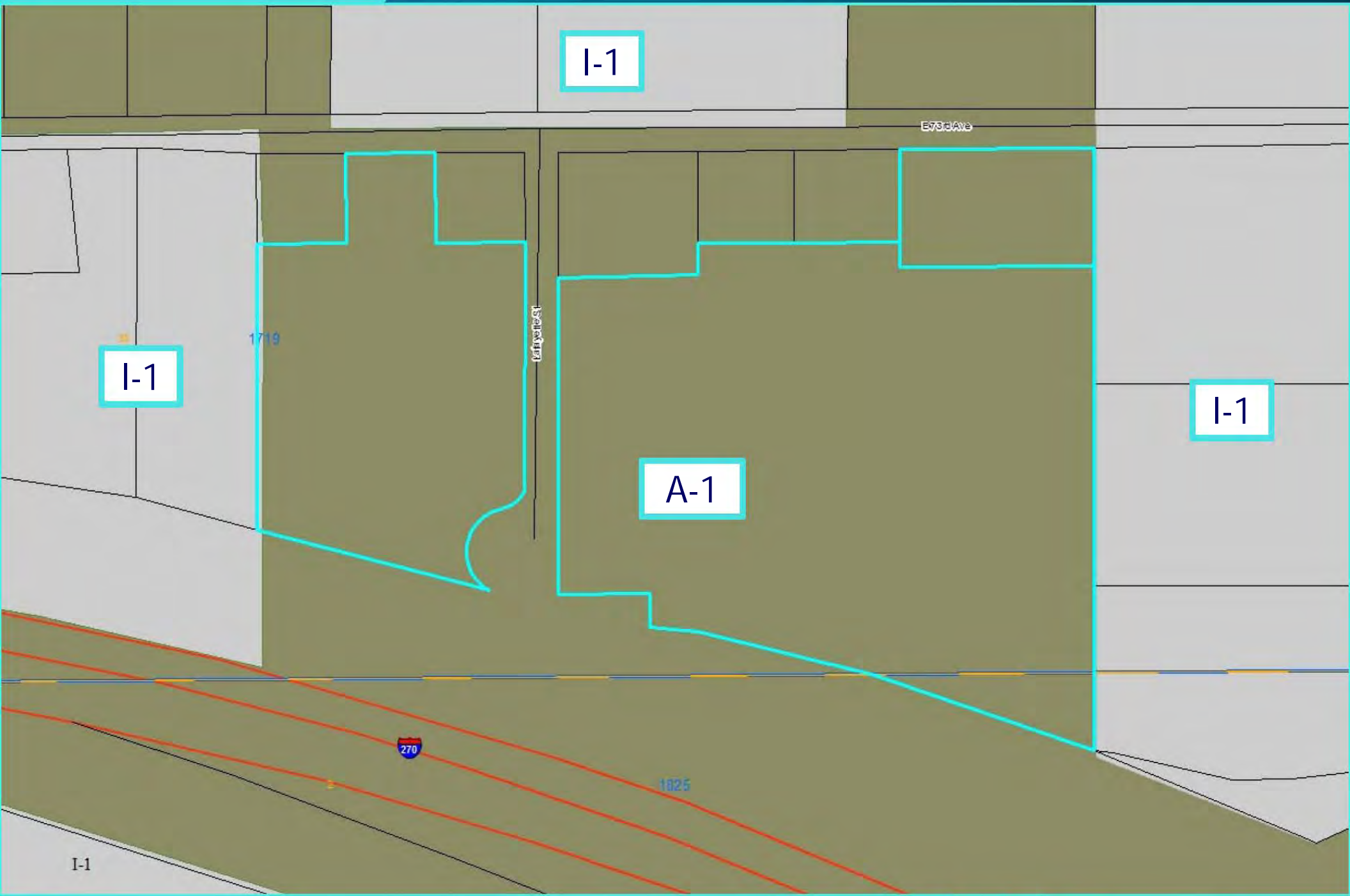


Site at 73rd and Lafayette

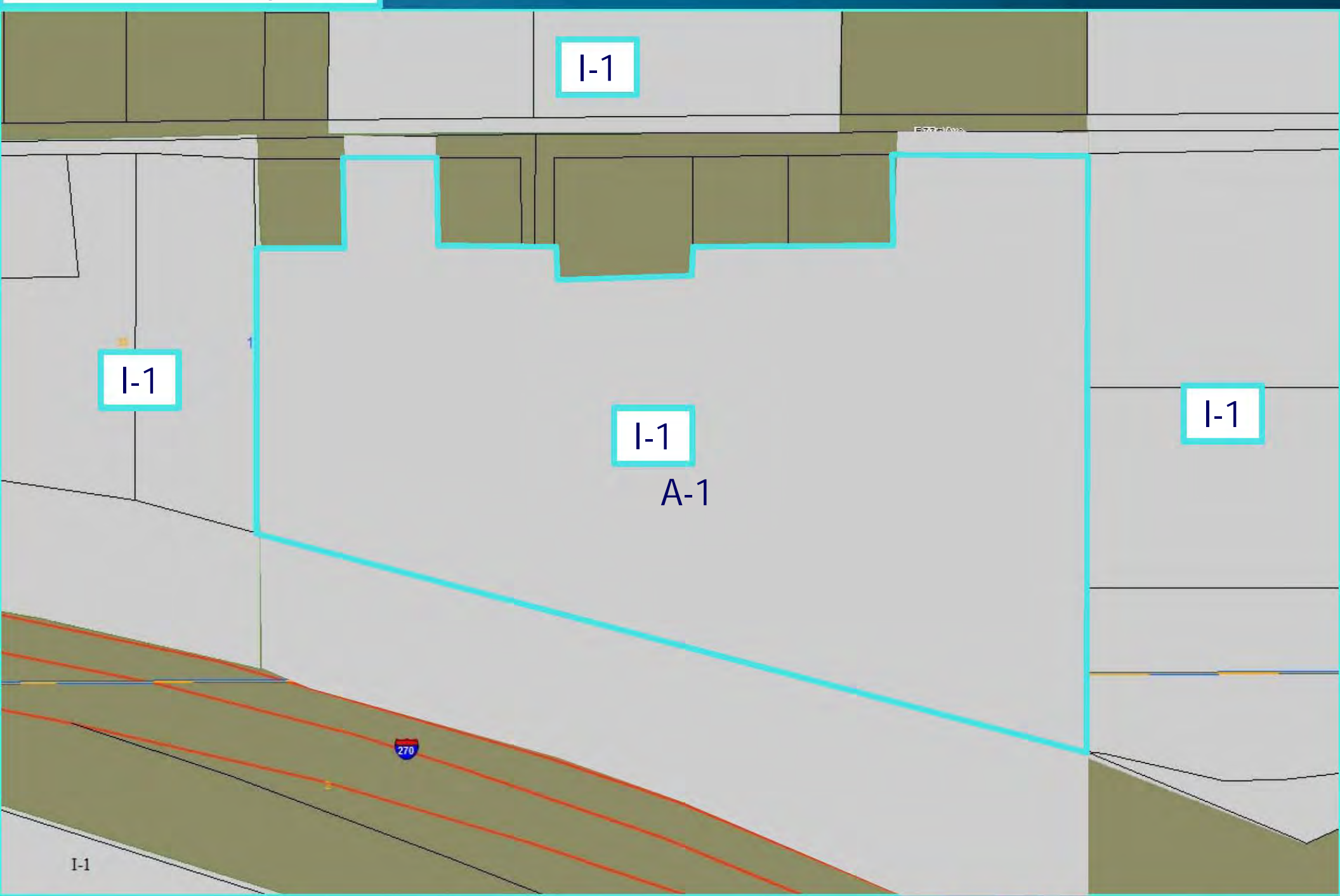


© 2019 Pictometry

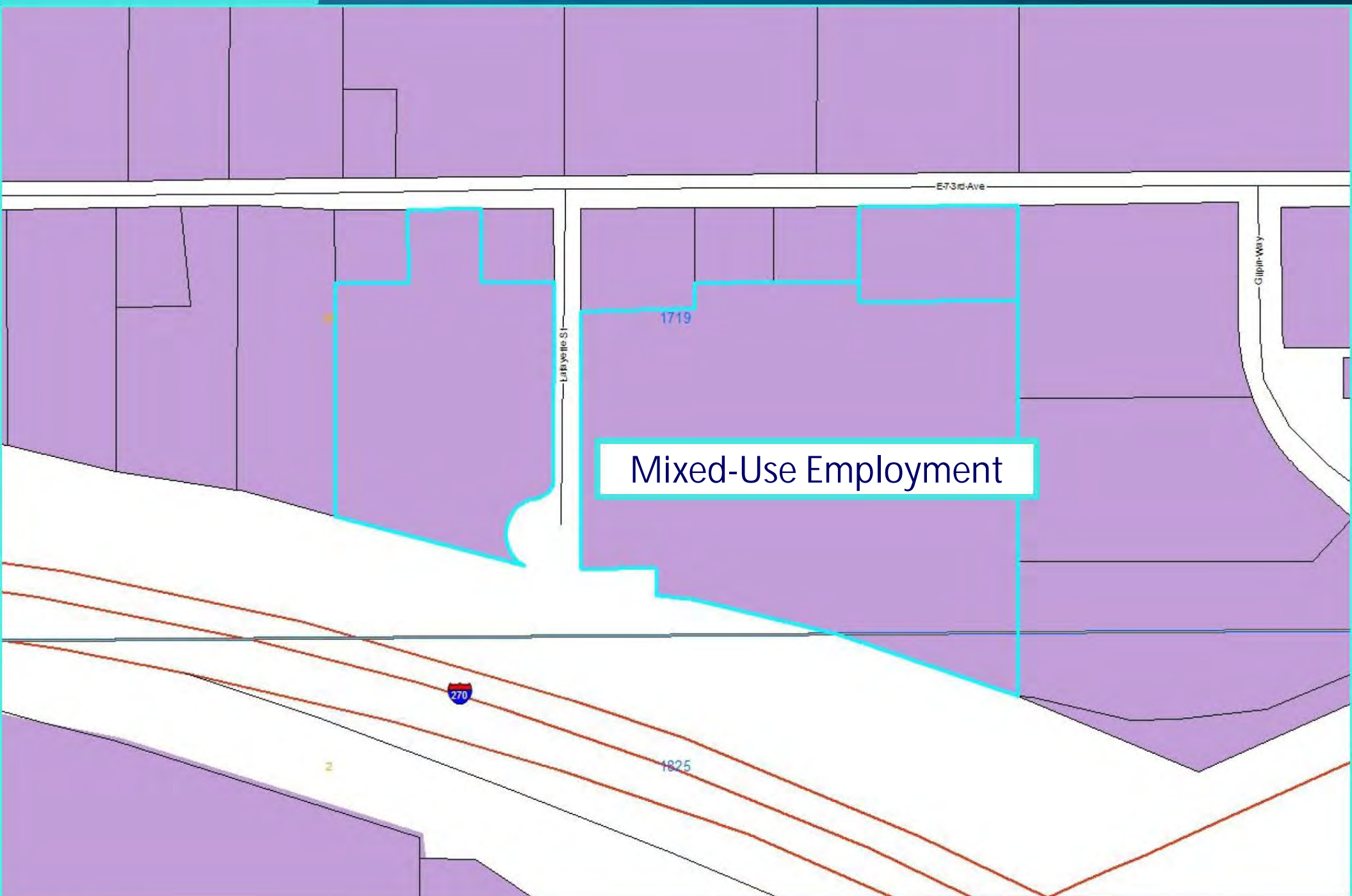
Current Zoning Map



Proposed Zoning Map



Future Land Use



Criteria for Minor Subdivision Final Plat Approval

Section 2-02-18-03-05

- Conforms to Subdivision Design Standards
- Sufficient Water Supply
- Established Sewage Disposal
- Identified Soil & Topographical Issues
- Adequate Drainage Improvements
- Adequate Public Infrastructure Guarantees
- Consistent with Comprehensive Plan
- Consistent with Purpose of Regulations
- Conforms to Density Standards
- Compatible & Harmonious to Surrounding Area

Criteria for Rezoning Approval

Section 2-02-13-06-02

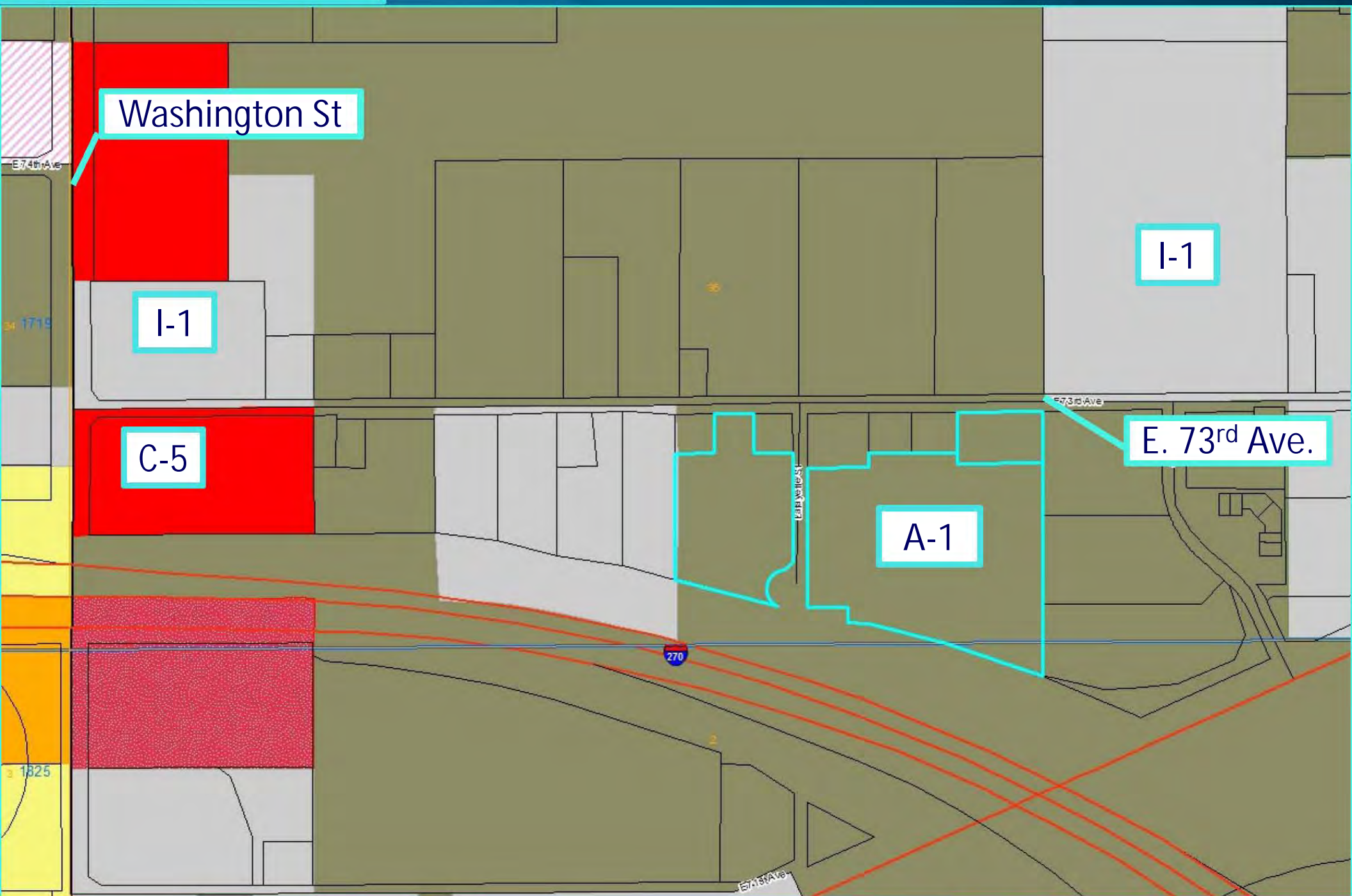
- Consistent with Comprehensive Plan
- Consistent with Purpose of Regulations
- Complies with Zone District Standards
- Compatible & Harmonious to Surrounding Area

