Board of County Commissioners

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

PUBLIC HEARING AGENDA

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

THIS AGENDA IS SUBJECT TO CHANGE

Tuesday
February 8, 2022
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**

   During this portion of the meeting, the board will hear public comment. The Chair will determine how much time is reserved for public comment and how much time is permitted for each speaker.

   B. **Elected Officials' Communication**

6. **CONSENT CALENDAR**

A.	List of Expenditures Under the Dates of January 24-28, 2022
B.	Minutes of the Commissioners' Proceedings from February 1, 2022
C.	Resolution Adopting and Recording the 2021 Official Zoning Maps for Unincorporated Adams County
D.	Resolution Approving the 2021 Colorado Department of Transportation Highway Users Tax Fund Report for Adams County
E.	Resolution Approving an Intergovernmental Agreement between Adams County and the City of Commerce City Regarding Cost Sharing for the US 85 and 120th Avenue Project (Led by the Colorado Department of Transportation) in the Amount of $1,250,000.00

F. Resolution Approving Grant Agreement between US Department of Housing and Urban Development and Adams County for HOME Investment Partnerships Program American Rescue Plan Funding

G. Resolution Approving Land Lease Agreement between Adams County and Brez Aerospace for Property Located at the Colorado Air and Space Port

H. Resolution Authorizing Casandra Vossler, Fair & Special Events Manager, to Enter into Entertainment, Food Concessions, Sponsors, and Exhibitor Agreements up to $7,500 for the Purpose of Securing Entertainment, Food Vending, Sponsorships and Exhibitors for the 2022 Adams County Pride Event, Stars and Stripes Celebration, County Fair and Concert in the Park

I. Resolution Appointing Raymond H. Gonzales to the Scientific and Cultural Facilities District

J. Resolution Appointing James May to the E-911 Authority Board as a Law Enforcement Member

K. Resolution Appointing Stuart Sunderland to the Adams County E-911 Authority Board as a Fire Department Member

L. Resolution Appointing Leslie Carrico to the Community Services Block Grant Advisory Council as a Low Income Sector Representative

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Approving Amendment Three to the Agreement between Adams County and EP&A Envirotac, Inc., in the Amount of $1,310,650.30, for Acrylic Based Soil Stabilizing Polymer

2. Resolution Approving Amendment One to the Agreement between Adams County and MW Golden Constructors in the Amount of $999,998.00 for Construction Management General Contract Services for the Adams County Government Center Space Utilization Phase 3 Project

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

1. PLT2021-00021 Sir Speedy Minor Subdivision Final

2. Plat RCU2020-00039 Björn's Colorado Honey

3. RCU2021-00011 Slice It Landscape Supply

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	2,158,396.40
4	Capital Facilities Fund	72,233.83
5	Golf Course Enterprise Fund	39,105.08
6	Equipment Service Fund	67,562.56
7	Stormwater Utility Fund	11,928.00
13	Road & Bridge Fund	1,840,701.65
19	Insurance Fund	63,165.99
24	Conservation Trust Fund	711.00
27	Open Space Projects Fund	4,805.55
28	Open Space Sales Tax Fund	9,274.64
31	Head Start Fund	20,717.88
34	Comm Services Blk Grant Fund	51,575.39
35	Workforce & Business Center	12,409.58
43	Colorado Air & Space Port	62,376.41
50	FLATROCK Facility Fund	3,678.14
94	Sheriff Payables	15,515.00
		4,434,157.10

1 General Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008524	378404	CARUSO JAMES LOUIS	1/25/2022	4,350.00
00008525	37193	CINA & CINA FORENSIC CONSULTIN	1/25/2022	21,150.00
00008530	1256913	MARKHAM GALLEGOS JENNIFER	1/25/2022	750.00
00008531	1097323	MCGUINN CONOR MATTHEW	1/25/2022	950.00
00008539	5449	NORTH METRO TASK FORCE	1/26/2022	37,201.91
00008540	465183	PITNEY BOWES RESERVE ACCOUNT	1/26/2022	25,000.00
00008541	145355	SANITY SOLUTIONS INC	1/26/2022	4,831.00
00008544	625677	CODE 4 SECURITY SERVICES LLC	1/28/2022	468.00
00008547	737980	WOLD ARCHITECTS AND ENGINEERS	1/28/2022	2,421.79
00767076	16236	ADAMS 12 FIVE STAR SCHOOLS	1/27/2022	20.00
00767078	433987	ADCO DISTRICT ATTORNEY'S OFFIC	1/27/2022	218.64
00767080	8579	AGFINITY INC	1/27/2022	50.00
00767082	491148	AHRENS NICHOLETTE LEE	1/27/2022	133.00
00767084	5991	ALMOST HOME INC	1/27/2022	73,072.36
00767085	12012	ALSCO AMERICAN INDUSTRIAL	1/27/2022	430.50
00767087	221351	APEX SYSTEMS GROUP LLC	1/27/2022	135.00
00767088	498573	ARBORFORCE LLC	1/27/2022	285.08
00767090	22045	AURORA ECONOMIC DEVELOPMENT CO	1/27/2022	300,000.00
00767091	43744	AUTOMATED BUILDING SOLUTIONS I	1/27/2022	13,790.00
00767092	1103492	AVOLVE SOFTWARE CORP	1/27/2022	11,050.00
00767093	993099	BAYAUD ENTERPRISES INC	1/27/2022	67,796.85
00767095	669302	BLUE 360 MEDIA LLC	1/27/2022	2,785.86
00767096	1119276	BOLDPLANNING INC	1/27/2022	9,800.00
00767098	13160	BRIGHTON CITY OF (WATER)	1/27/2022	357.77
00767099	13160	BRIGHTON CITY OF (WATER)	1/27/2022	79.48
00767100	13160	BRIGHTON CITY OF (WATER)	1/27/2022	18,525.20
00767101	13160	BRIGHTON CITY OF (WATER)	1/27/2022	104.08
00767102	13160	BRIGHTON CITY OF (WATER)	1/27/2022	12,513.48
00767103	726898	CA SHORT COMPANY	1/27/2022	21,187.35
00767105	188721	CARTEGRAPH SYSTEMS INC	1/27/2022	104,978.17
00767106	1213115	CASILLAN JOHN	1/27/2022	100.00
00767112	90207	CHARM TEX	1/27/2022	8,516.00
00767113	661015	CHP METRO NORTH LLC	1/27/2022	1,050.00
00767115	43659	CINTAS FIRST AID & SAFETY	1/27/2022	156.07
00767116	669621	CLEMONS, FEMMI D	1/27/2022	2,500.00
00767117	5556	COLO BUREAU INVESTIGATION-IDEN	1/27/2022	1,698.50

1 General Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767119	5105	COLO DEPT OF LABOR & EMPLOYMEN	1/27/2022	60.00
00767120	5050	COLO DIST ATTORNEY COUNCIL	1/27/2022	450.00
00767122	209334	COLO NATURAL GAS INC	1/27/2022	1,585.43
00767123	209334	COLO NATURAL GAS INC	1/27/2022	185.27
00767124	2157	COLO OCCUPATIONAL MEDICINE PHY	1/27/2022	665.00
00767125	45991	COLO STATE UNIVERSITY EXTENSIO	1/27/2022	71.98
00767126	45991	COLO STATE UNIVERSITY EXTENSIO	1/27/2022	27,305.95
00767127	1029850	COLORADO HOSPITALITY SERVICES	1/27/2022	50.00
00767129	48089	COMCAST BUSINESS	1/27/2022	2,100.00
00767130	274030	COMMUNICATION CONSTRUCTION & E	1/27/2022	47,610.00
00767132	1154230	COMMUNITY UPLIFT PARTNERSHIP	1/27/2022	45.30
00767134	13565	CORE ELECTRIC COOPERATIVE	1/27/2022	191.82
00767135	13565	CORE ELECTRIC COOPERATIVE	1/27/2022	1,572.76
00767136	42984	CORECIVIC INC	1/27/2022	234,911.93
00767140	1191434	DGEB MANAGEMENT LLC	1/27/2022	149.00
00767141	101347	DHM DESIGNS	1/27/2022	582.50
00767144	808844	DUPRIEST JOHN FIELDEN	1/27/2022	65.00
00767145	378536	ECI SITE CONSTRUCTION MANAGEME	1/27/2022	291,456.87
00767150	339325	FLEXENTIAL PROFESSIONAL SERVIC	1/27/2022	1,850.01
00767151	1268030	FLORES JOSE DE J	1/27/2022	24.50
00767152	1040369	FOX CAR RENTAL / FOX DRU	1/27/2022	100.00
00767153	222133	FREEMAN PATRICK	1/27/2022	557.76
00767154	12689	GALLS LLC	1/27/2022	7,048.08
00767155	293118	GARNER, ROSIE	1/27/2022	65.00
00767156	258674	GO UP ELEVATOR INSPECTION SERV	1/27/2022	500.00
00767159	2816	HAWKINS COMMERCIAL APPLIANCE	1/27/2022	1,050.00
00767160	1268300	HERNANDEZ JUAN DAVID	1/27/2022	19.00
00767161	293122	HERRERA, AARON	1/27/2022	65.00
00767162	486419	HIGH COUNTRY BEVERAGE	1/27/2022	421.75
00767163	323337	HIGH PLAINS REPORTING & TRANSC	1/27/2022	829.50
00767165	418327	IC CHAMBERS LP	1/27/2022	7,243.32
00767166	79260	IDEXX DISTRIBUTION INC	1/27/2022	837.42
00767168	32276	INSIGHT PUBLIC SECTOR	1/27/2022	75,555.28
00767169	44965	INTERVENTION COMMUNITY CORRECT	1/27/2022	167,902.25
00767170	454772	JEFFERSON COUNTY TREASURER	1/27/2022	20.00
00767172	44695	KNS COMMUNICATIONS CONSULTANTS	1/27/2022	7,657.55

1 General Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767174	40843	LANGUAGE LINE SERVICES	1/27/2022	154.69
00767175	1267871	LOPEZ DEIBY	1/27/2022	225.00
00767176	262826	LUNA LILLIAN	1/27/2022	650.00
00767177	1268297	MARTIAN ROBERT	1/27/2022	19.00
00767178	810888	MARTINEZ JUSTIN PAUL	1/27/2022	65.00
00767179	1265865	MIDWEST VETERINARY SUPPLY INC	1/27/2022	942.05
00767181	374475	MOORE LAW GROUP APC	1/27/2022	19.00
00767182	13720	MOTOROLA SOLUTIONS INC	1/27/2022	4,010.60
00767183	13591	MWI ANIMAL HEALTH	1/27/2022	1,032.61
00767185	16428	NICOLETTI-FLATER ASSOCIATES	1/27/2022	450.00
00767187	156865	OPEN TEXT INC	1/27/2022	95,995.88
00767188	282112	ORACLE AMERICA INC	1/27/2022	1,971.75
00767189	516994	PARK 12 HUNDRED OWNERS ASSOCIA	1/27/2022	16,737.00
00767190	612089	PBC COMMERCIAL CLEANING SYSTEM	1/27/2022	110,782.67
00767192	720230	PHILLIPS PET FOOD & SUPPLIES	1/27/2022	831.10
00767193	32700	PITNEY BOWES RESERVE ACCOUNT	1/27/2022	35,000.00
00767194	1212258	POON BENJAMIN	1/27/2022	2,692.88
00767196	48924	PRO TECH COMPUTER SYSTEMS INC	1/27/2022	3,172.00
00767198	1268294	PROVORSE SORRENTINO KIMBERLY F	1/27/2022	19.00
00767199	1268298	RAY JANAE	1/27/2022	19.00
00767200	53054	RICHARDSON SHARON	1/27/2022	65.00
00767202	1129845	ROSE DAVID E	1/27/2022	65.00
00767204	13538	SHRED-IT	1/27/2022	60.00
00767205	13932	SOUTH ADAMS WATER & SANITATION	1/27/2022	389.75
00767206	13932	SOUTH ADAMS WATER & SANITATION	1/27/2022	519.79
00767207	13932	SOUTH ADAMS WATER & SANITATION	1/27/2022	48.18
00767208	13932	SOUTH ADAMS WATER & SANITATION	1/27/2022	48.18
00767209	13932	SOUTH ADAMS WATER & SANITATION	1/27/2022	1,622.42
00767210	518052	SOUTHERN GLAZER'S WINE & SPIRI	1/27/2022	2,601.52
00767212	42818	STATE OF COLORADO	1/27/2022	56.54
00767213	42818	STATE OF COLORADO	1/27/2022	676.81
00767214	42818	STATE OF COLORADO	1/27/2022	65.64
00767215	42818	STATE OF COLORADO	1/27/2022	696.91
00767216	42818	STATE OF COLORADO	1/27/2022	13.17
00767217	42818	STATE OF COLORADO	1/27/2022	24.70
00767218	42818	STATE OF COLORADO	1/27/2022	765.72

1 General Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767219	42818	STATE OF COLORADO	1/27/2022	11,041.20
00767220	17267	STERICYCLE INC	1/27/2022	340.00
00767221	1186984	STIVERS STAFFING SERVICES LLC	1/27/2022	5,354.75
00767222	599714	SUMMIT FOOD SERVICE LLC	1/27/2022	52,825.73
00767223	1047964	SYMMETRY ENERGY SOLUTIONS LLC	1/27/2022	26,631.00
00767225	618144	T&G PECOS LLC	1/27/2022	1,800.00
00767226	1266547	T2 SYSTEMS INC	1/27/2022	21,852.00
00767227	1179365	TAG PROCESS SERVICE	1/27/2022	19.00
00767229	385142	THOMPSON GREGORY PAUL	1/27/2022	65.00
00767230	1173806	TOP HAT FILE AND SERVE INC	1/27/2022	19.00
00767231	37005	TOSHIBA BUSINESS SOLUTIONS	1/27/2022	118.59
00767232	666214	TYGRETT DEBRA R	1/27/2022	45.00
00767233	1007	UNITED POWER (UNION REA)	1/27/2022	772.16
00767234	1007	UNITED POWER (UNION REA)	1/27/2022	17,883.73
00767235	1007	UNITED POWER (UNION REA)	1/27/2022	66.05
00767236	1007	UNITED POWER (UNION REA)	1/27/2022	8,292.53
00767237	1007	UNITED POWER (UNION REA)	1/27/2022	19,331.95
00767238	1007	UNITED POWER (UNION REA)	1/27/2022	109.21
00767239	1007	UNITED POWER (UNION REA)	1/27/2022	6,291.22
00767240	1007	UNITED POWER (UNION REA)	1/27/2022	3,882.67
00767241	1007	UNITED POWER (UNION REA)	1/27/2022	171.98
00767242	1007	UNITED POWER (UNION REA)	1/27/2022	20,919.00
00767243	1007	UNITED POWER (UNION REA)	1/27/2022	2,743.00
00767244	1007	UNITED POWER (UNION REA)	1/27/2022	10,757.37
00767245	1007	UNITED POWER (UNION REA)	1/27/2022	5,637.89
00767246	1007	UNITED POWER (UNION REA)	1/27/2022	89.90
00767247	1007	UNITED POWER (UNION REA)	1/27/2022	28.52
00767248	1007	UNITED POWER (UNION REA)	1/27/2022	999.42
00767249	1007	UNITED POWER (UNION REA)	1/27/2022	920.63
00767250	1007	UNITED POWER (UNION REA)	1/27/2022	75.24
00767260	158184	UTILITY NOTIFICATION CENTER OF	1/27/2022	269.28
00767262	28566	VERIZON WIRELESS	1/27/2022	369.94
00767263	28617	VERIZON WIRELESS	1/27/2022	1,987.25
00767265	5375	VERTEX INC	1/27/2022	12,811.00
00767266	1266987	WAMBOLD HEATHER	1/27/2022	92.33
00767267	1185868	WELCH MICHAEL	1/27/2022	3,912.50

1 General Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767268	40340	WINDSTREAM COMMUNICATIONS	1/27/2022	1,236.51
00767269	13822	XCEL ENERGY	1/27/2022	104.33
00767270	13822	XCEL ENERGY	1/27/2022	5,023.71
00767271	13822	XCEL ENERGY	1/27/2022	137.51
00767272	13822	XCEL ENERGY	1/27/2022	142.47
00767273	13822	XCEL ENERGY	1/27/2022	54.45
00767274	13822	XCEL ENERGY	1/27/2022	25.50
00767275	1268292	YU SONG	1/27/2022	66.00
00767276	1268240	ZAMORA MICHAEL	1/27/2022	75.00
00767277	473336	ZAYO GROUP HOLDINGS INC	1/27/2022	1,235.00
			Fund Total	**2,158,396.40**

4 Capital Facilities Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008548	737980	WOLD ARCHITECTS AND ENGINEERS	1/28/2022	3,758.71
00767164	10864	HILLYARD - DENVER	1/27/2022	4,228.92
00767186	949999	OFFICESCAPES OF DENVER LLLP	1/27/2022	53,468.89
00767211	740359	STANTEC ARCHITECTURE INC	1/27/2022	10,777.31
			Fund Total	**72,233.83**

5 Golf Course Enterprise Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008543	6177	PROFESSIONAL RECREATION MGMT I	1/27/2022	31,942.84
00767086	12012	ALSCO AMERICAN INDUSTRIAL	1/27/2022	60.72
00767137	13359	DEN COL SUPPLY	1/27/2022	93.86
00767158	927372	HARRELLS LLC	1/27/2022	6,183.00
00767173	11496	L L JOHNSON DIST	1/27/2022	621.99
00767184	41651	NAPA	1/27/2022	202.67
			Fund Total	**39,105.08**

6 Equipment Service Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767147	1253939	ESTATE OF MICHAEL TONY WESTALL	1/27/2022	4,674.83
00767167	682207	INSIGHT AUTO GLASS LLC	1/27/2022	368.36
00767195	324769	PRECISE MRM LLC	1/27/2022	58.12
00767203	16237	SAM HILL OIL INC	1/27/2022	58,262.83
00767228	790907	THE GOODYEAR TIRE AND RUBBER C	1/27/2022	4,198.42
			Fund Total	**67,562.56**

7 Stormwater Utility Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008533	374481	THE MASTERS TOUCH LLC	1/25/2022	11,928.00
			Fund Total	**11,928.00**

13 Road & Bridge Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008520	89295	ARVADA CITY OF	1/25/2022	22,218.90
00008521	89296	AURORA CITY OF	1/25/2022	324,460.05
00008522	89297	BENNETT TOWN OF	1/25/2022	13,014.19
00008523	89298	BRIGHTON CITY OF	1/25/2022	171,636.17
00008528	89299	COMMERCE CITY CITY OF	1/25/2022	220,991.66
00008529	89300	FEDERAL HEIGHTS CITY OF	1/25/2022	33,693.28
00008532	89301	NORTHGLENN CITY OF	1/25/2022	108,111.31
00008534	89302	THORNTON CITY OF	1/25/2022	399,748.61
00008535	89304	WESTMINSTER CITY OF	1/25/2022	211,849.21
00008545	101603	EMPIRE TITLE NORTH LLC	1/28/2022	196,369.75
00008546	101603	EMPIRE TITLE NORTH LLC	1/28/2022	28,584.50
00767128	1136648	COLORADO PAVING INC	1/27/2022	72,983.84
00767131	274030	COMMUNICATION CONSTRUCTION & E	1/27/2022	34,800.18
00767143	562184	DOUBLE R EXCAVATING INC	1/27/2022	2,240.00
			Fund Total	**1,840,701.65**

19 Insurance Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008527	41962	COLO DEPT OF LABOR AND EMPLOYM	1/25/2022	8,950.22
00767089	27429	ARTHUR J GALLAGHER	1/27/2022	1,360.00
00767097	258794	BRADLEY CHARLES	1/27/2022	306.32
00767104	419839	CAREHERE LLC	1/27/2022	49,979.93
00767121	17565	COLO FRAME & SUSPENSION	1/27/2022	2,516.85
00767261	35731	VERIZON	1/27/2022	52.67
			Fund Total	**63,165.99**

24 Conservation Trust Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767081	8579	AGFINITY INC	1/27/2022	711.00
			Fund Total	**711.00**

27 Open Space Projects Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767142	101347	DHM DESIGNS	1/27/2022	4,805.55
			Fund Total	**4,805.55**

28 Open Space Sales Tax Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008536	89295	ARVADA CITY OF	1/26/2022	9,274.64
			Fund Total	**9,274.64**

31 Head Start Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767107	37266	CENTURY LINK	1/27/2022	14.33
00767108	37266	CENTURY LINK	1/27/2022	28.69
00767109	37266	CENTURY LINK	1/27/2022	128.95
00767110	37266	CENTURY LINK	1/27/2022	114.77
00767111	37266	CENTURY LINK	1/27/2022	203.63
00767114	327250	CINTAS CORPORATION NO 2	1/27/2022	168.92
00767138	45567	DENVER CHILDREN'S ADVOCACY CTR	1/27/2022	9,132.15
00767139	1052031	DFA DAIRY BRANDS CORPORATE LLC	1/27/2022	1,088.40
00767180	1090294	MIGHTY LITTLE VOICES SPEECH TH	1/27/2022	5,200.00
00767224	13770	SYSCO DENVER	1/27/2022	633.83
00767255	42541	US FOODSERVICE	1/27/2022	78.89
00767256	42541	US FOODSERVICE	1/27/2022	1,984.27
00767257	42541	US FOODSERVICE	1/27/2022	1,646.88
00767258	42541	US FOODSERVICE	1/27/2022	74.70
00767259	42541	US FOODSERVICE	1/27/2022	219.47
			Fund Total	**20,717.88**

34 Comm Services Blk Grant Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008542	2284	SENIOR HUB THE	1/26/2022	23,214.76
00767146	190240	ECPAC	1/27/2022	2,568.50
00767149	8818069	FAMILY TREE INC	1/27/2022	1,114.29
00767157	44825	GROWING HOME INC	1/27/2022	9,928.84
00767197	189016	PROJECT ANGEL HEART	1/27/2022	14,749.00
			Fund Total	**51,575.39**

35 Workforce & Business Center

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767077	252050	ADAMS COUNTY HUMAN SERVICES	1/27/2022	37.65
00767094	223769	BC PROPERTY GROUP	1/27/2022	1,450.00
00767133	1483	COMPUTER SYSTEMS DESIGN	1/27/2022	4,800.00
00767148	5686	EXPRESS SERVICES INC	1/27/2022	6,121.93
			Fund Total	**12,409.58**

43 Colorado Air & Space Port

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008526	709816	CITY SERVICEVALCON LLC	1/25/2022	22,272.87
00008537	709816	CITY SERVICEVALCON LLC	1/26/2022	31,540.98
00008538	1168461	FUZION FIELD SERVICES LLC	1/26/2022	486.20
00767079	799145	ADVANCED SCIENCES AND TECHNOLO	1/27/2022	1,482.91
00767083	88281	ALBERTS WATER & WASTEWATER SER	1/27/2022	19.00
00767171	358103	KIMLEY-HORN AND ASSOCIATES INC	1/27/2022	5,940.06
00767201	44131	ROGGEN FARMERS ELEVATOR ASSN	1/27/2022	308.70
00767264	80279	VERIZON WIRELESS	1/27/2022	325.69
			Fund Total	**62,376.41**

50 FLATROCK Facility Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767191	612089	PBC COMMERCIAL CLEANING SYSTEM	1/27/2022	1,671.14
00767251	1007	UNITED POWER (UNION REA)	1/27/2022	251.43
00767252	1007	UNITED POWER (UNION REA)	1/27/2022	1,564.82
00767253	1007	UNITED POWER (UNION REA)	1/27/2022	143.76
00767254	1007	UNITED POWER (UNION REA)	1/27/2022	46.99
			Fund Total	**3,678.14**

94 **Sheriff Payables**

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00767118	5556	COLO BUREAU INVESTIGATION-IDEN	1/27/2022	15,515.00
			Fund Total	**15,515.00**

Grand Total	**4,434,157.10**

99800	All Ofc Shared Direct	Fund	Voucher	Batch No	GL Date	Amount
	Postage & Freight					
	ADAMS COUNTY HUMAN SERVICES	00035	1010998	409292	1/18/2022	27.58
					Account Total	27.58
					Department Total	27.58

2051	ANS - Admin & Customer Care	Fund	Voucher	Batch No	GL Date	Amount
	Animal Control/Shelter					
	LOPEZ DEIBY	00001	1011409	409749	1/24/2022	225.00
	ZAMORA MICHAEL	00001	1011410	409749	1/24/2022	75.00
					Account Total	300.00
					Department Total	300.00

4	Capital Facilities Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	OFFICESCAPES OF DENVER LLLP	00004	1011863	410028	1/27/2022	53,468.89
	STANTEC ARCHITECTURE INC	00004	1011875	410028	1/27/2022	10,777.31
	WOLD ARCHITECTS AND ENGINEERS	00004	1011909	410143	1/28/2022	3,124.78
	WOLD ARCHITECTS AND ENGINEERS	00004	1011910	410143	1/28/2022	633.93
					Account Total	68,004.91
					Department Total	68,004.91

4302	CASP Administration	Fund	Voucher	Batch No	GL Date	Amount
	Telephone					
	VERIZON WIRELESS	00043	1011515	409867	1/25/2022	285.68
					Account Total	285.68
	Water/Sewer/Sanitation					
	FUZION FIELD SERVICES LLC	00043	1011446	409817	1/24/2022	486.20
					Account Total	486.20
					Department Total	771.88

4303	CASP FBO	Fund	Voucher	Batch No	GL Date	Amount
	Telephone					
	VERIZON WIRELESS	00043	1011515	409867	1/25/2022	40.01
					Account Total	40.01
					Department Total	40.01

1022	CLK Elections	Fund	Voucher	Batch No	GL Date	Amount
	Destruction of Records					
	SHRED-IT	00001	1011466	409827	1/25/2022	60.00
					Account Total	60.00
					Department Total	60.00

43	Colorado Air & Space Port	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	ADVANCED SCIENCES AND TECHNOLO	00043	1011793	410015	1/27/2022	1,482.91
	CITY SERVICEVALCON LLC	00043	1011477	409825	1/25/2022	22,272.87
	CITY SERVICEVALCON LLC	00043	1011530	409936	1/26/2022	31,540.98
	KIMLEY-HORN AND ASSOCIATES INC	00043	1011804	410028	1/27/2022	5,940.06
					Account Total	61,236.82
					Department Total	61,236.82

2031	County Coroner	Fund	Voucher	Batch No	GL Date	Amount
	Medical Services					
	CARUSO JAMES LOUIS	00001	1011408	409744	1/24/2022	4,350.00
	CINA & CINA FORENSIC CONSULTIN	00001	1011111	409413	1/19/2022	21,150.00
					Account Total	25,500.00
	Other Professional Serv					
	MARKHAM GALLEGOS JENNIFER	00001	1011322	409632	1/21/2022	750.00
	MCGUINN CONOR MATTHEW	00001	1011237	409501	1/20/2022	950.00
					Account Total	1,700.00
					Department Total	27,200.00

951016	CSBG	Fund	Voucher	Batch No	GL Date	Amount
	Grants to Other Instit					
	ECPAC	00034	1011203	409486	1/20/2022	2,568.50
	FAMILY TREE INC	00034	1011204	409486	1/20/2022	1,114.29
	GROWING HOME INC	00034	1011205	409486	1/20/2022	4,783.90
	GROWING HOME INC	00034	1011206	409486	1/20/2022	5,144.94
	PROJECT ANGEL HEART	00034	1011207	409486	1/20/2022	14,749.00
	SENIOR HUB THE	00034	1011198	409485	1/20/2022	23,214.76
					Account Total	51,575.39
					Department Total	51,575.39

6021	CT- Trails- Plan/Design Const	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	AGFINITY INC	00024	1011201	409484	1/20/2022	711.00
					Account Total	711.00
					Department Total	711.00

9261	DA- Diversion Project	Fund	Voucher	Batch No	GL Date	Amount
	Business Meetings					
	COMMUNITY UPLIFT PARTNERSHIP	00001	1011081	409389	1/19/2022	45.30
					Account Total	45.30
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	1011541	409945	1/26/2022	3.28
					Account Total	3.28
	Operating Supplies					
	CINTAS FIRST AID & SAFETY	00001	1011077	409389	1/19/2022	42.98
	CINTAS FIRST AID & SAFETY	00001	1011078	409389	1/19/2022	3.09
					Account Total	46.07
					Department Total	94.65

1051	District Attorney	Fund	Voucher	Batch No	GL Date	Amount
	Court Reporting Transcripts					
	HIGH PLAINS REPORTING & TRANSC	00001	1011085	409389	1/19/2022	87.00
	HIGH PLAINS REPORTING & TRANSC	00001	1011086	409389	1/19/2022	30.00
	HIGH PLAINS REPORTING & TRANSC	00001	1011087	409389	1/19/2022	142.50
	HIGH PLAINS REPORTING & TRANSC	00001	1011088	409389	1/19/2022	357.00
	HIGH PLAINS REPORTING & TRANSC	00001	1011089	409389	1/19/2022	213.00
					Account Total	829.50
	Destruction of Records					
	STERICYCLE INC	00001	1011092	409389	1/19/2022	310.00
	STERICYCLE INC	00001	1011093	409389	1/19/2022	30.00
					Account Total	340.00
	Equipment Rental					
	TOSHIBA BUSINESS SOLUTIONS	00001	1011094	409389	1/19/2022	67.16
	TOSHIBA BUSINESS SOLUTIONS	00001	1011095	409389	1/19/2022	51.43
					Account Total	118.59
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	1011090	409389	1/19/2022	151.41
					Account Total	151.41
	Other Professional Serv					
	COLO OCCUPATIONAL MEDICINE PHY	00001	1011084	409389	1/19/2022	665.00
	FREEMAN PATRICK	00001	1011544	409945	1/26/2022	557.76
	NICOLETTI-FLATER ASSOCIATES	00001	1011543	409945	1/26/2022	450.00
					Account Total	1,672.76
	Software and Licensing					
	SANITY SOLUTIONS INC	00001	1011357	409719	1/24/2022	4,831.00
					Account Total	4,831.00
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1011545	409945	1/26/2022	94.72
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1011546	409945	1/26/2022	79.18
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1011096	409389	1/19/2022	19.53
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1011097	409389	1/19/2022	25.21
					Account Total	218.64
					Department Total	8,161.90

7041	Economic Development Center	Fund	Voucher	Batch No	GL Date	Amount
	Grants to Other Instit					
	AURORA ECONOMIC DEVELOPMENT CO	00001	1011333	409639	1/21/2022	300,000.00
					Account Total	300,000.00
					Department Total	300,000.00

6	Equipment Service Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	ESTATE OF MICHAEL TONY WESTALL	00006	1011851	410015	1/27/2022	4,324.00
	INSIGHT AUTO GLASS LLC	00006	1011852	410015	1/27/2022	368.36
	SAM HILL OIL INC	00006	1011840	410015	1/27/2022	1,104.01
	SAM HILL OIL INC	00006	1011841	410015	1/27/2022	17,781.49
	SAM HILL OIL INC	00006	1011842	410015	1/27/2022	27,429.95
	SAM HILL OIL INC	00006	1011835	410015	1/27/2022	11,947.38
	THE GOODYEAR TIRE AND RUBBER C	00006	1011854	410015	1/27/2022	2,341.29
	THE GOODYEAR TIRE AND RUBBER C	00006	1011855	410015	1/27/2022	1,857.13
					Account Total	67,153.61
					Department Total	67,153.61

9243	Extension - Family & Consumer	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	COLO STATE UNIVERSITY EXTENSIO	00001	1011373	409734	1/24/2022	3,675.00
					Account Total	3,675.00
					Department Total	3,675.00

9240	Extension - Horticulture	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	COLO STATE UNIVERSITY EXTENSIO	00001	1011373	409734	1/24/2022	3,675.00
					Account Total	3,675.00
					Department Total	3,675.00

9244	Extension- 4-H/Youth	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	AHRENS NICHOLETTE LEE	00001	1011371	409734	1/24/2022	133.00
					Account Total	133.00
	Other Professional Serv					
	COLO STATE UNIVERSITY EXTENSIO	00001	1011373	409734	1/24/2022	3,675.00
	COLO STATE UNIVERSITY EXTENSIO	00001	1011373	409734	1/24/2022	16,280.95
					Account Total	19,955.95
					Department Total	20,088.95

9241	Extension- Administration	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	COLO STATE UNIVERSITY EXTENSIO	00001	1011372	409734	1/24/2022	71.98
					Account Total	71.98
					Department Total	71.98

50	FLATROCK Facility Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	PBC COMMERCIAL CLEANING SYSTEM	00050	1011782	410028	1/27/2022	1,671.14
					Account Total	1,671.14
					Department Total	1,671.14

9111	Fleet - Admin	Fund	Voucher	Batch No	GL Date	Amount
	Other Communications					
	PRECISE MRM LLC	00006	1011511	409857	1/25/2022	35.00
					Account Total	35.00
					Department Total	35.00

9114	Fleet - Commerce City	Fund	Voucher	Batch No	GL Date	Amount
	Vehicle Parts & Supplies					
	PRECISE MRM LLC	00006	1011510	409857	1/25/2022	23.12
					Account Total	23.12
	Vehicle Repair & Maint					
	ESTATE OF MICHAEL TONY WESTALL	00006	1011509	409857	1/25/2022	350.83
					Account Total	350.83
					Department Total	373.95

1076	FO - Adams County Svc Center	Fund	Voucher	Batch No	GL Date	Amount
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=12468	00001	1011525	409927	1/13/2022	1,622.42
					Account Total	1,622.42
					Department Total	1,622.42

1091	FO - Administration	Fund	Voucher	Batch No	GL Date	Amount
	Building Rental					
	IC CHAMBERS LP	00001	1011437	409810	1/25/2022	7,243.32
					Account Total	7,243.32
	Gas & Electricity					
	Energy Cap Bill ID=12470	00001	1011526	409927	1/20/2022	185.27
	XCEL ENERGY	00001	1011360	409721	1/24/2022	5,023.71
					Account Total	5,208.98
					Department Total	12,452.30

1060	FO - Community Corrections	Fund	Voucher	Batch No	GL Date	Amount
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=12467	00001	1011521	409927	1/13/2022	389.75
					Account Total	389.75
					Department Total	389.75

1114	FO - District Attorney Bldg.	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	UNITED POWER (UNION REA)	00001	1011218	409493	1/20/2022	6,291.22
					Account Total	6,291.22
					Department Total	6,291.22

2090	FO - Flatrock Facility	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	UNITED POWER (UNION REA)	00050	1011231	409493	1/20/2022	251.43
	UNITED POWER (UNION REA)	00050	1011232	409493	1/20/2022	1,564.82
	UNITED POWER (UNION REA)	00050	1011233	409493	1/20/2022	143.76
	UNITED POWER (UNION REA)	00050	1011234	409493	1/20/2022	46.99
					Account Total	2,007.00
					Department Total	2,007.00

1077	FO - Government Center	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	UNITED POWER (UNION REA)	00001	1011221	409493	1/20/2022	20,919.00
	UNITED POWER (UNION REA)	00001	1011222	409493	1/20/2022	2,743.00
					Account Total	23,662.00
					Department Total	23,662.00

1070	FO - Honnen/Plan&Devel/MV Ware	Fund	Voucher	Batch No	GL Date	Amount
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=12466	00001	1011522	409927	1/13/2022	519.79
	Energy Cap Bill ID=12471	00001	1011523	409927	1/13/2022	48.18
	Energy Cap Bill ID=12472	00001	1011524	409927	1/13/2022	48.18
					Account Total	616.15
					Department Total	616.15

1079	FO - Human Services Center	Fund	Voucher	Batch No	GL Date	Amount
	Other Repair & Maint					
	PARK 12 HUNDRED OWNERS ASSOCIA	00001	1011435	409810	1/25/2022	16,737.00
					Account Total	16,737.00
					Department Total	16,737.00

1071	FO - Justice Center	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	SYMMETRY ENERGY SOLUTIONS LLC	00001	1011365	409721	1/24/2022	1,897.84
	UNITED POWER (UNION REA)	00001	1011216	409493	1/20/2022	19,331.95
	UNITED POWER (UNION REA)	00001	1011217	409493	1/20/2022	109.21
					Account Total	21,339.00
					Department Total	21,339.00

1019	FO - Mailroom & Dock	Fund	Voucher	Batch No	GL Date	Amount
	Postage & Freight					
	PITNEY BOWES RESERVE ACCOUNT	00001	1011320	409613	1/21/2022	25,000.00
					Account Total	25,000.00
					Department Total	25,000.00

1067	FO - Old Human Service Bldg	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	SYMMETRY ENERGY SOLUTIONS LLC	00001	1011358	409721	1/24/2022	4,299.93
					Account Total	4,299.93
					Department Total	4,299.93

1062	FO - Other Facilities	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	XCEL ENERGY	00001	1010999	409292	1/18/2022	104.33
					Account Total	104.33
					Department Total	104.33

1111	FO - Parks Facilities	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	UNITED POWER (UNION REA)	00001	1011225	409493	1/20/2022	5,637.89
	UNITED POWER (UNION REA)	00001	1011226	409493	1/20/2022	89.90
	UNITED POWER (UNION REA)	00001	1011227	409493	1/20/2022	28.52
	UNITED POWER (UNION REA)	00001	1011228	409493	1/20/2022	999.42
	UNITED POWER (UNION REA)	00001	1011229	409493	1/20/2022	920.63
	UNITED POWER (UNION REA)	00001	1011230	409493	1/20/2022	75.24
					Account Total	7,751.60
					Department Total	7,751.60

1123	FO - Riverdale Animal Shelter	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	UNITED POWER (UNION REA)	00001	1011224	409493	1/20/2022	10,757.37
					Account Total	10,757.37
					Department Total	10,757.37

1112	FO - Sheriff HQ/Coroner Bldg	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	BRIGHTON CITY OF (WATER)	00001	1011366	409721	1/24/2022	79.48
	BRIGHTON CITY OF (WATER)	00001	1011359	409721	1/24/2022	357.77
	UNITED POWER (UNION REA)	00001	1011219	409493	1/20/2022	3,882.67
					Account Total	4,319.92
					Department Total	4,319.92

2009	FO - Sheriff Maintenance	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	BRIGHTON CITY OF (WATER)	00001	1011367	409721	1/24/2022	18,525.20
	BRIGHTON CITY OF (WATER)	00001	1011368	409721	1/24/2022	104.08
	SYMMETRY ENERGY SOLUTIONS LLC	00001	1011364	409721	1/24/2022	20,433.23
	UNITED POWER (UNION REA)	00001	1011212	409493	1/20/2022	772.16
	UNITED POWER (UNION REA)	00001	1011213	409493	1/20/2022	17,883.73
	UNITED POWER (UNION REA)	00001	1011214	409493	1/20/2022	66.05
	UNITED POWER (UNION REA)	00001	1011215	409493	1/20/2022	8,292.53
					Account Total	66,076.98
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=12465	00001	1011527	409927	1/13/2022	12,513.48
					Account Total	12,513.48
					Department Total	78,590.46

1075	FO - Strasburg/Whittier	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	COLO NATURAL GAS INC	00001	1011361	409721	1/24/2022	1,585.43
	CORE ELECTRIC COOPERATIVE	00001	1011362	409721	1/24/2022	191.82
	CORE ELECTRIC COOPERATIVE	00001	1011363	409721	1/24/2022	1,572.76
	UNITED POWER (UNION REA)	00001	1011220	409493	1/20/2022	171.98
					Account Total	3,521.99
					Department Total	3,521.99

1072	FO - West Services Center	Fund	Voucher	Batch No	GL Date	Amount
	Maintenance Contracts					
	COLO DEPT OF LABOR & EMPLOYMEN	00001	1011239	409502	1/20/2022	60.00
	GO UP ELEVATOR INSPECTION SERV	00001	1011436	409810	1/25/2022	500.00
					Account Total	560.00
					Department Total	560.00

3098	General Capital Improvements	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	HILLYARD - DENVER	00004	1011411	409750	1/24/2022	4,228.92
					Account Total	4,228.92
					Department Total	4,228.92

1	General Fund	Fund	Voucher	Batch No	GL Date	Amount
	Diversion Restitution Payable					
	ADAMS 12 FIVE STAR SCHOOLS	00001	1011533	409945	1/26/2022	20.00
	AGFINITY INC	00001	1011537	409945	1/26/2022	50.00
	CASILLAN JOHN	00001	1011536	409945	1/26/2022	100.00
	COLORADO HOSPITALITY SERVICES	00001	1011539	409945	1/26/2022	50.00
	DGEB MANAGEMENT LLC	00001	1011534	409945	1/26/2022	149.00
	FOX CAR RENTAL / FOX DRU	00001	1011535	409945	1/26/2022	100.00
	WAMBOLD HEATHER	00001	1011538	409945	1/26/2022	92.33
					Account Total	561.33
	Received not Vouchered Clrg					
	ALMOST HOME INC	00001	1011756	410015	1/27/2022	24,594.91
	ALMOST HOME INC	00001	1011756	410015	1/27/2022	48,477.45
	ALSCO AMERICAN INDUSTRIAL	00001	1011761	410028	1/27/2022	217.20
	ALSCO AMERICAN INDUSTRIAL	00001	1011719	410028	1/27/2022	213.30
	ARBORFORCE LLC	00001	1011760	410015	1/27/2022	285.08
	AUTOMATED BUILDING SOLUTIONS I	00001	1011856	410028	1/27/2022	6,945.00
	AUTOMATED BUILDING SOLUTIONS I	00001	1011858	410028	1/27/2022	6,845.00
	AVOLVE SOFTWARE CORP	00001	1011762	410015	1/27/2022	11,050.00
	BAYAUD ENTERPRISES INC	00001	1011807	410028	1/27/2022	67,796.85
	BOLDPLANNING INC	00001	1011861	410015	1/27/2022	9,800.00
	CA SHORT COMPANY	00001	1011768	410015	1/27/2022	2,850.00
	CA SHORT COMPANY	00001	1011770	410015	1/27/2022	18,337.35
	CARTEGRAPH SYSTEMS INC	00001	1011817	410028	1/27/2022	104,978.17
	CHARM TEX	00001	1011763	410028	1/27/2022	8,516.00
	CHP METRO NORTH LLC	00001	1011726	410015	1/27/2022	1,050.00
	COMCAST BUSINESS	00001	1011829	410015	1/27/2022	2,100.00
	COMMUNICATION CONSTRUCTION & E	00001	1011837	410028	1/27/2022	41,880.00
	CORECIVIC INC	00001	1011827	410015	1/27/2022	237.15
	CORECIVIC INC	00001	1011744	410015	1/27/2022	41,146.92
	CORECIVIC INC	00001	1011745	410015	1/27/2022	66,169.36
	CORECIVIC INC	00001	1011747	410015	1/27/2022	5,595.00
	CORECIVIC INC	00001	1011750	410015	1/27/2022	6,130.00
	CORECIVIC INC	00001	1011752	410015	1/27/2022	110.05
	CORECIVIC INC	00001	1011731	410015	1/27/2022	884.88
	CORECIVIC INC	00001	1011734	410015	1/27/2022	1,081.52

1	General Fund	Fund	Voucher	Batch No	GL Date	Amount
	CORECIVIC INC	00001	1011736	410015	1/27/2022	55,845.76
	CORECIVIC INC	00001	1011738	410015	1/27/2022	47,636.04
	CORECIVIC INC	00001	1011741	410015	1/27/2022	3,354.25
	CORECIVIC INC	00001	1011742	410015	1/27/2022	6,721.00
	DHM DESIGNS	00001	1011766	410015	1/27/2022	582.50
	ECI SITE CONSTRUCTION MANAGEME	00001	1011867	410028	1/27/2022	306,796.71
	FLEXENTIAL PROFESSIONAL SERVIC	00001	1011839	410028	1/27/2022	1,850.01
	GALLS LLC	00001	1011764	410028	1/27/2022	93.00
	GALLS LLC	00001	1011722	410028	1/27/2022	146.38
	GALLS LLC	00001	1011723	410028	1/27/2022	50.00
	GALLS LLC	00001	1011724	410028	1/27/2022	35.00
	GALLS LLC	00001	1011725	410028	1/27/2022	129.70
	GALLS LLC	00001	1011743	410028	1/27/2022	81.40
	GALLS LLC	00001	1011739	410028	1/27/2022	41.70
	GALLS LLC	00001	1011737	410028	1/27/2022	33.40
	GALLS LLC	00001	1011735	410028	1/27/2022	55.00
	GALLS LLC	00001	1011732	410028	1/27/2022	223.10
	GALLS LLC	00001	1011733	410028	1/27/2022	294.50
	GALLS LLC	00001	1011730	410028	1/27/2022	109.50
	GALLS LLC	00001	1011751	410028	1/27/2022	34.80
	GALLS LLC	00001	1011751	410028	1/27/2022	73.20
	GALLS LLC	00001	1011748	410028	1/27/2022	3,420.00
	GALLS LLC	00001	1011749	410028	1/27/2022	342.00
	GALLS LLC	00001	1011746	410028	1/27/2022	81.40
	GALLS LLC	00001	1011754	410028	1/27/2022	150.00
	GALLS LLC	00001	1011755	410028	1/27/2022	114.00
	GALLS LLC	00001	1011757	410028	1/27/2022	172.00
	GALLS LLC	00001	1011758	410028	1/27/2022	1,368.00
	HIGH COUNTRY BEVERAGE	00001	1011862	410015	1/27/2022	421.75
	IDEXX DISTRIBUTION INC	00001	1011857	410015	1/27/2022	837.42
	INSIGHT PUBLIC SECTOR	00001	1011753	410015	1/27/2022	4,541.21
	INSIGHT PUBLIC SECTOR	00001	1011753	410015	1/27/2022	4,964.81
	INSIGHT PUBLIC SECTOR	00001	1011765	410028	1/27/2022	46,160.08
	INSIGHT PUBLIC SECTOR	00001	1011767	410028	1/27/2022	4,772.75
	INSIGHT PUBLIC SECTOR	00001	1011814	410028	1/27/2022	15,116.43
	INTERVENTION COMMUNITY CORRECT	00001	1011783	410015	1/27/2022	7,980.00

1	General Fund	Fund	Voucher	Batch No	GL Date	Amount
	INTERVENTION COMMUNITY CORRECT	00001	1011788	410015	1/27/2022	3,146.24
	INTERVENTION COMMUNITY CORRECT	00001	1011789	410015	1/27/2022	46,284.14
	INTERVENTION COMMUNITY CORRECT	00001	1011781	410015	1/27/2022	91,051.32
	INTERVENTION COMMUNITY CORRECT	00001	1011775	410015	1/27/2022	270.20
	INTERVENTION COMMUNITY CORRECT	00001	1011777	410015	1/27/2022	147.48
	INTERVENTION COMMUNITY CORRECT	00001	1011778	410015	1/27/2022	7,863.55
	INTERVENTION COMMUNITY CORRECT	00001	1011779	410015	1/27/2022	11,159.32
	MIDWEST VETERINARY SUPPLY INC	00001	1011859	410015	1/27/2022	942.05
	MOTOROLA SOLUTIONS INC	00001	1011720	410028	1/27/2022	2,292.20
	MOTOROLA SOLUTIONS INC	00001	1011721	410028	1/27/2022	1,718.40
	MWI ANIMAL HEALTH	00001	1011834	410015	1/27/2022	1,032.61
	OPEN TEXT INC	00001	1011828	410015	1/27/2022	95,995.88
	ORACLE AMERICA INC	00001	1011824	410028	1/27/2022	1,971.75
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	22,149.02
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	4,947.14
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	3,541.20
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	3,941.60
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	3,550.21
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	1,616.45
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	833.80
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	842.12
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	8,029.69
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	4,499.80
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	974.22
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	705.78
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	1,992.39
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	964.38
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	689.30
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	1,894.34
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	515.02
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	755.60
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	31,966.31
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	1,257.46
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	400.61
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	525.20
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	988.00

1	General Fund	Fund	Voucher	Batch No	GL Date	Amount
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011849	410028	1/27/2022	10,783.03
	PBC COMMERCIAL CLEANING SYSTEM	00001	1011780	410028	1/27/2022	2,420.00
	PHILLIPS PET FOOD & SUPPLIES	00001	1011832	410015	1/27/2022	76.94
	PHILLIPS PET FOOD & SUPPLIES	00001	1011832	410015	1/27/2022	754.16
	PITNEY BOWES RESERVE ACCOUNT	00001	1011866	410015	1/27/2022	35,000.00
	POON BENJAMIN	00001	1011836	410028	1/27/2022	2,692.88
	PRO TECH COMPUTER SYSTEMS INC	00001	1011810	410028	1/27/2022	3,172.00
	SOUTHERN GLAZER'S WINE & SPIRI	00001	1011864	410015	1/27/2022	1,156.88
	SOUTHERN GLAZER'S WINE & SPIRI	00001	1011865	410015	1/27/2022	1,444.64
	STATE OF COLORADO	00001	1011868	410015	1/27/2022	65.64
	STATE OF COLORADO	00001	1011869	410015	1/27/2022	696.91
	STATE OF COLORADO	00001	1011870	410015	1/27/2022	13.17
	STATE OF COLORADO	00001	1011871	410015	1/27/2022	24.70
	STATE OF COLORADO	00001	1011872	410015	1/27/2022	765.72
	STATE OF COLORADO	00001	1011873	410015	1/27/2022	11,041.20
	STATE OF COLORADO	00001	1011786	410028	1/27/2022	56.54
	STATE OF COLORADO	00001	1011787	410028	1/27/2022	676.81
	STIVERS STAFFING SERVICES LLC	00001	1011794	410015	1/27/2022	1,952.75
	STIVERS STAFFING SERVICES LLC	00001	1011795	410015	1/27/2022	1,458.00
	STIVERS STAFFING SERVICES LLC	00001	1011830	410028	1/27/2022	1,944.00
	SUMMIT FOOD SERVICE LLC	00001	1011774	410028	1/27/2022	24,168.58
	SUMMIT FOOD SERVICE LLC	00001	1011771	410028	1/27/2022	4,138.77
	T2 SYSTEMS INC	00001	1011860	410015	1/27/2022	21,852.00
	TYGRETT DEBRA R	00001	1011769	410028	1/27/2022	45.00
	VERTEX INC	00001	1011845	410015	1/27/2022	12,811.00
	WELCH MICHAEL	00001	1011831	410028	1/27/2022	950.00
	WELCH MICHAEL	00001	1011796	410015	1/27/2022	1,462.50
	WELCH MICHAEL	00001	1011797	410015	1/27/2022	1,500.00
	WOLD ARCHITECTS AND ENGINEERS	00001	1011908	410143	1/28/2022	2,421.79
	ZAYO GROUP HOLDINGS INC	00001	1011844	410028	1/27/2022	1,235.00
					Account Total	1,500,155.38
	Retainages Payable					
	ECI SITE CONSTRUCTION MANAGEME	00001	1011867	410028	1/27/2022	15,339.84-
					Account Total	15,339.84-
					Department Total	1,485,376.87

5027	Golf Course- CIP	Fund	Voucher	Batch No	GL Date	Amount
	Grounds Maintenance					
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	839.65
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	48.98
					Account Total	888.63
					Department Total	888.63

5026	Golf Course- Maintenance	Fund	Voucher	Batch No	GL Date	Amount
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	15,732.68
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	2,044.81
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	474.68
					Account Total	18,252.17
	Grounds Maintenance					
	DEN COL SUPPLY	00005	1011324	409634	1/21/2022	93.86
	HARRELLS LLC	00005	1011325	409634	1/21/2022	988.50
	HARRELLS LLC	00005	1011326	409634	1/21/2022	3,196.50
	HARRELLS LLC	00005	1011327	409634	1/21/2022	1,998.00
					Account Total	6,276.86
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	1011323	409634	1/21/2022	60.72
					Account Total	60.72
	Vehicle Parts & Supplies					
	L L JOHNSON DIST	00005	1011328	409634	1/21/2022	136.39
	L L JOHNSON DIST	00005	1011329	409634	1/21/2022	5.85
	L L JOHNSON DIST	00005	1011330	409634	1/21/2022	136.82
	L L JOHNSON DIST	00005	1011331	409634	1/21/2022	342.93
	NAPA	00005	1011332	409634	1/21/2022	202.67
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	227.45
					Account Total	1,052.11
					Department Total	25,641.86

5021	Golf Course- Pro Shop	Fund	Voucher	Batch No	GL Date	Amount
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	9,686.49
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	1,257.18
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	160.66
					Account Total	11,104.33
	Equipment Rental					
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	168.30
					Account Total	168.30
	Insurance Premiums					
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	56.98
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	597.48
					Account Total	654.46
	Security Service					
	PROFESSIONAL RECREATION MGMT I	00005	1011532	409940	1/26/2022	647.50
					Account Total	647.50
					Department Total	12,574.59

31	Head Start Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	DENVER CHILDREN'S ADVOCACY CTR	00031	1011784	410028	1/27/2022	9,132.15
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011808	410015	1/27/2022	159.00
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011809	410015	1/27/2022	127.20
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011818	410015	1/27/2022	63.60
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011819	410015	1/27/2022	95.40
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011820	410015	1/27/2022	63.60
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011821	410015	1/27/2022	95.40
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011822	410015	1/27/2022	31.80
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011823	410015	1/27/2022	63.60
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011815	410015	1/27/2022	79.50
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011816	410015	1/27/2022	31.80
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011811	410015	1/27/2022	88.00
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011813	410015	1/27/2022	110.00
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011825	410015	1/27/2022	47.70
	DFA DAIRY BRANDS CORPORATE LLC	00031	1011826	410015	1/27/2022	31.80
	MIGHTY LITTLE VOICES SPEECH TH	00031	1011785	410028	1/27/2022	5,200.00
	SYSCO DENVER	00031	1011805	410015	1/27/2022	232.13
	SYSCO DENVER	00031	1011806	410015	1/27/2022	186.56
	SYSCO DENVER	00031	1011806	410015	1/27/2022	113.64
	US FOODSERVICE	00031	1011799	410015	1/27/2022	1,984.27
	US FOODSERVICE	00031	1011800	410015	1/27/2022	1,646.88
	US FOODSERVICE	00031	1011801	410015	1/27/2022	74.70
	US FOODSERVICE	00031	1011802	410015	1/27/2022	219.47
					Account Total	19,878.20
					Department Total	19,878.20

935122	HHS Grant	Fund	Voucher	Batch No	GL Date	Amount
	HS Parent Activity Expenses					
	SYSCO DENVER	00031	1011402	409738	1/24/2022	101.50
	US FOODSERVICE	00031	1011403	409738	1/24/2022	78.89
					Account Total	180.39
	Operating Supplies					
	CINTAS CORPORATION NO 2	00031	1011401	409738	1/24/2022	168.92
					Account Total	168.92
	Telephone					
	CENTURY LINK	00031	1011374	409736	1/24/2022	14.33
	CENTURY LINK	00031	1011375	409736	1/24/2022	28.69
	CENTURY LINK	00031	1011398	409738	1/24/2022	128.95
	CENTURY LINK	00031	1011399	409738	1/24/2022	114.77
	CENTURY LINK	00031	1011400	409738	1/24/2022	203.63
					Account Total	490.37
					Department Total	839.68

2028	HIDTA Grant - NMTF	Fund	Voucher	Batch No	GL Date	Amount
	Grants to Other Instit					
	NORTH METRO TASK FORCE	00001	1011465	409826	1/25/2022	37,201.91
					Account Total	37,201.91
					Department Total	37,201.91

8622	Insurance -Benefits & Wellness	Fund	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON	00019	1011508	409855	1/25/2022	52.67
					Account Total	52.67
					Department Total	52.67

19	Insurance Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	ARTHUR J GALLAGHER	00019	1011772	410015	1/27/2022	1,360.00
	CAREHERE LLC	00019	1011727	410015	1/27/2022	37,218.84
	CAREHERE LLC	00019	1011728	410015	1/27/2022	12,761.09
	COLO FRAME & SUSPENSION	00019	1011773	410015	1/27/2022	2,516.85
					Account Total	53,856.78
	Retiree Med - Pacificare					
	BRADLEY CHARLES	00019	1011531	409938	1/26/2022	306.32
					Account Total	306.32
					Department Total	54,163.10

8617	Insurance- Workers Comp	Fund	Voucher	Batch No	GL Date	Amount
	Administration Fee					
	COLO DEPT OF LABOR AND EMPLOYM	00019	1011063	409315	1/18/2022	8,950.22
					Account Total	8,950.22
					Department Total	8,950.22

1058	IT Network/Telecom	Fund	Voucher	Batch No	GL Date	Amount
	Maintenance Contracts					
	KNS COMMUNICATIONS CONSULTANTS	00001	1011482	409836	1/25/2022	5,697.55
					Account Total	5,697.55
	Other Professional Serv					
	APEX SYSTEMS GROUP LLC	00001	1011489	409842	1/25/2022	135.00
	COMMUNICATION CONSTRUCTION & E	00001	1011485	409839	1/25/2022	5,730.00
	KNS COMMUNICATIONS CONSULTANTS	00001	1011490	409842	1/25/2022	1,960.00
	UTILITY NOTIFICATION CENTER OF	00001	1011491	409842	1/25/2022	269.28
					Account Total	8,094.28
	Telephone					
	WINDSTREAM COMMUNICATIONS	00001	1011493	409842	1/25/2022	1,236.51
					Account Total	1,236.51
					Department Total	15,028.34

27	Open Space Projects Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	DHM DESIGNS	00027	1011803	410015	1/27/2022	4,805.55
					Account Total	4,805.55
					Department Total	4,805.55

6202	Open Space Tax- Grants	Fund	Voucher	Batch No	GL Date	Amount
	Grants to Other Instit					
	ARVADA CITY OF	00028	1011518	409873	1/25/2022	9,274.64
					Account Total	9,274.64
					Department Total	9,274.64

1015	People Services	Fund	Voucher	Batch No	GL Date	Amount
	Insurance Premiums					
	LUNA LILLIAN	00001	1011506	409854	1/25/2022	650.00
					Account Total	650.00
	Tuition Reimbursement					
	CLEMONS, FEMMI D	00001	1011303	409525	1/20/2022	2,500.00
					Account Total	2,500.00
					Department Total	3,150.00

3133	PKS - Park Rangers	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	JEFFERSON COUNTY TREASURER	00001	1011191	409481	1/20/2022	20.00
					Account Total	20.00
					Department Total	20.00

2061	PKS - Weed & Pest	Fund	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON WIRELESS	00001	1011195	409484	1/20/2022	80.02
					Account Total	80.02
					Department Total	80.02

5010	PKS- Fair	Fund	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON WIRELESS	00001	1011199	409484	1/20/2022	200.05
					Account Total	200.05
	Security Service					
	CODE 4 SECURITY SERVICES LLC	00001	1011369	409725	1/24/2022	468.00
					Account Total	468.00
					Department Total	668.05

5015	PKS- Grounds Maintenance	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	CINTAS FIRST AID & SAFETY	00001	1011200	409484	1/20/2022	110.00
					Account Total	110.00
					Department Total	110.00

5012	PKS- Regional Complex	Fund	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON WIRELESS	00001	1011196	409484	1/20/2022	89.87
					Account Total	89.87
					Department Total	89.87

5016	PKS- Trail Ranger Patrol	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	XCEL ENERGY	00001	1011517	409872	1/25/2022	54.45
	XCEL ENERGY	00001	1011513	409862	1/25/2022	137.51
	XCEL ENERGY	00001	1011514	409862	1/25/2022	142.47
	XCEL ENERGY	00001	1011519	409872	1/25/2022	25.50
					Account Total	359.93
					Department Total	359.93

1089	PLN- Boards & Commissions	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	DUPRIEST JOHN FIELDEN	00001	1010964	409185	1/14/2022	65.00
	GARNER, ROSIE	00001	1010965	409185	1/14/2022	65.00
	HERRERA, AARON	00001	1010966	409185	1/14/2022	65.00
	MARTINEZ JUSTIN PAUL	00001	1010967	409185	1/14/2022	65.00
	RICHARDSON SHARON	00001	1010968	409185	1/14/2022	65.00
	ROSE DAVID E	00001	1010970	409185	1/14/2022	65.00
	THOMPSON GREGORY PAUL	00001	1010969	409185	1/14/2022	65.00
					Account Total	455.00
					Department Total	455.00

3019	PW - Admin/Org	Fund	Voucher	Batch No	GL Date	Amount
	Payments To Cities-Sales Taxes					
	ARVADA CITY OF	00013	1010628	409065	1/13/2022	22,218.90
	AURORA CITY OF	00013	1010629	409065	1/13/2022	324,460.05
	BENNETT TOWN OF	00013	1010630	409065	1/13/2022	13,014.19
	BRIGHTON CITY OF	00013	1010631	409065	1/13/2022	171,636.17
	COMMERCE CITY CITY OF	00013	1010632	409065	1/13/2022	220,991.66
	FEDERAL HEIGHTS CITY OF	00013	1010633	409065	1/13/2022	33,693.28
	NORTHGLENN CITY OF	00013	1010634	409065	1/13/2022	108,111.31
	THORNTON CITY OF	00013	1010635	409065	1/13/2022	399,748.61
	WESTMINSTER CITY OF	00013	1010636	409065	1/13/2022	211,849.21
					Account Total	1,505,723.38
					Department Total	1,505,723.38

3056	PW - Capital Improvement Plan	Fund	Voucher	Batch No	GL Date	Amount
	Land					
	EMPIRE TITLE NORTH LLC	00013	1010025	408499	1/6/2022	196,369.75
	EMPIRE TITLE NORTH LLC	00013	1011009	409299	1/18/2022	28,584.50
					Account Total	224,954.25
					Department Total	224,954.25

97755	Recover CO Program	Fund	Voucher	Batch No	GL Date	Amount
	Supp Svcs-Housing Expenses					
	BC PROPERTY GROUP	00035	1011407	409741	1/24/2022	1,450.00
					Account Total	1,450.00
					Department Total	1,450.00

97975	RESEA Program-FY16	Fund	Voucher	Batch No	GL Date	Amount
	Postage & Freight					
	ADAMS COUNTY HUMAN SERVICES	00035	1010998	409292	1/18/2022	10.07
					Account Total	10.07
					Department Total	10.07

13	Road & Bridge Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	COLORADO PAVING INC	00013	1011790	410015	1/27/2022	76,825.09
	COMMUNICATION CONSTRUCTION & E	00013	1011838	410028	1/27/2022	34,800.18
	DOUBLE R EXCAVATING INC	00013	1011776	410028	1/27/2022	50.00
	DOUBLE R EXCAVATING INC	00013	1011776	410028	1/27/2022	2,190.00
					Account Total	113,865.27
	Retainages Payable					
	COLORADO PAVING INC	00013	1011790	410015	1/27/2022	3,841.25-
					Account Total	3,841.25-
					Department Total	110,024.02

94	Sheriff Payables	Fund	Voucher	Batch No	GL Date	Amount
	Fingerprint Cards - CBI					
	COLO BUREAU INVESTIGATION-IDEN	00094	1011464	409824	1/25/2022	15,515.00
					Account Total	15,515.00
					Department Total	15,515.00

2008	SHF - Training Academy	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	COLO BUREAU INVESTIGATION-IDEN	00001	1011472	409830	1/25/2022	1,698.50
					Account Total	1,698.50
					Department Total	1,698.50

2015	SHF- Civil Section	Fund	Voucher	Batch No	GL Date	Amount
	Sheriff's Fees					
	HERNANDEZ JUAN DAVID	00001	1011419	409751	1/24/2022	19.00
	MARTIAN ROBERT	00001	1011417	409751	1/24/2022	19.00
	MOORE LAW GROUP APC	00001	1011412	409751	1/24/2022	19.00
	PROVORSE SORRENTINO KIMBERLY F	00001	1011416	409751	1/24/2022	19.00
	RAY JANAE	00001	1011418	409751	1/24/2022	19.00
	TAG PROCESS SERVICE	00001	1011413	409751	1/24/2022	19.00
	TOP HAT FILE AND SERVE INC	00001	1011414	409751	1/24/2022	19.00
	YU SONG	00001	1011415	409751	1/24/2022	66.00
					Account Total	199.00
					Department Total	199.00

2016	SHF- Detective Division	Fund	Voucher	Batch No	GL Date	Amount
	Other Communications					
	VERIZON WIRELESS	00001	1011475	409830	1/25/2022	1,987.25
					Account Total	1,987.25
					Department Total	1,987.25

2071	SHF- Detention Facility	Fund	Voucher	Batch No	GL Date	Amount
	Food Services					
	SUMMIT FOOD SERVICE LLC	00001	1011461	409823	1/24/2022	10,648.52
	SUMMIT FOOD SERVICE LLC	00001	1011462	409823	1/24/2022	10,454.13
					Account Total	21,102.65
	Operating Supplies					
	SUMMIT FOOD SERVICE LLC	00001	1011462	409823	1/24/2022	1,804.23
	SUMMIT FOOD SERVICE LLC	00001	1011461	409823	1/24/2022	1,611.50
					Account Total	3,415.73
	Other Repair & Maint					
	HAWKINS COMMERCIAL APPLIANCE	00001	1011473	409830	1/25/2022	420.00
	HAWKINS COMMERCIAL APPLIANCE	00001	1011474	409830	1/25/2022	630.00
					Account Total	1,050.00
					Department Total	25,568.38

2017	SHF- Patrol Division	Fund	Voucher	Batch No	GL Date	Amount
	Books					
	BLUE 360 MEDIA LLC	00001	1011458	409823	1/24/2022	2,785.86
	COLO DIST ATTORNEY COUNCIL	00001	1011459	409823	1/24/2022	450.00
					Account Total	3,235.86
	Building Rental					
	T&G PECOS LLC	00001	1011463	409823	1/24/2022	1,800.00
					Account Total	1,800.00
					Department Total	5,035.86

2005	SHF- TAC Section	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	FLORES JOSE DE J	00001	1011460	409823	1/24/2022	24.50
					Account Total	24.50
					Department Total	24.50

7	Stormwater Utility Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	THE MASTERS TOUCH LLC	00007	1011478	409825	1/25/2022	11,928.00
					Account Total	11,928.00
					Department Total	11,928.00

4316	Wastewater Treatment Plant	Fund	Voucher	Batch No	GL Date	Amount
	Equipment Maint & Repair					
	ALBERTS WATER & WASTEWATER SER	00043	1011488	409840	1/25/2022	19.00
					Account Total	19.00
	Gas & Electricity					
	ROGGEN FARMERS ELEVATOR ASSN	00043	1011547	409959	1/26/2022	308.70
					Account Total	308.70
					Department Total	327.70

35	Workforce & Business Center	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	COMPUTER SYSTEMS DESIGN	00035	1011729	410015	1/27/2022	4,800.00
	EXPRESS SERVICES INC	00035	1011791	410015	1/27/2022	2,952.06
	EXPRESS SERVICES INC	00035	1011792	410015	1/27/2022	3,169.87
					Account Total	10,921.93
					Department Total	10,921.93

Grand Total	**4,434,157.10**

Board of County Commissioners
Minutes of Commissioners' Proceedings

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

Tuesday
February 01, 2022
9:30 AM

1. **ROLL CALL**

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

2. **PLEDGE OF ALLEGIANCE**

3. **MOTION TO APPROVE AGENDA**

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

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

4. **AWARDS AND PRESENTATIONS**

   A. Emergency Rental Assistance Program Recognition

   B. Proclamation of February 1 - March 1, 2022 as Black History Month

   C. Proclamation of February 1, 2022 as the Start of the Chinese and Korean New Years

5. **PUBLIC COMMENT**

   A. Citizen Communication

   B. Elected Officials' Communication

6. CONSENT CALENDAR

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

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

A. List of Expenditures Under the Dates of January 10-14, 2022

B. List of Expenditures Under the Dates of January 17-21, 2022

C. Minutes of the Commissioners' Proceedings from January 25, 2022

D. Resolution Acknowledging and Approving the Holding of a Public Hearing on the Plan of Finance, the Issuance by the Housing Authority of the County of Adams, State of Colorado of that Certain Not to Exceed $8,000,000 (Together with a like Amount of Refunding Notes) Multifamily Housing Revenue Note (Casa Redonda de Vigil Apartments Project) Series 2022 (The "Note") and the Use of the Proceeds of the Note to Finance the Acquisition, Construction, Improvement, Equipping and Placing in Service of the Multifamily Housing Apartment Complex known as Casa Redonda de Vigil Apartments by Casa Redonda LLLP

E. Resolution Approving Memorandum of Understanding between Adams County and Intervention Community Corrections Services for the Third Round of Facility Payments for the 2021-2022 State Fiscal Year

F. Resolution Approving Memorandum of Understanding between Adams County and CoreCivic, Inc. for the Third Round of Facility Payments for the 2021-2022 State Fiscal Year

G. Resolution Approving Facility Use Agreement with CovidCheck Colorado for COVID-19 Testing at the Canning Center Building at the Riverdale Regional Park

H. Resolution Approving the Tax Year 2021 Colorado Parks and Wildlife Impact Assistance Grant Application

I. Resolution for Final Acceptance of the Public Improvements Constructed at the Red Central Industrial Subdivision, Filing No. 2, 1210 E 73rd Ave., (Case Numbers: PRC2018-00021, PLT2019-00015, PLT2019-00021, EGR2019-00020, SUB2019-00009, INF2019-00058, SIA2019-00018, CSI2019-00023)

J. Resolution Adopting Commissioners' 2022 Reorganization

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Approving Task Order Two to the Agreement between Adams County and Populous, Inc., in the Amount Of $248,770.00 for Architectural and Design Services for the Adams County Multi-Use Arena at the Riverdale Regional Park

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

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

B. COUNTY ATTORNEY

Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding the Claps Complaint

A motion was made by Commissioner Pinter, seconded by Commissioner Henry, that this Executive Session be approved. The motion carried by the following vote:

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

8. LAND USE HEARINGS

A. Cases to be Heard

1. RCU2020-00036 Potomac Boat & RV Storage

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Pinter, that this Land Use Hearing be continued to April 5, 2022. The motion carried by the following vote:

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

2. PLT2021-00020 Berkeley Hills, Filing 2 Preliminary Plat

A motion was made by Commissioner O'Dorisio, 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 Baca

3. PLN2021-00011 Square Lake Subarea Plan

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Pinter, 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 Baca

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: 2021 Official Zoning Map Adoption (PLN2022-00001)
FROM: Jenni Grafton Hall, Director; Layla Bajelan, Senior Long Range Planner
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners Approves and Adopts the 2021 Zoning Maps as the Official Zoning Maps.

BACKGROUND:
State statute requires the adoption and recording of official zoning maps (C.R.S. 30-28-125). Accordingly, each year the Community and Economic Development Department revises and updates the County's zoning maps to reflect all changes and corrections in zoning that occurred the previous year. The current request would approve the county's official zoning maps for 2021. All changes made in 2021 are herewith provided for adoption and recording. Copies of the zoning maps can be found at http://www.adcogov.org/planning/currentcases.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:
Community and Economic Development Department

ATTACHED DOCUMENTS:
- Resolution for the map adoption
- Staff Summary document
- Link to 2021 zoning atlas: http://www.adcogov.org/planning/currentcases

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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ADOPTING AND RECORDING THE 2021 OFFICIAL ZONING MAPS FOR UNINCORPORATED ADAMS COUNTY, COLORADO

Resolution 2022-

WHEREAS, the Adams County Clerk and Recorder is required by Section 30-28-125 of the Colorado Revised Statutes to maintain and index the official zoning maps of Adams County; and,

WHEREAS, there have been numerous changes made to the zoning maps since the previous zoning maps were officially adopted; and,

WHEREAS, the Community and Economic Development Department has prepared zoning maps that accurately reflect the zoning in unincorporated Adams County as of December 31, 2021 (the "2021 Official Zoning Maps").

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of the County of Adams, State of Colorado, that the zoning maps, a copy of which is attached hereto and incorporated herein by reference, reflect the zoning in unincorporated Adams County as of December 31, 2021, be adopted as the 2021 Official Zoning Maps for the unincorporated portion of Adams County.

BE IT FURTHER RESOLVED, that the 2021 Official Zoning Maps adopted this date be recorded by the Adams County Clerk and Recorder

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

Board of County Commissioners February 8, 2022

CASE NO.: PLN2022-00001	CASE NAME: 2021 Official Zoning Map Adoption

Nature of Request:	Adopt and record official 2021 Zoning Maps
Report Date:	January 13, 2022
Case Manager:	Layla Bajelan, Senior Long Range Planner

SUMMARY

State statute requires the adoption and recording of official zoning maps (C.R.S. 30-28-125). Accordingly, each year the Community and Economic Development Department revises and updates the county's zoning maps to reflect all changes and corrections in zoning that occurred the previous year. The current request would approve the county's official zoning maps for 2021. All changes made in 2021 are herewith provided for adoption and recording. Copies of the zoning maps can be found at http://www.adcogov.org/planning/currentcases.

RECOMMENDED FINDINGS-OF-FACT

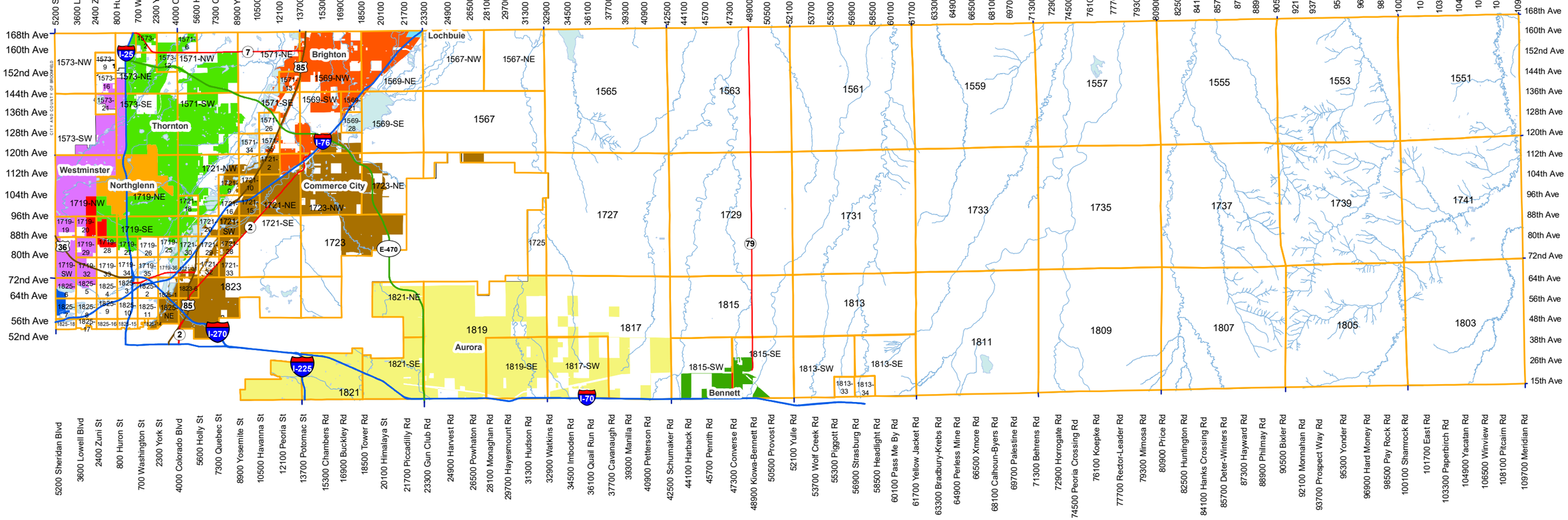
1. The Adams County Clerk and Recorder is required by Section 30-28-125 of the Colorado Revised Statutes to maintain and index the official zoning maps of Adams County.
2. There have been numerous changes made in the zoning maps since the 2020 zoning maps were officially adopted on March 16, 2021.
3. The Community and Economic Development Department has prepared zoning maps, which accurately reflect the zoning in unincorporated Adams County as of December 31, 2021.

