



## REQUEST FOR COMMENTS

Case Name:  
Case Number:

Steele Street Center Rezoning  
RCU2025-00018

July 23, 2025

The Adams County Planning Commission is requesting comments on the following application: **Zoning Map Amendment (Rezoning) to change the zone district designation of approximately six acres from Agricultural-3 to Industrial-1.** The property is located at 8240 Steele Street. The Assessor's parcel number is 0171925000052. The applicant and owner is Center Land Company (C/O Chad Yantorno), 1480 East 73rd Avenue, Denver, CO 80229.

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 **August 18, 2025** 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 DaWright@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/current-land-use-cases](http://www.adcogov.org/current-land-use-cases). Thank you for your review of this case.

Si usted tiene preguntas, por favor escribanos un correo electronico a [cedespanol@adcogov.org](mailto:cedespanol@adcogov.org) para asistencia en espanol. Por favor incluya su direccion o numero de caso para poder ayudarle mejor.

David Wright  
Planner II

BOARD OF COUNTY COMMISSIONERS

Julie Duran Mullica  
DISTRICT 1

Kathy Henson  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Dorisio  
DISTRICT 4

Lynn Baca  
DISTRICT 5



ADAMS COUNTY  
COLORADO

# REZONING

## (ZONING MAP AMENDMENT)

Community & Economic Development Department  
Planning & Development

4430 S. Adams County Pkwy., 1st Floor, Suite W2000B

Brighton, CO 80601-8218

Phone: 720.523.6800

Website: [adcogov.org](http://adcogov.org)

A rezoning (zoning map amendment) is a public process that changes a property's zone district.

Please include this page with your submittal. Submittal instructions and more information about checklist items can be found on page 2.

Development Application Form (pg. 4)

Written Narrative

Site Plan

Proof of Ownership

Proof of Water and Sewer Services

Legal Description

Statement of Taxes Paid

Trip Generation Analysis

Supplemental items may be needed on a case-by-case basis. **\*Email documentation will be required if supplemental items are deemed unnecessary.**

- Please contact the Planner of the Day ([CEDD-Plan@adcogov.org](mailto:CEDD-Plan@adcogov.org)) to determine whether a Neighborhood Meeting is necessary.
- Please contact the Engineer of the Day ([CEDD-ENG@adcogov.org](mailto:CEDD-ENG@adcogov.org)) to determine whether a Level 1 Storm Drainage Study is necessary.

Applications Fees	Amount	Due
Application	\$1,500	After complete application received
Adams County Health	\$210 (public utilities -TCHD Level 2) \$360 (individual septic -TCHD Level 3)	After complete application received

## Guide to Rezoning Application

This application shall be submitted electronically to [epermitcenter@adcogov.org](mailto:epermitcenter@adcogov.org). If the submittal is too large to email as an attachment, the application may be sent as an unlocked Microsoft OneDrive link. Alternatively, the application may be delivered on a flash drive to the One-Stop Customer Service Center. All documents should be combined in a single PDF, although you may provide multiple PDFs to ensure no file exceeds 100 MB. Once a complete application has been received, fees will be invoiced and payable online at [www.permits.adcogov.org](http://www.permits.adcogov.org).

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### Written Narrative

- A written explanation of the project including the existing and proposed zone district and proposed use of the property.

### Site Plan Showing Proposed Development:

- A detailed drawing of existing and proposed improvements.
- Including:
  - Streets, roads, and intersections
  - Driveways, access points, and parking areas
  - Existing and proposed structures, wells, and septic systems
  - Easements, utility lines, and no build or hazardous areas
  - Scale, north arrow, and date of preparation

### Proof of Ownership:

- A deed may be found in the Office of the Clerk and Recorder.
- A title commitment is prepared by a professional title company.

### Proof of Water and Sewer:

- A written statement from the appropriate water/sewer district indicating that they will provide service to the property **OR** a copy of a current bill from the service provider.
- Well permit(s) information can be obtained from the Colorado State Division of Water Resources at (303) 866-3587.
- A written statement from Adams County Health Department indicating the viability of obtaining Onsite Wastewater Treatment Systems.

### Legal Description:

- Geographical description of a real estate property.
- Visit <http://gisapp.adcogov.org/quicksearch/> to find the legal description for your property.

### Statement of Taxes Paid:

- All taxes on the subject property must be paid in full. Please contact the Adams County Treasurer's Office
- Or [www.adcotax.com](http://www.adcotax.com)

### Trip Generation Letter:

- Shall be determined based upon the methodologies of the most current, Institute of Transportation Engineers (ITE) Trip Generation Manual for the average vehicle trips during the weekday AM peak hour and weekday PM peak hour.

## **Supplemental Documents**

### **Neighborhood Meeting Summary:**

- Please refer to Section 2-01-02 of the Adams County Development Standards and Regulations for the specific requirements regarding time, location, and notice.
- A written summary shall be prepared including the materials submittal presented at the meeting, any issues identified at the meeting, and how those issues have been addressed.

### **Preliminary Drainage Analysis:**

- A general narrative discussing the pertinent drainage characteristics and problems, and proposed drainage characteristics if the subdivision is approved.



**PROJECT NAME:**

**APPLICANT**

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

**OWNER**

Name(s):  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

**TECHNICAL REPRESENTATIVE (Consultant, Engineer, Surveyor, Architect, etc.)**

Name:  Phone #:   
Address:   
City, State, Zip:   
2nd Phone #:  Email:

**Owner / Applicant's Attorney:**

Todd Messenger, Esq., Fairfield and Woods, P.C.  
1801 California Street, Ste. 2600  
Denver, CO 80202  
tmessenger@fwlaw.com  
(303) 894-4469

## DESCRIPTION OF SITE

Address:	8240 Steele Street
City, State, Zip:	Denver, CO 80229
Area (acres or square feet):	6.20 acres
Tax Assessor Parcel Number	0171925000052
Existing Zoning:	A-3
Existing Land Use:	Residential
Proposed Land Use:	Industrial, I-1

Have you attended a Conceptual Review? YES ☒ NO ☐

If yes, please list PRE#: PRE2025-00010

I hereby certify that I am making this application as owner of the above-described property or acting under the authority of the owner (attached authorization, if not owner). I am familiar with all pertinent requirements, procedures, and fees of the County. I understand that the Application Review Fee is non-refundable. All statements made on this form and additional application materials are true to the best of my knowledge and belief.