Criteria for Roadway Vacation Approval

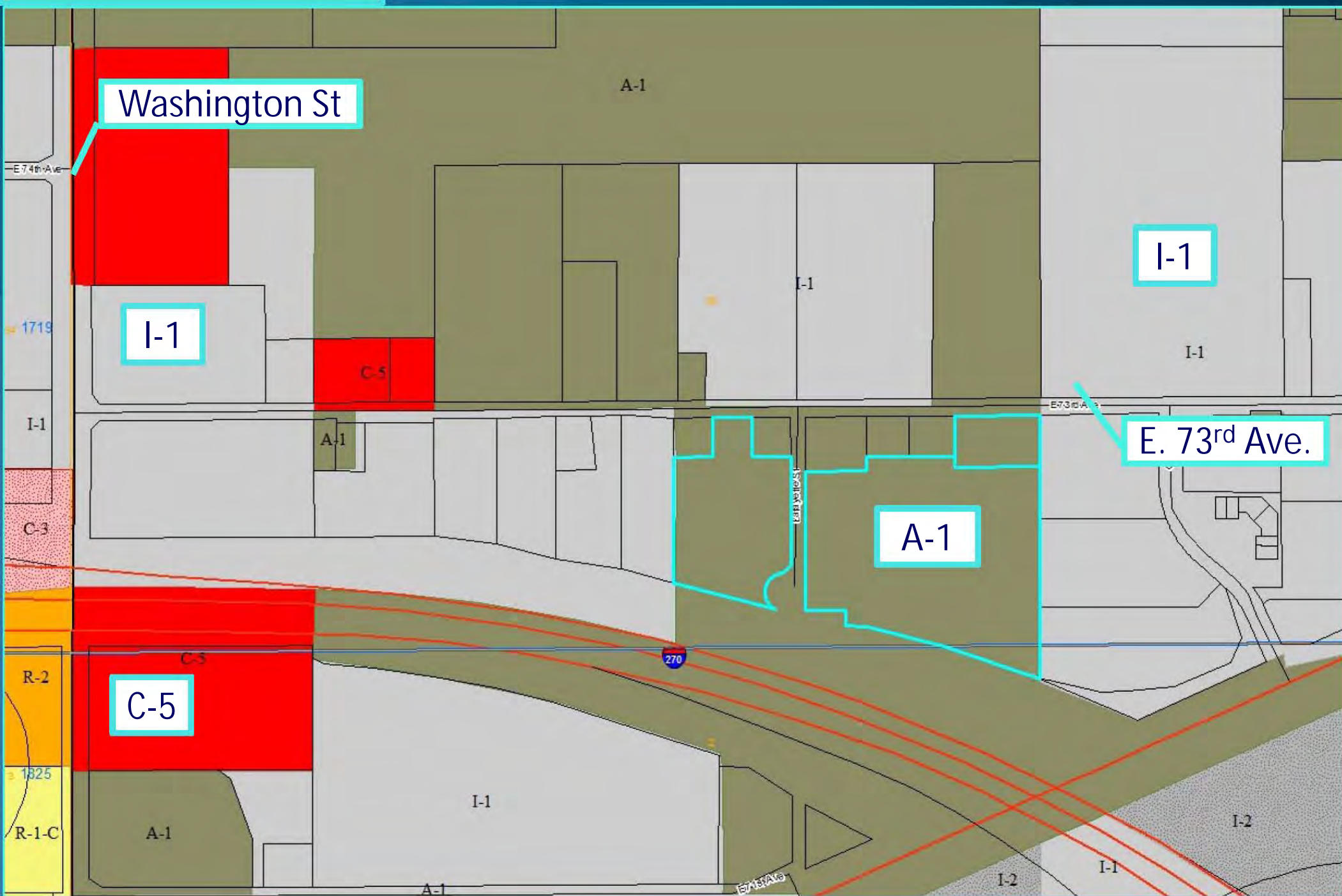
Section 2-02-13-06-02

- Complies with Standards & Regulations
- Does Not Create Nonconformity
- Consistent with Purpose of Subdivision Regulations
- Not Adversely Affecting Health, Safety, and Welfare
- Does Not Inhibit Access for Other Properties

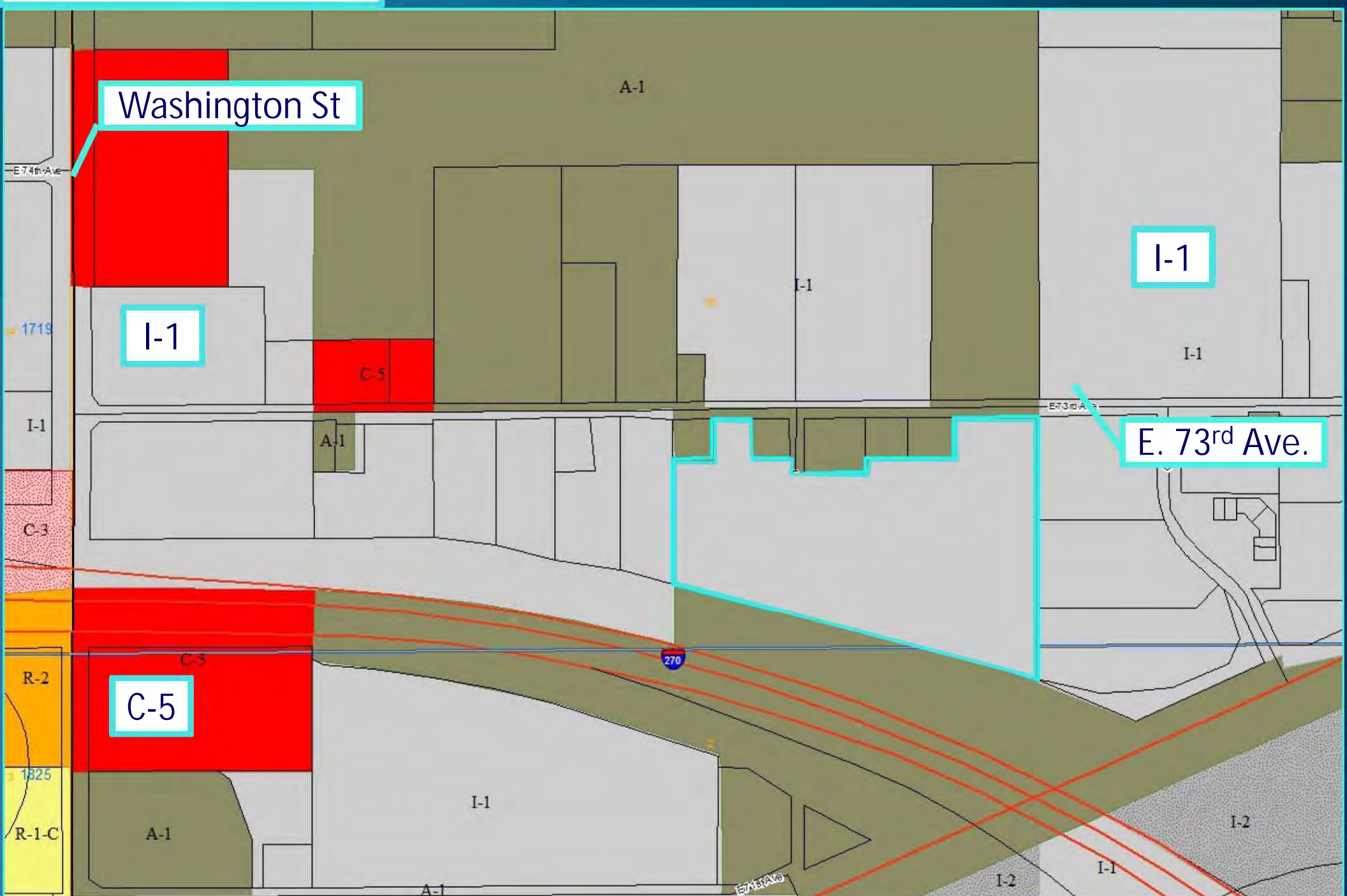
1999 Zoning Map



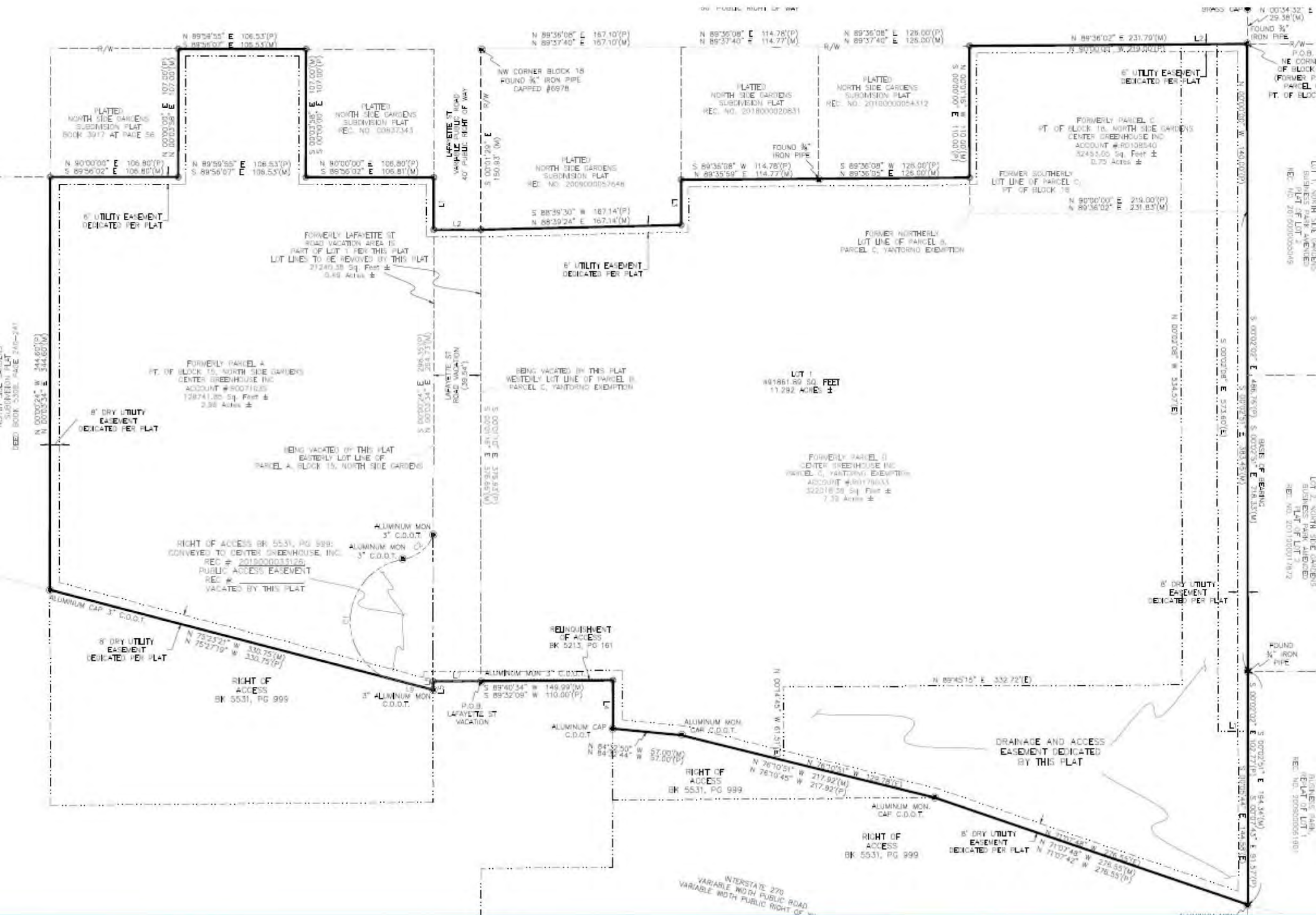
2019 Zoning Map



Proposed Zoning Map



00 PULLIN NORTH OF WA

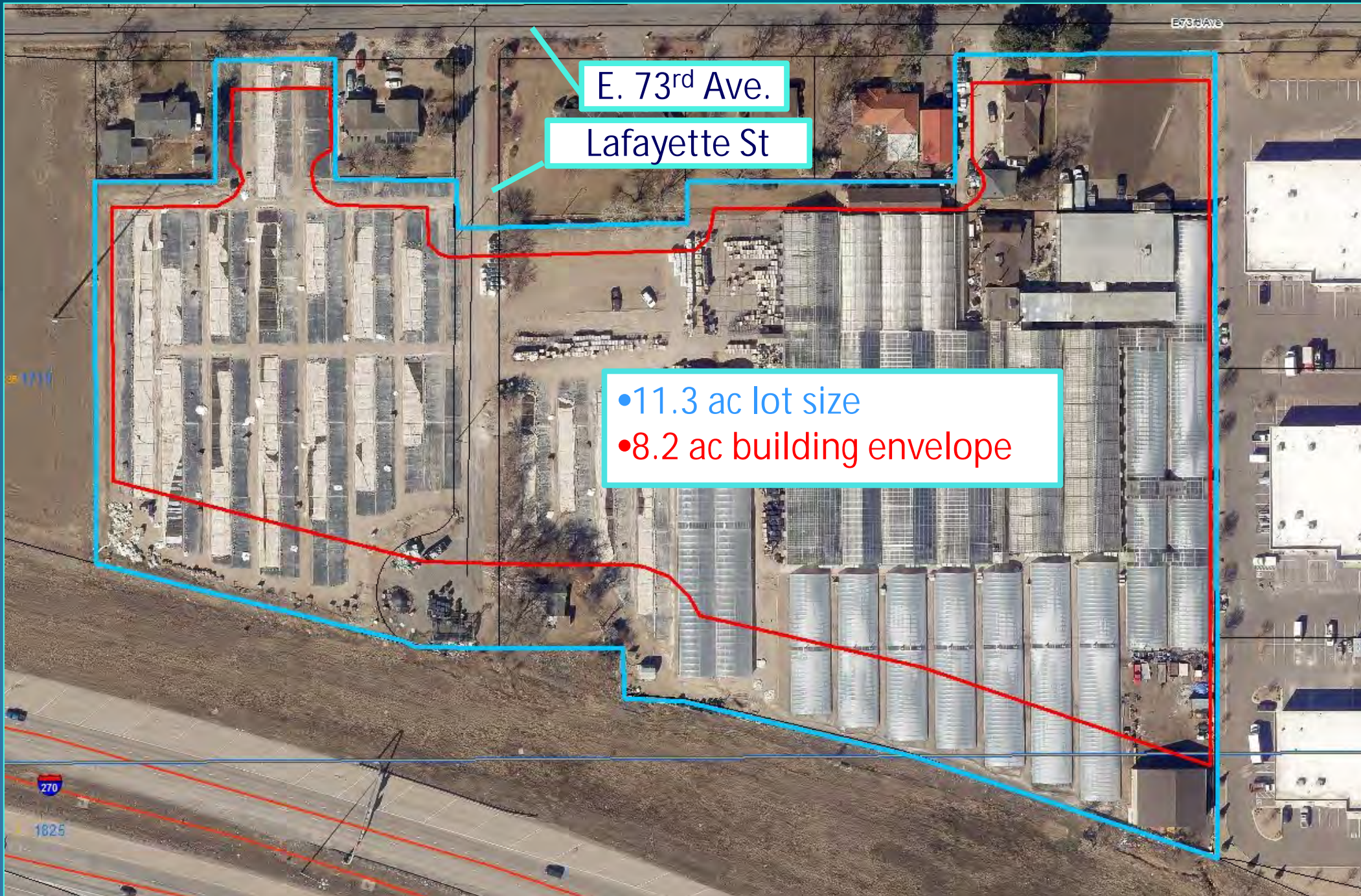


Development Standards

I-1 Zone District

- Minimum Lot Size:
 - 1 acre (required)
 - 11.3 acres (min. proposed)
- Minimum Lot Width:
 - 100 ft. (required)
 - 230 ft. (min. proposed)
- Minimum Setbacks:
 - 25 ft. (front)
 - 15 & 5 ft. (side)
 - 75 ft. (highway)

Proposed Lot and Building Envelope



Analysis

- Water:
 - Water provided by North Washington Street Water & Sanitation District
 - Confirmed by Colorado Division of Water Resources
- Electric Service:
 - Provided by Xcel Energy











Referral Period

Notices Sent*	Comments Received
181	1

1,500 foot referral distance

External Referral Agencies:
CDOT, CDWR, Xcel, CGS, TCHD
No objections to plat.