Staff Recommendation:	**APPROVAL**

Zoning Index Map

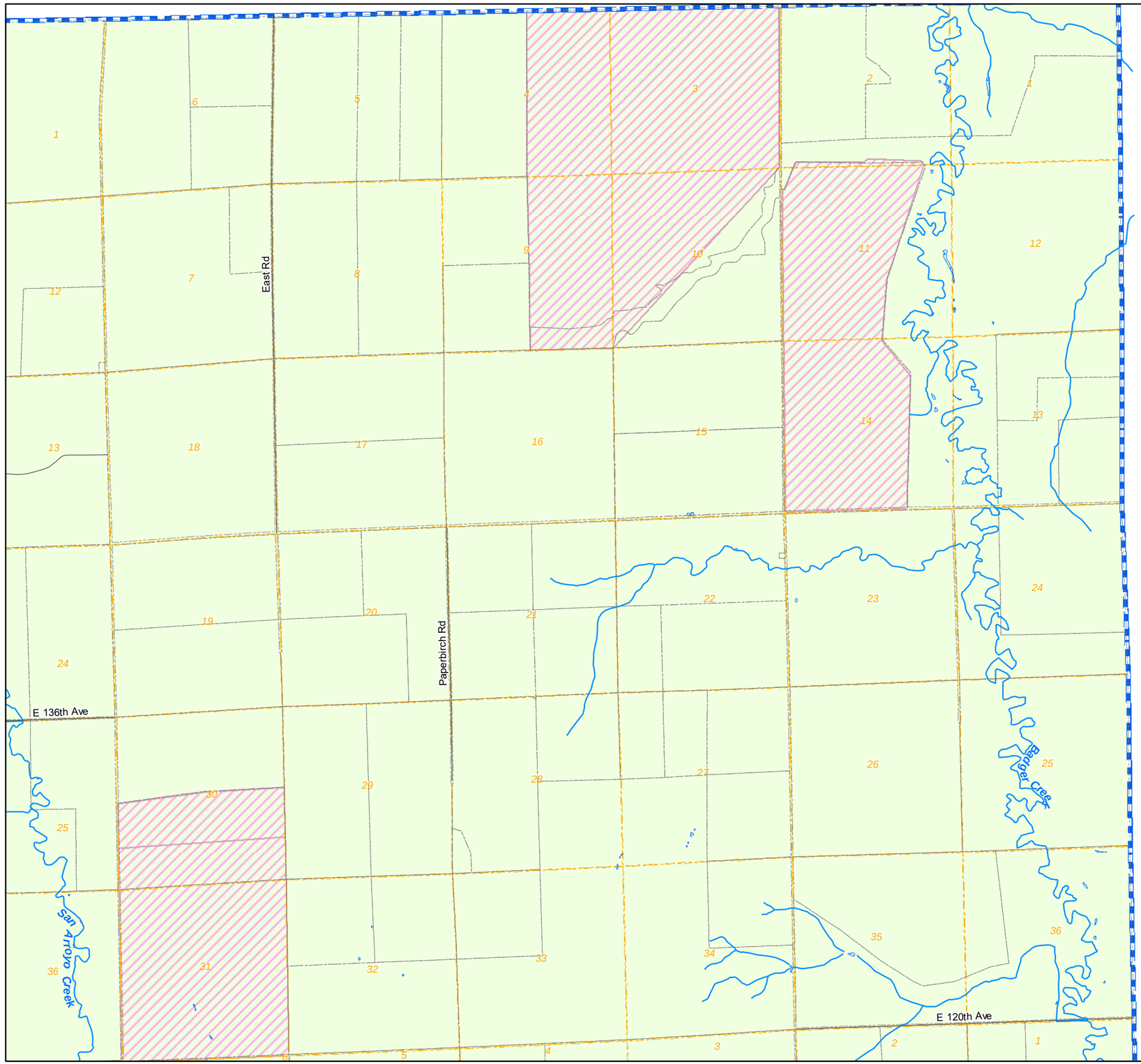
Adams County, Colorado

2022



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Adams County
Business Solutions Group, ITi
4430 South Adams County Parkway
Brighton, CO 80601
www.adcogov.org/gis



Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

Disclaimer :

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Prepared by Adams County
Business Solutions Group
4430 S. Adams County Pkwy.
Brighton, CO 80601
Tel.: 720.523.6800
www.adcogov.org/gis

ADAMS COUNTY COLORADO

1551

T1S R57W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY
COLORADO

1553

T1S R58W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

Use By Special Review	Conservation Plan
AASI (1041)	Exemption
Certificate of Designation	Livestock Confinement Operation
Conditional Use	Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
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19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1555

T1S R59W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

A-1	C-3	I-3	R-2
A-2	C-4	M-H	R-3
A-3	C-5	P-U-D	R-4
AV	CO	P-U-D(P)	R-E
C-0	DIA	PL	TOD
C-1	I-1	R-1-A	Conditions
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1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

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18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

Disclaimer :

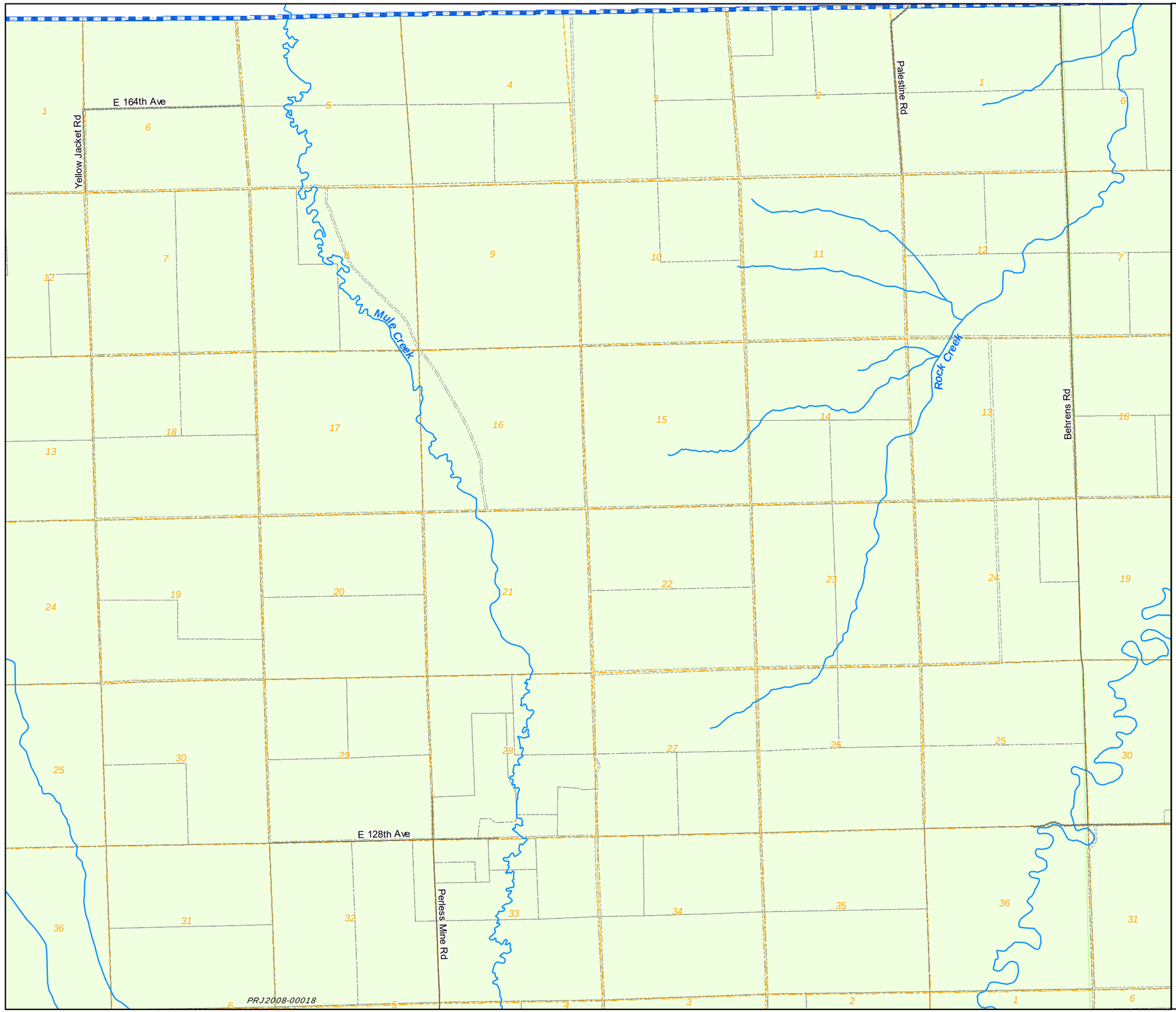
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ADAMS COUNTY COLORADO

1557

T1S R60W



Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

Use By Special Review	Conservation Plan
AASI (1041)	Exemption
Certificate of Designation	Livestock Confinement Operation
Conditional Use	Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1559

T1S R61W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1561

T1S R62W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1563

T1S R63W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1565

T1S R64W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1567
T1S R65W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

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

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1567-NE
T1S R65W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

- Arvada
- Aurora
- Bennett
- Brighton
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- Federal Heights
- Lochbuie
- Northglenn
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- Westminster

- Use By Special Review
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- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17	16	15	14	13
22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1567-NW
T1S R65W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1569
T1S R66W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- ★ Use By Special Review
- ★ Conservation Plan
- ★ AASI (1041)
- ★ Exemption
- ★ Certificate of Designation
- ★ Livestock Confinement Operation
- ★ Conditional Use
- ★ Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

8	9	10
17	16	15
20	21	22
29	28	27
32	33	34

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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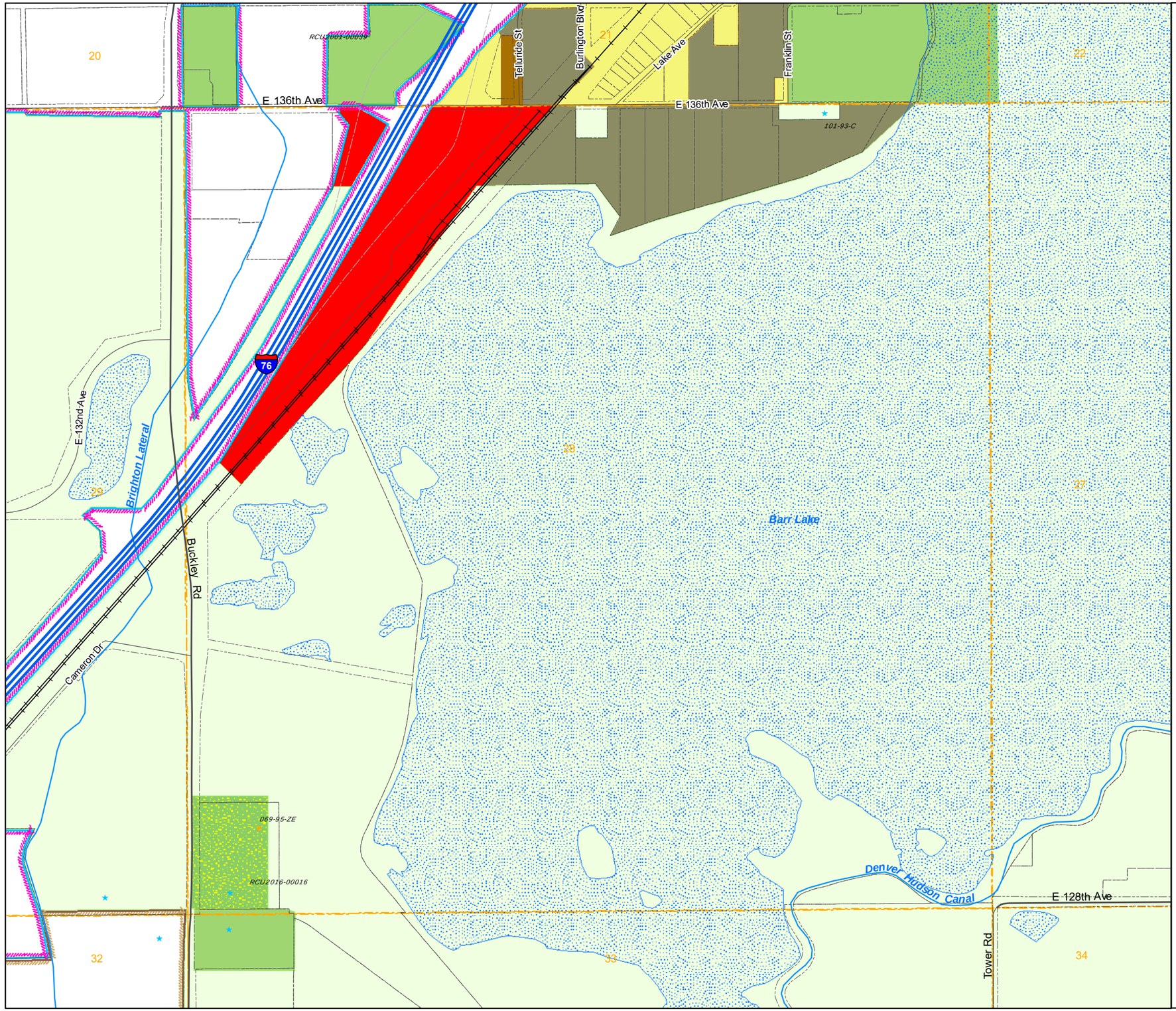
ADAMS COUNTY COLORADO

1569-21
T1S R66W

Zoning Map

Adams County, Colorado

January 06, 2022



LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
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- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

17	16	15
20	21	22
29	28	27
32	33	34
5	4	3

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1569-28

T1S R66W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

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

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1569-NE
T1S R66W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

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

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17	16	15	14	13
22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1569-NW
T1S R66W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
Airport Noise Overlay
AIZ Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33
6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7		
18	17	16	15	14	13			

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

N

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1569-SE
T1S R66W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
AIZ Overlay
Airport Noise Overlay
Airport Height Overlay

Arvada, Aurora, Bennett, Brighton, Commerce City, Federal Heights, Lochbuie, Northglenn, Thornton, Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
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- Exemption
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17	16	15	14	13
22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36
3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17	16	15	14	13

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1569-SW
T1S R66W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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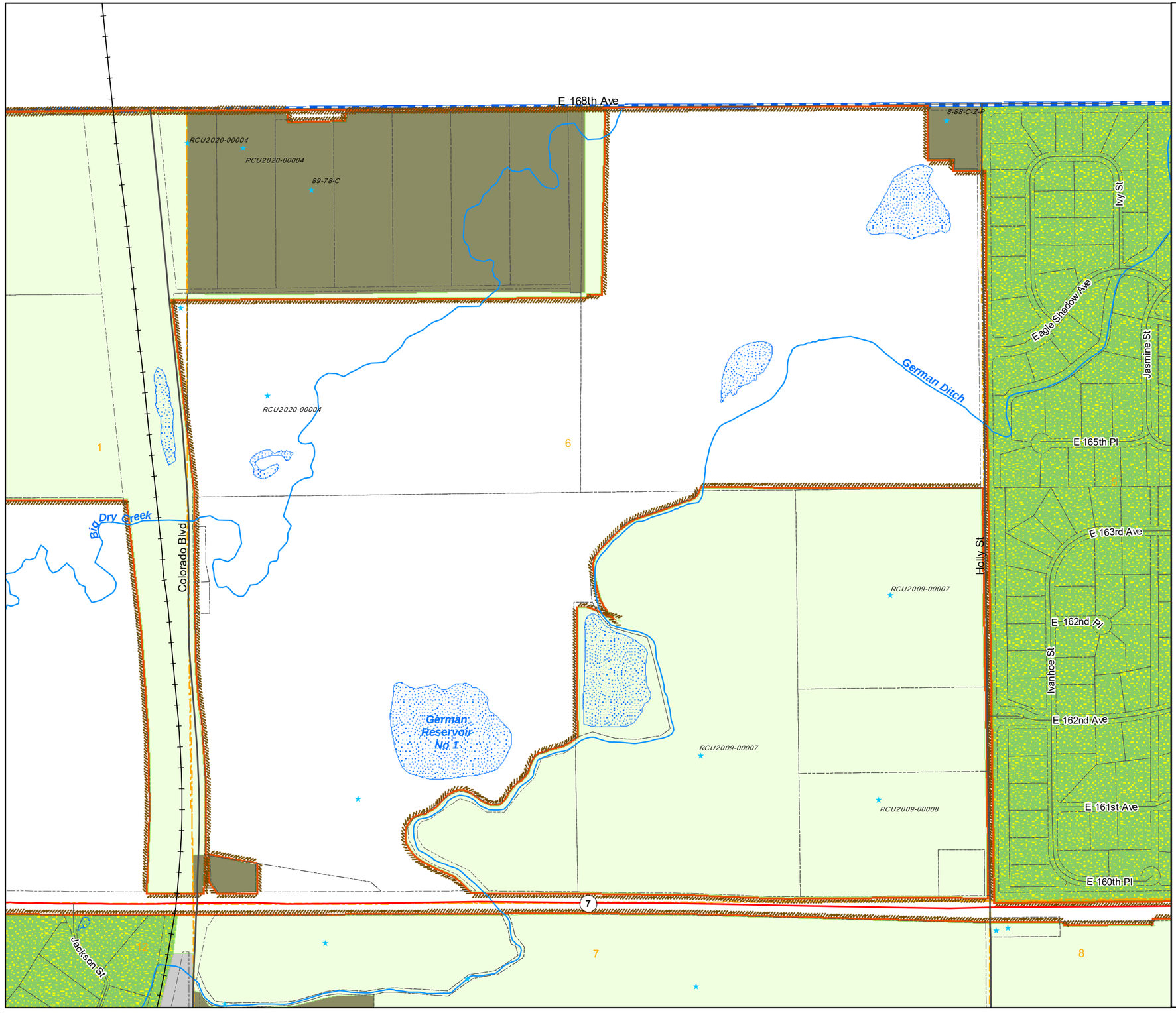
ADAMS COUNTY COLORADO

1571
T1S R67W

Zoning Map

Adams County, Colorado

January 06, 2022



LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

	6	
1		5
12	7	8
		17

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1571-6

T1S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

2	1	6
11	12	7
14	13	18
23	24	19
26	25	30

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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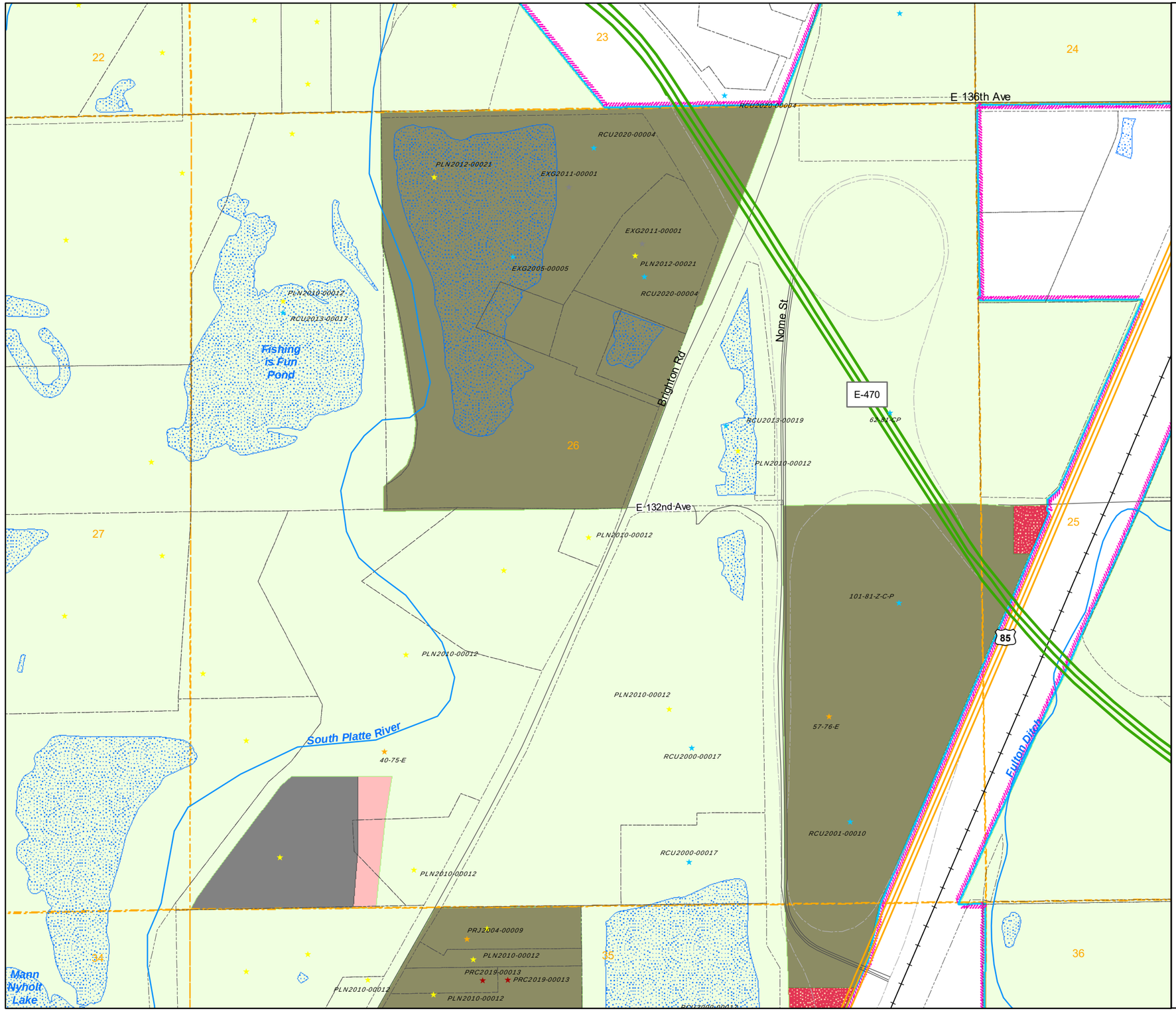
ADAMS COUNTY COLORADO

1571-13
T1S R67W

Zoning Map

Adams County, Colorado

January 06, 2022



LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada
Brighton
Lochbuie
Aurora
Commerce City
Northglenn
Bennett
Federal Heights
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

15	14	13
22	23	24
27	26	25
34	35	36
3	2	1

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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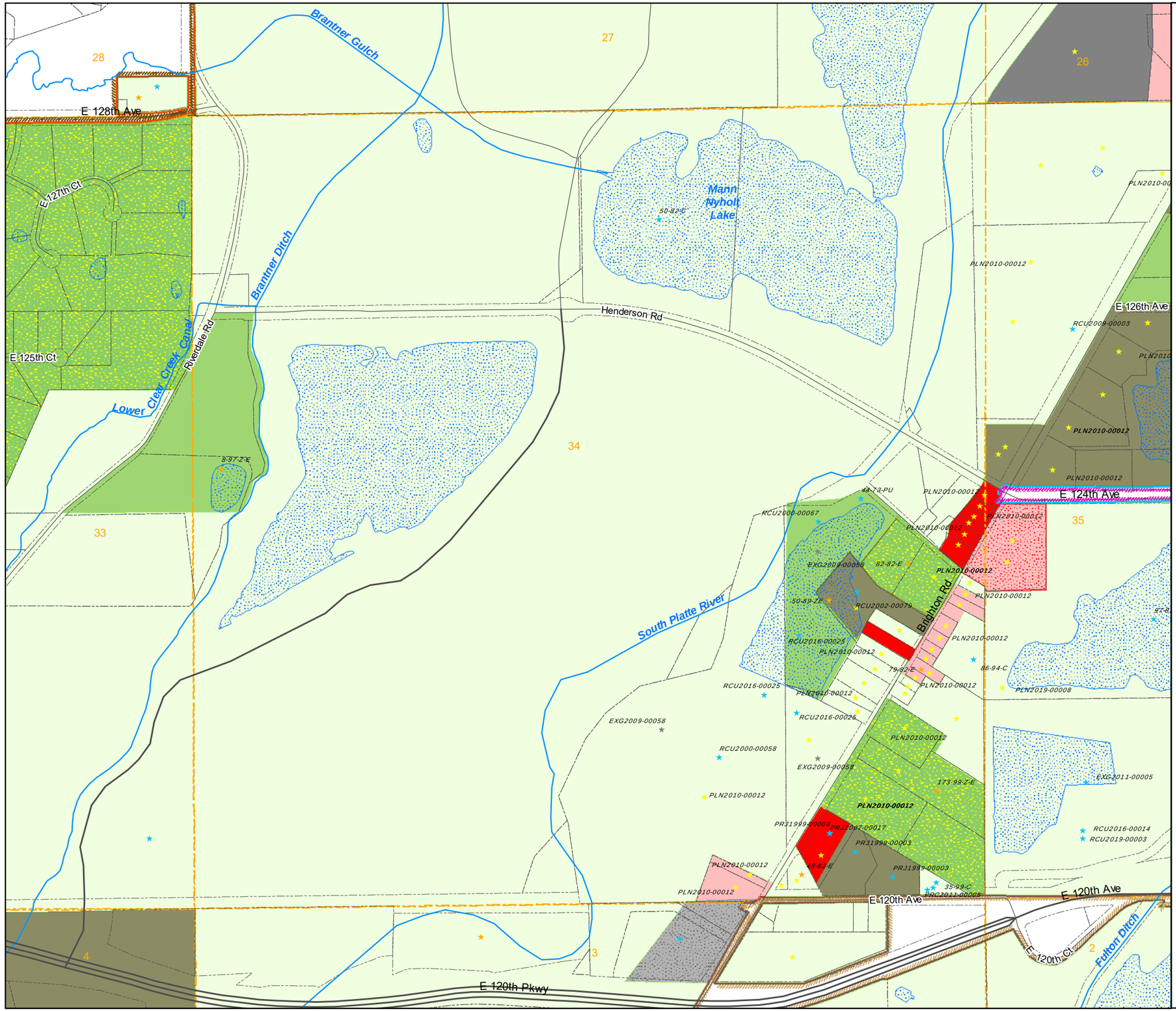
ADAMS COUNTY COLORADO

1571-26
T1S R67W

Zoning Map

Adams County, Colorado

January 06, 2022



LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
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- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

21	22	23
28	27	26
33	34	35
4	3	2
9	10	11

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1571-34

T1S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

22	23	24
27	26	25
34	35	36
3	2	1
10	11	12

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1571-35
T1S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
AIZ Overlay
Airport Noise Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1571-NE
T1S R67W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
AIZ Overlay
Airport Noise Overlay
Airport Height Overlay

Arvada
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

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15	14	13	18	17	16	15	14	13
22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1571-NW
T1S R67W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

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

- Use By Special Review
- AASI (1041)
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33
6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569						
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569						
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723						
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723						
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821						
			SE 1823	SW 1821	SE 1821						

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1571-SE
T1S R67W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

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10	11	12	7	8	9	10	11	12
15	14	13	18	17	16	15	14	13

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

N

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1571-SW
T1S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

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18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

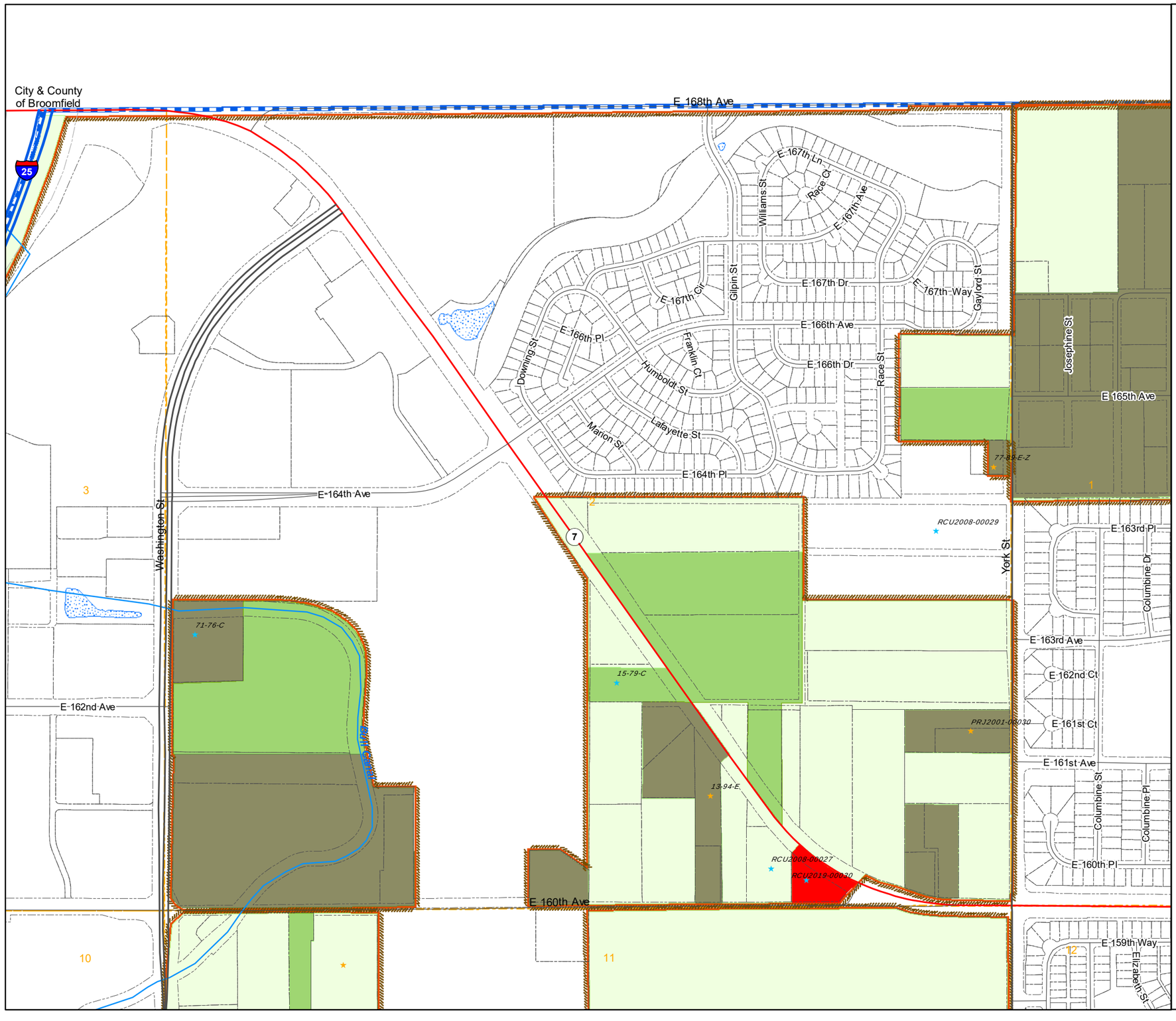
1573

T1S R68W

Zoning Map

Adams County, Colorado

January 06, 2022



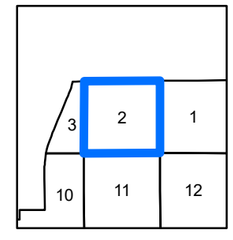
LEGEND

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

- AIZ Overlay
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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803



NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

Disclaimer :

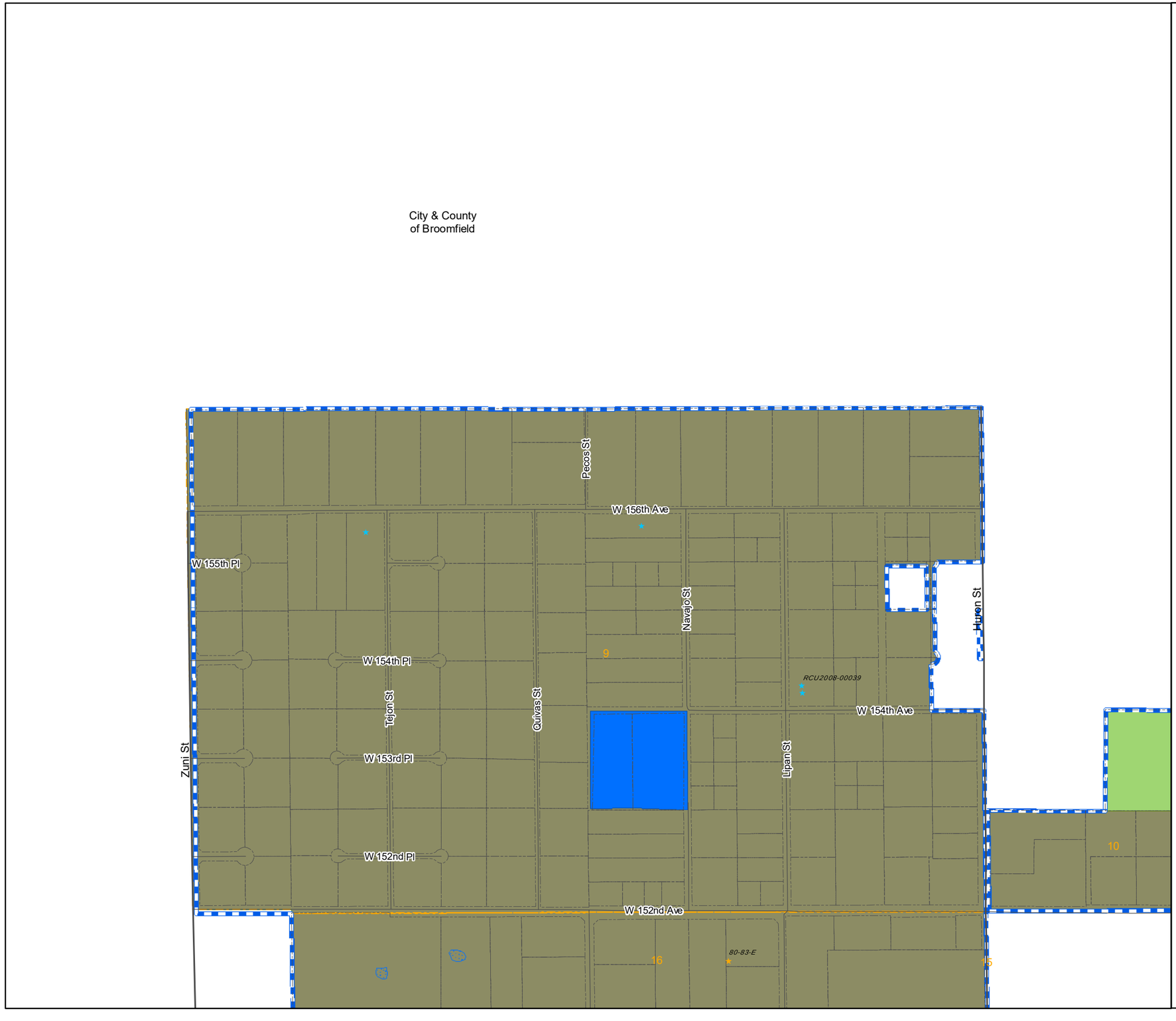
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ADAMS COUNTY COLORADO

1573-2

T1S R68W



Zoning Map

Adams County, Colorado

January 06, 2022

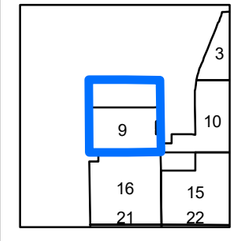
LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
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- Brighton
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- Aurora
- Commerce City
- Northglenn
- Bennett
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- Thornton
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803



NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY
COLORADO

1573-9
T1S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada
Brighton
Lochbuie
Aurora
Commerce City
Northglenn
Bennett
Federal Heights
Thornton
Westminster

- Use By Special Review
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

2	1	6
11	12	7
14	13	18
23	24	19

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1573-12
T1S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
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- Northglenn
- Bennett
- Federal Heights
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1573-16
T1S R68W

City & County of Broomfield

W 152nd Pl
Quivas St
Navajo St
Lipan St
W 152nd Ave
W 150th Pl
W 149th Pl
W 149th Ave
Zuni St
Tejon St
Pecos St
Osage Ct
Mariposa Ct
Kalamath Ct
Huron St
W 148th Ave
W 145th Pl
W 145th Way
Inca Ct
Jason Dr
W 144th Pl
W 144th Ct
W 144th Ave
N Pecos St
N Osage St
N Navajo St
N Mariposa St
N Lipan St
N Inca St
Orchard Pkwy
McKay Lake

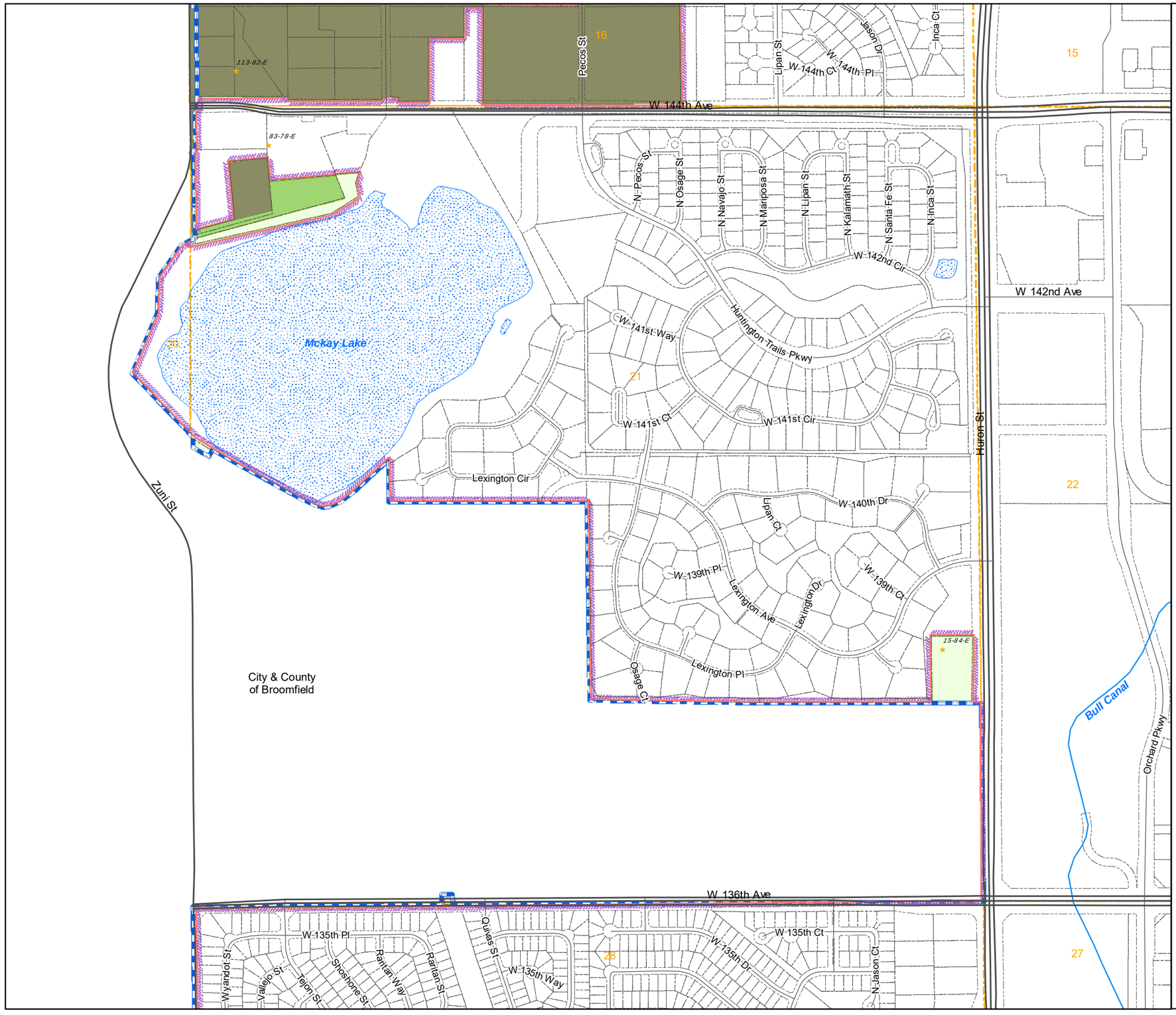
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RCU2009-00009
68-77-E
76-79-E
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29-75-PU
113-82-E
83-78-E

9 10 15 16 21 22

Zoning Map

Adams County, Colorado

January 06, 2022



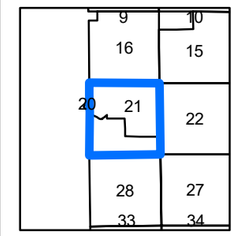
LEGEND

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

- AIZ Overlay
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NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1573-21

T1S R68W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
Airport Noise Overlay
AIZ Overlay
Airport Height Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
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1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

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16	15	14	13	18	17	16
21	22	23	24	19	20	21
28	27	26	25	30	29	28
33	34	35	36	31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1573-NE
T1S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- Airport Noise Overlay
- AIZ Overlay
- Airport Height Overlay

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

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

			3	2	1
		9	10	11	12
		16	15	14	13
	20	21	22	23	24
		28	27	26	25
	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1573-NW
T1S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

- Arvada
- Aurora
- Bennett
- Brighton
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

		3	2	1	6	5	4		
	9	10	11	12	7	8	9		
	16	15	14	13	18	17	16		
20	21	22	23	24	19	20	21		
	28	27	26	25	30	29	28		
32	33	34	35	36	31	32	33		
6	5	4	3	2	1	6	5	4	
7	8	9	10	11	12	7	8	9	
18	17	16	15	14	13	18	17	16	

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

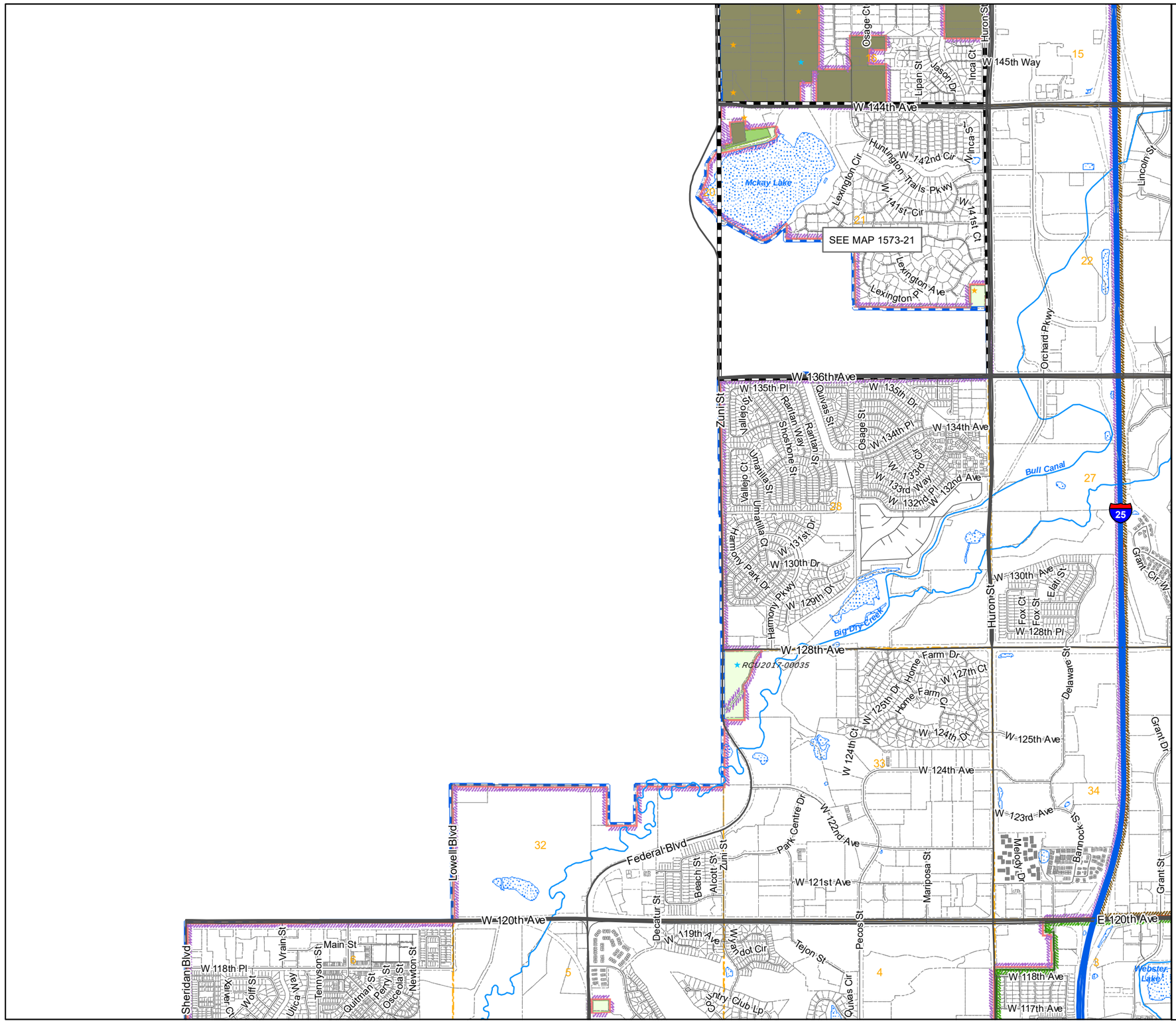
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ADAMS COUNTY COLORADO

1573-SE
T1S R68W



Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- Airport Noise Overlay
- AIZ Overlay
- Airport Height Overlay

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

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
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- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

			3	2	1
		9	10	11	12
		16	15	14	13
	20	21	22	23	24
		28	27	26	25
	29	33	34	35	36
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1573-SW
T1S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada
Brighton
Lochbuie
Aurora
Commerce City
Northglenn
Bennett
Federal Heights
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1719
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825											
	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

	7	8			
	18	17			
	19	20			
	30	29			
	31	32			

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-19
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- ★ Use By Special Review
- ★ Conservation Plan
- ★ AASI (1041)
- ★ Exemption
- ★ Certificate of Designation
- ★ Livestock Confinement Operation
- ★ Conditional Use
- ★ Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

18	17	16
19	20	21
30	29	28
31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-20
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- Conservation Plan
- AASI (1041)
- Exemption
- Certificate of Designation
- Livestock Confinement Operation
- Conditional Use
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

14	13	18
23	24	19
26	25	30
35	36	31
2	1	6

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-25
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Noise Overlay
Arvada
Aurora
Bennett
Airport Height Overlay
Flammable Gas Overlay
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

15 22	14 23	13 24
27	26	25
34 3	35 2	36 1

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-26
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

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- Conditional Use
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- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

16	15	14
21	22	23
28	27	26
33	34	35
4	3	2

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-27
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Noise Overlay
Arvada
Aurora
Bennett
Airport Height Overlay
Flammable Gas Overlay
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

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- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

17	16	15
20	21	22
29	28	27
32	33	34
5	4	3

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-28
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- ★ Use By Special Review
- ★ Conservation Plan
- ★ AASI (1041)
- ★ Exemption
- ★ Certificate of Designation
- ★ Livestock Confinement Operation
- ★ Conditional Use
- ★ Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

18	17	16
19	20	21
30	29	28
31	32	33
6	5	4

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-29
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada
Brighton
Lochbuie
Aurora
Commerce City
Northglenn
Bennett
Federal Heights
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

19	20	21
30	29	28
31	32	33
6	5	4
7	8	9

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-32
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

20	21	22
29	28	27
32	33	34
5	4	3
8	9	10

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-33
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

21	22	23
28	27	26
33	34	35
4	3	2
9	10	11

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-34
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

22	23	24
27	26	25
34	35	36
3	2	1
10	11	12

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-35
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- Conservation Plan
- AASI (1041)
- Exemption
- Certificate of Designation
- Livestock Confinement Operation
- Conditional Use
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

23	24	19
26	25	30
35	36	31
2	1	6
11	12	7

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1719-36
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

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

- Use By Special Review
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

	21	22	23	24	19	20	21
	28	27	26	25	30	29	28
32	33	34	35	36	31	32	33
6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

N

0 1,250 2,500 5,000 Feet

SEE MAP 1721-18

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ADAMS COUNTY COLORADO

PRJ2008-00013

1719-NE
T2S R68W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay
- Arvada
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- Bennett
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- Thornton
- Westminster

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- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

21	22	23	24		
28	27	26	25		
32	33	34	35	36	
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1719-NW
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

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

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33
6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

N

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1719-SE
T2S R68W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

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

- ★ Use By Special Review
- ★ AASI (1041)
- ★ Certificate of Designation
- ★ Conditional Use
- ★ Conservation Plan
- ★ Exemption
- ★ Livestock Confinement Operation
- ★ Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36
6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

N

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1719-SW
T2S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
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- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster
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- Certificate of Designation
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- Conservation Plan
- Exemption
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1721

T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

27	26	25
34	35	36
3	2	1
10	11	12
15	14	13

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1721-2
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay
Arvada
Brighton
Lochbuie
Aurora
Commerce City
Northglenn
Bennett
Federal Heights
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

32	33	34
5	4	3
8	9	10
17	16	15
20	21	22

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1721-9
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
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- Northglenn
- Bennett
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- Thornton
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

4	3	2
9	10	11
16	15	14
21	22	23

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

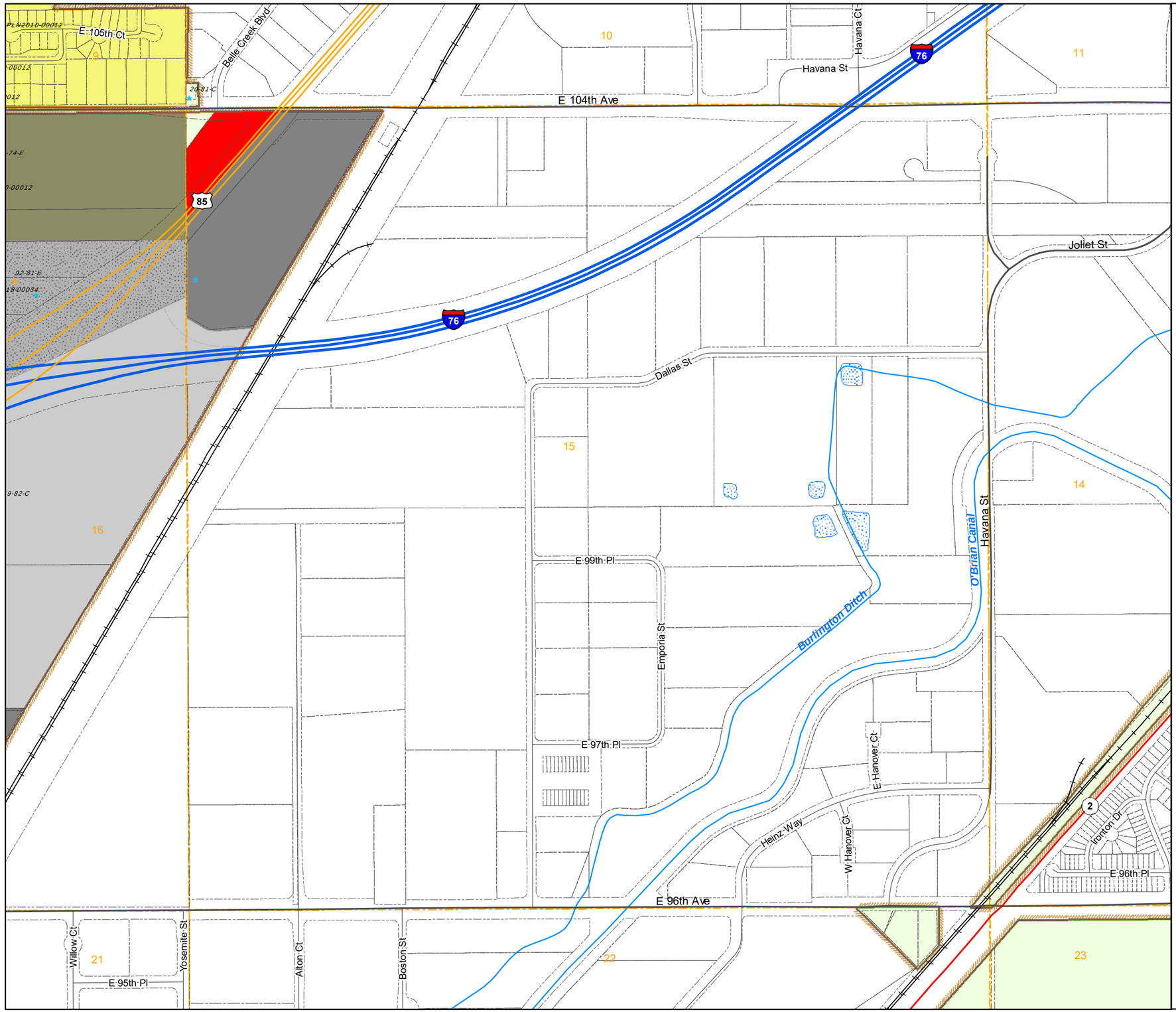
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ADAMS COUNTY COLORADO

1721-10
T2S R67W



Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
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- Arvada
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

4	3	2
9	10	11
16	15	14
21	22	23
28	27	26

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

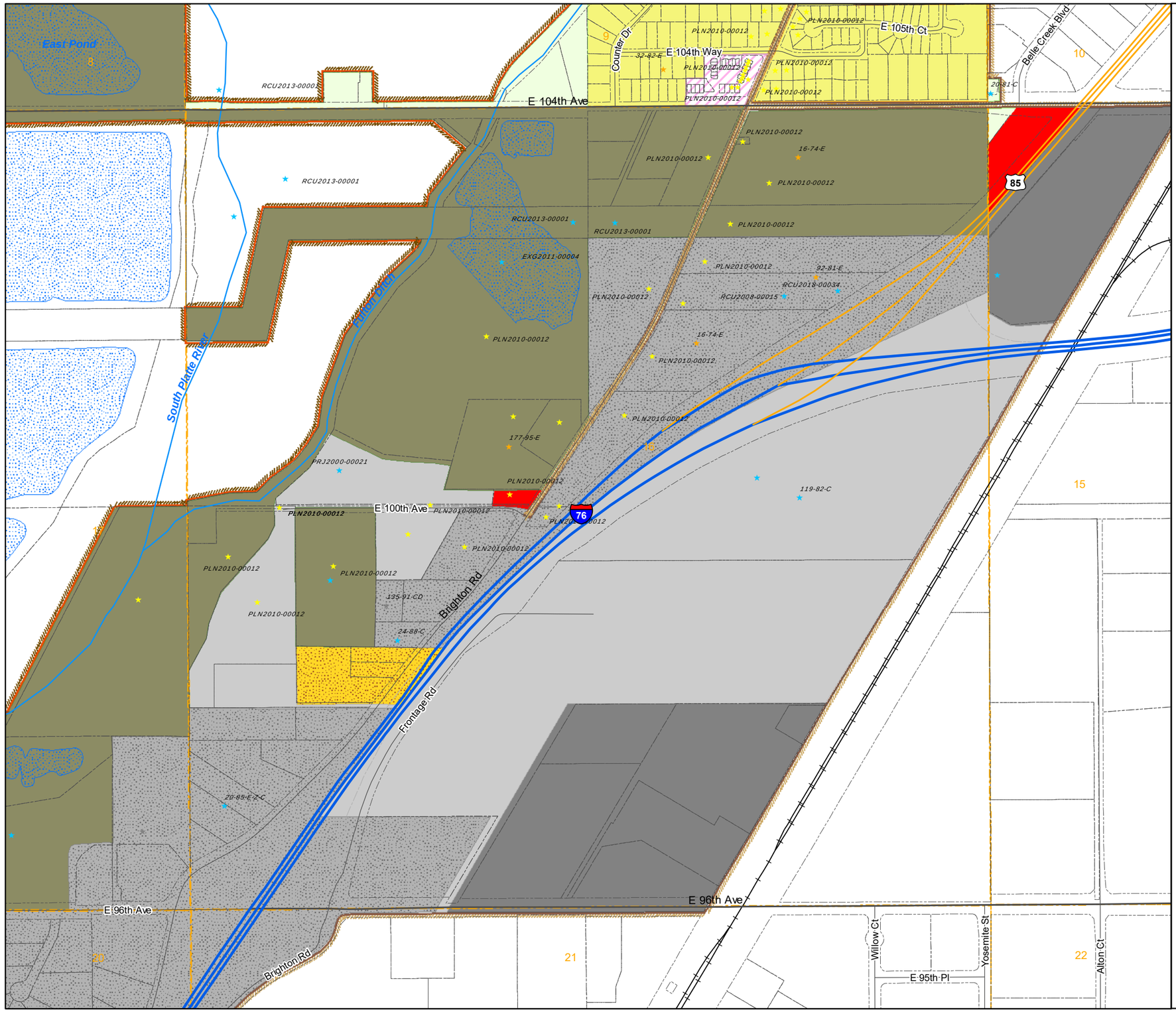
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ADAMS COUNTY COLORADO

1721-15
T2S R67W



Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
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- Westminster

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- Exemption
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

5	4	3
8	9	10
17	16	15
20	21	22
29	28	27

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1721-16
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
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- Northglenn
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

1	6	5 4
12	7	8 9
13	18	17
24	19	20
25	30	29

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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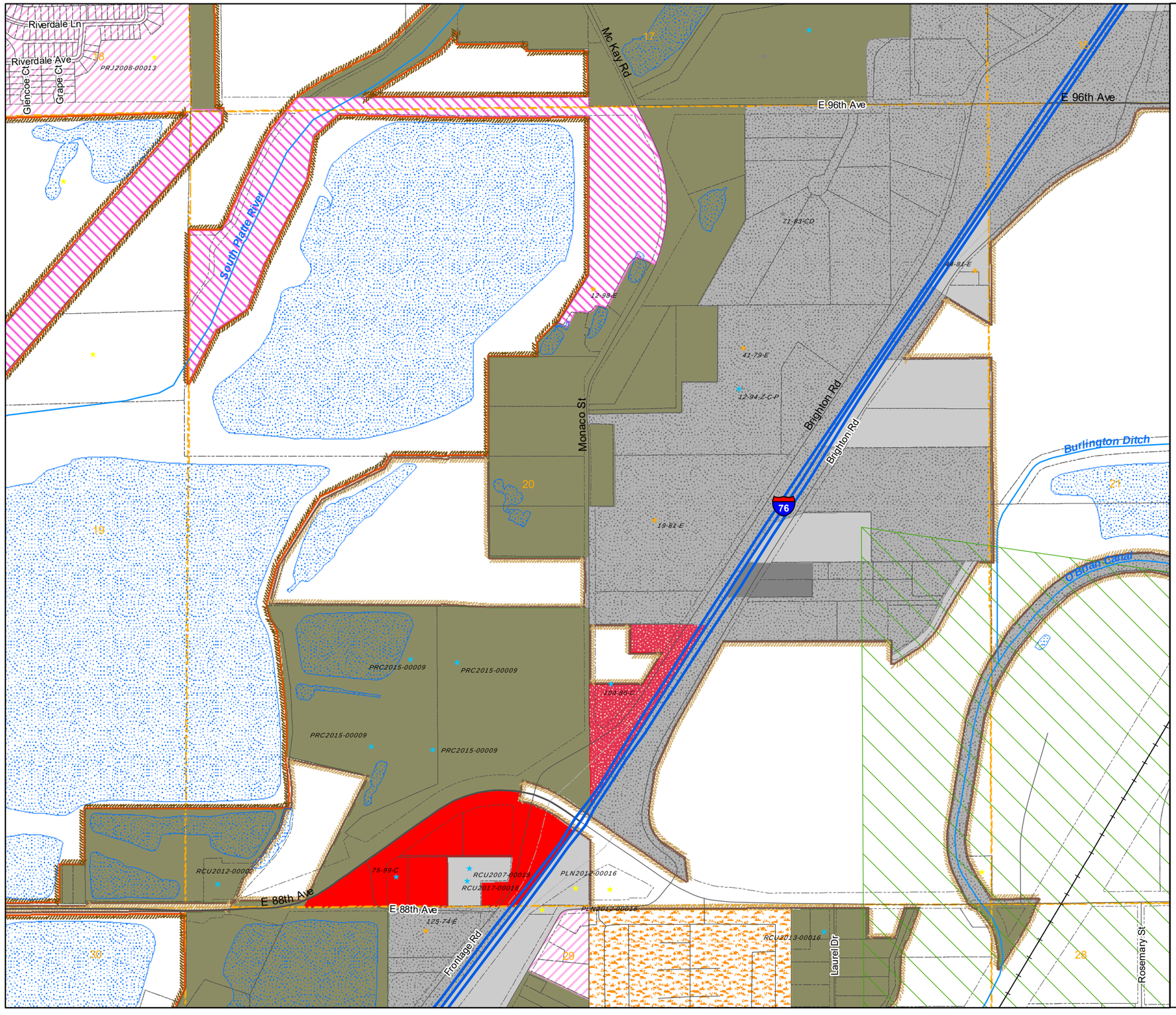
ADAMS COUNTY COLORADO

1721-18
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022



LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

18	17	16
19	20	21
30	29	28
31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1721-20
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022



LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
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- Aurora
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- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

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- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

17	16	15
20	21	22
29	28	27
32	33	34
5	4	3

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1721-28

T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
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- Airport Noise Overlay
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- Arvada
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

18	17	16
19	20	21
30	29	28
31	32	33
6	5	4

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1721-29
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

13	18	17
24	19	20
25	30	29
36	31	32
1	6	5

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1721-30
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
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Arvada
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

24	19	20
25	30	29
36	31	32
1	6	5
12	7	8

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1721-31
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

19	20	21
30	29	28
31	32	33
6	5	4
7	8	9

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

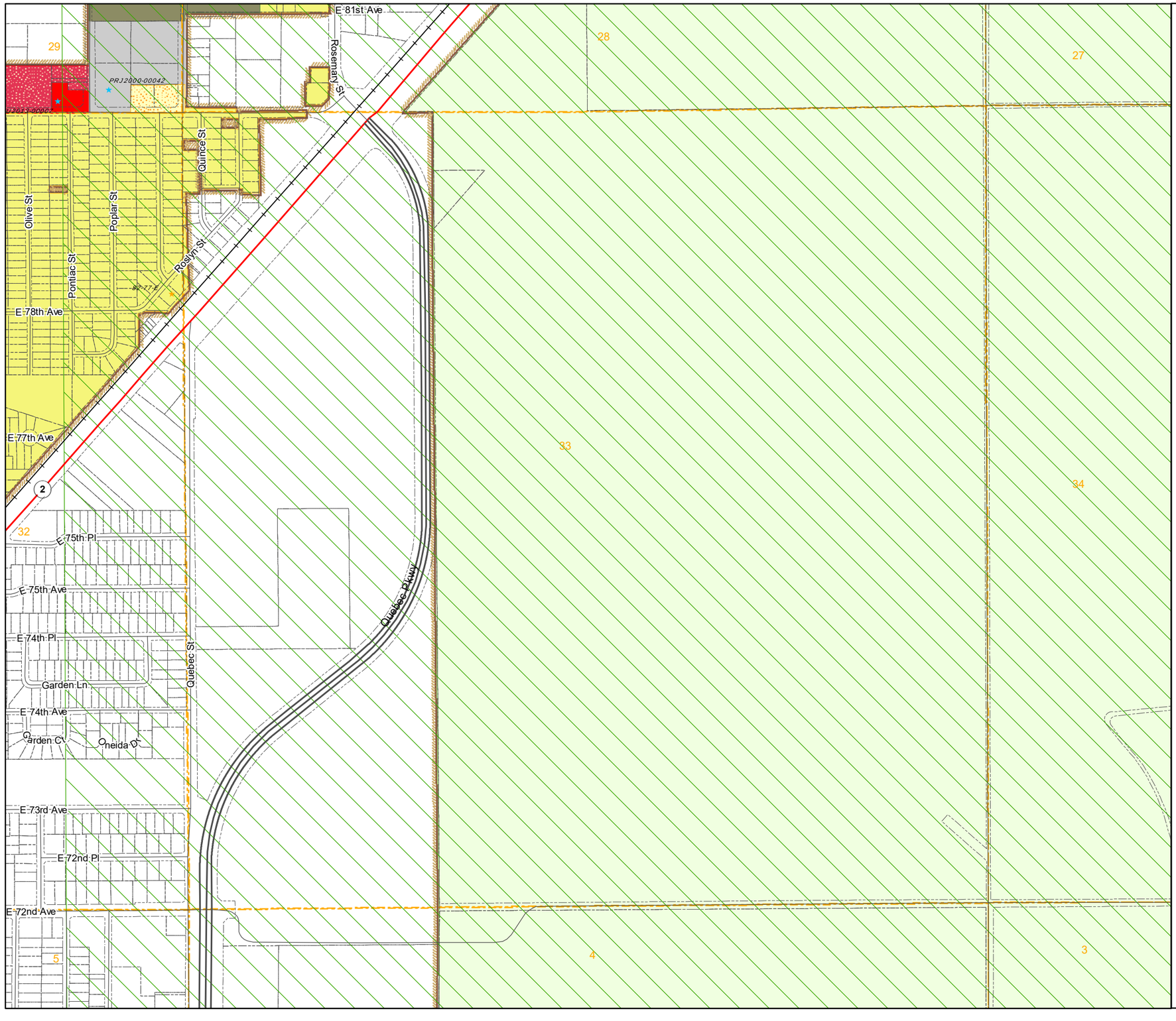
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ADAMS COUNTY COLORADO

1721-32
T2S R67W



Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

20	21	22
29	28	27
32	33	34
5	4	3
8	9	

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1721-33
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay
- Arvada
- Aurora
- Bennett
- Brighton
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33
6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569	
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569	
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723	
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723	
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821	
			SE 1823	SW 1821	SE 1821	

N

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1721-NE
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
AIZ Overlay
Airport Noise Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36
3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17	16	15	14	13
22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

N

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1721-NW
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
Airport Noise Overlay
AIZ Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	
6	5	4	3	2	1	6	5	
7	8	9	10	11	12	7	8	
18	17							

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

N

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1721-SE
T2S R67W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

- Arvada
- Aurora
- Bennett
- Brighton
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- Federal Heights
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17	16	15	14	13
22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36
3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17				

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
		SE 1823	SW 1823	SE 1821	

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1721-SW
T2S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1723

T2S R66W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
Airport Noise Overlay
AIZ Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33
6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7		
18	17	16	15	14	13			
19	20	21	22	23	24			
30	29	28	27	26	25			
31	32							

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY
COLORADO

1723-NE
T2S R66W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

- Arvada
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36
3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17	16	15	14	13
22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32				

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1723-NW
T2S R66W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1	6
7	8	9	10	11	12	7
18	17	16	15	14	13	
19	20	21	22	23	24	
30	29	28	27	26	25	
31	32					
6	5					
7	8					

			3	2	1	6
			10	11	12	7
			15	14	13	
			22	23	24	
			27	26	25	

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY
COLORADO

1723-SE
T2S R66W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
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1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

3	2	1	6	5	4	3	2	1				
10	11	12	7	8	9	10	11	12				
15	14	13	18	17	16	15	14	13				
22	23	24	19	20	21	22	23	24				
27	26	25	30	29	28	27	26	25				
34	35	36	31	32								
3	2	1	6	5		3	2	1				
10	11	12	7	8		10	11	12				
								13				

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

N

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1723-SW
T2S R66W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
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- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1725

T2S R65W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

Use By Special Review	Conservation Plan
AASI (1041)	Exemption
Certificate of Designation	Livestock Confinement Operation
Conditional Use	Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	**1727**	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1727
T2S R64W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

Disclaimer :

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ADAMS COUNTY COLORADO

1729

T2S R63W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1731

T2S R62W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1733

T2S R61W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

Disclaimer :

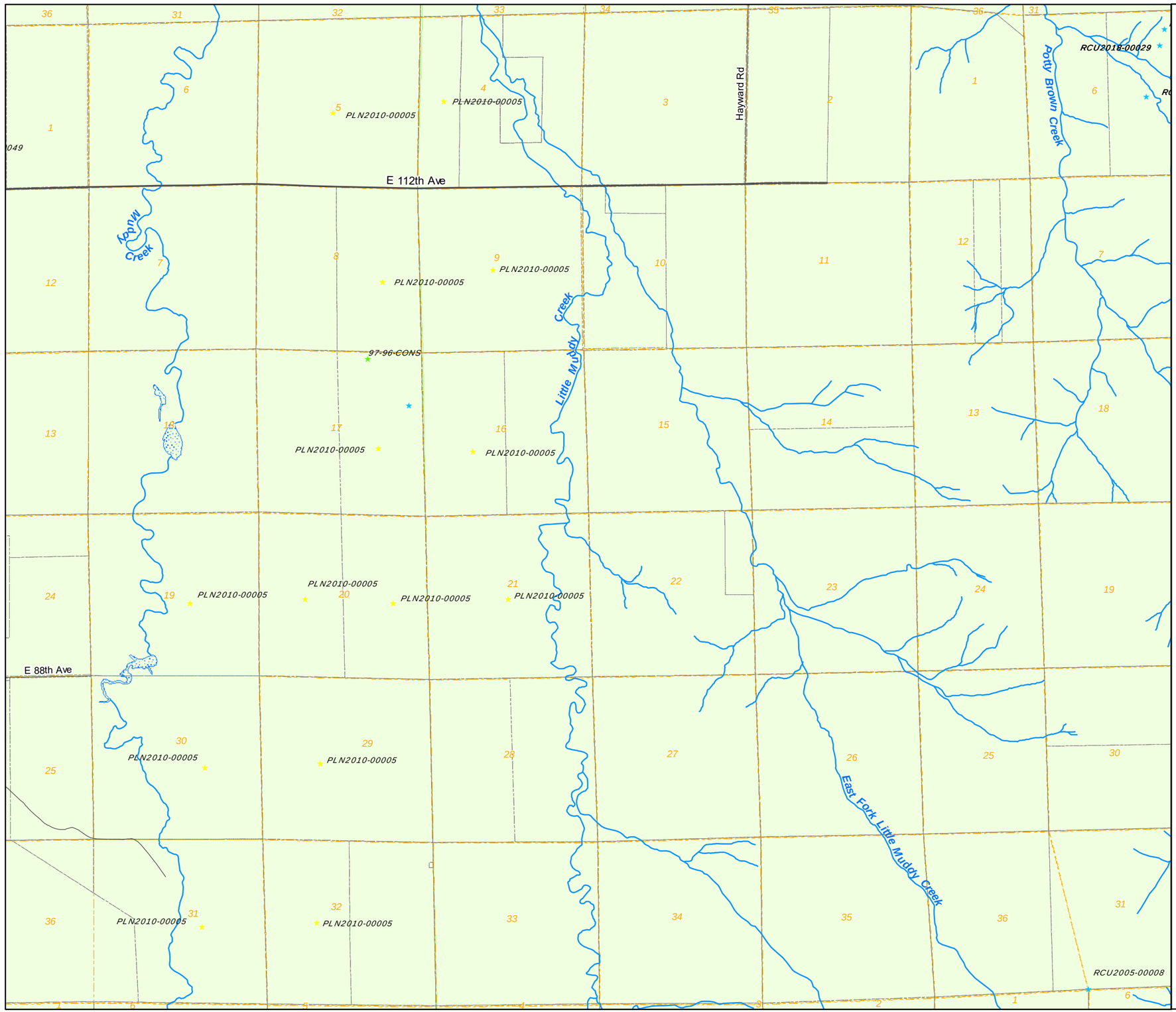
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ADAMS COUNTY COLORADO

1735

T2S R60W



Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

Use By Special Review	Conservation Plan
AASI (1041)	Exemption
Certificate of Designation	Livestock Confinement Operation
Conditional Use	Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1737

T2S R59W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1739

T2S R58W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

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7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

Disclaimer :

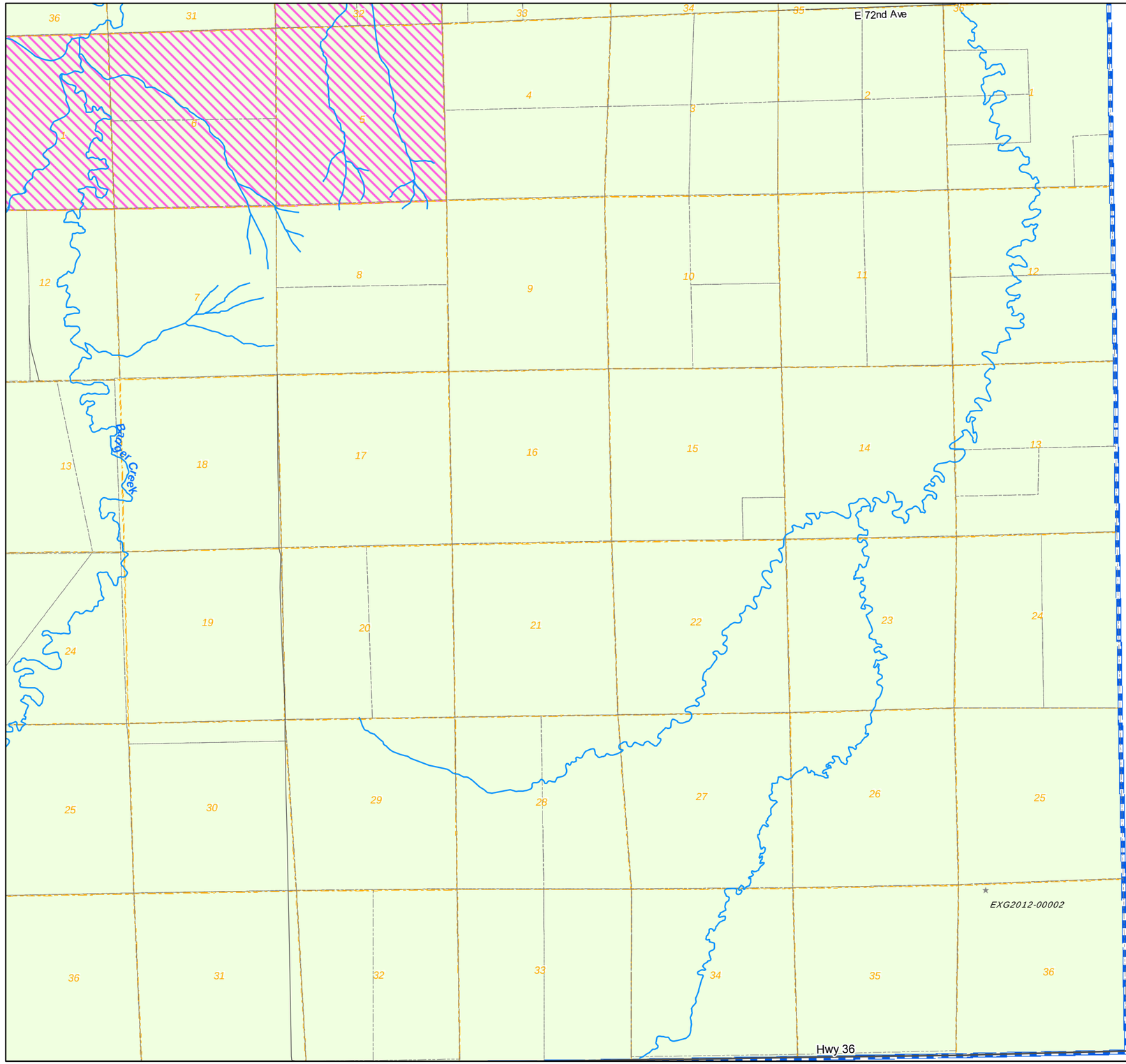
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ADAMS COUNTY COLORADO

1741

T2S R57W



Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

Disclaimer :

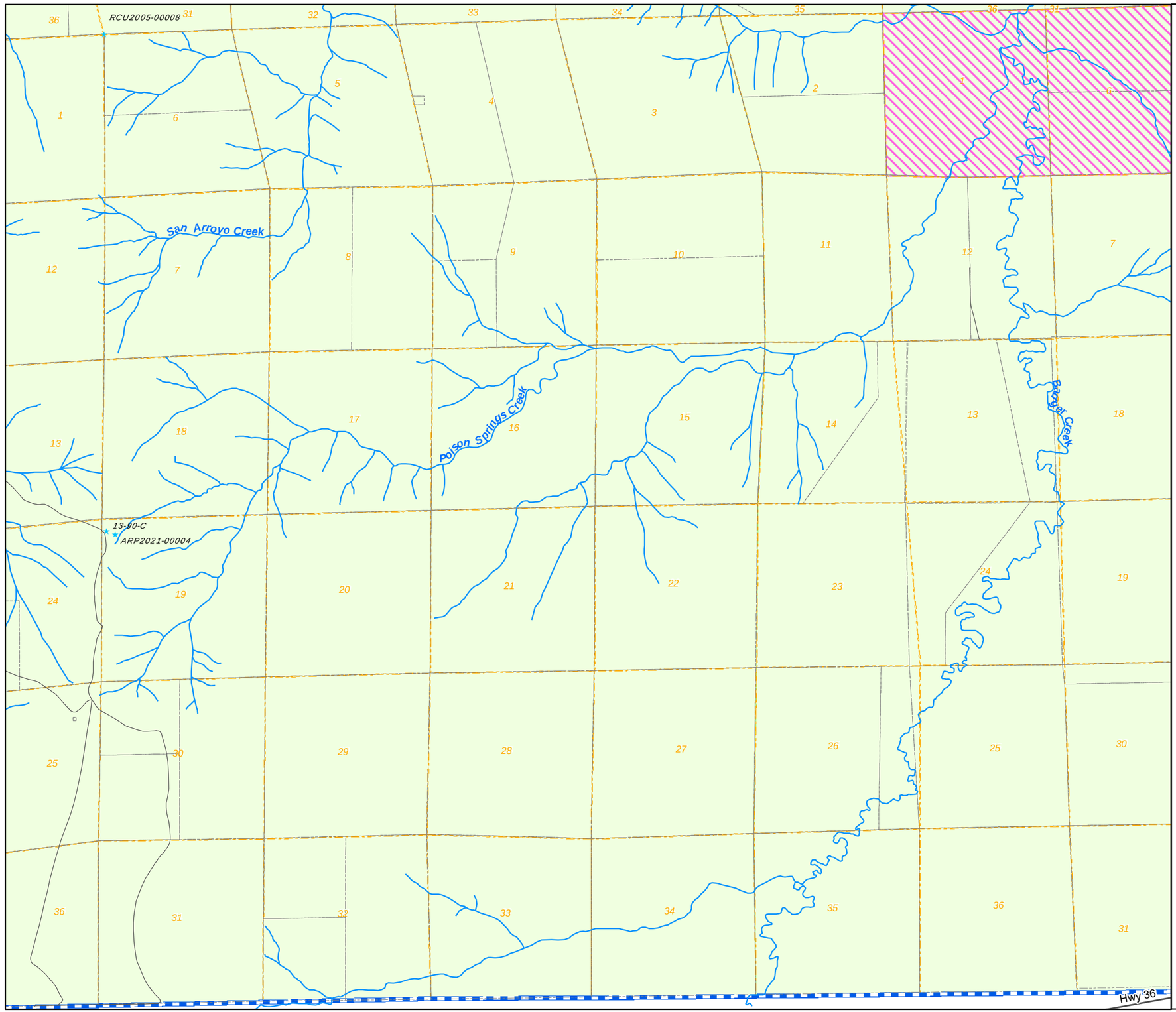
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ADAMS COUNTY COLORADO