Name: Chad C. Yantorno

Owner's Printed Name

Date: 7/7/2025

Name: [Signature]

## LEGAL DESCRIPTION OF SUBJECT PROPERTY

The West 827.50 feet of a parcel of land described in Book 450 at Page 588 of the records of the County of Adams, State of Colorado, being the South 20 acres of the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of Section 25, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian in Adams County, Colorado,

EXCEPTING THEREFROM that part thereof conveyed by Nick James and Victoria James to Adams County by Deed dated December 14, 1938, and recorded February 21, 1939, in Book 253 at Page 437 of the records of the County Recorder of Adams County, Colorado described as follows: Commencing at the Northeast corner of the SE  $\frac{1}{4}$  of said Section 25; thence South  $0^{\circ}32'35''$  West (on an assumed basis of bearings), along the East line of the SE  $\frac{1}{4}$  of said Section 25, a distance of 966.33 feet; thence South  $89^{\circ}56'47''$  West along the North line of the South 20 acres of the N  $\frac{1}{2}$  of said Section 25, a distance of 1787.73 feet to the True Point of Beginning; which point is 827.50 feet a distance from (by perpendicular measurement) the west line of the SE  $\frac{1}{4}$  of said Section 25; thence South  $0^{\circ}12'31''$  West, parallel with the West line of the SE  $\frac{1}{4}$  of said Section 25, a distance of 333.25 feet to the North line of the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of said Section 25; thence South  $89^{\circ}50'47''$  West along the North line of the S  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of said Section 25, a distance of 827.51 feet to the West line of the SE  $\frac{1}{4}$  of said Section 25; thence North  $0^{\circ}12'31''$  East along the West line of the SE  $\frac{1}{4}$  of said Section 25, a distance of 333.26 feet to the North line of the South 20 acres of the N  $\frac{1}{2}$  of the SE  $\frac{1}{4}$  of said Section 25; thence North  $89^{\circ}56'47''$  West a distance of 827.51 feet to the True Point of Beginning.





DEVELOPMENT STANDARDS	REQUIRED	PROPOSED
ZONING	A-3	I-1
PARCEL AREA AND LOT WIDTHS	APPROX. 269,895 SF; 6.20 ACRES	APPROX. 269,895 SF; 6.20 ACRES
PERMITTED USES	AGRICULTURAL, RESIDENTIAL, RECREATIONAL	INDUSTRIAL
BUILDING MAXIMUM HEIGHT	75'	XX'
MINIMUM BUILDING SETBACKS	FRONT: 50'; SIDES: 10'; REAR: 20'	FRONT: 25'; SIDES: 15'; REAR: 15'
MINIMUM PARKING SETBACKS	PER APPROVED PLAN	
MAXIMUM BUILDING COVERAGE	TBD	25.9% APPROX.
BUILDING AREA		65,000 SF APPROX.
PARKING	60	209 SPACES
ADA PARKING		FIVE ADA & TWO ADA VAN
BICYCLE PARKING		TBD
LOADING ZONE	3 LOADING SPACES	26 LOADING SPACES
LANDSCAPE SURFACE RATIO	10%	TBD

1. REFER TO CIVIL DRAWINGS FOR GRADING, PAVING, CURB AND GUTTER, DRAINAGE, UTILITIES, AND HORIZONTAL CONTROL AND TYPICAL SIGNAGE.
2. REFER TO LANDSCAPE DRAWINGS FOR PLANTINGS, GROUND COVER, IRRIGATION, AND OTHER CONSTRUCTION AS NOTED.
3. REFER TO ELECTRICAL DRAWINGS FOR LIGHT POLES. REFER TO STRUCTURAL FOR BASE DETAILS.



June 30, 2025

**VIA Electronic Submittal**

Community & Economic Development Department  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Ste. W2000  
Brighton, Colorado 80601-8204

**Re: Rezoning Request for 8240 Steele Street**

To whom it may concern:

Our firm represents Center Land Company (“CLC”), owner of the property located at 8240 Steele Street (PIN 0171925000052) (“Subject Property”). CLC requests rezoning of the Subject Property to I-1 and seeks approval of a multi-tenant industrial building with approximately 65,000 square feet of total floor area. CLC attended a concept review meeting with the County on March 19, 2025 (PRE2025-00010).

This letter constitutes the required written narrative and neighborhood meeting summary. By separate letter we address the County’s request for information regarding why this Subject Property was lawfully created and is therefore exempt from further subdivision requirements.

Enclosed with this letter are the required application materials:

- ✓ Development application form and checklist.
- ✓ Site plan.
- ✓ Proof of ownership.
- ✓ Proof of water and sewer services.
- ✓ Legal description.
- ✓ Statement of taxes paid.
- ✓ Trip generation analysis.

Per County policy, the owner / applicant will submit the \$1,500 application fee and Adams County Health Department fees upon confirmation by the County that this application is complete.

**CONTEXT**

The Subject Property is approximately 6.2 acres in area. It is currently zoned A-3. It is developed with a 1,652 square foot single-family home and six sheds that have an aggregate floor area of 5,591 square feet. The applicant proposes rezoning to I-1 and redevelopment of the subject property with a multi-tenant industrial building with approximately 65,000 square feet of total floor area.

## APPROVAL CRITERIA

The proposed Zoning Map amendment meets all of the applicable criteria set out in Adams County Development Standards and Regulations (“ACDS&R”) § 2-02-15-06-02.

*Criterion #1: The proposed map amendment is consistent with the Adams County Comprehensive Plan.*

The Subject Property is located within the Welby sub-area. It is designated on the Welby Future Land Use Map as “Mixed-Use Employment.” See Figure 1, below. Properties to the West and nearby properties to the South of the subject property are currently zoned I-1 and I-2. See Figure 2, below. The Subject Property is also within an enterprise zone. See Figure 3, next page. Properties to the East are owned by the City of Thornton and are used as reservoirs. Rezoning to I-1 is consistent with the County’s adopted plans and the physical context of the subject property.