Planning Commission

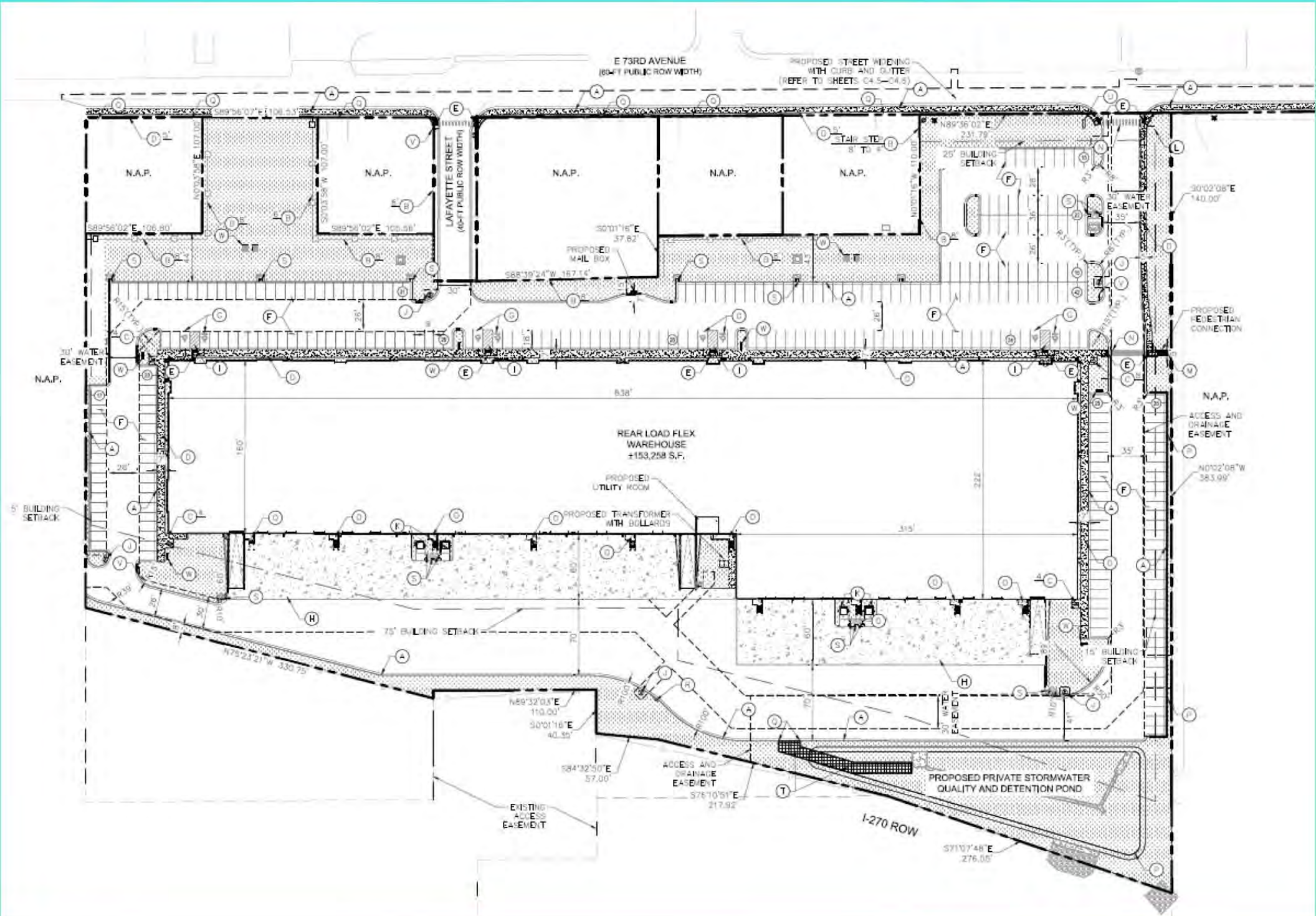
- Public Hearing on 07/25/2019
- 2 public comments
 - Current condition of East 73rd Avenue

Recommendation

(PRC2018-00021 – Center Greenhouse)

- Consistent with Comprehensive Plan
- Complies with minimum zone district standards
- Compatible with surrounding area
- Water, Sewage, & Electric Service Provided

Approval of the final plat, rezoning, and roadway vacation with 21 findings-of-fact, 1 condition, and 1 note





COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

August 13, 2019

CASE No.: RCU2019-00011 CASE NAME: 8290 Steele Street Rezone	
Owner's Name:	Arturo Ayala
Applicant's Name:	8150-8160 Steele Street LLC
Applicant's Address:	8150 Steele Street, Thornton, CO 80229
Location of Request:	8290 Steele Street, Thornton, CO 80229
Nature of Request:	A request to rezone a 6.2-acre parcel from Agriculture-3 (A-3) to Industrial-1 (I-1)
Zone District:	A-3
Site Size:	6.2 acres
Proposed Uses:	Light Industrial
Existing Use:	Vacant
Comprehensive Plan:	Mixed Use Employment
Hearing Date(s):	BOCC: August 13, 2019/ 9:30 a.m.
Report Date:	July 31, 2019
Case Manager:	Libby Tart
Staff Recommendation:	APPROVAL with 4 Findings-of-Fact

SUMMARY OF APPLICATION

The applicant, 8150-8160 Steele Street LLC, is requesting to rezone the subject property, a 6.2-acre lot, into the Industrial-1 (I-1) zone district. The subject parcel is currently zoned Agriculture-3 (A-3) and is undeveloped. The proposed I-1 zone district would allow the applicant to develop the acreage into commercial or light industrial uses. Currently, 2.39 acres of the 6.2 acres of the parcel are within the floodway of the South Platte River. Development is not permitted within this 2.39 acres.

The surrounding zoning to the south is Agriculture-3 (A-3). The zoning to the west is Industrial-2 (I-2). Due north and east of the parcel are parcels within the City of Thornton boundaries.

Development Standards and Regulations:

Section 2-02-13-06-02 of the County's Development Standards and Regulations outlines the approval criteria for rezoning a property. These standards include compliance with the requirements and purposes of the Development Standards and Regulations, consistency with the Comprehensive Plan, and compatibility with the surrounding area.

The proposed rezoning is consistent with the purposes and requirements of the County's Development Standards and Regulations. The subject property is currently located within an Agriculture-3 (A-3) zone district, which is intended to provide a rural living experience and limited farming uses. The subject request is to rezone the 6.2-acre parcel to Industrial-1 (I-1). Per Section 3-24 of the Adams County Development Standards and Regulations, the purpose of the I-1 zone district is to "provide a general commercial and restricted industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses". The request complies with the one-acre minimum zone district acreage and the minimum 100-foot lot width dimension requirement for the I-1 zone district. The parcel is 6.2 acres and the lot width is 326 feet.

Future Land Use Designation/Goals of the Comprehensive Plan for the Area:

Adams County's Comprehensive Plan designates the subject property and surrounding area as Mixed Use Employment. Per Chapter Five of the County's Comprehensive Plan, Mixed Use Employment areas allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses. The Comprehensive Plan also mentions that some existing Mixed-Use Employment Areas, such as those within the Welby area, contain pockets of existing residential and agricultural uses. Nonresidential development in these locations should incorporate buffering and other mitigation tools to reduce impacts between dissimilar uses.

The location falls into the Welby Plan, specifically East Welby, which is mainly comprised of industrial and agricultural properties, with some residential throughout. The Plan particularly calls out changes to land areas around East 78th Avenue from York to Steele Street and the future land use designations of "mixed-use neighborhood" and "mixed-use employment". A substantial amount of East Welby is located within this designated area. One of the Economic Development goals in the Welby Implementation Plan is to "develop a strong business community that encourages residential, commercial and industrial development that is appropriate to the Welby area and provides jobs and services for area residents, and optimizes the tax generating potential of commercial and industrial properties". The proposed rezoning from A-3 to I-1 is consistent with the goals and policies of the Welby Plan, as the property is on the border of the agriculture/industrial interface.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-2 Industrial	North Floodplain City of Thornton	Northeast Reservoir City of Thornton
West I-2 Industrial	Site A-3 Vacant	East Reservoir City of Thornton
Southwest I-1 Single-Family	South A-3 Single-Family/Agricultural	Southeast Reservoir City of Thornton

Compatibility with the Surrounding Land Uses:

The surrounding area to the west is zoned Industrial-2 and allows for light manufacturing, processing, fabrication, assembly and storage of non-hazardous and/or non-obnoxious material and products. Due south is a single-family home with agricultural uses in an A-3 zone district. To the north and east, the parcels are owned by the City of Thornton and used for a reservoir and other drainage purposes. The request to create a light-industrial zone district is compatible with the properties to the west, northwest and southwest of the subject property and is compatible with the Mixed-Use Employment area identified in the Comprehensive Plan.

Any development on the site shall be required to conform to the County's performance standards outlined in Chapter Four of the Development Standards and Regulations. These performance standards are required to ensure compatibility with the surrounding properties, which include building orientation, building materials, adequate parking, landscaping at the right-of-way, landscaping in the parking area, and drainage improvements. Dimensional requirements, such as front, rear, and side setbacks, will limit the scale of development, ensuring consistency with the surrounding commercial and residential areas.

Additionally, 2.93 acres of the 6.2-acre parcel are located within the floodway. The applicant acknowledges that only 3.81 acres of the property are available for development. Due to the proximity of the City of Thornton's reservoirs and associated property, the applicant is coordinating with them on proposed concepts for the development of this parcel.

PLANNING COMMISSION UPDATE:

The Planning Commission considered this case on July 25, 2019, and recommended approval in a 7-0 vote. The applicant was available to answer questions at the hearing and indicated they were supportive of staff's recommendation. One resident indicated their concerns about additional trucks/traffic on Steele Street. She stated that the current speed limit signs as well as a stop sign have been knocked down or stolen. Staff contacted Public Works to inquire about this. The Traffic Division is looking into this matter and will be resolving it.

The Planning Commission questioned the width of Steele Street and whether any improvements are planned for the Steele Street. While this matter is not relevant for the rezone request (no new

development proposed), engineering staff did investigate the matter following the public hearing and Steele Street between 86th and 88th is on the list of funded Capital Improvement Projects (CIP). The construction will alleviate some of the traffic going south along Steele Street. Typically, in a CIP process, the design of the project occurs in Year 1, with the acquisition of right-of-way in Year 2, and then the construction of the project in Year 3. The project is in Year 1 of this cycle.

PC and Staff Recommendation:

The Rezoning request is consistent with the Comprehensive Plan, is consistent with the general purpose and intent of these standards and regulations, meets the requirements of these standards and regulations, and is compatible with the surrounding area, harmonious with the character of the neighborhood, 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. The Planning Commission and Staff recommends Approval based on 4 Findings-of-Fact.

Findings of Fact:

Rezoning:

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment 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.

PUBLIC COMMENTS

Property Owner and Occupants Notified	Number of Responses
38	2

Staff received one comment from the initial mailing and notice of public hearing to property owners and occupants within 1500-feet of the subject property. The one comment came from the southern property owner, Paul Yantorno with the Center Land Company, and he stated they plan on applying for a rezone to I-1 soon and are in favor of the rezone request. He stated that they would prefer the development not be heavily developed with vehicle storage/parking areas.

Staff received a second comment following the Planning Commission hearing. The resident to the north in the Riverdale Farm neighborhood stated their concerns about the volume and noise of trucks driving along Steele Street as well as the lack of adherence to the posted speed limit and safety for the nearby residents.

COUNTY AGENCY COMMENTS

Adams County Development Services Engineering

No comment.

Adams County Development Services Environmental and Building

No comment.

Adams County Development Services Addressing and Right-of-Way

No comment.

Adams County Parks

No comment.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

Xcel Energy – Xcel acknowledged that they have an existing pad mount transformer and underground electric in the northeast corner of the property and the property to the north which may conflict with the storm pipeline proposed in the conceptual site plan. The applicant contacted Xcel about the matter and Xcel stated that there was a mapping error and the comment is not applicable for this case. The applicant will be working with Xcel on any new utility siting in the future at the time of a building permit application.

Tri-County Health – The agency stated that the parcel is located within the North Washington Water and Sanitation District and the conceptual site plan showed an on-site wastewater treatment system. The applicant explained that the plan submitted is a conceptual site plan and was submitted to show how to viably develop the property. The applicant will ensure they comply with both North Washington and Tri-County Health procedures at the time of a future owner/developer developing the property.

Colorado Department of Public Health and Environment (CDPHE) – CDPHE also acknowledged the need for public work/sanitation and provided comments like those of Tri-County Health. The applicant acknowledged they will be working with the North Washington Water and Sanitation District and CDPHE at the time of a building permit to ensure they are complying with all rules and regulations.

City of Thornton – The City of Thornton stated that no building permit should be issued for the site prior to the complete construction of the outfall storm system and of an on-site stormwater extended detention basin. They also recommended establishing sustainable ground cover around the undeveloped floodplain area to mitigate erosion off site and to evaluate shared access with other properties along Steele Street. The applicant acknowledged that they are not submitting construction plans or a building permit at this time but will transfer this information to the future owner/developer of the property.

Responding without Concerns:

CDOT

Thornton Fire Rescue

Notified but not Responding / Considered a Favorable Response:

Adams County Attorney's Office

Adams County Fire Protection District

Adams County Sheriff's Office

Century Link

Colorado Division of Wildlife

Comcast

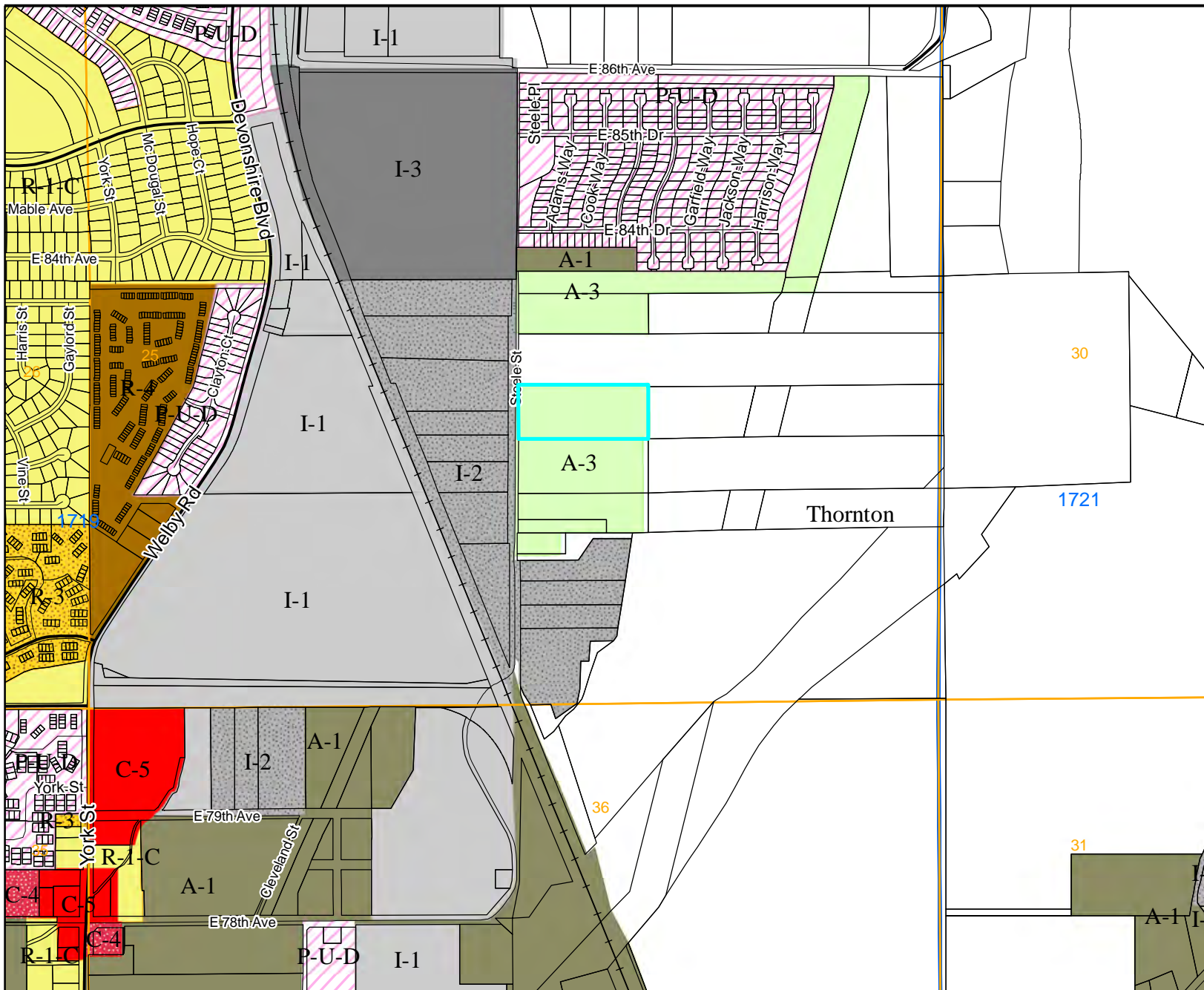
Mapleton School District #1

Metro Wastewater Reclamation

North Washington Street Water and Sanitation District

RTD

Welby Citizen Group



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Case Name 8290 Steele Street Rezone

Case Number RCU2019-00011



For display purposes only.