1803

T3S R57W



Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
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- Bennett
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- Federal Heights
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- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1805

T3S R58W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1807

T3S R59W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

Use By Special Review	Conservation Plan
AASI (1041)	Exemption
Certificate of Designation	Livestock Confinement Operation
Conditional Use	Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

Disclaimer :

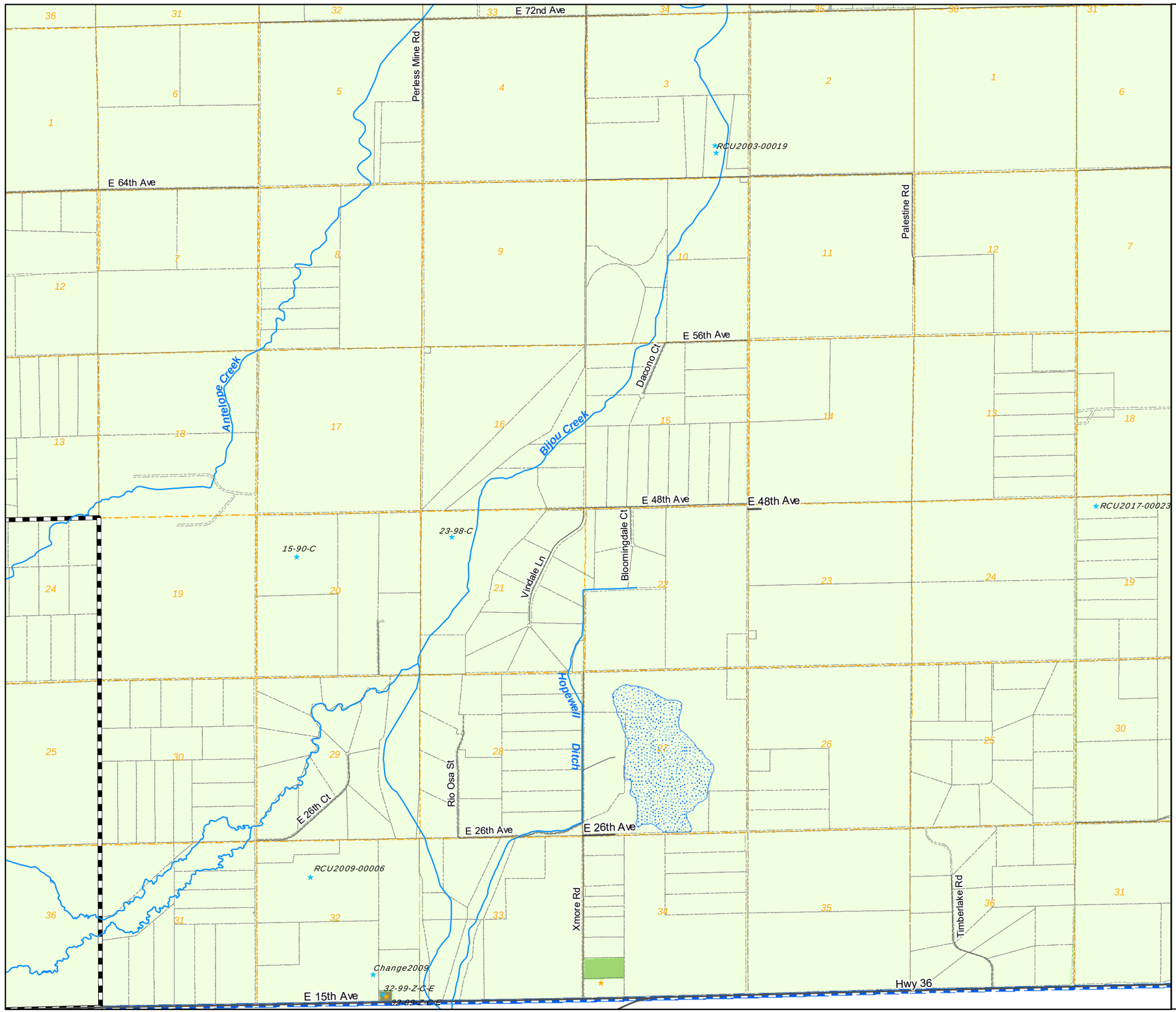
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ADAMS COUNTY COLORADO

1809

T3S R60W



Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1811

T3S R61W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- Conservation Plan
- AASI (1041)
- Exemption
- Certificate of Designation
- Livestock Confinement Operation
- Conditional Use
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1813

T3S R62W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- Conservation Plan
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- Exemption
- Certificate of Designation
- Livestock Confinement Operation
- Conditional Use
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

20	21	
29	28	27
32	33	34

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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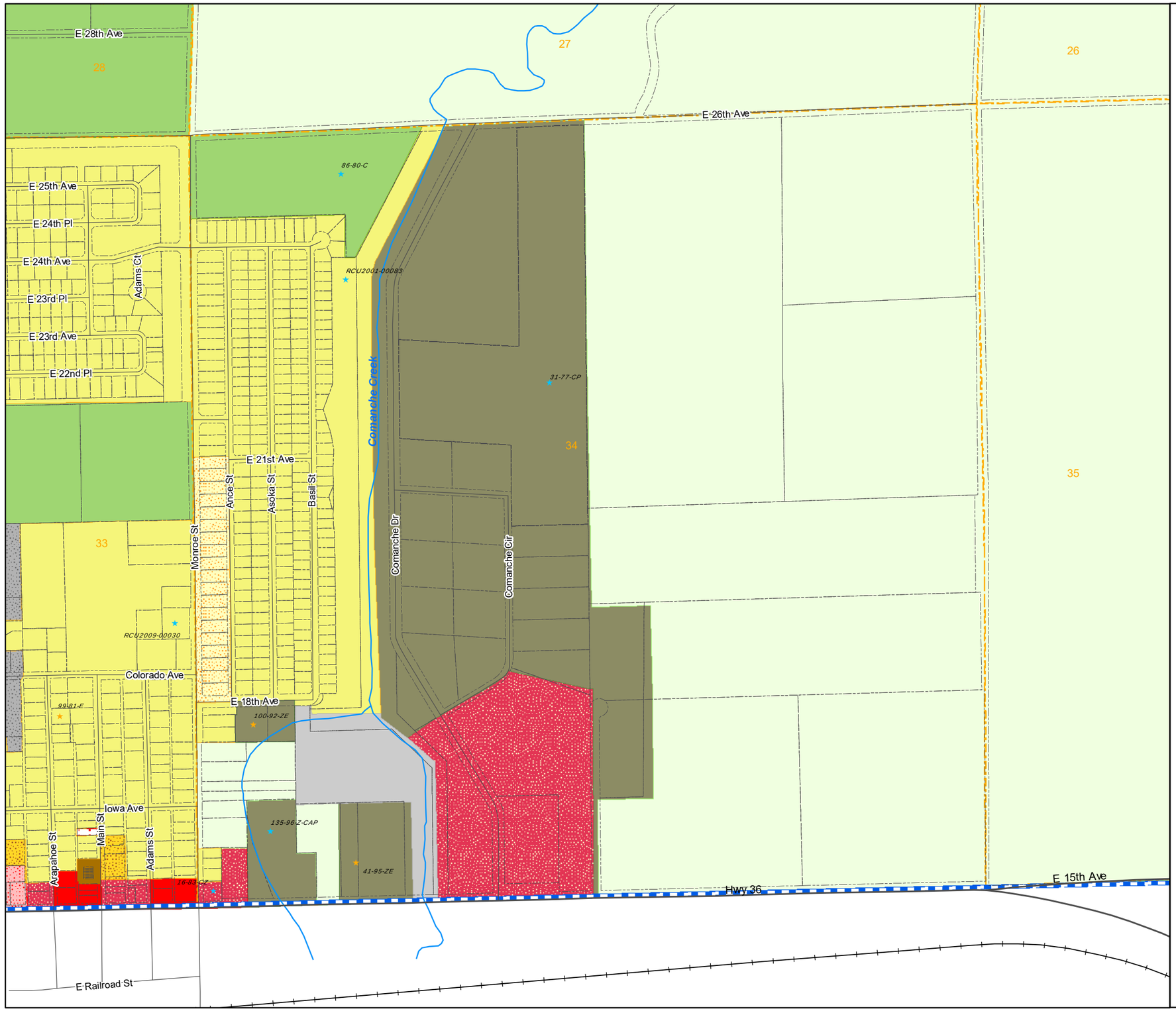
ADAMS COUNTY COLORADO

1813-33
T3S R62W

Zoning Map

Adams County, Colorado

January 06, 2022



LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

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- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

21	22	23
28	27	26
33	34	35

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1813-34

T3S R62W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

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

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1813-SE
T3S R62W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
AIZ Overlay
Airport Noise Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
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22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1813-SW
T3S R62W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
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- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1815

T3S R63W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
Airport Noise Overlay
AIZ Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

- Use By Special Review
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1815-SE
T3S R63W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
AIZ Overlay
Airport Noise Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
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Thornton
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17	16	15	14	13
22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1815-SW
T3S R63W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1817

T3S R64W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
Airport Noise Overlay
AIZ Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17	16	15	14	13
22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1817-SW
T3S R64W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay

Arvada	Brighton	Lochbuie
Aurora	Commerce City	Northglenn
Bennett	Federal Heights	Thornton
		Westminster

Use By Special Review	Conservation Plan
AASI (1041)	Exemption
Certificate of Designation	Livestock Confinement Operation
Conditional Use	Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1819

T3S R65W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

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

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1	6	5	4
7	8	9	10	11	12	7	8	9
18	17	16	15	14	13	18	17	16
19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1819-SE
T3S R65W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
- Northglenn
- Thornton
- Westminster
- Use By Special Review
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- Certificate of Designation
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- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

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7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1821

T3S R66W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
Airport Noise Overlay
AIZ Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

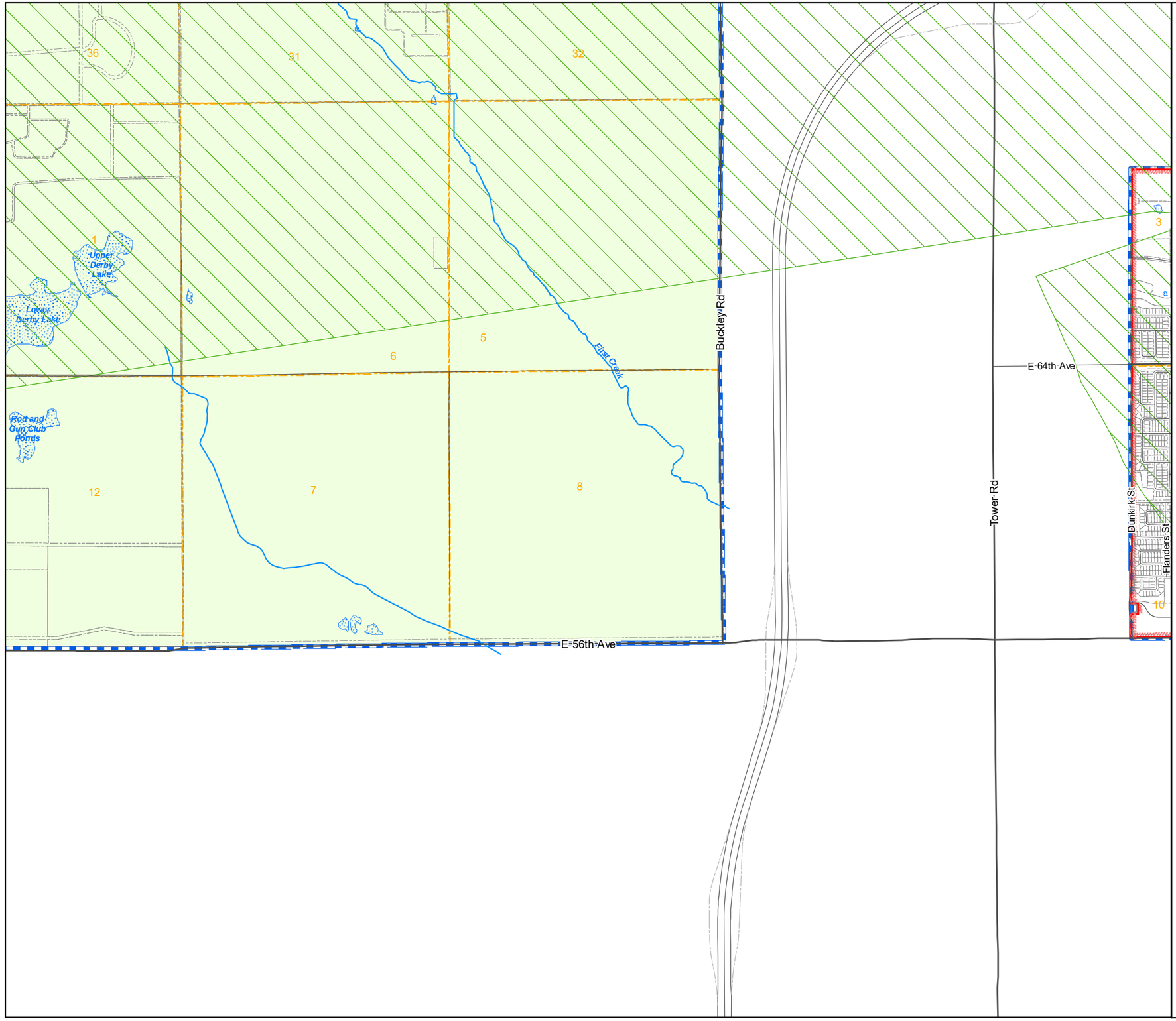
- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

| | | | | | | | | | | | |

Zoning Map
Adams County, Colorado

January 06, 2022



LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
- Lochbuie
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- Thornton
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

22	23	24	19	20	21	22	23	24															
27	26	25	30	29	28	27	26	25															
34	35	36	31	32																			
3	2	1	6	5					3	2	1												
10	11	12	7	8					10	11	12												
											13												
											24												
			19	20	21	22																	
		26	25	30	29	28	27	26	25														
34	35	36	31	32	33	34	35	36															

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1821-NW
T3S R66W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

Flammable Gas Overlay
Airport Noise Overlay
AIZ Overlay
Airport Height Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
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- Conservation Plan
- Exemption
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- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5					
7	8					
		3	2	1	6	5	4
		10	11	12	7	8	9
				13	18	17	16
19	20	21	22		24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1821-SE
T3S R66W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

- Arvada
- Aurora
- Bennett
- Brighton
- Commerce City
- Federal Heights
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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

3	2	1	6	5			3	2	1				
10	11	12	7	8			10	11	12				
										13			
										24			
			19	20	29	28	27	22					
		26	25	30	29	28	27	26	25				
34	35	36	31	32	33		34	35	36				

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1821-SW
T3S R66W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1823

T3S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Noise Overlay
Airport Height Overlay
Flammable Gas Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
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- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

25	30	29
36	31	32
1	6	5
12	7	8
13	18	17

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1823-6
T3S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

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

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551	
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741	
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803	

19	20	21	22	23	24	19	20	21
30	29	28	27	26	25	30	29	28
31	32	33	34	35	36	31	32	
6	5	4	3	2	1	6	5	
7	8	9	10	11	12	7	8	
18	17							
						19	20	
				26	25	30	29	28
			34	35	36	31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY
COLORADO

1823-NE
T3S R67W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

- Arvada
- Aurora
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

22	23	24	19	20	21	22	23	24
27	26	25	30	29	28	27	26	25
34	35	36	31	32	33	34	35	36
3	2	1	6	5	4	3	2	1
10	11	12	7	8	9	10	11	12
15	14	13	18	17				
						26	25	
						34	35	36

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1823-NW
T3S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

- Arvada
- Aurora
- Bennett
- Brighton
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1	
7	8	9	10	11	12	
18	17					

					6	5
				7	8	
			19	20		
		26	25	30	29	28
	34	35	36	31	32	33

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1823-SE
T3S R67W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4	3	2	1
7	8	9	10	11	12
18	17	16	15	14	13
19	20	21	22	23	24
30	29	28	27	26	25
31	32	33	34	35	36

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

N

0 5,000 10,000 Feet

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ADAMS COUNTY COLORADO

1825

T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
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- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

26	25	30
35	36	31
2	1	6
11	12	7
14	13	18

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-1
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

27	26	25
34	35	36
3	2	1
10	11	12
15	14	13

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-2
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
- Conservation Plan
- AASI (1041)
- Exemption
- Certificate of Designation
- Livestock Confinement Operation
- Conditional Use
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

28	27	26
33	34	35
4	3	2
9	10	11
16	15	14

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-3
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay
Arvada
Brighton
Lochbuie
Aurora
Commerce City
Northglenn
Bennett
Federal Heights
Thornton
Westminster

★ Use By Special Review
★ Conservation Plan
★ AASI (1041)
★ Exemption
★ Certificate of Designation
★ Livestock Confinement Operation
★ Conditional Use
★ Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

29	28	27
32	33	34
5	4	3
8	9	10
17	16	15

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-4
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- Use By Special Review
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

30	29	28
31	32	33
6	5	4
7	8	9
18	17	16

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-5
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
- Westminster

- ★ Use By Special Review
- ★ Conservation Plan
- ★ AASI (1041)
- ★ Exemption
- ★ Certificate of Designation
- ★ Livestock Confinement Operation
- ★ Conditional Use
- ★ Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

	30 29	
	31 32	
	6 5	N
	7 8	
	18 17	

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-6
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
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- Northglenn
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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

	31	32
	6	5
	7	8
	18	17

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-7
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Noise Overlay
Airport Height Overlay
Flammable Gas Overlay

Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster

★ Use By Special Review
★ AASI (1041)
★ Certificate of Designation
★ Conditional Use
★ Conservation Plan
★ Exemption
★ Livestock Confinement Operation
★ Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825											
	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

31	32	33
6	5	4
7	8	9
18	17	16

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-8
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
- Aurora
- Commerce City
- Northglenn
- Bennett
- Federal Heights
- Thornton
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

32	33	34
5	4	3
8	9	10
17	16	15

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-9
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
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- Aurora
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

33	34	35
4	3	2
9	10	11
16	15	14

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-10
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

AIZ Overlay
Airport Height Overlay
Airport Noise Overlay
Flammable Gas Overlay
Arvada
Brighton
Lochbuie
Aurora
Commerce City
Northglenn
Bennett
Federal Heights
Thornton
Westminster

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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

34	35	36
3	2	1
10	11	12
15	14	14 13

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-11
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

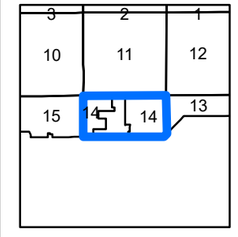
LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
- Brighton
- Lochbuie
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- Northglenn
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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803



NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

1825-14

T3S R68W

City & County of Denver

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- AIZ Overlay
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- Airport Noise Overlay
- Flammable Gas Overlay
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

4	3	2
9	10	11
16	15	14

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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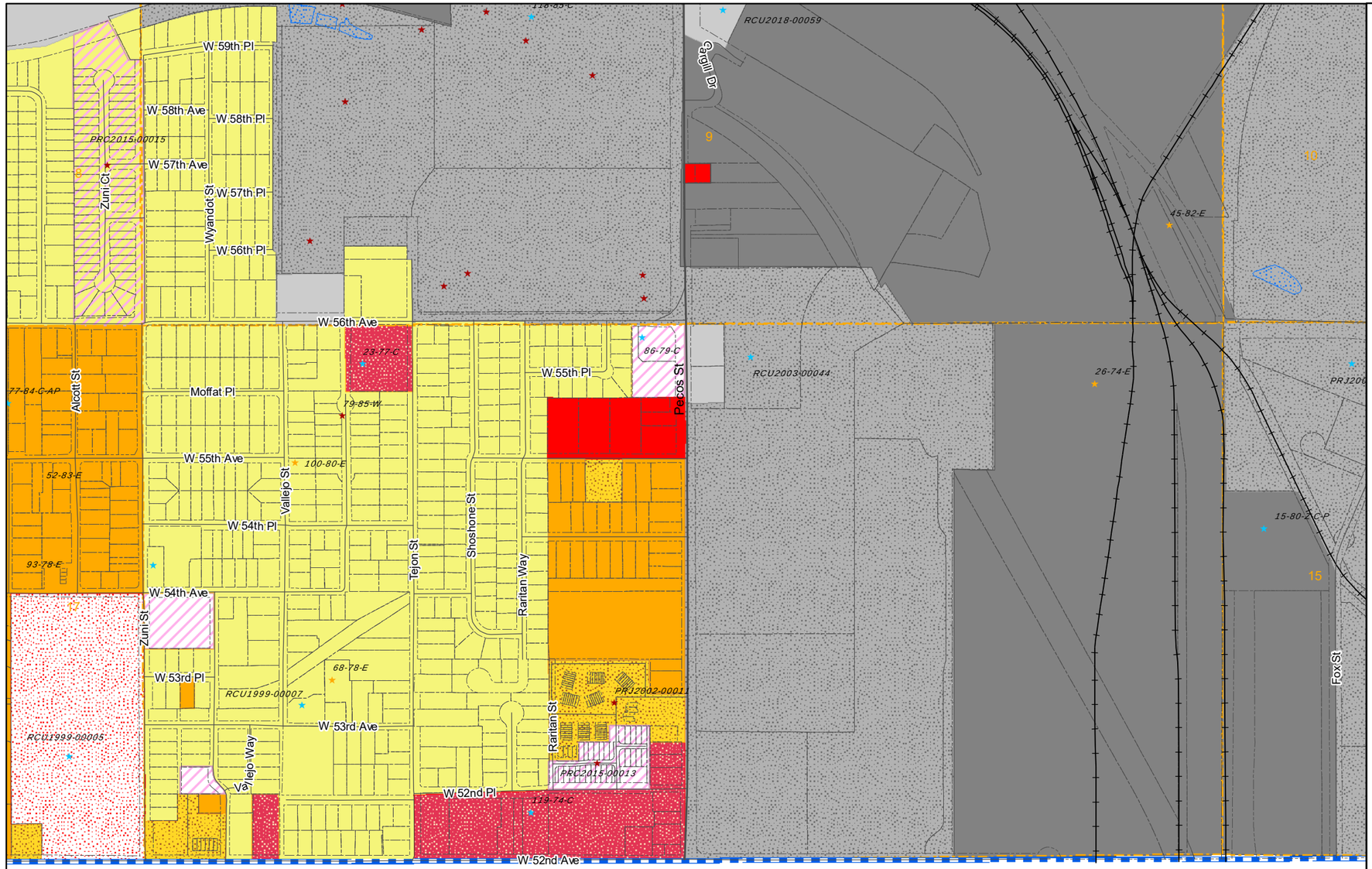
ADAMS COUNTY COLORADO

1825-15
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022



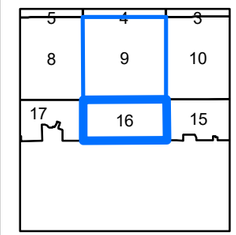
LEGEND

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

- AIZ Overlay
- Airport Height Overlay
- Airport Noise Overlay
- Flammable Gas Overlay
- Arvada
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1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803



NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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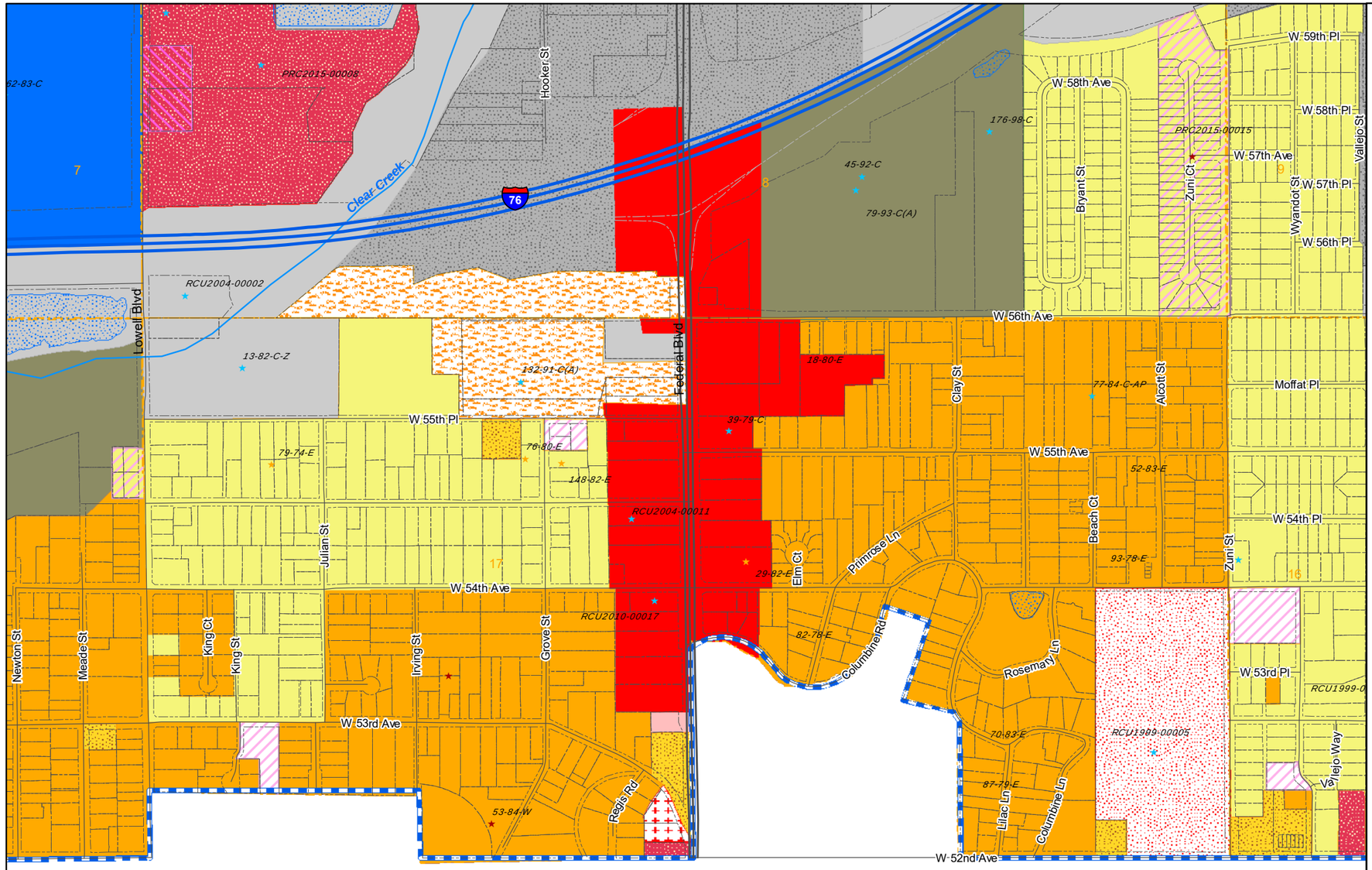
ADAMS COUNTY
COLORADO

1825-16
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022



City & County of Denver

LEGEND

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

- AIZ Overlay
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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

6	5	4
7	8	9
18	17	16

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY COLORADO

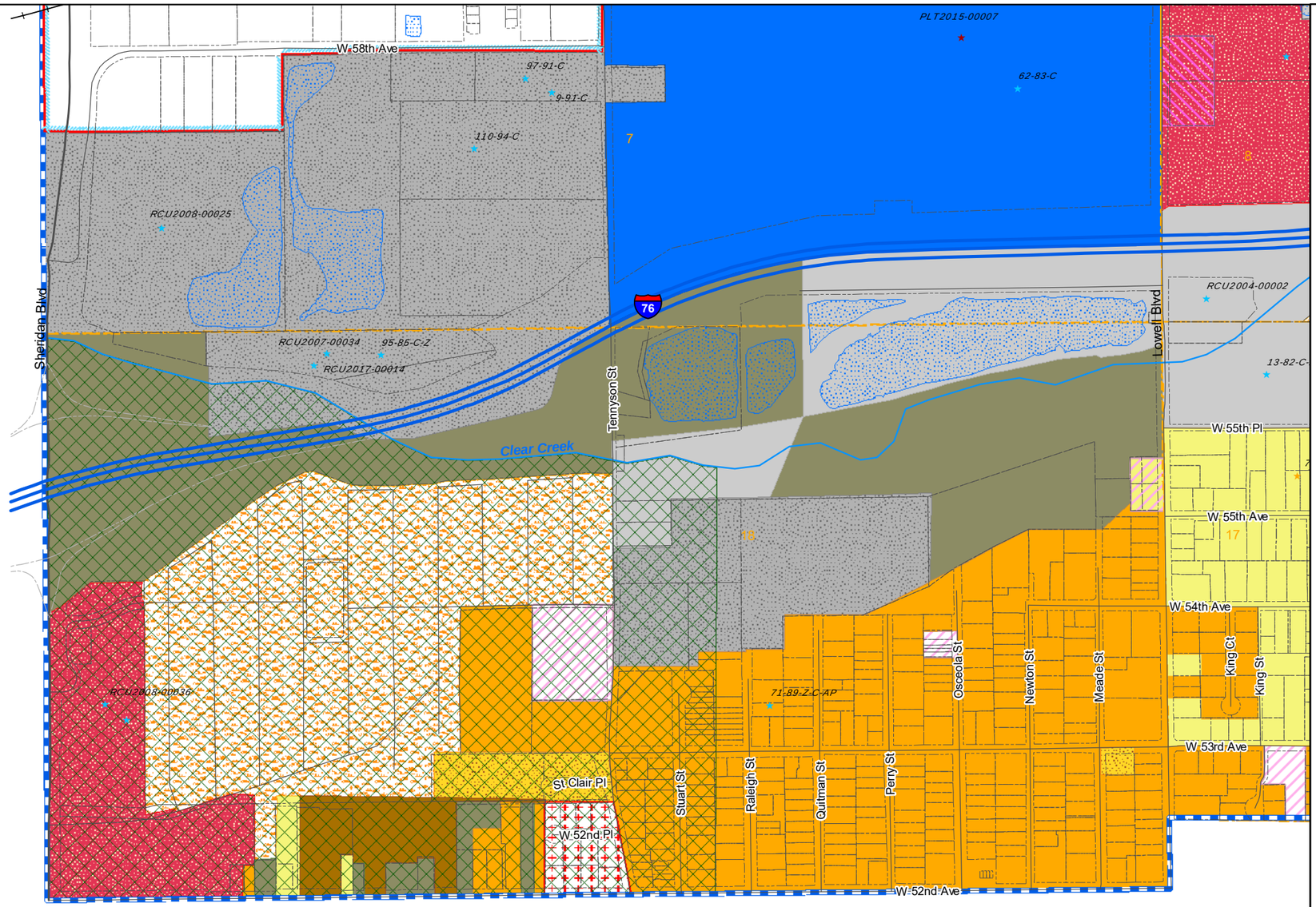
1825-17

T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022



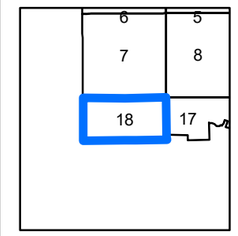
LEGEND

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

- AIZ Overlay
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1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803



NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 250 500 1,000 Feet

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ADAMS COUNTY
COLORADO

1825-18
T3S R68W

Zoning Map
Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- AIZ Overlay
- Airport Noise Overlay
- Airport Height Overlay

- Arvada
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1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

20	21	22	23	24	19	20
29	28	27	26	25	30	29
32	33	34	35	36	31	32
5	4	3	2	1	6	5
8	9	10	11	12	7	8
17	16	15	14	13	18	17

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

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ADAMS COUNTY COLORADO

1825-NE
T3S R68W

Zoning Map

Adams County, Colorado

January 06, 2022

LEGEND

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

- Flammable Gas Overlay
- Airport Noise Overlay
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- Use By Special Review
- AASI (1041)
- Certificate of Designation
- Conditional Use
- Conservation Plan
- Exemption
- Livestock Confinement Operation
- Waiver

1573	1571	1569	1567	1565	1563	1561	1559	1557	1555	1553	1551
1719	1721	1723	1725	1727	1729	1731	1733	1735	1737	1739	1741
1825	1823	1821	1819	1817	1815	1813	1811	1809	1807	1805	1803

19	20	21	22	23	
30	29	28	27	26	
31	32	33	34	35	
6	5	4	3	2	1
7	8	9	10	11	
18	17	16	15	14	

N

NW 1573	NE 1573	NW 1571	NE 1571	NW 1569	NE 1569
SW 1573	SE 1573	SW 1571	SE 1571	SW 1569	SE 1569
NW 1719	NE 1719	NW 1721	NE 1721	NW 1723	NE 1723
SW 1719	SE 1719	SW 1721	SE 1721	SW 1723	SE 1723
NW 1825	NE 1825	NW 1823	NE 1823	NW 1821	NE 1821
			SE 1823	SW 1821	SE 1821

0 1,250 2,500 5,000 Feet

Disclaimer :

This map is produced for cartographic representation only and may contain information that is no longer current. Adams County assumes no responsibilty of any kind for use of this map.

Prepared by Adams County
Business Solutions Group
4430 S. Adams County Pkwy.
Brighton, CO 80601
Tel.: 720.523.6800
www.adcogov.org/gis

ADAMS COUNTY COLORADO

1825-NW
T3S R68W

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: 2021 Colorado Department of Transportation (CDOT) Highway Users Tax Fund Report (HUTF)
FROM: Brian Staley, PE, PTOE, RSP, Public Works Director
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: ☐ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the resolution to approve the HUTF report and sign the Signature Sheet that will accompany the HUTF report.

BACKGROUND:

The Highway Users Tax Fund (HUTF) was created to generate revenue from motor fuel excise taxes, annual vehicle registration, title and license fees, and passenger-mile taxes on buses with 15 or more passengers. Over time, additional revenue sources have been earmarked toward this fund. The money collected for this fund is then apportioned based on a distribution formula to CDOT, counties, and municipalities throughout the State. The funds may be utilized for acquiring right-of-way for, and construction, engineering, safety, reconstruction, improvement, repair, maintenance, and administration of, state and county highway systems, city street systems, and other public roads and highways of the state.

Annually, Public Works submits information to CDOT on surface changes to existing roadways, new roads, and those that share jurisdiction (through intergovernmental agreements) and are maintained by the county. CDOT then submits the HUTF report to the federal government for additional funding for local agencies to repair/maintain roadways.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works Department

ATTACHED DOCUMENTS:

Resolution
Signature Sheet

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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE 2021 COLORADO DEPARTMENT OF TRANSPORTATION HIGHWAY USERS TAX FUND REPORT FOR ADAMS COUNTY

WHEREAS, Adams County annually collects information regarding paved and gravel roadways within its jurisdictional boundaries; and,

WHEREAS, the information collected identifies new roads, surface changes on existing roads, and shared roadways with other municipalities that are maintained by Adams County through an Intergovernmental Agreement with each municipality; and,

WHEREAS, Adams County wishes to receive monetary reimbursement from the federal government by providing the roadway information to the Colorado Department of Transportation ("CDOT"); and,

WHEREAS, Adams County GIS Unit has compiled the roadway information into the Highway Users Tax Fund ("HUTF") report; and,

WHEREAS, CDOT requires all information on all roadways be submitted to them for inclusion in CDOT's report to the federal government.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the CDOT Highway Users Tax Fund Report, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute the attached Signature Sheet of said Highway Users Tax Fund Report on behalf of Adams County.

1/19/2022

Colorado Department of Transportation

Adams Co Signature Sheet

FIPS Code : 001

223.710	miles of arterial streets
947.924	miles of local streets
1171.634	total miles of H.U.T. eligible streets
150.910	miles of non H.U.T. eligible streets - Maintained by others
75.340	miles of non H.U.T. eligible streets - Not maintained

This mileage is the certified total as of December 31, 2021

I declare under penalty of perjury in the second degree, and any other applicable state or federal laws, that the statements made on this document are true and complete to the best of my knowledge.

Commissioner Date

Commissioner Date

Commissioner Date

Commissioner Date

Commissioner Date

We are required to inform you that a penalty of perjury statement is required persuant to section 18-8-503 C.R.S. 2005, concerning the removal of requirements that certain forms be notarized.

The Colorado Department of Transportation can contact the following person with questions regarding this report:

Name Phone

Submit this signed copy with your annual mileage change report to the Colorado Department of Transportation.

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: Approval of cost share IGA with City of Commerce City for US 85/120th Avenue Project
FROM: Brian Staley, P.E., PTOE, Director; Chris Chovan, Senior Transportation Planner
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Intergovernmental Agreement with the City of Commerce City for cost sharing of the US 85 and 120th Avenue project.

BACKGROUND:
In September 2021, the City of Commerce City contracted with the Colorado Department of Transportation (CDOT) to begin the acquisition of rights-of-way (ROW) for a planned future grade- separated interchange at US 85 and 120th Avenue. Adams County has committed $8,000,000 toward the overall project.

This intergovernmental agreement (IGA) reimburses the City of Commerce City for a portion of needed funds for ROW in the amount of $1,250,000. There is no construction funding identified at this time. However, the County remains an active partner to secure funds for future construction.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:
City of Commerce City

ATTACHED DOCUMENTS:
IGA between Commerce City and Colorado Department of Transportation

FISCAL IMPACT:

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

Fund: 013	
Cost Center: 3019	

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			$0

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8910	30192201	$3,000,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			$3,000,000

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND THE CITY OF COMMERCE CITY REGARDING COSTSHARING FOR THE US 85 AND 120TH AVENUE PROJECT (LED BY THE COLORADO DEPARTMENT OF TRANSPORTATION) IN THE AMOUNT OF $1,250,000.00

WHEREAS, Section 18(2)(a) of Article XIV of the Colorado Constitution, as well as Section 29-1-201, et seq., and 29-20-105 of the Colorado Revised Statutes authorize and encourage governments to cooperate by contracting with one another for their mutual benefit; and,

WHEREAS, Adams County and the City of Commerce City ("the Parties") desire to work together to improve the US 85 at 120th Avenue intersection thereby improving the safety, operation, and functionality of the intersection; and,

WHEREAS, the US 85/120th Avenue intersection is a critical component of Adams County and City of Commerce City's transportation networks; and,

WHEREAS, the Colorado Department of Transportation (CDOT) has contracted with the City of Commerce City to advance the subject project with the City being responsible for the general administration and management of the overall Project contract; and,

WHEREAS, the County will contribute $1,250,000.00 to the project; and,

WHEREAS, the purpose of the contribution is further defined in the Agreement; and,

WHEREAS, the Parties desire to act cooperatively in carrying out preliminary design and environmental analysis work on the US 85 and 120th Avenue project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Intergovernmental Agreement between Adams County and the City of Commerce City, a copy of which is attached hereto and incorporated herein by reference, is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute the attached Signature Sheet of said Agreement on behalf of the County of Adams, State of Colorado.

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(Local $CDOTWRK) REGION: 1 (DZ)
PROJECT: NHPP 0704-251 (24398)

CONTRACT

THIS CONTRACT, executed this _____ day of 9/8/2021, _____ by and between the State of Colorado, for the use and benefit of the Colorado Department of Transportation ("State" or "CDOT") and CITY OF COMMERCE CITY, 8602 Rosemary Street, Commerce City, Colorado, 80022, CDOT Vendor #: 0002000396 ("Local Agency"), and the State and the Local Agency together shall be referred to as the "Parties."

RECITALS

1. Authority exists in the law and funds have been budgeted, appropriated and otherwise made available and a sufficient uncommitted balance thereof remains available for payment of project and Local Agency costs in Fund Number MTF OR 400, GL Acct. 4511000010
2. Required approval, clearance and coordination have been accomplished from and with appropriate agencies.
3. Section 43-2-102 and 103, C.R.S require the State to maintain state highways (including where such highways extend through a city or an incorporated town), and 43-2-135 describes certain specific responsibilities of the State and affected local entities (respectively) with respect to state highways that are also part of a local street system.
4. State funds may be awarded pursuant to Multimodal Transportation Options Funding ("MMOF"), as applicable. MMOF means money transferred from the general fund to the fund pursuant to C.R.S. §§24-75-219 (5)(a)(III) and (5)(b)(III) and any other money that the general assembly may appropriate or transfer to the fund. These funds are subject to an expiration date, if applicable.
5. The Local Agency has estimated the contribution and is prepared to provide the funding required for their contribution toward the Project, as evidenced by an appropriate ordinance or resolution duly passed and adopted by the authorized representatives of the Local Agency, which expressly authorizes the Local Agency to enter into this agreement and to expend its funds for the Contribution.
6. The Local Agency has funds available and desires to provide up to $2,900,000.00 in funding for the Work. These funds may be MMOF.
7. This contract is executed under the authority of §§ 29-1-203, 43-1-110; 43-1-116, 43-2-101(4)(c) and 43-2-144, C.R.S.
8. The parties hereto desire to agree upon the division of responsibilities with regard to the project.

THE PARTIES NOW AGREE THAT:

Section 1. Scope of Work

The work under this Contract shall consist of CDOT and the City of Commerce City are partnering to purchase properties, and the Local Agency shall provide their Contribution toward the Project, in City of Commerce City, Colorado, as more specifically described in **Exhibit A**.

Section 2. Order of Precedence

In the event of conflicts or inconsistencies between this Contract and its exhibits, such conflicts or inconsistencies shall be resolved by reference to the documents in the following order of priority:

A. This Contract
B. **Exhibit A** (Scope of Work)
C. Other Exhibits in descending order of their attachment.

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Section 3. Term

This Contract shall be effective upon approval of the CDOT Chief Engineer or designee and shall terminate on June 15, 2031, or sooner if any of the State's funding expires, or is sooner terminated or unless performance is extended in accordance with this Contract.

Section 4. Project Funding Provisions

A. The Local Agency has estimated the total cost of the Contribution and is prepared to provide its funding, as evidenced by an the signing of this Contract, which expressly authorizes the Local Agency the authority to expend its Contribution toward the Project.

B. The contribution is estimated to be $2,900,000.00.

C. **The maximum amount payable by the Local Agency under this contract shall be $2,900,000.00** unless such amount is increased by an appropriate written modification to this contract executed by the Parties hereto before any increased cost is incurred

D The Parties hereto agree that this contract is contingent upon all funds designated for the project herein being made available from state sources, as applicable. Should these sources fail to provide necessary funds as agreed upon herein, the contract may be terminated by either party, provided that any party terminating its interest and obligations herein shall not be relieved of any obligations which existed prior to the effective date of such termination or which may occur as a result of such termination.

Section 5. Project Payment Provisions

A. The Local Agency will reimburse the State for incurred costs relative to the project following the Local Agency's review and approval of such charges, subject to the terms and conditions of this agreement.

B. If the Local Agency is to be billed for CDOT incurred costs, the billing procedure shall be as follows:

1. Upon receipt of each bill from the State, the Local Agency will remit to the State the amount billed no later than 60 days after receipt of each bill. Should the Local Agency fail to pay moneys due the State within 60 days of demand or within such other period as may be agreed between the parties hereto, the Local Agency agrees that, at the request of the State, the State Treasurer may withhold an equal amount from future apportionment due the Local Agency from the Highway Users Tax Fund and to pay such funds directly to the State. Interim funds, until the State is reimbursed, shall be payable from the State Highway Supplementary Fund (400).
2. If the Local Agency fails to make timely payment to the State as required by this section (within 60 days after the date of each bill), the Local Agency shall pay interest to the State at a rate of one percent per month on the amount of the payment which was not made in a timely manner, until the billing is paid in full. The interest shall accrue for the period from the required payment date to the date on which payment is made.

C. The State will prepare and submit to the Local Agency, no more than monthly, charges for costs incurred relative to the project. The State's invoices shall include a description of the amounts of services performed, the dates of performance and the amounts and description of reimbursable expenses. The invoices will be prepared in accordance with the State's standard policies, procedures and standardized billing format.

D. If the project is funded by MMOF, then the Local Agency must submit all documentation necessary to process the payments 30 days prior to end of State fiscal year. The State fiscal year ends June 30th. MMOF projects must submit final billing for all work 30 days prior to the end of the State fiscal year that funds expire. If MMOF are used, and the State knows that the funds will expire, the State shall promptly notify Local Agency of the expiration date. The State will promptly notify the Local Agency if that expiration date changes.

Section 6. State and Local Agency Commitments

The Scope of Work (**Exhibit A)** describes the work to be performed.

A. Design [if applicable]

1. If the work includes preliminary design or final design (the "Construction Plans"), or design work sheets, or special provisions and estimates (collectively referred to as the "Plans"), the State shall comply with the following requirements, as applicable:
    a. perform or provide the Plans, to the extent required by the nature of the work.

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b. prepare final design (Construction Plans) in accord with the requirements of the latest edition of the American Association of State Highway Transportation Officials (AASHTO) manual or other standard, such as the Uniform Building Code, as approved by CDOT.
c. prepare special provisions and estimates in accord with the State's Roadway and Bridge Design Manuals and Standard Specifications for Road and Bridge Construction.
d. include details of any required detours in the Plans, in order to prevent any interference of the construction work and to protect the traveling public.
e. stamp the Plans produced by a Colorado Registered Professional Engineer.
f. provide final assembly of Plans and contract documents.
g. be responsible for the Plans being accurate and complete.
h. make no further changes in the Plans following the award of the construction contract except by agreement in writing between the parties. The Plans shall be considered final when approved and accepted by the parties hereto, and when final they shall be deemed incorporated herein.

B. Construction [if applicable]

1. If the work includes construction, the State shall perform the construction in accordance with the approved design plans and/or administer the construction all in accord with the Scope of Work (**Exhibit A**). Such administration shall include project inspection and testing; approving sources of materials; performing required plant and shop inspections; documentation of contract payments, testing and inspection activities; preparing and approving pay estimates; preparing, approving and securing the funding for contract modification orders and minor contract revisions; processing contractor claims; construction supervision; and meeting the Quality Control requirements of the FHWA/CDOT Stewardship Agreement.
2. Subject to Section 5, if the State is the responsible party:
   a. it shall appoint a qualified professional engineer, licensed in the State of Colorado, as the State Agency Project Engineer (SAPE), to perform that administration. The SAPE shall administer the project in accordance with this agreement, the requirements of the construction contract and applicable State procedures.
   b. if bids are to be let for the construction of the project, the State shall, in conjunction with the Local Agency, advertise the call for bids and upon concurrence by the Local Agency will award the construction contract(s) to the low responsive, responsible bidder(s).
      (1) in advertising and awarding the bid for the construction of a federal-aid project, the State shall comply with applicable requirements of 23 USC § 112 and 23 CFR Parts 633 and 635 and C.R.S. § 24-92-101 et seq. Those requirements include, without limitation, that the State/contractor shall incorporate Form 1273 in its entirety verbatim into any subcontract(s) for those services as terms and conditions therefore, as required by 23 CFR 633.102(e).
      (2) the Local Agency has the option to concur or not concur in the proposal of the apparent low bidder for work on which competitive bids have been received. The Local Agency must declare its concurrence or non-concurrence within 3 working days after said bids are publicly opened.
      (3) by indicating its concurrence in such award, the Local Agency, acting by or through its duly authorized representatives, agrees to provide additional funds, subject to their availability and appropriation for that purpose, if required to complete the work under this project if no additional federal-aid funds will be made available for the project.
   c. If all or part of the construction work is to be accomplished by State personnel (i.e. by force account), rather than by a competitive bidding process, the State will ensure that all such force account work is accomplished in accordance with the pertinent State specifications and requirements with 23 CFR 635, Subpart B, Force Account Construction.

Section 7. ROW Acquisition and Relocation

If the Project includes right of way, prior to this project being advertised for bids, the State will certify in writing that all right of way has been acquired in accordance with the applicable state and federal regulations, or that no additional right of way is required.

Any acquisition/relocation activities must comply with: all applicable federal and state statutes and regulations, including but not limited to the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970 as amended (P.L. 91-646) and the Uniform Relocation Assistance and Real Property Acquisition Policies for Federal

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and Federally Assisted Programs as amended (49 CFR Part 24); CDOT's Right of Way Manual; and CDOT's Policy and Procedural Directives.

Allocation of Responsibilities are as follows:

- Federal participation in right of way acquisition (3111 charges), relocation (3109 charges) activities, if any, and right of way incidentals (expenses incidental to acquisition/relocation of right of way – 3114 charges);
- Federal participation in right of way acquisition (3111 charges), relocation (3109 charges) but no participation in incidental expenses (3114 charges); or
- No federal participation in right of way acquisition (3111 charges) and relocation activities (3109 expenses).

Regardless of the option selected above, the State retains oversight responsibilities. The Local Agency's and the State's responsibilities for each option is specifically set forth in CDOT's Right of Way Manual. The manual is located at http://www.coloradodot.info/business/manuals/right-of-way.

If right of way is purchased for a state highway, including areas of influence of the state highway, the local agency shall immediately convey title to such right of way to CDOT after the Local Agency obtains title.

Section 8. Utilities

If necessary, the State will be responsible for obtaining the proper clearance or approval from any utility company, which may become involved in this Project. Prior to this Project being advertised for bids, the responsible party will certify in writing that all such clearances have been obtained.

Section 9. Railroads

In the event the Project involves modification of a railroad company's facilities whereby the work is to be accomplished by railroad company forces, the State shall make timely application to the Public Utilities Commission requesting its order providing for the installation of the proposed improvements and not proceed with that part of the work without compliance. The State shall also establish contact with the railroad company involved for the purpose of complying with applicable provisions of 23 CFR 646, subpart B, concerning federal-aid projects involving railroad facilities, including:

1. Executing an agreement setting out what work is to be accomplished and the location(s) thereof, and that the costs of the improvement shall be eligible for federal participation.
2. Obtaining the railroad's detailed estimate of the cost of the work.
3. Establishing future maintenance responsibilities for the proposed installation.
4. Prescribing future use or dispositions of the proposed improvements in the event of abandonment or elimination of a grade crossing.
5. Establishing future repair and/or replacement responsibilities in the event of accidental destruction or damage to the installation.

Section 10. Environmental Obligations

The State shall perform all work in accordance with the requirements of the current federal and state environmental regulations including the National Environmental Policy Act of 1969 (NEPA) as applicable.

Section 11. Maintenance Obligations

The Local Agency will maintain and operate the improvements constructed under this agreement at its own cost and expense during their useful life, in a manner satisfactory to the State and FHWA. The Local Agency will make proper provisions for such maintenance obligations each year. Such maintenance and operations shall be conducted in accordance with all applicable statutes, ordinances and regulations. The State and FHWA will make periodic inspections of the project to verify that such improvements are being adequately maintained.

Section 12. Record Keeping

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The State shall maintain a complete file of all records, documents, communications, and other written materials, which pertain to the costs incurred under this agreement. The State shall maintain such records for a period of three (3) years after the date of termination of this agreement or final payment hereunder, whichever is later, or for such further period as may be necessary to resolve any matters which may be pending. The State shall make such materials available for inspection at all reasonable times and shall permit duly authorized agents and employees of the Local Agency and FHWA to inspect the project and to inspect, review and audit the project records.

Section 13. Termination Provisions

This agreement may be terminated as follows:

A. Termination for Convenience. The State may terminate this agreement at any time the State determines that the purposes of the distribution of moneys under the agreement would no longer be served by completion of the project. The State shall effect such termination by giving written notice of termination to the Local Agency and specifying the effective date thereof, at least twenty (20) days before the effective date of such termination.

B. Termination for Cause. If, through any cause, the Local Agency shall fail to fulfill, in a timely and proper manner, its obligations under this agreement, or if the Local Agency shall violate any of the covenants, agreements, or stipulations of this agreement, the State shall thereupon have the right to terminate this agreement for cause by giving written notice to the Local Agency of its intent to terminate and at least ten (10) days opportunity to cure the default or show cause why termination is otherwise not appropriate. In the event of termination, all finished or unfinished documents, data, studies, surveys, drawings, maps, models, photographs and reports or other material prepared by the Local Agency under this agreement shall, at the option of the State, become its property, and the Local Agency shall be entitled to receive just and equitable compensation for any services and supplies delivered and accepted.

Notwithstanding the above, the Local Agency shall not be relieved of liability to the State for any damages sustained by the State by virtue of any breach of the agreement by the Local Agency, and the State may withhold payment to the Local Agency for the purposes of mitigating its damages until such time as the exact amount of damages due to the State from the Local Agency is determined.

If after such termination it is determined, for any reason, that the Local Agency was not in default or that the Local Agency's action/inaction was excusable, such termination shall be treated as a termination for convenience, and the rights and obligations of the parties shall be the same as if the agreement had been terminated for convenience, as described herein.

Section 14. Legal Authority

The Local Agency warrants that it possesses the legal authority to enter into this agreement and that it has taken all actions required by its procedures, by-laws, and/or applicable law to exercise that authority, and to lawfully authorize its undersigned signatory to execute this agreement and to bind the Local Agency to its terms. The person(s) executing this agreement on behalf of the Local Agency warrants that such person(s) has full authorization to execute this agreement.

Section 15. Representatives and Notice

The State will provide liaison with the Local Agency through the State's Region Director, Region 1, 4670 Holly St., Denver, CO 80216. Said Region Director will also be responsible for coordinating the State's activities under this agreement and will also issue a "Notice to Proceed" to the Local Agency for commencement of the work. All communications relating to the day-to-day activities for the work shall be exchanged between representatives of the State's Transportation Region 1 and the Local Agency. All communication, notices, and correspondence shall be addressed to the individuals identified below. Either party may from time to time designate in writing new or substitute representatives.

If to the State:
Katie Dawson
CDOT Region 1
4670 Holly St.
Denver, Colorado 80216
303-398-6766
katie.dawson@state.co.us

If to the Local Agency:
Brent Soderlin
CITY OF COMMERCE CITY
8602 Rosemary Street
Commerce City, Colorado 80022
303-289-8175
bsoderlin@c3gov.com

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Section 16. Successors

Except as herein otherwise provided, this agreement shall inure to the benefit of and be binding upon the parties hereto and their respective successors and assigns.

Section 17. Third Party Beneficiaries

It is expressly understood and agreed that the enforcement of the terms and conditions of this agreement and all rights of action relating to such enforcement, shall be strictly reserved to the State and the Local Agency. Nothing contained in this agreement shall give or allow any claim or right of action whatsoever by any other third person. It is the express intention of the State and the Local Agency that any such person or entity, other than the State or the Local Agency receiving services or benefits under this agreement shall be deemed an incidental beneficiary only.

Section 18. Governmental Immunity

Notwithstanding any other provision of this agreement to the contrary, no term or condition of this agreement shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protection, or other provisions of the Colorado Governmental Immunity Act, § 24-10-101, et seq., C.R.S., as now or hereafter amended. The parties understand and agree that liability for claims for injuries to persons or property arising out of negligence of the State of Colorado, its departments, institutions, agencies, boards, officials and employees is controlled and limited by the provisions of § 24-10-101, et seq., C.R.S., as now or hereafter amended and the risk management statutes, §§ 24-30-1501, et seq., C.R.S., as now or hereafter amended.

Section 19. Severability

To the extent that this agreement may be executed and performance of the obligations of the parties may be accomplished within the intent of the agreement, the terms of this agreement are severable, and should any term or provision hereof be declared invalid or become inoperative for any reason, such invalidity or failure shall not affect the validity of any other term or provision hereof.

Section 20. Waiver

The waiver of any breach of a term, provision, or requirement of this agreement shall not be construed or deemed as a waiver of any subsequent breach of such term, provision, or requirement, or of any other term, provision or requirement.

Section 21. Entire Understanding

This agreement is intended as the complete integration of all understandings between the parties. No prior or contemporaneous addition, deletion, or other amendment hereto shall have any force or effect whatsoever, unless embodied herein by writing. No subsequent novation, renewal, addition, deletion, or other amendment hereto shall have any force or effect unless embodied in a writing executed and approved pursuant to the State Fiscal Rules.

Section 22. Survival of Agreement Terms

Notwithstanding anything herein to the contrary, the parties understand and agree that all terms and conditions of this agreement and the exhibits and attachments hereto which may require continued performance, compliance or effect beyond the termination date of the agreement shall survive such termination date and shall be enforceable by the State as provided herein in the event of such failure to perform or comply by the Local Agency.

Section 23. Modification and Amendment

This agreement is subject to such modifications as may be required by changes in federal or State law, or their implementing regulations. Any such required modification shall automatically be incorporated into and be part of this agreement on the effective date of such change as if fully set forth herein. Except as provided above, no modification of this agreement shall be effective unless agreed to in writing by both parties in an amendment to this agreement that is properly executed and approved in accordance with applicable law.

Section 24. Disputes

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Except as otherwise provided in this agreement, any dispute concerning a question of fact arising under this agreement, which is not disposed of by agreement, will be decided by the Chief Engineer of the Department of Transportation. The decision of the Chief Engineer will be final and conclusive unless, within 30 calendar days after the date of receipt of a copy of such written decision, the Local Agency mails or otherwise furnishes to the State a written appeal addressed to the Executive Director of the Department of Transportation. In connection with any appeal proceeding under this clause, the Local Agency shall be afforded an opportunity to be heard and to offer evidence in support of its appeal. Pending final decision of a dispute hereunder, the Local Agency shall proceed diligently with the performance of the agreement in accordance with the Chief Engineer's decision. The decision of the Executive Director or his duly authorized representative for the determination of such appeals will be final and conclusive and serve as final agency action. This dispute clause does not preclude consideration of questions of law in connection with decisions provided for herein. Nothing in this agreement, however, shall be construed as making final the decision of any administrative official, representative, or board on a question of law.

Section 25. Colorado Special Provisions (Colorado Fiscal Rule 3-3)

These Special Provisions apply to all contracts except where noted in italics.

A. Statutory Approval §24-30-202(1), C.R.S.

This Contract shall not be valid until it has been approved by the Colorado State Controller or designee. If this Contract is for a Major Information Technology Project, as defined in §24-37.5-102(2.6), then this Contract shall not be valid until it has been approved by the State's Chief Information Officer or designee.

B. Fund Availability §24-30-202(5.5), C.R.S.

Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available.

C. Governmental Immunity

Liability for claims for injuries to persons or property arising from the negligence of the State, its departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the Colorado Governmental Immunity Act, §24-10-101, et seq., C.R.S.; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, et seq. C.R.S. No term or condition of this Contract shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, protections, or other provisions, contained in these statutes.

D. Independent Contractor

Contractor shall perform its duties hereunder as an independent contractor and not as an employee. Neither Contractor nor any agent or employee of Contractor shall be deemed to be an agent or employee of the State. Contractor shall not have authorization, express or implied, to bind the State to any agreement, liability or understanding, except as expressly set forth herein. **Contractor and its employees and agents are not entitled to unemployment insurance or workers compensation benefits through the State and the State shall not pay for or otherwise provide such coverage for Contractor or any of its agents or employees. Contractor shall pay when due all applicable employment taxes and income taxes and local head taxes incurred pursuant to this Contract. Contractor shall (i) provide and keep in force workers' compensation and unemployment compensation insurance in the amounts required by law, (ii) provide proof thereof when requested by the State, and (iii) be solely responsible for its acts and those of its employees and agents.**

E. Compliance with Law

Contractor shall comply with all applicable federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

F. Choice of Law, Jurisdiction, and Venue

Colorado law, and rules and regulations issued pursuant thereto, shall be applied in the interpretation, execution, and enforcement of this Contract. Any provision included or incorporated herein by reference which conflicts with said laws, rules, and regulations shall be null and void. All suits or actions related to this Contract shall be filed and proceedings held in the State of Colorado and exclusive venue shall be in the City and County of Denver.

G. Prohibited Terms

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Any term included in this Contract that requires the State to indemnify or hold Contractor harmless; requires the State to agree to binding arbitration; limits Contractor's liability for damages resulting from death, bodily injury, or damage to tangible property; or that conflicts with this provision in any way shall be void ab initio. Nothing in this Contract shall be construed as a waiver of any provision of §24-106-109 C.R.S. Any term included in this Contract that limits Contractor's liability that is not void under this section shall apply only in excess of any insurance to be maintained under this Contract, and no insurance policy shall be interpreted as being subject to any limitations of liability of this Contract.

H. Software Piracy Prohibition

State or other public funds payable under this Contract shall not be used for the acquisition, operation, or maintenance of computer software in violation of federal copyright laws or applicable licensing restrictions. Contractor hereby certifies and warrants that, during the term of this Contract and any extensions, Contractor has and shall maintain in place appropriate systems and controls to prevent such improper use of public funds. If the State determines that Contractor is in violation of this provision, the State may exercise any remedy available at law or in equity or under this Contract, including, without limitation, immediate termination of this Contract and any remedy consistent with federal copyright laws or applicable licensing restrictions.

I. Employee Financial Interest/Conflict of Interest §§24-18-201 and 24-50-507, C.R.S.

The signatories aver that to their knowledge, no employee of the State has any personal or beneficial interest whatsoever in the service or property described in this Contract. Contractor has no interest and shall not acquire any interest, direct or indirect, that would conflict in any manner or degree with the performance of Contractor's services and Contractor shall not employ any person having such known interests.

J. Vendor Offset and Erroneous Payments §§24-30-202(1) and 24-30-202.4, C.R.S.

[*Not applicable to intergovernmental agreements*] Subject to §24-30-202.4(3.5), C.R.S., the State Controller may withhold payment under the State's vendor offset intercept system for debts owed to State agencies for: **(i)** unpaid child support debts or child support arrearages; **(ii)** unpaid balances of tax, accrued interest, or other charges specified in §§39-21-101, *et seq.*, C.R.S.; **(iii)** unpaid loans due to the Student Loan Division of the Department of Higher Education; **(iv)** amounts required to be paid to the Unemployment Compensation Fund; and **(v)** other unpaid debts owing to the State as a result of final agency determination or judicial action. The State may also recover, at the State's discretion, payments made to Contractor in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Contractor by deduction from subsequent payments under this Contract, deduction from any payment due under any other contracts, grants or agreements between the State and Contractor, or by any other appropriate method for collecting debts owed to the State.

K. Public Contracts for Services §§8-17.5-101, *et seq.*, C.R.S.

[Not applicable to agreements relating to the offer, issuance, or sale of securities, investment advisory services or fund management services, sponsored projects, intergovernmental agreements, or information technology services or products and services] Contractor certifies, warrants, and agrees that it does not knowingly employ or contract with an illegal alien who will perform work under this Contract and will confirm the employment eligibility of all employees who are newly hired for employment in the United States to perform work under this Contract, through participation in the E-Verify Program or the State verification program established pursuant to §8-17.5-102(5)(c), C.R.S., Contractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract or enter into a contract with a Subcontractor that fails to certify to Contractor that the Subcontractor shall not knowingly employ or contract with an illegal alien to perform work under this Contract. Contractor **(i)** shall not use E-Verify Program or the program procedures of the Colorado Department of Labor and Employment ("Department Program") to undertake pre-employment screening of job applicants while this Contract is being performed, **(ii)** shall notify the Subcontractor and the contracting State agency or institution of higher education within 3 days if Contractor has actual knowledge that a Subcontractor is employing or contracting with an illegal alien for work under this Contract, **(iii)** shall terminate the subcontract if a Subcontractor does not stop employing or contracting with the illegal alien within 3 days of receiving the notice, and **(iv)** shall comply with reasonable requests made in the course of an investigation, undertaken pursuant to §8-17.5-102(5), C.R.S., by the Colorado Department of Labor and Employment. If Contractor participates in the Department program, Contractor shall deliver to the contracting State agency, Institution of Higher Education or political subdivision, a written, notarized affirmation, affirming that Contractor has examined the legal work status of such employee, and shall comply with all of the other requirements of the Department program. If

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Contractor fails to comply with any requirement of this provision or §§8-17.5-101, *et seq.*, C.R.S., the contracting State agency, institution of higher education or political subdivision may terminate this Contract for breach and, if so terminated, Contractor shall be liable for damages.

L. Public Contracts with Natural Persons §§24-76.5-101, *et seq*., C.R.S.

Contractor, if a natural person eighteen (18) years of age or older, hereby swears and affirms under penalty of perjury that Contractor **(i)** is a citizen or otherwise lawfully present in the United States pursuant to federal law, **(ii)** shall comply with the provisions of §§24-76.5-101, *et seq*., C.R.S., and **(iii)** has produced one form of identification required by §24-76.5-103, C.R.S. prior to the Effective Date of this Contract.

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THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT

* Persons signing for The Local Agency hereby swear and affirm that they are authorized to act on The Local Agency's behalf and acknowledge that the State is relying on their representations to that effect.

THE LOCAL AGENCY CITY OF COMMERCE CITY	STATE OF COLORADO **Jared S. Polis, GOVERNOR** Colorado Department of Transportation
DocuSigned by: Benjamin Huseman 881988EA5DB848B... Signature Name & Title: **Benjamin A. Huseman, Mayor** Date: 9/6/2021	By: DocuSigned by: Steve Harelson AB4C0B01642B42E... Stephen Harelson, P.E., Chief Engineer (For) Shoshana M. Lew, Executive Director Date: 9/8/2021
Additional Local Agency Signatures *APPROVED AS TO FORM:* DocuSigned by: Brian Swann D73D7C2E676445A... Signature Name & Title: **Brian Swann, Assistant City Attorney** Date: 9/2/2021 *ATTESTED BY:* DocuSigned by: 798CD14FB5714B1... Signature Name & Title: **Dylan A. Gibson, City Clerk** Date: 9/8/2021	

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Exhibit A
Scope of Work

Project number: NHPP 0704-251
Subaccount number: 24398
Project location: US85 and 120th Avenue

IGA Scope of Work

The Colorado Department of Transportation (CDOT) will be acquiring parcels needed for the future grade separated interchange at US85 and 120th Avenue to preserve the required Right-Of-Way for construction. These parcels were identified during the environmental phase as total acquisitions.

The City of Commerce City was awarded sub-regional DRCOG funds for pre-construction activities at this location. CDOT and the City are partnering to purchase properties including, but may not be limited to: AP-375, AP-389, AP-412, AP-390, and AP-407, as depicted in the ROW plans for CDOT Project 21510.

The funding for available for these acquisitions, as identified in the 2020-2023 Transportation Improvement Plan is $12,600,000.00:

Federal (STP-M):	$8,700,000.00
State (RPP):	$1,000,000.00
Local:	$2,900,000.00

The City will reimburse CDOT up to, but not more than, $2,900,000.00.

CDOT will hold all project reimbursement billings accrued in 2021 to Commence City until January 15th 2022. Commerce City agrees to reimburse CDOT all costs from 2021 in January 2022 contingent upon Commerce City 2022 budget appropriations. Local Agencies obligations to make any payment under this agreement are contingent upon the appropriation of funds for such purpose through its lawful budgeting process.

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: HOME Investment Partnerships Program – American Rescue Plan (HOME-ARP) Grant Agreement
FROM: Jenni Grafton Hall, Director; Melissa Scheere, Community Development Manager
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: January 25, 2022
AUTHORIZATION TO MOVE FORWARD: ☒ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners approve the HOME-ARP grant agreement between Adams County and US Department of Housing and Urban Development (HUD).

BACKGROUND:

The American Rescue Plan (ARP) Act of 2021 appropriated $5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, by providing housing, rental assistance, supportive services, and non-congregate shelter, to reduce homelessness and increase housing stability across the country. These grant funds are administered through HUD's HOME Investment Partnerships (HOME) Program. The grant funds are known as HOME-ARP. Adams County was allocated $3,848,071 in HOME-ARP funding.

In order to accept the allocated funding, Adams County must sign HUD's standard Grant Agreement. This allows the County to formally accept the grant award, move forward with selecting a project for future reimbursement after project(s) are complete.

Further, staff is seeking authorization for the Chair to execute HUD's standard Grant Agreement for HOME-ARP, after County Attorney approval.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Resolution
HOME-ARP Grant Agreement

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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING GRANT AGREEMENT BETWEEN US DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT AND ADAMS COUNTY FOR HOME INVESTMENT PARTNERSHIPS PROGRAM AMERICAN RESCUE PLAN FUNDING

Resolution 2022-

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has designated Adams County as Urban Entitlement County under the Community Development Block Grant (CDBG) Program; and,

WHEREAS, HUD has designated the County as a Participating Jurisdiction under the HOME Investment Partnerships (HOME) Program; and,

WHEREAS, the American Rescue Plan (ARP) Act of 2021 appropriated $5 billion to assist individuals or households who are homeless, at risk of homelessness, and other vulnerable populations, through HUD's HOME Investment Partnerships (HOME) Program, or HOME-ARP; and,

WHEREAS, Adams County was awarded $3,848,071 in HOME-ARP funding; and,

WHEREAS, to accept the allocated funding, Adams County must sign HUD's standard Grant Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the HOME-ARP Grant Agreement be approved.

BE IT FURTHER RESOLVED, that the Chair is authorized to sign the HOME-ARP Grant Agreement, upon approval from the County Attorney's Office.

BE IT FURTHER RESOLVED, that the Director of the Community and Economic Development Department and the Community Development Manager are hereby authorized to sign necessary non-contractual documents to carry out the ongoing activities of the HOME-ARP program.

HOME ARP Grant Agreement

Title II of the Cranston-Gonzalez National Affordable Housing Act

Assistance Listings #14.239 – HOME Investment Partnerships Program

1. Grantee Name and Address	2. Grant Number (Federal Award Identification Number (FAIN)	
Adams County Consortium 4430 S Adams County Pkwy, Ste. W6201 Brighton, CO 80601-8222	M21-DP080200	
	3a Tax Identification Number 846000732	3b. Unique Entity Identifier (formerly DUNS) 076476373
	4. Appropriation Number 861/50205	5. Budget Period Start and End Date FY 2021 – 09/30/2030

6. Previous Obligation (Enter "0" for initial FY allocation)		$0
a. Formula Funds	$	
7. Current Transaction (+ or -)		$3,848,071.00
a. Administrative and Planning Funds Available on Federal Award Date	$192,403.55	
b. Balance of Administrative and Planning Funds	$384,807.10	
c. Balance of Formula Funds	$3,270,860.35	
8. Revised Obligation		$
a. Formula Funds	$	

9. Special Conditions (check applicable box)
☐ Not applicable ☐ Attached

10. **Federal Award Date (HUD Official's Signature Date)**
09/20/2021

11. Indirect Cost Rate*

Administering Agency/Dept.	Indirect Cost Rate	Direct Cost Base
___	___%	
___	___%	
___	___%	
___	___%	

12. Period of Performance
Date in Box #10 - 09/30/2030

* If funding assistance will be used for payment of indirect costs pursuant to 2 CFR 200, Subpart E-Cost Principles, provide the name of the department/agency, its indirect cost rate (including if the de minimis rate is charged per 2 § CFR 200.414), and the direct cost base to which the rate will be applied. Do not include cost rates for subrecipients.

The HOME-ARP Grant Agreement (the "Agreement") between the Department of Housing and Urban Development (HUD) and the Grantee is made pursuant to the authority of the HOME Investment Partnerships Act (42 U.S.C. 12701 et seq.) and Section 3205 of the American Rescue Plan (P.L. 117-2) (ARP). HUD regulations at 24 CFR part 92 (as may be amended from time to time), the CPD Notice entitled "Requirements for the Use of Funds in the HOME-American Rescue Plan Program" (HOME-ARP Implementation Notice), the Grantee's HOME-ARP allocation plan (as of the date of HUD's approval), and this HOME-ARP Grant Agreement, form HUD-40093a, including any special conditions (in accordance with 2 CFR 200.208), constitute part of this Agreement. HUD's payment of funds under this Agreement is subject to the Grantee's compliance with HUD's electronic funds transfer and information reporting procedures issued pursuant to 24 CFR 92.502 and the HOME-ARP Implementation Notice. To the extent authorized by HUD regulations at 24 CFR part 92, HUD may, by its execution of an amendment, deobligate funds previously awarded to the Grantee without the Grantee's execution of the amendment or other consent. The Grantee agrees that funds invested in HOME-ARP activities under the HOME-ARP Implementation Notice are repayable in accordance with the requirements of the HOME-ARP Implementation Notice. The Grantee agrees to assume all of the responsibility for environmental review, decision making, and actions, as specified and required in regulation at 24 CFR 92.352 and 24 CFR Part 58, as well as the HOME-ARP Implementation Notice.

The Grantee must comply with the applicable requirements at 2 CFR part 200, as amended, that are incorporated by the program regulations and the HOME-ARP Implementation Notice, as may be amended from time to time. Where any previous or future amendments to 2 CFR part 200 replace or renumber sections of part 200 that are cited specifically in the program regulations or HOME-ARP Implementation Notice, activities carried out under the grant after the effective date of the 2 CFR part 200 amendments will be governed by the 2 CFR part 200 requirements, as replaced or renumbered by the part 200 amendments.

The Grantee shall comply with requirements established by the Office of Management and Budget (OMB) concerning the Universal Numbering System and System for Award Management (SAM) requirements in Appendix I to 2 CFR part 200, and the Federal Funding Accountability and Transparency Act (FFATA) in Appendix A to 2 CFR part 170.

Funds remaining in the grantee's Treasury account after the end of the budget period will be cancelled and thereafter not available for obligation or expenditure for any purpose. Per 31 U.S.C. 1552, the Grantee shall not incur any obligations to be paid with such assistance after the end of the Budget Period.

13. For the U.S. Department of HUD (Name and Title of Authorized Official) Kathleen S. Burke, CPD Director	14. Signature X	15. Date 09/21/2021
16. For the Grantee (Name and Title of Authorized Official)	17. Signature X	18. Date / /

19. Check one: ☒ Initial Agreement ☐ Amendment #

20. Funding Information: *HOME ARP*

Source of Funds	Appropriation Code	PAS Code	Amount
2021	861/50205	HMX	$3,848,071.00

21. Additional Requirements: These additional requirements are attached and incorporated into this Agreement. The Grantee agrees to these additional requirements on the use of the funds in 7., as may be amended from time to time by the Secretary.

a) As of the Federal Award Date, the Grantee may use up to the amount identified in 7.a. of this Agreement for eligible administrative and planning costs in accordance with the HOME-ARP Implementation Notice.
b) Until the date of HUD's acceptance of the Grantee's HOME-ARP allocation plan, the Grantee agrees that it will not obligate or expend any funds for non-administrative and planning costs, in accordance with the HOME-ARP Implementation Notice.
c) In accordance with the HOME-ARP Implementation Notice, as of the date of acceptance by HUD of the Grantee's HOME-ARP allocation plan, HUD shall make the amount identified in line 7. of this Agreement available to the Grantee.
d) If the Grantee does not submit a HOME-ARP allocation plan or if the Grantee's HOME-ARP allocation plan is not accepted within a reasonable period of time, as determined by HUD, the Grantee agrees that all costs incurred and HOME-ARP funds expended by the Grantee will be ineligible costs and will be repaid with non-Federal funds.

22. Special Conditions

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: Land Lease for 5135 Front Range Parkway
FROM: Jeri Coin, on behalf of Jeff Kloska
AGENCY/DEPARTMENT: Colorado Air and Space Port
HEARD AT STUDY SESSION: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Land Lease for property located at 5135 Front Range Parkway.

BACKGROUND:

Adams County acquired the Front Range Airport Authority on January 1, 2014 and subsequently was issued a Space port license and changed its name on August 17, 2018 to the Colorado Air and Space Port (CASP) and operates now as a county airport. Collectively, Adams County and the Colorado Air and Space Port are referred to herein as the "Landlord."

BREZ Aerospace (the "Tenant") would like to lease land for the development and then operation of a privately owned commercial aircraft hangar.