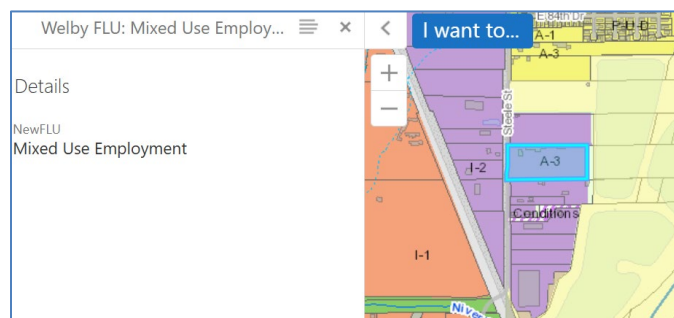


Figure 1: Advancing Adams / Welby Future Land Use Map

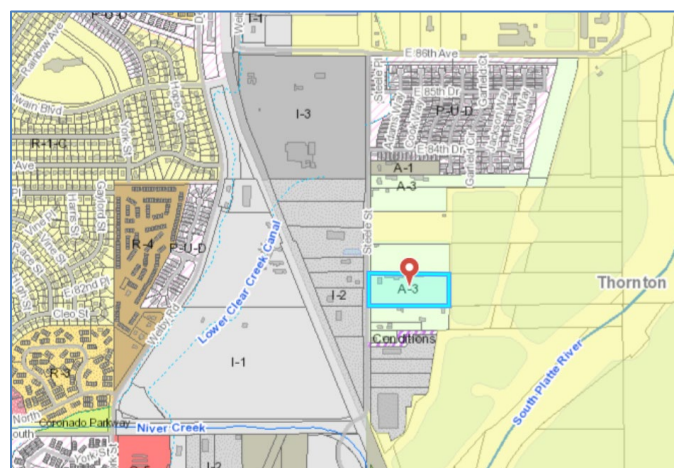


Figure 2: Existing Zoning Map



Figure 3: Enterprise Zone Map

*Criterion #2: The proposed map amendment is consistent with the purposes of the ACDS&R.*

The proposed map amendment is consistent with the purposes of the ACDS&R. ACDS&R § 1-01-03 states:

These standards and regulations . . . control and assist in the orderly, efficient, and integrated development of the County, in order to preserve the health, safety, and welfare of the public, in accordance with established County policies and plans.

ACDS&R § 1-01-03 continues, describing how the ACDS&R regulate the use of land for, among other things, “industry,” as well as a broad array of parameters with regard to the development of land (e.g., height, setbacks, parking, loading, landscaping, etc.). As stated in response to criterion #1, the proposed map amendment implements the County’s adopted policies and plans. The proposed map amendment will result in development that conforms to the County’s I-1 zoning district use and development requirements, further implementing the purposes of the ACDS&R.

*Criterion #3: The proposed map amendment will comply with the requirements of the ACDS&R.*

Development of the proposed Steele Street Center will comply with the requirements of the ACDS&R. By way of example and not limitation:

Two access points are proposed on Steele Street, and a concrete pedestrian sidewalk is proposed along the Steele Street right-of-way. Internal drive lanes and parking areas on the subject property will be asphalt. Parking spaces and parking lot landscaping will meet the County’s minimum requirements.

As to utilities, the Subject Property is served by an existing  $\frac{3}{4}$  inch water tap. Water service for fire and domestic use will be provided by North Washington Street Water and Sanitation District (“NWSWSD”). NWSWSD does not provide sanitary sewer service along Steele Street. As we understand it, the City of Thornton owns a sewer transmission line in the Steele Street right-of-way, but access to that service is not available because Thornton does not allow taps into transmission lines. Consequently, the project is proposed to include an onsite wastewater treatment system. Xcel Energy (Public Service Company) will provide gas and electrical services.

As to fire protection, drive aisles will be designed to meet fire district apparatus weight requirements and turning radii, and a new fire hydrant is proposed near the Southeast corner of the proposed building. Additionally, the building will be protected by a fire sprinkler system, designed according to applicable building and fire codes.

Drainage on the subject property runs from West to East along a gentle slope away from Steele Street. The proposed site plan includes a detention pond on the east side of the Subject Property.

*Criterion #4: The proposed 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 fo the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.*

The Subject Property is located within an area that is planned for industrialization, and that is actually in the process of industrializing. The proposed rezoning is consistent with the emerging development context and the County's long-range plans for the Welby Subarea. Development of the Subject Property with approximatley 65,000 square feet of floor area for I-1 land uses will provide economic opportunities for entrepreneurs and employees.

### NEIGHBORHOOD MEETING SUMMARY

The applicant gave proper notice of a neighborhood meeting for Monday, April 28, 2025 between 5:00 PM and 8:00 PM at Paisano Sausage, 7326 Washington Street, Denver, Colorado 80229. The applicant's principals and members of the development team attended. No member of the public chose to attend. No member of the public contacted Mr. Yantorno for further information.





Community & Economic Development Department

June 30, 2025

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Sincerely,  
Fairfield and Woods, P.C.

A handwritten signature in blue ink, appearing to read "Todd G. Messenger", is written over the printed name. The signature is fluid and stylized, with a long horizontal stroke extending to the right.

Todd G. Messenger

TGM:ds



6-1-

\$2.50

Consideration of \$25,000.00 - This deed is part of condemnation exchange.

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
Reception No. 362530 Recorder.

THIS DEED, Made this 14 day of February  
1982.