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



Legend

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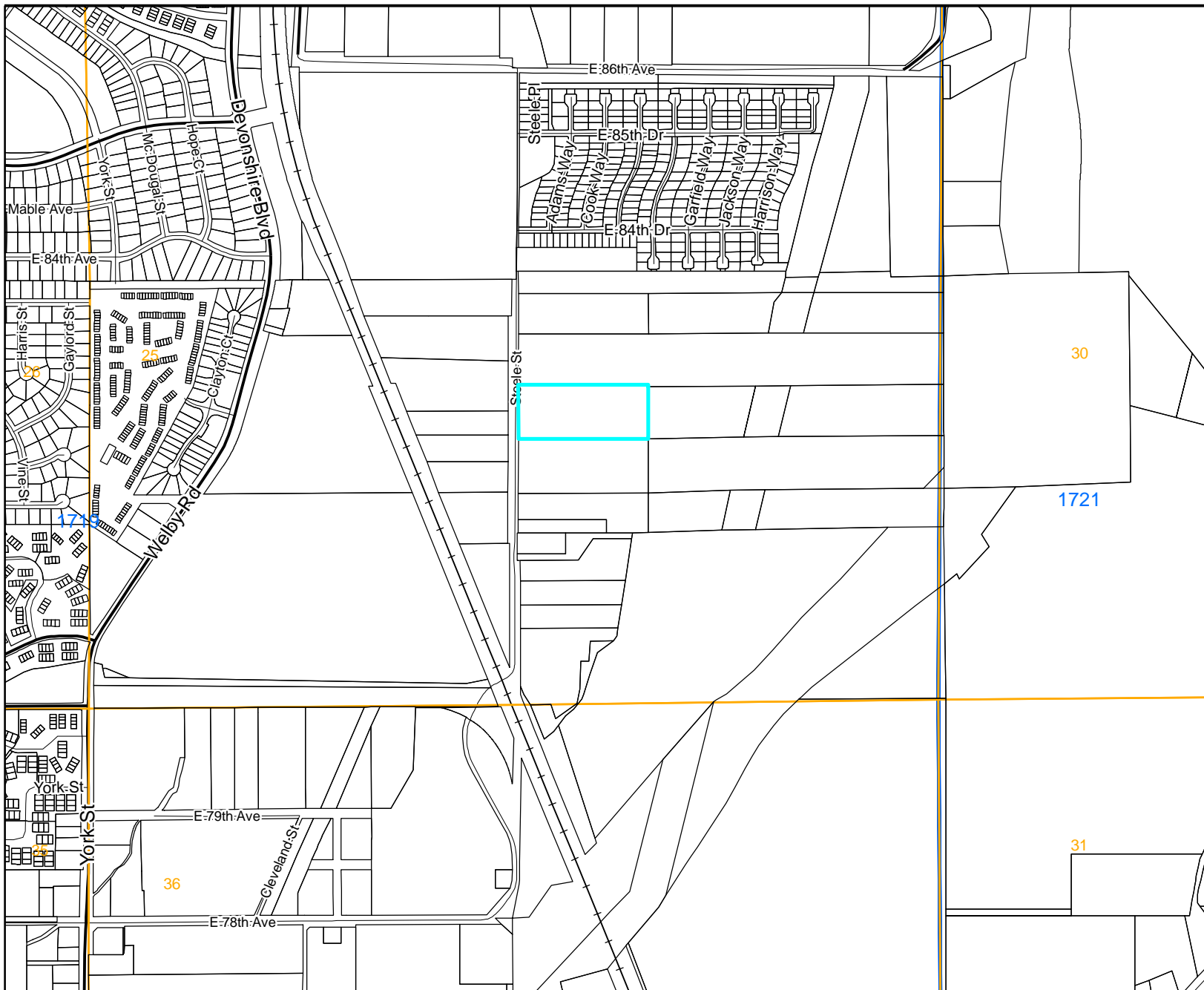
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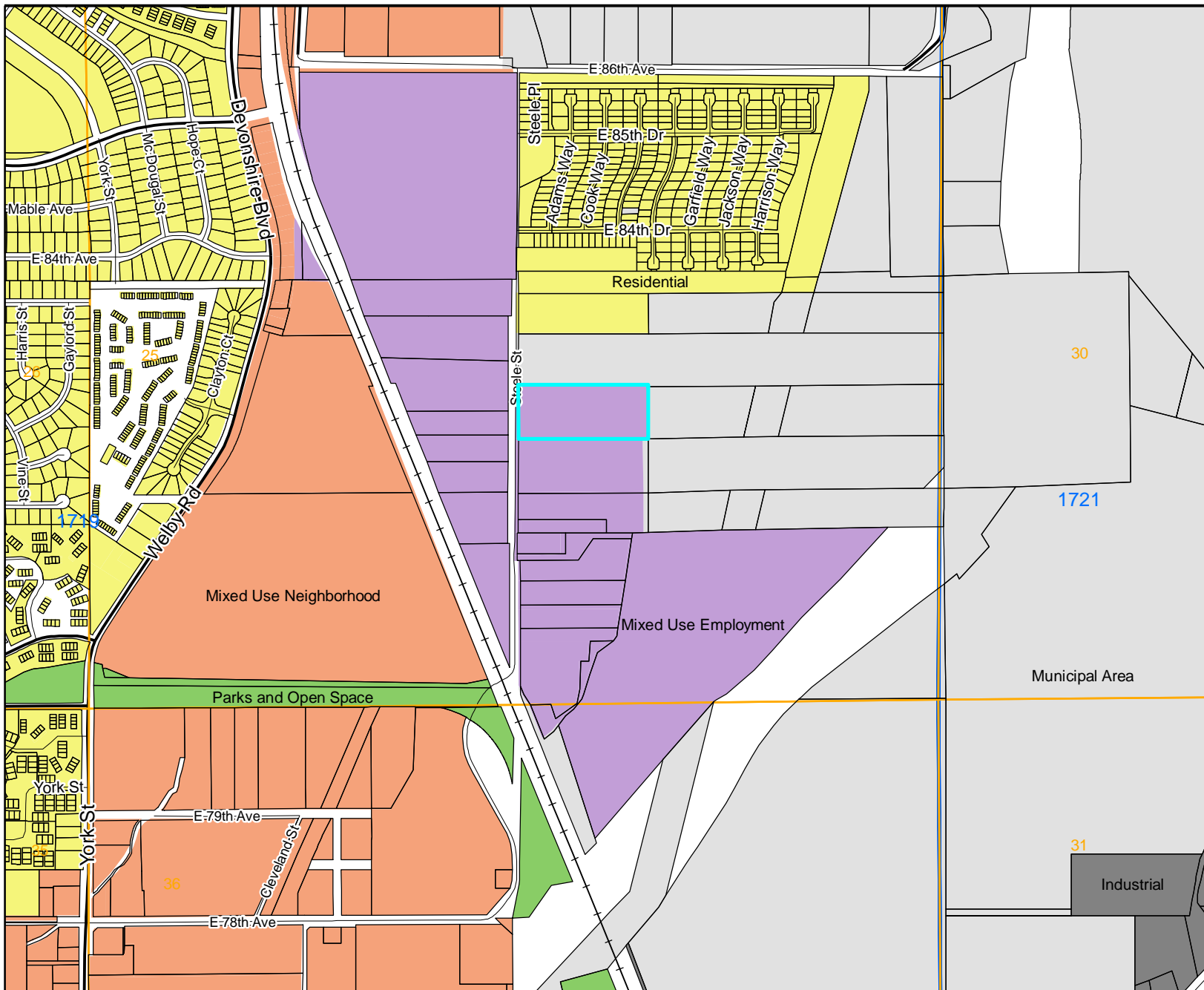
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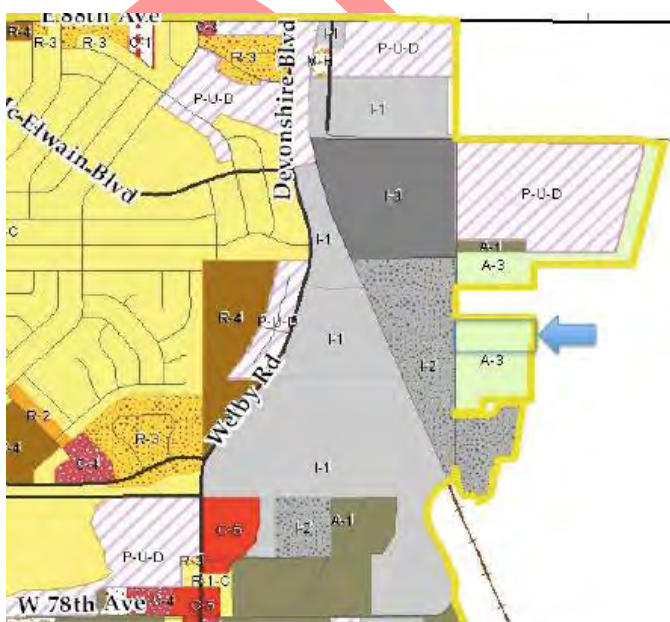
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This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

8290 STEELE STREET
WRITTEN EXPLANATION OF PROJECT **DRAFT**

The proposed project is to rezone the property to Industrial One (I-1), to be more consistent with similar adjacent and nearby properties. At the present time, there is not a specific use or development being proposed. The property lies between Steele Street to the west and the reservoirs for the City of Thornton to the east.



The property lies within an area that is already largely industrial, and is one of the few remaining tracts in the area that is still zoned A-3. Across Steele Street is zoned I-2, with an area of I-3 north of that. These areas are bordered by the railroad track to the west. South of the property between the railroad tracks and the reservoirs are other parcels that are currently zoned I-2. To the east of the property are reservoirs for the City of Thornton, which lie adjacent to the Platte River. These geographical and zoning constraints around the property have the unfortunate result of

essentially cutting it off from viable agricultural land. In the Welby Plan, this area is designated for future use as mixed-use employment. Rezoning to I-1 will have the desirable result of making this relatively small tract of land more versatile for development, yet still conform to the overall land use of Mixed Use Employment designated in the Welby Plan for the future.

There is a substantial part of the property that is currently in the floodplain/floodway of the Platte River. The property includes a total land area of 6.20 acres. Assuming that there will be no development of any kind within the floodplain/floodway, the remaining property available for development will be a land area of approximately 60% of the land or 3.81 acres.



A level 1 Storm Drainage Plan is included with this submittal and shows space for a conceptual detention/water quality pond together with a piped outfall. Calculations to estimate the full industrial build-out runoff, detention, water quality, and outfall required, together with coordination with the City of Thornton are also included in this submittal as follows:

- A UD-Detention worksheet calculation for the required detention & WQ volumes for the property, based on a maximum percent impervious for the proposed zoning and preferred location for pond;
- A summary description of the proposed pond outfall pipe route, including a plan view of the pipe system. The outfall will be located on either private property or City of Thornton property; no part of the outfall system is proposed to be on RTD property.

- Email documentation from James W. Kaiser, P.E., CFM, City of Thornton stating that The City of Thornton Infrastructure Department is in agreement with the proposed concept, with the following two requirements:
 1. That all the properties east of Steele Street, adjoining to the west of the Thornton lakes have the ability to connect to the proposed storm system.
 2. That the system be designed to handle the flows of the two properties north of 8290 Steele Street, including the 4.9 acre parcel north of the city owned property. The 2014 DRCOG contours indicate the lay of the land flows to its southeast corner. The presumption is that a gravity outlet can serve this northern property over the top of the city's lateral off the Lower Clear Creek canal. The ultimate design of any system beyond 8290 Steele Street will be up to those future developers.

SUMMARY

Rezoning of this property from A-3 to I-1 is consistent with the Welby Plan, and will be a benefit to the community, making the parcel more versatile. Construction of the proposed storm water improvements will enhance not only the project parcel, but also additional parcels that will be able to tie into the system. Once the rezoning is approved, the intent is to proceed with development of the storm water system and pursue a development plan consistent with both the rezoning and Welby Plan.



M/WBE, SBE, DBE

1300 Plaza Court North, Suite 101

Lafayette, Colorado 80026

P: (303) 551-8910 • F: (303) 551-8940

www.BrownCivilEngineering.com

CIVIL ENGINEER'S RESPONSE TO REVIEW COMMENTS

PROJECT/ CASE NAME: 8290 Steele Street Rezone
CASE NUMBER: RCU2019-00011
REVIEWED PLAN: Change of Zone Application
DATE OF COMMENTS: 4/1/2019
RESPONSE DATE: 5/22/2019
REVIEWERS: Libby Tart, Matt Emmens, Marissa Hillje, Kerry Gress, Justin Blair, Aaron Clark, Donna George, Kathy Boyer, Steve Loeffler, Sean Hackett, Dan Biro, Paul Yantorno
RESPONSE BY: Margaret Brown and Debbie Fisher, Brown Civil Engineering

ITEM:

I. Planning

PLN1 *Comment: REQUEST*
a. A request to rezone a 6.2 acre parcel from Agricultur-3 (A-3) to Industrial-1 (I-1)

Response: Acknowledged.

PLN2 *Comment: COMPREHENSIVE PLAN*
a. Site is designated as Mixed Use Employment. Per Imagine Adams County.
b. The property is located with the boundaries of the Welby Plan. The Plan encourages the "Beehive" concept where manufacturing, distribution, and retail sales are combined within a single location. Some of the goals of the Welby Plan include, economic development, improving public infrastructure, and seeking to create a greener and healthier environment.

Response: Acknowledged.

PLN3 *Comment: SITE LOCATION/ZONING*
a. 8290 Steele Street/0171925400002
b. The subject property is currently designated A-3.

Response: Acknowledged.

PLN4 *Comment: PERMITTING REQUIREMENTS*
a. Public Hearings. The Rezone process requires two steps – a public hearing before the PC and then a public hearing before the BOCC. The BOCC shall have the final authority to approve or deny the request

Response: Acknowledged

PLN5

Comment: COMMENTS

a. Uses. Please note that outdoor storage, as a use in the I-1 zone is limited to 100% of the building square-footage. Any additional need for outdoor storage on an I-1 zone district is subject to a Conditional Use Permit application process.

Response: At this time, this is only a re-zoning application, and the future use, site plan, storage areas, required new utilities, etc. are not determined. Although a conceptual site plan was submitted, the conceptual site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria.

b. Setbacks.

In the I-1 zoning district, the following setbacks apply:

- *Arterial ROW: 75 feet*
- *Front Setback: 25 feet*
- *Side Setback: 15 feet on one side and five feet on the other side*
- *Rear Setback: 15 feet*
- *Section Line Setback: 145 feet*

Response: Acknowledged.

c. Parking.

The following parking standards apply:

- *See Table 4-12-04-03 for the number of spaces required based on the future use.*
- *ADA parking compliant with Section 4-12-04-10 for Handicap Parking Spaces.*
- *Bicycle parking compliant with section 4-12-04-13*
- *Loading zone compliant with Section 4-12-04-15*
- *Lighting compliant with Section 4-13-01*

Response: Acknowledged. At this time, this is only a re-zoning application, and the future use, site plan, parking requirements etc. are not determined. Although a conceptual site plan was submitted, the conceptual site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. The various uses permitted within the requested I-1 zoning have highly variable traffic and parking requirements. When the property is developed, we respectfully request that the compliance with the above parking requirements be transferred to the future owner/developer of the property.

d. Landscaping.

The following standards are from the standard section of landscape code:

- *4-09-02-04-4: In addition to all other landscaping, boundary landscaping is required for a minimum depth of 10' along all property lines abutting roads except for the area required for road openings.*

- *Bufferyards are required for all new Industrial development occurring adjacent to and Agricultural use (currently the zones to the north and south of this Parcel). Bufferyard D is the requirement: Fifteen (15) foot minimum bufferyard width with three (3) trees per sixty (60) linear feet and six (6) foot sight obscuring fence or wall located on the interior line of the bufferyard.*
- *4-16-19-01-1: Minimum Landscape Area. All developments shall be required to landscape a minimum of ten (10) percent of the lot area. At least fifty (50) percent of the required landscape area shall be placed so it abuts adjoining public right-of-ways, excluding alleys and drives. The area along any property line abutting a public road right-of-way shall be landscaped using one (1) or any combination of the following landscape options: (lists 5 options that vary based on width and ratio of trees/ shrubs.)*

Response: This is a re-zoning application, and no construction or development is planned with this application. Although a conceptual site plan was submitted, the conceptual site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. We respectfully request that the compliance with the above landscaping requirements be transferred to the future owner/developer of the property.

e. Open Space.

3-39-05-02: All land area consisting of natural resources or natural features (i.e. floodplains, hydric soils, wetlands, riparian areas, lakes, and reservoirs) lying within a site proposed for development shall be measured. The total acreage of each resource type shall be multiplied by its respective natural resource protection factor to determine the amount of resource protection land or area required to be kept in open space in order to protect the resource or feature. (The protection factor for 100-year Floodplain is 1.0 per DSR 3-39-05-03.)

Response: This is a re-zoning application, and no construction or development is planned with this application. Matt Emmens has indicated that the Hoffman Drainageway study CLOMR shows that 8290 Steele will be completely removed from the floodplain when the study is finalized. The first phase is completed and work has begun on the second phase where the study and map change will be presented to FEMA for final approval. Matt indicated this could take 9-12 months from time they submit, which may be another few months. Depending on the timing of development, the floodplain may be different that it is currently.

We respectfully request that the compliance with the above open space requirements be evaluated at the time of development and be transferred to the future owner/developer of the property.

Comment: Water and Septic. Please note that all water/septic comments from North Washington Street Water and Sanitation District must be resolved at the time that a building permit is submitted.

Response: Acknowledged. Both the North Washington Street Water and Sanitation District and the Tri-County Health Department have been apprised of this re-zoning request and responded to the comments. We spoke with both Susie Clark and Jim Jamsay, District Manager regarding the possibility of providing sewer service. Mr. Jamsay stated that he prepared a letter dated October 11, 2006 to Tri-County Health stating that service cannot be

provided to the 8000 Steele Street area. This letter has been accepted by Tri-County Health for other properties in the area. An email dated April 19, 2019 from Sheila Rossow, Account Specialist included the letter from Jim Jamsay. Both the email and letter are included with this resubmittal. A letter dated December 29, 2016 from Jim Jamsay states that a water tap can be provided to this property.

II. Development Services, Engineering

ENG1 *I do not have any engineering concerns for this rezoning case. The Traffic Impact Study and Preliminary Drainage Report that you submitted resolved any engineering concerns I have. When/if the property does come in for a development application, I'm sure I will have more to say then.*
Response: Acknowledged. A copy of the email from Matt Emmons is included with this resubmittal.

III. Development Services, Right-of-way and Addressing

ROW1 *No Comment*

ADR1 *No Comment*

IV. Neighborhood Services

No Comments received.