Colorado Air and Space Port (CASP) has vacant land available for development and supports this request for hangar development according to the terms and conditions of the attached Land Lease agreement which includes a depiction of the site to be located at and known as: 5135 Front Range Parkway Watkins, Colorado 80137.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

1. County Attorney's office
2. Facilities & Fleet Management

ATTACHED DOCUMENTS:

1. Resolution
2. Land Lease
3. Statement of Authority

FISCAL IMPACT:

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

Fund: 43

Cost Center: 4302

	Object Account	Subledger	Amount
Current Budgeted Revenue	6440		0.00
Additional Revenue not included in Current Budget	6440		4,147.15
Total Revenues:			**4,147.15**

	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:
Once the lease is fully executed there will be a prorated amount due for 2022 per the lease Exhibit A, Section 6 – Rent. To be calculated by $7,384.00 / 365 days x days prorated. Estimated date of lease being fully executed is 2/08/2022: $7,384.00 / 365 = $20.23; $20.23 x 205 days = $4,147.15. Year 2023, the lease will increase to the full lease rate of $7,384.00. Commencing on the fourth year of the lease and every year thereafter the annual lease shall be increased by 3%.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING LAND LEASE AGREEMENT BETWEEN ADAMS COUNTY AND BREZ AEROSPACE FOR PROPERTY LOCATED AT THE COLORADO AIR AND SPACE PORT

WHEREAS, Adams County owns and operates an airport formerly known as Front Range Airport Authority (the "Authority") according to that Resolution approved December 13, 2013; and,

WHEREAS, as of January 1, 2014 the Authority's' rights, assets, and obligations were assumed by Adams County to operate as a county airport; and,

WHEREAS, on August 17, 2018, the Federal Aviation Administration (FAA) issued a launch site license to Adams County, Colorado and Adams County officially changed the facility's name from Front Range Airport to Colorado Air and Space Port (CASP); and,

WHEREAS, CASP (the "Landlord") has vacant land available for development according to the terms and conditions of the attached Land Lease Agreement which includes a depiction of the site to be located at and known as: 5135 Front Range Parkway, Watkins, Colorado 80137; and,

WHEREAS, BREZ Aerospace ("Tenant") would like to lease land for the development and then operation of a privately owned commercial aircraft hangar.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the attached Land Lease Agreement between Adams County and BREZ Aerospace, a copy of which is attached and incorporated herein by reference, be and is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute said Land Lease Agreement on behalf of Adams County.

LAND LEASE

This Lease ("Lease") is effective upon the date it is fully executed as evidenced by the date last signed on the signature page, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, Colorado, 80601 ("Landlord") on behalf of the Colorado Air and Space Port, and Tenant, as described in Exhibit A attached hereto and incorporated herein, ("Tenant").

Adams County owns and operates the Colorado Air and Space Port ("Airport"), located at 5200 Front Range Parkway, Watkins, Colorado 80137, in Adams County, Colorado.

For and in consideration of the mutual covenants hereinafter contained, the parties agree as follows:

1. Lease and Description. Upon the terms and conditions hereinafter set forth, the Landlord hereby leases to the Tenant, and the Tenant hereby leases from the Landlord, those certain premises situated at the Colorado Air and Space Port, Adams County, Colorado, described in Exhibit A – Lease and Description Premises ("Premises"), the configuration and legal description of which are set forth on the Site Plan attached hereto as Exhibit B and incorporated herein. The Tenant shall have the non-exclusive use of taxiways, runways and other areas of the Airport, which are not within the exclusive use of other tenants and the Landlord.

2. Business Purpose. The Premises shall be used for air and space craft storage, maintenance, and other aviation and aerospace uses. This is a commercial aircraft hangar building under the terms and conditions of this Lease which shall not be construed as creating or vesting in the Tenant or any subtenant or assignee a fee interest in the Premises.

The aircraft hangar building, and the leasehold interest created hereby are to be used solely for aeronautical and aerospace-related purposes, including but not limited to parking, storing, and maintaining air and space craft, and other activities associated with air and space craft ownership. Air and space craft stored in the hangar must meet the Taxilane Object Free Area Width for airplanes in Design Group II as defined in FAA AC150/5300-13 Airport Design\Chapter 4., Taxiway and Taxilane Design, nor exceed a wingspan of 79 feet. The tenancy created hereby is subject to the terms of this Lease, the Minimum Standards of Colorado Air and Space Port, all applicable federal, state and local laws and ordinances. The Minimum Standards shall be provided by the Landlord to the Tenant in writing upon the approval of this Lease and thereafter from time to time as they are amended.

3. Hangar Construction. Tenant shall construct the Buildings and Improvements as noted in Exhibit A - Hangar Construction. Tenant shall complete Hangar Construction no later than two years after the date this Lease is fully executed. Landlord may terminate this Lease in the event Tenant fails to complete Hangar Construction within two years of the date this Lease is fully executed. In the event Tenant fails to timely complete Hangar Construction and Landlord terminates this Lease as a result of said failure, all improvements to the Premises shall be the property of Landlord. Nothing in this Lease shall be interpreted as granting any land use approvals for hangar construction or Tenant's use of the Premises. Tenant shall be solely

responsible, at its sole cost, for applying for and receiving any necessary land use approvals and/or permits from the jurisdiction with land use authority and/or the FAA, including, but not limited to, building permits, grading permits, stormwater approvals, and any other land use approval. The Colorado Air and Space Port has limited ability to accommodate increases in stormwater, and Landlord retains sole discretion whether to accept any increases in stormwater proposed by Tenant for Tenant's hangar and other use of the Premises.

4. Landlord agrees to the following:

a. Subject to applicable land use requirements, Tenant may import construction fill dirt from a location designated by Landlord at no cost for the fill dirt. However, Landlord does not guarantee or otherwise reserve this material and will not be liable if it is unavailable.

b. Tap fee(s) are based on the current Colorado Air and Space Port Tap Fee Schedule (Exhibit D). Tap Fees are due when the physical tap is made or upon the formal request to tap into any portion of the infrastructure, whichever is sooner. Further, Tenant understands and agrees that water is provided on a contract basis from a source outside of the Landlord's control. Landlord will not be obligated to provide water if the source contract is not renewed.

c. Landlord will allow hangar(s) associated with this Lease to be solicited with its available hangar listings but shall not be obligated to provide such service.

d. Listing language must be acceptable to Landlord.

5. Term. The initial term of this Lease is set forth in Exhibit A - Term. Thereafter, two (2) additional five (5) year renewal terms may be offered at the Landlord's sole discretion provided the Tenant is in full compliance with the terms of the Lease and the Minimum Standards of Colorado Air and Space Port, and the Landlord has determined that the building is, structurally sound and commercially viable.

6. Rent. The rent for the Premises shall be as set forth in Exhibit A - Rent. Rent payment shall be made at 5200 Front Range Parkway, Watkins, Colorado 80137, or at such other address as the Landlord notifies the Tenant in writing during the original or any extended term of the Lease. For rent payments received more than ten days after the annual due date, Tenant shall also pay a monthly late charge equal to five percent (5%) of the rent due and any accrued late charges for each and every month beyond the annual rent due date for which there is an unpaid rent and/or late charge balance due.

a. Future Rental Periods. Commencing the fourth year of the Lease, and every year thereafter, the annual rental sum shall be increased by 3% and shall be calculated using the square footage shown in section 6 of Exhibit A, the Premises. It is understood that if the Landlord performs a market study for lease rates and the Lease rate falls 15% below the then determined market rate, then Landlord shall issue notice to Tenant of the new market rent rate

which will then be due from Tenant within 60 days or the next scheduled rental payment whichever is longer.

7. Assignment of Lease. The Tenant may not assign, sublease, condominiumize, or sell hangar space unless: 1) the assignment, sublease, condominium formation, or sale is for a purpose allowed by Section 2 of this Lease; 2) the Landlord consents in writing to the proposed assignment, sublease, condominium formation, or sublease, which consent shall not be unreasonably upheld; 3) the Tenant provides the Landlord with and maintains and issues annually or as change occurs, whichever is sooner, a current list of the names, addresses, and telephone numbers of assignees, subtenants, condominium owners, or purchasers, including their aircraft registration numbers and such other information as the Landlord reasonably requests; and 4) each assignee, subtenant, condominium owner, and purchaser agrees in writing to abide by all terms and conditions of this Lease

8. Utilities. Tenant hereby covenants and agrees to pay all monthly or other regular charges for gas, electricity, and water, and for all other public utilities which shall be used in or charged against the Premises during the full term of this Lease.

9. Taxes. The Tenant shall pay all property and other taxes that are assessed against the Premises.

10. Occupancy. The Premises shall not be occupied or used for any purpose until a Certificate of Occupancy is issued for any building constructed thereon. Occupancy of the premises shall at all times comply with applicable zoning and or ordinances of the authorities having jurisdiction of the site or the Occupancy may be deemed as a breach of the Tenant's obligations of this lease.

11. Repair and Maintenance.

a. At its sole expense, the Tenant shall keep the Premises and all improvements thereon in good repair and in a safe, sanitary, orderly, and usable condition. The Premises shall at all times be maintained in accordance with any applicable Building Code, Zoning Regulation, or Ordinance of Adams County.

b. Good Condition: Tenant shall keep Premises in good order and working condition and will do all necessary and appropriate maintenance and repair work at its sole expense. If Tenant fails to maintain the Premises, Landlord may perform such maintenance and invoice Tenant for all costs incurred. Prior to commencing work, Landlord will provide Tenant with thirty (30) days written notice and right to cure, and the applicable provisions of Section 27 below shall apply.

c. Waste: The Tenant shall place and regularly empty suitable trash containers on the Premises. It shall not permit rubbish, debris, waste material, anything noxious or detrimental to safety or health, anything likely to create objectionable odors or a fire hazard or anything subject to deterioration to accumulate on the Premises or to be improperly disposed of. The Tenant shall not allow any waste, liquids or other materials that could cause malfunction of the

Landlord's sewage plant or impede the normal chemical or biological workings of the plant to become part of the plant's influence.

d. Care of Petroleum products and Other Material by Tenant: Tenant shall handle, use, store and dispose of fuel petroleum products, and all other materials (including but not limited to hazardous materials) owned or used by it on the Airport in accordance with all applicable federal, state, local and Airport statutes, regulations, rules, and ordinances. No waste or disposable materials shall be released on the ground or in the storm sewer. Should such materials be spilled or escape from storage or in any way contaminate the Airport or property adjacent to the Airport through activities of the Tenant, the Tenant shall be solely responsible for the cleanup, containment and otherwise abatement of such contamination at Tenant's sole cost and expense. Further, Tenant shall notify the Landlord and appropriate governmental agency of such occurrence immediately. Should the Tenant fail to do so, the Landlord may take any reasonable and appropriate action in the Tenant's stead. The cost of such remedial action by the Landlord shall be paid by the Tenant.

e. Snow: At its sole expense, the Tenant shall remove snow and ice from all paved and concrete areas of the Premises.

f. Pavement: At its sole expense, the Tenant shall repair and maintain all paved or concrete areas of the Premises and their subsurfaces in a safe and structurally sound condition.

12. Use. The Tenant shall conduct on the Premises only the business for which it is leased and shall not use the Premises for any illegal purpose or any purpose beyond the scope of Section 2.

13. Liens and Insolvency. The Tenant shall keep the Premises free from any liens arising from work performed thereon or materials furnished thereto. If the Tenant becomes insolvent or voluntarily or involuntarily bankrupt, or if a receiver, trustee, or other liquidator is appointed for the Tenant, the Landlord may terminate this Lease.

14. Rent After Default. If any or all of the Premises is sublet, sold or otherwise occupied by anyone other than the Tenant, after any default in the payment of rent by the Tenant, the Landlord may collect rent or other periodic payments from subtenants, purchasers or other occupants, but such collection and/or the Landlord's agreement to a third person's use or occupancy of the Premises shall not be deemed a waiver of any term or condition of this Lease.

15. Access. The Tenant shall allow the Landlord and/or its agent's access to the Premises during business hours upon 24 hours' notice for the purpose of inspection. In case of emergency the Landlord may have access at any time. Nothing herein shall be construed to limit the authority of Adams County building inspectors under existing law.

16. Liability Insurance. The Tenant shall maintain liability insurance by a company or companies acceptable to the Landlord insuring the Tenant against claims based on personal injury or death and damage or destruction of property that arise from the intentional or negligent acts of the Tenant, its agents, employees or servants or by means of any form of transportation,

including owned, non-owned and hired automobiles, to the extent required by Exhibit "C" attached hereto and incorporated herein by this reference. The Landlord shall be included on all such policies as a named insured, and a true copy of those policies shall be furnished to the Landlord. Every such policy shall deem the Tenant's policy to be primary and not seek contribution of any kind from Landlord and shall provide that it cannot be canceled without at least thirty (30) days prior written notice to the Landlord.

17. Accidents - Indemnity. The Tenant shall bear the risk of damage or destruction of all personal property on the Premises. The Landlord shall not be liable for any damage to persons or property on the Premises sustained by the Tenant or others, whether caused by defects now on the Premises or due to conditions hereafter arising in any building or other improvement or appurtenance thereon, including but not limited to lack of repair, fire, bursting or leaking water, gas, sewer or steam pipes, or the acts or omissions of the Tenant, any subtenant, purchaser or other occupant of the Premises or any invitee on the Premises, or the happening of any accident from any cause in or about any improvement on the Premises.

18. Fire Insurance. At its sole expense, at all times after commencement of construction on the Premises, the Tenant shall carry fire and extended coverage hazard insurance (including vandalism and malicious mischief protection) on all buildings commenced on the Premises, the policy or policies of which shall be primary and not seek contribution from the Landlord and further shall name the Landlord as an additional insured to the extent of the Landlord's interest in such buildings. A true copy of all such policies shall be furnished to the Landlord. Every such policy shall provide that it cannot be canceled without at least thirty (30) days prior written notice to the Landlord, no such policy shall contain a deductible clause greater than $1,000 per claim. In the event of loss, the Tenant shall pay such deductible amount.

19. Casualty Loss – Application of Proceeds. In the event of any casualty loss to any improvement covered by insurance, the proceeds of such insurance shall be used to repair or replace such improvement and return the Premises to its original condition. The proceeds shall be first applied to the cost of clean-up, to the extent required by the Landlord. Upon the sublease or sale of any part of the Premises, the Tenant shall require the subtenant or purchaser to obtain hazard insurance at the subtenant's or purchaser's sole expense containing the same provisions as those set forth in Section 16, above, and including the Landlord and the Tenant as additional named insured, as their interests may appear.

20. Condemnation. The Landlord may condemn the Premises if it desires to use the Premises for other airport purposes. If it does so, it shall compensate the Tenant for the value of the remaining original Lease term, if the condemnation occurs during that term, and for the value of the remaining then-current Lease term extension, if the condemnation occurs during a Lease term extension. Landlord shall compensate the Tenant for the remaining life of all improvements the Tenant has constructed on the Premises based on a 30-year life for each such improvement. If the Landlord and Tenant disagree as to the value of the remaining life of the Lease or an extension thereof or any improvement Tenant has constructed on the Premises, each shall retain an appraiser to value those items. If those appraisers are unable to agree on such valuations, they shall appoint a third appraiser, and that appraiser's valuations shall be conclusive and binding on both parties.

21. Tenant's Right of Cancellation. In addition to any other remedies available to the Tenant, this Lease shall be subject to cancellation by the Tenant if any one or more of the following events occur:

a. Abandonment: If the Airport is permanently abandoned as an operating airport by the Landlord, the Tenant shall be entitled to cancel this Lease, remove all improvements it constructed on the Premises and have returned to it all prepaid rents.

b. Supervening Event: If any act of God prevents the Tenant from using the Premises for the purpose provided in Section 2 above, for six consecutive months, it may cancel this Lease. However, neither party shall have any liability to the other for the results of any such act.

c. Landlord's Breach of Lease: Tenant may cancel this Lease if the Landlord breaches any of its obligations under this Lease and fails to remedy such breach within sixty (60) calendar days after the Tenant's delivery of written notice of the breach to the Landlord.

22. Removal of Improvements. Upon termination of this Lease, at its sole cost, the Tenant shall remove any improvements made to the Premises, except for any pavement, asphalt, or concrete that may exist on the Premises at the time of termination. Removal shall be coordinated with Landlord so as to not leave any unwanted debris and or improperly terminated utilities. Alternatively, and at Landlord's sole option and upon written notice from Landlord to Tenant exercising said option, Tenant shall convey the improvements to Landlord at market value. Any improvements not removed by Tenant upon termination of this Lease, and not conveyed to Landlord as set forth in this section, shall be deemed abandoned and may be disposed of by Landlord at Tenant's sole cost. Tenant must satisfy and remove all mortgages, liens, or other encumbrances prior to conveying the property to Landlord.

23. Notices. All notices and consents required or permitted hereunder shall be deemed delivered when personally delivered, or when delivered by courier or facsimile or other electronic means, or three business days after being deposited in the United States mail, sealed and postage prepaid, certified and return receipt requested, addressed, as appropriate, to:

LANDLORD

Director
Colorado Air and Space Port
5200 Front Range Parkway
Watkins, Colorado 80137
303-261-9103

With a Copy To:

Adams County Attorney's Office
4430 South Adams County Parkway, C5000B
Brighton, CO 80601

Adams County Facilities & Fleet Management
Attn: Project Manager – Land & Assets
4430 South Adams County Parkway, C1700
Brighton, CO 80601
720-523-6060

TENANT

See Exhibit A – Notices to Tenant.

or to such other addresses as the parties may designate to each other in writing.

24. Governmental Fees. All fees due under applicable law to any city, county, or state on account of any inspection made of the Premises shall be paid by the Tenant.

25. Signs. Any sign or symbol placed anywhere on the Premises shall first be approved by the Landlord. Any sign or symbol not so approved shall be immediately removed upon notice by the Landlord at the Tenant's sole expense. The Tenant's failure to promptly remove such sign or symbol shall entitle the Landlord to remove it at the Tenant's sole expense. Any sign or symbol approved by the Landlord for display on the Premises shall be removed at Tenant's expense at the termination of the Lease. In addition to being authorized by the Landlord, all signs displayed on the Premises shall conform to all applicable laws and regulations, and the Tenant shall pay all fees associated therewith. Tenant will mount a sign on each end of the hangar containing the hangar number, street address and language similar to a "no parking" sign.

26. Mailboxes. Mailboxes as approved by the United States Postal Service shall be installed at Tenant's expense. The location of mailboxes shall be approved in writing by the Landlord prior to placement on airport property.

27. Default and Re-Entry. Unless resulting from events described in Sections 18 or 19, above, the Tenant's violation of any of its obligations hereunder other than failure to pay rent shall entitle the Landlord to terminate this Lease upon thirty (30) days prior written notice. If the default or violation is cured within the said thirty (30)-day period, or if the violation is not capable of complete cure within the said period but cure is commenced within the period, the Landlord shall have no right of termination. However, if the default or violation is not cured, or cure of the violation is not begun, within the thirty (30)-day period, the Lease shall be deemed terminated at the end of that period without further action by the Landlord. Upon termination the Tenant shall be entitled to recover any prepaid rent and other fees, and the Landlord shall be entitled to possession of the Premises. In the event Tenant fails to pay rent within ten days of the due date, Landlord may terminate this Lease immediately. If the Tenant fails to vacate the Premises, the Landlord shall have the right to evict the Tenant pursuant to Colorado law, including obtaining Landlord's attorney fees and costs.

28. Non-waiver of Breach. The failure of either party to insist on strict compliance with any term or condition of this Lease shall not be deemed a waiver or relinquishment of the right to

require strict compliance with such term or condition, or any other term or condition of this Lease in the future.

29. Holding Over. If the Tenant holds over after the end of the original term of this Lease or any extended term hereof, the Tenant shall pay the Landlord rent in an amount equal to 150 % of the Lease rate then in effect. Such holding over shall not constitute renewal of this Lease but shall be a month-to-month tenancy only, with all other terms and conditions of this Lease applicable.

30. Landlord's Warranties. The Landlord warrants that it is the owner of the Premises and, to the extent of Landlord's actual knowledge, the Premises is not contaminated by hazardous substances.

31. Hazardous Substances. The Tenant shall not permit hazardous substances upon the Premises except those that are normally associated with aeronautical-like purposes. Tenant shall transport, use, store and dispose of fuel petroleum products, and all other materials, including but not limited to hazardous materials, owned or used by it on the Airport in accordance with all applicable federal, state, local and Airport statutes, regulations, laws, rules and ordinances. No waste or disposable materials shall be released on the ground or in the storm sewer. Should such materials be spilled or escape from storage or in any way contaminate the Airport or property adjacent to the Airport through activities of the Tenant, the Tenant shall be responsible for the cleanup, containment and otherwise abatement of such contamination at Tenant's sole cost and expense. Further, Tenant shall notify the Landlord and appropriate governmental agency of such occurrence immediately. Should the Tenant fail to do so the Landlord may take any reasonable and appropriate action in the Tenant's stead. The Tenant shall pay the cost of such remedial action by the Landlord.

32. Motor Vehicle Parking. Motor vehicles shall be parked only within designated parking areas.

33. Aircraft Parking. Aircraft shall not be parked on taxiways, aprons or other pavement on the Premises in a manner that unduly obstructs access to adjacent hangars. Only airworthy aircraft shall be parked on the Premises outside the hangar.

34. Jurisdiction and Venue. The parties acknowledge that this Lease is entered into in the State of Colorado, and they agree that the courts of Adams County, Colorado, shall have jurisdiction and be the sole venue to resolve all disputes between the parties arising from this Lease or concerning the Premises.

35. Indemnification. The Tenant shall bear the entire loss or damage to all improvements to the Premises, whether by windstorm, fire, earthquake, snow, water run-off or any other cause whatsoever. The Tenant hereby indemnifies the Landlord against and holds it harmless from all demands, claims, costs, causes of action and judgments, as well as from all costs of investigating and defending the same, arising from or growing out of the acts or omissions of the Tenant, its contractors, agents, members, stockholders, employees, invitees, servants, subtenants, successors

or assigns in connection with their occupancy of any portion of Colorado Air and Space Port, including the Premises.

36. Right of First Refusal to Purchase Buildings and Structures Prior to the End of the Lease Term. Tenant shall not sell the buildings or structures on the Premises unless it receives a written offer specifying the price and detailing the terms of any such sale, including any owner financing. In the event Tenant receives a written offer to sell the building and/or structures on the Premises from a third party, which Tenant wishes to accept, prior to the end of the Lease term, Tenant shall give notice to Landlord, and such notice shall include a copy of the third party's written offer. Landlord shall have thirty days after receipt of such notice to match the third party's written offer by advising Tenant in writing that Landlord will do so. If Landlord does match such offer, Landlord and Tenant shall close such transaction on the terms of the third party's offer. If Landlord does not match the third party's written offer, Tenant may sell to the third party identified in the written offer, on the terms of such written offer, subject to all other requirements of this Lease. If, however, the sale to the identified third party does not close on the exact terms identified in the written offer, Tenant shall be obligated to re-offer said buildings and/or structures to Landlord on the changed terms. The failure of Landlord to exercise its right of first refusal on one written offer shall not be deemed a waiver as to future offers if the written offer tendered to Landlord is not fully consummated by the third party identified in the written offer.

37. Notice of Proposed Construction. Tenant shall file all applicable forms including FAA Form 7460-1 with the Federal Aviation Administration at least 30 days prior to the date of proposed construction and any others requested thereof within the guidelines issued from the FAA.

38. Completion of improvement. Tenant agrees to complete the improvements in compliance with all terms of this Lease. Should Tenant fail to complete construction of the improvements pursuant to the terms of this Lease, Tenant agrees to pay Landlord the sum of monies as shall be necessary for Landlord, or its designee, to satisfactorily complete the improvements. Such monies shall be paid to Landlord within thirty (30) days from receipt of invoice.

39. Site Plan. Where reference is made in this Lease to a plot plan or site plan, it is understood and agreed between the parties that such plan must include as a minimum those matters hereinafter set forth and shall be in the form of a scale drawing of the entire Premises with all those matters set forth to scale and legible thereon:

a. Location of all structures and sizes thereof, together with size and location of any future structures, which may be placed on the Premises;
b. Location of all roads, driveways, entrances, and exits;
c. Location of all parking areas and description of method of delineating such areas by curbs or other methods;
d. Location of all utilities and, in case of underground utilities, mention thereof;
e. Interior and exterior drainage;
f. Location and type of all fencing and gates;
g. Site and exterior building lighting;

h. Location of taxiway ingress and egress.
i. Any changes will be memorialized on subsequent site plan(s).

40. Legal Description. At the completion of any building or structure, Tenant is responsible for providing Landlord with a surveyed legal description of the site and structures, including the location of utilities. If CAD or shape files are available, they shall be shared with the Landlord. If the legal description is greater than 5% or less than 5% of the square footage of the building or structure, the legal description shall be used to compute land lease fees effective with the effective date of this Lease.

41. Compliance with Non-Discrimination and Civil Rights Laws. The Tenant agrees to comply with Title VI of the Civil Rights Act of 1964, as amended, and all pertinent statutes, Executive Orders, and other laws and rules promulgated to ensure that no person shall, on the grounds of race, creed, color, national origin, sex, age, or disability be excluded from participating in any activity conducted with or benefiting from Federal assistance. This obligation shall be a covenant running with the land and is binding upon all any successor in interest to Tenant.

The forgoing Lease is entered into on the date signed by the Landlord.

TENANT:

BREZ AEROSPACE

By: _____

Its: COO/OWNER

Date: January 27, 2022

LANDLORD:

ADAMS COUNTY
BOARD OF COUNTY COMMISSIONERS

By: _____
Chair

Date: _____

ATTEST:

Adams County Attorney's Office
Approved to form:

By: _____
County Attorney's Office

Exhibit A

Tenant - Tenant – BREZ Aerospace, located at 3755 South Lookout Hill Street, Watkins, CO 80137

Section 1 - Lease and Description: 5135 Front Range Parkway, Watkins, Colorado 80137, fifty-four thousand four hundred (54,400) square feet ("Premises")

1 Hangar – One hundred twelve (112) foot by one hundred (100) foot.
1 Apron – One hundred twelve (112) foot by one hundred (100) foot west apron

Tenant is required, at its sole expense, to extend all wet utilities water, sanitary sewer, and storm sewer lines to the adjacent lot to the east of this premise. All utilities must be installed within the designated utility corridor.

NOTE: All aprons and taxiways will be capable of supporting Group II aircraft weights of 35,000 pounds.

Section 5 - Term: Initial Term shall be forty (40) years commencing upon the fully executed date of this contract and expiring at midnight forty (40) years later.

Section 6 - Rent: The initial rent payment shall be due and payable at the issuance of the Building Permit, or one hundred and twenty (120) days after the Effective Date of the Lease, whichever comes first. The initial rent payment shall be prorated from the initial rent payment due date through the remainder of the initial calendar year (based on the full lease rate of $7,384.00 divided by 365 days, multiplied by the number of days remaining in the calendar year.

Annual Rent for all subsequent years is due and payable on January 1st of each year at the full lease rate of seven thousand, three hundred eighty-four and 00/100 ($7,384.00) dollars computed at the annual rate of forty cents ($0.40) per square foot, times the building footprint of one hundred twelve (112) feet by one hundred (100) feet plus fifteen (15) feet on all four sides or eighteen thousand four hundred sixty (18,460) square feet as shown on Exhibit "B".

Section 11 - The total square footage for which Tenant is responsible for purposes of maintenance and repairs as per Section 11 of this Lease and otherwise, will be three hundred twenty (320) feet by one hundred seventy (170) feet or 54,400 square feet.

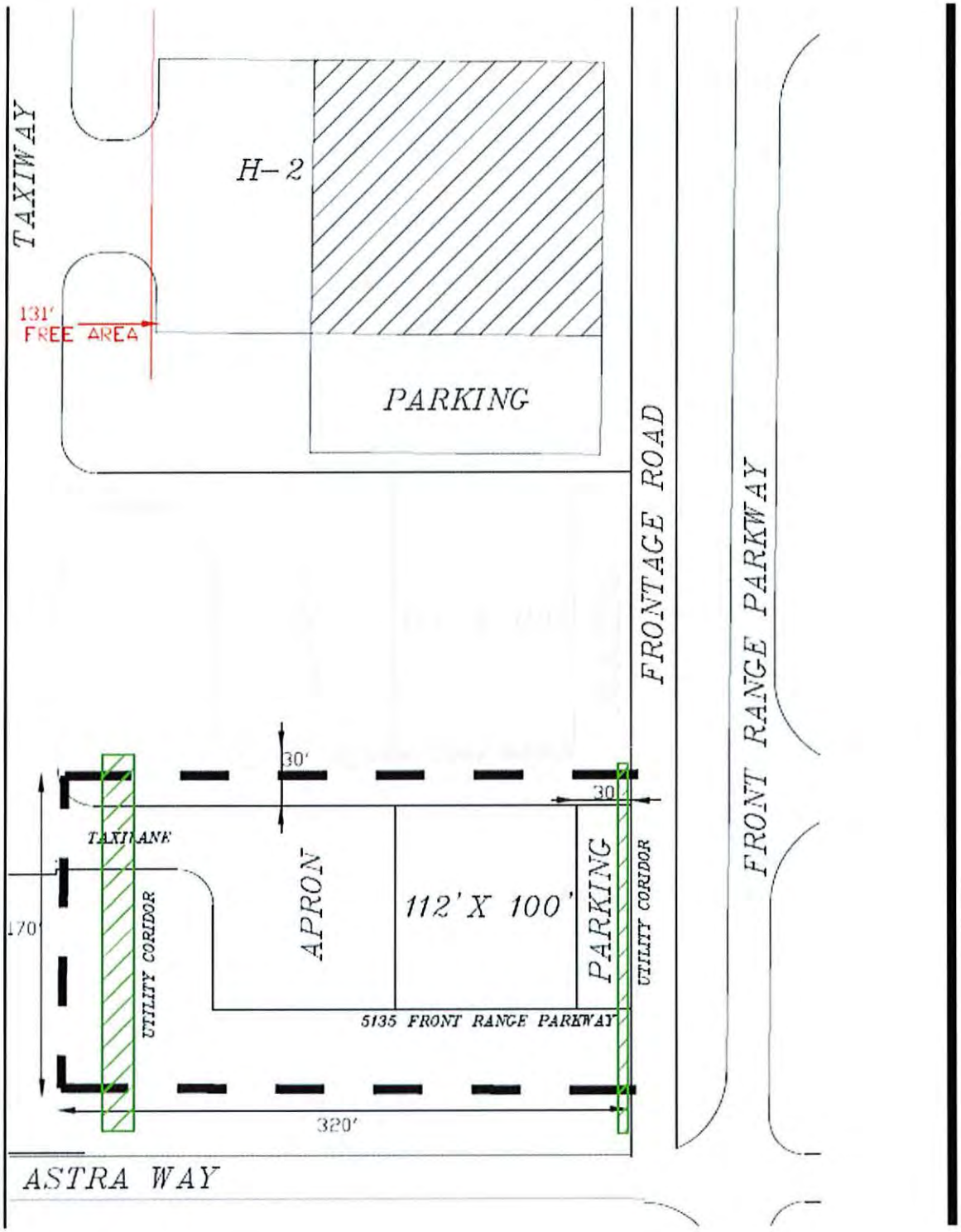
Section 23 - Notices to Tenant:

BREZ Aerospace
3755 South Lookout Hill Street, Watkins CO. 80137
Attn: Brian Faulkison, COO/Owner
Phone: 720-737-5213
Email: brian.faulkison@brezaerospace.com

Exhibit B

Module 3 - Preliminary Site Plan Configuration

Improvements and depiction are accurate as of the date created with the PROPOSED HANGAR added.
Created 6-7-2021 by Robert W. Lewan.



The Tenant and all Based Businesses will be required to procure and maintain, at its own expense and without cost to the Landlord, the kinds and minimum amounts of insurance as follows:

I. Comprehensive General Liability

In the amount of not less than two million dollars combined single limit. Coverage to include:

A. Premises
B. Products/Completed Operations
C. Broad Form Comprehensive, General Liability
D. Colorado Air and Space Port (CASP) and Adams County as Additional Insured
E. Waiver of Subrogation in favor of CASP and Adams County

II. Comprehensive Automobile Liability

In the amount of not less than $1,000,000 combined single limit for bodily injury and property damage.

Coverage to include:

A. Colorado Air and Space Port (CASP) and Adams County as Additional Insured.

B. Waiver of Subrogation in favor of CASP and Adams County

III. Employers Liability, Worker's Compensation and Unemployment Insurance

The Tenant shall secure and maintain employer's liability, Workman's Compensation Insurance and Unemployment Insurance that will protect it against any and all claims resulting from injuries to and death of workers engaged in work under this contract. Coverage to include:

- Waiver of Subrogation in favor of CASP and Adams County

IV. Businesses owning or leasing aircraft for business purposes at Front Range Airport must supply Certificates of Insurance for the following insurance coverages:

- Aircraft Liability $1,000,000.00 per occurrence

V. Businesses leasing a major maintenance approved hangar from CASP must supply Certificates of Insurance for the following insurance coverages:

- Hangarkeeper's Liability $1,000,000.00 per occurrence

VI. Tenants leasing offices, tie-down spaces, or hangar space from CASP are not required to supply Certificates of Insurance; however, Tenants, by signing lease agreements, agree that the following insurance coverage will be maintained:

- Insurance coverage, as required by the State of Colorado, as may be amended, for lessee vehicles operating on the Airport Operating Area (AOA) of CASP. Lessee shall also guarantee that Lessee's guests have minimum insurance coverage as follows:
  - $50,000 Bodily Injury, $100,000 Per Incident, and $30,000 Property Damage.

The limits outlined in this Schedule are the minimum required to operate at CASP. CASP strongly recommends that all Operators secure higher limits of liability coverage.

Certificate of Insurance

The Tenant shall not commence work under this contract until it has submitted to the landlord, and received approval thereof, certificates of insurance showing that it has complied with the foregoing insurance.

All referenced insurance policies and/or certificates of insurance shall be issued to include that the tenant's policy is primary and will not seek contributions from the Landlord and that the Colorado Air and Space Port is listed as "additional insured". **The name of the Lease, address and expiration date must appear on the certificate of insurance.**

Certificate Wording: Colorado Air and Space Port and Adams County and all of its board, officers, employees, and agents are included as additional insureds on a primary and non-contributory basis on all applicable policies listed on this certificate. A waiver of subrogation is extended to CASP and Adams County on all applicable policies listed on this certificate.

a. Underwriters shall have no right of recovery or subrogation against CASP; it being the intent of the parties that the insurance policies so affected shall protect both parties and be primary coverage for any and all losses covered by the described insurance.

b. The clause entitled "Other Insurance Provisions" contained in any policy including CASP as an additional named insured shall not apply to CASP.

c. The insurance companies issuing the policy or policies shall have no recourse against CASP for payment of any premiums due or for any assessments under any form or any policy.

d. Any and all deductibles contained in any insurance policy shall be assumed by and at the sole risk of the Tenant.

e. All insurance coverage shall be placed with insurance companies having no less than an A- AM Best Rating.

If any of the said policies shall be or at any time become unsatisfactory to the Landlord as to form or substance, or if a company issuing any such policy shall be or at any time become unsatisfactory to the Landlord, the Tenant shall promptly obtain a new policy, submit the same to the Landlord for approval and thereafter submit a certificate of insurance as herein above provided. Upon failure of the Tenant to furnish, deliver and maintain such insurance as provided herein, this contract, at the election of the Landlord, may be immediately declared suspended, discontinued or terminated after 60 days written notice to the Tenant. Failure of the Tenant in obtaining and/or maintaining any required insurance shall not relieve the Tenant from any liability under the contract, nor shall the insurance requirements be construed to conflict with the obligations of the Tenant concerning indemnification. Landlord reserves the right to review and modify the insurance requirements, including limits, based upon the passage of time, changes in the nature of the risk or other relevant circumstances.

RESOLUTION 07-01 TO APPROVE INCREASE IN WATER AND SEWER CONNECTION FEES AND USAGE RATES FOR WATER & WASTEWATER SERVICES SUPPLIED BY THE FRONT RANGE AIRPORT

WHEREAS, the Front Range Airport Authority (the "Authority) was created pursuant to the Public Airport Authority Act, Article 3 of Tile 41, Colorado Revised Statutes, in September 27, 1982, by the Board of County Commissioners of Adams County; and,

WHEREAS, the Authority has constructed and financed a general aviation airport (the "Airport") in Adams County, Colorado; and,

WHEREAS, the Authority and the County are authorized by the law to enter into contracts and agreements affecting the affairs of the Airport; and,

WHEREAS, the Authority has constructed and maintains water and sewer systems on the Airport for the benefit of its users; and,

WHEREAS, the Airport has collected approximately $221,982 in water and sewer tap fees as of December 8, 2006, and has funded $1,861,234 in capital projects for water and sewer systems; and,

WHEREAS, an increase in tap fees is necessary for the Authority to plan and fund future water and sewer capital projects.

NOW THEREFORE, BE IT RESOLVED that the Front Range Airport Authority approves the following increase in water and sewer connection fees to be effective February 1, 2007:

Water

¾ inch	$ 9,288 + $130/fixture
1 inch	$ 17,780 + $130/fixture
1.5 inch	$ 39,199 + $130/fixture
2 inch	$ 70,172 + $130/fixture
3 inch	$154,828 + $130/fixture
4 inch	$295,461 + $130/fixture

Sewer *(based on water pipe size)*

¾ inch	$ 9,288 + $130/fixture
1 inch	$ 17,780 + $130/fixture
1.5 inch	$ 39,199 + $130/fixture
2 inch	$ 70,172 + $130/fixture
3 inch	$154,828 + $130/fixture
4 inch	$295,461 + $130/fixture

8 inch or greater sewer connection requires a negotiated connection fee.

NOTE:
Connection fees will be paid in full prior to tapping airport's water and sewer lines.

Connection fees are determined by the size of the domestic water supply size, excluding fire suppression connections.

FURTHER BE IT RESOLVED that the following rate increases will be effective February 1, 2007 for water usage and sewage disposal in the Front Range Airport water & sewer system:

Monthly Water Usage Rates
(per 1,000 gallons)

0 to 4,999	$ 6.67
5,000 to 19,999	$ 9.17
20,000 to 49,999	$ 11.17
50,000+	$ 15.17

Monthly Sewer Usage Rates
(per 1,000 gallons)

Base Charge*	$ 5.50 per bathroom
** 500 gallons per month per bathroom**	
501 to 4,999	$2.00 per 1,000 gallons
5,000 to 19,999	$2.50 per 1,000 gallons
20,000 to 49,999	$3.00 per 1,000 gallons
50,000+	$3.50 per 1,000 gallons

**Bathroom is calculated as any three fixtures that are connected to the Airport's sewage system.*

Water used for purposes of construction and prior to the issuance of a certificate of occupancy shall be charged the 0-4,999 per thousand flat rate of $6.67, as increased from time to time by the City of Aurora.

Adopted this 14th day of February 2007.

Larry W. Pace

Larry W. Pace, Chair
Front Range Airport Authority

Attest

Dennis R. Heap, Clerk

STATEMENT OF AUTHORITY (FOR A TRUST OR CORPORATE ENTITY)

1. This Statement of Authority relates to an entity named: BREZ AEROSPACE, LTD.

2. The type of entity is a CORPORATION. *(Trust, corporation, etc.).*

3. The entity is formed under the law of COLORADO (*state*).

4. The mailing address for the entity is: 37350 E ASTRA WAY WATKINS CO 80137

5. The name and position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is:

BRIAN FAULKISON, COO
SHANDRA HENDERSON, CEO

6. This Statement of Authority is executed on behalf of the entity pursuant to the provisions of Colorado Revised Statute Section 38-30-172(2).

Executed this 25 day of SEPTEMBER, 2021

Brian Faulkison
Title: COO, DIR. OF MAINT & ENG.

STATE OF Colorado)
) ss.
COUNTY OF Adams)

KATHERINE A. BRENCHLEY
Notary Public
State of Colorado
Notary ID # 20084031090
My Commission Expires 08-26-2023

The foregoing instrument was acknowledged before me this 25th day of Sept, 2021 by Brian Faulkison.

Witness my hand and official seal.
My Commission Expires: 8/26/2023.

K A Brenchley
Notary Public

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: Approval for Fair Management Staff to enter into and sign agreements under $7,500
FROM: Marc Pedrucci, Interim Director, Parks, Open Space, & Cultural Arts and Casandra Vossler, Fair & Special Events Manager
AGENCY/DEPARTMENT: Parks, Open Space & Cultural Arts
HEARD AT STUDY SESSION ON N/A
AUTHORIZATION TO MOVE FORWARD: ☐ YES ☐ NO N/A
RECOMMENDED ACTION: That the Board of County Commissioners Approves the authorization

BACKGROUND:
The 2022 Adams County Pride, Stars & Stripes 3rd of July Celebration, Adams County Fair and the newly added Concert in the Park will feature local entertainment on the free stages, food vending services to attendees, exhibitors selling items and corporate partnerships increasing community exposure during the three events.

Contracts must be negotiated and signed as soon as possible in order to confirm artists, secure food concessionaires and exhibitors and to develop advertising programs. POSCA is requesting approval of the attached contract templates as well as authority for Casandra Vossler, Fair & Special Events Manager, to sign contracts up to $7,500.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney

ATTACHED DOCUMENTS:
Resolution
Entertainment Agreement
Food Concessionaire Contract
Sponsor Contract
Exhibitor/Vendor Contract
County Attorney Approval for Food Concessionaire Contract, Sponsor Contract, Vendor Contract and Entertainment Agreement

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: 5010

	Object Account	Subledger	Amount
Current Budgeted Revenue:	5010.6331 5010.6265 5041.6332	101 219	$70,000.00 $3,000 $2,000
Additional Revenue not included in Current Budget:			
Total Revenues:			$75,000.00

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	5010.8676	101	$55000.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			**$55,000.00**

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY,
STATE OF COLORADO

RESOLUTION AUTHORIZING CASANDRA VOSSLER, FAIR & SPECIAL EVENTS MANAGER, TO ENTER INTO ENTERTAINMENT, FOOD CONCESSIONS, SPONSORS, AND EXHIBITOR AGREEMENTS UP TO $7,500 FOR THE PURPOSE OF SECURING ENTERTAINMENT, FOOD VENDING, SPONSORSHIPS, AND EXHIBITORS FOR THE 2022 ADAMS COUNTY PRIDE EVENT, STARS AND STRIPES CELEBRATION, COUNTY FAIR AND CONCERT IN THE PARK

WHEREAS, the 2022 Adams County PRIDE Event, Stars and Stripes Celebration, County Fair and Concert in the Park will benefit from the hiring of entertainment, food vending, and exhibitors to provide local entertainment on the free stage, food vending services to the attendees, and exhibitors selling items during the three events; and,

WHEREAS, the 2022 Adams County PRIDE Event, Stars and Stripes Celebration, County Fair and Concert in the Park will benefit from obtaining corporate sponsorships to increase revenue, as well as increase community exposure; and,

WHEREAS, it would be expedient for the Board of County Commissioners to delegate their authority to enter into entertainment, concessions, sponsor, and exhibitor agreements so that preferred entertainer(s), concessionaires, sponsors, and exhibitors may be secured for the 2022 Adams County PRIDE Event, Stars and Stripes Celebration, County Fair, and Concert in the Park; and,

WHEREAS, the funds have been set aside in the 2022 Facility Budget for this purpose.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that Casandra Vossler, the Fair & Special Events Manager, is hereby authorized to enter into entertainment, concession, sponsor, and exhibitor agreements up to $7,500 on behalf of Adams County for the production of the 2022 Adams County PRIDE Event, Stars and Stripes, County Fair, and Concert in the Park.

FOOD CONCESSION CONTRACT
ADAMS COUNTY FAIR
August 3 – August 7, 2022
9755 Henderson Road, Brighton CO 80601
www.adamscountyfair.com
Phone 303.637.8003
Melany Davidson

Business/Company ("concessionaire")_____

Contact Person _____

Mailing Address_____

City _____ State _____ Zip _____

Cell Phone _____ Phone _____ Fax _____

Email Address _____

Company website address _____

List all items/products to be served including prices of each item. Only items on the contract will be permitted. Upon approval of contract, changes are not permitted to menu item(s) or menu price(s) without Fair approval. Menu item(s) with pricing must be clearly marked on your menu board. Violations will result in the immediate cancellation of this contract and all rental money paid will be forfeited to the Adams County Fair. The Adams County Fair reserves the right to assign or change booth space(s) to accommodate the needs of the event.

Federal Tax Identification Number or Social Security Number _____

Does anyone in Adams County Government work for you or have any other financial interest in your business?

If yes, please explain _____

Concessionaire is required to submit all materials indicated and only complete applications will be processed. The Adams County Fair does not hold concession spaces.

COMMERICAL CONCESSIONAIRE BOOTH FEES:

Quantity	Size of booth	Includes	Fee	Total	Grand Total
	F1-F5 30 x 20	Potable water (concessionaire must provide food grade hose), 2 concessionaire parking passes (behind main food line), gray water tank, grease container, electricity to include 20, 30 or 50 amp service	$3,000.00	$	$
	F6-F10 15 x 15	Potable water (concessionaire must provide food grade hose), 1 concessionaire parking pass electricity to include 20 or 30 amp	$1,500.00	$	$
	F11-F15 10 x 10	Potable water (concessionaire must provide food grade hose), 1 concessionaire parking pass, electricity to include 20 amp service	$800.00	$	$
	Exhibit Hall	Kitchenette includes sink, freezer and refrigerator, 2 concessionaire parking passes	$800.00	$	$
	G1-G4 Size Varies	Potable water (concessionaire must provide food grade hose),1 concessionaire parking pass to include 20 amp service	$800.00	$	$
	Commissary	Access to the Waymire Dome commercial kitchen based on Tri-County Health Recommendations. This is a shared space and times must be arranged with Fair Staff prior to July 20, 2022	$200.00	$	$
	Camping	30 or 50 amp service. No water available	$20.00	$	$
	Parking	Additional Parking Passes – in general parking located in lot A & F	$25.00	$	$
		Grand Total:			$

I have read and agree to all contractual provisions as set forth in this Food Concession Application.

_____ _____

Concessionaire Signature Date Signed

_____ _____

Fair Manager Signature Date Signed

OFFICE USE ONLY

Space Location: Space Number:

$ _____ Paid _____, Balance Due $ _____ Document # _____

$ _____ Paid _____, Balance Due $ _____ Document # _____

$ _____ Paid _____, Balance Due $ _____ Document # _____

1. **Application Packet:**
   Concessionaire is required to submit the following materials and only complete applications will be processed. The Adams County Fair does not hold concessionaire spaces.

   A. Completed and executed concessionaire application.
   B. Deposit of 50% of the total booth space fee detailed below. Make check or money order payable to the Adams County Fair. ($25.00 charge for returned checks.)
   C. Current photo of booth (if applicable) and a complete menu that will be served, including a price list. Once a menu has been submitted, no changes will be permitted without Fair approval.
   D. Certificate of Insurance naming Adams County as an additional insured. Each concessionaire is required to have a Certificate of Insurance showing a Comprehensive General Liability policy in the amount of three-million dollars, Standard Colorado Worker's Compensation, Automobile Liability on the vehicle that pulls the concession trailer and on any golf or utility vehicle. The requirements must be valid during the Fair dates and submitted with the signed contract. Adams County must be named as additional insured.
   E. Copy of Sales Tax License if applicable.
   F. Completed W9 form.
   G. Concessionaire must provide size of hitch, unit, and food prep area.

2. **Concessionaire Approval and Selection:**
   Approval and selection of concessionaires will depend on product type, quality, pricing, condition of booth, and concessionaire history and will be decided by the Adams County Food Concessionaire Committee. Adams County reserves the right to deny rental of a concessionaire space(s). Previous participation in the Adams County Fair does not give a concessionaire priority treatment. In order to maintain product balance and as a means of encouraging new products, at times it becomes necessary to deny concessionaire space requests due to a specific location and or physical requirements, space availability or late packet receipt. Selection of any application does not imply endorsement by the Adams County Fair of the concessionaires' products or services.

3. **Concessionaire Space Fees:**
   The balance of the concession space fee is due no later than June 8, 2022. Failure to make full payment of the concession space fee by this date will result in concession space being assigned on an "as available" basis and may result in forfeiture of concession space and any monies paid.

4. **Cancellation and Termination:**
   In the event of cancellation for any reason by the concessionaire, monies paid shall be refunded only if the County is able to resell the concession space. If the County is unable to resell the concession space(s), then no monies shall be refunded. Cancellations must be received no later than thirty (30) days prior to Tuesday, July 5, 2022 or deposit(s) will be forfeited. Refunds, if any, will be mailed within thirty (30) days after the conclusion of the Adams County Fair. The Adams County Fair shall have the right to immediately terminate this Contract for cause, by providing written notice to Concessionaire, should Concessionaire fail to fulfill, in a timely and proper manner, its obligations, covenants or stipulations pursuant to this Contract.

5. **County Access to Concessionaire Space:**
   Adams County and its employees, agents, assigns and volunteers, shall have access to any Concessionaire space/premises at all times. Concessionaire is responsible for securing personal items and the County is not responsible for lost or stolen items.

6. **Location of Concessionaire:**
   Adams County Fair Management reserves the right to relocate or cancel any concessionaire that it determines is not in the best interest of the Fair.

7. **Soft Drinks & Ice – Food & Beverage Standards of Delivery**
   The Adams County Fair is a Coca-Cola sponsored event. All water, soft drinks, sports drinks, additional carbonated beverages and ice must be purchased through the Adams County Fair. Adams County Fair will sell ice onsite.

8. **Booth Appearance / Requirements**
   A. Guests walk up to an attractive and clean stand.
   B. No tarps are permitted.
   C. All prep areas are to be concealed from the general public view.
   D. Concessionaires should make provisions to protect their display from sun, wind and inclement weather. Concessionaire acknowledges that there is a good possibility of severe wind and weather during the Adams County Fair.
   E. Professional printed menu with all items is required.
      1. Guest is able to order any item on the menu.
      2. No hand-written signs are permitted.
      3. The correct price is posted and collected.
   F. Concessionaires must conduct all related business within their allotted space. No products, signage, literature shall be presented outside the designated booth space.

9. **Guest Experience Expectations**
   A. Guest waits a moderate length of time for food.
   B. Guest receives what is ordered and it is attractively presented or wrapped.
   C. Guest receives hot items hot and cold items cold.
   D. The standard expectation is that the food is fresh and tastes good.
   E. Complete satisfaction guaranteed to the guest or item exchanged or money returned.

10. Motorized Vehicles:

No vehicles are allowed to travel on the Fairgrounds at any time during the Adams County Fair operational hours. During set up, tear down and resupply times in the morning anyone driving any type of motorized vehicle onto the fairgrounds must be a licensed driver, drive at a safe speed and must yield to pedestrian traffic. The speed limit on the fairgrounds is 5 miles per hour at all times.

The use of any self or motor powered vehicle such as ATV's (4-wheelers), bicycles, scooters, skateboards, roller blades or other skates is not permitted during operational Fair hours.

11. Propane Tanks:

Propane tanks must have a permit tag from Brighton Fire Protection District.

12. Concessionaire Conduct & Space Appearance:

Concessionaire shall conduct the operation of the concession in a quiet and orderly manner at all times and shall keep the concession space area neat, clean and free from garbage. Concessionaire is responsible for the appearance, maintenance and attractive condition of the concession space. Concessionaire is responsible for the proper disposal of all waste products. All garbage and refuse must be secured in plastic bags before depositing in the designated trash containers. Violation of this paragraph may result in the loss of concessionaire space and privileges. Violators may be expelled from the fairgrounds. No refund of booth rental will be authorized under such circumstances.

A. No products, signage, literature shall be presented outside the designated booth space.
B. Tents must be clean and made with a durable, fire resistant material; no tarps are permitted at the Adams County Fair.
C. Concessionaire staff should be neat, clean and attentive to customers.
D. Condiments are to be located within the stand in a clean and attractive manner.
E. If an item is not related to the space's theme or product(s), does not enhance the appearance of the space or is not for sale, it should not be in the view of the public.
F. Concessionaire shall maintain all equipment, trailers, stands, booths, or displays in a neat and orderly fashion. Concessionaire shall keep the premises and every part in a clean and wholesome condition free of any objectionable noises, odors or nuisances.
G. Concessionaire is responsible for cleaning their own concession space area at the end of each day. Concessionaires are required to place all trash in the trash receptacles. County clean-up personnel will not enter the booth space area to clean.

13. Sound Devices:

Concessionaires shall obtain permission from the Fair Management for use in its exhibit or display all sound devices such as radios, speakers, stereo, and any other attention getting devices, such that noise will not interfere with any other displays or exhibit. The Fair Management reserves the right to revoke permission for the use of such sound devices at any time for cause.

14. Set-Up:

Concessionaire agrees to have their exhibit or display in place prior to the opening of the fair and fully operational by 4:00 p.m. opening day of the Fair. If concessionaire has not moved in and completed set up by 3:00 p.m. opening day at the Fair, Adams County reserves the right to resell the concession space. No monies shall be refunded for no shows.

No concessionaire may set up before the prior approval of Fair Management. Concessionaire set up times:

Monday, August 1 from 9:00 a.m. to 5:00 p.m.
Tuesday, August 2 from 9:00 a.m. to 5:00 p.m.

15. Servicing Concessionaire Booth:

Concession booths may only be serviced by outside vendors on the following dates and times:

Wednesday, August 3 until 2:00 p.m.
Thursday, August 4 until 2:00 p.m.
Friday, August 5 until 9:00 a.m.
Saturday, August 6 until 10:00 a.m.
Sunday, August 7 until 10:00 a.m.

Large deliveries from Nobel Sysco, Shamrock, Federal Produce, Federal Express, UPS, etc., will not be permitted inside the Midway during operational hours of the Fair. Please plan accordingly.

16. Tear Down:

All concession spaces must remain totally intact and operational until midnight on Sunday, August 7, 2022. Early teardown will result in denial of future participation in the Adams County Fair.

The carnival will operate until midnight on Sunday, August 7th. All food vendors will be unable to load out until 8:00 a.m. Monday, August 8th due to pedestrians walking in the midway.

17. Changes or Alterations:

This contract contains the entire agreement between the parties related to the rental and operation of a concession space at the Adams County Fair. There will be no change, alteration, variation or deviation from the terms of this application unless the same is made in writing and signed by all parties hereto. No verbal understanding or agreement, past, present or future that is not incorporated herein shall have any binding force or effect on this agreement.

18. Force Majeure:

Neither party shall be liable for any delay or failure to perform its obligations hereunder to the extent that such delay or failure is caused by a force or event beyond the control of such party including, without limitation, war, embargoes, strikes, governmental restrictions, riots, pandemics, fires, flood earthquakes, or other acts of God.

19. Electrical Cords:

A. All equipment, regardless of source of power, must comply with all national, state, and local safety codes.
B. All cords used to connect to a power source shall be three (3) wire grounded UL approved type cord of appropriate gauge.
C. Cords shall be plugged directly into approved receptacle.
D. Do not overload extension cords, or use octopus fixtures, that enable things to run from a single outlet.
E. Do not repair damaged cords with tape, please replace them.
F. The Adams County Fair shall not be responsible for any electrical power surges or any loss of business due to outages.

20. Sales Tax:

All concessionaires are responsible for the collection and submittal of sales tax to the State of Colorado and Adams County. Additional information is available from the Colorado Department of Revenue at 303-534-1208 or 1-800-332-2085. The following link contains tax instructions and forms https://www.colorado.gov/pacific/tax/sales-tax-instructions-and-forms

21. Tri-County Health Department:

A Temporary Food Event or Food Truck Permit must be obtained prior to arrival from the Tri-County Health Department to participate at the Adams County Fair. Tri-County Health Department will inspect all concessionaires on or before opening day of the Fair.

22. Hours of operation:

Concessions must be staffed during all open operation hours of the Fair. Concessionaires with unattended booths will automatically forfeit their right to return in future years. Hours of operation are listed below.

MIDWAY
Wednesday, August 3 from 4:00 p.m. to 11:00 p.m.
Thursday, August 4 from 4:00 p.m. to Midnight.
Friday, August 5 from 10:00 a.m.to Midnight
Saturday, August 6 from Noon to Midnight
Sunday, August 7 from Noon to Midnight

GRANDSTANDS
Wednesday, August 3 from 7:00 p.m. to 11:00 p.m.
Thursday, August 4 from 4:00 p.m. to Midnight.
Friday, August 5 from 6:00 p.m. to 11:00 p.m.
Saturday, August 6 from 6:00 p.m. to 11:00 p.m.
Sunday, August 7 from 2:00 p.m. to 11:00 p.m.

EXHIBIT HALL
Wednesday, August 3 from 4:00 p.m. to 9:00 p.m.
Thursday, August 4 from 10:00 a.m. to 9:00 p.m.
Friday, August 5 from 10:00 a.m. to 10:00 p.m.
Saturday, August 6 from 10:00 a.m. to 10:00 p.m.
Sunday, August 7 from 10:00 a.m. to 10:00 p.m.

23. Parking Permits & RV Parking:

The Adams County Fair will not be responsible for admitting Concessionaires or members of their staff through the gate without a parking pass. Passes will not be replaced if lost or stolen.

Adams County permits overnight RV parking at the Regional Park Complex during the Fair for concessionaires by permit only. Permits are available for purchase at the Adams County Parks Office. These permits must be displayed on the rear view mirror at all times while using the overnight parking facilities at the Regional Park Complex. These spots are limited and are first come first served.

A. Space with electric hook ups - $20.00 per night
B. Payment must be received by 10:00 a.m. or within one hour after your arrival on the Regional Park Complex grounds, whichever is later.
C. Parking in fire lanes and using building electrical outlets is not permitted.
D. Tent camping is not permitted.
E. Pets must be kept on a leash while on Regional Park Complex grounds.
F. Dump Stations are available for use. Grey and black water must be dumped at only the designated dump station.
G. No one under the age of 18 is permitted to obtain an overnight RV parking use permit.
H. Restrooms and showers are available and are located on the outside of the Exhibit Hall.
I. No marijuana, alcohol or illegal drugs are permitted in the overnight RV parking areas at the Riverdale Regional Park Complex.
J. All RV's must be kept clean and in good repair.
K. The washing of vehicles of any kind is not permitted on Regional Park Complex grounds.
L. Quiet hours are daily from 10:00 p.m. to 6:00 a.m. and are strictly enforced.
M. In the sole discretion of Adams County, concessionaires and/or their guests that violate any of the overnight RV parking policies are subject to revocation of the overnight parking permit, cancellation of this concessionaire contract; and/or disqualification from returning as a concessionaire in the future. No monies paid under this agreement will be returned if this agreement is cancelled under this provision
N. Nothing in these policies is construed to create a tenancy of any kind.

There are a limited number of RV parking spaces available at the Adams County Fair. RV parking permits can be obtained through the Adams County Fair office.

24. Insurance:

Concessionaires are required to provide a Certificate of Insurance showing a three-million-dollar Comprehensive General Liability, Standard Colorado Worker's Compensation, Automobile Liability on the vehicle that pulls the concession trailer and on any golf or utility vehicle. The requirements must be valid during the Fair dates and submitted with the signed contract. Adams County must be named as additional insured.

25. Indemnification and Release of Liability:

Concessionaire shall indemnify and hold the Adams County Fair, Adams County and their respective officers, employees, agents, volunteers and subsidiaries harmless from any and all claims, liabilities, or other damages of any nature whatsoever, including costs, and attorney's fees, relating to the performance of this agreement.

26. Freight:

The Adams County Fair does not provide storage for concessionaires. Please arrange for any storage needs through local storage companies.

If concessionaires are sent packages to the Adams County Fair, mail and shipping deliveries are made to the Adams County Parks Office located at the entrance of the fairgrounds and will not be delivered to concessionaire. The Parks Office hours are Wednesday through Sunday, 8:00 a.m. to 8:00 p.m.

The County does not assume any responsibility or liability for any packages or shipments. The Adams County Fair will not accept COD packages.

27. Smoking:

Smoking is not permitted in any building at the Riverdale Regional Park, in the livestock barns, or grandstand arena.

28. Security:

The County will make every effort to provide adequate building and grounds security during the Adams County Fair. The County however cannot be held responsible for any loss or damage or for injury resulting from any cause. Concessionaire must make provisions for the safeguarding of their displays and are urged to insure themselves properly against property loss, damage and against the liability for personal injury. Concessionaire must secure their own property.

29. Lost and Found:

Lost and found is located at the Adams County Parks Office located at the entrance to the fairgrounds.

30. Amplified Music:

Part of the events planned includes a free stage in the Midway Area. Please be advised that bands will be performing daily with amplified music on this stage.

31. Independent Contractors:

Concessionaire shall undertake and perform the services of this agreement as an independent contractor and is solely responsible for obtaining and maintaining adequate Worker's Compensation Insurance, personal injury and property insurance, and that all personnel employed by Concessionaire are not and shall not be employees, agents or servants in the County. Pursuant to the Workers' Compensation Act, § 8-40-202(2)(b)(IV), C.R.S., as amended, the Concessionaire understands that it and its employees and servants are not entitled to workers' compensation benefits from the County. The Concessionaire further understands that it is solely obligated for the payment of federal and state income tax on any moneys earned pursuant to this agreement.

32. Compliance with C.R.S. § 8-17.5-101,ET. SEQ:

Concessionaire shall comply with all requirements outlined in the attached documents titled "Compliance with C.R.S. § 8-17.5-101, et. seq." and "Concessionaire's Certification of Compliance" at all times during the course of this agreement, and said documents are fully incorporated into this agreement as if fully written herein by this reference

33. Compliance with Laws and Required Conduct:

Concessionaire must abide by all local, state, & federal laws, rules and regulations at all times during the course of this agreement. Failure to comply with the terms of this agreement or any misconduct including harassment or mistreatment by any concessionaire of the Health Department Officials, Adams County Fair Staff, Adams County Sherriff's Office Staff, attendees or fellow concessionaires may result in the immediate loss of booth space and privileges at any time without refund of booth space fees.

34. Finance Department:

A. A completed W9 is required of all concessionaires and must be returned with the completed contract. If requesting payment via ACH, a voided check or letter from concessionaire's bank with ACH instructions required.
B. The Adams County Fair will continue to distribute food vouchers for all volunteers and employees of Adams County.
C. Food sales reports will be run by Adams County. If concessionaire chooses to count its own sales and said sales do not match, Adams County's count becomes the final count.
D. Physical checkout with Finance is no longer available.
    a. Concessionaire will be reimbursed for all food vouchers via check form or ACH.
    b. All Coca-Cola and ice purchases will be billed via email and concessionaire will pay Adams County via check or cash for the balance due within 30 days.

I HAVE READ AND AGREE TO FOLLOW THE RULES AND REGULATIONS AS SET FORTH IN THE ADAMS COUNTY FAIR RULES AND REGULATIONS AGREEMENT.

_____ **Concessionaire's Signature/Date**

COMPLIANCE WITH C.R.S. § 8-17.5-101, ET. SEQ.

Pursuant to Colorado Revised Statute (C.R.S.), § 8-17.5-101, *et. seq.*, the Concessionaire shall meet the following requirements prior to signing this Agreement (public contract for service) and for the duration thereof:

A. The Concessionaire shall certify participation in the E-Verify Program (the electronic employment verification program that is authorized in 8 U.S.C. § 1324a and jointly administered by the United States Department of Homeland Security and the Social Security Administration, or its successor program) or the Department Program (the employment verification program established by the Colorado Department of Labor and Employment pursuant to C.R.S. § 8-17.5-102(5)) on the attached certification.

B. The Concessionaire shall not knowingly employ or contract with a worker without authorization to perform work under this public contract for services.

C. The Concessionaire shall not enter into a contract with a subcontractor that fails to certify to the Concessionaire that the subcontractor shall not knowingly employ or contract with a worker without authorization to perform work under this public contract for services.

D. At the time of signing this public contract for services, the Concessionaire has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this public contract for services through participation in either the E-Verify Program or the Department Program.

E. The Concessionaire shall not use either the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while this public contract for services is being performed.

F. If Concessionaire obtains actual knowledge that a subcontractor performing work under this public contract for services knowingly employs or contracts with a worker without authorization, the Concessionaire shall: notify the subcontractor and the County within three days that the Concessionaire has actual knowledge that the subcontractor is employing or contracting with a worker without authorization; and terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to the previous paragraph, the subcontractor does not stop employing or contracting with the worker without authorization; except that the Concessionaire shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with a worker without authorization.

G. Concessionaire shall comply with any reasonable requests by the Department of Labor and Employment (the Department) made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).

H. If Concessionaire violates this Section II of this Agreement, the County may terminate this Agreement for breach of contract. If the Agreement is so terminated, the Concessionaire shall be liable for actual and consequential damages to the County.

CONCESSIONAIRE'S CERTIFICATION OF COMPLIANCE

Pursuant to Colorado Revised Statute, § 8-17.5-101, *et.seq.,* as a prerequisite to entering into a contract for services with Adams County, Colorado, the undersigned Concessionaire hereby certifies that at the time of this certification, Concessionaire does not knowingly employ or contract with a worker without authorization who will perform work under the attached contract for services and that the Concessionaire will participate in the E-Verify Program or Department program, as those terms are defined in C.R.S. § 8-17.5-101, *et. seq.* in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the attached contract for services.

CONCESSIONAIRE:

_____ _____

Company Name Date

_____

Name (Print or Type)

_____

Signature

_____

Title

Note: Registration for the E-Verify Program can be completed at: https://www.vis-dhs.com\employerregistration. It is recommended that employers review the sample "memorandum of understanding" available at the website prior to registering.

Sponsorship Agreement

Between

Adams County

And

SPONSOR

For the 2022 Adams County Fair

This Agreement confirms the terms and conditions on which SPONSOR , (hereafter referred to as the "Sponsor") has agreed to sponsor the 2022 Adams County Fair (hereafter referred to as the "Event"), organized by the Adams County Parks Open Space, and Cultural Arts Department, (hereafter referred to as the "County").

1. The County shall use its best efforts to conduct and promote the Event to take place August 3-7, 2022, at the Riverdale Regional Park in Brighton, Colorado.

2. **Sponsor Status**. The County hereby grant the Sponsor the right to be an Associate Sponsor of the Event, with recognition as detailed in Attachment 1, *Schedule of Sponsor Rights & Benefits*.

3. **Term:** The term of this Agreement encompasses the 2022 Event commencing upon execution of this Agreement by both parties and ending on November 30, 2022. unless otherwise extended by written agreement of the parties.

4. **Sponsorship Fee**. In consideration of the full performance by Organizer of all of its obligations hereunder and all rights granted hereunder to Sponsor, Sponsor shall pay the Organizer a sponsorship fee of $_____. All checks to be made payable to Adams County Fair.

5. **Insurance.** All vendors, sponsors, exhibitors and any companies doing business with the Adams County Fair during the dates of or purposes for the Event will be required to provide a certificate of insurance verifying coverage**.**

6. **Indemnification.** To the extent allowed by the law, each party will indemnify, defend and hold the other party (and its parent, subsidiaries, affiliates, contractors and vendors) harmless from any third-party claims, causes of action and damages, arising from or relating to the indemnifying party's breach or alleged breach of its obligations, including the representations and warranties, under this Agreement. Sponsor will not be held liable for any activities or occurrences relative to the Event, except for those activities or occurrences over which Sponsor has direct control.

7. **Notices.** All notices hereunder shall be sent in writing and shall be delivered by first class mail, in person, by facsimile, e-mail or by courier, to the parties at the following addresses:

For the Organizer:
Adams County Fair
Casandra Vossler
Fair Manager
9755 Henderson Road
Brighton, CO 80601
Phone: 303-637-8027
E-Mail: CVossler@adcogov.org

For the Sponsor:

8. **Relationship of Parties.** This agreement does not constitute a partnership or joint venture or principal-agent relationship between the County and the Sponsor. Except to a parent company, affiliate, subsidiary, the Agreement may not be assigned by either party. This agreement shall be governed by the laws of the State of Colorado and venue shall be in the 17th Judicial District in Adams County Colorado. This agreement is complete and represents the entire agreement between the parties.

9. The terms of this agreement are final, and supersede any oral or written communications or agreements made prior or hereafter signing of this agreement. Any change in agreement terms must be revised into this agreement and signed by both parties.

Please sign, scan and email to Courtney Cox at the Adams County Fair

Approved by:
By:_____

Date:_____
Casandra Vossler
Adams County Fair

Agreed and Accepted:
By:_____

Date: _____
Name: _____
Position: _____

ADAMS COUNTY FAIR
EXHIBITOR CONTRACT
August 3 – 7, 2022
9755 Henderson Road, Brighton CO 80601
www.adamscountyfair.com
Phone 303.637.8007

Company (the exhibitor) _____

Contact _____

Mailing Address_____

City _____ State _____ Zip Code _____

Phone _____ Other Phone _____

Email _____

Company website _____

List all items/products to be sold or displayed

_____

_____

_____

_____

_____

Federal Tax Identification Number or Social Security Number _____

Does anyone in Adams County Government work for you or have any other financial interest in your business?

If yes, please explain _____

Exhibitor is required to submit the following materials. Only complete contracts will be processed. The Adams County Fair does not hold exhibitor spaces.

1. Completed exhibitor contract. (Entire single-sided copy)
2. Deposit of 50% of the total booth space fee detailed below. Make check or money order payable to Adams County Fair. ($25.00 charge for returned checks.)
3. Complete description of items to be sold, demonstrated, etc.
4. Certificate of Insurance naming Adams County as an additional insured.
5. Copy of Sales Tax License, if applicable.

Exhibitor Approval and Selection:

1. Approval and selection of exhibitors are dependent upon product type, quality, pricing, and exhibitor history.
2. Adams County reserves the right to deny rental of a commercial booth space.
3. Previous participation in the Adams County Fair does not give an exhibitor priority treatment.

4. In order to maintain product balance and as a means of encouraging new products, it sometimes becomes necessary to deny booth space requests due to a specific location and or physical requirements, space availability or late packet receipt.
5. Selection of any contract does not imply endorsement by the Adams County Fair of the exhibitors' products or services.
6. Exhibitors will be notified by email as to the status of their contract.
7. The balance of booth space fees is due no later than July 6, 2022. Failure to make full payment of the booth space fee by this date will result in the booth being re-assigned on an as available basis and may result in forfeiture of booth space and any monies paid.

EXHIBITOR BOOTH FEES:

Booth Type	Includes	Fee	Quantity	Total
10x10 Outdoor	One (1) Exhibitor Parking Pass per 10x10 space – Lot E	$285.00		$
10x10 Exhibit Hall Interior	Space is piped & draped; one 6'x30" table; 2 chairs; limited Wi-Fi; one (1) Exhibitor Parking Pass per 10x10 space – Lot E	$300.00		$
10x10 Exhibit Hall Corner	Space is piped & draped; one 6'x30" table; 2 chairs; limited Wi-Fi; one (1) Exhibitor Parking Pass per 10x10 space – Lot E	$350.00		$
Add-ons				
110 Volt Electricity	20 Amps *limited availability	$100.00		$
Parking Pass	General Parking Pass – Lots A & F	$25.00		$
			Grand Total	

I have read and agree to all contractual provisions as set forth in this exhibitor contract.

_____ _____
Exhibitor Signature Date Signed

_____ _____
Fair Management Signature Date Signed

OFFICE USE ONLY

Space Location: _____ Space Number: _____

$ _____ Paid _____, Balance Due $ _____ Document # _____

$ _____ Paid _____, Balance Due $ _____ Document # _____

Adams County Fair Exhibitor Rules and Regulations

1. **Contract Packet:**
   Exhibitor is required to submit the following materials; only complete contracts will be processed. The Adams County Fair does not hold exhibitor spaces and will not process contracts without a deposit.

   1. Completed exhibitor contract.
   2. Deposit of 50% of the total booth space fee detailed below. Make check or money order payable to Adams County Fair. ($25.00 charge for returned checks.)
   3. Photo of booth (if applicable) and complete description of items to be sold, demonstrated, etc.
   4. Certificate of Insurance naming Adams County as an additional insured.
   5. Copy of Sales Tax License if applicable.

2. **Exhibitor Approval and Selection:**
   Approval and selection of exhibitors will depend on product type, quality, and pricing and exhibitor history. Adams County reserves the right to deny rental of a commercial booth space. Previous participation in the Adams County Fair does not give an exhibitor priority treatment. In order to maintain product balance and as a means of encouraging new products, it sometimes becomes necessary to deny booth space requests due to a specific location and or physical requirements, space availability or late packet receipt. Selection of any contract does not imply endorsement by the Adams County Fair of the exhibitors' products or services. Exhibitors will be notified of the status of their contract by mail or email.

3. **Booth Space Fees:**
   Balance of the booth space fee amount is due no later than July 6, 2022. Failure to make full payment of the booth space fee by this date will result in booth space being re-assigned on an as available basis and may result in forfeiture of booth space and any monies paid.

4. **Cancellation and Termination:**
   In the event of cancellation for any reason by the exhibitor, monies paid shall be refunded only if the County is able to resell the booth space. If the County is unable to resell the booth space, then no monies shall be refunded. Cancellations must be received no later than June 29, 2022, or deposits may be forfeited. Refunds, if any, will be mailed within thirty (30) days after the conclusion of the Adams County Fair. The Adams County Fair shall also have the right to immediately terminate this contract for cause, by providing written notice to Exhibitor, should Exhibitor fail to fulfill, in a timely and proper manner, its obligations, covenants or stipulations pursuant to this contract.

5. **County Access to Exhibitor Booth Space:**
   Adams County and its employees, agents, assigns or volunteers, shall have access to any Exhibitor space at all times. Exhibitor is responsible for securing personal items and the County is not responsible for lost or stolen items.

6. **Location of Exhibits:**
   The Adams County Fair Management reserves the right to relocate or cancel any exhibit or display that it determines is not in the best interest of the Fair.

7. **Motorized Vehicles:**
   No vehicles are allowed to travel on the Fairgrounds at any time during the Adams County Fair operational hours. During set up, tear down and resupply times in the morning anyone driving any type of motorized vehicle onto the fairgrounds must drive at a safe speed and must yield to pedestrian traffic. The speed limit on the fairgrounds is 5 mile per hour at all times.

The use of any self or motor-powered vehicle such as ATV's (4-wheelers), bicycles, scooters, skateboards, roller blades or other skates is not permitted. Exceptions are made for the mobility impaired, carnival owners and their authorized agents, approved event staff and police/emergency personnel.

8. **Vehicle Display:**
   Displayed vehicles and equipment having gasoline or any other flammable fuel reservoirs shall be emptied, fuel caps shall be sealed and taped, and batteries or other electrical sources shall be disconnected. Such vehicles and equipment shall be subject to inspection by the Fire Marshall at any time.

9. **Propane Tanks:**
   Propane tanks must have a permit tag form the Brighton Fire Protection District.

10. **Exhibitor Conduct and Booth Space Appearance:**
    Exhibitor shall conduct the operation of the exhibit, display or concession in a quiet and orderly manner at all times and shall keep the booth space display area neat and clean. Exhibitor is responsible for the appearance, maintenance and attractive condition of the booth space. Exhibitor is required to keep clean at all times the 5' space immediately surrounding the booth space. Exhibitor is responsible for the proper disposal of all waste products. All refuse must be secured in plastic bags before depositing in the designated trash containers. Violation of this paragraph may result in the loss of booth space and privileges. Violators may be expelled from the fairgrounds. No refund of booth rental fee will be authorized under such circumstances.

    a. Exhibitor should make provisions to protect their display from sun, wind and inclement weather and acknowledges there is possibility of severe wind and weather during the Fair.
    b. Exhibitor must conduct all related business within their allotted space. No products, signage, literature shall be presented outside the designated booth space.
    c. Tents should be made with a durable, fire resistant material; no tarps are permitted at the Adams County Fair. All tents over 10 x 10 must be approved by Greater Brighton Fire Protection District.
    d. Sidewalk areas around the booth and aisles must be kept open at all times. No products can be displayed in these areas.
    e. Exhibitor's staff should be neat, clean and attentive to customers.
    f. If an item is not related to the booth theme, does not enhance the appearance of the space, or is not for sale, it should not be in view of the public. Cardboard boxes, storage containers, novels, and miscellaneous sundries should be part of the "backstage" area.
    g. Exhibitor shall maintain all equipment, trailers, stands, booths, or displays in a neat and orderly fashion. Exhibitor shall keep the premises and every part in a clean and wholesome condition free of any objectionable noises, odors or nuisances.
    h. Exhibitor is responsible for cleaning their own booth space area at the end of each day. Exhibitor is required to place all trash in trash receptacles. County clean-up personnel will not enter the booth space area to clean.

11. **Sound Devices:**
    Exhibitors shall obtain permission from Fair Management for use in its exhibit or display all sound devices such as radios, speakers, stereo, and any other attention getting devices, such that said use will not interfere with any other displays or exhibit. The Fair Management reserves the right to revoke permission for the use of such sound devices at any time for cause.