Between the City of Thornton, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and Center Land Company, a Colorado corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the second part; whose legal address is 1550 E 73rd Ave, Denver, 80229

FEB 14 12 35 PM '82

ADAMS COUNTY RECORDER

B 3 6 3 5 3 0

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS and other valuable consideration, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described land or parcel of land, situate, lying and being in the City of Thornton, County of Adams, and State of Colorado, to-wit:

Date - 4-22  
\$2.50  
State Doc. Fee

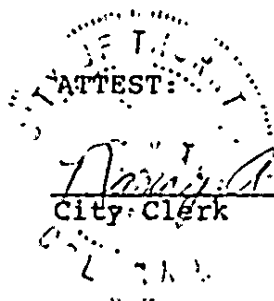
The West 827.50 feet of a parcel of land described in Book 450 at Page 588 of the records of the County of Adams, State of Colorado, being the South 20 acres of the N1/2 of the SE1/4 of Section 25, Township 2 South, Range 68 West of the 6th Principal Meridian in Adams County, Colorado, EXCEPTING THEREFROM that part thereof conveyed by Nick James and Victoria James to Adams County by Deed dated December 14, 1938, and recorded February 21, 1939, in Book 253 at Page 437 of the records of the County Recorder of Adams County, Colorado, described as follows: Commencing at the Northeast corner the SE1/4 of said Section 25; thence South 0°32'35" West (on an assumed basis of bearings), along the East line of the SE1/4 of said Section 25, a distance of 966.33 feet; thence South 89°56'47"

West along the North line of the South 20 acres of the N1/2 of said Section 25, a distance of 1787.73 feet to the True Point of Beginning; which point is 827.50 feet a distance from (by perpendicular measurement) the West line of the SE1/4 of said Section 25; thence South 0°12'31" West, parallel with the West line of the SE1/4 of said Section 25, a distance of 333.25 feet to the North line of the S1/2 of the SE1/4 of said Section 25; thence South 89°50'47" West along the North line of the S1/2 of the SE1/4 of said Section 25, a distance of 827.51 feet to the West line of the SE1/4 of said Section 25; thence North 0°12'31" East along the West line of the SE1/4 of said Section 25, a distance of 333.26 feet to the North line of the South 20 acres of the N1/2 of the SE1/4 of said Section 25; thence North 89°56'47" West, a distance of 827.51 feet to the True Point of Beginning.

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever; except real property taxes for the year 1982, easements and rights of way of record; and the above bargained premises in the quiet and peaceable possession of the said party of the second party, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its Mayor, and its corporate seal to be hereunto affixed, attested by its City Clerk, the day and year first above written.



Nancy A. Vincent  
City Clerk

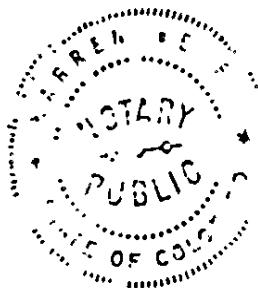
THE CITY OF THORNTON,  
a municipal corporation

By: Margaret W. Carpenter  
Mayor

STATE OF COLORADO, )  
COUNTY OF Adams ) ss.

The foregoing instrument was acknowledged before me this 3rd day of February, 1982, by Margaret W. Carpenter the Mayor and Nancy A. Vincent as City Clerk for the City of Thornton, a municipal corporation.

My notarial commission expires February 8, 1986.  
Witness my hand and official seal.



Karen Wurf  
Notary Public  
Address: 8992 N. Washington  
Thornton CO 80229



# ADAMS COUNTY COLORADO

## TREASURER'S OFFICE RECEIPT OF PAYMENT

Account	Parcel Number	Receipt Date	Receipt Number
R0054799	0171925000052	Feb 27, 2024	2024-02-27-NetVantage-7562

CENTER LAND COMPANY  
1480 E 73RD AVE  
DENVER, CO 80229-6902

Situs Address	Payor
---------------	-------

8240 STEELE ST

**Legal Description**

SECT,TWN,RNG:25-2-68 DESC: BEG 966/33 FT S AND 1787/73 FT W OF NE COR SE4 SEC 25 TH S 333/25 FT TO N LN S2 SE4 SD SEC TH W 827/51 FT TO W LN SE4 SD SEC TH N 333/26 FT TO N LN OF S 20A OF N2 SE4 SD SEC TH E 827/51 FT TO TRUE POB 6/01A

Property Code	Actual	Assessed	Year	Area	Mill Levy
SINGLE FAMILY RES - 1212	268,442	14,300	2023	085	102.055
AG DRY GRAZING LAND - 4147	270	70	2023	085	102.055

**Payments Received**

Check \$1,466.54  
Check Number 00220006

**Payments Applied**

Year	Charges	Billed	Prior Payments	New Payments	Balance
2023	Tax Charge	\$1,466.54	\$0.00	\$1,466.54	\$0.00
				\$1,466.54	\$0.00
Balance Due as of Feb 27, 2024					\$0.00

ALL CHECKS ARE SUBJECT TO FINAL COLLECTION. THANK YOU FOR YOUR PAYMENT!

EMAIL: [treasurer@adcgov.org](mailto:treasurer@adcgov.org) | PHONE: 720.523.6160 | WEBSITE: [www.adcotax.com](http://www.adcotax.com)

# North Washington Street Water and Sanitation District

3172 E. 78<sup>th</sup> Avenue, Denver, CO 80229 303 / 288 – 6664

To Whom It May Concern:

Dear Sir/Madame:

The North Washington Street Water and Sanitation District ("District") provides the following in response to your request for water and sanitary sewer service dated February 11<sup>th</sup> 2025 related to the property located at 8240 Steele Street Denver CO 80229. ("Property"). The District can provide water and sewer service to the Property based on conditions set forth herein. The following are general requirements for water and sanitary sewer service. The District Rules and Regulations and the standards and requirements of Denver Water and Metro Wastewater Reclamation District must be complied with as an on-going condition of service.

The subject Property is understood to be entirely within the service and boundary area of the District based on your assertions. The District makes no representation or warranty in regard to the Property boundaries and applicant is responsible for verification of same. If the Property is outside of the District's boundaries, applicant is responsible for undertaking and paying all costs to include the Property within the District's boundaries. Treatment of sewage generated within the District is provided by the Metro Wastewater Reclamation District. Treatment and provision of water within the District is provided by Denver Water. Conditions for water and sanitary service from the District include meeting the requirements contained herein and payment of all fees and costs as provided in District's Rules and Regulations along with those of Denver Water and Metro Wastewater Reclamation District. Timing of water and sanitary availability is subject to further coordinated by the County and District.

Water and Sanitary availability are subject to review and acceptance of design documents from owner/developer of the Property, by the District. Appropriate right-of-way easements and agreements are required for all water and sanitary sewer extensions. Jurisdictional coordination, approvals, permitting, license agreements and easements are to be completed prior to acceptance of plans. All costs associated with collection and distribution system improvements required to serve the Property are the responsibility of the owner/developer including guarantee of improvements and warranty periods.