V. Environmental Programs Manager

ENV1 *No Comments received.*

VI. Development Services Building and Safety

BDSI1 *No Comment.*

VII. Parks

PRK1 *No comment.*

IX. Xcel Energy

XCEL1

Comment: Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for 8290 Steele Street Rezone. Please be advised that PSCo has an existing pad mount transformer and affiliated underground electric lines in the northeast corner of the subject property and within the property to the north, which may conflict with the proposed storm pipeline as shown on the plans.

Response: We have been in contact with the following engineer for Xcel Energy:

Tawni Herren
Power Technologist II

Pike Engineering, LLC
555 Zang St, Suite 250
Lakewood, CO 80228
T: 303-628-2280
www.pike.com

In an email dated April 7, 2019, she stated: "After some research, and confirming by visiting the property, it does appear that Xcel's GIS map has an addressing error which shows the location of the transformer and pump house within the property of 8290 Steele St, which is incorrect.

The Xcel Energy transformer is actually located in the property to the north, which is 8300 Steele Street. I have confirmed this further on Adams County's website (link attached)

I have requested a mapping correction to Xcel as well. I hope that this brief email will suffice for Adams County to continue working with you on your rezoning request. If additional information is needed, please feel free to reach out to me or provide my contact information to whomever necessary and I will be glad to assist."

A copy of the email is included with this resubmittal.

XCEL2

Comment: PSCo also has existing natural gas distribution facilities along Steele Street and requests that all natural gas and electric facilities are shown on the plans.

Response: We definitely acknowledge that locating all utilities is extremely important prior to any development of the property. At this time, this is only a re-zoning application, and the future use, site plan, required new utilities, etc. are not determined. Although a conceptual site plan was submitted, the site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. We contacted Donna George of Xcel, and asked whether it might be possible to acknowledge that all existing utilities, whether above ground or underground will need to be surveyed and shown on all future development plans, but that the information not be provided for just the re-zoning? The following response was received on April

19, 2019. A copy of the email correspondence is included with this resubmittal.

Donna George
Xcel Energy | Responsible by Nature
Right of Way and Permits
1123 West 3rd Avenue, Denver, CO 80223
P: 303-571-3306 | F: 303-571-3660
donna.l.george@xcelenergy.com

She stated: "Yes ...It is acknowledged that all existing utilities will be surveyed and shown on all future plans, and that the information provided is only for rezoning."

XCEL3 *Comment: Public Service Company has no objection to this proposed rezone, contingent upon PSCO's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.*

Response: Acknowledged.

XCEL4 *Comment: The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via FastApp-Fax-Email USPS (go to: https://www.xcelenergy.com/start,_stop,_transfer/installing_and_connecting_service/). The Builder's Call Line is 1-800-628-2121. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easement may need to be acquired by separate document for new facilities.*

Response: Acknowledged. This is a re-zoning application, and no construction or development is planned with this application. We respectfully request that the compliance with the above Application Process requirements be transferred to the future owner/developer of the property.

XI. Tri-County Health Department (TCHD)

TCHD1 *Comment: Wastewater
Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. The subject property is within the boundaries of the North Washington Water and Sanitation District. However, the site plan provided by the applicant indicates that an On-Site Wastewater Treatment System (OWTS) is proposed. Numerous different uses would be allowed in the proposed Industrial zone district. Many uses are incompatible with OWTS due to the amount and type of waste produced.*

Response: Acknowledged. At this time, this is only a re-zoning application, and the future use, site plan, required new utilities, etc. are not determined. Although a conceptual site plan was submitted, the site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. We respectfully request that the compliance

with the OWTS requirements be transferred to the future owner/developer of the property.

TCHD2

Comment: Section 11.12 of TCHD'S OWTS Regulation O-17 requires that OWTS which serve business, commercial, industrial or institutional property or a multifamily dwelling must receive only such biodegradable wastes for treatment and distribution as are compatible with those biological treatment processes that occur within the septic tank, and additional treatment unit and the soil treatment area. Some types of non-residential wastewater generated by some manufacturing or industrial businesses is prohibited from being disposed of into the OWTS and can significantly impact the function of the OWTS and impact nearby groundwater supplies. In addition, Section 11.12 requires that any OWTS that may receive non-residential wastewater or is otherwise covered by the Environmental Protection Agency (EPA) Underground Injection Control Program must receive an authorization by rule of a Class V Underground Injection Permit from the EPA.

Response: Acknowledged. At this time, this is only a re-zoning application, and the future use, site plan, required new utilities, etc. are not determined. Although a conceptual site plan was submitted, the site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. We respectfully request that the compliance with the OWTS and EPA requirements be transferred to the future owner/developer of the property.

TCHD3

Comment: In order for TCHD to consider the proposal to rezone the property for industrial uses, the applicant shall provide a letter from North Washington Water and Sanitation District indicating whether or not the District will serve the subject property, and the distance from the property to the nearest sewer line. Comments regarding water and wastewater will be provided once the letter has been received by TCHD.

Response: A letter from James Jamsay, district Manager, North Washington Street Water and Sanitation District, dated October 11, 2006 to Jeff McCarron, Tri-County Health states:

"The properties within the area of 8000 Steele Street are within the North Washington Street Water and Sanitation District service area boundaries.

Please be advised that the Board of Directors of the North Washington Street Water and Sanitation District has considered servicing said properties with sewer through the facilities of the District.

This letter is to inform you that at the July 7, 2006 meeting the District determined no connection to the District's sewer system is required because the District does not own sewer lines within 400 feet of the properties within the Area of 8000 Steele Street."

A letter from Susie Clarke, Office Manager, North Washington Street Water and Sanitation District, dated January 20, 2017, to Lynette Baumgartner, Assistant Planner, Community and Economic Development, Adams County, states:

"Please be advised that although the address shown above is within the boundaries of the North Washington Street Water and Sanitation District, we are unable to provide sewer services to this location at this time. Due to these circumstances, we have no problem with the applicant's request for a septic system. "

Copies of these letters are included with this resubmittal.

TCHD4

Comment: Mosquito Control – Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here: http://www/tchd.org/276/Mosquitoes-West_Nile-Virus. A guidance document is attached.

Response: A Stormwater Management Plan that is fully compliant with local, state and federal regulations, together with detailed plans for the construction of the Water Quality and Detention control structure and facility will be designed as a part of the development plans for the property. At this time, this is only a re-zoning application, and the future use, site plan, required stormwater control system, etc. are not determined. Although a conceptual site plan was submitted, the site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria.

XII. CDOT

CDOT1 *Comment: No comment.*

Response: Acknowledged.

XIII. CDPHE

CDPHE1 *Comment: The Colorado Department of Public Health and Environment (CDPHE) appreciates the opportunity to comment on this proposal. Please note that the following requirements are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations.*

Response: Acknowledged.

CDPHE2 *Comment: Based on the application, the system may or may not received water from an established public water system. If the system does not receive potable water from a public water system, the system may decide to develop its own water source, treatment and distribution system. If so, the system appears to meet the definition of a "public water system" per item 11.3(60) of Regulation No. 11 Colorado Primary Drinking Water Regulations (Regulation 11). If the system meets the definition of a "public water system" the supplier of water must meet all requirements of Regulation 11 related, but not limited, to records, monitoring, design review, operations, storage, and backflow prevention.*

Response: A letter from James C. Jamsay, North Washington Street Water and Sanitation District, dated December 29, 2016 to whom it may concern states:

"The property located at 8290 Steele Street is in the North Washington Street Water and Sanitation District service area boundaries. The North Washington Street Water and Sanitation District will consider servicing said property with a water tap through the facilities of said District. Service is provided subject to the payment of fees and charges under the provisions and in

accordance with the Rules and regulations of the District and the Board of Water Commissioners of the City and County of Denver and the availability of water taps. Persons wanting to use the water for Commercial, Industrial, Apartments, Mobile Homes or Condominium units and/or other purposes, which could be expected to require large quantities of water, shall be required to submit demand data for the industries water before a permit will be issued. Such permit may contain limitations as determined by the Board of Directors of the North Washington Street Water and Sanitation District.” At this time, this is only a re-zoning application, and the future use, site plan, required water system, etc. are not determined. We respectfully request that the compliance with the above Application Process requirements be transferred to the future owner/developer of the property.

CHPHE3 *Comment: Based on the information provided, the system may select to install an onsite wastewater treatment system (OWTS). Due to the commercial structure, the population may generate more than 2,000 gallon per day of domestic wastewater at maximum occupancy. All treatment works, including onsite wastewater treatment systems, designed to receive 2,000 gallons per day or greater based on the average daily flow at full occupancy are considered domestic wastewater treatment works and must have site location and design approval and a state discharge permit.*

Response: At this time, this is only a re-zoning application, and the future use, site plan, required sewer system, etc. are not determined. We respectfully request that the compliance with the wastewater treatment requirements be transferred to the future owner/developer of the property.

XIV. Thornton Fire Rescue

TFR1 *Comment: No comment.*

XV. City of Thornton

CT1 *Infrastructure Engineering
Comment:*

1. The referral packet is pointing to a different address, per the attached document.

Response: The address of the property to be rezoned is 8290 Steele Street. The current owners' address is 8150-8160 Steele Street, a different property. This may be the cause of the confusion.

CT2 *Comment:*

2. Infrastructure Engineering concurs with the proposal, with the following stipulations:

- a. That no building permit be issued for the site prior to the complete construction of the outfall storm system from this site to the outfall with the South Platte River, as referred to in the "Level 1 Storm Drainage Plan". This system must meet the requirements noted at the top of page o4 of the submittal, and the referenced email on PDF pages 18 to 21 of the submittal.*

- b. *That no building permit be issued for the site prior to the complete construction of an on-site stormwater extended detention basin, if not a full spectrum EURV detention basin, as referred to in the "Level 1 Storm Drainage Plan" (PDF Page 10).*
- c. *That sustainable ground cover be established/maintained in the undeveloped floodplain area below the proposed stormwater collection and detention system, to mitigate erosion off the site.*

Response: This is a re-zoning application, and no construction is planned with this application. We respectfully request that the compliance with detention, water quality, erosion, and the outfall storm sewer system requirements be transferred to the future owner/developer of the property.

CT3

Traffic Engineering:

A comment on the December 18, 2018 Trip Generation letter by LSC Transportation Consultants states: Access should be examined with rezoning in an attempt to create shared access with adjacent properties and minimize number access points on Steele Street as part of any future development.

Response: This is a re-zoning application, and no construction is planned with this application. At this time, the future use, access requirements, site plan, etc. are not determined. There are no known development applications for the adjacent properties at the present time. We respectfully request that the topic of shared access, and compliance with access requirements be transferred to the future owner/developer of the property.

XVI. Neighborhood Comment

NC1

Comment: We own 8240 Steele Street, the property adjacent to 8290 Steele Street on the South side: Our property is zoned A-3. We plan on applying for a rezone of our property from A-3 to I-1 in the near future. The purpose of our request would be to build a multi-tenant Office Warehouse complex, with no outside storage. Therefore, we are in favor of the rezone of 8290 Steele Street. However, we were very disappointed to see that the applicant would like to fill the property with cars. This would be a visual deterrent to the area. If filling the property with cars is a use by right in I-1 zoning, then there should be a restriction on this zoning request limiting the amount of outside parking area.

Response: The owner acknowledges the neighbor's concerns. However, at this time, this is only a re-zoning application, and no construction is planned with this application. There appears to be some mis-understanding of the site plan. Although a conceptual site plan was submitted, the conceptual site plan was prepared as a requirement of the planning department basically to show that there is at least conceptually a viable way to develop the property within the confines of the requested zoning and meet the planning criteria. Parking spaces are shown as a part of the conceptual site plan, but there is no indication to fill the property with cars now or in the future. Both parking requirements and outdoor storage are already controlled by the zoning regulation, limiting outdoor storage to the building square footage.

Respectfully submitted,

BROWN CIVIL ENGINEERING

Project No. C0
E171043



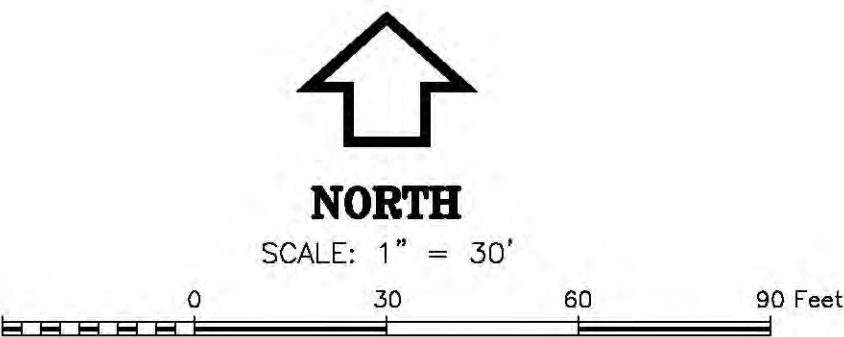
Margaret J. Brown, PE
Principal

Copies:

Appendix:

1. Email from North Washington St. Water & Sanitation District
2. North Washington Sewer Letter
3. Email from Xcel Energy
4. Email 2 from Xcel Energy
5. Email from Matt Emmens, Senior Engineer, Adams County
6. 8290 Steele St Proof of Sewer North Washington St. Water & Sanitation District
7. 8290 Steele St Proof of Sewer Tri County
8. 8290 Steele St Proof of Utilities Xcel
9. 8290 Steele St Proof of Water

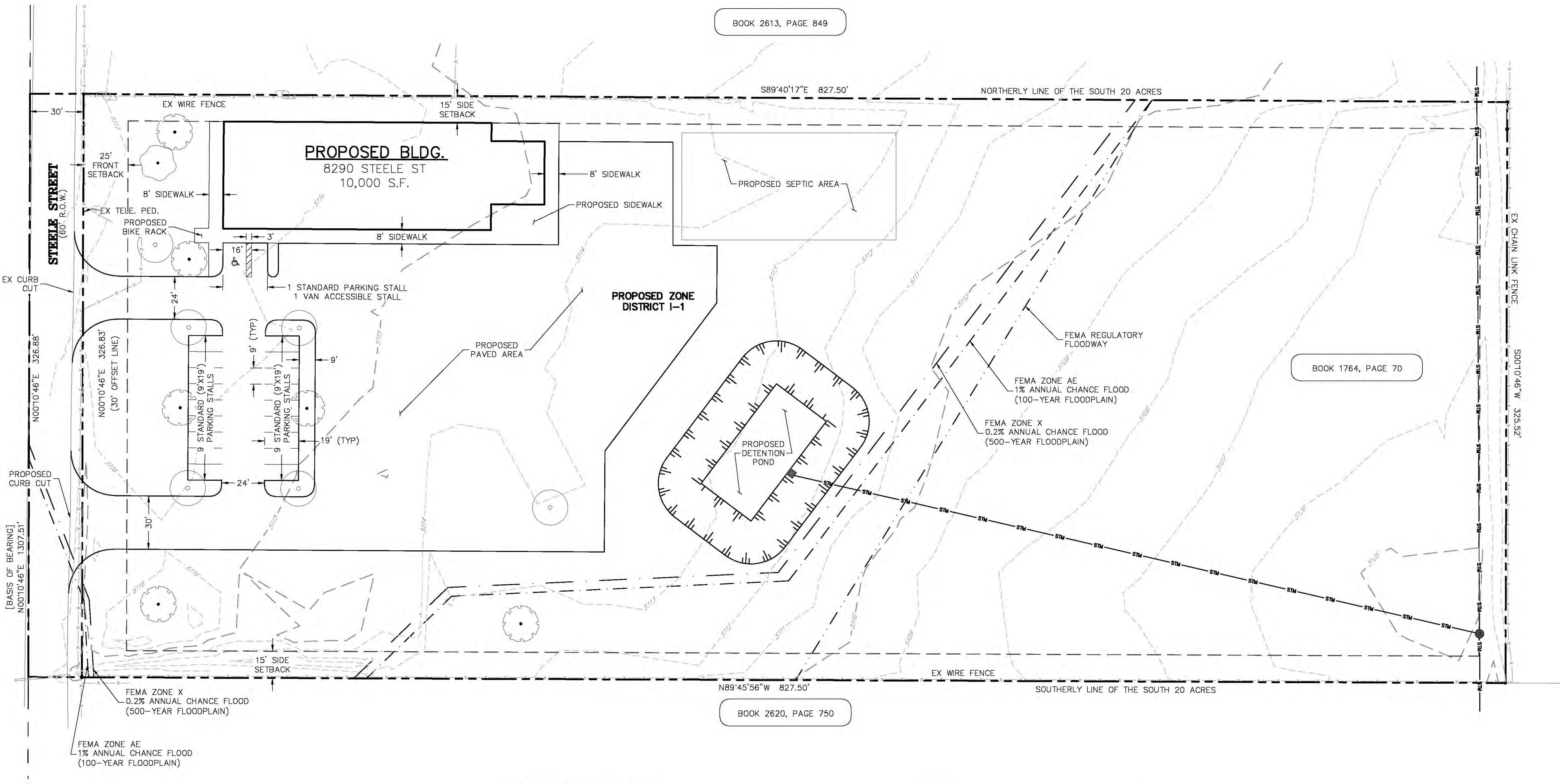
8290 STEELE STREET CHANGE OF ZONE
CONCEPTUAL SITE PLAN EXHIBIT
PROPOSED ZONE DISTRICT I-1
PART OF THE S.E. 1/4 SECTION 25, T2S, R68W, 6TH P.M.
COUNTY OF ADAMS, STATE OF COLORADO



BOOK 2613, PAGE 849

BOOK 1764, PAGE 70

BOOK 2620, PAGE 750



FEMA FLOOD ZONE NOTE
THE SUBJECT PROPERTY IS WITHIN FEMA FLOOD INSURANCE RATE MAP, PANEL 602 OF 1150 OF ADAMS COUNTY, MAP NUMBER 08001C0602H, MAP REVISED DATE MARCH 5, 2007; THE SUBJECT AREA ON THIS PANEL IS SUBJECT TO A LETTER OF MAP REVISION, CASE NO. 10-08-0748P, ISSUED FEB. 8, 2011, EFFECTIVE DATE JUNE 24, 2011.