12. **Promotional Items:**
    Promotional items may be distributed only from designated booth spaces. No food, beverage or alcoholic beverages may be given away without prior approval from the Adams County Fair and Tri County Health Department.

The Adams County Fair does not have nor will it provide special accommodation for refrigerated products being displayed or sold by any exhibitor.

13. Set-Up:

Exhibitor check-in is on Tuesday, August 2nd from 9:00am to 5:00pm. Exhibitor must check in on Tuesday to receive their parking pass and information packet. Exhibitors do not need to set up at this time, but booths will be available for set up.

Exhibitor agrees to have their exhibit or display in place prior to the opening of the Fair, and fully operational by 4:00pm, August 3rd. If exhibitor has not moved in and completed set up by 4:00pm, Adams County reserves the right to resell the booth space. No monies shall be refunded for no shows.

14. Tear Down:

All indoor booth spaces must remain intact and operational until 10:00pm on Sunday, August 7th. All outdoor booth spaces must remain intact and operational until 12:00am on Sunday, August 7th. Early teardown will result in denial of future participation in the Adams County Fair. Due to the consistent heavy flow of traffic on Sunday, tear down will be Monday, August 8th at 8:00am.

Exhibitors located in outdoor booths are not permitted to drive vehicles into the midway due to the heavy flow of patrons. Only foot traffic will be permitted.

15. Changes or Alterations:

This contract contains the entire agreement between the parties related to the rental and operation of a booth at the Adams County Fair. There will be no change, alteration, variation or deviation from the terms of this contract unless the same is made in writing and signed by all parties hereto. No verbal understanding or agreement, past, present or future that is not incorporated herein shall have any binding force or effect on this agreement.

16. Force Majeure:

Neither party shall be liable for any delay or failure to perform its obligations hereunder to the extent that such delay or failure is caused by a force or event beyond the control of such party including, without limitation, war, embargoes, strikes, governmental restrictions, riots, pandemics, fires, flood earthquakes, or other acts of God.

17. Electrical Cords:

a. All equipment, regardless of source of power, must comply with all national, state, and local safety codes.
b. All cords used to connect to a power source shall be three (3) wire grounded UL approved type cord of appropriate gauge.
c. Cords shall be plugged directly into approved receptacle.
d. Do not overload extension cords or use octopus fixtures.
e. Please do not repair damaged cords with tape, replace them.
f. The Adams County Fair shall not be responsible for any electrical power surges or any loss of business due to outages.

18. Exclusivity:

The Fair strives to maintain a balance of exhibitors and will not grant exclusive product sales to any exhibitor.

19. Servicing:

All vehicles must be removed from the immediate exhibit area by 2:00pm on Wednesday, August 3rd, and by 9:00am every other day.

20. Sales Tax:

All exhibitors are responsible for the collection and submittal of sales tax to the State of Colorado and Adams County. Additional information is available from the Department of Revenue Office at 303-238-7378 or www.colorado.gov

21. Indoor Exhibits:

No sign, partition, apparatus, equipment or furnishings may extend more than 10 feet above the floor in an exhibit space without permission of the Fair Management. No pins or tacks are permitted in drapes, walls, posts, etc. No nails or screws shall be placed into the floor.

22. Aisles:

All aisles shall be kept clean of debris. No interviews, demonstrations, distribution of literature or similar activity shall be permitted outside the exhibit space.

23. Alterations:

All structures work or alterations shall be inspected and approved by the Fair Management. All construction materials used shall comply with existing fire codes or regulations. All flammable materials such as bunting, drapes, etc., shall be fire proofed. All cloth over one square yard unless it is a display product, shall be fire proofed. No crepe paper is permitted**.**

24. Special Carpentry:

Any special carpentry, gas, steam water or drainage connections shall be installed at the exhibitor's expense with prior approval of Fair Management. Exhibitor is responsible for obtaining all necessary permits.

25. Hours of operation:

Booth(s) must be staffed during all open operation hours of the Fair. Exhibitors with unattended booths will automatically forfeit their right to return in future years. The below hours apply to all exhibitors.

Indoor Booths:	**Outdoor Booths:**
Wednesday, August 3rd 4:00pm to 9:00pm	Wednesday, August 3rd 4:00pm to 11:00pm
Thursday, August 4th 10:00am to 9:00pm	Thursday, August 4th 4:00pm to 12:00am
Friday, August 5th 10:00am to 10:00pm	Friday, August 5th 10:00am to 12:00am
Saturday, August 6th 10:00am to 10:00pm	Saturday, August 6th 12:00pm to 12:00am
Sunday, August 7th 10:00am to 10:00pm	Sunday, August 7th 12:00pm to 12:00am

26. Parking Permits:

Due to limited parking in the exhibitor parking area (located on the east side of the Exhibit Hall) only one (1) parking pass will be issued per 10x10 space.

Additional parking passes may be purchased for $25.00 each and will authorize parking in the general parking area (lots A & F). The Adams County Fair will not be responsible for admitting Exhibitor or

members of their staff through the gate without a pass. Passes will not be replaced if lost or stolen. All vehicles must be parked in the designated exhibitor lot (E) or the general lots (A or F). Vehicles parked in fire lanes, or non-designated lots will be towed.

27. Insurance:

Exhibitors are required to have a Certificate of Insurance showing a one-million-dollar Comprehensive General Liability policy. The requirements must be valid during the Fair dates and submitted with the signed contract. Adams County must be named as an additional insured.

28. Indemnification and Release of Liability:

Exhibitors shall indemnify and hold the Adams County Fair, Adams County and their respective officers, employees, agents, volunteers and subsidiaries harmless from any and all claims, liabilities, or other damages of any nature whatsoever, including costs, and attorney's fees, relating to the performance of this agreement.

29. Freight:

The Adams County Fair does not provide storage for exhibitors. Please arrange for any storage needs through local shipping companies. If exhibitor sends a package to the Adams County Fair, mail and shipping deliveries are made to the Adams County Parks Office located at the entrance of the fairgrounds and will not be delivered to exhibitor. The Parks Office hours are Wednesday through Sunday, 8:00 am to 7:30 pm The County does not assume any responsibility or liability for any packages or shipments. The Adams County Fair will not accept COD packages.

30. Smoking:

Smoking is not permitted in any building at the Riverdale Regional Park, in the livestock barns, or grandstand arena.

31. Security:

The County will make every effort to provide adequate building and grounds security during the Adams County Fair. The County, however, cannot be held responsible for any loss or damage or for injury resulting from any cause. Exhibitor must make provisions for the safeguarding of their displays and are urged to insure themselves properly against property loss, damage and against the liability for personal injury. Exhibitors must secure their own property.

32. Lost and Found:

Lost and found is located at the Parks Office at the front of the fairgrounds.

33. Amplified Music:

Part of the events planned includes a free stage in the midway area. Please be advised that bands will be performing daily with amplified music on this stage.

34. Independent Contractors:

Exhibitor shall undertake and perform the services of this agreement as an independent contractor and is solely responsible for obtaining and maintaining adequate Worker's Compensation Insurance, personal injury and property insurance, and that all personnel employed by Exhibitor are not and shall not be employees, agents or servants in the County. Pursuant to the Workers' Compensation Act, § 8-40-202(2)(b)(IV), C.R.S., as amended, the Exhibitor understands that it and its employees and servants are not entitled to workers' compensation benefits from the County. The Exhibitor further understands that it is solely obligated for the payment of federal and state income tax on any moneys earned pursuant to this agreement.

35. Compliance with C.R.S. § 8-17.5-101, ET. SEQ:

Exhibitor shall comply with all requirements outlined in the attached documents titled "Compliance with C.R.S. § 8-17.5-101, ET. seq." and "Exhibitor's Certification of Compliance" at all times during the course of this agreement, and said documents are fully incorporated into this agreement as if fully written herein by this reference

36. Compliance with Laws and Required Conduct:
Exhibitor must abide by all local, state, & federal laws, rules and regulations at all times during the course of this agreement. Failure to comply with the terms of this agreement or any misconduct including harassment or mistreatment by any exhibitor of the Health Department Officials, Adams County Fair Staff, Adams County Sherriff's Office Staff, attendees or fellow exhibitors may result in the immediate loss of booth space and privileges at any time without refund of booth space fees.

I HAVE READ AND AGREE TO THE RULES AND REGULATIONS SET FORTH IN THIS AGREEMENT

Exhibitor Signature _____ **Date**_____

COMPLIANCE WITH C.R.S. § 8-17.5-101, ET. SEQ.

Pursuant to Colorado Revised Statute (C.R.S.), § 8-17.5-101, *et. seq.*, the Exhibitor shall meet the following requirements prior to signing this Agreement (public contract for service) and for the duration thereof:

A. The Exhibitor shall certify participation in the E-Verify Program (the electronic employment verification program that is authorized in 8 U.S.C. § 1324a and jointly administered by the United States Department of Homeland Security and the Social Security Administration, or its successor program) or the Department Program (the employment verification program established by the Colorado Department of Labor and Employment pursuant to C.R.S. § 8-17.5-102(5)) on the attached certification.

B. The Exhibitor shall not knowingly employ or contract with a worker without authorization to perform work under this public contract for services.

C. The Exhibitor shall not enter into a contract with a subcontractor that fails to certify to the Exhibitor that the subcontractor shall not knowingly employ or contract with a worker without authorization to perform work under this public contract for services.

D. At the time of signing this public contract for services, the Exhibitor has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this public contract for services through participation in either the E-Verify Program or the Department Program.

E. The Exhibitor shall not use either the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while this public contract for services is being performed.

F. If Exhibitor obtains actual knowledge that a subcontractor performing work under this public contract for services knowingly employs or contracts with a worker without authorization, the Exhibitor shall: notify the subcontractor and the County within three days that the Exhibitor has actual knowledge that the subcontractor is employing or contracting with a worker without authorization; and terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to the previous paragraph, the subcontractor does not stop employing or contracting with the worker without authorization; except that the Exhibitor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with a worker without authorization.

G. Exhibitor shall comply with any reasonable requests by the Department of Labor and Employment (the Department) made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).

H. If Exhibitor violates this Section II of this Agreement, the County may terminate this Agreement for breach of contract. If the Agreement is so terminated, the Exhibitor shall be liable for actual and consequential damages to the County.

EXHIBITOR'S CERTIFICATION OF COMPLIANCE

Pursuant to Colorado Revised Statute, § 8-17.5-101, *et.seq.,* as a prerequisite to entering into a contract for services with Adams County, Colorado, the undersigned Exhibitor hereby certifies that at the time of this certification, Exhibitor does not knowingly employ or contract with a worker without authorization who will perform work under the attached contract for services and that the Exhibitor will participate in the E-Verify Program or Department program, as those terms are defined in C.R.S. § 8-17.5-101, *et. Seq.* in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the attached contract for services.

EXHIBITOR:

Company_____

Name_____

Title_____

Signature_____ Date_____

Note: Registration for the E-Verify Program can be completed at https://www.vis-dhs.com/employerregistration. It is recommended that employers review the sample "memorandum of understanding" available at the website prior to registering.

ENTERTAINMENT AGREEMENT
ADAMS COUNTY SPECIAL EVENTS
2022
9755 Henderson Road, Brighton CO 80601
www.adamscountyfair.com
Phone 303.637.8027

This Agreement is entered into this _____ day of _____, 202_, by and between the Board of County Commissioners of the County of Adams, State of Colorado, hereinafter the "County" and _____, hereinafter the "Contractor", consisting of _____ members.

For and in consideration of the covenants, agreements, and conditions hereinafter set forth, the County and the Contractor hereby mutually agree as follows:

1. Contractor will perform at the Riverdale Regional Park, located at 9755 Henderson Road, Brighton, Colorado 80601 on the _____ of _____, at a.m. /p.m. The performance shall last a minimum of _____ minutes. Contractor shall report 30 minutes prior to the performance.

2. The County agrees to pay, at the conclusion of the above referenced performance, the sum of _____ by check payable to _____.

3. If, for any reason (including force majeure), the Contractor does not perform as set forth above, no payment will be made by the County.

4. Contractor agrees to comply with all ordinances, rules and regulations of the County and all statues of the State of Colorado and other applicable laws.

5. Contractor shall indemnify, hold harmless and defend the County, its officers, agents and employees for, from and against all losses, claims and liabilities arising from the performance of this agreement.

6. In providing services under this agreement, the Contractor acts as an independent contractor and not as an employee of the County. The Contractor shall be solely and entirely responsible for his/her acts and the acts of his/her employees, agents, servants, and subcontractors during the term and performance of this Agreement. No employee, agent, servant or subcontractor of the Contractor shall be deemed to be an employee, agent of servant of the County because of the performance of any services or work under this Agreement. The Contractor, at its expense, shall procure and maintain workers' compensation insurance as required by law. Pursuant to the Workers' Compensation Act 8-40-202(2)(b)(IV). as amended, the Contractor understands that it and its employees and servants are not entitled to workers' compensation benefits from the County. The Contractor further understands that it is solely obligated for the payment of federal and state income tax on any moneys earned pursuant to this Agreement.

7. Each party acknowledges that this agreement cannot be assigned or transferred without the written consent of both parties to this agreement.

8. Each party hereto acknowledges that this agreement is entered into within the State of Colorado and that the courts of the County of Adams, State of Colorado, shall have jurisdiction and venue, over any and all claims, controversies, disputes and disagreements arising out of this agreement of the breech thereof.

9. Each party represents and warrants that each has the power and ability to enter into this agreement, to grant the rights granted herein, and to perform the duties and obligations described herein.

10. If, for any cause, Contractor shall fail to fulfill, in a timely and proper manner, its obligations under this agreement of if contractor shall violate any of the covenants, agreements or stipulations of the agreement, the County shall thereupon have the right to terminate this agreement immediately by providing a written notice.

11. Number of parking passes allocated (_____).

12. **Force Majeure:**
    Neither party shall be liable for any delay or failure to perform its obligations hereunder to the extent that such delay or failure is caused by a force or event beyond the control of such party including, without limitation, war, embargoes, strikes, governmental restrictions, riots, pandemics, fires, flood earth quakes, or other acts of God.

13. Contractor shall comply with all requirements outlined in the attached documents titled "Compliance with C.R.S. § 8-17.5-101, et. seq." and "Contractor's Certification of Compliance" at all times during the course of this agreement, and said documents are fully incorporated into this agreement as if fully written herein by this reference.

BOARD OF COUNTY COMMISSIONERS

By: _____
Casandra Vossler
Fair & Special Events Manager
9755 Henderson Road
Brighton, CO 80601

CONTRACTOR:

Please Print

By:(Please Print) _____

Signature: _____

Address: _____

Phone: _____

Social Security Number: _____

Federal Tax ID Number: _____

Subscribed and sworn to or affirmed before me this _____ day of _____, 202_ in the

County of _____, State of _____.

_____
Signature of Notary or other Qualified Officer

My Commission Expires: _____

COMPLIANCE WITH C.R.S. § 8-17.5-101, ET. SEQ.

Pursuant to Colorado Revised Statute (C.R.S.), § 8-17.5-101, *et. seq.*, the Contractor shall meet the following requirements prior to signing this Agreement (public contract for service) and for the duration thereof:

A. The Contractor shall certify participation in the E-Verify Program (the electronic employment verification program that is authorized in 8 U.S.C. § 1324a and jointly administered by the United States Department of Homeland Security and the Social Security Administration, or its successor program) or the Department Program (the employment verification program established by the Colorado Department of Labor and Employment pursuant to C.R.S. § 8-17.5-102(5)) on the attached certification.
B. The Contractor shall not knowingly employ or contract with a worker without authorization to perform work under this public contract for services.
C. The Contractor shall not enter into a contract with a subcontractor that fails to certify to the Contractor that the subcontractor shall not knowingly employ or contract with a worker without authorization to perform work under this public contract for services.
D. At the time of signing this public contract for services, the Contractor has confirmed the employment eligibility of all employees who are newly hired for employment to perform work under this public contract for services through participation in either the E-Verify Program or the Department Program.
E. The Contractor shall not use either the E-Verify Program or the Department Program procedures to undertake pre-employment screening of job applicants while this public contract for services is being performed.
F. If Contractor obtains actual knowledge that a subcontractor performing work under this public contract for services knowingly employs or contracts with a worker without authorization, the Contractor shall: notify the subcontractor and the County within three days that the Contractor has actual knowledge that the subcontractor is employing or contracting with a worker without authorization; and terminate the subcontract with the subcontractor if within three days of receiving the notice required pursuant to the previous paragraph, the subcontractor does not stop employing or contracting with the worker without authorization; except that the contractor shall not terminate the contract with the subcontractor if during such three days the subcontractor provides information to establish that the subcontractor has not knowingly employed or contracted with a worker without authorization.
G. Contractor shall comply with any reasonable requests by the Department of Labor and Employment (the Department) made in the course of an investigation that the Department is undertaking pursuant to the authority established in C.R.S. § 8-17.5-102(5).
H. If Contractor violates this Section II of this Agreement, the County may terminate this Agreement for breach of contract. If the Agreement is so terminated, the Contractor shall be liable for actual and consequential damages to the County.

CONTRACTOR'S CERTIFICATION OF COMPLIANCE

Pursuant to Colorado Revised Statute, § 8-17.5-101, *et.seq.,* as amended 5/13/08, as a prerequisite to entering into a contract for services with Adams County, Colorado, the undersigned Contractor hereby certifies that at the time of this certification, Contractor does not knowingly employ or contract with a worker without authorization who will perform work under the attached contract for services and that the Contractor will participate in the E-Verify Program or Department program, as those terms are defined in C.R.S. § 8-17.5-101, *et. seq.* in order to confirm the employment eligibility of all employees who are newly hired for employment to perform work under the attached contract for services.

CONTRACTOR:

_____ _____

Company Name Date

_____

Name (Print or Type)

_____

Signature

_____

Title

Note: Registration for the E-Verify Program can be completed at: https://www.vis-dhs.com\employerregistration. It is recommended that employers review the sample "memorandum of understanding" available at the website prior to registering.

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: Boards and Commissions Appointments
FROM: Erica Hannah, Clerk to the Board of County Commissioners
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: February1, 2022 during AIR
AUTHORIZATION TO MOVE FORWARD: ☒ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions for the boards and commissions appointments.

BACKGROUND:

The attached resolutions are to formally approve the appointments to the boards and commissions accordingly.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolutions

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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING RAYMOND H. GONZALES TO THE SCIENTIFIC AND CULTURAL FACILITIES DISTRICT

WHEREAS, a vacancy currently exists for a member for the Scientific and Cultural Facilities District; and,

WHEREAS, Raymond H. Gonzales has expressed an interest in serving on the Scientific and Cultural Facilities District; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected Raymond H. Gonzales to fill this vacancy.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Raymond H. Gonzales is hereby appointed as a member of the Scientific and Cultural Facilities District for the term as listed below:

	Term Expires
Raymond H. Gonzales	January 31, 2025

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: Boards and Commissions Appointments
FROM: Erica Hannah, Clerk to the Board of County Commissioners
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: February1, 2022 during AIR
AUTHORIZATION TO MOVE FORWARD: ☒ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions for the boards and commissions appointments.

BACKGROUND:

The attached resolutions are to formally approve the appointments to the boards and commissions accordingly.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolutions

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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING JAMES MAY TO THE E-911 AUTHORITY BOARD AS A LAW ENFORCEMENT MEMBER

WHEREAS, a vacancy currently exists for a member for the E-911 Authority Board; and,

WHEREAS, James May has expressed an interest in serving on the E-911 Authority Board; and,

WHEREAS, the Board of County Commissioners has reviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected James May to fill this vacancy as a Law Enforcement Member.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that James May is hereby appointed as a member of the E-911 Authority Board as a Law Enforcement Member for the term as listed below:

	Term Expires
James May	January 31, 2024

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: Boards and Commissions Appointments
FROM: Erica Hannah, Clerk to the Board of County Commissioners
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: February1, 2022 during AIR
AUTHORIZATION TO MOVE FORWARD: ☒ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions for the boards and commissions appointments.

BACKGROUND:

The attached resolutions are to formally approve the appointments to the boards and commissions accordingly.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolutions

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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING STUART SUNDERLAND TO THE ADAMS COUNTY E-911 AUTHORITY BOARD AS A FIRE DEPARTMENT MEMBER

WHEREAS, a vacancy currently exists for a member for the Adams County E-911 Authority Board; and,

WHEREAS, Stuart Sunderland has expressed an interest in serving on the Adams County E-911 Authority Board; and,

WHEREAS, the Board of County Commissioners has reviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected Stuart Sunderland to fill this vacancy as a Fire Department Member.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Stuart Sunderland is hereby appointed as a member of the Adams County E-911 Authority Board as a Fire Department Member for the term as listed below:

	Term Expires
Stuart Sunderland	January 31, 2024

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: Boards and Commissions Appointments
FROM: Erica Hannah, Clerk to the Board of County Commissioners
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: February1, 2022 during AIR
AUTHORIZATION TO MOVE FORWARD: ☒ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolutions for the boards and commissions appointments.

BACKGROUND:

The attached resolutions are to formally approve the appointments to the boards and commissions accordingly.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolutions

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:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING LESLIE CARRICO TO THE COMMUNITY SERVICES BLOCK GRANT ADVISORY COUNCIL AS A LOW INCOME SECTOR REPRESENTATIVE

WHEREAS, a vacancy currently exists for a member for the Community Services Block Grant Advisory Council; and,

WHEREAS, Leslie Carrico has expressed an interest in serving on the Community Services Block Grant Advisory Council; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected Leslie Carrico to fill this vacancy as a Low Income Sector Representative.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Leslie Carrico is hereby appointed as a member of the Community Services Block Grant Advisory Council as a Low Income Sector Representative for the term as listed below:

	Term Expires
Leslie Carrico	January 31, 2025

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: 2022 Acrylic Based Soil Stabilizing Polymer
FROM: Alisha Reis, Interim County Manager Byron Fanning, Interim Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Public Works Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves Amendment Three to the Agreement with EP&A Envirotac, Inc. for supplying acrylic based soil stabilizing polymer.

BACKGROUND:

The Public Works Operations Department has a gravel road rehabilitation program, which includes a gravel stabilization program. Gravel stabilization is specified for specific roadways that have historically required constant grading resulting from traffic, weather, oil & gas and agriculture impacts. By stabilizing gravel road surface materials, the maintenance demand (grading) can be decreased and thereby reduce fuel consumption, equipment/vehicle wear & tear, and the demand on labor and equipment resources, which allow other critical functions to be performed. Additional benefits include reducing dust and distress for longer periods of time, reducing construction water utilization, extending surface gravel lifecycles and providing a gravel surface that is pave/chip seal ready should surface change be required.

An agreement was awarded to EP&A Envirotac, Inc. on May 1, 2020 for acrylic based soil stabilizing polymer, this will be the second of four renewal options. The Agreement breaks down as follows:

Original Contract Amount	**Approved 3/31/2020**	**$ 1,001,576.80**
Amendment One	**Approved 2/9/2021**	**$ 1,355,384.36**
Amendment Two	**Approved 6/15/2021**	**$ 111,375.00**
Amendment Three		**$ 1,310,650.30**
New Total Contract Value	**-**	**$ 3,778,986.46**

It is recommended that Amendment Three to the Agreement with EP&A Envirotac, Inc. be approved in the amount of $1,310,650.30 for a total not to exceed Agreement amount of $3,778,986.46.

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: 3031

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7415.1		$1,600,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			$1,600,000

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT THREE TO THE AGREEMENT BETWEEN ADAMS COUNTY AND EP&A ENVIROTAC, INC., IN THE AMOUNT OF $1,310,650.30 FOR ACRYLIC BASED SOIL STABILIZING POLYMER

WHEREAS, EP&A Envirotac, Inc., was awarded an Agreement on May 1, 2020, to provide acrylic based soil stabilizing polymer; and,

WHEREAS, EP&A Envirotac, Inc., agrees to extend the current agreement for one additional year and provide acrylic based soil stabilizing polymer in the amount of $1,310,650.30, for a new total not to exceed agreement amount of $3,778,986.46.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Three to the Agreement between Adams County and EP&A Envirotac, Inc., in the amount of $1,310,650.30 for Acrylic Based Soil Stabilizing Polymer is hereby approved.

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

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 8, 2022
SUBJECT: Construction Manager/General Contractor Services for the Government Center Space Utilization Phase 3 Project
FROM: Alisha Reis, Interim County Manager Byron Fanning, Interim Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Facilities and Fleet Management Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves Amendment One to the Agreement with MW Golden Constructors, to provide Construction Manager / General Contractor (CMGC) Services for Phase 3 of the Space Utilization Project at the Government Center.

BACKGROUND:

The Government Center Space Utilization Project has an objective to improve building and staff security to increase client and public access to enhance workflow and efficiencies. Continuing with the design, Phase 3 will consist of expanding office space for the County Attorney and County Manager's offices located on the fifth floor. Phase 3 will also cover the addition of transaction windows in the Elections office to provide more efficient client access and increased security

On October 19, 2021, the Board of County Commissioners approved the award of an Agreement for Construction Manager / General Contractor Services (CMGC) with MW Golden Constructors for Phase 3 of the Government Center Space Utilization Project. The Agreement breaks down as follows:

Agreement	Project	Date approved	Amount
Original	Preconstruction	October 19, 2021	$ 5,000.00
Amendment One	GMP		$999,998.00
		Proposed Project Total	**$1,004,998.00**

The recommendation is that the Board of County Commissioners approves Amendment One to the Agreement with MW Golden Constructors for the renovation of the Government Center Space Utilization Project Phase 3 for the Guaranteed Maximum Price of $999,998.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facilities and Fleet Management 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: 04

Cost Center: 3098

	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:	9055	30981902	$500,000
Add'l Capital Expenditure not included in Current Budget:	9055	30981902	$1.414.444
Total Expenditures:			**$1,753,282**

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

Additional Capital Expenditure not included in Current Budget is the amount of budget remaining from 2021 and will be included on the carryforward amendment for consideration by the BOCC.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT ONE TO THE AGREEMENT BETWEEN ADAMS COUNTY AND MW GOLDEN CONSTRUCTORS IN THE AMOUNT OF $999,998.00 FOR CONSTRUCTION MANAGEMENT GENERAL CONTRACT SERVICES FOR THE ADAMS COUNTY GOVERNMENT CENTER SPACE UTILIZATION PHASE 3 PROJECT

WHEREAS, on October 19, 2021, the Board of County Commissioners approved an Agreement with MW Golden Constructors, to provide Construction Management General Contractor Services for the Adams County Government Center Space Utilization Phase 3 Project; and,

WHEREAS, MW Golden Constructors agrees to provide renovation services for the Government Center Space Utilization Phase 3 Project in the amount of $999,998.00, for a total not to exceed agreement amount of $1,004,998.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment One to the Agreement between Adams County and MW Golden Constructors in the amount of $999,998.00 for Construction Management General Contractor Services for the Adams County Government Center Space Utilization Phase 3 Project is hereby approved.

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

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

CASE NO.: PLT2021-00021

CASE NAME: Sir Speedy Minor Subdivision Final Plat

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- 3.2 Applicant Final Plat

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- 4.2 Referral Comments (Adams County Fire)
- 4.3 Referral Comments (Adams County Sheriff)
- 4.4 Referral Comments (CDOT)
- 4.5 Referral Comments (CGS)
- 4.6 Referral Comments (DWR)
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- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
- 6.5 Property Owner Labels
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COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners February 8, 2022

CASE No.: **PLT2021-00021** CASE NAME: **Sir Speedy Minor Subdivision Final Plat**	
Owner/ Applicant Name:	Peter Copeland, Lawrence 15 LLC
Owner/Applicant Address:	8310 N. Washington Street, Denver, Colorado 80229
Location of Requests:	8310 N. Washington Street, Denver, Colorado 80229
Parcel Number:	0171926325001
Nature of Request:	Minor Subdivision Final Plat to create one lot. Subject request would allow for the property owner to correct the illegal parcel status on the lot.
Zone District:	Commercial-5 (C-5)
Site Size:	0.27 acres
Proposed Use:	Commercial- Printing Company
Existing Use:	Commercial- Printing Company
Hearing Date(s):	**PC: January 13, 2022 / 6:00 pm** **BoCC: February 8, 2022 / 9:30 am**
Report Date:	January 19, 2022
Case Manager:	Layla Bajelan
Staff Recommendation:	APPROVAL with 11 Findings-of-Fact and 2 Notes

SUMMARY OF APPLICATIONS

Background:

Peter Copeland, the applicant, owns the property at 8310 Washington Street. In January 2021, a conceptual review meeting was applied for, and, through some research, staff determined that the parcel was created illegally in April 1976. Parcels that are created after May 5, 1972, and not done through the proper subdivision process are considered "illegal". Adams County may withhold building permits or additional entitlements on an illegally created parcel until the parcel creation status is brought into conformance.

Mr. Copeland pursued the minor subdivision application to correct the parcel creation status on the lot: however, one of the criteria of approval for a minor subdivision is that the parcel meets the minimum dimensional standards for the zone district. The subject parcel is currently zoned as Commercial-5 (C-5), which requires a minimum lot width of 100 feet. The subject lot is roughly 51 feet in lot width. There is no minimum lot size for the C-5 zone district.

Mr. Copeland applied for and was approved for a Variance (VSP2021-00011) from the minimum lot width in Commercial-5 (C-5) to conform to the County's Development Standards. Without the variance, the subject parcel would be required to rezone to a zone district in which the dimensional standards would be met and which would be compliant with the Future Land Use (FLU) designation. This would cause significant hardship on the current property owner to have to rezone to another zone district that met the FLU and is not a feasible option for this property due to the configuration and location.

Site Characteristics:

The subject property is located along the eastern side of Washington Street. The site has frontage along both Washington Street and Coronado Parkway South. The lot width along Washington is roughly 51 feet, and the lot width along Coronado Parkway South is roughly 25 feet. Neither existing frontage meets the minimum requirement for the C-5 zone district: however, the applicant was approved for a variance. The Coronado Parkway Third Filing Subdivision Plat shows the subject parcel and the parcels to the south and east as one single parcel. The subject parcel was split from the parcel to the south and was created on April 19, 1976. The unique "L" shape of the parcel would make redevelopment of the site difficult with today's zoning requirements.

Historically, the site has been utilized as a commercial property for Mr. Copeland's printing business. Mr. Copeland bought the property unaware of the illegal creation date status. He intends to continue the commercial use on the property and applied for the minor subdivision to fix the illegal status on the lot.

Development Standards and Regulations Requirements:

Per Section 2-02-20-03 of the Adams County Development Standards and Regulations, the applicant is requesting a Minor Subdivision Final Plat to correct the illegal parcel status on the property.

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and parcel lot dimensions are required to conform to requirements of the designated zone district. In addition, all lots created by a subdivision shall have access to a County-maintained right-of-way. The proposed final plat has been reviewed by County staff for consistency with the County's Subdivision Design Standards. 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 is currently served by the North Washington Water and Sanitation District for water and sewer services. The Department of Water Resources has confirmed that there is sufficient water supply for the proposed subdivision.

There is a no minimum lot size required in the Commercial-5 zone district, and the minimum lot width is one hundred (100) feet. The applicant has been approved for a variance to allow for the lot width to be 51 feet, rather than the required 100 feet. Currently, the site consists of one parcel of approximately 0.27 acres and with the approved variance, the proposed lot meets all dimensional standards. The applicant's proposed final plat will not create any additional lots and will only bring the existing parcel into conformance. In addition, no new uses are proposed at this time and Mr. Copeland intends to continue the commercial use on the property.

Per Section 5-02-04 of the County's Development Standards and Regulations, an SIA will be 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. It has been determined by staff that no SIA will be required with this request and no public improvements are proposed.

Future Land Use Designation/Comprehensive Plan:
The future land use designation on the property is Urban Residential. Per Chapter 5 of the County's 2012Comprehensive Plan. The purpose of the Urban Residential future land use designation is to provide a mix of housing types at residential densities greater than one dwelling unit per acre. The County Comprehensive Plan is currently being updated.

Surrounding Zoning Designations and Existing Use Activity:

Northwest City of Thornton Commercial	**North** C-5 Niver Creek	**Northeast** R-1-C Niver Creek
West City of Thornton Commercial	**Subject Property** **C-5** **Commercial**	**East** C-5 Commercial
Southwest C-5 Commercial	**South** C-4 Commercial	**Southeast** PUD Multi-family Residential

Compatibility with the Surrounding Area:
The subject property is surrounded by commercial properties along Washington Street and South Coronado Parkway. The Niver Creek runs adjacent the northern boundary of this parcel. The larger vicinity within the neighborhood also includes a variety of housing types ranging from single-family, paired, and multi-family dwellings and several commercial properties both within unincorporated Adams County and the City of Thornton. The properties directly to the west and northwest are within the City of Thornton.

Staff Recommendation:
Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of this request with 11 findings-of-fact and 2 notes:

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 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.
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 applicant has provided evidence that adequate drainage improvements 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 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.

Recommended Notes 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 applicant is encouraged to continue working with the City of Thornton pertaining to any dedication of easements for the sanitary sewer line.

CITIZEN COMMENTS

Notifications Sent	Comments Received
589	0

All property owners and occupants within 750 feet of the subject property were notified of this request. As of writing this report, staff has not received any comments regarding the application for a minor subdivision final plat.

PC UPDATE

This case was heard at the Planning Commission (PC) on January 13, 2022, and the PC forwarded a recommendation of approval (7-0) with 11 findings-of-fact and 2 notes to the applicant. The PC commented on the proximity of the building to the proposed property lines and how that could become an issue with setbacks. Staff noted that Mr. Copeland is only trying to bring his parcel into conformance, and any new development on the property would need to meet the setbacks or be approved for a variance.

There were no members of the public who spoke during the hearing. The Applicant and his representative spoke at the meeting and had no concerns with the staff report or presentation.

COUNTY AGENCY COMMENTS

Staff reviewed the request and has no outstanding concerns with the proposed applications.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

City of Thornton
Lumen
Xcel Energy

The City of Thornton provided comments related to an existing sewer line that runs below the subject property, requesting that the applicant show the boundaries of the easement on the plat. The applicant has revised the plat to include an easement to the City of Thornton, per their request, and the City of Thornton no longer has concerns with the plat.

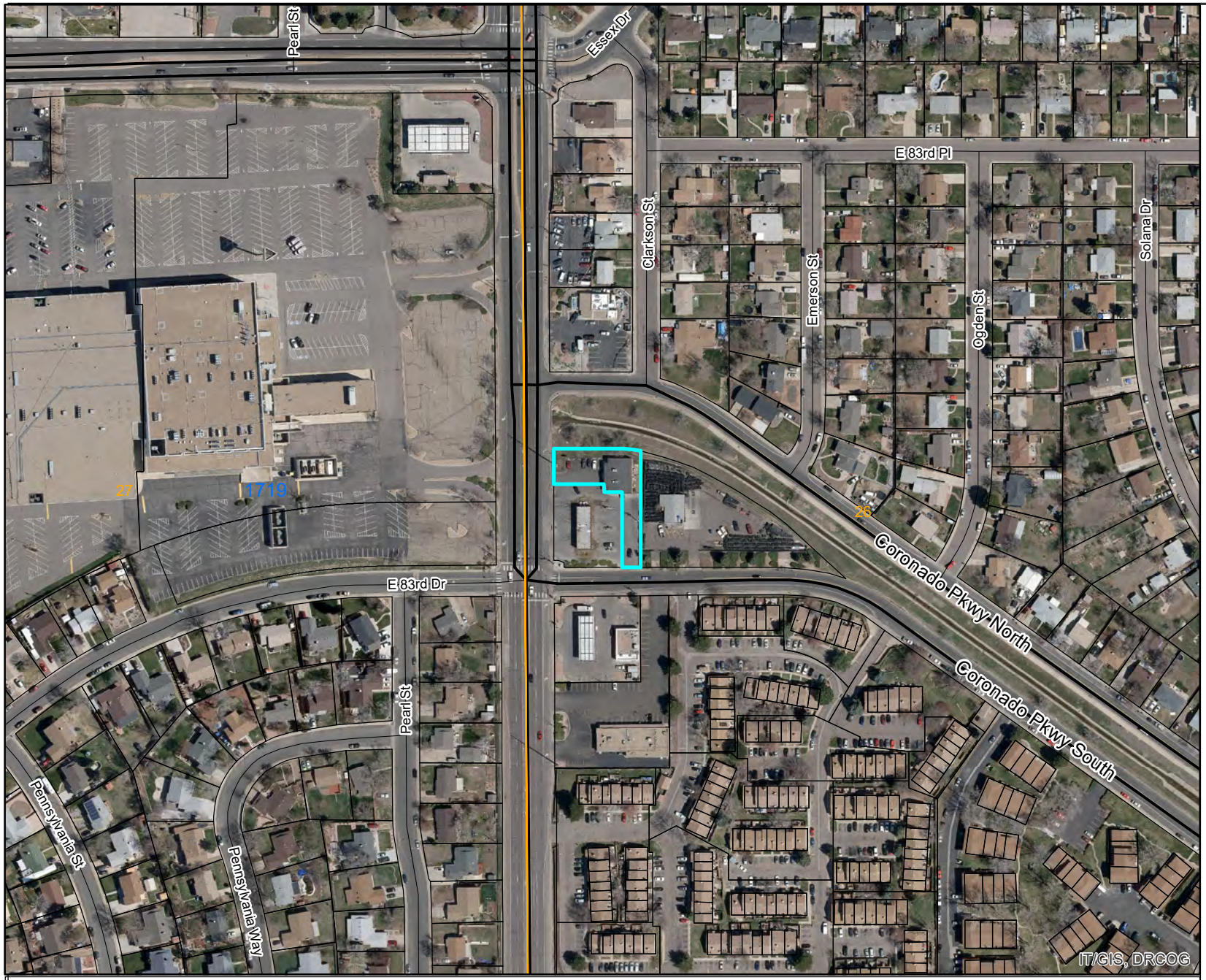
In addition, Lumen and Xcel Energy initially provided comments that indicated a concern for existing facilities on the property. After clarifying to both entities that the plat will only bring the parcel into conformance and no new development would be permitted with the plat, both entities no longer had concerns with the plat. All new development on the parcel will be required to work with utility providers are part of the building permits.

Responding without Concerns:

Adams County Fire
Adams County Public Works
Adams County Sheriffs Department
CDOT

Colorado Division of Water Resources
Colorado Geological Survey
RTD
Tri-County Health Department

Notified but not Responding / Considered a Favorable Response:
Adams County School District 14
Adams County Sheriff
Adams County Treasurer
Century Link
Colorado Division of Wildlife
Comcast
Crestview Water & Sanitation
Mapleton School District #1
Metro Wastewater Reclamation
North Pecos Water & Sanitation
North Washington Street Water & Sanitation
Perl Mack Neighborhood Group
South Adams County Fire
Thornton Fire Department
Union Pacific Railroad
United States Postal Service



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

PLT2021-00021; Sir Speedy Minor Subdivision Final Plat

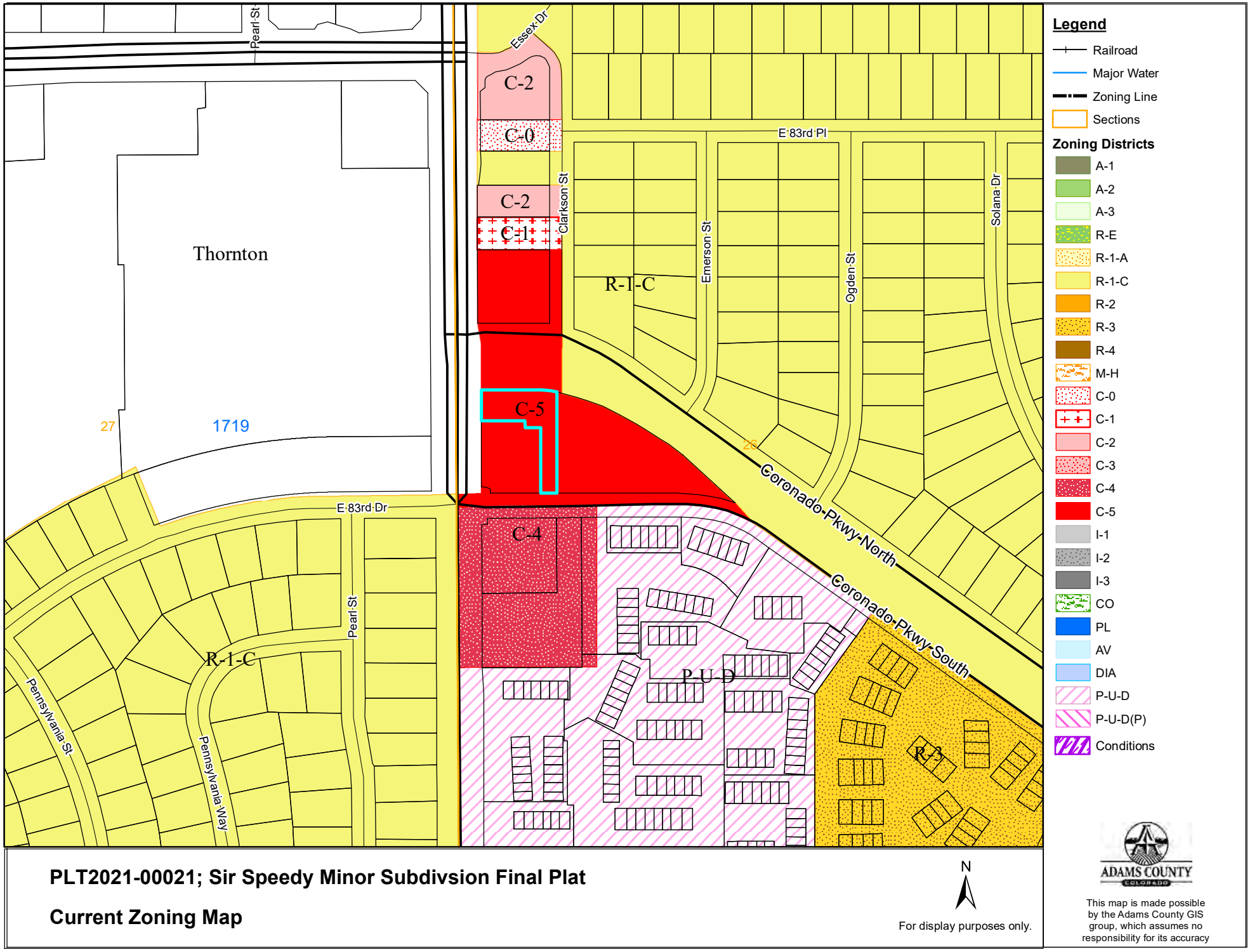
Aerial Map

N

For display purposes only.

ADAMS COUNTY COLORADO

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



PLT2021-00021; Sir Speedy Minor Subdivsion Final Plat

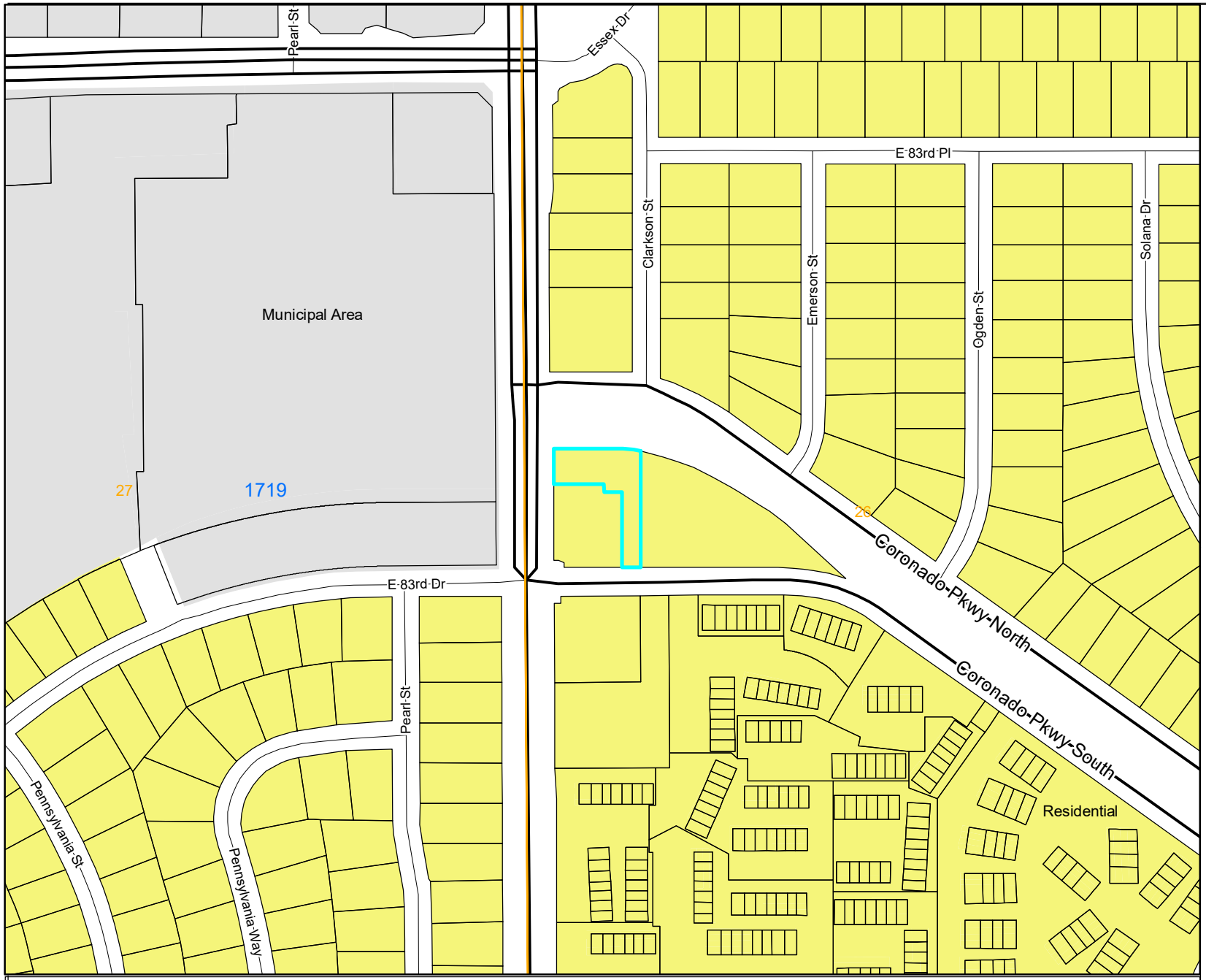
Current Zoning Map

N

For display purposes only.

ADAMS COUNTY COLORADO

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

Legend

Future Landuse 2012 (Rev2016)

Residential
- Urban Residential
- Estate Residential

Mixed Use
- Local District Mixed Use
- Mixed Use Neighborhood
- Activity Center
- Mixed Use Employment

Commercial/Industrial
- Commercial
- Industrial

Other
- Agriculture
- DIA Reserve
- Parks and Open Space
- Public
- Municipal Area

PLT2021-00021; Sir Speedy Minor Subdivsion Final Plat

Future Land Use Map

N

For display purposes only.

ADAMS COUNTY COLORADO

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

Written Explanation of Project
Subdivision-Minor
8310 Washington Street, Denver, CO 80229

Peter Copeland, the manager of Lawrence 15 LLC, is the applicant and owns the property at 8310 Washington Street. On July 15, 2021, the applicant sought a lot width variance and such variance was granted by Adams County. Adams County had previously determined in January 2021 that the parcel was illegally created in April 1976. Adams County requires that "illegal" subdivisions be brought into conformance.

Mr. Copeland requests this minor-subdivision be granted to correct the parcel creation status of the lot. Historically, the site has been utilized as a commercial property for Mr. Copeland's printing business. He was unaware of the illegal subdivision status of the property when it was purchased and was not made aware of such status until he reached out to Adams County related to a permit. The lot is zoned Commercial-5 (C-5) and has a 51 feet of lot width.

There is no proposed development at this time.

No Subdivision Improvement Agreement is required.

No School Impact Analysis is required.

No Fire Protection Report is required.

No Subdivision Engineering Review is required.

SIR SPEEDY SUBDIVISION MINOR PLAT

Plat No. PLT2021-00021

A Portion of the SW 1/4 of Section 26, T. 2 S., R. 68 W. of the 6th P.M.
County of Adams, State of Colorado
Sheet 1 of 2

OWNERSHIP AND DEDICATION STATEMENT:

Know All Men By These Presents, that Lawrence 15, LLC, a Colorado limited liability company, being the sole owner as attested to in the Statement of Authority recorded under Reception No. 2014000064927, dated 09/23/2014, of the following described tract of land recorded under Reception No. C0789377, dated 04/20/2001:

That part of Block 1, Coronado Subdivision – Third Filing, County of Adams, State of Colorado, described as follows:
Beginning at the northwest corner of said block 1; Thence east along the North line of said Block 1, a distance of 100.00 feet to point of curvature; Thence Southeasterly on a curve to the right, having a radius of 434.71 feet, an arc distance of 50.11 feet; Thence Southerly, parallel with the West line of said Block 1, a distance of 188.54 feet to the south line of said Block 1; Thence on an angle to the right of 90°00'00", along the South line of said Block 1, a distance of 25.00 feet; Thence on an angle to the right of 90°00'00", parallel with the West line of said Block 1, a distance of 126.01 feet; Thence on an angle to the left of 90°00'00, parallel with the South line of said Block 1, a distance of 41.00 feet; Thence on an angle to the right of 90°00'00, parallel with the West line of said Block 1, a distance of 13.99 feet to a point which is 84.00 feet Easterly from the West line of said Block 1, as measured along a line parallel with the South line of said Block 1; Thence on an angle to the left of 90°00'00, parallel with the South line of said Block 1, a distance of 84.00 feet to a point on the West line of said Block 1, said point being 140.00 feet Northerly from the Southwest corner of said Block 1, as measured along the West line of said Block 1; Thence on an angle to the right of 90°00'00" along the West line of said Block 1, a distance of 51.42 feet to the Point of Beginning.
County of Adams, State of Colorado.

Containing 11,736 sq. ft., more or less.

Have by these presents laid out, platted and subdivided the same in lots, streets and easements as shown on this plat under the name and style of SIR SPEEDY SUBDIVISION MINOR PLAT.

Executed this _____ day of_____, 2021.

OWNERS:

Lawrence 15, LLC, a Colorado limited liability company

By: _____.
Peter Copeland, its Managing Member

State of _____)
)
County of _____)

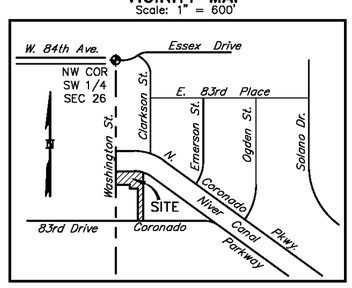
The foregoing instrument was acknowledged before me this ____ day of _____ 20____ by Peter Copeland, as Managing Member of Lawrence 15, LLC, a Colorado limited liability company on behalf thereof.

Notary Public

My commission expires _____.

VICINITY MAP

Scale: 1" = 600'



NOTES:

1.) In preparing this survey, Old Republic National Title Insurance Company Commitment Order No. ABJ70712783, dated 03/10/21, was provided by the client in order to identify record title and easement matters.

2.) Certification Defined: The use of the word "certify" or "certification" by a registered professional surveyor, in the practice of land surveying, constitutes an expression of professional opinion regarding those facts of findings which are the subject of the certification, and does not constitute a warranty or guarantee, either expressed or implied.

3.) Notice: According to Colorado law you must commence any legal action based on 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.

4.) The U.S. Survey Foot, defined as 1200/3937, was used in the measurements of this survey.

5.) This easement has been developed for the City of Thornton's existing outfall sanitary sewer pipeline found on the premises. The southerly line of this easement is 12 feet southerly of and parallel with the center line of the pipe as located on the premises.

6.) The Plat of Coronado Subdivision—Third Filing was recorded on August 17, 1965 at Reception No. 765899 in the Adams County Clerk and Recorder's Office.

7.) Bearings are not used with this plat.

8.) The 100—year floodplain exists within the boundary of this plat in the northwest corner. No changes or modifications to the 100—year floodplain are proposed with this plat, See FEMA map for Adams County Panel Number 601H dated January 20, 2016 for more information.

9.) The purpose of this Minor Plat is to bring the subject parcel into compliance with Adams County development and subdivision requirements.

10.) 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.

SURVEYOR'S CERTIFICATE:

I, Christopher D. Rogers, a Registered Professional Land Surveyor in the State of Colorado do hereby certify that the survey represented by this plat was made under my supervision and the monuments shown thereon actually exist, that mathematical closure errors are less than 1:50,000 and this plat accurately represents said survey.

Date of Survey: April 15, 2021

_____
Christopher D. Rogers,
L.S. No. 38091

COLORADO LICENSED CHRISTOPHER D. ROGERS 38091 PROFESSIONAL LAND SURVEYOR

Not Valid Without Signature And Date

APPROVALS:

ADAMS COUNTY PLANNING COMMISSION:

Approved by the Adams County Planning Commission this _____ day of _____20___,

_____.
Chair

ADAMS COUNTY BOARD OF COMMISSIONERS:

Approved by the Adams County Board of Commissioners this _____ day of _____20___,

_____.
Chair

CERTIFICATE OF CLERK AND RECORDER:

This plat was filed for record in the office of the Adams County Clerk and Recorder in the State of Colorado at ___M. on this _____ day of _____ A.D., 20___,

By: _____, _____,
Deputy County Clerk and Recorder

Reception No.: _____,

AEGIS Surveying, Inc.
PROFESSIONAL LAND SURVEYING CONSULTANTS
3395 Yates Street Denver, Colorado 80212 (303)477-9319

SIR SPEEDY SUBDIVISION MINOR PLAT

Plat No. PLT2021-00021

A Portion of the SW 1/4 of Section 26, T. 2 S., R. 68 W. of the 6th P.M.
County of Adams, State of Colorado
Sheet 2 of 2

NW Corner SW1/4 Section 26
T. 2 S., R. 68 W., 6th P.M.
(2-1/2" Cap LS #30126 in Corner Box)

685.25'

West Line SW1/4 Section 26 2649.31'

216.42'

1747.64'

SW Corner Section 26
T. 2 S., R. 68 W., 6th P.M.
(1-1/2" Cap in Corner Box)

Washington Street
(100' R.O.W.)

N

Niver Canal Ditch

Point of Beginning
(NW Corner Block 1)

50.00'

100.00'

Δ=6°36'16"
R=434.71'
L=50.11'

Existing Pin & Yellow Cap L.S. No. 9655

90°

CL of Thornton's Sanitary Outfall Pipeline - (See Note 5.)

20.27'

90°23'41"

12'

12'

198°01'02"

96°36'17"

24.70'

71°35'17"

20.29'

130.75'

51.42'

PSCo. Easement
(Bk. 277, Pg. 138)
40'

PORTION OF
LOT 1
(Area = 11,736 Sq. Ft.)

90°

270°

84.00'

Reciprocal Easement
(Bk. 2765, Pg. 57)

13.99'

90°

BLOCK 1

41.00'

90°

8.0'

188.54'

CORONADO SUBDIVISION

Reciprocal Easement (Bk. 2765, Pg. 57)

126.01'

140.00'

GRAPHIC SCALE
20 0 10 20 40
1 inch = 20 feet

THIRD FILING

(Reception No. 765899)

LEGEND:

- ● Set #5 Rebar with Yellow Cap L.S. No. 38091 at Corner Position, unless indicated otherwise.
- ⌖ Set Chiseled Cross with Alloy Disc L.S. No. 38091 on Concrete, unless indicated otherwise.
- ⊙ Set Concrete Nail & Alloy Disc L.S. No. 38091, unless indicated otherwise.

SW Corner Block 1

125.00'

Existing Pin & Yellow Cap L.S. No. 9655

90°

90°

25.00'

Coronado Parkway S
(Platted 83rd Drive-50' R.O.W.)

AEGIS Surveying, Inc.
PROFESSIONAL LAND SURVEYING CONSULTANTS
3395 Yates Street Denver, Colorado 80212 (303)477-9319

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 9/16/2021

Project Number: PLT2021-00021

Project Name: Sir Speedy Minor Subdivision Final Plat

Commenting Division: Planner Review

Name of Reviewer: Layla Bajelan

Date: 09/16/2021

Email:

Complete

PLN01: Applicant has received a variance from the minimum lot width. The proposed parcel meets all the minimum dimensional standards of the C-5 zone district.

PLN02: The DWR has confirmed that adequate water supply is available to subdivide.

BOARD OF COUNTY COMMISSIONERS

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

Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 09/09/2021

Email:

Resubmittal Required

ENG1: Drainage easements are required to be dedicated to the County. Dedication of easements to the County is proposed pipes, channels, swales and other drainage appurtenances and facilities (including those located on adjoining property.

ENG2: Non-residential driveways will need to be constructed to meet the requirements of international fire code. Turnarounds must be provided at the ends of driveways that exceed 150 feet in length. As an alternative to this standard, the applicant can submit written evidence from the governing Fire Protection District approving the circulation in the parking area.

ENG3: An impervious surface area including the structures and driveways, unpaved, area not increased more than 3,000 square feet a drainage report is not required. However, since no additional drainage impacts as long the parking area will drain to an existing drainage with the required capacity.

ENG4: The comments have been attached into the attached, Red-marked Print.

Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 09/08/2021

Email:

Under Review

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 09/08/2021

Email:

Resubmittal Required

ROW1: Provide written confirmation as requested in title commitment Item No. 4 for Statement of Authority for Lawrence 15, LLC

ROW2: Need to address all comments as provided on Subdivision Plat:

1. Add Case Number: PLT2021-00021 to all sheets
2. Need to add title: OWNERSHIP AND DEDICATION STATEMENT
3. Provide ownership information by vesting deed within the Ownership and Dedication Statement
4. Correct Ownership and notary affirmation
5. Provide closure statement per state regulations
6. Survey needs to provide Basis of Bearings statement and needs to shown on Sheet 2 as well
7. Correct Approval Block
8. Add Easement note as provided
9. Vicinity map needs to include all property with a two or three mile radius of site
10. Place Notes under Vicinity Map and move affirmation under Ownership and Dedication Statement
11. Correct Year on signature blocks
12. Align Clerk and Recorders block under CEDD approval block
13. Add adjacent parcel information by Lot/Block information and not blanket of Coronado Subdivision
14. Address all other comments as provided

Commenting Division: Building Safety Review

Name of Reviewer: Justin Blair

Date: 09/07/2021

Email: jblair@adcogov.org

Complete

No Comment

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 09/01/2021

Email: gmoon@adcogov.org

Complete

There are no OPEN violation cases at this location at this time. NO COMMENT

Commenting Division: Economic Development Review

Name of Reviewer: Ethan Rouse

Date: 08/17/2021

Email:

Complete

In support of business use and process to correct parcel creation status of the lot

---

Commenting Division: Economic Development Review

Name of Reviewer: Ethan Rouse

Date: 08/17/2021

Email:

Comment

In support of business use and process to correct parcel creation status of the lot

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

ADAMS COUNTY
COLORADO

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

Development Review Team Comments- 2nd Review

Date: November 17, 2021
Project Number: PLT2021-00021
Project Name: Sir Speedy Minor Subdivision

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

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

Commenting Division: Development Services, Planning
Name of Reviewer: Layla Bajelan, Planner II- Long Range Planning
Email: LBajelan@adcogov.org / 720-523-6863

No comment

Commenting Division: Development Services, Right-of-Way Agent
Name of Review: David Dittmer
Email: DDittmer@adcogov.org / 720-523-6811

ROW1: Revise Title on Plat to read: SIR SPEEDY SUBDIVISION MINOR PLAT on both Sheet 1 and 2
ROW2: Vicinity Map cannot include colored ink as Mylars will not be provided as such, and must be scaled as follows: 1" = 600' to 1" = 6000"
ROW3: Correct formatting on Note 2
ROW4: Correct closure statement as required by Colorado Revised Statutes 38-51-106-(I)
ROW5: Complete reference to recorded Coronado Subdivision - Third Filing: Need date recorded, Book/page, and Reception No.
ROW6: Surveyor's seal cannot obscure any written/type information

Commenting Division: Development Services, Engineering:
Name of Review: Steve Krawczyk, Senior Engineer
Email: SKrawczyk@adcogov.org / 720-523-6854

The plat that has been submitted is sufficient for the purpose of legalizing the property. See the red mark print for minor corrects.

BOARD OF COUNTY COMMISSIONERS
Eva J. Henry DISTRICT 1 | Charles "Chaz" Tedesco DISTRICT 2 | Emma Pinter DISTRICT 3 | Steve O'Dorisio DISTRICT 4 | Lynn Baca DISTRICT 5

From: Carla Gutierrez
To: Layla Bajelan
Subject: RE: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat
Date: Wednesday, September 15, 2021 10:01:55 AM
Attachments: image002.png
E5090130E057499F9B0C52C37A2A1534[22746558].png

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

Hi Layla,

At this time, the Fire District has no questions or concerns regarding the minor subdivision final plat.

Thank you!

Carla Gutierrez
Deputy Fire Marshal
Adams County Fire Rescue
7980 Elmwood Lane
Denver, Colorado 80221

Sent from Mail for Windows 10

From: Layla Bajelan
Sent: Friday, August 27, 2021 2:35 PM
To: Layla Bajelan
Subject: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Request for Comments

Greetings,

The Adams County Planning Commission is requesting comments on the following application:

From:	Rick Reigenborn
To:	Layla Bajelan
Subject:	RE: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat
Date:	Wednesday, September 1, 2021 12:06:11 PM
Attachments:	image003.wmz image005.png image001.png

The Sheriff's Office has no opposition to this request.

Richard A. Reigenborn
Sheriff
Adams County Sheriff's Office
4430 S. Adams County Parkway,
1st Floor, Suite W5400
Brighton, CO 80601
303-655-3218 **I** RReigenborn@adcogov.org

Character ● Integrity ● Transparency

From: Layla Bajelan
Sent: Friday, August 27, 2021 2:35 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat

Request for Comments

Greetings,

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plat to create one lot. Subject request would allow for the property owner to correct the illegal parcel status on the lot.** This request is located at 8310 N. WASHINGTON ST. The Assessor's Parcel Number is 0171926325001.

Applicant Information: Lawrence 15 LLC.
8310 N. Washington Street
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 **09/15/2021** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

From:	Loeffler - CDOT, Steven
To:	Layla Bajelan
Subject:	Re: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat
Date:	Tuesday, August 31, 2021 6:51:20 AM
Attachments:	image002.png

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

Layla,

I have reviewed the referral for the Sir Speedy Minor Subdivision Final Plat at 8310 N. Washington Street and have no objections. This is off of the State highway system.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

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

On Fri, Aug 27, 2021 at 2:35 PM Layla Bajelan <LBajelan@adcogov.org> wrote:

> # Request for Comments
>
> Greetings,
>
> The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plat to create one lot. Subject request would allow for the property owner to correct the illegal parcel status on the lot.** This request is located at 8310 N. WASHINGTON ST. The Assessor's Parcel Number is 0171926325001.
>
> Applicant Information: Lawrence 15 LLC.
>
> 8310 N. Washington Street
>
> Denver, CO 80229

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

Karen Berry
State Geologist

September 9, 2021

Layla Bajelan
Adams County Community & Economic Development
4430 S. Adams County Parkway, Suite W2000B
Brighton, CO 80601

Location:
W NW SW Sec. 26,
T2S, R68W of the 6th P.M.
39.8471, -104.9774

Subject: **Sir Speedy Minor Subdivision Final Plat (PLT2021-00021)**
Adams County, CO; CGS Unique No. AD-22-0024

Dear Layla:

Colorado Geological Survey has reviewed the Sir Speedy Minor Subdivision final plat referral. I understand the applicant proposes one lot to correct the illegal status of a commercial parcel located at 8310 N. Washington St.

No geologic hazards are known to be present that would preclude approval of the one-lot minor subdivision. The applicant states (Written Explanation of Project, undated) that no development is currently proposed. **CGS therefore has no objection to approval of PLT2021-00021.**

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 property is **not** mapped as containing a sand, gravel, or quarry aggregate resource.

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,

Jill Carlson, C.E.G.
Engineering Geologist

COLORADO
Division of Water Resources
Department of Natural Resources

August 31, 2021

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

RE: Sir Speedy Minor Subdivision Final Plat
Case no. PLT2021-00021
Part of the NW ¼ of the SW ¼ of Sec. 26, T2S, R68W, 6th P.M.
Water Division 1, Water District 2

Dear Ms. Bajelan,

We have reviewed your August 27, 2021 referral concerning the above referenced proposal to create one lot of approximately 0.27 acres. According to the information provided this lot was illegally subdivided in 1976, therefore the Applicant is seeking to legalize this parcel through this subdivision application. This submittal is presented by the county as a one lot subdivision.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted, therefore the water supply demand for this subdivision is unknown.

Source of Water Supply

According to our records the current parcel is located within the boundaries of North Washington Street Water and Sanitation District ("District") service area. It is unclear if the District is committed to serve the property. According to our records, the District obtains its water supply through master meter contract no. 192 with the Denver Water Department. The Denver Water Department is considered to be a reliable water source.

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 the water supply can be provided without causing material injury to existing water rights and the supply is expected to be adequate **if the District is committed to provide the required water to the property**.

Should you, or the Applicant, have any questions please contact Ioana Comaniciu in this office at 303-866-3581 x8246.

Sincerely,

for
Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision no. 28854

City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.thorntonco.gov

September 13, 2021

Layla Bajelan
Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216

RE: Outside referral for PLT2021-00021 Sir Speedy Minor Subdivision Final Plat

Ms. Bajelan:

The City of Thornton staff have reviewed the proposal for PLT2021-00021 Sir Speedy Minor Subdivision Final Plat and have provided the following comments:

Infrastructure (Rachelle Plas, 720-977-6239)

1. See attached red-lines.

2. Need to grant a sewer easement to the city.

END OF COMMENTS

Please feel free to contact me at 303-538-7301, or via e-mail at erinn.rogowski@thorntonco.gov for updates and/or questions related to this response.

Sincerely,

Erinn Rogowski
Planner I

cc: Warren Campbell, Current Planning Manager
Rachelle Plas, Civil Engineer
Steve Dynes, City Surveyor

V:\PLANNING DIVISION\Outside Referrals\Adams County\Adams County 2021\Adams County Sir Speedy Minor Subdivision Final Plat PLOSR202101503\Comments

City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.thorntonco.gov

November 10, 2021

Layla Bajelan
Adams County Community and Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216

RE: 2nd Review for Outside referral PLT2021-00021 Sir Speedy Minor Subdivision Final Plat

Ms. Bajelan:

The City of Thornton staff have reviewed the proposal for PLT2021-00021 Sir Speedy Minor Subdivision Final Plat and have provided the following comments:

Infrastructure (Rachelle Plas, 720-977-6239)

1. The FEMA floodplain limits are not shown in the Plat. Is this something ADCO requires on plats? The Niver Creek FHAD has also been finalized, with updated floodplain limits. Should there be note and FHAD floodplain limits added to the plat for this?

END OF COMMENTS

Please feel free to contact me at 303-538-7301, or via e-mail at erinn.rogowski@thorntonco.gov for updates and/or questions related to this response.

Sincerely,

Erinn Rogowski
Planner I

cc: Warren Campbell, Current Planning Manager
Rachelle Plas, Civil Engineer

V:\PLANNING DIVISION\Outside Referrals\Adams County\Adams County 2021\Adams County Sir Speedy Minor Subdivision Final Plat PLOSR202101503\2nd Submittal\Comments

City of Thornton

Infrastructure Maintenance Center
12450 Washington Street
Thornton, CO 80241-2405

Utilities Operations Division
720-977-6500
FAX 720-977-6202
www.thorntonco.gov

To: Layla Bajelan, Long Range Planner II
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, Colorado 80601-8218

RE: City of Thornton Comments
Case Name: Sir Speedy Minor Subdivision Final Plat
Case Number: PLT2021-00021

Over 45 years ago, Adams County vacated a right of way containing a sanitary outfall pipeline (the "Pipeline") that had been constructed by the City of Thornton (the "City"). Since such time, the City has continued to use, maintain and repair the Pipeline. As such, the City's use of the land containing Pipeline has been open, notorious, and continuous for well over the amount of time necessary to establish a prescriptive easement. Furthermore, the City's apparent failure to explicitly reserve rights to the easement at the time it vacated the right of way in no way negates the existence of the easement.

The owner of the servient estate, Sir Speedy, has submitted a plat to Adams County in order to bring the subject property into compliance with County zoning requirements. The plat denotes the location of the Pipeline, describing it as a prescriptive easement in favor of the City. Additionally, the property owner's attorney has acknowledged the prescriptive easement. However, the property owner has refused to formally establish the easement and its boundaries on the plat.

Contrary to the owner's attorney's assertions, (a) the City is not asking the property owner to grant a new easement, but merely to acknowledge its boundaries, and (b) the property owner is not entitled to any compensation under takings law, as the easement has long belonged to the City. (See, e.g. Hayes v. City of Loveland, 651 P.2d 466, 468 (1982).)

The City believes it is appropriate and proper to formalize the easement by including its boundaries on this plat. The alternative would be to avoid delineating the boundaries of the easement on the plat, thereby prolonging ambiguity and compelling the City to petition the court to get the easement and its boundaries formally established. Given that the existence of the easement is acknowledged by all parties, requiring this action seems unnecessary and somewhat wasteful, involving unwarranted expense and use of the court's time.

Accordingly, it is the City's position that the boundaries of the Pipeline should be shown on the plat. The boundaries should be customary in nature, extending to 12 feet to the south of the centerline of the Pipeline and extending north to the property line (following the Pipeline currently shown on the draft plat).

Thank you for the opportunity to comment.

Josh Redman

Utility Operations Manager, City of Thornton

From:	PlatReview
To:	Layla Bajelan
Cc:	Chelko, Justin
Subject:	FW: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat
Date:	Friday, September 3, 2021 12:25:24 PM
Attachments:	image002.png image003.png Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivison Final Plat.pdf

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

Requester,

Our engineer has reviewed this plat and their comments are: "we have an aerial line in this area that would need to be relocated or removed."
If you require signatures, you can contact the engineer CC'd on this email and if you have any further questions, please don't hesitate to reach out.

Thank you!

From: Rashad, Methuria L <Methuria.L.Rashad@lumen.com>
Sent: Monday, August 30, 2021 8:17 AM
To: PlatReview <PlatReview@lumen.com>
Subject: FW: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat

Thank you,

*Methuria L. Ra*Shad*
Sr. Operations Analyst
Field Operations Network Impl.
Teams: 320-316-9265
Cell: 913-302-0047
St. Cloud, MN

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Friday, August 27, 2021 3:35 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat

Request for Comments

Greetings,

From:	Clayton Woodruff
To:	Layla Bajelan
Subject:	RE: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat
Date:	Thursday, September 2, 2021 11:50:28 AM
Attachments:	image004.png

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

Layla,

The RTD has no comment on this project

Thank you,



C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

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

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Friday, August 27, 2021 2:35 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat

Request for Comments

Greetings,

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plat to create one lot. Subject request would allow for the property owner to correct the illegal parcel status on the lot.** This request is located at 8310 N. WASHINGTON ST. The Assessor's Parcel Number is 0171926325001.

Applicant Information: Lawrence 15 LLC.
8310 N. Washington Street
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 **09/15/2021** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

From:	Kathleen Boyer
To:	Layla Bajelan
Subject:	FW: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat
Date:	Tuesday, October 12, 2021 11:45:14 AM
Attachments:	image002.png Request for Comments- PLT2021-00021: Sir Speedy Minor Subdivison Final Plat.pdf

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

No comments

Kathy
She/her/hers

Vaccine Information:

https://www.tchd.org/866/COVID-19-Vaccine

From: Land Use
Sent: Monday, October 4, 2021 10:53 AM
To: Andrea Farrow <afarrow@tchd.org>
Cc: Kathleen Boyer <kboyer@tchd.org>
Subject: FW: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat

Sir Spedy Minor Subdivision Final Plat
PLT2021-00021
Adams County
Layla Bajelan
Due 10/25
8310 Washington St.
Minor Subdivision – central

Assigned to Kathy

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Monday, October 4, 2021 12:17 AM
To: Land Use <LandUse@tchd.org>
Subject: FW: Request for Comments- PLT2021-00021; Sir Speedy Minor Subdivision Final Plat

Good afternoon,

It appears that you may have been left off of this referral. My apologies. Please provide comments at your earliest convenience. You do have 21-days from today to provide comments.

Thanks,

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

September 15, 2021

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

Attn: Layla Bajelan

Re: Sir Speedy Minor Subdivision and Plat, Case # PLT2021-00021

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a potential conflict** with the above captioned project. Public Service Company has existing electric ***transmission*** lines and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across Public Service Company's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the plat, it is the responsibility of the property owner/developer/contractor to have this project assigned to a Land Rights Agent for development plan review and execution of a License Agreement (via website www.xcelenergy.com/rightofway or email coloradorightofway@xcelenergy.com).

Please be aware PSCo also has existing electric ***distribution*** facilities within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

October 8, 2021

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

Attn: Layla Bajelan

Re: * AMENDED RESPONSE *
Sir Speedy Minor Subdivision and Plat, Case # PLT2021-00021

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Sir Speedy**. Please be aware that PSCo owns and operates both existing electric *transmission* and *distribution* facilities within the subject property. Should there be any activities around these utilities, appropriate notice must be made.

It is important to note that the PSCo easement is 60-feet wide. It would be optimal to either have the easement described as such or for Adams County or the City of Thornton provide insight on that 20-foot delta as it relates to the originally granted easement.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Request for Comments

Case Name: Sir Speedy Minor Subdivision Final Plat

Case Number: PLT2021-00021

August 25, 2021

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plat to create one lot. Subject request would allow for the property owner to correct the illegal parcel status on the lot.** This request is located at 8310 N. WASHINGTON ST. The Assessor's Parcel Number is 0171926325001.

Applicant Information: LAWRENCE 15 LLC

8310 N WASHINGTON ST
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 09/15/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

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

Thank you for your review of this case.

Layla Bajelan

Layla Bajelan, Long Range Planner II
Case Manager

BOARD OF COUNTY COMMISSIONERS

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

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Public Hearing Notification

Case Name:	Sir Speedy Minor Subdivision Final Plat
Case Number:	PLT2021-00021
Planning Commission Hearing Date:	01/13/2022 at 6:00 p.m.
Board of County Commissioners Hearing Date:	02/08/2022 at 9:30 a.m.

December 22, 2021

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Minor Subdivision Final Plat to create one lot. Subject request would allow for the property owner to correct the illegally created parcel status on the lot.**

This request is located at 8310 N. WASHINGTON ST on .27 acres. The Assessor's Parcel Number(s) 0171926325001

Applicant Information: LAWRENCE 15 LLC
8310 N WASHINGTON ST
DENVER, CO 80229

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.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.
Thank you for your review of this case.