Receipt of service is also subject to all costs being paid by owner/developer for engineering, reviews, construction, observation, and inspections at the then current rate fee structure established by the District, including establishing an imprest account with the District as a deposit for such accounts. Please be aware that proper tap connection and development fees are required to be paid, at the most recent fee schedule, prior to connection to the District main.

The North Washington Street Water and Sanitation requires a signature of acceptance of this Will Sever Letter by the developer prior to scheduling a pre-design meeting.

Signature of developer representative: \_\_\_\_\_



Print Signature: Chad C. Yantorno

Date: 7/7/2025



Mike DeMattee

303-288-6664

mdemattee@nwsbsd.com

District Manager





## SM ROCHA, LLC

TRAFFIC & TRANSPORTATION ENGINEERING CONSULTANTS

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June 17, 2025

Jim Allen  
TJC Limited  
8751 E Hampden Ave., Suite B10  
Denver, CO 80231

**RE: Steele Street Center / Traffic Generation Analysis  
Adams County, Colorado**

Dear Jim,

SM ROCHA, LLC is pleased to provide traffic generation information for the development entitled Steele Street Center. This development is located on the east side of Steele Street south of E 84<sup>th</sup> Drive, at 8240 Steele Street in Adams County, Colorado.

The intent of this analysis is to present traffic volumes likely generated by the proposed development and consider potential impacts to the adjacent roadway network.

The following is a summary of analysis results.

### **Site Description and Access**

Land for the development is currently occupied by an existing single-family residence that is understood to also operate as an equestrian boarding facility. The site is surrounded by a mix of industrial and residential land uses.

The proposed development is understood to entail the new construction of an approximately 65,000-square foot light industrial building.

Proposed access to the development is provided at the following locations: two full-movement accesses onto Steele Street (referred to as Access A and Access B).

General site and access locations are shown on Figure 1.

A site plan, as prepared by DCB Construction Company, Inc., is shown on Figure 2. This plan is provided for illustrative purposes only.





Not to Scale



**STEELE STREET CENTER**  
Traffic Generation Analysis

**Figure 1**  
**SITE LOCATION**

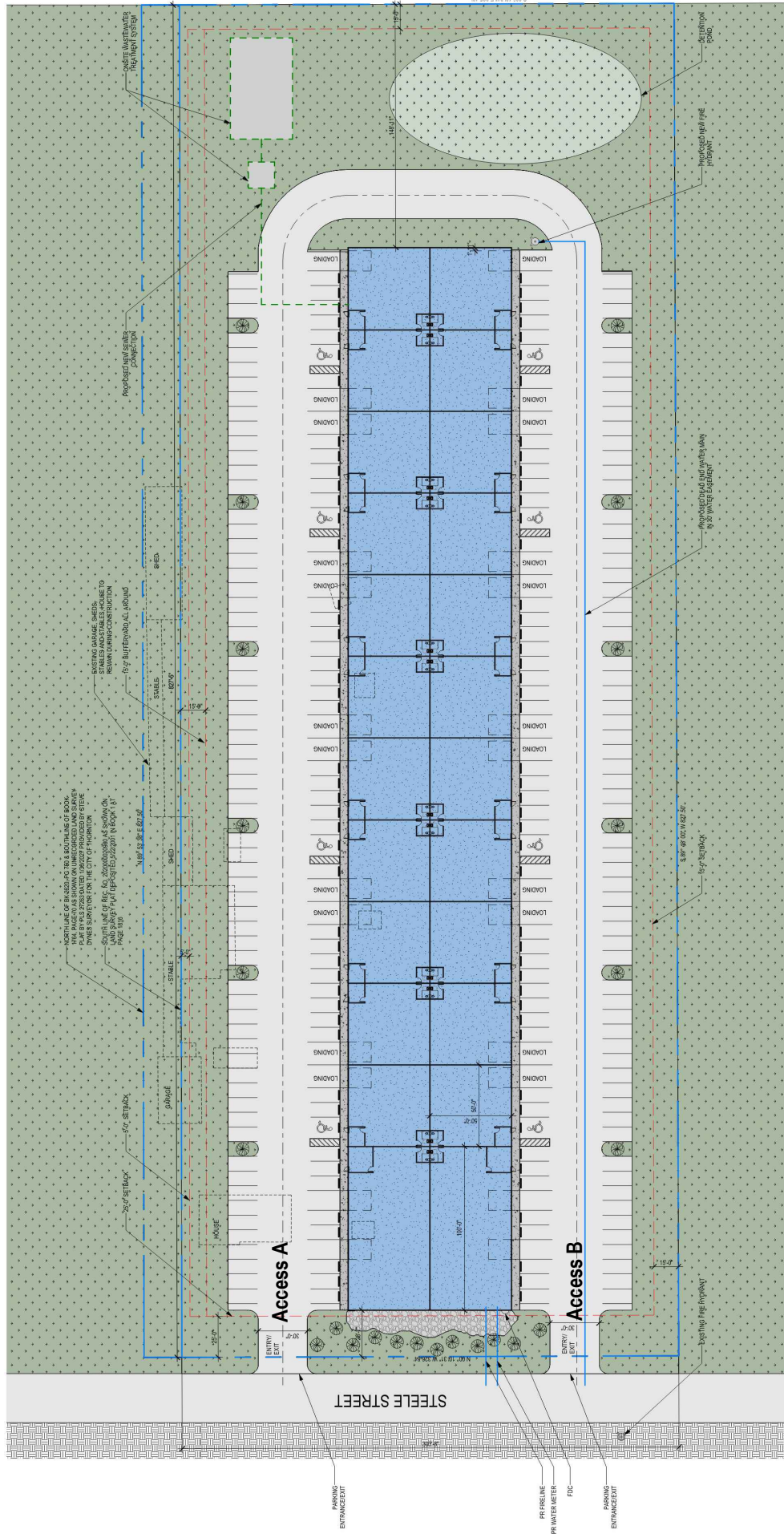
**SM ROCHA, LLC**  
Traffic & Transportation Engineering Consultants

June 2025  
Page 2





Not to Scale



**STEELE STREET CENTER**  
Traffic Generation Analysis

**Figure 2**  
**SITE PLAN**

**SM ROCHA, LLC**

Traffic & Transportation Engineering Consultants

June 2025

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## Vehicle Trip Generation

Standard traffic generation characteristics compiled by the Institute of Transportation Engineers (ITE) in their report entitled Trip Generation Manual, 11<sup>th</sup> Edition, were applied to the proposed land use in order to estimate the average daily traffic (ADT) and peak hour vehicle trips. A vehicle trip is defined as a one-way vehicle movement from point of origin to point of destination.