PORTIONS OF THIS SUBJECT PROPERTY LIE WITHIN THE ZONE AE REGULATORY FLOODWAY, ZONE AE 1% ANNUAL CHANCE (100-YEAR) FLOOD, AND THE ZONE X 0.2% ANNUAL CHANCE (500-YEAR) FLOOD.

THE FLOOD ZONES SHOWN HEREON ARE INTERPRETED BY CBM SURVEYS, INC. ONTO THE LAND SURVEY PLAT (CBM LAND SURVEYS, INC., JAN. 30, 2017) FOR THIS PROJECT AND ARE REPRESENTATIVE OF THE FEMA FIRM INFORMATION OBTAINABLE FROM THE FEMA FLOOD SERVICE CENTER WEB SITE.

THE FLOOD ZONES LOCATION(S) SHOWN HEREON ARE APPROXIMATE AND SHOULD NOT BE RELIED UPON FOR FLOOD INSURANCE, FLOOD-PROOFING STRUCTURES OR ANY OTHER FLOOD-RELATED DECISIONS.

- LEGEND**
- EX FIRE HYDRANT
 - EX UTILITY POLE
 - EX WELL HEAD
 - EX ELECTRIC METER
 - EX MANHOLE
 - EXISTING MAJOR CONTOUR
 - EXISTING MINOR CONTOUR
 - EXISTING FENCE
 - EXISTING PROPERTY LINE
 - CONCEPTUAL STORM STRUCTURE
 - AREA AVAILABLE FOR DEVELOPMENT
 - CONCEPTUAL POND TOP AND TOE OF SLOPE
 - CONCEPTUAL STORM SEWER
 - AREA AVAILABLE FOR DEVELOPMENT
 - CONCEPTUAL LANDSCAPE TREES

PROJECT NO.		E171043					
REVISIONS	NO.	1	2	3	4	5	6
	DESCRIPTION						
	DATE						

Brown
Civil Engineering
1300 Plaza Court North
Suite 101
Lafayette, Colorado 80026
303-551-8910 phone
303-551-8940 fax
www.BrownCivilEngineering.com

8290 STEELE STREET CHANGE OF ZONE
CONCEPTUAL SITE PLAN EXHIBIT
PROPOSED ZONE DISTRICT I-1
8290 STEELE ST.
THORNTON, CO 80229

**NOT FOR
CONSTRUCTION**

DATE: 1/30/2019
DESIGNED BY: KVH
DRAWN BY: KVH
CHECKED BY: MJB



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 20, 2019

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

Attn: Elizabeth "Libby" Tart-Shoenfelder

Re: 8290 Steele Street Rezone, Case # RCU2019-00011

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for **8290 Steele Street Rezone**. Please be advised that PSCo has an existing pad mount transformer and affiliated underground electric lines in the northeast corner of the subject property and within the property to the north, which *may conflict* with the proposed storm pipeline as shown on the plans.

PSCo also has existing natural gas distribution facilities along Steele Street and requests that all natural gas and electric facilities are shown on the plans.

Public Service Company has no objection to this proposed *rezone*, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities including relocation and/or removal via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/installing_and_connecting_service/).

The Builder's Call Line is 1-800-628-2121. 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.

Donna George
Right of Way and Permits
Public Service Company of Colorado / Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



March 19, 2019

Libby Tart
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: 8290 Steele Street Rezone, RCU2019-000011
TCHD Case No. 5480

Dear Ms. Tart,

Thank you for the opportunity to review and comment on Rezoning of a 6.2-acre parcel from A-3 to I-1 located at 8290 Steele Street. 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 the following comments.

Wastewater

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment.

The subject property is within the boundaries of the North Washington Water and Sanitation District. However the site plan provided by the applicant indicates that an On-Site Wastewater Treatment System (OWTS) is proposed. Numerous different uses would be allowed in the proposed Industrial zone district. Many uses are incompatible with OWTS due to the amount and type of waste produced.

Section 11.12 of TCHD's OWTS Regulation O-17 requires that OWTS which serve business, commercial, industrial or institutional property or a multifamily dwelling must receive only such biodegradable wastes for treatment and distribution as are compatible with those biological treatment processes that occur within the septic tank, any additional treatment unit and the soil treatment area. Some types of non-residential wastewater generated by some manufacturing or industrial businesses is prohibited from being disposed of into the OWTS and can significantly impact the function of the OWTS and impact nearby groundwater supplies. In addition, Section 11.12 requires that any OWTS that may receive non-residential wastewater or is otherwise covered by the Environmental Protection Agency (EPA) Underground Injection Control Program must receive an authorization by rule or a Class V Underground Injection Permit from the EPA.

8290 Steele Street Rezone
March 19, 2019
Page 2 of 4

In order for TCHD to consider the proposal to rezone the property for industrial uses, the applicant shall provide a letter from North Washington Water and Sanitation District indicating whether or not the District will serve the subject property, and the distance from the property to the nearest sewer line. Comments regarding water and wastewater will be provided once the letter has been received by TCHD.

Mosquito Control - Stormwater Facilities

The site plan indicates that a detention pond is proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

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

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD

**Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity
This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.
2. Funding mechanism
A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.
3. Activities that will be undertaken to prevent mosquito breeding conditions
This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be

coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatrich@tchd.org.

From: [Hackett - CDPHE, Sean](#)
To: [Libby Tart-Schoenfelder](#)
Subject: Re: Request for Comments RCU2019-00011 8290 Steele Street Rezone
Date: Thursday, March 14, 2019 10:56:31 AM

Good morning, Libby:

The Colorado Department of Public Health and Environment (CDPHE) appreciates the opportunity to comment on this proposal. Please note that the following requirements are not intended to be an exhaustive list and it is ultimately the responsibility of the applicant to comply with all applicable rules and regulations.

Based on the application, the system may or may not receive water from an established public water system. If the system does not receive potable water from a public water system, the system may decide to develop its own water source, treatment and distribution system. If so, the system appears to meet the definition of a "public water system" per item 11.3(60) of Regulation No. 11 *Colorado Primary Drinking Water Regulations* (Regulation 11). If the system meets the definition of a "public water system", the supplier of water must meet all requirements of Regulation 11 related, but not limited, to records, monitoring, design review, operations, storage, and backflow prevention.

Based on the information provided, the system may select to install an onsite wastewater treatment system (OWTS). Due to the commercial structure, the population may generate more than 2,000 gallon per day of domestic wastewater at maximum occupancy. All treatment works, including onsite wastewater treatment systems, designed to receive 2,000 gallons per day or greater based on the average daily flow at full occupancy are considered domestic wastewater treatment works and must have site location and design approval and a state discharge permit.

Sincerely,

Sean Hackett
Energy Liaison



P 303.692.3662 | F 303.691.7702
[4300 Cherry Creek Drive South, Denver, CO 80246](#)
sean.hackett@state.co.us | www.colorado.gov/cdphe

On Tue, Feb 26, 2019 at 1:07 PM Libby Tart-Schoenfelder <LTart-Schoenfelder@adcogov.org> wrote:

Hello - Please see the attached request for comments on a Rezoning case. **Comments are due by Wednesday, March 20, 2019.**

Thanks so much!

Sincerely,

Libby



Libby Tart, AICP

Planner III, Community & Economic Development

4430 S. Adams County Pkwy, 1st Floor, STE W2000A

Brighton, CO 80601-8213

Main: 720.523.6858 | Ltart-schoenfelder@adcogov.org | adcogov.org



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.cityofthornton.net

March 18, 2019

Libby Tart
Case Manager
4430 S Adams County Pkwy, Ste. W2000B
Brighton, CO 80601

RE: 8290 Steele Street Rezone – RCU2019-00011 – Request to rezone a 6.2 acre parcel from Agriculture-3 (A-3) to Industrial-1 (I-1)

Ms. Tart:

The City of Thornton has the following comments regarding the 8290 Steele Street Rezone. Based on the response to the comments below, the City of Thornton may have additional comments or request for information.

Infrastructure Engineering

1. The referral packet is pointing to a different address, per the attached document.
2. Infrastructure Engineering concurs with the proposal, with the following stipulations:
 - a. That no building permit be issued for the site prior to the complete construction of the outfall storm sewer system from this site to the outfall with the South Platte River, as referred to in the "Level 1 Storm Drainage Plan". This system must meet the requirements noted at the top of page 4 of the submittal, and the referenced email on PDF pages 18 to 21 of the submittal.
 - b. That no building permit be issued for the site prior to the complete construction of an on-site stormwater extended detention basin, if not a full spectrum EURV detention basin, as referred to in the "Level 1 Storm Drainage Plan" (PDF Page 10).
 - c. That sustainable ground cover be established/maintained in the undeveloped floodplain area, below the proposed stormwater collection and detention system, to mitigate erosion off the site.

Traffic Engineering

1. Please see attached document.

END OF COMMENTS

Please contact me at 303-538-7301, or via e-mail at Sadie.Naglich@cityofthornton.net for updates and/or questions related to this response.

Sincerely,

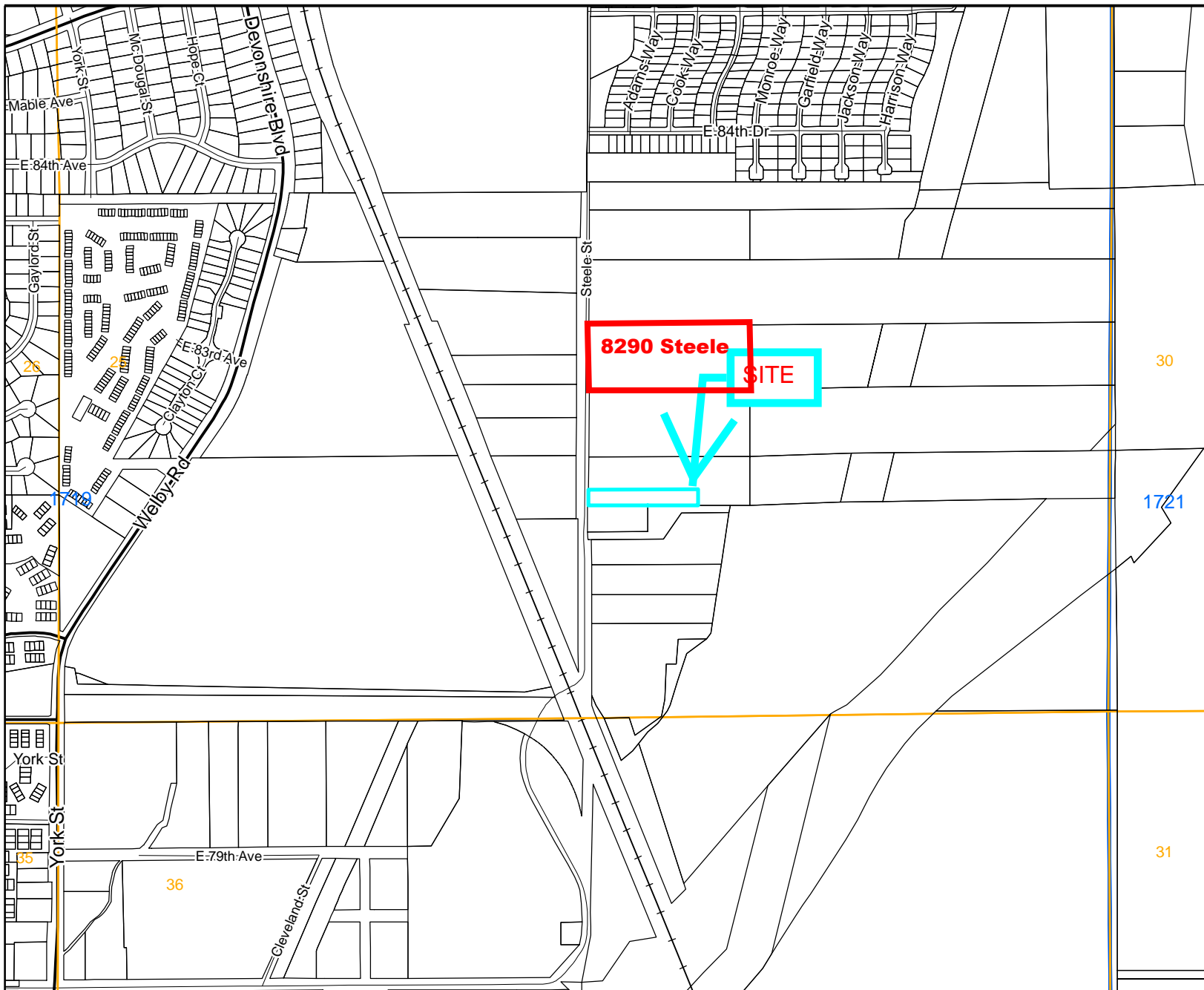
A handwritten signature in black ink, appearing to read "Sadie Naglich". The signature is fluid and cursive, with the first name "Sadie" and last name "Naglich" clearly distinguishable.

Sadie Naglich
Planning Technician

Enclosures

cc: Libby Tart, Ltart-schoenfelder@adcogov.org
Brian Garner, Current Planning Manager
Matt Layman, Traffic Engineering
Jim Kaiser, Infrastructure Engineering Manager

*V:\PLANNING DIVISION\Outside Referrals\Adams County\Adams County 2019\Adam County Steele Street Rezone
PLOS201900235\Comments*



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

Case Name 8290 Steele Street Rezone

Case Number RCU2019-00011



For display purposes only.



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

From: [Loeffler - CDOT, Steven](#)
To: [Libby Tart-Schoenfelder](#)
Cc: [Bradley Sheehan - CDOT](#)
Subject: RCU2019-00011, 8290 Steele Street Rezone
Date: Tuesday, February 26, 2019 2:06:56 PM

Libby,

I have reviewed the request to rezone a 6.2 acre parcel from A-3 to I-1 located at 8290 Steele Street and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P [303.757.9891](tel:303.757.9891) | F [303.757.9886](tel:303.757.9886)
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

From: [Dan Biro](#)
To: [Libby Tart-Schoenfelder](#)
Subject: RE: Request for Comments RCU2019-00011 8290 Steele Street Rezone
Date: Saturday, March 02, 2019 7:57:21 AM
Attachments: [image001.png](#)

Hi Libby,

TFD Comments:

1. No comments on this review.

Regards,

Dan Biro, P.E.
Deputy Fire Marshal
City of Thornton Fire Department

dan.biro@cityofthornton.net
303-538-7663

9500 Civic Center Drive
Thornton, CO 80229
www.cityofthornton.net



From: Laurie Davidson <Laurie.Davidson@cityofthornton.net>
Sent: Tuesday, February 26, 2019 1:21 PM
To: Stephanie Harpring <Stephanie.Harpring@cityofthornton.net>; Dan Biro <Dan.Biro@cityofthornton.net>
Subject: FW: Request for Comments RCU2019-00011 8290 Steele Street Rezone
Importance: High

From: Libby Tart-Schoenfelder <LTart-Schoenfelder@adcogov.org>
Sent: Tuesday, February 26, 2019 1:06 PM
To: Christine Fitch <CFitch@adcogov.org>; Eden Steele <ESTeele@adcogov.org>; Doug Clark

<DClark@adcogov.org>; Marissa Hillje <MHillje@adcogov.org>; Matthew Emmens
<MEmmens@adcogov.org>; Justin Blair <jblair@adcogov.org>; 'Chris Wilder' <cwilder@acfpd.org>;
Aaron Clark <AClark@adcogov.org>; Rick Reigenborn <RReigenborn@adcogov.org>; 'Scott Miller'
<SMiller@adcogov.org>; bradley.sheehan@state.co.us; Hackett - CDPHE, Sean
<sean.hackett@state.co.us>; richard.coffin@state.co.us; patrick.jpfaltzgraff@state.co.us;
Andrew.Todd@state.co.us; 'brandyn.wiedrich@centurylink.com'
<brandyn.wiedrich@centurylink.com>; DevelopmentSubmittals
<developmentsubmittals@cityofthornton.net>; Eric Guenther <EGuenther@adcogov.org>; Steven
Loeffler <steven.loeffler@state.co.us>; eliza.hunholz@state.co.us; serena.rocksund@state.co.us;
'thomas_lowe@cable.comcast.com' <thomas_lowe@cable.comcast.com>; Charlotte Ciano
<charlotte@mapleton.us>; 'csimmonds@mwr.dst.co.us' <csimmonds@mwr.dst.co.us>;
jjames@nwsbsd.com; Joaquin Flores <JFlores@adcogov.org>; 'chris.quinn@rtd-denver.com'
<chris.quinn@rtd-denver.com>; FireDept <FireDept@cityofthornton.net>; 'mdeatrich@tchd.org'
<mdeatrich@tchd.org>; 'LandUse@tchd.org' <LandUse@tchd.org>; George, Donna L
<Donna.L.George@xcelenergy.com>

Subject: Request for Comments RCU2019-00011 8290 Steele Street Rezone

Importance: High

Hello - Please see the attached request for comments on a Rezoning case. **Comments are due by Wednesday, March 20, 2019.**

Thanks so much!