Layla Bajelan

Layla Bajelan, Long Range Planner II
Case Manager

BOARD OF COUNTY COMMISSIONERS

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

PUBLICATION REQUEST

Case Name: Sir Speedy Minor Subdivision Final Plat
Case Number: PLT2021-00021
Planning Commission Hearing Date: 01/13/2022 at 6 p.m.
Board of County Commissioners Hearing Date: 02/08/2022 at 9:30 a.m.
Case Manager: Layla Bajelan, Long-Range Planner II, LBajelan@adcogov.org 720.523.6863
Request: Minor Subdivision Final Plat to create one lot. Subject request would allow for the property owner to correct the illegal parcel creation status on the lot.
Parcel Number (s): 0171926325001
Address: 8310 N. Washington St
Applicant: Lawrence 15 LLC 8310 N. Washington Street Denver, Colorado 80229
Public Hearings Location: 4430 S. Adams County Pkwy., Brighton, CO 80601
Please visit http://www.adcogov.org/bocc for up to date information. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Referral Listing
Case Number PLT2021-00021
Sir Speedy Minor Subdivision Final Plat

Agency	Contact Information
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Assessor	Margaret Grondalsky 4430 S Adams County Pkwy C2100 Brighton CO 80601 720.523.6712 MGrondalski@adcogov.org
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Addressing	Kevin Mills 4430 S Adams County Pkwy Brighton CO 80601 720.523.6800 kmills@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org

Agency	Contact Information	
Adams County Constiuent Services	Matt Gorenc 4430 S Adams County Pkwy Brighton CO 80220 720.523.6997 mgorenc@adcogov.org	
Adams County CSWB Code Compliance Officer	Doug Fish 4430 S Adams County Pkwy Brighton CO 80601 720.523.6807 dfish@adcogov.org	
Adams County CSWB Code Compliance Officer	Kerry Gress 4430 S Adams County Pkwy Brighton CO 80601 720.523.6832 kgress@adcogov.org	
Adams County CSWB Code Compliance Officer	Rudy Martinez 4430 S Adams County Pkwy Brighton CO 80601 720.523.6833 rrmartinez@adcogov.org	
Adams County CSWB Code Compliance Officer	Brooke Pettry 4430 S Adams County Pkwy Brighton CO 80601 720.523.6206 bpettry@adcogov.org	
Adams County CSWB Code Compliance Officer	Ryan Dodge 4430 S Adams County Pkwy Brighton CO 80601 720.523.6207 rdodge@adcogov.org	
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org	
Adams County Fire Protection District	Whitney Even 7980 Elmwood Lane Denver CO 80221 303-539-6802 weven@acfpd.org	303-539-6802
Adams County Fire Protection District	Carla Gutierrez 7980 Elmwood Ln. Denver CO 80221 303-539-6862 cgutierrez@acfpd.org	
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org	

Agency	Contact Information
Adams County POSCA Director	Byron Fanning 9755 Henderson Rd Brighton CO 80601 303-637-8000 bfanning@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County Public Works Construction Inspection	- - 4430 S Adams County Pkwy Brighton CO 80601 720-523-6965 Send to Case Engineer
Adams County School District 14	Leo Rodriguez 4211 E 68th Ave Commerce City CO 80022 303.853.7901 lrodriguez@adams14.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Adams County Treasurer	Lisa Culpepper 4430 S Adams County Pkwy Brighton CO 80601 720.523-6166 lculpepper@adcogov.org
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com

Agency	Contact Information
City of Commerce City	Omar Yusuf 7887 E 60th Ave Commerce City CO 80022 303-289-3693 oyusuf@c3gov.com
City of Federal Heights	Tim Williams 2380 W 90th Ave Federal Heights CO 80260 303-428-3558 twilliams@fedheights.org
City of Federal Heights	Renae Stavros 2380 W 90th Ave Federal Heights CO 80260 303.412.3530 rstavros@fedheights.org
CITY OF NORTHGLENN	Brook Svoboda 11701 COMMUNITY CENTER DRIVE NORTHGLENN CO 80233-8061 303-450-8937 bsvoboda@northglenn.org
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
City of Thornton	Warren Campbell 9500 Civic Center Dr Thornton CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net
City of Thornton	James Kaiser 12450 Washinton St Thornton CO 80241 720.977.6266 jim.kaiser@thorntonco.gov
City of Westminster	Alexander Gan Public Works & Utilities 4800 W 92nd Ave 303.658.2272 agan@cityofwestminster.us
CITY OF WESTMINSTER	Rita McConnell 4800 W 92ND AVE. WESTMINSTER CO 80031 303-658-2093 planning@cityofwestminster.us
Colorado Department of Transportation (CDOT)	Steve Loeffler 2829 W Howard Pl 2nd Floor Denver CO 80204 303-757-9891 steven.loeffler@state.co.us

Agency	Contact Information
Colorado Division 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	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
Colorado Geological Survey	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 303-384-2655 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
Crestview Water & Sanitation District	Mitchell Terry PO Box 666 Westminster CO 80036 303-429-1881 manager@crestviewwater.com
GOAT HILL	SHARON WHITEHAIR 2901 W 63RD AVE SP:0047 DENVER CO 80221 720 480-2831 sharonwhitehair@gmail.com
Mapleton School District #1	Charlotte Ciancio 7350 N Broadway Denver CO 80221 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
Neighborhood Improvement Committee	LARRY QUINTANA 7780 MAGNOLIA ST COMMERCE CITY CO 80022 3039557758

Agency	Contact Information
North Metro Fire District	Steve Gosselin 101 Spader Way Broomfield CO 80020 (303) 252-3540 sgosselin@northmetrofire.org
North Pecos Water & Sanitation District	Courtney Salazar 6900 Pecos St Denver CO 80221 303-429-5770 ar@northpecoswater.org
North Washington Street Water & San Dist	Mike DeMattee 3172 E 78th Ave Denver CO 80229 303-288-6664 mdemattee@nwswsd.com
PERL MACK NEIGHBORHOOD GROUP	DAN MICEK - PRESIDENT 7294 NAVAJO ST. DENVER CO 80221 303-428-8557 DANMICEK54@COMCAST.NET
Pomponio Terrace Metropolitan District	Zachary White 2154 E Commons Ave #2000 Centennial CO 80122 303-858-1800 zwhite@wbapc.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

Agency	Contact Information
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com
SHAW HEIGHTS WATER DISTRICT	LLOYD-PRESIDENT O'NEAL 8870 Hunter Way WESTMINSTER CO 80031 .
South Adams County Fire District	Randall Weigum 6050 Syracuse St Commerce City CO 80022 720-573-9790 FAX: 303-288-5977 rweigum@sacfd.org
South Adams County Fire District	Fire Prevention Division 6050 Syracuse St Commerce City CO 80022 303-288-0835 planreview@sacfd.org
South Adams County Water & San Dist	Sharleen Maier 10200 E 102nd Avenue Henderson CO 80022 720.206.0590 smaier@sacwsd.org
South Adams County Water & San Dist	Abel Moreno 10200 E 102nd Ave Henderson CO 80022 720-206-0590 amoreno@sacwsd.org
South Adams County Water & Sanitation District	Nelson Jeff 10200 E 102nd Avenue Henderson CO 80640 720.206.0593 720.530.8396 jnelson@sacwsd.org
Thornton Fire Department	Stephanie Harpring 9500 Civic Center Dr Thornton CO 80229-4326 303-538-7602 firedept@cityofthornton.net
Union Pacific Railroad	Rod Carroll 1400 Douglas St Stop 1690 Omaha NE 68179 402-544-2255 rscarroll@up.com
United States Postal Service	Jason Eddleman 303-853-6025 Jason.G.Eddleman@usps.gov

Agency	Contact Information
Welby Citizen Group	Norma Frank 7401 Race St Denver CO 80229 (303) 288-3152 nfrank@coloradolighting.com
Westminster Fire Department	Lt. Jim Gagliano 9110 Yates St Westminster CO 80031 303.658.4545 jgaglian@cityofwestminster.us
WESTMINSTER SCHOOL DISTRICT #50	Jackie Peterson 7002 Raleigh Street WESTMINSTER CO 80030 720-542-5100 jpeterson@adams50.org

4 SKY PROPERTIES LLC
8224 WASHINGTON ST APT 13
DENVER CO 80229-8501

450 EAST 84TH LLC
5161 E ARAPAHOE RD STE 320
CENTENNIAL CO 80122-2385

500 EAST 84TH LLC
400 E 84TH AVE STE W-5
THORNTON CO 80229

8120 WASHINGTON STREET NO 167 LLC
1010 E 91ST AVE
THORNTON CO 80229-7706

8148 WASHINGTON ST LLC
8301 SIMMS ST
ARVADA CO 80005-1409

8152 WASHINGTON STREET NO 183 LLC
1010 E 91ST AVE
DENVER CO 80229-7706

8212 WASHINGTON ST 24 LLC
1707 TELLER ST
LAKEWOOD CO 80214-5337

8266 WASHINGTON STREET NO 82 LLC
1010 E 91ST AVE
DENVER CO 80229-7706

8381 CLARK LLC
14640 ZUNI ST
BROOMFIELD CO 80023-6241

ACHAMMER FAMILY TRUST
4021 W 66TH AVE
ARVADA CO 80003-6413

ANDREEV SVETLIN
15966 W 60TH CIR
GOLDEN CO 80403-2639

ANGELOV STRAHIL AND
SWEENEY DARINA
1054 CORONADO PKWY S
DENVER CO 80229-5470

ARD GWENDOLYN
891 CORONADO PKWY
DENVER CO 80229

ATEFI NADALI
869 S MILLER CT
LAKEWOOD CO 80226-3933

BEEN ANDREW J
1560 E 84TH AVE
DENVER CO 80229-5515

BILL WELBY LLC
5040 ACOMA ST
DENVER CO 80216-2010

BLAZEWICZ VERONICA
6211 W 110TH AVE
WESTMINSTER CO 80020-3211

BLAZEWICZ VERONICA M
6211 W 110TH AVE
WESTMINSTER CO 80020-3211

BRETZING JAMES T
1056 CORONADO PKWY
DENVER CO 80229

CABRAL JOSE HERRERA
7911 GRANT ST
DENVER CO 80229-5861

CASILLAS JOSE M
4613 LINCOLN STREET
DENVER CO 80216

CHERECK KIM AND
CHERECK CHRIS
650 GOLFERS LN
BARTLETT IL 60103-1536

CHIGRO MICHAEL C
930 CORONADO PKWY S
DENVER CO 80229-5445

CHOMYN PATRICK M
1312 SANDSTONE CT
BOULDER CO 80305-6216

COOPER JAMES AND DENETTE TANYA
8168 WASINGTON ST NO. 47
DENVER CO 80229-5890

COOPER PROPERTY GROUP LLC
1201 S PARKER RD STE 104
DENVER CO 80231-2154

CORDOVA LORETTA J
8242 N WASHINGTON ST NO. 42
DENVER CO 80229

CORONADO CAR WASH LLC
879 S 14TH AVE
BRIGHTON CO 80601

CORONADO VILLAS
HOMES ASSOCIATION
1082 CORONADO PKY
DENVER CO 80229

CPR TIRE LLC
801 CORONADO PARKWAY
DENVER CO 80229

CREATIVE ESTATES LLC
8400 E CRESCENT PKWY STE 639
GREENWOOD VILLAGE CO 80111-2831

DEBOER SHELIA A
307 LEONA DRIVE
DENVER CO 80221

DELANEY PHEBE A
8248 WASINGTON ST NO. 99
DENVER CO 80229-8505

DEMARA DINA O
420 W 1ST ST UNIT 212
TEMPE AZ 85281-3125

DIAMOND SHAMROCK STATIONS INC
C/O CST BRANDS INC
PO BOX 691490
SAN ANTONIO TX 78269-1490

DOSAL HUMBERTO A
14441 E 44TH AVE
DENVER CO 80239-5031

DOUBLE BLACK DIAMOND DEVELOPMENT LLC
2205 W 136TH AVE 106-132
BROOMFIELD CO 80023-9306

DROGE CLARISSA A
952 CORONADO PKWY S
DENVER CO 80229-5445

DUKE WILLIAM J AND
DUKE KAREN R
8171 PANNSYLVANIA WAY
DENVER CO 80229

DURAN ALICIA M AND
MARTINEZ SALVADOR G
981 CORONADO PKY N
DENVER CO 80229

ELKINS JONATHAN L AND
ELKINS AMBER R
1062 CORONADO PKWY S
DENVER CO 80229-5470

EQUITY TRUST COMPANY CUSTODIAN FBO
SON NGUYEN IRA
10894 IRVING CT
WESTMINSTER CO 80031-6813

ESPINOZA FRANK AND LU ANN TRUST
1159 BULRUSH DR
CASTLE ROCK CO 80109-3533

EVANS MITCHELL R
1048 CORONADO PKWY S
THORNTON CO 80229-5470

FERN STEVEN L
1765 VALENTIA ST
DENVER CO 80220-2127

FLECK DAVID ALLEN
942 CORONADO PKWY S
DENVER CO 80229-5445

FREEBIRD LLC
1534 MEADOWROSE DR
GOLDEN CO 80401-8004

FUESTER CHERI C
1058 CORONADO PKWY NO. D-3
DENVER CO 80229

GANNON KIMBERLY M
2868 DHARMA AVE
BROOMFIELD CO 80020-5429

GONZALEZ HILARIO
10320 W 32ND AVE
WHEAT RIDGE CO 80033-5676

GONZALEZ MARIA DEL CARMEN
3061 W 92ND AVE UNIT 13C
WESTMINSTER CO 80031-2769

GONZALEZ MARTIN JORGE H
11790 ACOMA ST
NORTHGLENN CO 80234-2908

GUTIERREZ SERGIO
10300 E 145TH AVE
BRIGHTON CO 80602-5700

HANGAR RORY B
8242 WASHINGTON ST NO. 29
DENVER CO 80229-5849

HARO GUILLERMINA
2123 W 31ST AVE
DENVER CO 80211-3812

HARROD JAMES CALVIN REVOCABLE
TRUST THE
2220 W 56TH AVE
DENVER CO 80221-6605

HERNANDEZ LUZ SELENE
954 CORONADO PKWY S
DENVER CO 80229-5445

HILL MATTHEW L
9110 WASHINGTON ST
THORNTON CO 80229-4305

HILL MATTHEW L
9110 WASHINGTON ST
DENVER CO 80229-4305

HOCK CALVIN AND
HOCK KAREN
2516 E 116TH PL
THORNTON CO 80233-2344

HOPEWELL DEBBIE JO
PO BOX 33747
DENVER CO 80233-0747

HOUGHTON ALVA D/CAROLE L TRUSTEES OF THE
HOUGHTON ALVA/CAROLE FAMILY TRUST
734 E BROOKSHIRE DR
KAYSVILLE UT 84037

IBARRA RAMONA
966 CORONADO PKWY S
DENVER CO 80229-5445

JESSEN LINDA
944 CORONADO PKWY UNIT B
DENVER CO 80229

JIMENEZ ELPIDIA
PO BOX 29554
DENVER CO 80229

JING XIANGBAO AND
YANG LING
1482 SERENE DR
ERIE CO 80516-2450

JOOSTEN TYLER
938 CORONADO PKWY S
DENVER CO 80229-5445

KAYKOVA ROZA
8730 PALERMO ST
HOLLIS NY 11423-1222

KER MATTHEW
5221 E KENSINGTON AVE
CASTLE ROCK CO 80104

LINN WARREN
3885 CARR ST
WHEAT RIDGE CO 80033-4414

LOOMAN KELLY
962 CORONADO PRWY UNIT C
DENVER CO 80229

LOWRANCE SHERI LYNN
8715 SETON ST
WESTMINSTER CO 80031-3662

LUCERO LAURA J
8140 WASHINGTON ST NO. 21-137
DENVER CO 80229

M4 HOLDINGS LLC AND MOSUN L MAH TRUST UN
UND 1/2 INT AND AMARA LLC UND 1/2 INT
11633 JOSEPHINE ST
THORNTON CO 80233

MARSH SHANNAN N
926 CORONADO PKWY UNIT A
DENVER CO 80229

MAYNE ERIC ANDREW
1785 PARKDALE CIR N
ERIE CO 80516-2405

MCFADDEN TRENT C
6066 LAMAR ST APT 304
ARVADA CO 80003-5643

MCSHEEHY MICHAEL C AND
MCSHEEHY DENISE GUIDROZ
PO BOX 351222
WESTMINSTER CO 80035

MEEKS FERNON
PO BOX 5763
DENVER CO 80217-5763

MEYER RHONDA R
1060 CORONADO PKWY UNIT C
THORNTON CO 80229

MOYA ROBERTO ANTONIO
3745 MONROE ST
DENVER CO 80205-3758

NAVARRETE LETICIA AND
VILLANUEVA DOMINGO
3860 E 117TH AVE
THORNTON CO 80233-1604

NORTH WASHINGTON SHOPETTE LLC
2200 E 104TH AVE STE 105
DENVER CO 80233-4402

PAYTON MARY JO
13465 LILAC ST
THORNTON CO 80602

PEDERSEN CATHERINE L
437 W 1ST AVE APT A
DENVER CO 80223-4802

PILOTE MARILYN G
8172 N WASHINGTON ST NO. 110
DENVER CO 80229-5891

PROELL PATSY A
8180 WASHINGTON ST NO. 130 - 20
DENVER CO 80229-5848

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 80201-1979

REBT HOLDING LLC
13742 LEGEND WAY UNIT 101
BROOMFIELD CO 80023-8224

REO SPECIALISTS LLC
PO BOX 5763
DENVER CO 80217-5763

RG INVESTMENT GROUP LLC
PO BOX 30988
ALBUQUERQUE NM 87190-0988

RIVERA GLORIA N AND
RIVERA ESPINOZA OCTAVIANO
1421 CARROL CT
THORNTON CO 80229-3654

ROBERGE BOYD H JR
9520 WORCHESTER CT
PEYTON CO 80831-6832

ROMERO ANTHONY DAVID
934 CORONADO PKWY S
DENVER CO 80229-5445

ROMERO JOSEPH PHILLIP
936 CORONADO PKWY S
DENVER CO 80229-5445

ROYBAL JUAN ESTEBAN
3520 E 118TH AVE
THORNTON CO 80233-1516

SAAVERDA ISMAEL MR
13290 DILLON ST
BRIGHTON CO 80601-7211

SANDS MARLENE JOAN
1064 CORONADO PKWY S
DENVER CO 80229-5470

SCHNEIDER KRIS DOUGLAS AND
SCHNEIDER DALAL J
562 FAIRFIELD LN
LOUISVILLE CO 80027-9562

SEIFERT DEBRA M
8124 WASHINGTON ST NO. 25-165
DENVER CO 80229-5850

SHELAFO AND STEWART FAMILY TRUST THE
2559 S FRANKLIN ST
DENVER CO 80210-5109

SHELDON MOLLY AND
SHELDON STEPHANIE
1013 SPOTTSWOOD AVE
NORTH LAS VEGAS NV 89081-6666

SHEPHERD VICTORIA K AND
SHEPHERD STEVEN W
13870 QUEBEC ST
THORNTON CO 80602-7912

SHILOH HOMEOWNERS ASSOC INC
PO BOX 29102
THORNTON CO 80229-0102

SHILOH HOMEOWNERS ASSOC INC
1310 S CHAMBERS RD
AURORA CO 80017-4045

SMITH CORINA L
9747 RACE ST
DENVER CO 80229-2402

SONS RANDY LEE
5151 ZANG STREET
ARVADA CO 80002

STACKHOUSE CECIL L AND
STACKHOUSE JUANITA
820 ESSEX
DENVER CO 80229-5400

STENSON LESTER W
18694 VAN NUYS CIR
PORT CHARLOTTE FL 33948-9542

STOSKOPF ZAKRON AND
BROWN ANDREA
3439 HOTTMAN ST
BRIGHTON CO 80601-3428

STRATTON CONNIE C
8132 WASHINGTON STREET NO 151
THORNTON CO 80229

SUTTON D C SHAD D
8391 CLARKSON ST
DENVER CO 80229-5481

SUTTON SHAD
8391 CLARKSON ST
DENVER CO 80229-5481

SUTTON SHAD DEVON AKA
SUTTON SHAD D
8391 CLARKSON ST
DENVER CO 80229-5480

TEKLEZGHI MEHARENA AND
ATSEBAHA SABA YEMESGEN
9294 E ARIZONA PL
DENVER CO 80247-2345

THOMPSON OSA
1052 CORONADO PKWY S
DENVER CO 80229-5470

TORRES AGUSTIN
9301 VINE ST
THORNTON CO 80229-7640

TORRES AGUSTIN
9301 VINE ST
THORNTON CO 80229

TRAN PHUONG
1785 PARKDALE CIR N
ERIE CO 80516-2405

URRUTIA ROBERTO CONTRERAS
948 CORONADO PKWY S
DENVER CO 80229-5445

VALTER LIBOR AND
VALTER CAROLYN
2949 W 11TH AVENUE CIR
BROOMFIELD CO 80020-1018

VELASQUEZ TIMOTHY
1042 CORONADO PKWY S
DENVER CO 80229-5470

VIGIL ROBERT
932 CORONADO PKWY S
DENVER CO 80229-5445

WAFFLE HOUSE INC (NO.606)
ATTN TAX DEPT
PO BOX 6450
NORCROSS GA 30091-6450

WARREN JANE E
8184 WASHINGTON ST APT 19-122
DENVER CO 80229-5455

WELBY 169 LLC
5040 ACOMA ST
DENVER CO 80216-2010

WELBY 171 LLC
5040 ACOMA ST
DENVER CO 80216-2010

WELBY 195 LLC
5040 ACOMA ST
DENVER CO 80216-2010

WOODY ELMER E AND LILLIAN L TRUST
1404 MCINTOSH AVE
BROOMFIELD CO 80020-2481

WOODY ELMER E/LILLIAN L TRUST
1404 MCINTOSH AVE
BROOMFIELD CO 80020-2481

WOODY ELMER E/LILLIAN L TRUST THE
1404 MCINTOSH AVE
BROOMFIELD CO 80020-2481

WRCN LLC
C/O TBC TAX NO.021274
PO BOX 80615
INDIANAPOLIS IN 46280-0615

YOUR ROAD HOME LLC
9110 NORTH WASHINGTON STREET
THORNTON CO 80229

YU XIUYANG AND
LU WEINING
1622 FARMINGTON AVE APT 5
UNIONVILLE CT 06085-1231

ZHENG INVESTMENTS LLC
16533 GILPIN ST
THORNTON CO 80602-7659

4 SKY PROPERTIES LLC
OR CURRENT RESIDENT
8224 WASHINGTON ST APT 13
DENVER CO 80229-8501

4 SKY PROPERTIES LLC
OR CURRENT RESIDENT
8168 WASHINGTON ST APT 49
DENVER CO 80229-5890

8281 SOLANA DR LLC
OR CURRENT RESIDENT
8281 SOLANA DR
DENVER CO 80229-5432

ADAMS NORMA B
OR CURRENT RESIDENT
8371 CLARKSON ST
DENVER CO 80229-5434

ALCALA MARCELLA
OR CURRENT RESIDENT
8172 WASHINGTON ST APT 112
DENVER CO 80229-5891

ALEXANDER EMMANUEL
OR CURRENT RESIDENT
8132 WASHINGTON ST APT 146
DENVER CO 80229-5856

ALLEN MARK STEPHEN AND
ALLEN COLLEEN
OR CURRENT RESIDENT
8132 WASHINGTON ST APT 147
DENVER CO 80229-5856

ALVAREZ RONALDO V
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 73
DENVER CO 80229-5888

ANKELE KYLE
OR CURRENT RESIDENT
8120 WASHINGTON ST #168
DENVER CO 80229-5853

ARCHULETA JOHN A AND
ARCHULETA BARBARA J
OR CURRENT RESIDENT
8140 WASHINGTON ST NO. 133
DENVER CO 80229-5858

ARCHULETA TIOFELO D
OR CURRENT RESIDENT
811 CLARKSON CT
DENVER CO 80229-5901

ARIAS MARINO
OR CURRENT RESIDENT
928 CORONADO PKWY S UNIT B
DENVER CO 80229-5445

ARREOLA CARLOS
OR CURRENT RESIDENT
8330 SOLANA DR
DENVER CO 80229-5407

ATENCIO CYNTHIA AND
ATENCIO DENNIS
OR CURRENT RESIDENT
961 CORONADO PKWY N
DENVER CO 80229-5404

ATENCIO JOSEPH ANTHONY SR AND
ATENCIO LINDA MAE
OR CURRENT RESIDENT
8248 PEARL ST
DENVER CO 80229-5883

AVITIA NOE L
OR CURRENT RESIDENT
8181 PENNSYLVANIA WAY
DENVER CO 80229-5847

BACHMAN ROGER W
OR CURRENT RESIDENT
8160 WASHINGTON ST NO. 71
DENVER CO 80229-5888

BARRAZA LUIS AND
BARRAZA ELVIRA
OR CURRENT RESIDENT
821 E 83RD PL
DENVER CO 80229-5410

BEARD CHARLES V AND BEARD KIMBERLY
OR CURRENT RESIDENT
8351 EMERSON ST
DENVER CO 80229-5416

BEEN ANDREW JEREMY
OR CURRENT RESIDENT
8152 WASHINGTON ST APT 186
DENVER CO 80229-5886

BERNARD BRENDA R
OR CURRENT RESIDENT
8144 WASHINGTON ST APT 192
DENVER CO 80229-5859

BIGLEY NANCY A
OR CURRENT RESIDENT
841 E 83RD PL
DENVER CO 80229-5410

BINVERSIE KAITLYN E
OR CURRENT RESIDENT
8156 WASHINGTON ST APT 56
DENVER CO 80229-5887

BLUHM EMILIA
OR CURRENT RESIDENT
8132 WASHINGTON ST APT 152
DENVER CO 80229-5856

BORUNDA ANTONIA RODRIGUEZ
OR CURRENT RESIDENT
8172 WASHINGTON ST APT 108
DENVER CO 80229-5891

BRAVO CARMEN AND
ARRIAGE SERGIO ISIAS
OR CURRENT RESIDENT
8141 PENNSYLVANIA WAY
DENVER CO 80229

BREWICK TODD
OR CURRENT RESIDENT
1046 CORONADO PKWY S APT B
THORNTON CO 80229-5470

BROOKS SCOTT
OR CURRENT RESIDENT
8206 PENNSYLVANIA ST
DENVER CO 80229-5884

BRYANT WENDI
OR CURRENT RESIDENT
8254 WASHINGTON ST APT 91
DENVER CO 80229-8506

BUCKMASTER MEGAN L
BUCKMASTER TIMOTHY
OR CURRENT RESIDENT
8241 PENNSYLVANIA WAY
DENVER CO 80229-5885

BURTON DONAVON JOSEPH LEE
OR CURRENT RESIDENT
831 CLARKSON CT
DENVER CO 80229-5901

CABRAL MARIO MADERA
OR CURRENT RESIDENT
1001 E 83RD PL
DENVER CO 80229-5414

CARPIO JOE AND
CARPIO ISABELLE R
OR CURRENT RESIDENT
8371 OGDEN ST
DENVER CO 80229-5430

CARRILLO HANNS
OR CURRENT RESIDENT
8311 OGDEN ST
DENVER CO 80229-5430

CESSAR KIMBERLY A AND
CESSAR TIMOTHY A
OR CURRENT RESIDENT
8140 WASHINGTON ST UNIT 136
DENVER CO 80229

CHAPMAN JASON
OR CURRENT RESIDENT
8248 WASHINGTON ST APT 94
DENVER CO 80229-8505

CHAVEZ BRUNO R
OR CURRENT RESIDENT
8254 WASHINGTON ST APT 88
DENVER CO 80229-8506

CHAVEZ ERIK
OR CURRENT RESIDENT
8260 WASHINGTON ST APT 77
THORNTON CO 80229-8507

CLARK DIANA J S
OR CURRENT RESIDENT
1021 CORONADO PKWY N
DENVER CO 80229-5406

COLBERT SHELBY J REVOCABLE TRUST
OR CURRENT RESIDENT
8351 OGDEN ST
DENVER CO 80229-5430

COLLINS AUBREY FELICE
OR CURRENT RESIDENT
8164 WASHINGTON ST UNIT 66
DENVER CO 80229-5889

COOPER THERESA S AND
SLOCUM ANN M
OR CURRENT RESIDENT
8180 WASHINGTON ST NO. 129
DENVER CO 80229

CORDOVA CAROL AND CORDOVA DELFIN N
OR CURRENT RESIDENT
560 E 83RD DRIVE
DENVER CO 80229

CORDOVA TRICIA Y
OR CURRENT RESIDENT
8248 WASHINGTON ST APT 96
DENVER CO 80229-8505

CORRAL FRANCESCA AND
SHEPHERD RICKY JR
OR CURRENT RESIDENT
8361 SOLANA DR
DENVER CO 80229-5409

CORTEZ YVETTE M
OR CURRENT RESIDENT
8236 WASHINGTON ST APT 28
DENVER CO 80229-8503

CRAVEIRO-LOPES ALEX C AND
CRAVEIRO-LOPES ANITA
OR CURRENT RESIDENT
8440 CLARKSON ST
DENVER CO 80229-4932

CROUCH DYLAN
OR CURRENT RESIDENT
8156 WASHINGTON ST APT 57
DENVER CO 80229-5887

CRUZ MATHEW AND
CRUZ CHRISTINA A
OR CURRENT RESIDENT
8218 PEARL ST
DENVER CO 80229-5883

CRUZ RICHARD A AND
CRUZ BARBEL
OR CURRENT RESIDENT
8150 PENNSYLVANIA WAY
DENVER CO 80229-5846

CUESTAS JULIAN AND
CUESTAS BIANCA
OR CURRENT RESIDENT
8148 WASHINGTON ST APT 178
DENVER CO 80229-5860

DAY MARIA R
OR CURRENT RESIDENT
8158 PEARL ST
DENVER CO 80229-5842

DE DIOS MIGUEL ANGEL
OR CURRENT RESIDENT
8321 EMERSON ST
DENVER CO 80229-5416

DELLINGER CHARLENE R
OR CURRENT RESIDENT
491 E 83RD DR
DENVER CO 80229-5824

DI PAOLO DANEAN J
OR CURRENT RESIDENT
8300 EMERSON ST
DENVER CO 80229-5417

DOLL TYLER
OR CURRENT RESIDENT
8168 WASHINGTON ST APT 52
DENVER CO 80229-5890

DONG BINGJIE AND
CHEN YOUQIANG
OR CURRENT RESIDENT
8218 WASHINGTON ST APT 6
DENVER CO 80229-8500

DOUGLAS MICHAEL D AND
DOUGLAS MARCIE E
OR CURRENT RESIDENT
8132 WASHINGTON ST APT 148
DENVER CO 80229-5856

DOZAL MANUEL A
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 69
DENVER CO 80229-5888

DRP LLC
OR CURRENT RESIDENT
8156 WASHINGTON ST APT 55
DENVER CO 80229-5887

DUCEY ANA ROSA
OR CURRENT RESIDENT
8248 WASHINGTON ST NO. 97
DENVER CO 80229-8505

DURAN SEPTEMBER ANN RENEE
OR CURRENT RESIDENT
8360 EMERSON ST
DENVER CO 80229-5417

DURON ELEN STEPHANIE OJEDA
OR CURRENT RESIDENT
8124 WASHINGTON ST APT 160
DENVER CO 80229-5854

ELLENWOOD KIMBERLY AND
ELLENWOOD MATT
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 25
DENVER CO 80229-5898

ENNEKING SCOTT
OR CURRENT RESIDENT
8156 WASHINGTON ST APT 54
DENVER CO 80229-5887

ESPINOZA DANIEL ALFARO
OR CURRENT RESIDENT
8148 PEARL ST
DENVER CO 80229-5842

FALK CHARLES D AND
FALK ANNA M
OR CURRENT RESIDENT
8160 PENNSYLVANIA WAY
DENVER CO 80229-5846

FERNANDEZ SERGIO RODRIGO MUNOZ AND
FERNANDEZ JUSTINA GLADYS
OR CURRENT RESIDENT
8156 WASHINGTON ST APT 53
THORNTON CO 80229-5887

FIELDS JESSICA K
OR CURRENT RESIDENT
8230 WASHINGTON ST APT 14
DENVER CO 80229-8502

FINKBEINER JULY M
OR CURRENT RESIDENT
8360 CLARKSON ST
DENVER CO 80229-5435

FISHBURN RANDY AND
FISHBURN VICTORIA
OR CURRENT RESIDENT
8280 SOLANA DR
DENVER CO 80229-5433

FLORES JORGE AND
BARRERA DANIEL
OR CURRENT RESIDENT
8431 DAWSON DRIVE
DENVER CO 80229

FLORES TORRES ANA KALI
OR CURRENT RESIDENT
8331 EMERSON ST
DENVER CO 80229-5416

FREIDLINE DEAN M AND
SCHWINGHAMMER LISA A
OR CURRENT RESIDENT
8224 WASHINGTON ST APT 10
DENVER CO 80229-8501

GALLEGOS SANDRA
OR CURRENT RESIDENT
8211 PENNSYLVANIA WAY
DENVER CO 80229-5885

GARCIA ERIC
OR CURRENT RESIDENT
8441 CORONA ST
DENVER CO 80229-4905

GARCIA FLORES JOSE GUADALUPE
OR CURRENT RESIDENT
861 CLARKSON CT
DENVER CO 80229-5901

GARCIA MARISOL IBARRA
OR CURRENT RESIDENT
8136 WASHINGTON ST APT 139
DENVER CO 80229-5857

GARCIA RICARDO JR
OR CURRENT RESIDENT
8168 WASHINGTON ST APT 50
DENVER CO 80229-5890

GATES PAUL R AND
GATES PHUONG
OR CURRENT RESIDENT
8224 WASHINGTON STREET NO. 11
DENVER CO 80229

GLEASON JAMES R AND
GLEASON RUSSELL J
OR CURRENT RESIDENT
8236 WASHINGTON ST APT 30
DENVER CO 80229-8503

GOLD DUSTIN
OR CURRENT RESIDENT
8236 WASHINGTON ST APT 32
DENVER CO 80229-8503

GOMEZ PROANO MARTIN AND
MARTINEZ QUEZADA ALEJANDRA
OR CURRENT RESIDENT
8242 WASHINGTON ST APT 43
DENVER CO 80229-8504

GOMEZ TABITHA RENE AND
JOHNSON CHRISTOPHER
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 22
DENVER CO 80229-5898

GONZALES FRED AND GONZALES JULIA T
OR CURRENT RESIDENT
8208 PEARL ST
DENVER CO 80229-5883

GONZALEZ CARMEN
OR CURRENT RESIDENT
8124 WASHINGTON ST APT 161
DENVER CO 80229-5854

GONZALEZ DEKOLVYS AND
WACHTER JESSIE
OR CURRENT RESIDENT
8261 SOLANA DR
DENVER CO 80229-5432

GONZALEZ DONATO NORA
OR CURRENT RESIDENT
8200 WASHINGTON ST APT 196
DENVER CO 80229-5896

GONZALEZ GERARDO ESPARZA AND
GOMEZ GUADALUPE OLIVAS
OR CURRENT RESIDENT
8140 PENNSYLVANIA WAY
DENVER CO 80229-5846

GUERRA MONCAYO JOSE MIGUEL
OR CURRENT RESIDENT
8218 WASHINGTON ST APT 3
DENVER CO 80229-8547

GUNN TERRIE NOBLE
OR CURRENT RESIDENT
8242 WASHINGTON ST APT 44
DENVER CO 80229-8504

GUNTER LOGAN
OR CURRENT RESIDENT
8260 WASHINGTON ST UNIT 78
DENVER CO 80229-8507

GUTIERREZ JESUS AND
GUTIERREZ DIAMOND
OR CURRENT RESIDENT
8230 WASHINGTON ST APT 15
DENVER CO 80229-8502

GUTIERREZ JORGE AND
GUTIERREZ MIRNA S
OR CURRENT RESIDENT
961 E 83RD PL
DENVER CO 80229-5412

HALIW NICHOLE AND
HALIW MARCUS T
OR CURRENT RESIDENT
8430 CLARKSON ST
DENVER CO 80229-4932

HALLAM ALICE I
OR CURRENT RESIDENT
8266 WASHINGTON ST NO. 85
DENVER CO 80229-8508

HAMEL DEAN R AND
HAMEL CHERYL A
OR CURRENT RESIDENT
8430 CORONA ST
DENVER CO 80229-4906

HEIL FAMILY TRUST
OR CURRENT RESIDENT
8350 CLARKSON ST
DENVER CO 80229-5435

HERNANDEZ GARCIA KARINA N
OR CURRENT RESIDENT
8164 WASHINGTON ST APT 65
DENVER CO 80229-5889

HERNANDEZ JR JAVIER
OR CURRENT RESIDENT
8188 PEARL ST
DENVER CO 80229-5842

HERNANDEZ MANUEL MELCHOR
BOEHLER SHANNON JOLYNN
OR CURRENT RESIDENT
941 E 83RD PL
DENVER CO 80229-5412

HICKS STEVEN H AND
HICKS THERESA M
OR CURRENT RESIDENT
540 E 83RD DR
DENVER CO 80229-5825

HIGGS MICHAEL S AND
HIGGS LINDA R
OR CURRENT RESIDENT
851 CLARKSON CT
DENVER CO 80229-5901

HITZMAN PAIGE
OR CURRENT RESIDENT
8224 WASHINGTON ST APT 12
DENVER CO 80229-8501

HOLLOWAY ROBERT J
OR CURRENT RESIDENT
8206 WASHINGTON ST APT 39
DENVER CO 80229-8512

HOWE DAVID
OR CURRENT RESIDENT
8152 WASHINGTON ST APT 184
DENVER CO 80229-5886

HUTTON ROBERT JAMES
OR CURRENT RESIDENT
8157 PEARL ST
DENVER CO 80229-5843

HUYCK KATHY A
OR CURRENT RESIDENT
8218 WASHINGTON STREET NO. 5
DENVER CO 80229

IBARRA ROXANA
OR CURRENT RESIDENT
8176 WASHINGTON ST APT 114
DENVER CO 80229-5892

IMES ABRAHAM
OR CURRENT RESIDENT
8151 PENNSYLVANIA WAY
DENVER CO 80229-5847

JANUSHESKE JEFFREY T
OR CURRENT RESIDENT
8420 CORONA ST
DENVER CO 80229-4906

JIMENEZ EUSEBIO N AND
JIMENIZ ELPIDIA
OR CURRENT RESIDENT
8200 WASHINGTON ST NO. 198
DENVER CO 80229-5896

JOHNSON DAVID A
OR CURRENT RESIDENT
8431 CORONA ST
DENVER CO 80229-4905

JOHNSON ERIN
OR CURRENT RESIDENT
8168 WASHINGTON ST APT 46
DENVER CO 80229-5890

JOHNSON MATTHEW AND
YOAKAN SHANNON
OR CURRENT RESIDENT
8128 WASHINGTON ST APT 154
DENVER CO 80229-5855

JONSON CONOR
OR CURRENT RESIDENT
8255 SOLANA DR
DENVER CO 80229-5432

KARTCHNER JOSHUA
OR CURRENT RESIDENT
8120 WASHINGTON ST APT 172
DENVER CO 80229-5853

KILLINGSWORTH ROBIN A
OR CURRENT RESIDENT
8340 SOLANA DR
DENVER CO 80229-5407

KIM SOON OCK
OR CURRENT RESIDENT
8140 WASHINGTON ST APT 131
DENVER CO 80229-5858

KIRKLAND KEVIN
OR CURRENT RESIDENT
8310 OGDEN ST
DENVER CO 80229

KITZMAN PAUL D AND KAREN M
OR CURRENT RESIDENT
8370 SOLANA DR
DENVER CO 80229-5407

KLOBERDANZ RICHARD
OR CURRENT RESIDENT
8161 PENNSYLVANIA WAY
DENVER CO 80229-5847

KNOLL STEPHEN AND
KNOLL ASHLEY
OR CURRENT RESIDENT
500 E 83RD DR
DENVER CO 80229-5825

KOEHN DEVAN J
OR CURRENT RESIDENT
8124 WASHINGTON ST APT 164
DENVER CO 80229-5854

L L W COMPANY
C/O JULIAN CORDOVA
OR CURRENT RESIDENT
8330 WASHINGTON ST
DENVER CO 80229-5426

LABRADO LAURA
OR CURRENT RESIDENT
8259 PEARL ST
DENVER CO 80229-5852

LANDEROS RICHARD A AND
LANDEROS HEATHER R
OR CURRENT RESIDENT
8370 CLARKSON ST
DENVER CO 80229-5435

LARRABEE MORGAN
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 68
DENVER CO 80229-5888

LAWRENCE 15 LLC
OR CURRENT RESIDENT
8310 WASHINGTON ST
DENVER CO 80229-5408

LEDESMA MARY L
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 70
DENVER CO 80229-5888

LEISURE JOSHUA R
OR CURRENT RESIDENT
8140 WASHINGTON ST APT 132
DENVER CO 80229-5858

LEWIS BARBARA ANN
OR CURRENT RESIDENT
8120 WASHINGTON ST NO. 173
DENVER CO 80229-5853

LEWIS JANICE
OR CURRENT RESIDENT
8144 WASHINGTON ST APT 187
DENVER CO 80229-5859

LIT L PATCH OF HEAVEN INC
OR CURRENT RESIDENT
8330 CLARKSON ST
THORNTON CO 80229-5435

LOAEZA PORFIRIO AND
MORALES MARGARITA
OR CURRENT RESIDENT
8431 CLARKSON ST
DENVER CO 80229-4931

LOHMAN JUDITH A
OR CURRENT RESIDENT
8156 WASHINGTON ST NO. 58
DENVER CO 80229-5887

LONERGAN JOHN M AND
LONERGAN CONNIE S
OR CURRENT RESIDENT
8200 PENNSYLVANIA WAY
THORNTON CO 80229

LOPEZ DEISY Y ARELLANOS
OR CURRENT RESIDENT
8136 WASHINGTON ST APT 144
DENVER CO 80229-5857

LOPEZ KAREN L AND
LOPEZ JOSE C
OR CURRENT RESIDENT
810 ESSEX DR
DENVER CO 80229-5400

LOPEZ RICHARD AND
LOPEZ YVONNE
OR CURRENT RESIDENT
8301 OGDEN ST
DENVER CO 80229-5430

LOTT BRENDA SUE
OR CURRENT RESIDENT
8216 PENNSYLVANIA ST
DENVER CO 80229-5884

LUCERO RALPH AND
LUCERO KATHLEEN
OR CURRENT RESIDENT
8184 WASHINGTON ST APT 123
DENVER CO 80229-5894

LUCERO TONY AND
GRAJEDA JIMENEZ CARMEN
OR CURRENT RESIDENT
8180 WASHINGTON ST APT 128
DENVER CO 80229-5893

LYNN JOHN JR
OR CURRENT RESIDENT
900 ESSEX DR
DENVER CO 80229-5423

MAESTAS ISAAC JUAN
OR CURRENT RESIDENT
1044 CORONADO PKWY S APT C
DENVER CO 80229-5470

MANEL NANCY AND
PINEDO JAIMEARJON
OR CURRENT RESIDENT
8350 EMERSON ST
DENVER CO 80229-5417

MANN ROBERT TYLER
OR CURRENT RESIDENT
761 E 83RD PL
DENVER CO 80229-5402

MANZANARES VERA JO
OR CURRENT RESIDENT
8128 PEARL ST
DENVER CO 80229-5842

MARIN ESTEBAN ANORVE
OR CURRENT RESIDENT
801 CLARKSON CT
THORNTON CO 80229-5901

MARQUEZ EZEKIEL
OR CURRENT RESIDENT
8206 WASHINGTON ST APT 34
DENVER CO 80229-5897

MARRIOTT CLARENCE D AND PHYLLIS K
OR CURRENT RESIDENT
8321 SOLANA DR
DENVER CO 80229-5409

MARRUFO VICTOR
OR CURRENT RESIDENT
8180 WASHINGTON ST APT 126
DENVER CO 80229-5893

MARTINEZ EDWARD
OR CURRENT RESIDENT
941 CORONADO PKWY N
DENVER CO 80229-5404

MARTINEZ INEZ V
OR CURRENT RESIDENT
8295 OGDEN ST
DENVER CO 80229-5430

MARTINEZ JOSEPH L
OR CURRENT RESIDENT
980 ESSEX DR
DENVER CO 80229-5423

MARTINEZ SALVADOR
OR CURRENT RESIDENT
8152 WASHINGTON ST APT 185
DENVER CO 80229-5886

MARTINEZ VICENTE G AND
MARTINEZ OFELIA
OR CURRENT RESIDENT
480 E 83RD DR
DENVER CO 80229-5882

MARTINS KELLEE
OR CURRENT RESIDENT
640 E 83RD DR
DENVER CO 80229-5826

MARVIN CHERYLN J AND
GARRETT CURTIS M II
OR CURRENT RESIDENT
8361 EMERSON ST
DENVER CO 80229

MAZOTTI & WITHROW LLC
OR CURRENT RESIDENT
8230 WASHINGTON ST APT 20
DENVER CO 80229-8502

MEDINA PATRICIO GUADALUPE AND
MEDINA MIRZA IVONNE
OR CURRENT RESIDENT
8128 WASHINGTON ST APT 155
DENVER CO 80229-5855

MONTOYA JOEY DAVE
OR CURRENT RESIDENT
8176 WASHINGTON ST APT 117
THORNTON CO 80229-5892

MOOK STEPHEN
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 27
DENVER CO 80229-5898

MOORE JACOB W
OR CURRENT RESIDENT
8351 SOLANA DR
DENVER CO 80229-5409

MOORE STEPHANIE
OR CURRENT RESIDENT
8254 WASHINGTON ST APT 89
DENVER CO 80229-8506

MOORE TANYA A
OR CURRENT RESIDENT
8254 WASHINGTON ST APT 87
DENVER CO 80229-8506

MORGAN MIKE P
OR CURRENT RESIDENT
8266 WASHINGTON ST APT 86
DENVER CO 80229-8508

MORRISON KEVIN
OR CURRENT RESIDENT
8420 CLARKSON ST
DENVER CO 80229-4932

MOYER ARMANDO
OR CURRENT RESIDENT
8228 PEARL ST
DENVER CO 80229

MULLANE MARY R AND
HAMM JERRY L
OR CURRENT RESIDENT
8224 WASHINGTON ST APT 8
DENVER CO 80229-8501

MUNOZ SARAHI
OR CURRENT RESIDENT
8188 WASHINGTON ST APT 107
DENVER CO 80229-5895

MYERS CARMEN E AND
FERRYMAN ELIZABETH A
OR CURRENT RESIDENT
8301 SOLANA DR
DENVER CO 80229-5409

NAVARRETE CYNTHIA
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 74
DENVER CO 80229-5888

NEUPANE PURUSHOTTAM AND
NEUPANE MANORAMA
OR CURRENT RESIDENT
8156 WASHINGTON ST APT 59
DENVER CO 80229-8510

NGUYEN TOM AND
NGUYEN TIEN THI
OR CURRENT RESIDENT
8371 EMERSON ST
DENVER CO 80229-5416

NUNEZ MARIA C AND
QUEZADA VALERIA
OR CURRENT RESIDENT
8168 PEARL ST
DENVER CO 80229-5842

OCHOA YOLANDA AND
OCHOA HUGO
OR CURRENT RESIDENT
8188 WASHINGTON ST APT 100
DENVER CO 80229-5895

OLIVAS LUIS F VARGAS
OR CURRENT RESIDENT
8290 SOLANA DR
DENVER CO 80229-5433

OVERALL EMILY
OR CURRENT RESIDENT
8254 WASHINGTON ST APT 93
DENVER CO 80229-8506

PACES WILL ROBERT
OR CURRENT RESIDENT
8341 OGDEN ST
DENVER CO 80229-5430

PALMER DANIEL MARCUS
OR CURRENT RESIDENT
8144 WASHINGTON ST APT 189
DENVER CO 80229-5859

PALMER WENDI LOU AND
BAILEY-DURAN LILLI PALMER
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 23
DENVER CO 80229-5898

PEREA SHANNON
OR CURRENT RESIDENT
8124 WASHINGTON ST APT 162
DENVER CO 80229-5854

PEREZ ELISA AND
PEREZ FRANCISCO
OR CURRENT RESIDENT
461 E 83RD DR
DENVER CO 80229-5824

PEREZ ERNESTO IV
OR CURRENT RESIDENT
8206 WASHINGTON ST APT 37
DENVER CO 80229-5897

PEREZ MACARIA AND JIMNEZ ELPIDIA AND
PEREZ FRANCISCO
OR CURRENT RESIDENT
8260 WASHINGTON ST APT 75
DENVER CO 80229-8507

PERRY RYAN
OR CURRENT RESIDENT
821 CLARKSON CT
DENVER CO 80229-5901

PETERSON DWIGHT J AND
PETERSON WANDA M
OR CURRENT RESIDENT
860 ESSEX DR
DENVER CO 80229-5400

PHANPAKTRA MANEECHOT
OR CURRENT RESIDENT
8201 PENNSYLVANIA WAY
DENVER CO 80229-5885

PHILLIPS JEREMY S AND
PHILLIPS MICHELLE N
OR CURRENT RESIDENT
8296 OGDEN ST
DENVER CO 80229-5431

POORE RACHEL B
OR CURRENT RESIDENT
8248 WASHINGTON ST APT 98
DENVER CO 80229-8505

POSADA RICARDO
OR CURRENT RESIDENT
8320 OGDEN ST
DENVER CO 80229-5431

PRICE TERRY W JR AND
PRICE MELITA M
OR CURRENT RESIDENT
8310 EMERSON ST
DENVER CO 80229-5417

PTAK CHESTER ANDREW
OR CURRENT RESIDENT
8184 WASHINGTON ST NO. 121
THORNTON CO 80229

PUSHNIK JOHN C AND
TEMPLETON-PUSHNIK ALISA K
OR CURRENT RESIDENT
8136 WASHINGTON ST NO. 141
DENVER CO 80229-5857

QUINTANILLA JOSEPH AND
QUINTANILLA CAITLIN
OR CURRENT RESIDENT
8350 SOLANA DR
THORNTON CO 80229-5407

RAMIREZ AMERICA TIFFANY
OR CURRENT RESIDENT
8188 WASHINGTON ST APT 103
DENVER CO 80229-5895

RAMIREZ HECTOR
OR CURRENT RESIDENT
8118 PEARL ST
DENVER CO 80229-5842

RAMPA MICHAEL G AND
RAMPA MARY E
OR CURRENT RESIDENT
8177 PEARL STREET
DENVER CO 80229

RANSOM ANDRES
OR CURRENT RESIDENT
946 CORONADO PKWY S UNIT C
DENVER CO 80229-5445

REDDY CATHERINE L
OR CURRENT RESIDENT
8206 WASHINGTON ST APT 36
DENVER CO 80229-5897

REILING MAYNARD D
OR CURRENT RESIDENT
880 ESSEX DR
DENVER CO 80229-5400

REYES CRISTHIAN GASTELUM
OR CURRENT RESIDENT
1011 CORONADO PKWY N
DENVER CO 80229-5406

RIOS GLORIA
OR CURRENT RESIDENT
8128 WASHINGTON ST NO. 153
DENVER CO 80229-5855

RIOS VANESSA L
OR CURRENT RESIDENT
8300 OGDEN ST
DENVER CO 80229-5431

RIVERA DENICE V AND
ORTIZ JESUS RIVERA
OR CURRENT RESIDENT
441 E 83RD DR
DENVER CO 80229

RIZZUTO MICHAEL T
OR CURRENT RESIDENT
8164 WASHINGTON ST APT 60
DENVER CO 80229-5889

ROCHA MARIA ANTONIA ANGUIANO
OR CURRENT RESIDENT
8128 WASHINGTON ST APT 156
DENVER CO 80229-5855

ROCKEFELLER BENJAMIN A AND
ROCKEFELLER JENNIFER M
OR CURRENT RESIDENT
911 E 83RD PL
DENVER CO 80229-5412

RODKEY WILLIAM E AND
RODKEY ANNETTE H
OR CURRENT RESIDENT
960 ESSEX DR
DENVER CO 80229-5423

RODRIGUEZ FRANCISCO
OR CURRENT RESIDENT
8152 WASHINGTON ST APT 180
DENVER CO 80229-5886

RODRIGUEZ MARIANNE
OR CURRENT RESIDENT
8242 WASHINGTON STREET UNIT 45
DENVER CO 80229-8504

RODRIGUEZ PARTICIO
OR CURRENT RESIDENT
8230 WASHINGTON ST APT 19
DENVER CO 80229-8502

ROMERO ISABEL GERALDINE TRUST THE
OR CURRENT RESIDENT
8254 WASHINGTON STREET #90
DENVER CO 80229

RUIZ BRIZA ISELA ENRIQUEZ
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 67
DENVER CO 80229-5888

RUIZ GORIA J
OR CURRENT RESIDENT
920 ESSEX DR
DENVER CO 80229-5423

RUPP CHONG SUK
OR CURRENT RESIDENT
8236 WASHINGTON ST NO. 31
DENVER CO 80229-8503

RUVALCABA MODESTA AND
RUVALCABA RODOLFO CARBAJAL
OR CURRENT RESIDENT
8130 PENNSYLVANIA WAY
DENVER CO 80229-5846

RYAN BENJAMIN ROBERT AND
O QUINN MYSTI
OR CURRENT RESIDENT
8188 WASHINGTON ST APT 104
DENVER CO 80229-5895

RYAN SMITH
OR CURRENT RESIDENT
8128 WASHINGTON ST APT 159
DENVER CO 80229-5855

SALDANA RAQUEL
OR CURRENT RESIDENT
8320 SOLANA DR
DENVER CO 80229-5407

SALLEE PATRICIA ANN
OR CURRENT RESIDENT
8136 WASHINGTON ST NO. 143
DENVER CO 80229-5857

SANCHEZ ANGELO D
OR CURRENT RESIDENT
8290 OGDEN ST
DENVER CO 80229-5431

SANCHEZ GENEVIEVE E
OR CURRENT RESIDENT
8172 WASHINGTON ST NO. 111
DENVER CO 80229-5891

SANCHEZ RODOLFO VELA AND
MARTINEZ LIDIA GARCIA
OR CURRENT RESIDENT
8311 EMERSON ST
DENVER CO 80229-5416

SANDERS DANIELLE
OR CURRENT RESIDENT
8160 WASHINGTON ST APT 72
DENVER CO 80229-5888

SANTIAGO PRISCILLA AND SALAS REBECCA AND
BALAZS MARYANN
OR CURRENT RESIDENT
8321 OGDEN STREET
DENVER CO 80229

SAUCEDA MARTIN JR AND
SAUCEDA ELVA
OR CURRENT RESIDENT
841 CLARKSON CT
DENVER CO 80229-5901

SAVAGE ELVIRA
OR CURRENT RESIDENT
8331 SOLANA DR
DENVER CO 80229-5409

SAVAGE ZACHERY
OR CURRENT RESIDENT
950 CORONADO PKWY S
DENVER CO 80229-5445

SCHAAR JILLIAN
OR CURRENT RESIDENT
8164 WASHINGTON ST APT 64
DENVER CO 80229-5889

SEITZ LINDA LEE
OR CURRENT RESIDENT
8136 WASHINGTON ST APT 140
DENVER CO 80229-5857

SENA FRANCES HELEN AKA
SENA FRANCES H
OR CURRENT RESIDENT
8330 EMERSON ST
DENVER CO 80229-5417

SEYMOUR DILLON T
OR CURRENT RESIDENT
8140 WASHINGTON ST APT 134
DENVER CO 80229-5858

SHELDON LINDA M LIVING TRUST
OR CURRENT RESIDENT
840 ESSEX DR
DENVER CO 80229-5400

SHEPARD LINDA M
OR CURRENT RESIDENT
8144 WASHINGTON ST NO. 193
THORNTON CO 80229

SHORKEY KATELYN
OR CURRENT RESIDENT
8360 SOLANA DR
DENVER CO 80229-5407

SIMMONS ANNIE B
OR CURRENT RESIDENT
8136 WASHINGTON ST NO. 142
DENVER CO 80229

SOKOL PAMELA J
OR CURRENT RESIDENT
8271 SOLANA DR
DENVER CO 80229-5432

SOMMER HELEN R AND
SOMMER RONALD K
OR CURRENT RESIDENT
8132 WASHINGTON STREET NO. 150
DENVER CO 80229

SORIANO-VILLALOBOS OTILIA
OR CURRENT RESIDENT
8187 PEARL ST
DENVER CO 80229-5843

SOTO JAVIER
OR CURRENT RESIDENT
8340 EMERSON ST
DENVER CO 80229-5417

SOTO WILMERYS AND
RIVERA ELIZABETH
OR CURRENT RESIDENT
8421 DAWSON DR
DENVER CO 80229-4914

STANFORD STEVEN REESE AND
STANFORD SHIRLEY K
OR CURRENT RESIDENT
580 E 83RD DR
THORNTON CO 80229-5825

STARR RONALD A
OR CURRENT RESIDENT
8340 CLARKSON ST
DENVER CO 80229

STERLING CODY J
OR CURRENT RESIDENT
8147 PEARL ST
DENVER CO 80229-5843

STUCKERT MARK R
OR CURRENT RESIDENT
8172 WASHINGTON ST NO. 109
DENVER CO 80229-5891

SUTTON SHAD DEVON AKA
SUTTON SHAD D
OR CURRENT RESIDENT
8391 CLARKSON ST
DENVER CO 80229-5480

TARPEY STEVEN J
OR CURRENT RESIDENT
8360 OGDEN ST
DENVER CO 80229-5431

TAYLOE DARIL EVERETT AND
TAYLOE MICHELLE MARIE
OR CURRENT RESIDENT
8218 WASHINGTON ST APT 2
DENVER CO 80229-8500

TAYLOR TERESA A
OR CURRENT RESIDENT
8180 WASHINGTON STREET NO. 127
DENVER CO 80229

TELLES LEO JR
OR CURRENT RESIDENT
940 ESSEX DR
DENVER CO 80229

TEN EYCK TROY A AND
TEN EYCK RONALD J
OR CURRENT RESIDENT
8166 PENNSYLVANIA ST
DENVER CO 80229-5844

TENORIO DENISE LAVERNE
OR CURRENT RESIDENT
8180 PENNSYLVANIA WAY
DENVER CO 80229-5846

TENORIO TONY
OR CURRENT RESIDENT
8176 PENNSYLVANIA ST
DENVER CO 80229-5844

TERRY NINA D
OR CURRENT RESIDENT
861 E 83RD PL
DENVER CO 80229-5410

THOMAS ALYSSA
OR CURRENT RESIDENT
8219 PEARL ST
DENVER CO 80229-5843

THOMAS CAROLYN P
OR CURRENT RESIDENT
8210 PENNSYLVANIA WAY
DENVER CO 80229-5846

THOMPSON DIANE
OR CURRENT RESIDENT
8164 WASHINGTON ST UNIT 61
DENVER CO 80229

THORNWALL TOMAS ORION
OR CURRENT RESIDENT
8218 WASHINGTON ST APT 4
DENVER CO 80229-8500

THORPE MATTHEW R
OR CURRENT RESIDENT
8310 SOLANA DR
DENVER CO 80229-5407

TORRES ISABEL AND
GOMEZ GRICELDA
OR CURRENT RESIDENT
8095 CLARKSON CT
DENVER CO 80229-5905

TRIMBLE MICHAEL LEE
OR CURRENT RESIDENT
8266 WASHINGTON ST APT 84
DENVER CO 80229-8508

TRUJILLO THOMAS
OR CURRENT RESIDENT
8136 WASHINGTON ST APT 145
DENVER CO 80229-8509

TUCK DANIEL
OR CURRENT RESIDENT
8170 PENNSYLVANIA WAY
DENVER CO 80229-5846

TUINDER JOSHUA AND
TUINDER DANIELLE
OR CURRENT RESIDENT
8184 WASHINGTON ST APT 124
DENVER CO 80229-5894

UGUES ANTONIO M AND
CHAVEZ RODOLFO
OR CURRENT RESIDENT
8138 PEARL ST
DENVER CO 80229

VALENZA PAMELA M
OR CURRENT RESIDENT
8230 WASHINGTON ST NO. 17
DENVER CO 80229-8502

VANSCOY TRACY SCOTT
OR CURRENT RESIDENT
981 E 83RD PL
DENVER CO 80229-5412

VASQUEZ JUAN
OR CURRENT RESIDENT
8230 WASHINGTON ST #18
DENVER CO 80229

VAUGHN HARLEY W AND
DARROW BRITTANY D
OR CURRENT RESIDENT
1001 CORONADO PKWY N
DENVER CO 80229-5406

VAZQUEZ BRENDA L
OR CURRENT RESIDENT
8239 PEARL ST
DENVER CO 80229-5852

VAZQUEZ JOSE M
OR CURRENT RESIDENT
8330 OGDEN STREET
DENVER CO 80229

VION GLENN CHARLES
OR CURRENT RESIDENT
8370 OGDEN STREET
DENVER CO 80229

VRAZSITY ANTHONY AND
VRAZSITY JIMMIE R
OR CURRENT RESIDENT
520 E 83RD DR
DENVER CO 80229-5825

WATERHOUSE ROBERT E AND
WATERHOUSE BETTY L
OR CURRENT RESIDENT
8238 PEARL ST
DENVER CO 80229-5883

WATKINS BASIL AND SARASAVONG KHONSAVANE AND
WATKINS CHARLES
OR CURRENT RESIDENT
8200 WASHINGTON ST APT 199
DENVER CO 80229-5896

WEBER ERIC JON
OR CURRENT RESIDENT
8178 PEARL ST
DENVER CO 80229-5842

WELHAM CORVIN G AND DENISE M
OR CURRENT RESIDENT
781 E 83RD PL
THORNTON CO 80229-5402

WEST ELIZABETH
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 21
DENVER CO 80229-5898

WILSON CALVIN
OR CURRENT RESIDENT
8124 WASHINGTON ST APT 163
DENVER CO 80229-5854

WILSON MICHELLE
OR CURRENT RESIDENT
8206 WASHINGTON ST APT 35
DENVER CO 80229-5897

WILSON STEPHEN D AND
BAILEY HARLO L
OR CURRENT RESIDENT
8186 PENNSYLVANIA ST
THORNTON CO 80229

WUNDERLICH JOSEPH A AND
MCELHINEY AMANDA
OR CURRENT RESIDENT
8320 EMERSON ST
DENVER CO 80229-5417

YEREBECK RACHEL
OR CURRENT RESIDENT
8242 WASHINGTON ST APT 41
THORNTON CO 80229-8504

ZAMARRON LAURA
OR CURRENT RESIDENT
921 E 83RD PL
DENVER CO 80229-5412

ZAPATA STEPHANIE
OR CURRENT RESIDENT
8212 WASHINGTON ST APT 26
DENVER CO 80229-5898

ZEBARTH BRIAN AND
ZEBARTH HEATHER
OR CURRENT RESIDENT
8421 CORONA STREET
DENVER CO 80229

ZEJDA GERRY L
OR CURRENT RESIDENT
8124 WASHINGTON ST NO. 166
DENVER CO 80229-5854

CURRENT RESIDENT
8401 WASHINGTON ST
THORNTON CO 80229-4707

CURRENT RESIDENT
8401 PEARL ST
THORNTON CO 80229-4804

CURRENT RESIDENT
8420 DAWSON DR
DENVER CO 80229-4915

CURRENT RESIDENT
8421 CLARKSON ST
DENVER CO 80229-4931

CURRENT RESIDENT
8441 CLARKSON ST
DENVER CO 80229-4931

CURRENT RESIDENT
500 E 84TH AVE STE C12
THORNTON CO 80229-5300

CURRENT RESIDENT
500 E 84TH AVE STE E1
THORNTON CO 80229-5300

CURRENT RESIDENT
500 E 84TH AVE STE E3
THORNTON CO 80229-5300

CURRENT RESIDENT
500 E 84TH AVE STE SA4
THORNTON CO 80229-5300

CURRENT RESIDENT
500 E 84TH AVE STE B14
THORNTON CO 80229-5311

CURRENT RESIDENT
500 E 84TH AVE STE C1
THORNTON CO 80229-5314

CURRENT RESIDENT
500 E 84TH AVE STE W200
THORNTON CO 80229-5316

CURRENT RESIDENT
500 E 84TH AVE STE W250
THORNTON CO 80229-5317

CURRENT RESIDENT
500 E 84TH AVE STE W230
THORNTON CO 80229-5319

CURRENT RESIDENT
450 E 84TH AVE
THORNTON CO 80229-5326

CURRENT RESIDENT
505 E 84TH AVE
THORNTON CO 80229-5327

CURRENT RESIDENT
680 E 84TH AVE
THORNTON CO 80229-5330

CURRENT RESIDENT
500 E 84TH AVE STE A12
THORNTON CO 80229-5338

CURRENT RESIDENT
500 E 84TH AVE STE B12
THORNTON CO 80229-5338

CURRENT RESIDENT
500 E 84TH AVE STE C10
THORNTON CO 80229-5338

CURRENT RESIDENT
500 E 84TH AVE STE C6
THORNTON CO 80229-5338

CURRENT RESIDENT
500 E 84TH AVE STE CM1
THORNTON CO 80229-5338

CURRENT RESIDENT
500 E 84TH AVE STE SB5
THORNTON CO 80229-5338

CURRENT RESIDENT
550 E 84TH AVE STE E4
THORNTON CO 80229-5338

CURRENT RESIDENT
550 E 84TH AVE STE E5
THORNTON CO 80229-5338

CURRENT RESIDENT
820 ESSEX DR
DENVER CO 80229-5400

CURRENT RESIDENT
801 CORONADO PKWY N
DENVER CO 80229-5403

CURRENT RESIDENT
981 CORONADO PKWY N
DENVER CO 80229-5404

CURRENT RESIDENT
8360 WASHINGTON ST
DENVER CO 80229-5405

CURRENT RESIDENT
8300 WASHINGTON ST
DENVER CO 80229-5408

CURRENT RESIDENT
8311 SOLANA DR
DENVER CO 80229-5409

CURRENT RESIDENT
8341 SOLANA DR
DENVER CO 80229-5409

CURRENT RESIDENT
8371 SOLANA DR
DENVER CO 80229-5409

CURRENT RESIDENT
811 E 83RD PL
DENVER CO 80229-5410

CURRENT RESIDENT
8341 EMERSON ST
DENVER CO 80229-5416

CURRENT RESIDENT
8370 EMERSON ST
DENVER CO 80229-5417

CURRENT RESIDENT
780 ESSEX DR
DENVER CO 80229-5421

CURRENT RESIDENT
8331 OGDEN ST
THORNTON CO 80229-5430

CURRENT RESIDENT
8361 OGDEN ST
THORNTON CO 80229-5430

CURRENT RESIDENT
8280 OGDEN ST
THORNTON CO 80229-5431

CURRENT RESIDENT
8340 OGDEN ST
THORNTON CO 80229-5431

CURRENT RESIDENT
8350 OGDEN ST
THORNTON CO 80229-5431

CURRENT RESIDENT
8251 SOLANA DR
DENVER CO 80229-5432

CURRENT RESIDENT
8291 SOLANA DR
DENVER CO 80229-5432

CURRENT RESIDENT
8351 CLARKSON ST
DENVER CO 80229-5434

CURRENT RESIDENT
8361 CLARKSON ST
DENVER CO 80229-5434

CURRENT RESIDENT
918 CORONADO PKWY S UNIT D
THORNTON CO 80229-5445

CURRENT RESIDENT
920 CORONADO PKWY S UNIT C
THORNTON CO 80229-5445

CURRENT RESIDENT
922 CORONADO PKWY S UNIT B
THORNTON CO 80229-5445

CURRENT RESIDENT
924 CORONADO PKWY S UNIT A
THORNTON CO 80229-5445

CURRENT RESIDENT
926 CORONADO PKWY S UNIT A
THORNTON CO 80229-5445

CURRENT RESIDENT
930 CORONADO PKWY S UNIT C
THORNTON CO 80229-5445

CURRENT RESIDENT
932 CORONADO PKWY S UNIT D
THORNTON CO 80229-5445

CURRENT RESIDENT
934 CORONADO PKWY S UNIT D
THORNTON CO 80229-5445

CURRENT RESIDENT
936 CORONADO PKWY S UNIT C
THORNTON CO 80229-5445

CURRENT RESIDENT
938 CORONADO PKWY S UNIT B
THORNTON CO 80229-5445

CURRENT RESIDENT
940 CORONADO PKWY S UNIT A
THORNTON CO 80229-5445

CURRENT RESIDENT
942 CORONADO PKWY S UNIT A
THORNTON CO 80229-5445

CURRENT RESIDENT
944 CORONADO PKWY S UNIT B
THORNTON CO 80229-5445

CURRENT RESIDENT
948 CORONADO PKWY S UNIT D
THORNTON CO 80229-5445

CURRENT RESIDENT
952 CORONADO PKWY S UNIT C
THORNTON CO 80229-5445

CURRENT RESIDENT
954 CORONADO PKWY S UNIT B
THORNTON CO 80229-5445

CURRENT RESIDENT
956 CORONADO PKWY S UNIT A
THORNTON CO 80229-5445

CURRENT RESIDENT
958 CORONADO PKWY S UNIT A
THORNTON CO 80229-5445

CURRENT RESIDENT
960 CORONADO PKWY S UNIT B
THORNTON CO 80229-5445

CURRENT RESIDENT
962 CORONADO PKWY S UNIT C
THORNTON CO 80229-5445

CURRENT RESIDENT
964 CORONADO PKWY S UNIT D
THORNTON CO 80229-5445

CURRENT RESIDENT
966 CORONADO PKWY S UNIT D
THORNTON CO 80229-5445

CURRENT RESIDENT
968 CORONADO PKWY S UNIT C
THORNTON CO 80229-5445

CURRENT RESIDENT
970 CORONADO PKWY S UNIT B
THORNTON CO 80229-5445

CURRENT RESIDENT
891 CORONADO PKWY N
DENVER CO 80229-5447

CURRENT RESIDENT
1042 CORONADO PKWY S UNIT D
THORNTON CO 80229-5470

CURRENT RESIDENT
1048 CORONADO PKWY S UNIT A
THORNTON CO 80229-5470

CURRENT RESIDENT
1050 CORONADO PKWY S UNIT A
THORNTON CO 80229-5470

CURRENT RESIDENT
1052 CORONADO PKWY S UNIT B
THORNTON CO 80229-5470

CURRENT RESIDENT
1054 CORONADO PKWY S UNIT C
THORNTON CO 80229-5470

CURRENT RESIDENT
1056 CORONADO PKWY S UNIT D
THORNTON CO 80229-5470

CURRENT RESIDENT
1058 CORONADO PKWY S UNIT D
THORNTON CO 80229-5470

CURRENT RESIDENT
1060 CORONADO PKWY S UNIT C
THORNTON CO 80229-5470

CURRENT RESIDENT
1062 CORONADO PKWY S UNIT B
THORNTON CO 80229-5470

CURRENT RESIDENT
1064 CORONADO PKWY S UNIT A
THORNTON CO 80229-5470

CURRENT RESIDENT
750 E 83RD PL STE A
DENVER CO 80229-5478

CURRENT RESIDENT
750 E 83RD PL STE B
DENVER CO 80229-5478

CURRENT RESIDENT
750 E 83RD PL STE C
DENVER CO 80229-5478

CURRENT RESIDENT
750 E 83RD PL STE D
DENVER CO 80229-5478

CURRENT RESIDENT
8391 CLARKSON ST STE 100
DENVER CO 80229-5481

CURRENT RESIDENT
8391 CLARKSON ST UNIT A
DENVER CO 80229-5481

CURRENT RESIDENT
8391 CLARKSON ST UNIT B
DENVER CO 80229-5481

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DENVER CO 80229-5482

CURRENT RESIDENT
8381 CLARKSON ST UNIT B
DENVER CO 80229-5482

CURRENT RESIDENT
8381 CLARKSON ST UNIT C
DENVER CO 80229-5482

CURRENT RESIDENT
481 E 83RD DR
DENVER CO 80229-5824

CURRENT RESIDENT
8127 PEARL ST
DENVER CO 80229-5843

CURRENT RESIDENT
8137 PEARL ST
DENVER CO 80229-5843

CURRENT RESIDENT
8167 PEARL ST
DENVER CO 80229-5843

CURRENT RESIDENT
8171 PENNSYLVANIA WAY
THORNTON CO 80229-5847

CURRENT RESIDENT
8290 WASHINGTON ST
DENVER CO 80229-5849

CURRENT RESIDENT
8120 WASHINGTON ST APT 167
THORNTON CO 80229-5853

CURRENT RESIDENT
8120 WASHINGTON ST APT 169
THORNTON CO 80229-5853

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8120 WASHINGTON ST APT 170
THORNTON CO 80229-5853

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8120 WASHINGTON ST APT 171
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CURRENT RESIDENT
8148 WASHINGTON ST APT 174
THORNTON CO 80229-5860

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8148 WASHINGTON ST APT 175
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THORNTON CO 80229-5860

CURRENT RESIDENT
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THORNTON CO 80229-5884

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THORNTON CO 80229-5885

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THORNTON CO 80229-5885

CURRENT RESIDENT
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THORNTON CO 80229-5886

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8152 WASHINGTON ST APT 182
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8152 WASHINGTON ST APT 183
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THORNTON CO 80229-5898

CURRENT RESIDENT
8218 WASHINGTON ST APT 1
THORNTON CO 80229-8500

CURRENT RESIDENT
8218 WASHINGTON ST APT 7
THORNTON CO 80229-8500

CURRENT RESIDENT
8224 WASHINGTON ST APT 9
THORNTON CO 80229-8501

CURRENT RESIDENT
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THORNTON CO 80229-8502

CURRENT RESIDENT
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CURRENT RESIDENT
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CURRENT RESIDENT
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DENVER CO 80229-8505

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DENVER CO 80229-8505

CURRENT RESIDENT
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DENVER CO 80229-8508

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8266 WASHINGTON ST APT 83
DENVER CO 80229-8508

CURRENT RESIDENT
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THORNTON CO 80229-8511

CURRENT RESIDENT
8176 WASHINGTON ST APT 119
THORNTON CO 80229-8511

CURRENT RESIDENT
8242 WASHINGTON ST APT 40
DENVER CO 80229-8513

CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at

8310 N. Washington

on December 29, 2021

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

Layla Bajelan

Sir Speedy Minor Subdivision Final Plat

PLT2021-00021

8310 N. Washington St.

Community & Economic Development Department

February 8, 2022

Presented by: Layla Bajelan, Senior Long Range Planner

ADAMS COUNTY
COLORADO

Request

- Minor Subdivision Final Plat

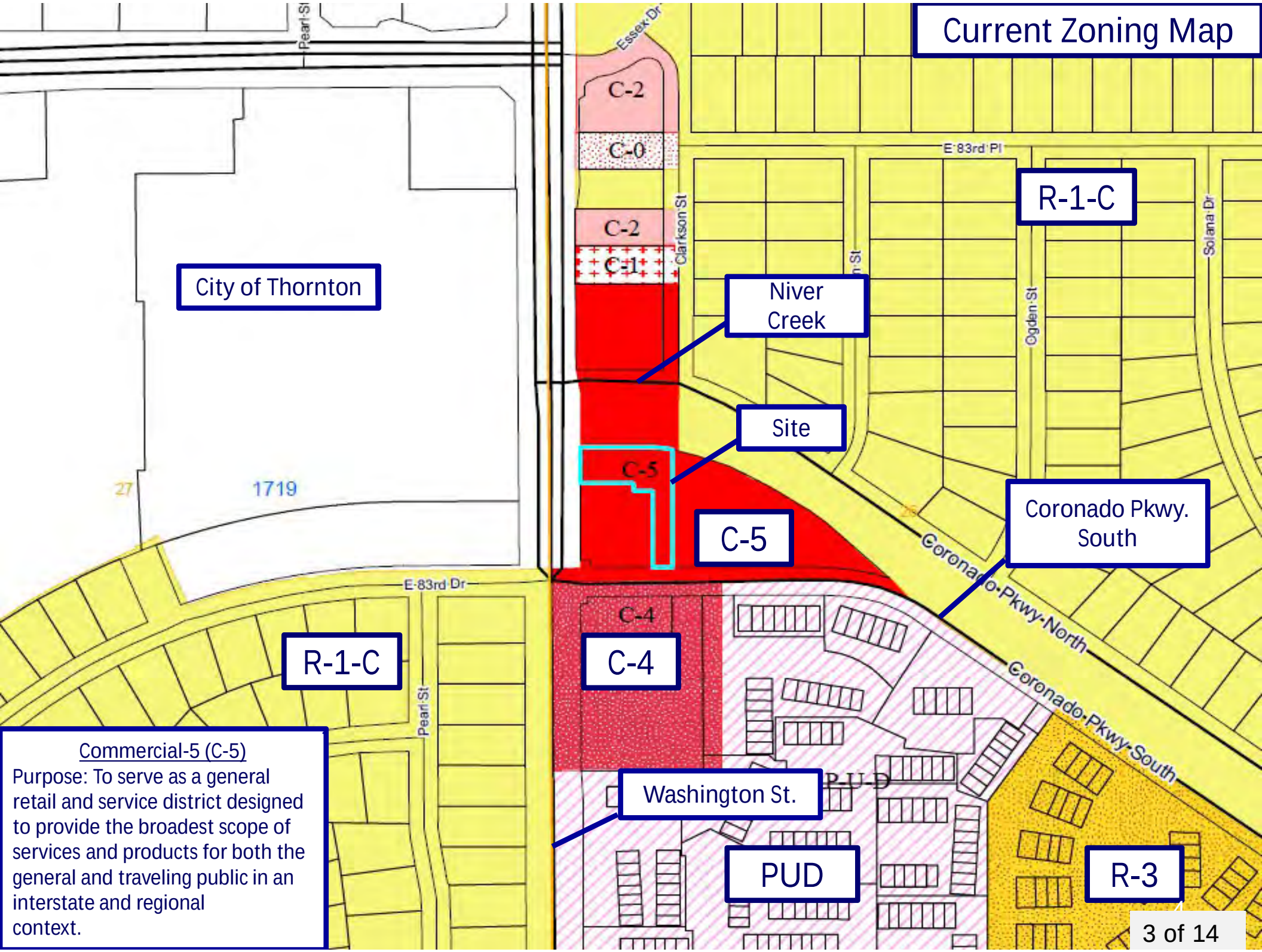
  -One lot
- Background:

  - January 2020 Conceptual Review

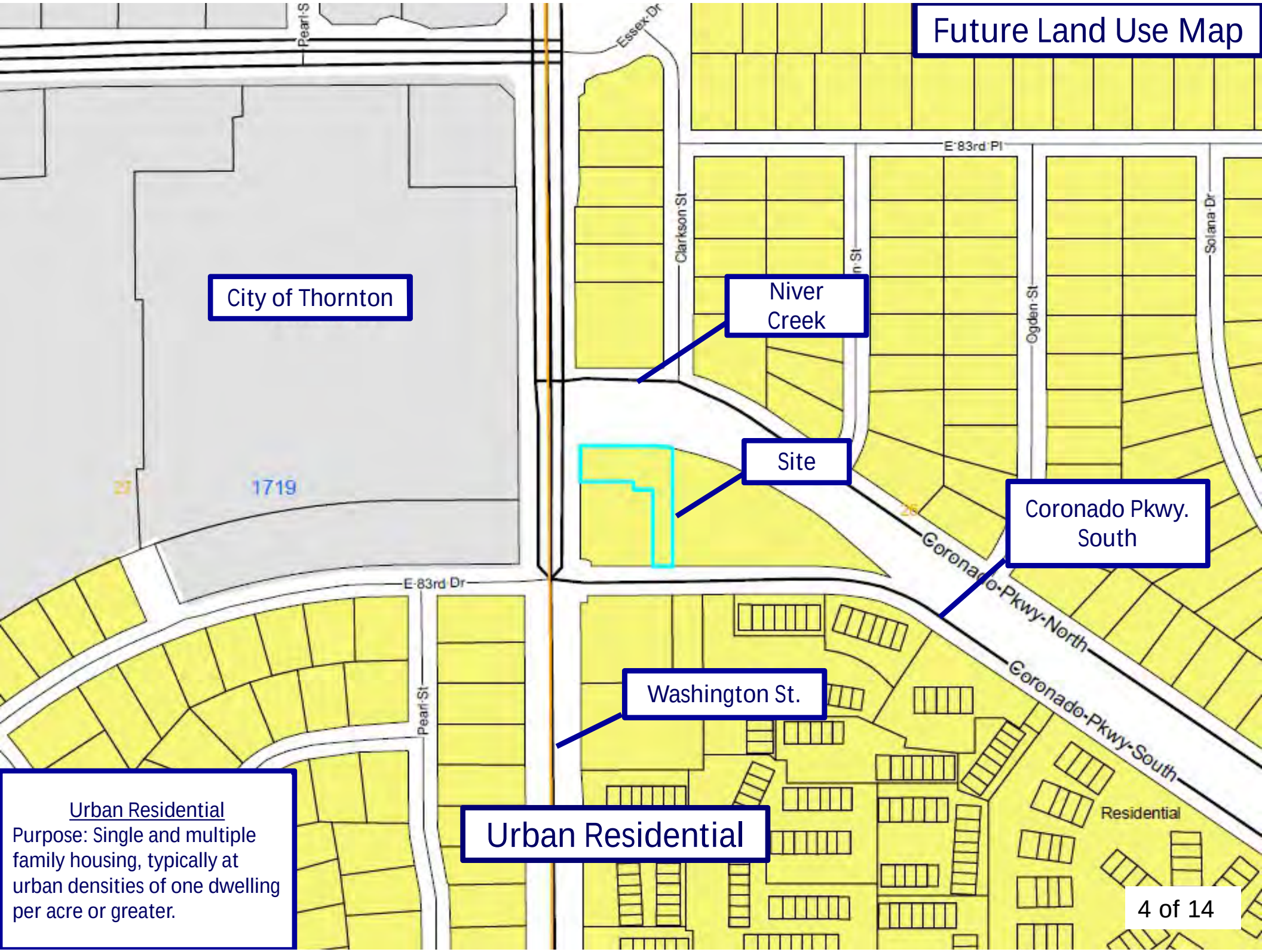
  - Illegally created parcel- 4/12/1976

ADAMS COUNTY
COLORADO


Aerial View
City of Thornton
Niver Creek
Site
Coronado Pkwy. South
Washington St.
E 83rd Pl
E 83rd Dr
Clarkson St
Ogden St
Solana Dr
Pearl St
Coronado Pkwy North
Coronado Pkwy South
Pennsylvania St


Current Zoning Map
City of Thornton
Niver Creek
Site
C-5
Coronado Pkwy. South
R-1-C
C-4
Washington St.
PUD
R-3
Commercial-5 (C-5)
Purpose: To serve as a general retail and service district designed to provide the broadest scope of services and products for both the general and traveling public in an interstate and regional context.