Table 1 presents average trip generation rates for the development area proposed. Use of average trip generation rates presents a conservative analysis. ITE land use code 110 (General Light Industrial) was used for analysis because of its best fit to the proposed land use.

**Table 1 – Trip Generation Rates**

ITE CODELAND USEUNIT			TRIP GENERATION RATES						
			24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
				ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
110	General Light Industrial	KSF	4.87	0.65	0.09	0.74	0.09	0.56	0.65

Key: KSF = Thousand Square Feet Gross Floor Area.

Note: All data and calculations above are subject to being rounded to nearest value.

Table 2 summarizes the projected ADT and peak hour traffic volumes likely generated by the land use area proposed.

**Table 2 – Trip Generation Summary**

ITE CODELAND USESIZE				TOTAL TRIPS GENERATED						
				24 HOUR	AM PEAK HOUR			PM PEAK HOUR		
					ENTER	EXIT	TOTAL	ENTER	EXIT	TOTAL
110	General Light Industrial	65.0	KSF	317	42	6	48	6	36	42
Total:				317	42	6	48	6	36	42

Key: KSF = Thousand Square Feet Gross Floor Area.

Note: All data and calculations above are subject to being rounded to nearest value.

As Table 2 shows, the development area has the potential to generate approximately 317 daily trips with 48 of those occurring during the morning peak hour and 42 during the afternoon peak hour.

## Adjustments to Trip Generation Rates

A development of this type is not likely to attract trips from within area land uses nor pass-by or diverted link trips from the adjacent roadway system, therefore no trip reduction was taken in this analysis.

## Trip Generation Distribution and Assignment

The overall directional distribution of site-generated traffic was determined based on the location of development site within the County, proposed and existing area land uses, allowed turning movements, and available roadway network.

Site-generated traffic is anticipated to be distributed through each proposed access. Distribution along Steele Street is general and assumed to be 50 percent to/from the north and 50 percent to/from the south.

Traffic assignment is how the site-generated and distributed trips are expected to be loaded on the roadway network. Applying assumed trip distribution patterns to site-generated traffic provides the peak hour trip volume assignments for proposed accesses. Table 3 below uses the trip generation volumes from Table 2 and denotes projected traffic volumes at each proposed access.

**Table 3 – Site Generated Trip Assignment**

DEVELOPMENT ACCESS TURNING MOVEMENTS	AM PEAK HOUR		PM PEAK HOUR	
	Inbound Volume	Outbound Volume	Inbound Volume	Outbound Volume
Access A / Steele Street				
Westbound Left	-	1	-	9
Westbound Right	-	2	-	9
Northbound Through	-	1	-	9
Northbound Right	10	-	1	-
Southbound Left	11	-	2	-
Southbound Through	10	-	1	-
Access B / Steele Street				
Westbound Left	-	2	-	9
Westbound Right	-	1	-	9
Northbound Through	10	-	1	-
Northbound Right	11	-	2	-
Southbound Left	10	-	1	-
Southbound Through	-	1	-	9



## Development Impacts

As Tables 2 and 3 show, there is an increase in peak hour traffic volumes anticipated with the proposed development. However, these additional volumes are considered to be minor and are not likely to negatively impact operations of Steele Street nor other adjacent roadways or intersections.

## Conclusion

This analysis assessed traffic generation for the Steele Street Center development and potential impacts to the adjacent roadway network.

It is our professional opinion that the proposed site-generated traffic is expected to create no negative impact to traffic operations for the surrounding roadway network and proposed site accesses, nor at adjacent intersections along Steele Street. Analysis of site-generated traffic concludes that proposed development traffic volumes are minor.

We trust that our findings will assist in the planning and approval of the Steele Street Center development. Please contact us should further assistance be needed.

Sincerely,

**SM ROCHA, LLC**

*Traffic & Transportation Engineering Consultants*



Stephen Simon, PE  
Traffic Engineer | Project Manager



Fred Lantz, PE  
Traffic Engineer

June 30, 2025

**VIA Electronic Submittal**

Community & Economic Development Department  
4430 South Adams County Parkway  
1<sup>st</sup> Floor, Ste. W2000  
Brighton, Colorado 80601-8204

**Re: Creation of 8240 Steele Street in its present configuration /  
addressing Staff Comment regarding legality of subdivision**

To whom it may concern:

Our firm represents Center Land Company, the owner of 8240 Steele Street, Parcel No. 0171925000052 (“Subject Property”). On March 19, 2025, Center Land Company attended a concept review meeting for a proposal to develop the subject property with a 65,000 square foot multi-tenant industrial building (PRE2025-00010) to be known as Steele Street Center.

The purpose of this letter is to address comments PLN03 (#4), PLN04 (#2), ROW1, ROW3, ROW6, and ROW7, which relate to a suggested requirement of a minor subdivision plat. In particular, comment ROW1 suggests that “the parcel is illegally created,” and therefore the minor subdivision plat is required. As discussed during the concept review meeting, a minor subdivision would not be required if the applicant demonstrates that the parcel was not “illegally created.”

In 1981, Center Land Company owned 8300 Steele Street (Parcel No. 0171925000013), which was 20 acres in area, and the City of Thornton owned 8240 Steele Street, which was also 20 acres in area. The City of Thornton sought to acquire 8300 Steele Street, and in lieu of condemnation, traded a portion of 8240 Steele Street for 8300 Steele Street. However, before the transaction between the City of Thornton and Center Land Company could be completed, the City of Thornton had to acquire 8240 Steele Street. It purchased the property from Thomas J. and Mary Lee Coughlin, and closed on that transaction on January 7, 1982.