Sincerely,
Libby

Libby Tart, AICP

Planner III, Community & Economic Development

4430 S. Adams County Pkwy, 1st Floor, STE W2000A

Brighton, CO 80601-8213

Main: 720.523.6858 | ltart-schoenfelder@adcogov.org | adcogov.org [adcogov.org]

From: [Paul Yantorno](#)
To: [Libby Tart-Schoenfelder](#)
Subject: Case Number RCU2019-00011 8290 Steele Street Rezone
Date: Friday, March 15, 2019 4:41:06 PM

We own 8240 Steele Street, the property adjacent to 8290 Steele Street on the South side. Our property is zoned A-3. We plan on applying for a rezone of our property from A-3 to I-1 in the near future. The purpose of our request would be to build a multi-tenant Office Warehouse complex, with no outside storage. Therefore, we are in favor of the rezone of 8290 Steele Street. However, we were very disappointed to see the applicant would like to fill the property with cars. This would be a visual detriment to the area. If filling the property with cars is a use by right in I-1 zoning, then there should be a restriction on this zoning request limiting the amount of outside parking area.

Regards,

Paul Yantorno
Center Land Company
1480 east 73rd Ave
Denver, CO 80229
mobil 303-912-4694
fax 303-286-9555
www.CenterLandCompany.com
paul@centerco.com

Jessie Clay
8411 Garfield Way
Thornton, CO 80229

July 15, 2019

To Adams County Commissioner **Steve O'Dorisio**

Regarding Case Number: PLN2019-00007

Property Address: 8290 Steele Street, Thornton, CO 80229

I see that another agricultural property at 8290 Steele Street will be turned into Industrial. This two lane road was never intended to handle the weight or volume of vehicles that you are funneling through our neighborhood. This area has road conditions with lowered speed limits which are **IGNORED AND UNENFORCED** – a **10 mph** “S” curve Fast Track Zone, a curve over a narrow bridge, a **20 mph** 90 degree curve around the S. Platte Trail parking and horse stable (with poor visibility), parking for several businesses and a **school crossing zone**.

The County has made the decision to turn Steele Street into industry, adversely affecting the safety, health and the quality of life for the families living in the 285 homes that travel on Steele Street and E. 78th Ave. This will just add to the already dangerous traffic, exhaust fumes, asphalt road damage and air brake noise. Road shoulder damage is because trucks can't pull out of the trucking businesses without driving on the shoulder or make the sharp curves at the tracks. Semi-trucks often park along the road both long term and while waiting for other trucks to move out of trucking businesses. This forces other vehicles to pass them. Most trucking companies have dirt lots that leave the roads covered with dirt clods in wet weather. In windy conditions, dirt clouds blow across the road.

Remember, each semi has a driver that arrives in a passenger car, drives a semi to and from the location and then leaves in their passenger car. So allowing 100 semi-trucks to park at businesses, creates 400 trips up and down these streets. There has been no response by the Sheriff's Department to my complaints by letters and phone calls to control speeders. Speed and safety signs have been knocked down and/or removed. They have never been replaced.

I live in Riverdale Farm and I drive this area every day. It's a common, every day experience to avoid semi trucks taking up more than their lane, trailers drifting into my lane, being sandwiched between them, having vehicles speed past me at up to 80 mph, and being tail gaited as I drive the speed limit. It's unsafe for pedestrians and bicyclists to be on the side of the road.

The following is an excerpt from a letter I wrote on August 7, 2017 commenting on a rezoning issue in our neighborhood.

... when it comes to trucking companies, the county has changed what was once a quiet neighborhood with single homes, horses and agriculture to noisy, dirty, dangerous and unattractive truck storage. The air quality is affected daily by diesel exhaust fumes and the noise of air brakes is loud and annoying. The surrounding streets, including 87th Ave, Steele Street and 78th Ave. to Washington are badly damaged by semi trucks. The damage has worsened so much the last few months that the roads are rippled, the shoulders caved in and corners collapsing. Sometimes the only safe place to drive is towards the center of the road.

Semi trucks in general do not obey the speed limit. I have been run off the road at least six times, by trucks crossing over the center line and have had too many close calls to even estimate. I have seen passenger vehicles sandwiched between semi truckers, and tailgated so closely it looks like the semis are being towed. It's gotten so bad that when I see semis in the distance and know that we will meet along the S curve north of 78th Ave., I pull onto the shoulder and stop until they pass to avoid passing oncoming trucks so closely. That little white line in the center of the road does nothing to protect passenger vehicles, especially when these truck drivers routinely roar past between 20 and 30 mph over the speed limit.

Maybe the county believes those who have purchased properties in Riverdale Farm (just south of this property between 86th and 84th Drives) have such low standards that surrounding us with trucking companies is acceptable. It isn't. I realize that "trailer parks" have a negative connotation. Riverdale Farm is the only low income housing available to many of us. And many of us take a great deal of pride in our homes and the ownership of our land.

This area was once a little "jewel" with horses and wildlife. Adding a note to this on July 10, 2019: A full grown buck ran north on the bike path and crossed the road at the corner of E 78th Ave and Steele Street. He ran into the open field behind the horses. The beautiful Platte River is close by but it isn't safe to ride a bike or even walk along the road. The open space, the agriculture and the equestrian nature of Steele Street should have been cherished and preserved. It's a shame that it has been downgraded to one large semi truck parking lot. This is now a trashy and disgusting area to live.

Honestly, each of you deciding this was a good idea should stand along the side of the road and ask yourselves if this is the place you would like to live.

Speeding, Missing speed limit and safety signs:

E. 78th is 35 mph, (with a schools cross walks near York St.) and drops to 20 mph approaching and including the corner of Steele Street with its 90 degree turn and limited visibility by trees growing in the easement . This 20 mph zone includes driveways for two businesses, the horse property and the trail parking area. It briefly goes to 30 before dropping to 10 mph at the fast tracks crossing. Continuing north on Steele Street the speed limit is 35 mph.

I am explaining the speed limits because most of the speed limit signs and safety signs have been systematically removed, obviously by vandals. I have found some on the ground, apparently from speeding vehicles hitting the posts and others have just disappeared one by one. Also missing are horse crossing signs, trail crossing signs where the bike path crosses the road, and divided road signs at the crossing. Continuing north on Steele, almost all of the 35 mph speed limit signs are missing.

Even when the signs were up, they were ignored by almost all drivers. Drivers, truck drivers especially cannot, take these curves at 50 – 60 mph. I have witnessed several vehicles drive through my parking area to avoid head on collisions. Tire tracks and wear through my parking area is also evidence that many vehicles are not staying on the road to make this corner. There are also tire tracks at the edge of the irrigation ditch and the asphalt is crumbling and collapsing at this spot. The wooden barriers posts along the road are broken from vehicles running into them – again from high speeds. The most worrisome being where the trail is just several feet from these posts. Recently, a semi carrying a large load of landscape rocks (that were piled over the top of the open trailer) took the corner at high speed,

a rock toppled off, took out wooden posts and is still laying there on the ground. I saw it happen. He was in the 20 mph zone, driving perhaps 40 – 45 mph.

At the corner of E. 78th Ave. and Steele Street.

I keep horses at the corner of E. 78th and Steele Street. The horseback riders (which are sometimes children) cross at this corner to reach the trail to ride or walk their horses along the river. It is dangerous to cross because visibility is bad around the curve and vehicles are coming from both directions at high speeds. It is also dangerous to pull vehicles into or out of the parking area for the same reasons. The Assumption Catholic School on E. 78th Ave. has both a traffic signal and a crosswalk. I understand it's a school, but the lives of everyone who has to try to cross that street are equal. It would be nice to see at last the horse crossing signs back up. At my request the County placed one on each side of the stable twenty-five years ago.

It's life threatening to drive these roads. A couple of days ago a large cement mixer truck almost ran into my truck as I made a **right** turn into my parking lot. Despite the 20 mph speed limit, and my turn signal well in advance, he failed to slow and attempted to pass me on the **right**, where there is no shoulder. He locked his brakes, laid on his horn and barely missed me. There was also a semi-truck tail gaiting him. Less than three months ago at this same corner, a semi hit a passenger car head on. I saw the same semi just the day before, reaching speeds of probably 75 mph on E. 78th and taking the corner at possibly 60 mph.

A few days ago, on Steele Street, an approaching semi truck came at me in MY lane for the distance of 1/2 a block while I honked, slammed on my brakes and prepared to pull into the oncoming lane to avoid it. His reason? He was making a turn into one of the truck storage lots.

I hope the county will begin looking out for the residents who should be able to live safely and breathe air that doesn't smell like diesel exhaust.

I apologize for being repetitious in parts of this letter. I have re-written it several times and now I'm out of time. I will try to attend the Rezoning Public Hearing, but in case I can't make it, I wanted my voice heard. If this needs to reach other individuals, I hope you will help me with that.

Sincerely,

Jessie Clay
8411 Garfield Way
Thornton, CO 80229

rwatchdog@aol.com
303-286-0337

CERTIFICATE OF POSTING



I, Libby Tart, do hereby certify that I had the property posted at

8290 Steele Street

on July 8, 2019

in accordance with the requirements of the Adams County Zoning Regulations

Libby Tart, AICP

Libby Tart



Public Hearing Notification

Case Name:	8290 Steele Street Rezone
Case Number:	RCU2019-00011
Planning Commission Date	July 25, 2019 at 6:00 p.m.
Board of County Commissioners Date:	August 13, 2019 at 9:30 a.m.

July 5, 2019

A public hearing has been set by the Adams County Planning Commission and Adams County Board of County Commissioners to consider the following request:

1) Rezoning a 6.2 acre parcel from Agriculture-3 (A-3) to Industrial-1 (I-1).

The Assessor's Parcel Numbers are: **0171925400002**

The Property Address is: **8290 Steele Street
Thornton, CO 80229**

Applicant Information **Arturo Ayala
c/o 8150-8160 Steele Street LLC
Thornton, CO 80229**

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton, CO 80601. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g. wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at 720-523-6800 (or if this is a long distance call, please use the County's toll-free telephone number at 1-800-824-7842) prior to the meeting date. For further information regarding this case, please contact the Department of Community and Economic Development, 4430 South Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. 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.

Libby Tart, AICP
Case Manager



Request for Comments

Case Name: 8290 Steele Street Rezone
Case Number: RCU2019-00011

February 26, 2019

Adams County Planning Commission and the Board of County Commissioners are requesting comments on the following request:

- 1) A request to rezone a 6.2 acre parcel from Agriculture-3 (A-3) to Industrial-1 (I-1).**

The Assessor's Parcel Number is: **0171925400002**

Applicant Information: 8150-8160 Steele Street LLC
8150 Steele Street
Thornton, CO 80229

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6858 by **Wednesday, March 20, 2019** 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 Ltart-schoenfelder@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates will be forwarded to you for your information. 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.

Libby Tart, AICP
Case Manager

To: Amanda Rasmussen
Dept: Northglenn/Thornton Sentinel
Email: adcolegals@ourcoloradonews.com
From: Rayleen Swarts
Date: July 5, 2019

NOTICE OF PUBLIC HEARING FOR LAND USE

NOTICE IS HEREBY GIVEN, that an application has been filed by ARTURO AYALA, Case #RCU2019-00011, requesting: to rezone a 6.2-acre parcel from Agriculture-3 (A-3) to Industrial-1 (I-1) on the following property:

LEGAL DESCRIPTION:

The South 20 Acres of the North 60 Acres of the North 1/2 of the Southeast 1/4 of Section 25, Township 2 South, Range 68 West of the 6th P.M.

EXCEPTING therefrom certain parcels of land as described in the deeds recorded January 23, 1964 in Book 1126 at Page 451; April 22, 1969 in Book 1510 at page 173 and August 31, 1981 in Book 2582 at page 948, being more particularly described as follows:

Considering the West line of the South 1/2 of the Southeast 1/4 of said Section 25 as bearing N00°10'46"E and with all bearings contained herein relative thereto:

BEGINNING at the Southwest Corner of the North 1/2 of the Southeast 1/4 of said Section 25; THENCE along the West line of said North 1/2, N00°10'46"E 303.67 feet to the Southwest corner of the South 20 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of said Section 25, said point being the Southwest corner of that certain parcel of land as described in deed recorded December 14, 1971 in Book 1764 at Page 70, to the TRUE POINT OF BEGINNING;

THENCE continuing along the West line of said North 1/2 and along the Westerly line of said Book 1764 at Page 70 N00°10'46"E, 334.96 feet to the Northwest corner of the South 20 Acres of the North 60 Acres of the North 1/2 of the Southeast 1/4 of said Section 25, said point also being the Northwest corner of said Book 1764 at Page 70;

THENCE departing said West line of said North 1/2 and along the North line of the South 20 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of said Section 25 and along the North line of said Book 1764 at Page 70, S89°40'17"E, 827.50 feet to the West line of that certain parcel of land as described in deed recorded in Book 2582 at Page 948.

THENCE along the West line of said Book 2582 at page 948, S00°10'46"W, 333.60 feet to a point on the South line of the South 20 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of said Section 25, said point also being on the South line of said Book 1764 at Page 70;

THENCE along said South line N89°45'56"W, 827.50 feet to a point on the West line of the North 1/2 of the Southeast 1/4 of said Section 25, said point being the Southwest corner of the South 20 acres of the North 60 acres of the North 1/2 of the Southeast 1/4 of said Section 25, as described in said Book 1764 at Page 70.

County of Adams, State of Colorado.

Containing 6.197 acres, more or less.

(The above legal description was provided by the applicant and Adams County is not responsible for any errors and omissions that may be contained herein and assumes no liability associated with the use or misuse of this legal description.)

APPROXIMATE LOCATION: 8290 STEELE STREET

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 25th day of July, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 13th day of August, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact Libby Tart at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6800. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
JOSH ZYGIELBAUM, CLERK OF THE BOARD

TO BE PUBLISHED IN THE July 11, 2019 ISSUE OF THE Northglenn/Thornton Sentinel

Please reply to this message by email to confirm receipt or call Rayleen Swarts at 720.523.6800.