Future Land Use Map



Urban Residential

Purpose: Single and multiple family housing, typically at urban densities of one dwelling per acre or greater.

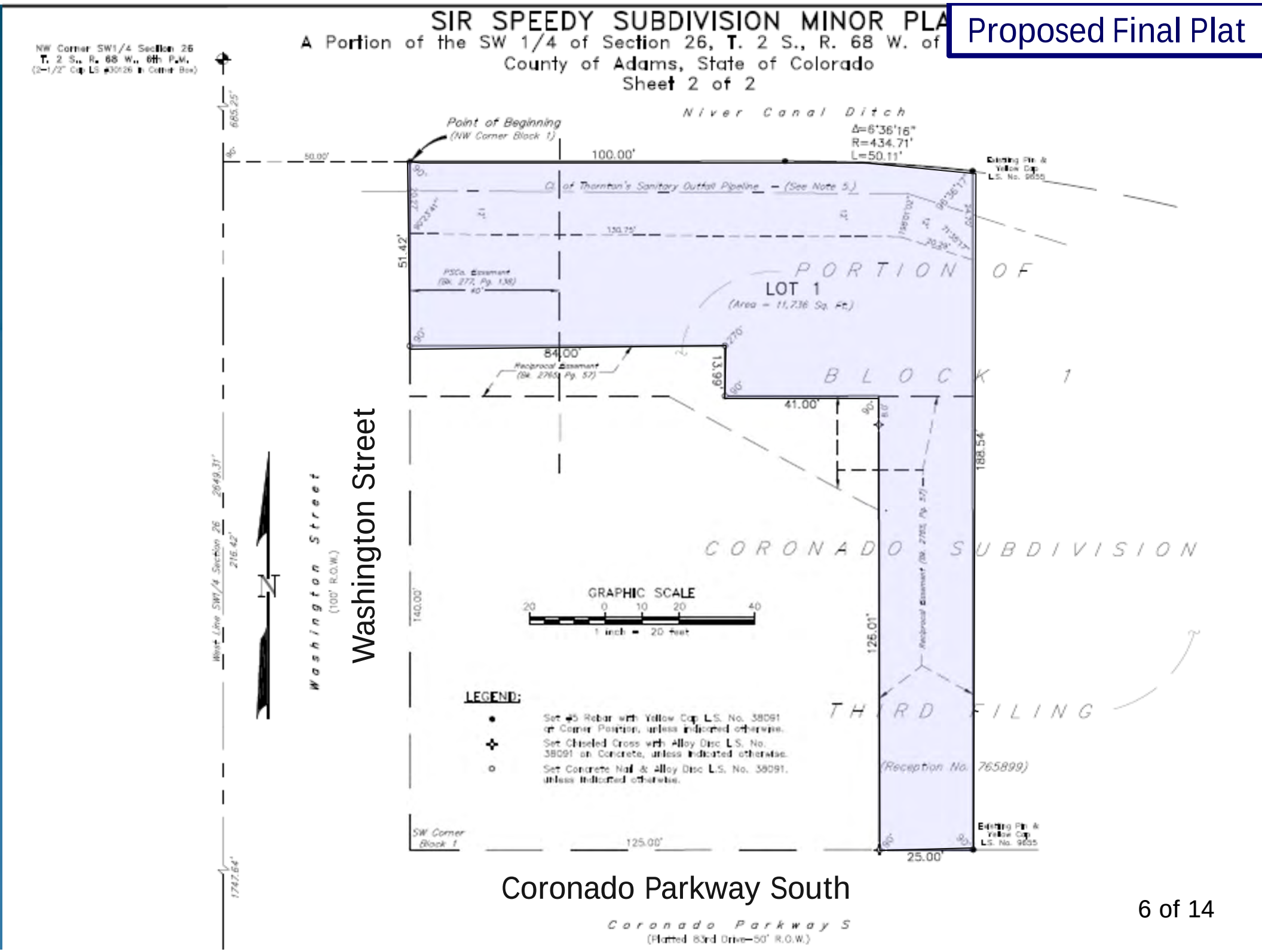
Criteria for Minor Subdivision Final Plat

Section 2-02-20-03-05

1. Conforms with subdivision design standards
2. Adequate water supply
3. Adequate sewer service
4. Any soil or topographical conditions have been identified
5. Adequate drainage infrastructure
6. Public infrastructure (curb, gutter, sidewalk)
7. Consistent with Comprehensive Plan and applicable subarea plans
8. Consistent with development standards
9. Compatible with surrounding area

ADAMS COUNTY
COLORADO

Proposed Final Plat



Proposed Final Plat

Development Standards Commercial-5 (C-5)

- Minimum lot size
  - N/A
- Minimum lot width
  - 100 feet
  - VSP2021-00011:Variance request from the minimum lot width within the Commercial-5 (C-5) zone district to allow for 51 feet of lot width.

- North Washington Water and Sanitation District

ADAMS COUNTY
COLORADO






5F Speedy



Referral Comments

Notifications Sent*	#Comments Received
589	0

*Property owners and occupants within 750 ft.

Public Comment: None

Responding with Initial Concern: City of Thornton, Lumen, Xcel

Responding without Concern: Adams County Fire, Adams County Public Works, Adams County Sheriffs Department, CDOT, Colorado Division of Water Resources, Colorado Geological Survey, RTD, Tri-County Health Department

ADAMS COUNTY
COLORADO

PC Update/ Staff Recommendation

PLT2021-00021-Sir Speedy Minor Subdivision Final Plat

PC Update:

- Planning Commission: January 13, 2022
- Approval (7-0) with 11 Findings-of-fact and 2 notes
- No members of the Public
- PC Concern:
  - Building is located close to the property line

Staff Recommendation:

Staff recommends APPROVAL of the subject request (PLT2021-00021) with 11 Findings-of-Fact and 2 Notes to the Applicant

ADAMS COUNTY
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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 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.
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.

ADAMS COUNTY
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Recommended Findings-of-Fact

6. The applicant has provided evidence that adequate drainage improvements 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.

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Recommended Findings-of-Fact

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 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.

ADAMS COUNTY
COLORADO

Recommended Notes

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 applicant is encouraged to continue working with the City of Thornton pertaining to any dedication of easements for the sanitary sewer line.

ADAMS COUNTY
COLORADO

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

CASE NO.: RCU2020-00039
CASE NAME: BJÖRN'S COLORADO HONEY

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

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- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan

EXHIBIT 4- Referral Comments
- 4.1 Referral Comments (Adams County Development Review Team)
- 4.2 Referral Comments (Adams County Sheriff)
- 4.3 Referral Comments (Colorado Department of Transportation)
- 4.4 Referral Comments (North Metro Fire District)
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- 5.1 Public Comments (Lebsock)
- 5.2 Public Comments (Sibila)

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- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
- 6.5 Property Owner Labels
- 6.6 Certificate of Posting

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT STAFF REPORT

Board of County Commissioners February 8, 2022

Case No.: **RCU2020-00039**	CASE NAME: **Björn's Colorado Honey**
Owner's Name:	Lara Boudreaux & Pontus Jakobsson
Applicant's Name:	Lara Boudreaux & Pontus Jakobsson
Applicant's Address:	802 Brooklawn Dr., Boulder, CO 80303
Location of Request:	1801 E. 144th Avenue
Nature of Request:	A conditional use permit to allow an agricultural business in the Agricultural-3 (A-3) zone district
Zone Districts:	Agriculture-3 (A-3)
Site Size:	1.3 acres
Existing Use:	Single-Family Residential
Proposed Uses:	Agricultural & Single-Family Residential
Hearing Date(s):	**PC: January 27, 2022 / 6:00 p.m.** **BOCC: February 8 / 9:30 a.m.**
Report Date:	February 1, 2022
Case Manager:	Greg Barnes
PC/Staff Recommendation:	APPROVAL with 8 Findings-of-Fact, 4 Conditions Precedent, 4 Conditions, and 1 Note

SUMMARY OF APPLICATION

Background

Lara Boudreaux and Pontus Jakobsson of Björn's Colorado Honey are requesting a Conditional Use Permit to allow for an agricultural business. The applicants intend to use the site for a honey-production facility. The applicants also intend to live in the single-family dwelling on the property. Honey extraction, bottling, and warehousing will take place within existing accessory structures on the property.

Although freight shipments involving semi-trucks may occur at the property two-to-three times annually, the applicants have stated that daily shipments will be performed by standard vehicles that are customarily found in residential neighborhoods.

Site Characteristics:
The subject property is located along the north side of East 144th Avenue, east of its intersection with Washington Street and west of its intersection with York Street. The subject property is 1.3 acres (or 56.600 square feet). The site contains a single-family home, and several accessory structures, including a 672 square-foot detached garage and a 1,200 square-foot service garage.

The site has access from East 144th Avenue, which is identified as a Minor Arterial roadway on the County's Transportation Plan. The single-family dwelling is located along the western half of the lot. The agricultural business is proposed for the eastern half of the lot and will be inside of the existing accessory structures. The existing conditions of the lot already include a parking area to support the proposed use.

Development Standards and Regulations Requirements:
The property is designated Agricultural-3 (A-3), which is intended to provide landholdings of 35 acres or greater for agriculture and pasturage. Per Section 3-07-01 of the Adams County Development Standards and Regulations, agricultural business uses shall require a conditional use permit in the Agricultural-3 zone district. Section 2-02-08-06 of the County's Development Standards and Regulations outlines the criteria for approval of a conditional use permit. These include compliance with the County's Development Standards and Regulations, compatibility with the surrounding area, the request must be permitted in the zone district, and must address all off-site impacts. In addition, the proposed use is required to be harmonious with the character of the neighborhood, and must not be detrimental to the immediate area, or to the health, safety, or welfare of the inhabitants of the area and the County.

Future Land Use Designation and Goals of the Comprehensive Plan for the Area
The City of Thornton's future land use designation on the property is Single-Family Neighborhoods (SFN). Per the City of Thornton's Comprehensive Plan, this designation is intended for low-density residential development and recreational opportunities. The continued residential use on the property, coupled with the proposed indoor beekeeping and honey production, did not render any concern from the City of Thornton regarding the proposed use's impact on the City's goals for comprehensive planning in the area.

Surrounding Zoning Designations and Existing Use Activity:

Northwest **City of Thornton PUD** **Single-Family Residential**	**North** **City of Thornton PUD** **Single-Family Residential**	**Northeast** **City of Thornton PUD** **Single-Family Residential**
West **City of Thornton PUD** **Single-Family Residential**	**Subject Property** **A-3** **Single-Family Residential & Agricultural**	**East** **City of Thornton PUD** **Single-Family Residential**
Southwest **A-1** **Low-Density Residential**	**South** **A-1** **Low-Density Residential**	**Southeast** **A-1** **Low-Density Residential**

Compatibility with the Surrounding Land Uses:
The surrounding properties to the site are all single-family residential uses. The surrounding properties to the north, west, and east are all within the City of Thornton and within a planned development. The properties to the south are located within the Agricultural-1 zone district and are within the Wadley Farms subdivision. The subject request for residential and agricultural uses are compatible with the surrounding area and will not be likely to cause significant off-site impacts, such as traffic, noise, or lighting to the surrounding properties.

With the conditional use permit application, a landscape plan was provided. The proposed landscaping will mitigate the impacts of an agricultural business on the surrounding residential properties. The applicant will be expected to maintain and install landscaping that conforms to the landscape plan, if approved.

PLANNING COMMISSION UPDATE:
The Planning Commission (PC) considered this case on January 27, 2022 and voted (7-0) to recommend approval of the request. The applicants spoke at the meeting and provided additional information regarding the honey production process. There was no one from the public to speak regarding the request.

Staff Recommendations:
Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff recommends approval of the request with 8 findings-of-fact, 4 conditions precedent, 4 conditions, and 1 note.

RECOMMENDED FINDINGS-OF-FACT:

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

Recommended Conditions Precedent to Approval:

1. A 3-compartment sink, a handwash sink, a utility sink, and floor drains will be installed in the barn as required for wholesale food manufacturing, as well as a bathroom.

2. A letter prepared by a wastewater engineer shall be submitted to the Tri-County Health Department, (or other Health Department with jurisdiction over the property), indicating the waste strength from the barn sinks and the ability of the existing on-site wastewater system (OWTS) to serve the additional barn sinks.
3. The sewer line from the barn to the on-site wastewater system (OWTS) shall meet all required setbacks. A "tie-in" inspection from the Tri-County Health Department, (or other Health Department with jurisdiction over the property) will be required for the connection to the existing OWTS.
4. A Notice to Proceed will be issued upon the County receiving documentation from the applicant demonstrating that all Conditions Precedent have been met.

Recommended Conditions of Approval:

1. The conditional use permit shall expire on February 8, 2032.
2. No outdoor storage of materials is allowed unless approved by Adams County through a Conditional Use Permit.
3. All new food manufacturers must be registered with the Colorado Department of Public Health and Environment (CDPHE) Consumer Protection Division. Registration complying with CDPHE is required.
4. All landscaping illustrated on the approved site plan shall be installed and maintained on the property.

Recommended Note to the applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

PUBLIC COMMENTS

Notices Sent	Number of Responses
59	2

All property owners and addresses within 750 feet of this request were notified of this application. Two comments were received during the referral period. One comment provided offered support for the conditional use permit, and the other comment letter stated that there were no objections to the proposed use.

REFERRAL AGENCY COMMENTS

Staff sent the request to various referral agencies and there were no objections to the request. The Tri-County Health Department recommended best management practices for the operation of the facility. Staff has recommended several conditions of approval to ensure compliance with their comments.

Responding with Concerns:

City of Thornton
Tri-County Health Department

Responding without Concerns:

Adams County Sheriff
Colorado Department of Transportation

North Metro Fire District
RTD
United Power
Xcel Energy

Notified but not Responding / Considered a Favorable Response:
27J Schools
Adams 12 Five Star Schools
Century Link/Lumen
City of Westminster
CDPHE
Colorado Division of Parks & Wildlife
German Ditch Co. & Reservoir
Metro Wastewater Reclamation
Thornton Fire
Union Pacific Railroad
Wadley Farms HOA
Westminster Fire



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

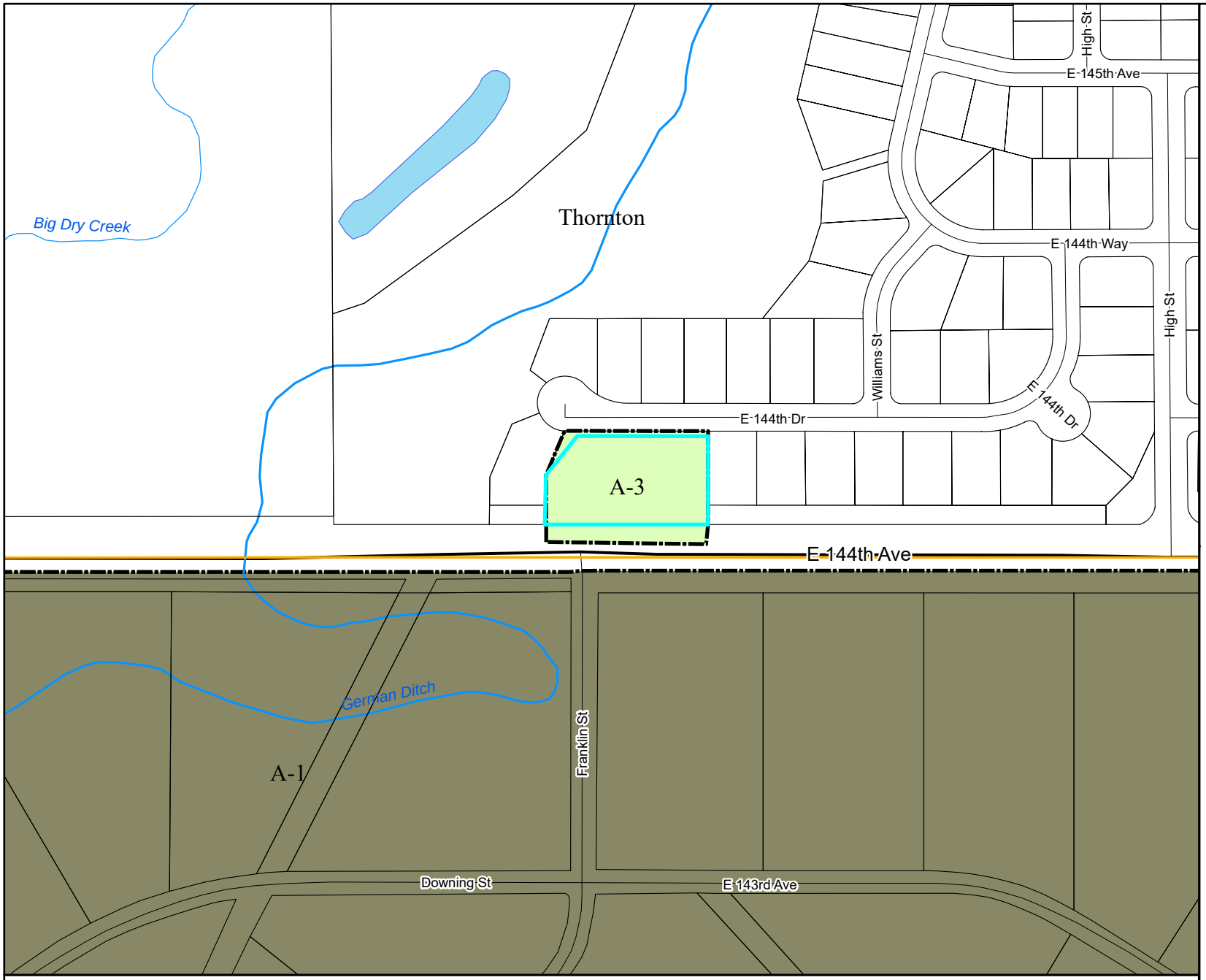
Björn's Colorado Honey

RCU2020-00039

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For display purposes only.

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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)
- Conditions

Björn's Colorado Honey

RCU2020-00039

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For display purposes only.

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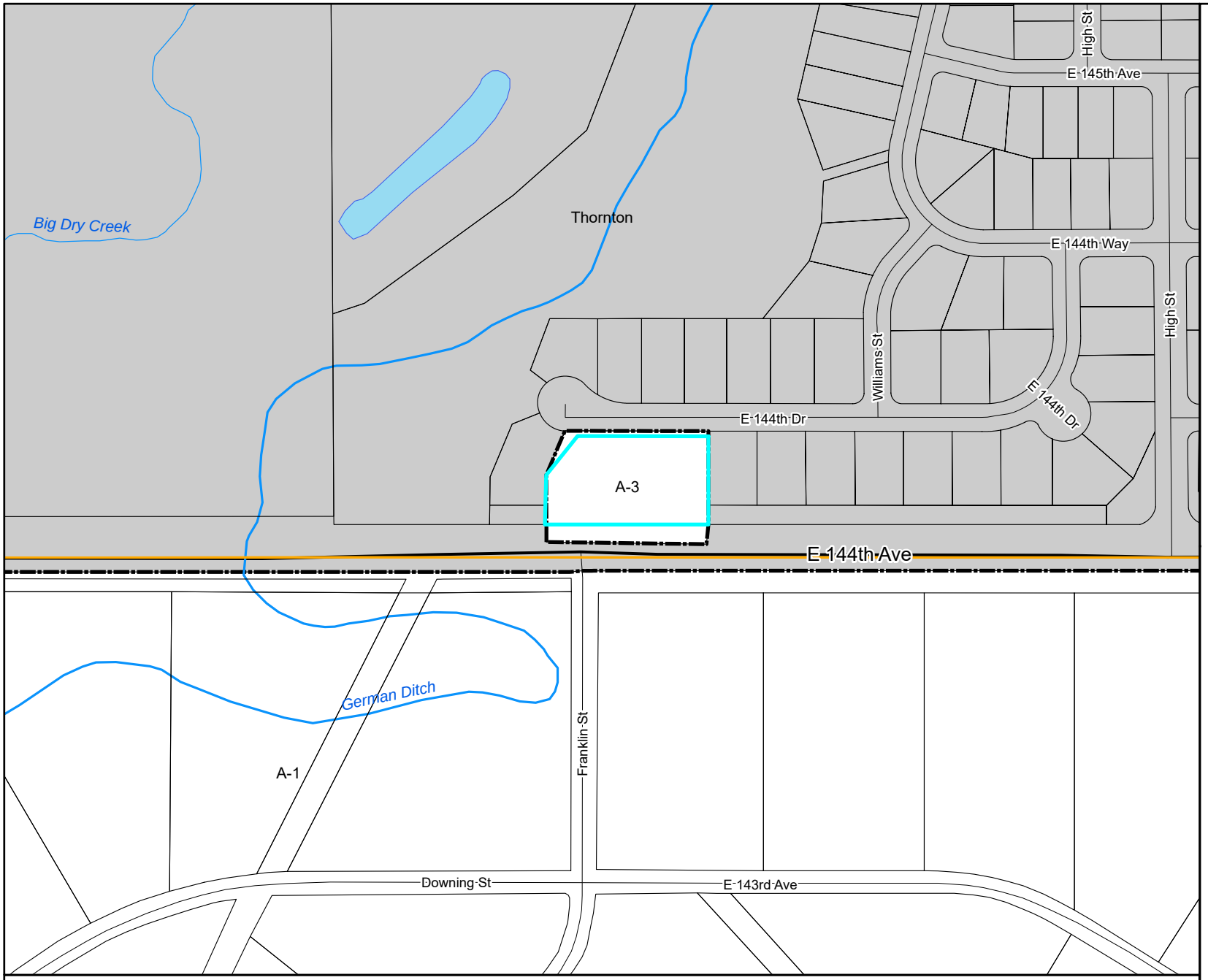


Björn's Colorado Honey

RCU2020-00039

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Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Björn's Colorado Honey

RCU2020-00039

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Adam County Conditional Use Permit Project Description - Bjorn's Colorado Honey

Bjorn's Colorado Honey is looking to use the site located at 1801 E 144th Ave., Brighton/Thornton, CO 80602 for a beekeeping and honey production facility. We do not plan to add any additional buildings at this time, instead, we plan to use the existing barn and outbuilding for storage and production. We do plan to get the barn licensed as a CO State Manufactured Food Establishment so that we can package honey and store inventory there.

The specific site uses include:

- Honey extraction inside the existing insulated barn
- Honey bottling inside the existing insulated barn
- Honey and inventory storage inside the existing insulated barn
- Receiving freight orders of beekeeping equipment (semi-trucks entering the property with pallets of beekeeping equipment) two to three times a year
- Outgoing weekday shipments of website orders to go out via a normal residential-sized FedEx truck (the truck will pick-up orders once a day on weekdays only)
- Outgoing delivery of wholesale orders, typically once a week, in our Dodge Promaster Van or GMC Truck
- Incoming delivery of wholesale orders for product production supplies like labels for our honey jars, most often received from shippers like UPS, USPS, or FedEx
- Outgoing trips to the beehives we run in Boulder and Denver Counties, typically once a month from April to September only, in our Dodge Pro Master Van
- Beekeeping equipment storage and cleaning inside the outbuildings on the property
- Beekeeping equipment assembly, such as building honey frames or assembling and painting beehives, most of which can be done inside the outbuildings on the property
- Making of sugar water in large barrels (mixing water with cane sugar)
- Office use in the insulated barn

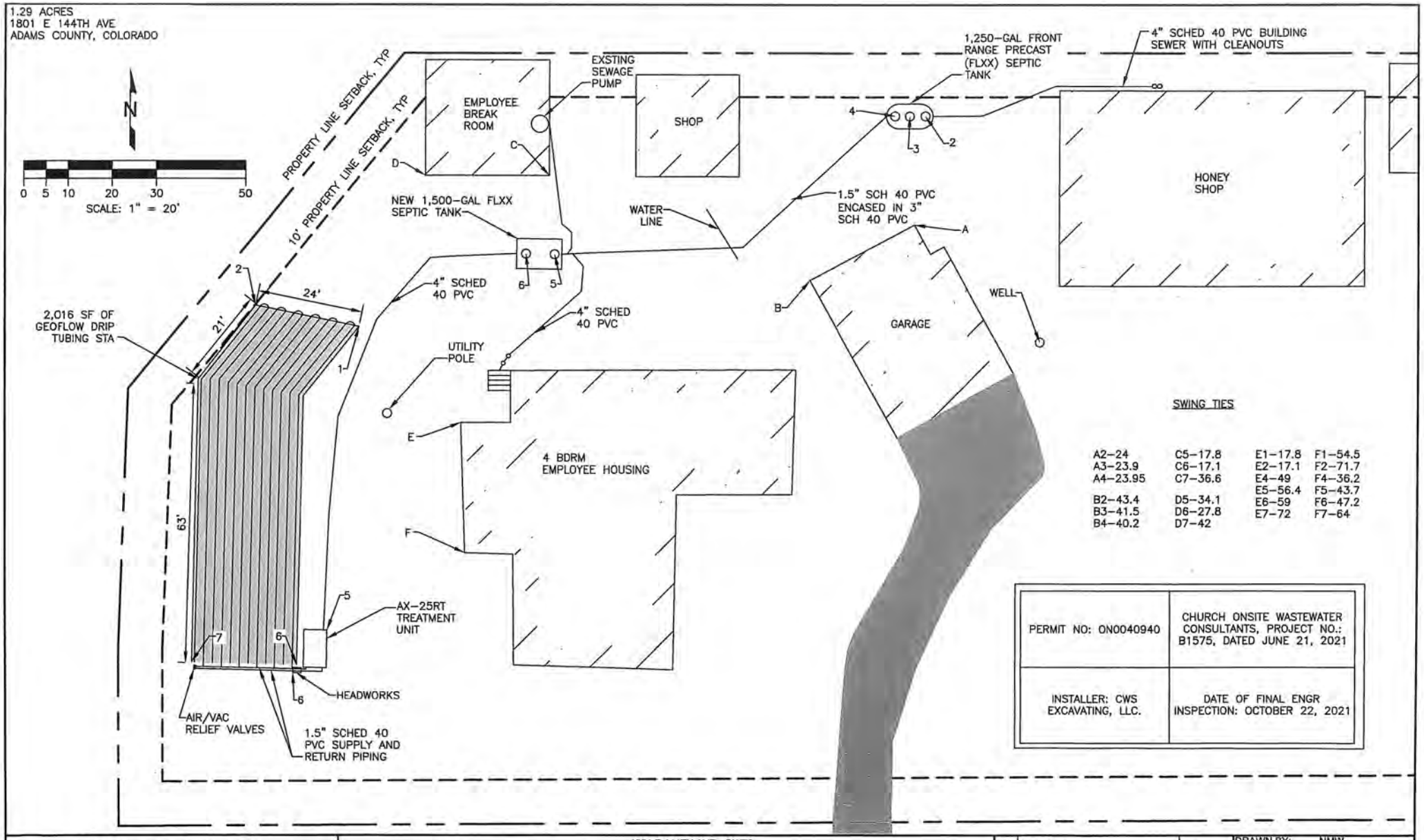
Also, note, we will be living in the house on the property so we will be on-site at all times.

Timeline for the project:

- We plan to move into the house in the coming months.
- If/when the Conditional Use Permit is granted to us by Adams Couty we plan to move our honey production from the commercial commissary we currently use to the large insulated barn on the property. We will also move beekeeping equipment from our current residence to the property, then.

Improvements to the property we plan to make:

- Paint residential house on the property, inside and out
- Paint the insulated barn (outside only for now)
- Clear away all trash, debris, and other unwanted material on the property
- Replace all locks in the buildings on the property
- Add and improve landscaping on the property in accordance with Chapter 4 in the "Adams County Development Standards and Regulations" document
- Add a 6-foot wooden fence to all sections of the property that do not currently have a wooden fence, in accordance with Chapter 4 in the "Adams County Development Standards and Regulations" document



CHURCH OWC, LLC
Onsite Wastewater Consultants
Onsite Wastewater Engineering-Civil Engineering
P.O. Box 18796, Golden, CO 80402
Voice: (720) 898-3434

1801 E 144TH AVE - OWTS

RECORD DRAWING

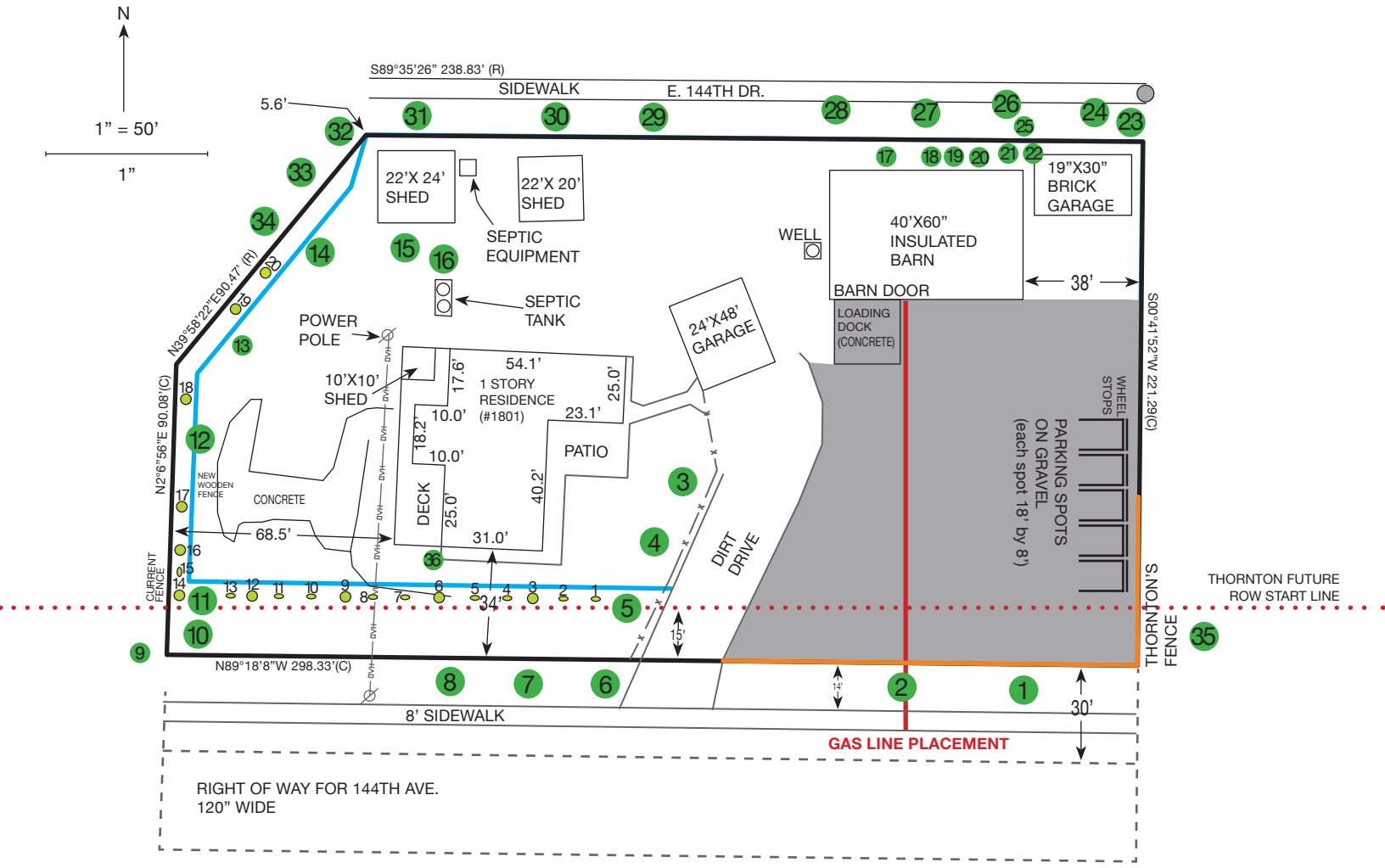
No.	Revision	Date

DRAWN BY: NMW
DESIGNED BY: NMW
CHECKED BY: KEC
DATE: 10/27/2021

JOB NO. B1575
Figure RD

SITE PLAN BJORN'S COLORADO HONEY 11/03/2021

1801 E 144th Ave, Brighton, CO 80602



SITE PLAN KEY & BUILDING USES

	EXISTING METAL AND WOODEN FENCING
	THORNTON FUTURE ROW START LINE
	PROPOSED WOODEN FENCING (MATCHING THORNTON'S FENCE)
	THORNTON'S WOODEN FENCING
	NEW RABBITBRUSH BUSHES
	NEW WILD PLUM/AMERICAN PLUM
	EXISTING TREES
DVH	POWER LINE
22'X 24' SHED	STORAGE
22'X 20' SHED	STORAGE
24'X48' GARAGE	VEHICLE PARKING
24'X48' GARAGE	STORAGE
40'X60" INSULATED BARN	HONEY PRODUCTION, INVENTORY STORAGE, HIVE BUILDING
19"X30" BRICK GARAGE	STORAGE

TREES ON AND ADJACENT TO PROPERTY

11 PINES - PONDEROSA

25 DECIDUOUS TREES - MULTIPLE SPECIES
(see detailed list on next page)

NEW LANDSCAPING TYPES TO BE ADDED

10 WILD PLUM/AMERICAN PLUM (from Low-Water Native Plants for Colorado Gardens: Prairie and Plains)

10 RUBBER RABBITBRUSH BUSHES (from Low-Water Native Plants for Colorado Gardens: Prairie and Plains)

EXISTING TREES ON PROPERTY			
Tree Labels On Sit Plan	**Tree Types**	**Tree Trunk Circumference**	**On Property or Adjacent to It**
1	Box Elder	32”	On Property
2	Ash	36”	On Property
3	Ponderosa	69”	On Property
4	Ponderosa	60”	On Property
5	Ponderosa	54”	On Property
6	Ponderosa	64”	On Property
7	Red Maple	19”	On Property
8	Red Maple	20”	On Property
9	Red Maple	10”	On Property
10	Dutch Elm	81”	Adjacent
11	Dutch Elm	11.9”	On Property
12	Ponderosa	45”	On Property
13	Russian Olive	48”	On Property
14	Ash	60”	On Property
15	Red Maple	44”	On Property
16	Red Maple	65”	On Property
17	Black Locust	25”	On Property
18	Black Locust	35”	On Property
19	Black Locust	45”	On Property
20	Black Locust	15”	On Property
21	Black Locust	30”	On Property
22	Black Locust	50”	On Property
23	Oak	39”	Adjacent
24	Ponderosa	113”	Adjacent
25	Black Locust	27”	Adjacent
26	Ponderosa	47”	Adjacent
27	Ash	27”	Adjacent
28	Ash	33”	Adjacent
29	Ash	32”	Adjacent
30	Ponderosa	140”	Adjacent
31	Ponderosa	110”	Adjacent
32	Ponderosa	112”	Adjacent
33	Ash	33”	Adjacent
34	Ash	25”	Adjacent
35	Box Elder	29”	Adjacent
36	Ponderosa	29”	On Property

NEW LANDSCAPING TYPES TO BE ADDED TO THE PROPERTY			
Tree Labels On Site Plan	**Tree and Plant Types**	**Tree and Bush Size at Planting**	
1	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
2	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
3	Wild/American Plum Tree	#5 containers (2-3’ tall)	
4	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
5	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
6	Wild/American Plum Tree	#5 containers (2-3’ tall)	
7	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
8	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
9	Wild/American Plum Tree	#5 containers (2-3’ tall)	
10	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
11	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
12	Wild/American Plum Tree	#5 containers (2-3’ tall)	
13	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
14	Wild/American Plum Tree	#5 containers (2-3’ tall)	
15	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
16	Wild/American Plum Tree	#5 containers (2-3’ tall)	
17	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
18	Wild/American Plum Tree	#5 containers (2-3’ tall)	
19	Rubber Rabbitbrush Bush	#5 containers (6-8” tall)	
20	Wild/American Plum Tree	#5 containers (2-3’ tall)	

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 3/23/2021
Project Number: RCU2020-00039
Project Name: Bjorn's Colorado Honey

Commenting Division: Plan Coordination 2nd Review
Name of Reviewer: Greg Barnes
Date: 03/23/2021
Email: gjbarnes@adcogov.org

Resubmittal Required
Please resolve the Tri-County Health Department's comments prior to advancing to public hearing.

Commenting Division: Planner Review 2nd Review
Name of Reviewer: Greg Barnes
Date: 03/23/2021
Email: gjbarnes@adcogov.org

Complete
All planning/zoning comments from the previous round of review have been addressed

---

Commenting Division: ROW Review 2nd Review
Name of Reviewer: David Dittmer
Date: 03/18/2021
Email:

Complete

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: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 03/18/2021

Email:

Comment

ROW1: E. 144th Ave. is under Thornton's jurisdiction. Any improvements to E. 144th Ave. will come from their review.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Steve Krawczyk

Date: 03/16/2021

Email:

Complete

ENG1: I have reviewed the January 5, 2021 Submittal and the March 16, 2021 submittal prepared by applicant for the subject site and have the following comment.

The change of use request is to allow proposed honey retail center that is to allow for an agricultural business; I support this change of use request.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Greg Barnes

Date: 02/24/2021

Email: gjbarnes@adcogov.org

Complete

Greg Barnes

From: Rick Reigenborn
Sent: Monday, December 7, 2020 3:11 PM
To: Greg Barnes
Subject: RE: Request for Comments: Bjorn's Colorado Honey (RCU2020-00039)

The sheriff's office is not opposed to the change in zoning.

Richard A. Reigenborn
Sheriff
Adams County Sheriff's Office
4430 S. Adams County Parkway,
1st Floor, Suite W5400
Brighton, CO 80601
303-655-3218 I RReigenborn@adcogov.org

Character • Integrity • Transparency

From: Greg Barnes
Sent: Monday, December 7, 2020 2:54 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: Request for Comments: Bjorn's Colorado Honey (RCU2020-00039)

The Adams County Planning Commission is requesting comments on the following application:

Conditional use permit application to allow for an agricultural business (beekeeping and honey production) within the Agricultural-3 zone district. This request is located at 1801 E. 144th Avenue. The Assessor's Parcel Number is 0157314000009.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 12/31/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org. Thank you!

Greg Barnes
Planner III, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 *gjbarnes@adcogov.org*
adcogov.org

Beginning July 27, 2020, my work schedule is:
Monday – Alternating weeks of 7 am – 3:30 pm and off
Tuesday – Friday – 7 am – 4:30 pm

Greg Barnes

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Tuesday, December 8, 2020 7:10 AM
To: Greg Barnes
Cc: David Dixon - CDOT
Subject: Re: Request for Comments: Bjorn's Colorado Honey (RCU2020-00039)

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

Greg,

I have reviewed the referral request for comments for a Conditional use permit to allow for beekeeping and honey production within the A-3 zone district on property located at 1801 E. 144th Avenue and have no objections. This is off of the state highway system.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Mon, Dec 7, 2020 at 2:53 PM Greg Barnes <GJBarnes@adcogov.org> wrote:

> The Adams County Planning Commission is requesting comments on the following application:
>
> **Conditional use permit application to allow for an agricultural business (beekeeping and honey production) within the Agricultural-3 zone district.** This request is located at 1801 E. 144th Avenue. The Assessor's Parcel Number is 0157314000009.
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Greg Barnes

From: Gosselin, Steve <SGosselin@northmetrofire.org>
Sent: Tuesday, December 8, 2020 10:05 AM
To: Greg Barnes
Subject: RE: Request for Comments: Bjorn's Colorado Honey (RCU2020-00039)

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

Good morning, Greg.

The Fire District has no comments regarding the proposed Conditional Use Permit Application and, therefore, approves as submitted.

Should you have any questions, please do not hesitate to contact me.

Have a great day!

Steven Gosselin
Division Chief - Fire Prevention
North Metro Fire Rescue District
101 Spader Way
Broomfield, CO 80020
Phone: (303) 252-3540
Fax: (720) 887-8336
E-mail: sgosselin@northmetrofire.org
Website: www.northmetrofire.org

"Excellence Through Each Individual Act."

Be safe. Stay healthy. Stay happy!

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Monday, December 7, 2020 2:54 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: Request for Comments: Bjorn's Colorado Honey (RCU2020-00039)

CAUTION: This email originated from outside your organization. Exercise caution when opening attachments or clicking links, especially from unknown senders.

The Adams County Planning Commission is requesting comments on the following application:

Conditional use permit application to allow for an agricultural business (beekeeping and honey production) within the Agricultural-3 zone district. This request is located at 1801 E. 144th Avenue. The Assessor's Parcel Number is 0157314000009.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 12/31/2020 in order that your comments may be taken into consideration in the review of this

Greg Barnes

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Thursday, December 17, 2020 9:34 AM
To: Greg Barnes
Subject: RE - RCU2020-00039

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

The RTD has no comment on this project

C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

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

City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326
www.thorntonco.gov

City Development Department
303-538-7295
FAX 303-538-7373

January 4, 2021

Greg Barnes
Adams County
4430 S. Adams County Pkwy
1st Floor, Suite W2000B
Brighton, CO 80601

RE: Bjorn's Colorado Honey – RCU2020-00039– Conditional Use Permit to allow an agricultural beekeeping and honey production business.

Applicant: Pontus Jakobsson

The City of Thornton has the following comments regarding the Bjorn's Colorado Honey application. Based on the response to the comments below, the City of Thornton may have additional comments or request for information.

CURRENT PLANNING
SADIE NAGLICH, PLANNER I, 303-538-7301

The property is not annexed into Thornton at this time. Based on prior conversations with the previous owner, there may be issues with the existing water and septic on site. In order to get Thornton water, the property would need to be annexed. If the property has to be annexed, the proposed use may not be allowed due to incompatible zoning and future land use designations.

POLICY PLANNING
KAREN WIDOMSKI, SENIOR POLICY ANALYST, 303.538.7342

Policy Planning has reviewed the information related to the proposal for a beekeeping and honey production agricultural business at 1801 E. 144th Avenue. Policy Planning has the following comments regarding the Thornton Comprehensive Plan and other long-range planning documents, as they pertain to this application.

1. 2020 Thornton Comprehensive Plan, Pages 4.12 and 4.16, https://www.thorntonco.gov/government/citydevelopment/planning/Documents/2020-comp-plan/2020-comprehensive-plan-adopted.pdf

    a. This property is currently located in Adams County, but is surrounded by single-family residential development within Thornton's jurisdictional boundaries. The subject property is also within Thornton's Future Growth Boundaries as identified on Thornton's July 15, 2020 Future Land Use Map approved as a component of the 2020 Thornton Comprehensive Plan. Based on these two facts, there is an expectation that the property would apply to annex into Thornton when new development is proposed and comply with the Comprehensive Plan.

    b. This property has a Future Land Use Designation of Single-Family Neighborhoods (SFN) on the Thornton Future Land Use Map, consistent with

the existing single-family detached subdivision that surrounds it. The provisions of the SFN category is summarized below. See Comprehensive Plan page 4.16 for full details.

i. SFN intent: Provide areas for low density residential development with recreational amenities.

ii. Permitted SFN uses:

Primary Uses: Single-family detached homes and duplexes.

Supporting Uses: Associate recreational amenities and parks.

Planned Development Zones: Other dwelling types may be allowed as part of a Planned Development.

iii. Density/Scale permitted in SFN: Typically 1-8 dwelling units per acre.

c. Policy Planning understands that no new structures would initially be constructed for this proposal but does have concerns if the property takes on characteristics of a commercial use versus a residential use that could create adverse impacts on the adjacent single-family homes, particularly related to noise and traffic from regular deliveries or occasional semi-truck deliveries, business use of the existing driveway adjacent to the home on the adjacent lot to the east, and potential noise and smells related to production.

d. If any considerable development is proposed for this property, staff recommends that the property apply for annexation into Thornton. However, per the Comprehensive Plan, this lot would need to be primarily residential with any beekeeping and honey production regulated as an accessory home-based business. (Note that the current proposal would not meet Thornton home-based business regulations: https://library.municode.com/co/thornton/codes/code_of_ordinances?nodeId=CO_CH18DECO_ARTIVUSUSRE_DIV2ACUS_S18-167HOOC)
A commercial business with significant impact on adjacent residential homes would not meet the intent of Thornton's 2020 Comprehensive Plan.

e. Policy Planning recommends shifting the driveway to the west away from the lot to the east and preferably having access off of 144th Avenue aligned with the Franklin Street intersection as indicated by Traffic Engineering to minimize disruption of deliveries.

f. Approval of future development in Thornton is contingent upon adequate availability of water and other utilities.

TRAFFIC ENGINEERING
DARRELL ALSTON, TRAFFIC ENGINEER, 720-977-6480

Upon redevelopment, the current driveway would be required to shift west to align with the 144th Avenue & Franklin Street intersection and the median on the west leg of the Franklin Street intersection would then have to be restriped to create and eastbound to northbound left turn lane. If the owner does not want to relocate the 144th Avenue access, an alternative would be to close the 144th Avenue driveway and take access from the 144th Drive cul-de-sac north of the property. The project description indicates an increase in traffic including occasional semi-trucks and frequent delivery vans and FedEx vehicles, making it more critical for the driveway to align with Franklin and keep excess semi and delivery van traffic out of the Quail Valley neighborhood.

A traffic study is required.

DEVELOPMENT ENGINEERING
CASSIE FREE, DEVELOPMENT ENGINEERING MANAGER, 303-538-7207

Utility connections (water and sewer) to City of Thornton utilities will not be allowed without annexation into the City. The property would need to remain on well water and septic system until such time they are annexed.

Ultimate ROW would require an additional 15' of ROW dedication to the City. The roadway fronting the property (144th Ave.) is classified as a major arterial roadway per our transportation masterplan. The ultimate ROW would be 150' or 75' from the section line. There currently is 60' of ROW on the north side of the section line which would mean an additional 15' of ROW is required for the ultimate roadway section. Timing of dedication can be further discussed.

TRI-COUNTY HEALTH DEPARTMENT
KATHY BOYER, KBOYER@TCHD.ORG

Thank you for the opportunity to review and comment on the Conditional Use Permit application for a bee keeping and honey production business on a 1.29-acre parcel located at 1801 E. 144th 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.

Beekeeping
Benefits of beekeeping include harvesting honey, beeswax, propolis, and royal jelly, and increased pollination, which can increase a garden's yield. Backyard beekeeping can also help reestablish colonies of bees that have been wiped out by urbanization, pesticides, and parasitic mites. Potential issues of beekeeping are stings, swarming, and attraction of wildlife such as mice, skunks, raccoons, and bears. Attraction of wildlife could increase chances for human-wildlife interaction. Certain species of mice are known to carry Hantavirus. Skunks and raccoons are rabies reservoir species. A bear encounter can, of course, be deadly for a human. TCHD recommends the applicant follow best management practices, and mitigate impacts to neighbors, as the subject location is adjacent to a suburban residential neighborhood. Additional information is available here: https://coloradobeekeepers.org/think-you-want-to-keep-bees/best-managment-practices/.

Food Manufacturing and Storage (Warehouse, Winery, Brewery)
Illness-causing organisms are spread easily to the public through food and beverages. All new food manufacturers must be registered with the Colorado Department of Public Health and Environment (CDPHE) Consumer Protection Division. More information can be found at CDPHE's website, here: https://www.colorado.gov/pacific/cdphe/food-manufacturing-and-storage

Water Supply
Drinking water contaminated with pathogens can cause a variety of illnesses in humans. It is important to protect source water from contamination, and to treat drinking water to eliminate pathogens before it is provided for human consumption.

The case referral materials did not specify the proposed source of water for the business. TCHD records indicate the presence of a water well on the site. The project location appears to be adjacent to the City of Thornton and in close proximity to properties served by a municipal water system. The applicant shall ensure that the water source for the business is approved. TCHD recommends connecting to a municipal water source if available.

The Colorado Division of Water Resources is the agency that regulates well permitting. If the applicant proposes to utilize the existing well on the site, the applicant shall contact the

Division at 1313 Sherman Street, Suite 821, Denver, (303) 866-3581 to obtain the proper permit. More information is available here: http://water.state.co.us/Home/Pages/default.aspx.

The Colorado Department of Public Health and Environment (CDPHE) Consumer Protection Division may have additional requirements as part of the food manufacturing registration.

If a water well exists on the property, show the location on the site plan, drawn to scale.

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. TCHD has record of one OWTS on the subject property, serving the residence.

The case referral materials do not specify a proposed wastewater solution for the business. In order to evaluate the proposal, TCHD requires the following additional information.

a. Specify the type of wastewater produced by the business. Does the processing and packaging of honey produce wastewater? Will a restroom for employees be provided? What plumbing fixtures are or will be in the barn?
b. The site plan provided with the case referral materials shows a "sewer manhole" south of the insulated barn. Clarify if this is part of an onsite wastewater treatment system (OWTS). If so, show the components of the system on the site plan, drawn to scale.
c. Specify the proposed solution for wastewater for the business.

Once the requested information is received, TCHD will further evaluate the proposed method of wastewater disposal.

END COMMENTS

Please contact me at 303-538-7301, or via e-mail at Sadie.Naglich@ThorntonCO.gov for updates or questions related to this response.

Sincerely,

Sadie Naglich
Planner I, AICP

cc: Greg Barnes, GJBarnes@adcogov.org
Grant Penland, Planning Director
Jason O'Shea, Deputy City Development Director
Karen Widomski, Senior Policy Analyst
Darrell Alston, Traffic Engineering
Cassie Free, Development Engineering Manager
Kathy Boyer, kboyer@tchd.org

V:\PLANNING DIVISION\Outside Referrals\Adams County\Adams County 2020\Adams County Bjorn's Colorado Honey PLOSR202002456

December 31, 2020

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Bjorn's Colorado Honey, RCU2020-00039
TCHD Case No. 6659

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Conditional Use Permit application for a bee keeping and honey production business on a 1.29-acre parcel located at 1801 E. 144th 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.

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If a water well exists on the property, show the location on the site plan, drawn to scale.

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- Specify the type of wastewater produced by the business. Does the processing and packaging of honey produce wastewater? Will a restroom for employees be provided? What plumbing fixtures are or will be in the barn?
- The site plan provided with the case referral materials shows a "sewer manhole" south of the insulated barn. Clarify if this is part of an onsite wastewater treatment system (OWTS). If so, show the components of the system on the site plan, drawn to scale.
- Specify the proposed solution for wastewater for the business.

Once the requested information is received, TCHD will further evaluate the proposed method of wastewater disposal.

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

Sincerely,

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD

March 12, 2021

Greg Barnes
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Bjorn's Colorado Honey, RCU2020-00039
TCHD Case No. 6799

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the resubmittal of a Conditional Use Permit application for a honey production business on a 1.29-acre parcel located at 1801 E. 144th Avenue. Tri-County Health Department (TCHD) staff previously reviewed the application and responded in a letter dated December 31, 2020. After reviewing the resubmittal, TCHD has the following comments.

Food Manufacturing and Storage (Warehouse, Winery, Brewery)
Illness-causing organisms are spread easily to the public through food and beverages. All new food manufacturers must be registered with the Colorado Department of Public Health and Environment (CDPHE) Consumer Protection Division. More information can be found at CDPHE's website, here https://www.colorado.gov/pacific/cdphe/food-manufacturing-and-storage. The applicant indicates in their response to previous comments that they have been in touch with CDPHE regarding wholesale requirements.

Water Supply
Drinking water contaminated with pathogens can cause a variety of illnesses in humans. It is important to protect source water from contamination, and to treat drinking water to eliminate pathogens before it is provided for human consumption. The resubmittal indicates that the currently permitted domestic well on the property is allowed for indoor commercial uses.

The Colorado Department of Public Health and Environment (CDPHE) Consumer Protection Division may have additional requirements as part of the food manufacturing registration. The applicant shall ensure that the proposed source of water is approved by CDPHE for food manufacturing.

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. TCHD has record of one OWTS on the subject property, serving the residence.

The resubmittal materials indicate that a 3-compartment sink, a handwash sink, a utility sink, and floor drains will be installed in the barn as required for wholesale food manufacturing, as well as a bathroom. The submittal indicates that there will be no employees at this time, only the 2 residents who live onsite, and that honey production uses little water. The applicant is working with a wastewater engineer, and the applicant plans to connect the barn fixtures to the existing OWTS for the home. The following will be required.

- The applicant shall submit a letter prepared by their wastewater engineer to TCHD indicating the waste strength from the barn sinks and the ability of the existing OWTS to serve the additional barn sinks.
- The sewer line from the barn to the OWTS shall meet all required setbacks. A copy of the regulation can be found here http://www.tchd.org/DocumentCenter/View/4570/Regulation-O-17-Final-Version---Aug-22-2017?bidId=.
- A "tie-in" inspection from TCHD will be required for the connection to the existing OWTS.

The applicant shall contact Jeff McCarron at 303-439-5913 at the TCHD Commerce City Office, 4201 E. 72nd Ave. Suite D, Commerce City, CO 80022 regarding the above requirements and for the required inspection.

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

Sincerely,

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, Jeff McCarron, TCHD

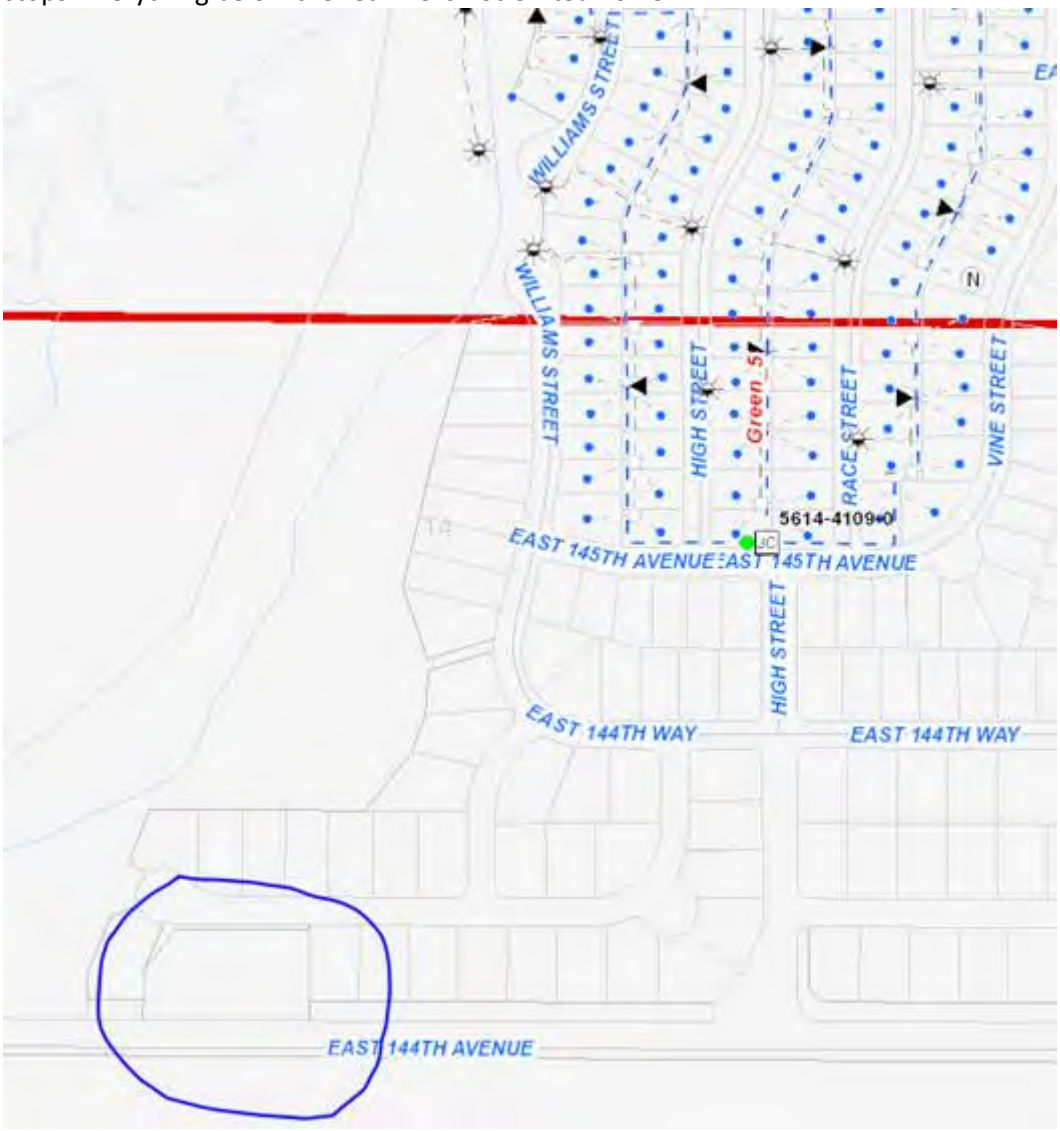
Greg Barnes

From: United Power Plat Referral <platreferral@UnitedPower.com>
Sent: Monday, December 28, 2020 10:41 AM
To: Greg Barnes
Subject: FW: Request for Comments: Bjorn's Colorado Honey (RCU2020-00039)
Attachments: RFC.pdf

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

Good morning Greg,

In our Futura System, this referral is out of our service territory. The redline above the project site is where our territory stops. Everything below the red line is not United Power:



Regards,

Amber Mendoza
Right of Way Agent

Oil & Gas | Engineering
M-F 7AM to 3:30PM
Office 303.637.1265
Cell 720.249.9315

500 Cooperative Way | Brighton, CO 80603

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Monday, December 7, 2020 2:54 PM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: Request for Comments: Bjorn's Colorado Honey (RCU2020-00039)

CAUTION: This email originated from outside of United Power. Do not click links or open attachments unless you recognize the sender and know the content is safe.

The Adams County Planning Commission is requesting comments on the following application:

Conditional use permit application to allow for an agricultural business (beekeeping and honey production) within the Agricultural-3 zone district. This request is located at 1801 E. 144th Avenue. The Assessor's Parcel Number is 0157314000009.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 12/31/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org. Thank you!

Greg Barnes
Planner III, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 *gjbarnes@adcogov.org*
adcogov.org

Beginning July 27, 2020, my work schedule is:
Monday – Alternating weeks of 7 am – 3:30 pm and off
Tuesday – Friday – 7 am – 4:30 pm

Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you received this message in error, please contact the sender and delete the message. Any disclosure, copying, review reproduction, or distribution in relation to any of the contents of this information is strictly prohibited.

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 28, 2020

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

Attn: Greg Barnes

Re: Bjorn's Colorado Honey, Case # RCU2020-00039

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **Bjorn's Colorado Honey** and has **no apparent conflict** with the conditional use request.

Please be aware PSCo owns and operates existing natural gas service and overhead electric distribution facilities within the subject property. Should the project require any new natural gas or electric service or modification to existing facilities, the property owner/developer/contractor must complete the application process via xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Greg Barnes

From: Lori Lebsock <moonangel719@aol.com>
Sent: Thursday, December 17, 2020 12:06 PM
To: Greg Barnes
Subject: Bjorn's Colorado Honey,# RCU2020-00039

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

In regards to the conditional use permit application to allow for agricultural business at 1801 E. 144th Ave,Brighton. We don't see a problem with it at this time. Gary Lebsock

Greg Barnes

From: Jessica Sibila <jessicajsibila@gmail.com>
Sent: Sunday, December 20, 2020 11:01 AM
To: Greg Barnes
Cc: Chris Sibila
Subject: Comments on Conditional Use Permit: 1801 E. 144th Ave.

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

Dear Greg,

We are writing to provide support for the conditional use permit requested by Pontus Jakobsson for his beekeeping and honey production business.

We've spoken with Pontus several times and feel that his work at the property will not negatively affect the neighbors and surrounding area. We are comfortable with the level of noise and work that will be done on the property and feel confident that Pontus and his family will be good neighbors.

We hope that the Development Department will approve his request. We look forward to fully welcoming Pontus to the neighborhood.

Sincerely,

Jessica and Chris Sibila
1815 E. 144th Dr.
Thornton, CO 80602
303-902-7100

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

ADAMS COUNTY
COLORADO

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

Request for Comments

Case Name: Bjorn's Colorado Honey

Case Number: RCU2020-00039

December 7, 2020

The Adams County Planning Commission is requesting comments on the following application: **Conditional use permit application to allow for an agricultural business (beekeeping and honey production) within the Agricultural-3 zone district.** This request is located at 1801 E. 144th Avenue. The Assessor's Parcel Number is 0157314000009.

Applicant Information: PONTUS JAKOBSSON
802 BROOKLAWN DR
BOULDER, CO 80303

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 12/31/2020 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to 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 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
Planner III

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

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Public Hearing Notification

Case Name:	Bjorn's Colorado Honey
Case Number:	RCU2020-00039
Planning Commission Hearing Date:	1/27/2022 at 6:00 p.m.
Board of County Commissioners Hearing Date:	2/8/2022 at 9:30 a.m.

January 4, 2022

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Conditional use permit application to allow for an agricultural business within the Agricultural-3 zone district.** The proposed use will be Agricultural. This request is located at 1801 E. 144th Ave on 1.29 acres. The Assessor's Parcel Number is 0157314000009.

Applicant Information: PONTUS JAKOBSSON
802 BROOKLAWN DR
BOULDER, CO 80303

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 Community and Economic Development Department, 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. 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

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

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

Greg Barnes

From: Greg Barnes
Sent: Thursday, December 30, 2021 3:34 PM
To: CPD ePermit Center
Cc: Layla Bajelan
Subject: FW: For Newspaper Publication: Bjorn's Colorado Honey (RCU2020-00039)

Importance: High

Jen says we can do the Denver Post.
The ad must be published by January 9th in order to meet our legal obligations.

Bjorns Colorado Honey RCU2020-00039
Planning Commission Hearing: 1/27/22 at 6:00 pm
Board of County Commissioners Hearing: 2/8/22 at 9:30 am
Hearing Location: 4430 S Adams County Pkwy. Brighton, CO 80601
Request: Conditional use permit application to allow for an agricultural business in the A-3 zone district
Location: 1801 E 144th Ave
Parcel #: 0157314000009
Applicant & Owner: PONTUS JAKOBSSON 802 BROOKLAWN DR BOULDER, CO 80303
Legal Description: The part of the Southeast ¼ of Section 14, Township 1 South, Range 68 West of the 6th P.M. Considering the south line of said Southeast quarter as bearing South 89 degrees 18'06" East and with all bearings contained herein relative thereto; Beginning at the South ¼ corner of said Section 14; thence along said South line of the Southeast ¼ South 89 degrees 18'06" East 383.48 feet to the True Point of Beginning; thence North 2 degrees 8'56" East 150.10 feet; thence North 39 degrees 58'22" East 90.47 feet; thence South 89 degrees 35'26' East 238.83 feet; thence South 0 degrees 41'52" West 221.29 feet to said South line of the Southeast ¼; thence along the said South line North 89 degrees 18'8" West 299.81 feet to the True Point of Beginning, EXCEPT that portion conveyed to Melody Homes, Inc. In Deed recorded March 11, 2003 at reception No. C1108813.

Greg Barnes
Planner III, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 *gjbarnes@adcogov.org*
adcogov.org

Beginning July 27, 2020, my work schedule is:
Monday – Alternating weeks of 7 am – 3:30 pm and off
Tuesday – Friday – 7 am – 4:30 pm

Referral Listing
Case Number RCU2020-00039
Bjorn's Colorado Honey

Agency	Contact Information
27J Schools	Kerrie Monti 1850 Egbert St Suite 140, Box 6 Brighton CO 80601 303-655-2984 kmonti@sd27j.net
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org

Agency	Contact Information
Adams County Constiuent Services	Matt Gorenc 4430 S Adams County Pkwy Brighton CO 80220 720.523.6997 mgorenc@adcogov.org
Adams County CSWB Code Compliance Officer	Brooke Pettry 4430 S Adams County Pkwy Brighton CO 80601 720.523.6206 bpettry@adcogov.org
Adams County CSWB Code Compliance Officer	Ryan Dodge 4430 S Adams County Pkwy Brighton CO 80601 720.523.6207 rdodge@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com

Agency	Contact Information
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
City of Thornton	James Kaiser 12450 Washinton St Thornton CO 80241 720.977.6266 jim.kaiser@thorntonco.gov
City of Thornton	Warren Campbell 9500 Civic Center Dr Thornton CO 80229 303-538-7670 developmentsubmittals@thorntonco.gov
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
CITY OF WESTMINSTER	Rita McConnell 4800 W 92ND AVE. WESTMINSTER CO 80031 303-658-2093 planning@cityofwestminster.us
City of Westminster	Alexander Gan Public Works & Utilities 4800 W 92nd Ave 303.658.2272 agan@cityofwestminster.us
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - S Waste Unit	Caren Johannes 4300 Cherry Creek South Dr HMWMD-CP-B2 Denver CO 80246-1530 303.692.3347 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - \ Quality Protection District	Bret Icenogle 4300 Cherry Creek Drive South WQCD-B2 Denver CO 80246-1530 303-692-3278 cdphe_localreferral@state.co.us

Agency	Contact Information
Colorado Department of Transportation (CDOT)	Steve Loeffler 2829 W Howard Pl 2nd Floor Denver CO 80204 303-757-9891 steven.loeffler@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
GERMAN DITCH CO. & RESERVOIR	JOHN HOWARD 8679 WCR 4 BRIGHTON CO 80603 (303) 659-0798
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
North Metro Fire District	Steve Gosselin 101 Spader Way Broomfield CO 80020 (303) 252-3540 sgosselin@northmetrofire.org
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com

Agency	Contact Information
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com
Thornton Fire Department	Stephanie Harpring 9500 Civic Center Dr Thornton CO 80229-4326 303-538-7602 firedept@cityofthornton.net
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 .
Union Pacific Railroad	Rod Carroll 1400 Douglas St Stop 1690 Omaha NE 68179 402-544-2255 rscarroll@up.com
United Power	Samantha Riblett 500 Cooperative Way Brighton CO 80603 303-659-0551 platreferral@unitedpower.com
WADLEY FARMS HOA	Bob Olivier PO BOX 1208 EASTLAKE CO 80614 303.457.9789 303.550.9682 wadleyfarmshoa@msn.com
Westminster Fire Department	Lt. Jim Gagliano 9110 Yates St Westminster CO 80031 303.658.4545 jgaglian@cityofwestminster.us

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON CO 80601

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

CITY OF THORNTON
9500 CIVIC CENTER DR
THORNTON CO 80229-4326

JAKOBSSON PONTUS AND
BOUDREAUX LARA
802 BROOKLAWN DR
BOULDER CO 80303-2707

LOCKWOOD MARK JOEL
3574 E 140TH PL
THORNTON CO 80602-8882

MAES RAOUL L II
PO BOX 1565
EASTLAKE CO 80614

NUDELMAN MARK E AND
NUDELMAN CONNIE S
14900 FILLMORE WAY
THORNTON CO 80602-8804

OLIVIER ROBERT D AND
OLIVIER ILONA J
13748 DOWNING ST
BRIGHTON CO 80601-6344

PEOPLES NATHAN W AND
PEOPLES CHRISTINA M
15068 ELIZABETH CT
THORNTON CO 80602-7700

QUAIL VALLEY 1 2 3 OWNERS ASSOCIATION IN
ASSOCIATION INC
11654 HURON STREET NO. 100
NORTHGLENN CO 80234

BISHOP PATRICIA M
OR CURRENT RESIDENT
14507 WILLIAMS ST
THORNTON CO 80602-7000

BOSCHETTO JUSTIN M AND
NGUYEN HANNY L
OR CURRENT RESIDENT
14460 WILLIAMS ST
THORNTON CO 80602-7002

BUCHANAN WILLIAM C AND
BUCHANAN MARTHA A
OR CURRENT RESIDENT
1797 E 144TH DRIVE
THORNTON CO 80602

BYERS SHANNON C AND
BYERS STACIE R
OR CURRENT RESIDENT
1947 E 144TH WAY
THORNTON CO 80602

CALERICH TIMOTHY J AND
CALERICH POLLY A
OR CURRENT RESIDENT
14380 FRANKLIN ST
BRIGHTON CO 80602-6361

CARRILLO FRANK D AND
CARRILLO ELEANOR E
OR CURRENT RESIDENT
1955 E 143RD AVE
BRIGHTON CO 80602

COLE STANLEY R AND
VILLEGAS COLE JANNETH
OR CURRENT RESIDENT
1887 E 144TH DR
THORNTON CO 80602-7398

COOK CHARLES A
OR CURRENT RESIDENT
14475 WILLIAMS STREET
THORNTON CO 80602

DEBELLE STEPHEN G AND
DEBELLE SHANON R
OR CURRENT RESIDENT
1929 E 144TH WAY
THORNTON CO 80602-7010

DEGRAAF RENE A AND
DEGRAAF RACHAEL A
OR CURRENT RESIDENT
1864 E 144TH DRIVE
THORNTON CO 80602

GARDNER DWIGHT LEE AND
GARDNER SANDRA J
OR CURRENT RESIDENT
1990 E 144TH DR
THORNTON CO 80602-7399

GEORGE LISA RAE
OR CURRENT RESIDENT
14427 WILLIAMS ST
THORNTON CO 80602

HARGRAVE KENNETH L III AND
HARGRAVE JULIANN M
OR CURRENT RESIDENT
2044 E 144TH DRIVE
THORNTON CO 80602

HAUSE WILLIAM DOUGLAS
HAUSE ROBERTA
OR CURRENT RESIDENT
1936 E 144TH DR
THORNTON CO 80602-7399

HENDRIKSON MARC C AND
HENDRIKSON MICHELLE L
OR CURRENT RESIDENT
1851 E 144TH DRIVE
THORNTON CO 80602

HERMAN JAMES AND
HERMAN TONYA
OR CURRENT RESIDENT
2026 E 144TH DRIVE
THORNTON CO 80602

HUNTER LYLE C AND
HUNTER SHERYL R
OR CURRENT RESIDENT
1779 E 144TH DRIVE
THORNTON CO 80602

JONES DENISE L
OR CURRENT RESIDENT
2008 E 144TH DR
THORNTON CO 80602-7399

KRUEGER ADAM R AND
KRUEGER KATHERINE A
OR CURRENT RESIDENT
1926 E 144TH WAY
THORNTON CO 80602-7009

KUTER JOSEPH W
OR CURRENT RESIDENT
1885 E 143RD AVE
BRIGHTON CO 80602

LEBSOCK GARY L AND LORI A
OR CURRENT RESIDENT
1605 E 143RD AVE
BRIGHTON CO 80602

LINGLE JASON A
OR CURRENT RESIDENT
1972 E 144TH DRIVE
THORNTON CO 80602

LUCERO MATTHEW L AND
LUCERO KELLEY E
OR CURRENT RESIDENT
1882 E 144TH DR
THORNTON CO 80602-7399

MAX CURT W AND
MAX TAMARA S
OR CURRENT RESIDENT
2055 E 143RD AVE
BRIGHTON CO 80602-6335

MILLER STEPHEN D AND
MILLER JENNIFER C
OR CURRENT RESIDENT
1908 E 144TH WAY
THORNTON CO 80602

MILLER VINCENT D AND
MILLER PAMELA J
OR CURRENT RESIDENT
1900 E 144TH DRIVE
THORNTON CO 80602

MISGEN LIVING TRUST
OR CURRENT RESIDENT
14279 FRANKLIN ST
BRIGHTON CO 80602-6365

NG YAU HANG AND
LOU SHUYING
OR CURRENT RESIDENT
14459 WILLIAMS ST
THORNTON CO 80602-7000

OCKER LAWRENCE W AND
OCKER PAULINE M
OR CURRENT RESIDENT
1954 E 143RD AVE
BRIGHTON CO 80602

PAWLIK JENNIFER ANN
OR CURRENT RESIDENT
1918 E 144TH DR
THORNTON CO 80602-7399

PEDRIANES AUDY O AND
PEDRIANES LISA A
OR CURRENT RESIDENT
1485 E 143RD AVE
BRIGHTON CO 80602

POXSON JOSEPH AND
POXSON AUDREY
OR CURRENT RESIDENT
1869 E 144TH DR
THORNTON CO 80602-7398

REES BRENT W AND
REES ANNETTE
OR CURRENT RESIDENT
1941 E 144TH DR
THORNTON CO 80602-7397

RICHTER MARK AND
RICHTER JULIE
OR CURRENT RESIDENT
1515 E 143RD AVE
BRIGHTON CO 80602

SAMOY CRAIG A AND SAMOY KARLA L
OR CURRENT RESIDENT
1954 E 144TH DR
THORNTON CO 80602-7399

SANCHEZ ROMAN P AND
SANCHEZ MONA C
OR CURRENT RESIDENT
14260 FRANKLIN ST
BRIGHTON CO 80602

SHADRICK DANIEL AND
SHADRICK SHELLY
OR CURRENT RESIDENT
1911 E 144TH WAY
THORNTON CO 80602-7010

SIBILA CHRISTOPHER WORTHINGTON AND
SIBILA JESSICA JEAN
OR CURRENT RESIDENT
1815 E 144TH DR
THORNTON CO 80602-7398

SOLANO CHRIS A AND
SOLANO LINDA L
OR CURRENT RESIDENT
1846 E 144TH DRIVE
THORNTON CO 80602

STAMBLER BRIAN N AND
STAMBLER ELIZABETH L
OR CURRENT RESIDENT
1944 E 144TH WAY
THORNTON CO 80602-7009

STAUFFER DARLA L
OR CURRENT RESIDENT
14443 WILLIAMS STREET
THORNTON CO 80602

WIMAN DENNIS K AND
WIMAN LISA
OR CURRENT RESIDENT
14491 WILLIAMS STREET
THORNTON CO 80602

WIMAN MICHAEL
OR CURRENT RESIDENT
1902 E 145TH AVE
THORNTON CO 80602-7011

WOLF THOMPSON EDWARD AND
LUZZI MELISSA A
OR CURRENT RESIDENT
1905 E 144TH DR
THORNTON CO 80602-7397

CURRENT RESIDENT
1920 E 145TH AVE
THORNTON CO 80602-7011

CURRENT RESIDENT
1923 E 144TH DR
THORNTON CO 80602-7397

CURRENT RESIDENT
1833 E 144TH DR
THORNTON CO 80602-7398

CURRENT RESIDENT
1774 E 144TH DR
THORNTON CO 80602-7399

CURRENT RESIDENT
1801 E 144TH AVE
THORNTON CO 80602-7744

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the subject property on January 7, 2022, in accordance with the requirements of the Adams County Development Standards and Regulations.