- The deed from Center Land Company to the City of Thornton was recorded at Book 2613, Page 849 on January 6, 1982. *See Exhibit A.* It provided: “THIS DEED GIVEN TO GRANTEE IN LIEU OF CONDEMNATION PROCEEDINGS WHICH GRANTEE COULD FILE.”
- The deed from the Coughlins to the City of Thornton was recorded at Book 2615, Page 272 on January 12, 1982. *See Exhibit B.*
- The deed from the City of Thornton to Center Land Company for 8240 Steele Street was recorded at Book 2620, Page 750, on February 4, 1982. *See Exhibit C.*

Community & Economic Development Department

June 30, 2025

Page 2

Thornton retained approximately 13.6 acres on the East side of the Coughlin property and conveyed about six acres to Center Land Company. The property retained by the City of Thornton at 8240 Steele Street, in combination with the property at 8300 Steele Street and a number of other contiguous properties, is used by the City for reservoir facilities.

C.R.S. § 30-28-101(10)(c)(II) specifically excludes parcels of land “which *could be* created by any court in this state pursuant to the law of eminent domain . . .” from the definition of “subdivision.” (emphasis added). The City of Thornton has the power of eminent domain. The City of Thornton *could have* created the parcel it retained by the law of eminent domain, and therefore the City’s conveyance of a portion of the Coughlin property to Center Land Company did not constitute a “subdivision,” and consequently the Subject Property was not created by “illegal subdivision.”

Sincerely,  
Fairfield and Woods, P.C.



Todd G. Messenger

TGM:ds

Recorded at.....o'clock.....M.

Reception No. ....359344

Recorder.

2613 PAGE 849

THIS DEED, Made this 12th day of  
November in the year of our Lord one  
thousand nine hundred and eighty-one between  
Center Land Company  
a corporation duly organized and existing under and by virtue of the laws  
of the State of Colorado of the first part, and  
The City of Thornton, a municipal corporation  
8992 No. Washington St., Thornton, CO 80229

of the County of Adams and State of  
Colorado of the second part:

Recorder's Stamp

JAN 6 8 00 AM '82  
ADAMS COUNTY CO.

B 3 5 9 3 4 4

WITNESSETH, That the said party of the first part, for and in consideration of the sum of  
Ten Dollars and other consideration DOLLARS,  
to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby  
confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents doth grant, bargain,  
sell, convey and confirm unto the said party of the second part, its heirs, and assigns forever,  
all of the following described lot or parcel of land, situate, lying and being in the  
County of Adams and State of Colorado, to-wit:

The South twenty (20) acres of the North forty (40) acres of  
the North half (N $\frac{1}{2}$ ) of the Southeast quarter (SE $\frac{1}{4}$ ) of Section  
25, Township 2 South, Range 68 West, together with improvements  
thereon; and together with the right to the use of twenty (20)  
inches of water from the Lower Clear Creek Ditch, represented  
by four (4) shares of stock of said Ditch Company; also, the  
right to run water for the irrigation of the premises hereby  
conveyed, through the ditch on the North line of the Northeast  
quarter (NE $\frac{1}{4}$ ) of the South west quarter (SW $\frac{1}{4}$ ) of said Section  
25; also any and all other water and ditch rights of whatsoever  
kind or nature appurtenant to or used in connection with the  
said twenty (20) acres.

THIS DEED GIVEN TO GRANTEE IN LIEU OF CONDEMNATION PROCEEDINGS WHICH GRANTEE  
COULD FILE.

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise  
appertaining, and the reversion or reversions, remainders, rents, issues and profits thereof, and all the estate,  
right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in  
and to the above bargained premises with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the  
said party of the second part, its heirs and assigns forever. And the said

Center Land Company, party of the first part, for itself,  
and its successors, doth covenant, grant, bargain, and agree to and with the said party of the second part,  
its heirs and assigns, that at the time of the ensembling and delivery of these presents it is well  
seized of the premises above conveyed, as of a good, sure, perfect, absolute and indefeasible estate of inheritance, in  
law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same  
in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales,  
liens, taxes, assessments and incumbrances of whatever kind or nature soever;

None, except taxes for the year 1981

and the above bargained premises in the quiet and peaceable possession of the said party of the second part,  
its heirs and assigns, against all and every person or persons lawfully claiming or to claim the whole  
or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto sub-  
scribed by its President, and its corporate seal to be hereunto affixed, attested by its  
Secretary, the day and year first above written.

Attest

*[Signature]* Center Land Company  
Secretary.

By *[Signature]* President.

STATE OF COLORADO,

County of Adams

ss.

The foregoing instrument was acknowledged before me this 12th day of November  
1981 by Peter Yantorno  
Carl Yantorno

as President and  
as Secretary of  
a corporation.

Center Land Company,

My notarial commission expires May 23, 1982  
Witness my hand and official seal.

*[Signature]*  
Notary Public.  
DENVER, CO 80202

Recorded at  
Reception No.

o'clock

M.

360193

Reception

2615

PAGE

272

THIS DEED Made this

7<sup>th</sup>

day of January

RECORDER'S STAMP

JAN 12 9 39 AM '82

ALBANY COUNTY

B 360193

1982, between Thomas J Coughlin and Mary Lee Coughlin of the

County of Adams

and State of Colo-

rado, of the first part and The City of Thornton,

a municipal

corporation organized and

existing under and by virtue of the laws of the State of Colorado

of the second part whose legal address is 8992 North Washington  
Thornton, CO 80229

WITNESSETH, That the said part ies of the first part, for and in consideration of the sum of Six Hundred Thousand and No/100 (\$600,000.00)-----DOLLARS to the said part ies of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, ha vgranted, bargained, sold and conveyed, and by these presents do grant, bargain sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all of the following described lot or parcel of land situate, lying and being in the County of Adams and State of Colorado, to wit:

The South twenty (20) acres of the North one-half of the Southeast 1/4 of Section 25, Township 2 South, Range 68 West of the 6th P.M., Adams County, Colorado. EXCEPTING THEREFROM that part thereof conveyed by Nick James and Victoria James to Adams County by Deed dated December 14, 1938 and recorded February 21, 1939 in Book 253 at Page 437.