8150-8160 STEELE ST LLC
8150 STEELE ST
THORNTON CO 80229-5703

DTI HOLDINGS LLC
8955 W 44TH AVE
WHEAT RIDGE CO 80033

A AND M STEEL INC
2651 E 79TH AVENUE
DENVER CO 80229

KLZ RADIO INC
PO BOX 3003
BLUEBELL PA 19422-0735

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

MARTINEZ DANIEL AND MARTINEZ-MACIAS JOSE
ALEJANDRO AND MARTINEZ DE LOERA ROSA MARIA
PO BOX 5211
GYPSUM CO 81637-5211

ATR HOLDINGS LLC
13490 IVY ST
THORNTON CO 80602-9223

MENDOTA DENVER LLC
712 ESSINGTON RD
JOLIET IL 60435-4912

CENTER LAND COMPANY
C/O PAUL YANTORNO
1480 E 73RD AVE
DENVER CO 80229-6902

OROZCO EDMUNDO
8160 BRIGHTON ROAD
COMMERCE CITY CO 80022

CHAVEZ MELECIO AND
CHAVEZ MARGARET
739 WCR ROAD NO 47
HUDSON CO 80642

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 80201-1979

CITY OF THORNTON
9500 CIVIC CENTER DR
THORNTON CO 80229

RED STEELE LLC
1855 S PEARL ST SUITE 20
DENVER CO 80210

COSIMI FARMS LP
C/O COSIMI ANTHONY
6728 SEVILLE PL NW
ALBUQUERQUE NM 87120

STEELE STREET ONE LLC
PO BOX 314
RANCHO SANTA FE CA 92067-0314

COSIMI FARMS LP
C/O COSIMI ANTHONY
6728 SEVILLE PLACE NW
ALBUQUERQUE NM 87120

WELBY ROAD COMPANY LLC
2140 S IVANHOE ST STE 100
DENVER CO 80222-5749

DTI HOLDINGS LLC
8955 W 44TH AVE
WHEAT RIDGE CO 80033-3001

YAMASHITA FRED M B AND
YAMASHITA ROBERT
10433 SANTA FE ST
NORTHGLENN CO 80234-3823

YORK 80
8791 CIRCLE DRIVE
WESTMINSTER CO 80031

CURRENT RESIDENT
8100 STEELE ST
THORNTON CO 80229-5703

8150-8160 STEELE ST LLC
OR CURRENT RESIDENT
8150 STEELE ST
THORNTON CO 80229-5703

CURRENT RESIDENT
8240 STEELE ST
DENVER CO 80229-5704

8235 STEELE ST LLC
OR CURRENT RESIDENT
8235 STEELE ST
DENVER CO 80229-5705

CURRENT RESIDENT
8290 STEELE ST
DENVER CO 80229-5704

BARRON SANTIAGO
OR CURRENT RESIDENT
8400 STEELE ST
DENVER CO 80229-5706

CURRENT RESIDENT
8215 STEELE ST
DENVER CO 80229-5705

CURRENT RESIDENT
8600 WELBY RD
DENVER CO 80229-5103

CURRENT RESIDENT
8265 STEELE ST
DENVER CO 80229-5705

CURRENT RESIDENT
8280 WELBY RD
DENVER CO 80229-5639

CURRENT RESIDENT
8321 STEELE ST
DENVER CO 80229-5739

CURRENT RESIDENT
8020 STEELE ST
THORNTON CO 80229-5700

CURRENT RESIDENT
2721 E 79TH AVE
DENVER CO 80229-6109

CURRENT RESIDENT
8040 STEELE ST
THORNTON CO 80229-5700

CURRENT RESIDENT
2921 E 78TH AVE
DENVER CO 80229-6131

CURRENT RESIDENT
8060 STEELE ST
THORNTON CO 80229-5700

CURRENT RESIDENT
8080 STEELE ST
THORNTON CO 80229-5700



Referral Listing
Case Number RCU2019-00011
8290 Steele Street Rezone

Agency	Contact Information
Adams County Attorney's Office	Christine Fitch CFitch@adcogov.org 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Environmental Services Division	Jen Rutter 4430 S Adams County Pkwy Brighton CO 80601 720-523-6841 jrutter@adcogov.org
Adams County CEDD Right-of-Way	Marissa Hillje 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 mhillje@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 Fire Protection District	Chris Wilder 8055 N. WASHINGTON ST. DENVER CO 80229 (303) 289-4683 cwilder@acfpd.org
Adams County Parks and Open Space Department	Aaron Clark mpedrucci@adcogov.org (303) 637-8005 aclark@adcogov.org
Adams County Sheriff's Office: SO-HQ	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff's Office: SO-SUB	SCOTT MILLER 720-322-1115 smiller@adcogov.org

Agency	Contact Information
CDOT Colorado Department of Transportation	Bradley Sheehan 2829 W. Howard Pl. 2nd Floor Denver CO 80204 303.757.9891 bradley.sheehan@state.co.us
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 sean.hackett@state.co.us
CDPHE	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 30 sean.hackett@state.co.us
CDPHE - AIR QUALITY	Richard Coffin 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303.692.3127 richard.coffin@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HMWMD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
CITY OF THORNTON	JIM KAISER 12450 N WASHINGTON THORNTON CO 80241 720-977-6266
CITY OF THORNTON	Lori Hight 9500 CIVIC CENTER DRIVE THORNTON CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net.

Agency	Contact Information
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
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	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
MAPLETON SCHOOL DISTRICT #1	CHARLOTTE CIANCIO 591 E. 80TH AVE DENVER CO 80229 303-853-1015 charlotte@mapleton.us
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
North Washington Street Water & San Dist	Jim James 3172 E 78th Ave Denver CO 80229 303-288-6664 jjamsey@nwsbsd.com
NS - Code Compliance	Joaquin Flores 720.523.6207 jflores@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com

Agency	Contact Information
THORNTON FIRE DEPARTMENT	Chad Mccollum 9500 Civic Center Drive THORNTON CO 80229-4326 303-538-7602 firedept@cityofthornton.net
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
WELBY CITIZEN GROUP	NORMA FRANK 7401 RACE STREET DENVER CO 80229 (303) 288-3152
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

8290 Steele Street Rezone

RCU2019-00011

8290 Steele Street

August 13, 2019

Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Libby Tart



Request

Rezoning:

- Current Zoning: Agricultural-3 (A-3)
- Proposed Zoning: Industrial-1 (I-1)

Aerial Map

East 86th Avenue

Welby/Devonshire

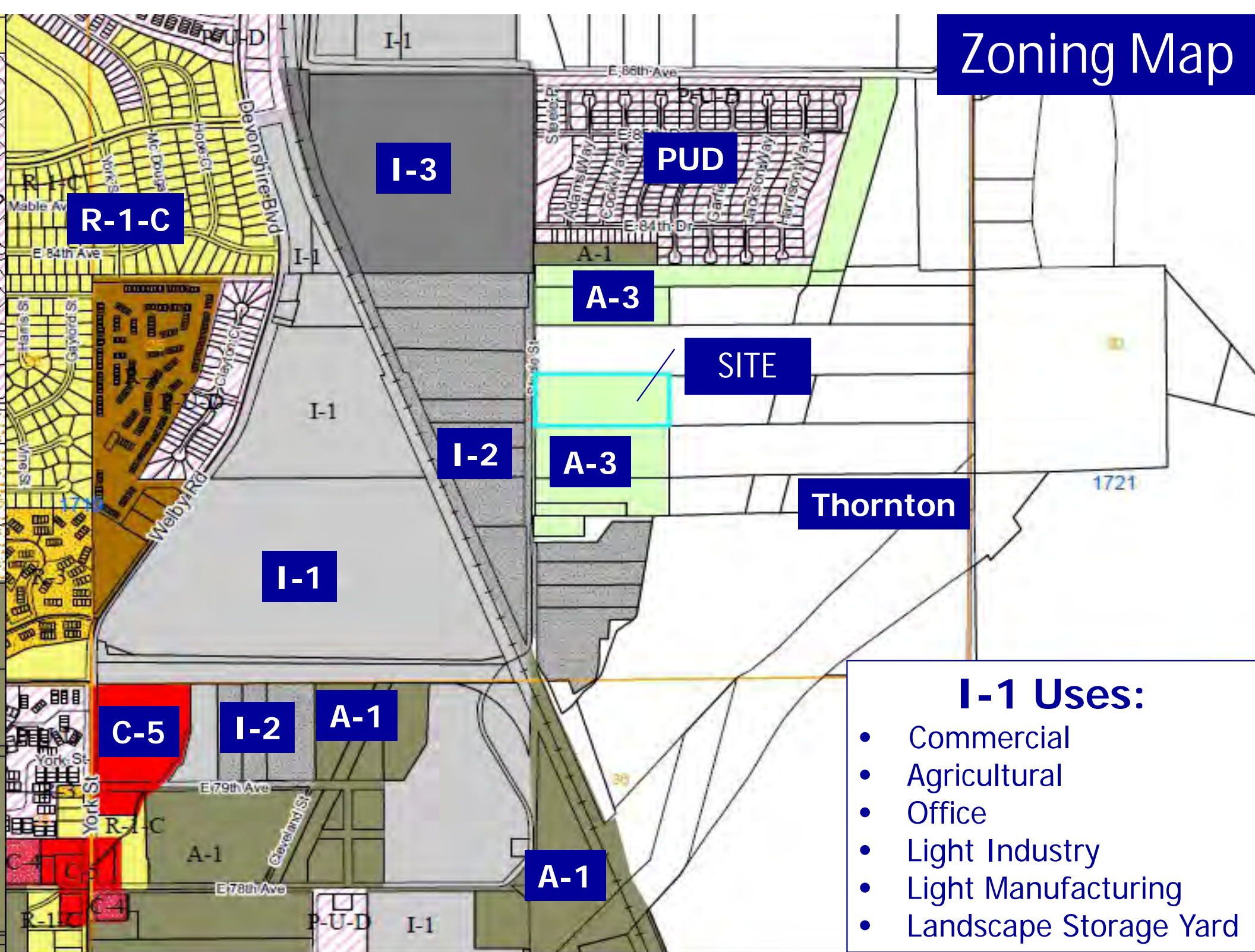
York Street

Steele Street

SITE



Zoning Map

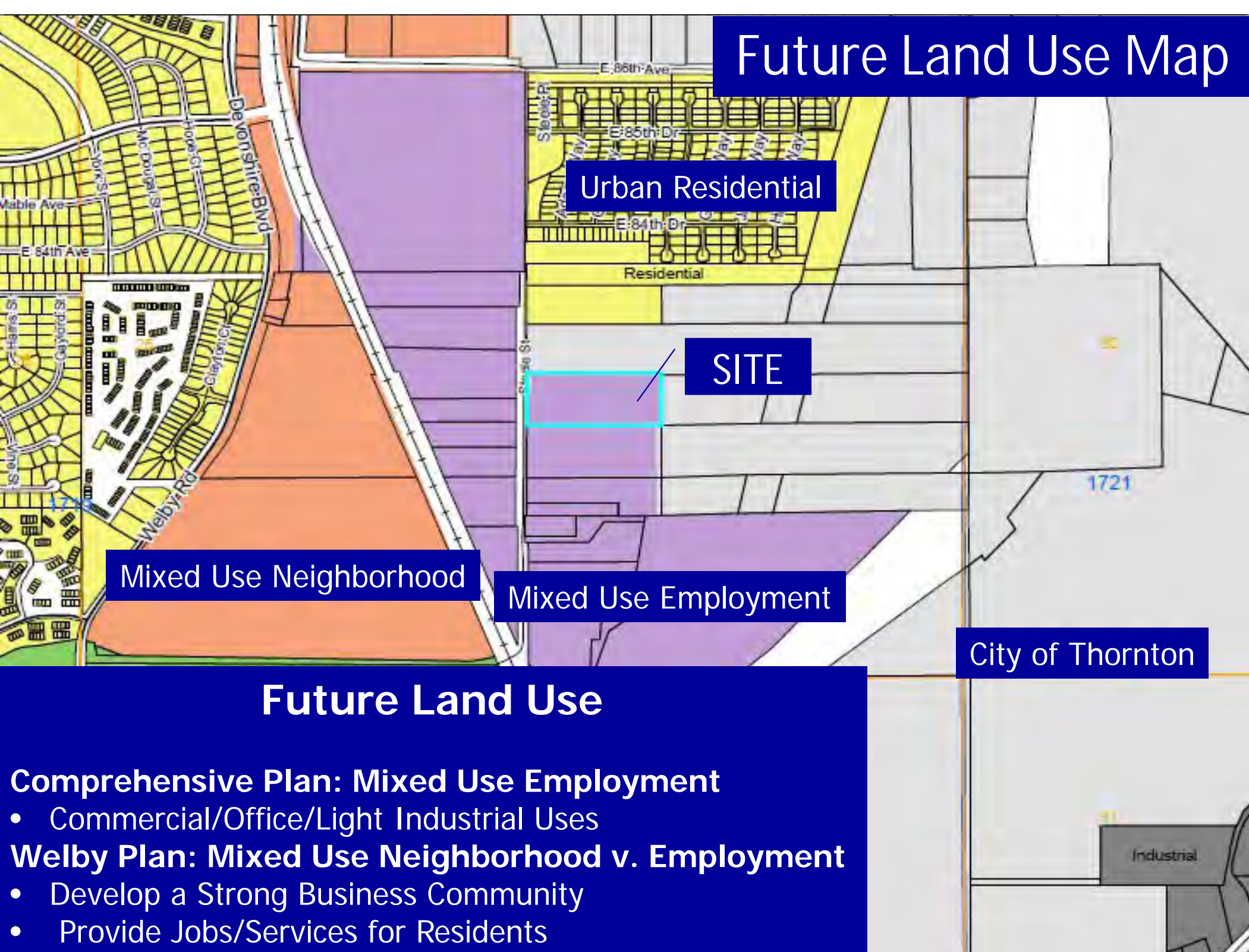


Criteria for Rezoning Approval

Section 2-02-13-06-02

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible

Future Land Use Map



Urban Residential

SITE

Mixed Use Neighborhood

Mixed Use Employment

City of Thornton

Future Land Use

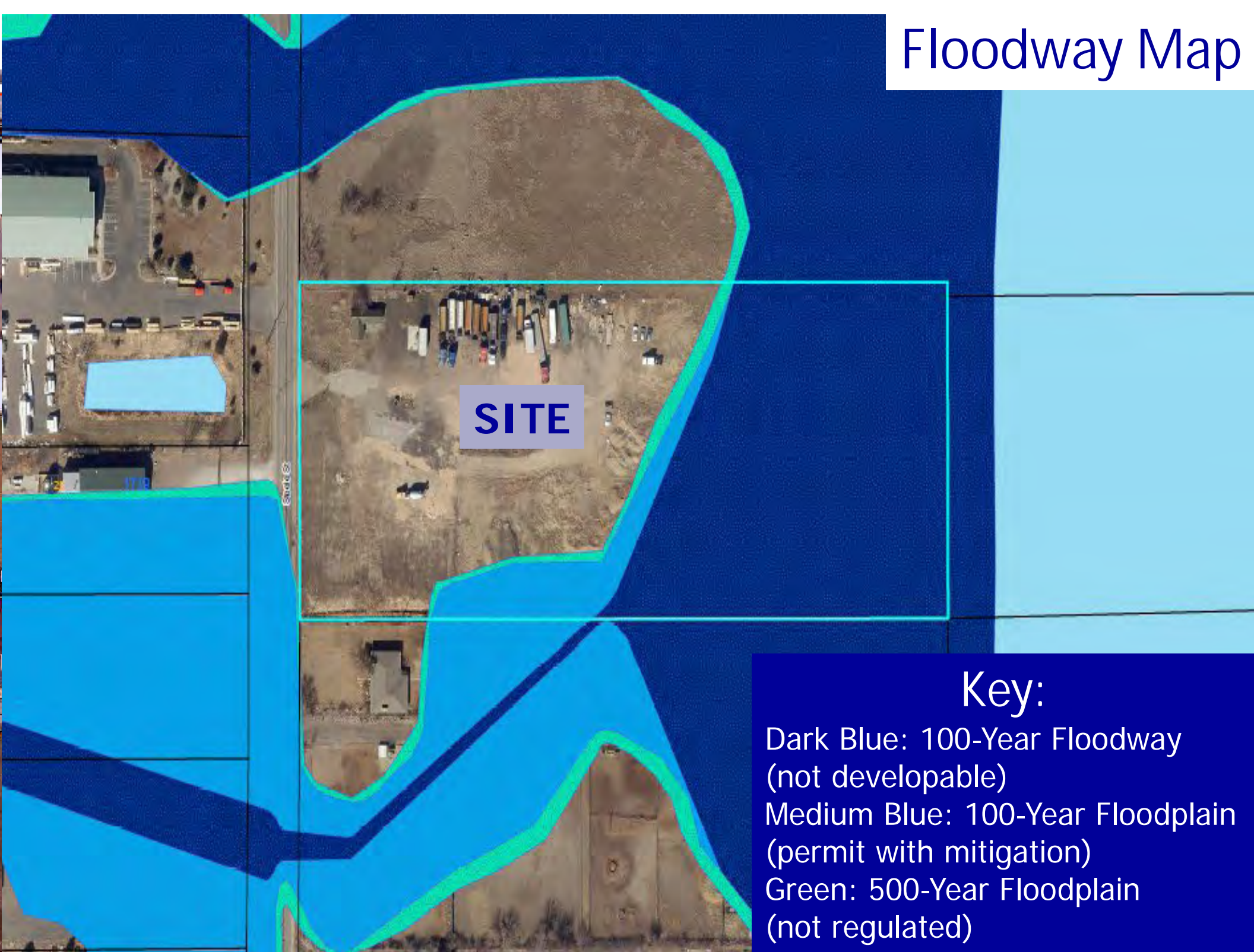
Comprehensive Plan: Mixed Use Employment

- Commercial/Office/Light Industrial Uses

Welby Plan: Mixed Use Neighborhood v. Employment

- Develop a Strong Business Community
- Provide Jobs/Services for Residents

Floodway Map



SITE

Key:

Dark Blue: 100-Year Floodway
(not developable)

Medium Blue: 100-Year Floodplain
(permit with mitigation)

Green: 500-Year Floodplain
(not regulated)

Photo Looking South on Steele Street



Photobooks North in Steele Street



Photo Issues (Should be Looking West)



Photo Photos (standing East Into Site



Referral Period

Notices sent to property owners and occupants*	# of Comments Received
38	2

* Property owners and occupants within 1500 feet were notified

Comments: Neighbor from the south - preference for development to not be heavily developed with vehicle storage/parking areas. Neighbor to north – concerns with truck traffic impacts and speed limits.

Referral Agencies:

Responding with Concerns:

- Xcel Energy – Initially commented and comments were clarified as a mapping error
- TCHD – Acknowledged that parcel is located in N. Washington Water and Sanitation District.
- CDPHE – Also acknowledged the water district.
- City of Thornton – No building permit shall be issued until complete construction of the outfall storm system and an extended detention basin

Responded without concerns: CDOT, Thornton Fire Rescue

Summary

1. Consistent with Comprehensive Plan
2. Consistent with Development Standards
3. Complies to Development Standards
4. Harmonious & Compatible

Planning Commission

- Public Hearing on July 25, 2019
- Recommended APPROVAL on a Vote of 7-0
- 1 public comment
 - Concerns about fallen/missing traffic signs and speeds along Steele Street
 - *Public Works working on the missing sign concern*
 - *CIP project along 86-88th Steele funded*

PC and Staff Recommendation

The Planning Commission and Staff recommend
approval of the proposed Rezoning
(RCU2019-00011 –8290 Steele Street) with 4
Findings-of-Fact.