State Documentary Fee

Date JAN 12 1982

\$ 60<sup>00</sup>

also known as street and number 8240 Steele Street, Thornton, CO 80229

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging or in anywise appertaining and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said part ies of the first part, either in law or equity of in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the said party of the second part its successor and assigns forever And the said part ies of the first part, for them selves, theirrs, executors, and administrators, do covenant, grant, bargain and agree to and with the said party of the second part its successors and assigns, that at the time of the enscaling and delivery of these presents, they are well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law in fee simple, and ha good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and encumbrances of whatever kind or nature soever except real property taxes due and payable January 1, 1983 and except those reservations, easements and rights-of-way of record.

and the above bargained premises in the quiet and peaceful possession of the said party of the second part, its successor and assigns, against all and every person or persons lawfully claiming or to claim the whole or any part thereof the said part ies of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said parties of the first part ha v hereunto set their hands and seal s the day and year first above written.

Signed, Sealed and Delivered in the Presence of

Thomas J. Coughlin

[SEAL]

Mary Lee Coughlin

[SEAL]

[SEAL]

STATE OF COLORADO,

County of Adams

ss

7th

day of

January

The foregoing instrument was acknowledged before me this 7th day of January 1982, by Thomas J. Coughlin and Mary Lee Coughlin

My Commission expires

My Commission expires June 6, 1985

Witness my hand and official seal.

NOTARY PUBLIC

Address:

8992 N. Washington

Thornton, Co. 80229

Notary Public



Consideration of \$25,000.00 - This deed is part of condemnation exchange.

Recorded at \_\_\_\_\_ o'clock \_\_\_\_\_ M.,  
 Reception No. 362530 Recorder.

THIS DEED, Made this 14 day of February  
 1982.

Between the City of Thornton, a municipal corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the first part, and Center Land Company, a Colorado corporation duly organized and existing under and by virtue of the laws of the State of Colorado of the second part; whose legal address is 1550 E  
73rd Ave, 80229

Feb 14 12 35 PM '82

ADAMS COUNTY RECORDER

B 3 6 3 5 3 0

WITNESSETH, That the said party of the first part, for and in consideration of the sum of TEN DOLLARS and other valuable consideration, to the said party of the first part in hand paid by the said party of the second part, the receipt whereof is hereby confessed and acknowledged, hath granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm, unto the said party of the second part, its successors and assigns forever, all the following described land or parcel of land, situate, lying and being in the City of Thornton, County of Adams, and State of Colorado, to-wit:

The West 827.50 feet of a parcel of land described in Book 450 at Page 588 of the records of the County of Adams, State of Colorado, being the South 20 acres of the N1/2 of the SE1/4 of Section 25, Township 2 South, Range 68 West of the 6th Principal Meridian in Adams County, Colorado, EXCEPTING THEREFROM that part thereof conveyed by Nick James and Victoria James to Adams County by Deed dated December 14, 1938, and recorded February 21, 1939, in Book 253 at Page 437 of the records of the County Recorder of Adams County, Colorado, described as follows: Commencing at the Northeast corner the SE1/4 of said Section 25; thence South 0°32'35" West (on an assumed basis of bearings), along the East line of the SE1/4 of said Section 25, a distance of 966.33 feet; thence South 89°56'47"

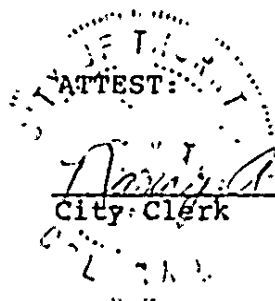
West along the North line of the South 20 acres of the N1/2 of said Section 25, a distance of 1787.73 feet to the True Point of Beginning; which point is 827.50 feet a distance from (by perpendicular measurement) the West line of the SE1/4 of said Section 25; thence South 0°12'31" West, parallel with the West line of the SE1/4 of said Section 25, a distance of 333.25 feet to the North line of the S1/2 of the SE1/4 of said Section 25; thence South 89°50'47" West along the North line of the S1/2 of the SE1/4 of said Section 25, a distance of 827.51 feet to the West line of the SE1/4 of said Section 25; thence North 0°12'31" East along the West line of the SE1/4 of said Section 25, a distance of 333.26 feet to the North line of the South 20 acres of the N1/2 of the SE1/4 of said Section 25; thence North 89°56'47" West, a distance of 827.51 feet to the True Point of Beginning.

Date - 4-22  
 \$2.50  
 State Doc. Fee

TOGETHER, with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever of the said party of the first part, either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances unto the said party of the second part, its successors and assigns forever. And the said party of the first part, for itself, its successors and assigns, doth covenant, grant, bargain and agree to and with the said party of the second part, its successors and assigns, that at the time of the ensembling and delivery of these presents it is well seized of the premises above conveyed, as of good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and hath good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments and incumbrances of whatever kind or nature soever; except real property taxes for the year 1982, easements and rights of way of record; and the above bargained premises in the quiet and peaceable possession of the said party of the second party, its successors and assigns against all and every person or persons lawfully claiming or to claim the whole or any part thereof, the said party of the first part shall and will WARRANT AND FOREVER DEFEND.

IN WITNESS WHEREOF, The said party of the first part hath caused its corporate name to be hereunto subscribed by its Mayor, and its corporate seal to be hereunto affixed, attested by its City Clerk, the day and year first above written.



Nancy A. Vincent  
City Clerk

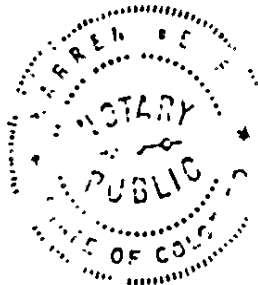
THE CITY OF THORNTON,  
a municipal corporation

By: Margaret W. Carpenter  
Mayor

STATE OF COLORADO, )  
COUNTY OF Adams ) ss.

The foregoing instrument was acknowledged before me this 3rd day of February, 1982, by Margaret W. Carpenter the Mayor and Nancy A. Vincent as City Clerk for the City of Thornton, a municipal corporation.

My notarial commission expires February 8, 1986.  
Witness my hand and official seal.



Karen Wurf  
Notary Public  
Address: 8992 N. Washington  
Thornton CO 80229