J. Gregory Barnes

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Memorandum

To: Planning Commission

From: J. Gregory Barnes, Planner III

Subject: Björn's Colorado Honey (RCU2020-00039)

Date: January 21, 2022

If the Planning Commission does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision to recommend Denial:

ALTERNATIVE RECOMMENDED FINDINGS FOR DENIAL

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

BOARD OF COUNTY COMMISSIONERS

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

Björn's Colorado Honey

RCU2020-00039

Community & Economic Development Department

February 8, 2022

Presented by: Greg Barnes, Planner III

ADAMS COUNTY
COLORADO

Request

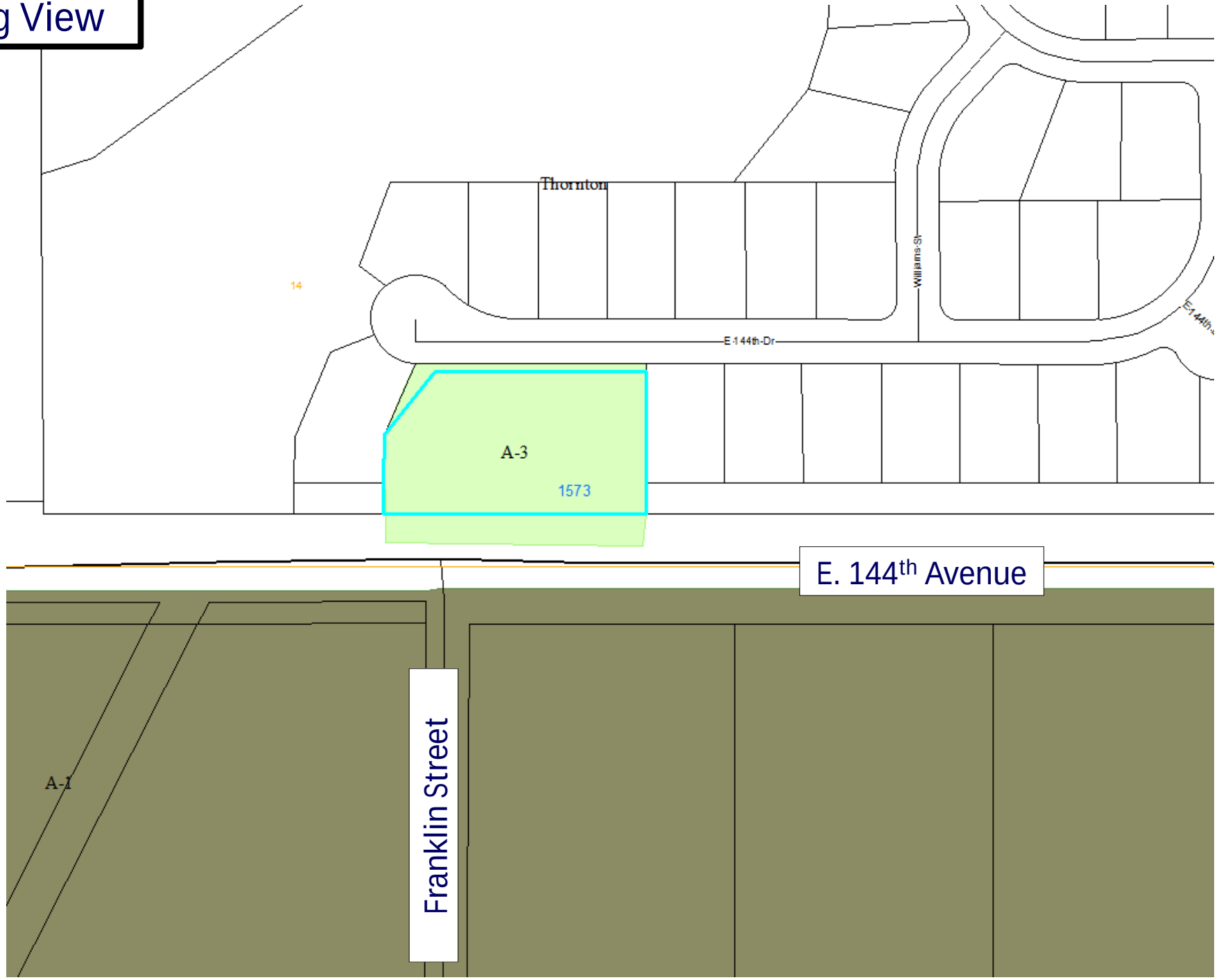
- Conditional Use Permit:
  - Agricultural Business
    - Honey
  - A-3 Zone District
    - 1.3 acres

ADAMS COUNTY
COLORADO

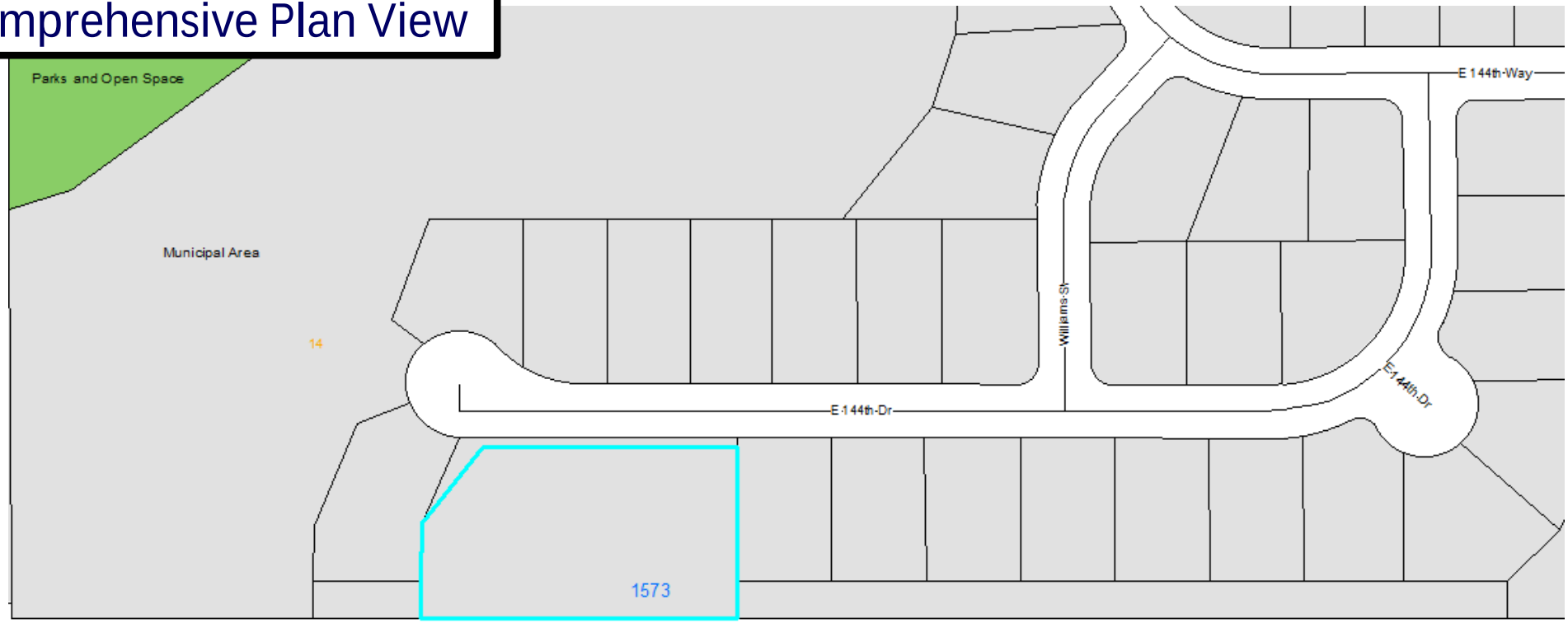
Aerial View

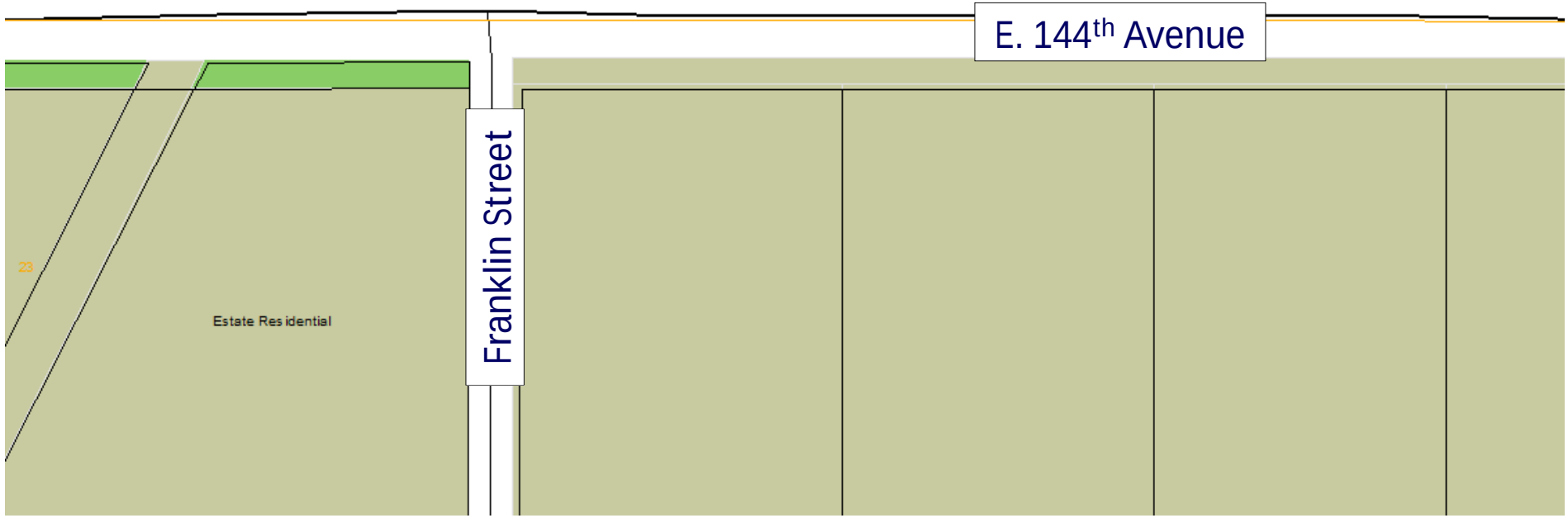


Zoning View


Thornton
14
Williams St
E 144th Dr
A-3
1573
E. 144th Avenue
A-1
Franklin Street

Comprehensive Plan View



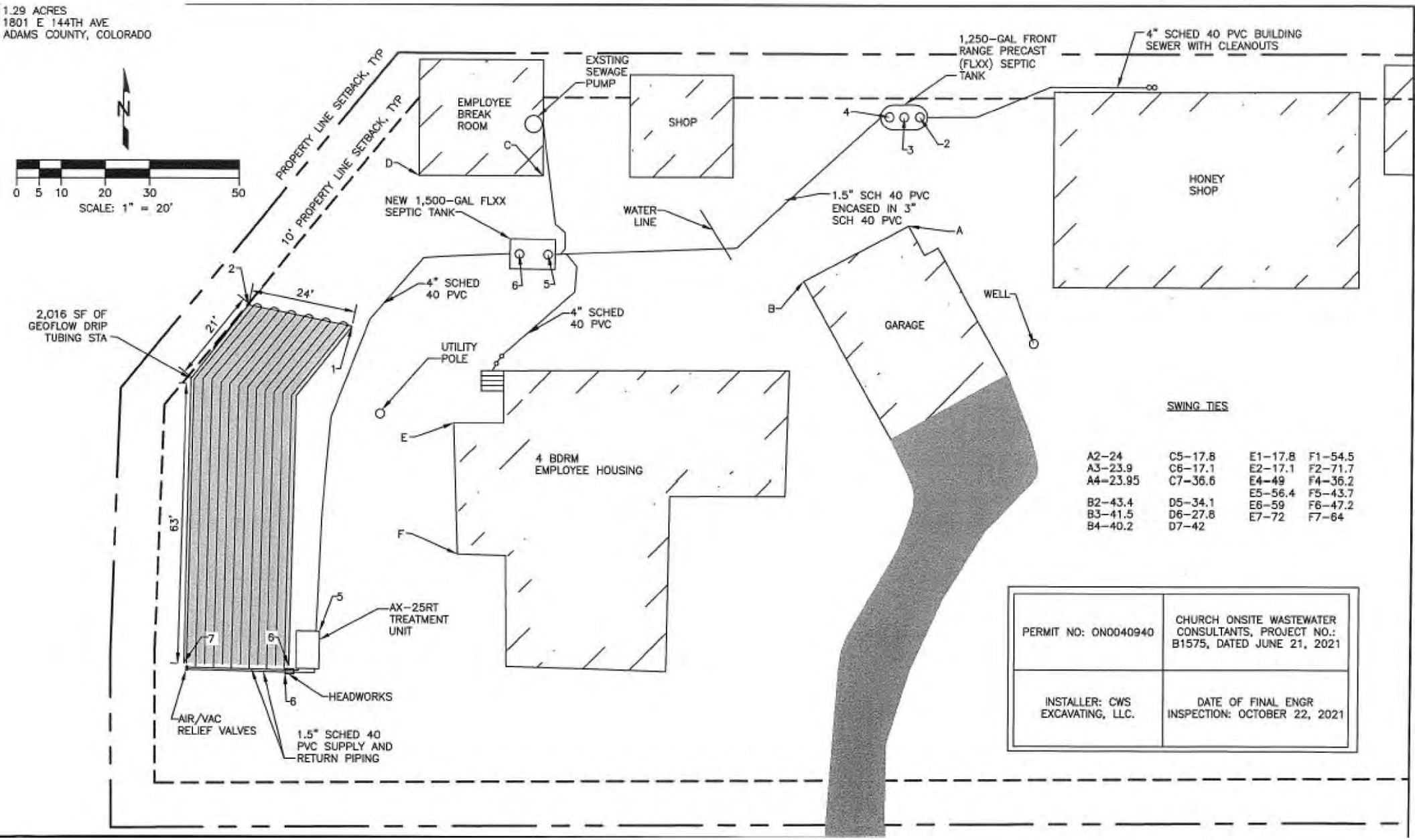


Criteria for Conditional Use Permit Approval

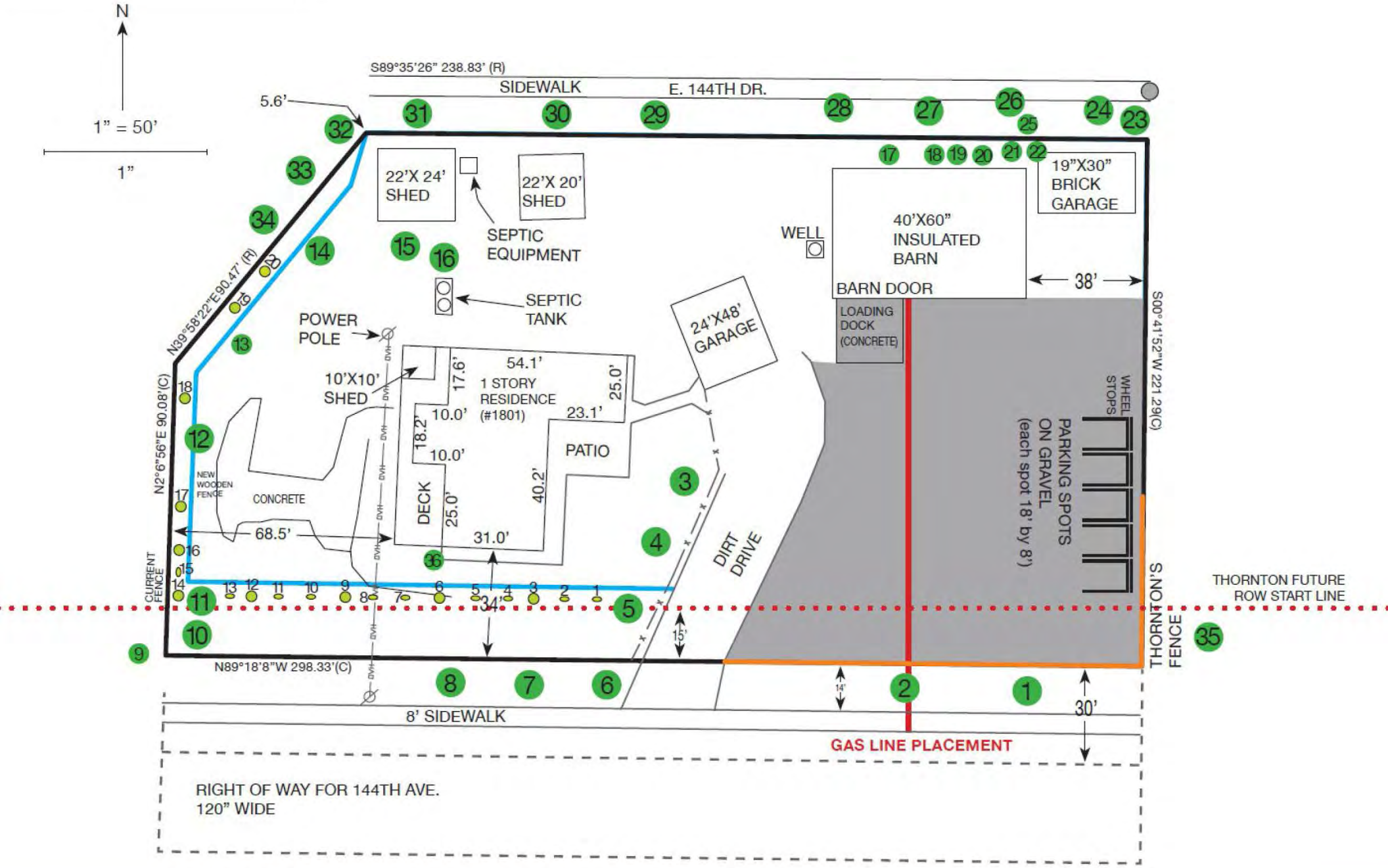
- Use Permitted in Zone District
- Consistent with Purposes of Standards
- Complies with Performance Standards
- Compatible & Harmonious
- Off-Site Impacts Addressed
- Suitable Site
- Convenient & Functional Layout
- Adequate Services to Support the Use

ADAMS COUNTY
COLORADO

Site Plan


1.29 ACRES
1801 E 144TH AVE
ADAMS COUNTY, COLORADO
N
0 5 10 20 30 50
SCALE: 1" = 20'
PROPERTY LINE SETBACK, TYP
10' PROPERTY LINE SETBACK, TYP
EMPLOYEE BREAK ROOM
EXSTING SEWAGE PUMP
SHOP
1,250-GAL FRONT RANGE PRECAST (FLXX) SEPTIC TANK
4" SCHED 40 PVC BUILDING SEWER WITH CLEANOUTS
HONEY SHOP
NEW 1,500-GAL FLXX SEPTIC TANK
WATER LINE
1.5" SCH 40 PVC ENCASED IN 3" SCH 40 PVC
4" SCHED 40 PVC
4" SCHED 40 PVC
2,016 SF OF GEOFLOW DRIP TUBING STA
24'
21'
63'
UTILITY POLE
WELL
GARAGE
4 BDRM EMPLOYEE HOUSING
AX-25RT TREATMENT UNIT
HEADWORKS
AIR/VAC RELIEF VALVES
1.5" SCHED 40 PVC SUPPLY AND RETURN PIPING
SWING TIES
A2-24
A3-23.9
A4-23.95
B2-43.4
B3-41.5
B4-40.2
C5-17.8
C6-17.1
C7-36.6
D5-34.1
D6-27.8
D7-42
E1-17.8
E2-17.1
E4-49
E5-56.4
E6-59
E7-72
F1-54.5
F2-71.7
F4-36.2
F5-43.7
F6-47.2
F7-64
PERMIT NO: ON0040940
CHURCH ONSITE WASTEWATER CONSULTANTS, PROJECT NO.: B1575, DATED JUNE 21, 2021
INSTALLER: CWS EXCAVATING, LLC.
DATE OF FINAL ENGR INSPECTION: OCTOBER 22, 2021

Landscape Plan



Business Operations

- Existing Single-Family Home / Accessory Structures
  - *All structures will remain, and the home will be lived in by the applicants*
- Honey-Related Operations
  - *Includes Extraction, Bottling, and Warehousing*
  - *Offsite Beekeeping*
  - *Large Semi-Trucks will visit 3 times a year*
  - *Presently no employees, but may expand to five in next decade*
- Buffering (Agricultural-Residential)
  - *Existing screen fencing and mature trees to satisfy the intent*
- No specific performance standards for this use

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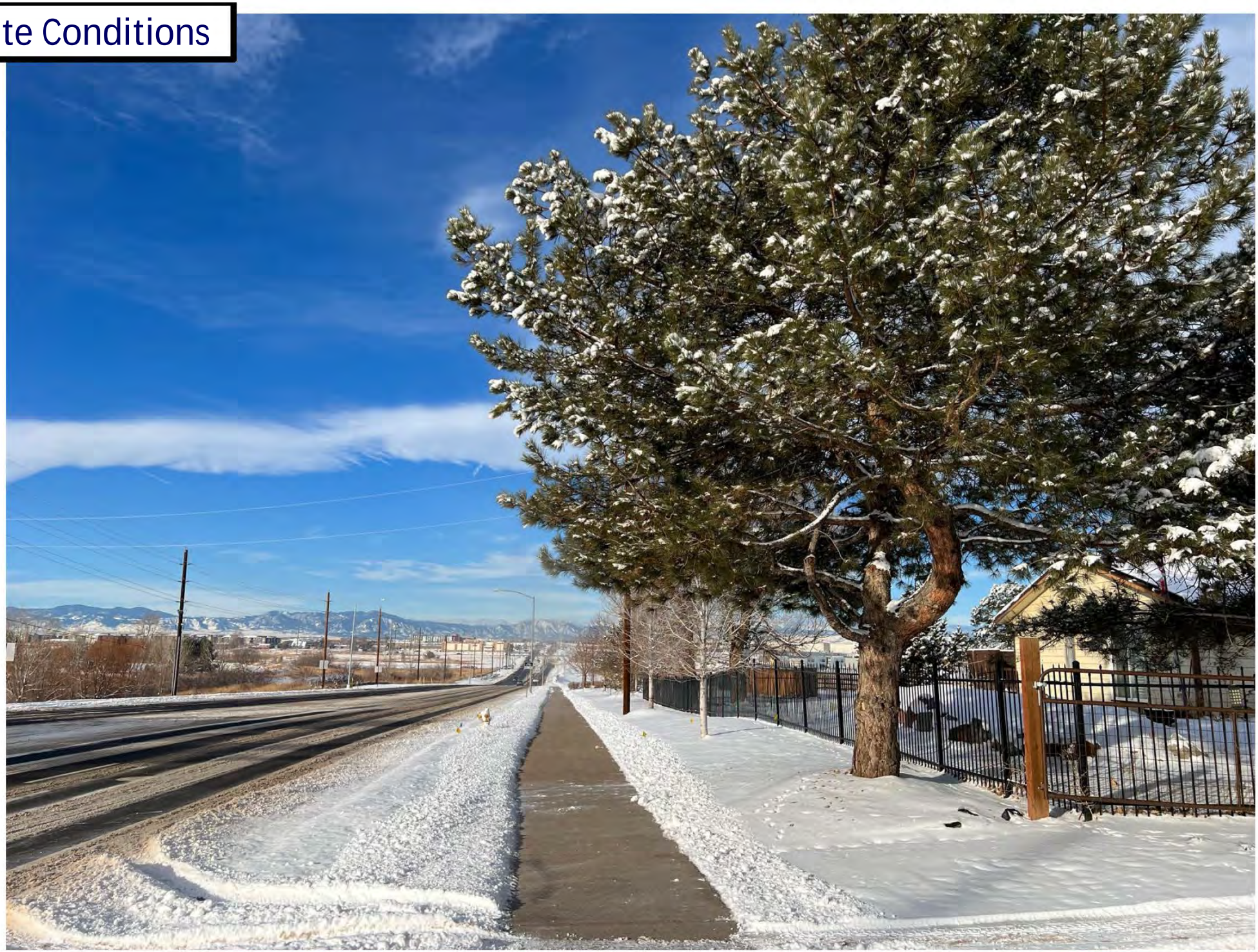
Site Conditions



Site Conditions



Site Conditions



Site Conditions



Site Conditions



Referral Comments

- Public Notices:
  - *Notification Radius: 750 feet*
  - *Notifications Mailed: 89*
  - *Comments Received: 2*
    - *Favorable: 2*
- Referral Agents:
  - *Notification Radius: 2 miles*
  - *No objections*
  - *Conditions Proposed*

ADAMS COUNTY
COLORADO

Planning Commission Recommendation

RCU2020-00039 - Björn's Colorado Honey

- Public Hearing – January 27, 2022
- No members of the public spoke at hearing

Approval of the conditional use permit with 8 findings-of-fact, 4 Conditions Precedent, 4 Conditions, and 1 note

ADAMS COUNTY
COLORADO

Recommended Findings-of-Fact

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

ADAMS COUNTY
COLORADO

Recommended Conditions & Note

CONDITIONS PRECEDENT TO APPROVAL

1. A 3-compartment sink, a handwash sink, a utility sink, and floor drains will be installed in the barn as required for wholesale food manufacturing, as well as a bathroom.
2. A letter prepared by a wastewater engineer shall be submitted to the Tri-County Health Department, (or other Health Department with jurisdiction over the property), indicating the waste strength from the barn sinks and the ability of the existing on-site wastewater system (OWTS) to serve the additional barn sinks.
3. The sewer line from the barn to the on-site wastewater system (OWTS) shall meet all required setbacks. A "tie-in" inspection from the Tri-County Health Department, (or other Health Department with jurisdiction over the property) will be required for the connection to the existing OWTS.
4. A Notice to Proceed will be issued upon the County receiving documentation from the applicant demonstrating that all Conditions Precedent have been met.

CONDITIONS OF APPROVAL

1. The conditional use permit shall expire on February 8, 2032.
2. No outdoor storage of materials is allowed unless approved by Adams County through a Conditional Use Permit.
3. All new food manufacturers must be registered with the Colorado Department of Public Health and Environment (CDPHE) Consumer Protection Division. Registration complying with CDPHE is required.
4. All landscaping illustrated on the approved site plan shall be installed and maintained on the property.

NOTE TO THE APPLICANT

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

ADAMS COUNTY
COLORADO

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Memorandum

To: Board of County Commissioners
From: J. Gregory Barnes, Planner III

Subject: Björn's Colorado Honey / Case # RCU2020-00039

Date: February 1, 2022

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision to recommend Denial:

ALTERNATIVE RECOMMENDED FINDINGS FOR DENIAL

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

BOARD OF COUNTY COMMISSIONERS

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

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

CASE NO.: RCU2021-00011
CASE NAME: SLICE IT LANDSCAPE SUPPLY

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EXHIBIT 2- Maps
- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Future Land Use Map
- 2.4 Simple Map

EXHIBIT 3- Applicant Information
- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan
- 3.3 Applicant Landscape Plan

EXHIBIT 4- Referral Comments
- 4.1 Referral Comments (Adams County Development Review Team)
- 4.2 Referral Comments (CDOT)
- 4.3 Referral Comments (CDPHE)
- 4.4 Referral Comments (City of Thornton)
- 4.5 Referral Comments (City of Thornton-2)
- 4.6 Referral Comments (CPW)
- 4.7 Referral Comments (North Metro Fire)
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- 4.9 Referral Comments (North Metro Fire-3)
- 4.10 Referral Comments (RTD)
- 4.11 Referral Comments (SD27J)
- 4.12 Referral Comments (TCHD)
- 4.13 Referral Comments (United Power)
- 4.14 Referral Comments (Xcel)

EXHIBIT 5- Public Comments
- N/A

EXHIBIT 6- Associated Case Materials

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

COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT STAFF REPORT

Board of County Commissioners February 8, 2022

Case No.: **RCU2021-00011**	CASE NAME: **Slice It Landscape Supply**
Owner's Name:	Slice It Properties, LLC.
Applicant's Name:	Andrew Baker
Applicant's Address:	112 N. Rubey Dr., Ste. 210 Golden, CO 80403
Location of Request:	3680 E. 168th Avenue Brighton, CO 80602
Nature of Request:	Conditional Use Permit to allow 1) a Landscape Storage Yard to operate in the A-3 zone district, 2) to allow for over height stacking of materials, and 3) to allow for more than five commercial vehicles/ equipment in excess of seven thousand (7,000) pounds gross vehicle weight in an Agricultural zone district.
Zone Districts:	Agriculture-3 (A-3)
Comprehensive Plan:	Estate Residential
Site Size:	56.86 acres
Proposed Uses:	Industrial-Landscape Supply Company
Existing Use:	Agricultural- Dairy/Single-Family Residential
Hearing Date(s):	**PC: January 27, 2022 / 6:00 p.m.** **BOCC: February 8, 2022 /9:30 a.m.**
Report Date:	February 1, 2022
Case Manager:	Layla Bajelan
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 5 Conditions Precedent, 4 Conditions, and 3 Notes

SUMMARY OF APPLICATION

Background

Mr. Baker, with Baseline Engineering Corp., is requesting a Conditional Use Permit on behalf of the property owner, Steven Schleis, with Slice It Properties, LLC., to allow for a Landscape Storage Yard to be established on the subject property. In conjunction with the Landscape Storage Yard, the applicant is also requesting to allow for over height stacking of materials, and to allow for more than five commercial vehicles/equipment in excess of seven thousand (7,000) pounds gross vehicle weight in an Agricultural zone district. The applicant is requesting a 10-year approval of the Conditional Use Permit.

The applicant currently operates a Landscape Supply company at 16191 Iola Street in Brighton, Colorado and, if approved, would move the operations to the subject site, which would allow for the company to expand their operations. Slice It Landscape Supply provides design services and the sale of landscaping materials to both retail and commercial customers.

The proposed site plan includes the location of the aggregate piles, buildings, and a parking lot for customers and the parking of commercial vehicles associated with this use. As shown in the site plan, submitted as part of this application, the use is proposed mainly within the middle of the property along E. 168th Avenue, and the eastern, southern, and western portions of the property will remain vacant. As a part of the Conditional Use Permit application, the applicant submitted a landscape plan that demonstrates that buffering from the adjacent single-family homes and agricultural uses will be installed and adequate right-of-way landscaping is being proposed along Steele Street to the west and E.168th Avenue to the north. Privacy and non-privacy fencing is required with this request. The applicant has submitted a fencing detail that shows that 6-foot chain-link fencing is proposed with 18 inches of barbed wire, which meets the Adams County fencing requirements for the use. Where privacy fencing is required, the applicant will install slats in the chain-link.

The majority of the existing structures will remain on the property and will be used for storage and for design displays. A new sales trailer and weigh scale station are proposed to be added for the sale of bulk materials. In addition, the applicant proposes to build a new fleet and equipment garage for many of the vehicles associated with this request. Most of the middle portion of the parcel would be used for up to 28 stockpiles of aggregate and mulch. Approximately four small, existing buildings will be removed.

Site Characteristics:

Th subject property is located south of E. 168th Avenue at the southwest intersection of E.168th Avenue and Colorado Blvd. The subject property is roughly 56 acres and has been used agriculturally as a dairy farm with a single-family home. There are several agricultural structures on the property and oil and gas equipment is located in the southwest corner of the property. The single-family home is proposed to be used as an office for the Slice It business and many of the agricultural structures, such as the barn and dairy building, will be retained to keep the agricultural character of the property.

The property is significantly affected by the floodplain and floodway, as well as the Natural Resources Conservation Overlay (NRCO). An environmental resources review was conducted on the property that found that the vegetation on the site has been severely altered and opportunities and habitat for any wildlife species, including sensitivity species, is limited. No Waters of the United States, including wetlands, occur within the project boundaries. No historic or cultural resources occur within the project area, so therefore the proposed use would have no adverse effects on any environmental resources. Any development within the floodway or floodplain will require the applicable County Floodplain Use Permit. The applicant has applied for a Floodplain Use Permit with Adams County and the issuance of the permit is contingent on approval of the subject Conditional Use Permit.

Development Standards and Regulations Requirements:

The property is designated Agricultural-3 (A-3), which is intended to provide landholdings of 35 acres or greater for agriculture and pasturage. Per Section 3-09-01 of the Adams County Development Standards and Regulations, Landscape Storage uses shall require a conditional use permit in the Agricultural-3 zone district. Section 2-02-09-06 of the County's Development Standards and Regulations outlines the criteria for approval of a conditional use permit. These include compliance with the County's Development Standards and Regulations, compatibility with the surrounding area, the request must be permitted in the zone district, and must address all off-site impacts. In addition, the proposed use is required to be harmonious with the character of the neighborhood, and must not be detrimental to the immediate area, or to the health, safety, or welfare of the inhabitants of the area and the County. The existing structures and fencing conform to all setback and height regulations within the A-3 zone district, as specified in Section 3-09-07 of the Development Standards.

Additional performance standards for Landscape Storage Yards are outlined in Section 4-11-02-05-07 of the Adams County Development Standards & Regulations. The applicant has demonstrated conformance with these standards through the proposed site plan and landscape plan.

Future Land Use Designation and Goals of the Comprehensive Plan for the Area

The future land use (FLU) designation on the property is Estate Residential. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Estate Residential future land use designation is to provide limited opportunities for ex-urban or rural lifestyles in the County. Estate Residential areas are designated for single-family housing at lower densities, typically no greater than one unit per acre, and compatible uses such as schools and parks. Within the Estate Residential FLU, there would typically be land holdings in much smaller acreages than the subject parcel, which would restrict the types of uses, such as a Landscape Storage Yard. The A-3 zoning on the property would be considered atypical in the Estate Residential FLU, as this designation supports Agricultural-1 (A-1), Agricultural-2 (A-2) and Residential Estate (RE) zone districts.

The proposed use of the property for a Landscape Storage Yard is unlikely to have negative impacts on the goals of the County's Comprehensive Plan. The acreage of the subject parcel supports the request and surrounding properties are rural in character. In addition, a Landscape

Storage Yard can be approved through a Conditional Use Permit in the A-3 zone district and Staff is proposing a 5-year expiration, if approved.

Surrounding Zoning Designations and Existing Use Activity:

Northwest **Weld County** **City of Northglenn Wastewater Treatment Plant**	**North** **Weld County** **Single-Family Residential**	**Northeast** **Weld County** **Single-Family Residential**
West **A-1** **Single-Family Residential**	**Subject Property** **A-3** **Single-Family Residential & Agriculture**	**East** **A-3** **Railroad**
Southwest **A-3** **Single-Family Residential**	**South** **A-3** **Agricultural**	**Southeast** **A-3** **Railroad**

Compatibility with the Surrounding Land Uses:

The surrounding properties to the site are all zoned as Agricultural-3 (A-3) or Agricultural-1 (A-1). All the properties to the north of E. 168th Avenue are within Weld County. The properties to the northwest of the subject site, within Weld County, are developed with the of the City of Northglenn Wastewater Treatment Plant and the North Metro Fire Training Center. The surrounding properties, within unincorporated Adams County, are either vacant, used for agriculture, or developed with very low density single-family residential uses. The City of Thornton boundaries are within the larger vicinity of the area to the west, south, and east. The subject request is compatible with the surrounding area.

Staff Recommendations:

Based upon the application, the criteria for approval of a conditional use permit, and a recent site visit, staff recommends approval of the request with 8 findings-of-fact, 5 conditions precedent, 4 conditions, and 3 notes.

RECOMMENDED FINDINGS-OF-FACT:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.

7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions Precedent:

1. The property owner shall obtain a letter from North Metro Fire and Rescue stating that the proposed use is compliant with all the requirements stated in their November 5, 2021 letter pertaining to water supply and fire access.
2. The property owner shall install all required landscaping and received a passing inspection or bond for the landscaping proposed in the approved landscape plan.
3. The property owner shall obtain a letter from the City of Thornton approving access onto E. 168th Avenue.
4. A Use Permit shall be obtained from Tri-County Health Department to change the use on the property from residential to commercial as it applies to the on-site wastewater treatment system. All requirements outlined in the June 9, 2021 letter from TCHD shall be met.
5. A Notice to Proceed will be issued upon the County receiving documentation from the applicant demonstrating that all Conditions Precedent have been met.

Recommended Conditions of Approval:

1. The Conditional Use Permit shall expire on February 8, 2027 (5 years).
2. The Conditional Use Permit will expire on February 8, 2023, if the use is not established on the property through a change-in-use permit issued by the County.
3. The applicant must complete a Burrowing Owl Study if any groundwork will occur between March 15th and October 31st, as described in the June 8, 2021 letter from the Colorado Parks and Wildlife Division.
4. A Floodplain Use Permit, in accordance to Adams County standards, is required prior to the issuance of any construction permits for the new parking lot and the stockpile storage area within the floodplain.. The application must address the issues identified by the City of Thornton, indicated in their June 11, 2021 letter.

Recommended Notes to the applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.
2. All operations shall conform to the Landscape Storage Yard performance standards as required by Section 4-11-02-05-07 of the County's Development Standards.
3. Construction permits must be applied for. A drainage analysis, erosion and sediment control BMPs, and storm water quality features will be required to support the grading and drainage plans when applying for construction permits.

PUBLIC COMMENTS

Notices Sent	Number of Responses
29	0

All property owners and addresses within 1,000 feet of this request were notified of this application. As of writing this report, no comments were received.

PC UPDATE

This case was heard at the Planning Commission (PC) on January 27, 2022, and the PC forwarded a recommendation of approval (7-0) with 8 Findings-of-Fact, 5 Conditions Precedent, 4 Conditions, and 3 Notes to the Applicant. The PC commented on the traffic concerns from the City of Thornton comments, noting that this is a higher traffic area. The applicant attended the Hearing and indicated that they felt the Fire Department requirements have been met. Per the letter received from the North Metro Fire and Rescue District, Staff does not feel that the applicant has satisfied the Fire Department requirements. There were no members of the public to speak in support or opposition to this request.

REFERRAL AGENCY COMMENTS

Staff sent the request to referral agencies and the City of Thornton and North Metro Fire and Rescue have concerns with this request. The North Metro Fire District has concerns with water supply as it relates to fire suppression. The applicant has been working with the Fire District, and Staff has added a condition precedent to this case ensuring that the property have adequate water supply for fire suppression and fire access prior to the use being established on the site.

The City of Thornton is in opposition to this request, stating concerns about traffic along E. 168th Avenue, concerns for the floodplain and floodway, and concerns that the proposed use is not compatible with their vision or future land use designation on the property, as the subject property is within the Future Growth Boundaries for the City. As a result of the opposition from the City of Thornton, Staff is recommending a five-year approval on this application, rather than the ten years the applicant is requesting. Staff feels that a five-year approval is appropriate as the surrounding properties remain in unincorporated Adams County. Conditions have been added to this case to ensure that the floodplain and floodway and access requirements are being met.

Responding with Concerns:

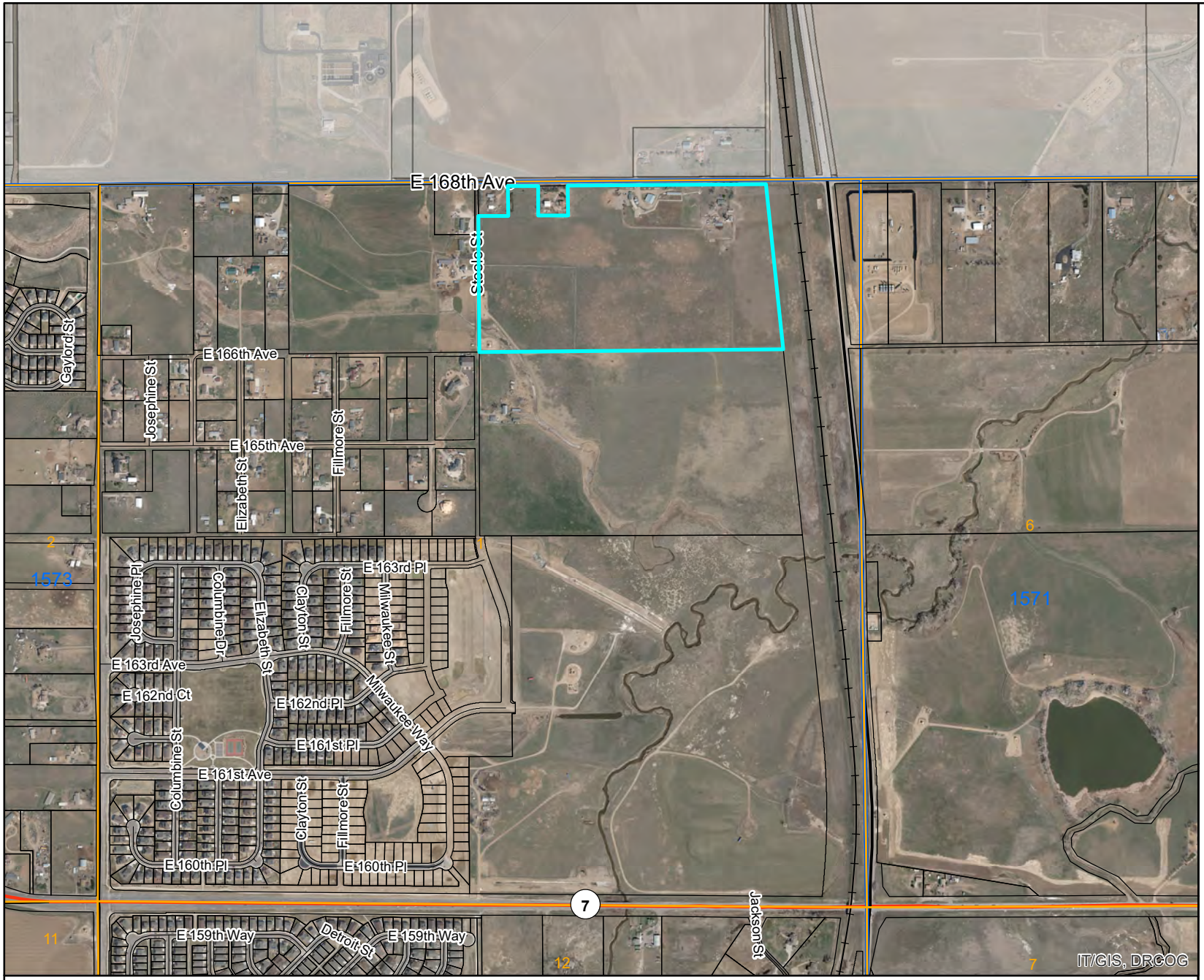
City of Thornton
North Metro Fire and Rescue

Responding without Concerns:

27J Schools
Colorado Department of Public Health & Environment
Colorado Department of Transportation
Colorado Division of Wildlife
Regional Transportation District
United Power
Tri-County Health Department

Xcel Energy

Notified but not Responding / Considered a Favorable Response:
Adams County Sheriff
Brighton Fire District
Century Link
City of Aurora
Comcast
Eagle Shadow Metropolitan District No.1
Metro Wastewater Reclamation District
Todd Creek Village Metropolitan District
Union Pacific Railroad



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

RCU2021-00011; Slice It Landscape Supply

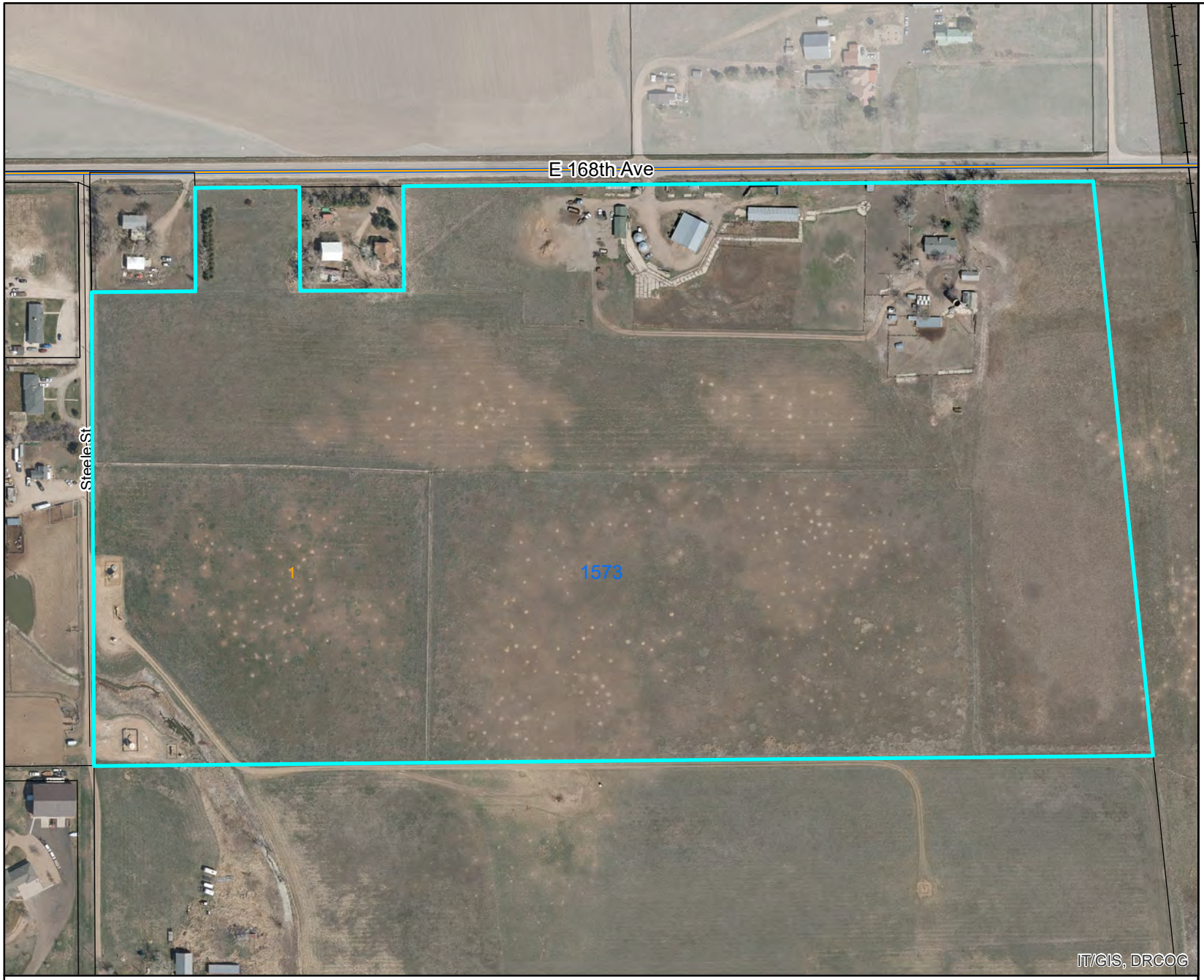
Aerial Map

N

For display purposes only.

ADAMS COUNTY COLORADO

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

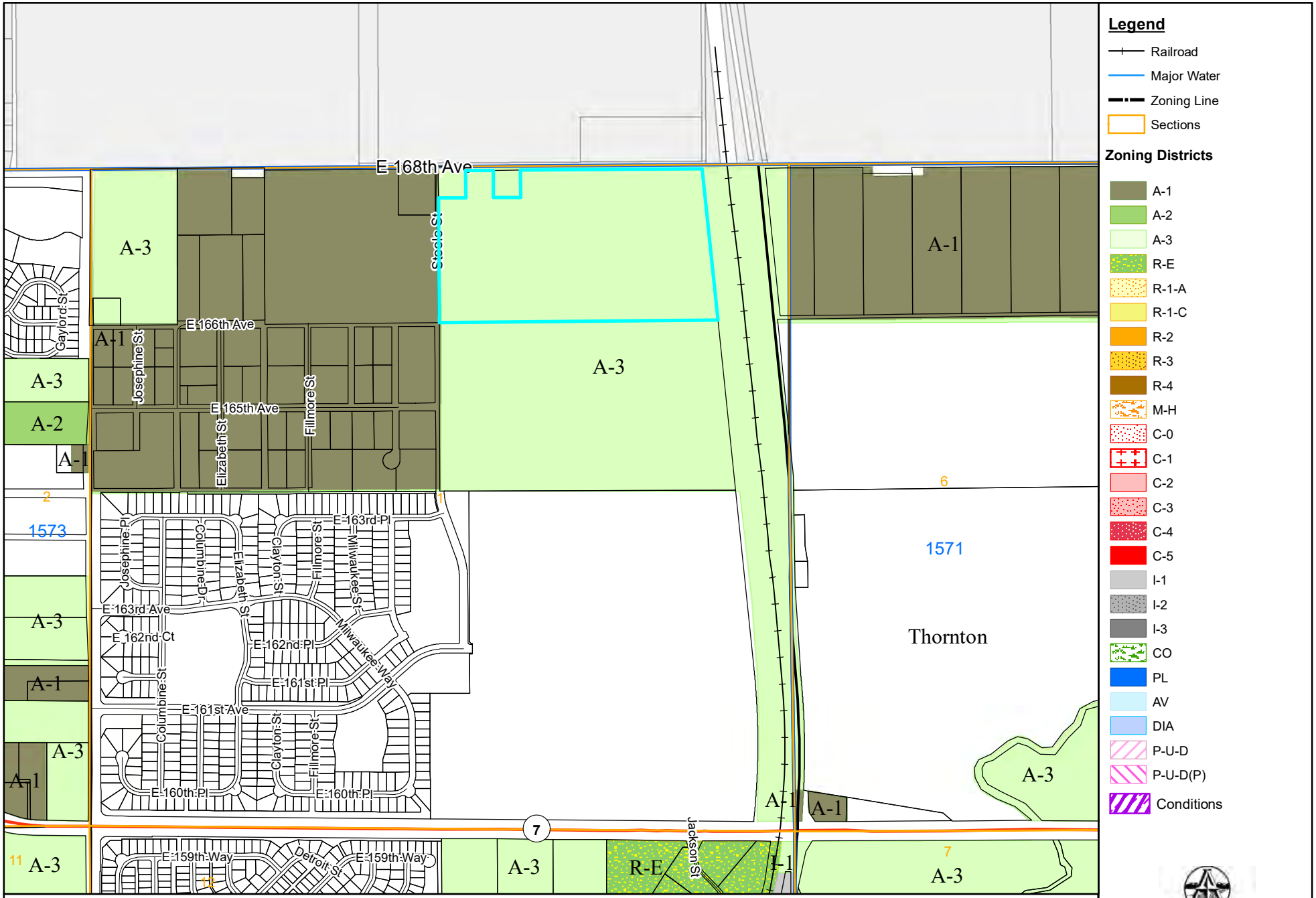
RCU2021-00011; Slice It Landscape Supply
Aerial Map

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ADAMS COUNTY COLORADO

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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)
- Conditions

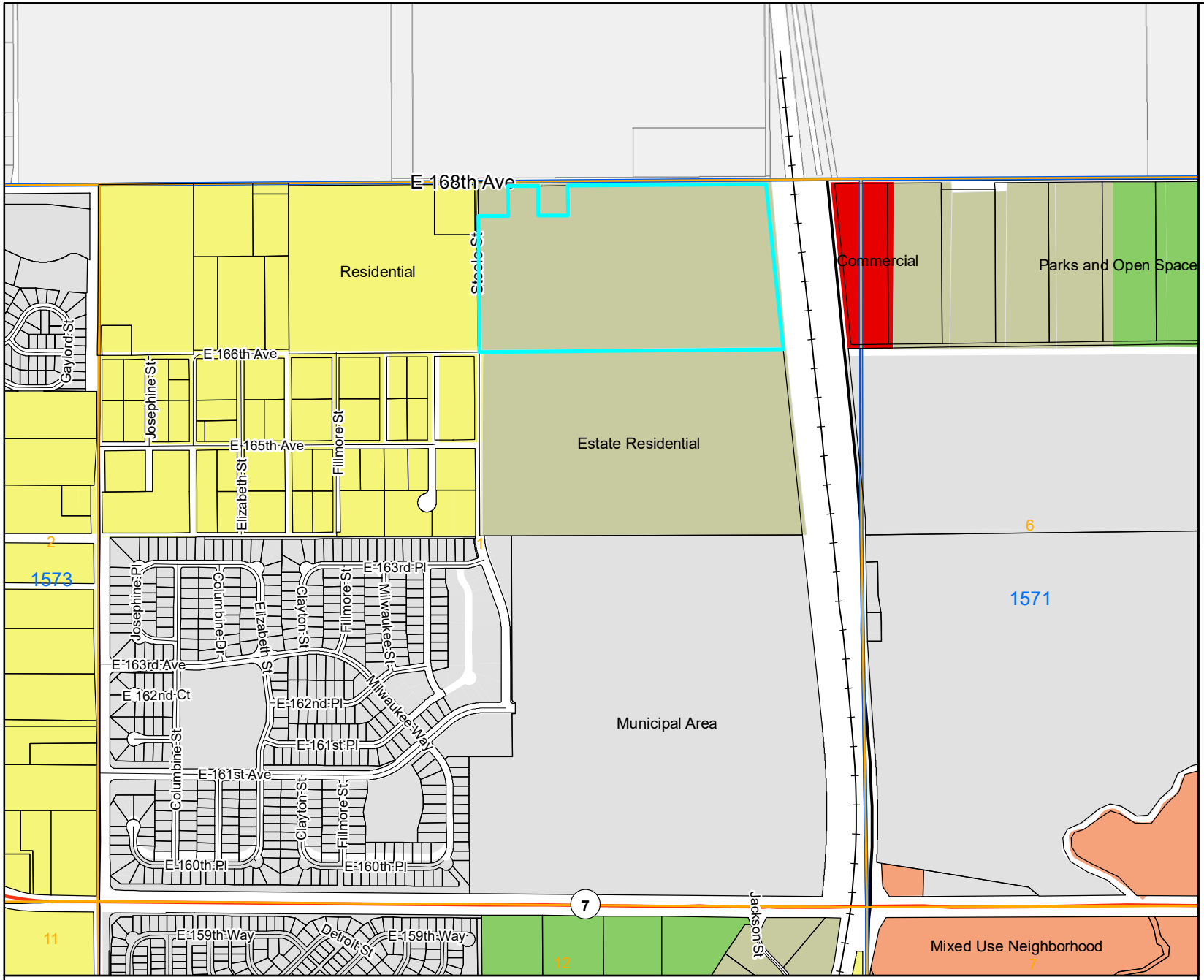
RCU2021-00011; Slice It Landscape Supply

Future Land Use Map

For display purposes only.

ADAMS COUNTY COLORADO

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



RCU2021-00011; Slice It Landscape Supply

Future Land Use Map

N

For display purposes only.

Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Legend

Future Landuse 2012 (Rev2016)

Residential
- Urban Residential
- Estate Residential

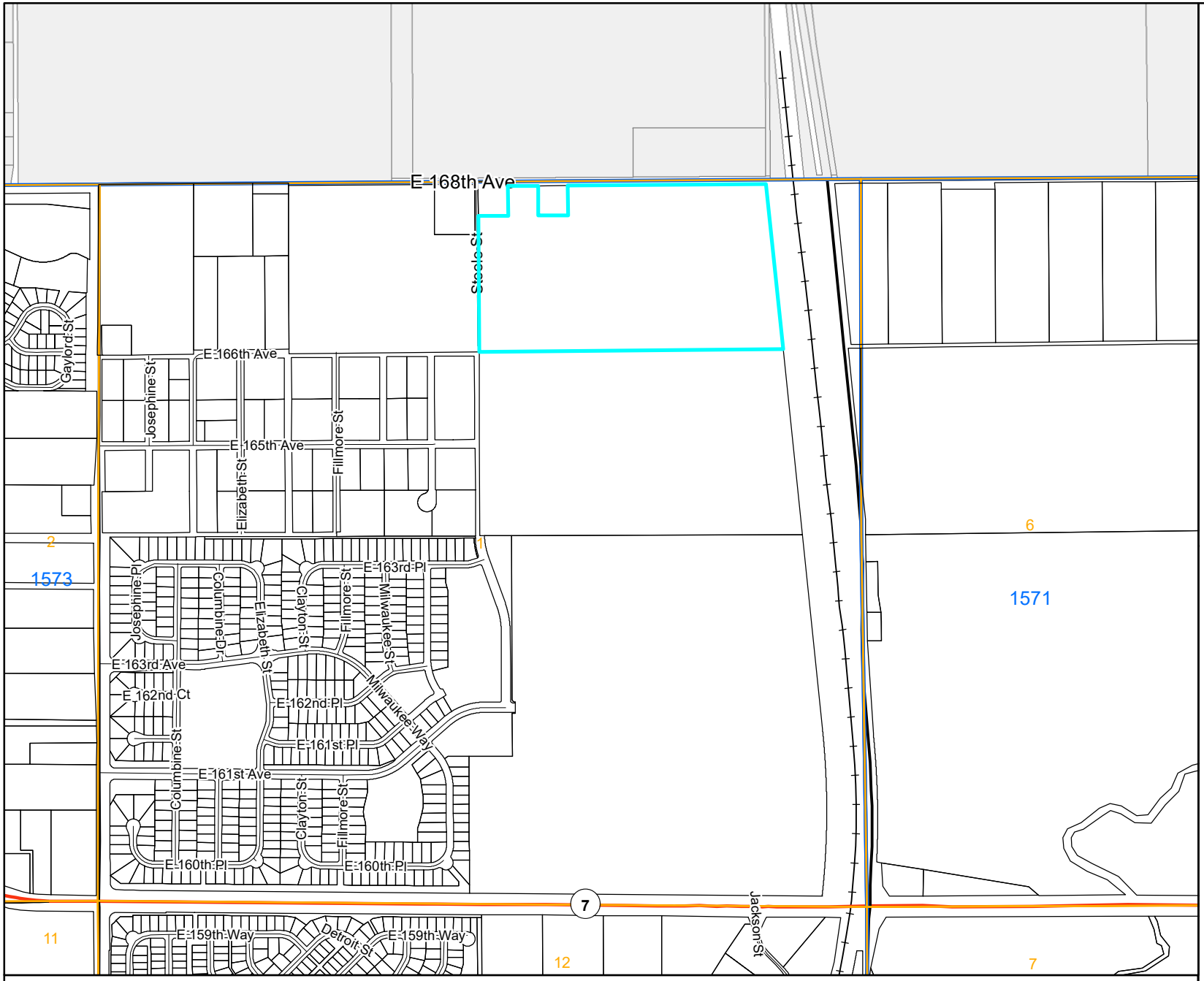
Mixed Use
- Local District Mixed Use
- Mixed Use Neighborhood
- Activity Center
- Mixed Use Employment

Commercial/Industrial
- Commercial
- Industrial

Other
- Agriculture
- DIA Reserve
- Parks and Open Space
- Public
- Municipal Area

ADAMS COUNTY COLORADO

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Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Legend

RCU2021-00011; Slice It Landscape Supply
Simple Map

N

For display purposes only.

ADAMS COUNTY COLORADO

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SLICE IT LANDSCAPING SUPPLY CENTER

EXPLANATION OF THE PROJECT

For approximately ten years, Slice It Properties, LLC, has operated a landscape supply business located at 16191 Iola Street, Brighton, CO 80602. It is currently under contract to buy 56.86 acres located at 3680 E. 168th Avenue, Brighton, CO (the "Property"), to which location its business would be moved and expanded.

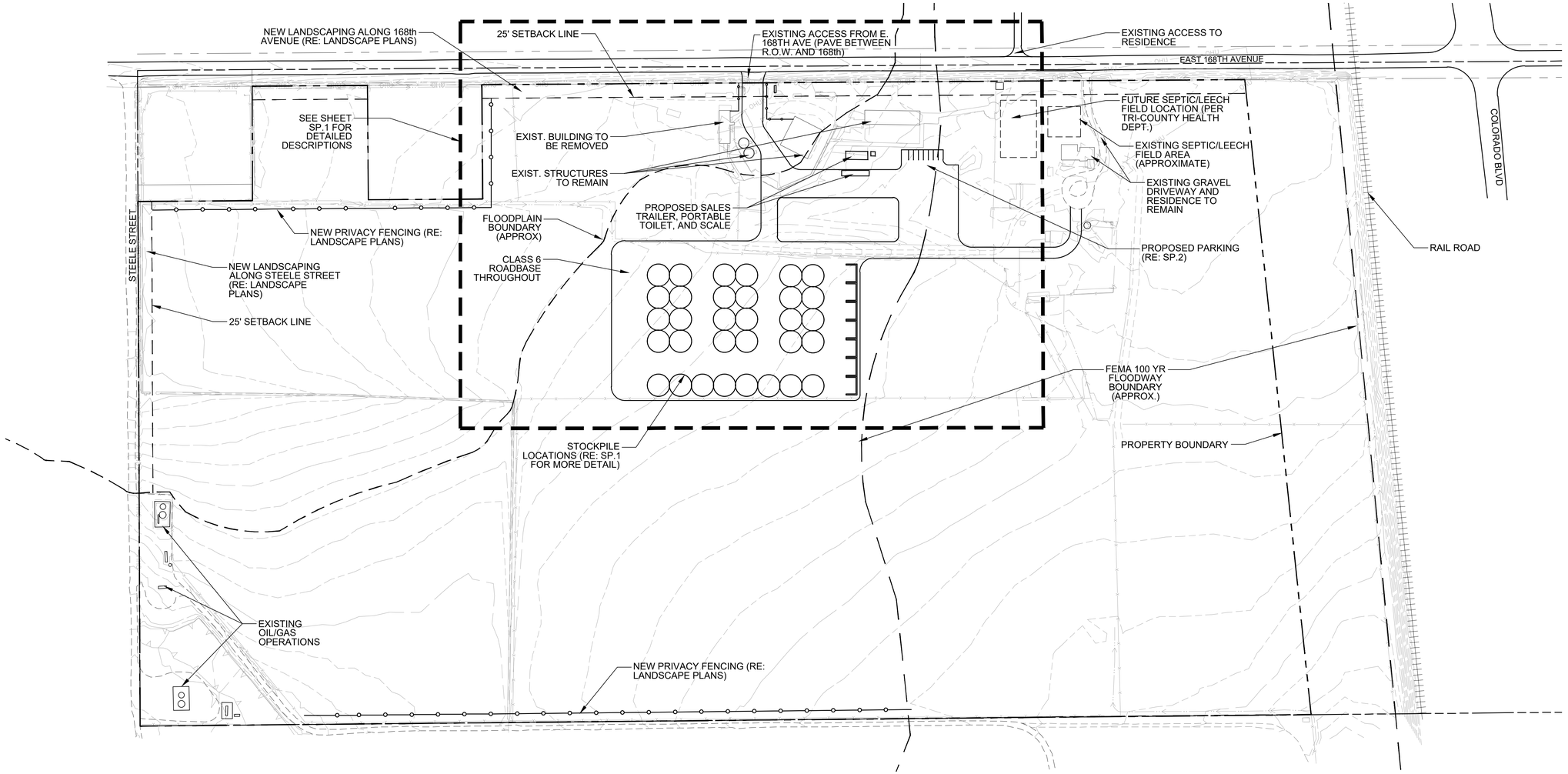
The business of Slice It is the sale of landscaping materials and design services, both to retail and commercial customers.

In the past, the Property has been used as a dairy farm with numerous buildings on it including a single family residence. As shown on the Site Plan, the majority of the structures will remain and most of those will be used for storage and for design displays. A new sales trailer and weigh scale station will be added for the sale of bulk materials. Also, a new 100 foot by 100 foot fleet and equipment garage will be built for vehicles associated with the business. Much of the back half of the Property will be taken up by 28 stockpile locations for aggregate and mulch. Approximately four small, existing buildings will be removed.

Interesting old touches will be retained such as the two barns, the old dairy tanks and the shed and grain tower. Each will be painted and the Slice It logo attached.

Interior roads and drives and an additional access point onto 168th Avenue will insure good vehicle flow along with plenty of parking. Some 8 foot fencing will be installed for screening purposes.

There will be one point of sale for bulk materials which will be next to the scales. Both retail and wholesale sales will be made from this location.



1 CONCEPTUAL SITE PLAN

NORTH

0' 100' 200'

SCALE: 1" = 100'



2 FEMA 100 YEAR FLOOD MAP

NOT TO SCALE

NORTH

GENERAL NOTES:

1. BASIS OF DESIGN PER SURVEY PROVIDED BY BASELINE ENGINEERING COMPANY.
2. CONTRACTOR SHALL CALL THE U.N.C.C. TO OBTAIN UTILITY LOCATIONS PRIOR TO BEGINNING OF ANY WORK.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS PRIOR TO BEGINNING OF WORK. NOTIFY THE OWNER OF DISCREPANCIES PRIOR TO THE START OF THE PROJECT.
4. PARKING AND DRIVE LANE SURFACING TO BE CLASS 6 ROADBASE ($\frac{3}{4}$" RECYCLED ASPHALT/CONCRETE).
5. SEE LANDSCAPE PLANS FOR FURTHER DETAIL.

PREPARED BY:

cultura land design

landscape + planning

CULTURA LAND DESIGN LLC
P.O. BOX 9231
DENVER CO 80209
720.468.2205
info@culturaland.com

PROJECT NAME:

SLICE IT PROPERTIES CONDITIONAL USE PERMIT

SITE PLAN

PROJECT ADDRESS:

3680 E. 168th AVE
BRIGHTON, CO

PREPARED FOR:

SLICE IT LANDSCAPING

16191 IOLA ST
BRIGHTON, CO
80602

PRJ. #	DATE:	DRAWN BY:	CHECKED:
20013	11/30/2020	NS	NS

RECORD:

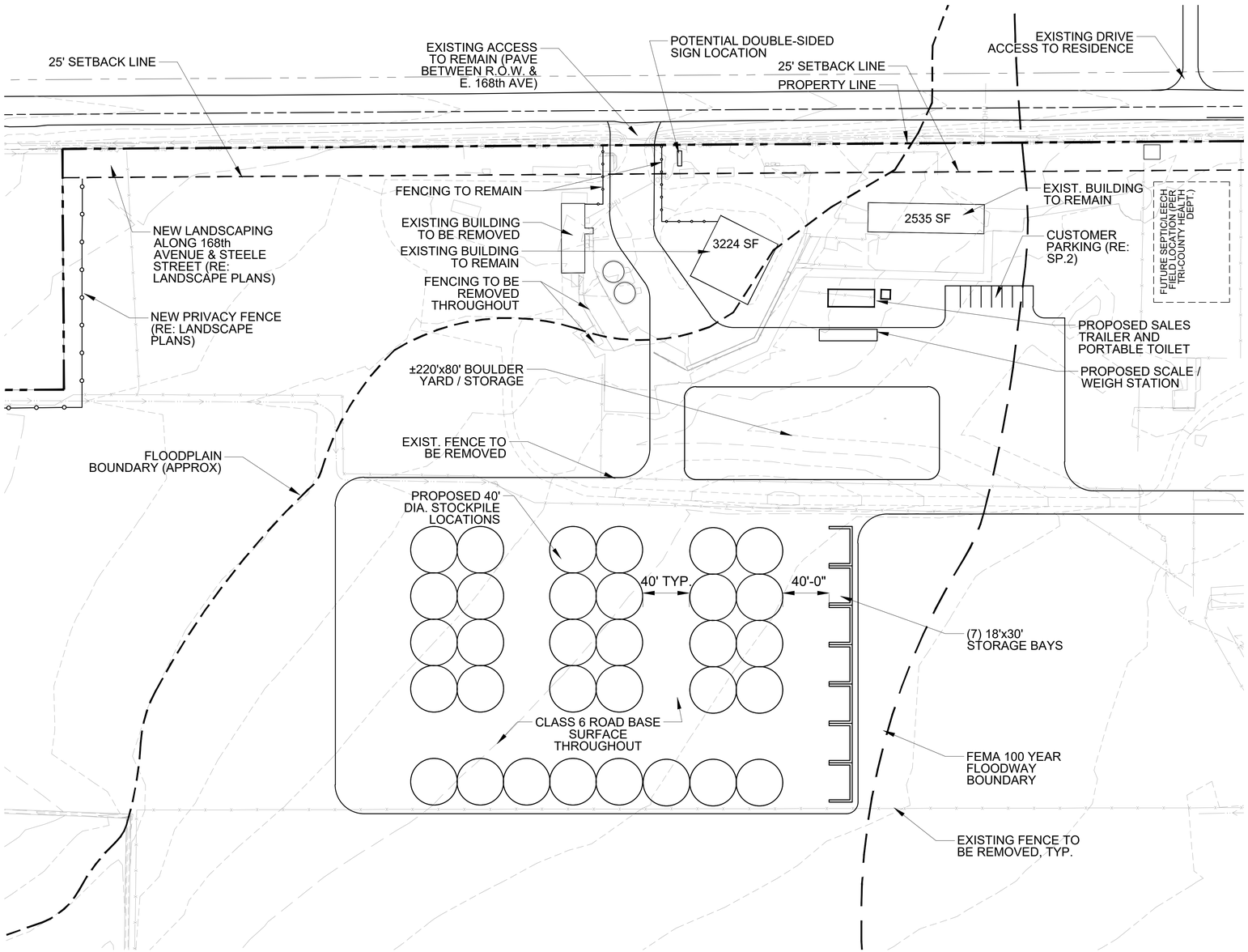
No.	DESCRIPTION:	DATE:
1.	SPECIAL USE SUBMITTAL	12/4/20
2.	REV. TO SHOW FEMA	2/12/21
3.	RESUBMITTAL TO COUNTY	8/25/21
4.	RESUBMITTAL TO COUNTY	10/11/21
5.	RESUBMITTAL TO COUNTY	12/06/21

SHEET TITLE:

CONCEPTUAL SITE PLAN

SHEET NUMBER:

SP.0



1 CONCEPTUAL SITE PLAN DETAIL VIEW

NORTH

0' 50' 100'
SCALE: 1" = 50'

GENERAL NOTES:

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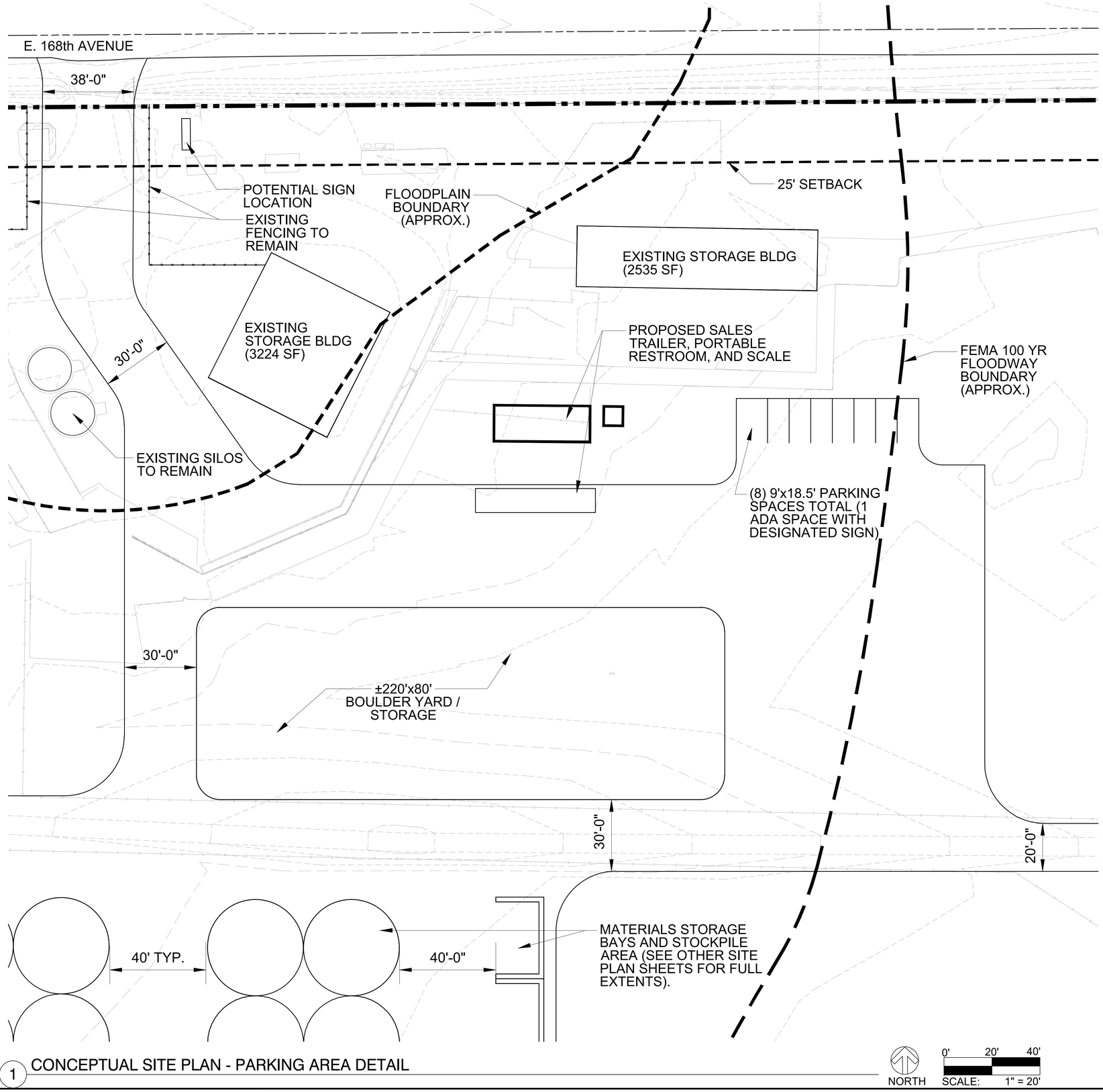
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5.	RESUBMITTAL TO COUNTY	12/06/21

SHEET TITLE:

SITE PLAN DETAILED VIEWS

SHEET NUMBER:

SP.1



1 CONCEPTUAL SITE PLAN - PARKING AREA DETAIL

NORTH

SCALE: 1" = 20' (0' 20' 40')

PARKING REQUIREMENTS

SQUARE FEET OF STORAGE AREA	PARKING REQ'D	PARKING PROVIDED
5,759 BLDG STORAGE SF 61,592 YARD STORAGE SF 67,351 TOTAL SF	1 SPACE PER 10,000 SF OF STORAGE = 7 SPACES	**8 SPACES***

***NOTE: NO PARKING LOT LANDSCAPING IS REQUIRED FOR 9 OR LESS PARKING STALLS PER CHAPTER 4-17-07-02 OF COUNTY REQUIREMENTS.**

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3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS PRIOR TO BEGINNING OF WORK. NOTIFY THE OWNER OF DISCREPANCIES PRIOR TO THE START OF THE PROJECT.
4. PARKING AND DRIVE LANE SURFACING TO BE CLASS 6 ROADBASE ($\frac{3}{4}$" RECYCLED ASPHALT/CONCRETE).
5. SEE LANDSCAPE PLANS FOR FURTHER DETAIL.
6. TURN RADII THROUGHOUT THE PARKING AND DRIVELANE AREAS SHALL CONFORM TO FIRE DEPT. REQUIREMENTS (50' MAX RADIUS & 25' MIN. RADIUS).

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SLICE IT PROPERTIES CONDITIONAL USE PERMIT

SITE PLAN

PROJECT ADDRESS:

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BRIGHTON, CO

PREPARED FOR:

SLICE IT LANDSCAPING

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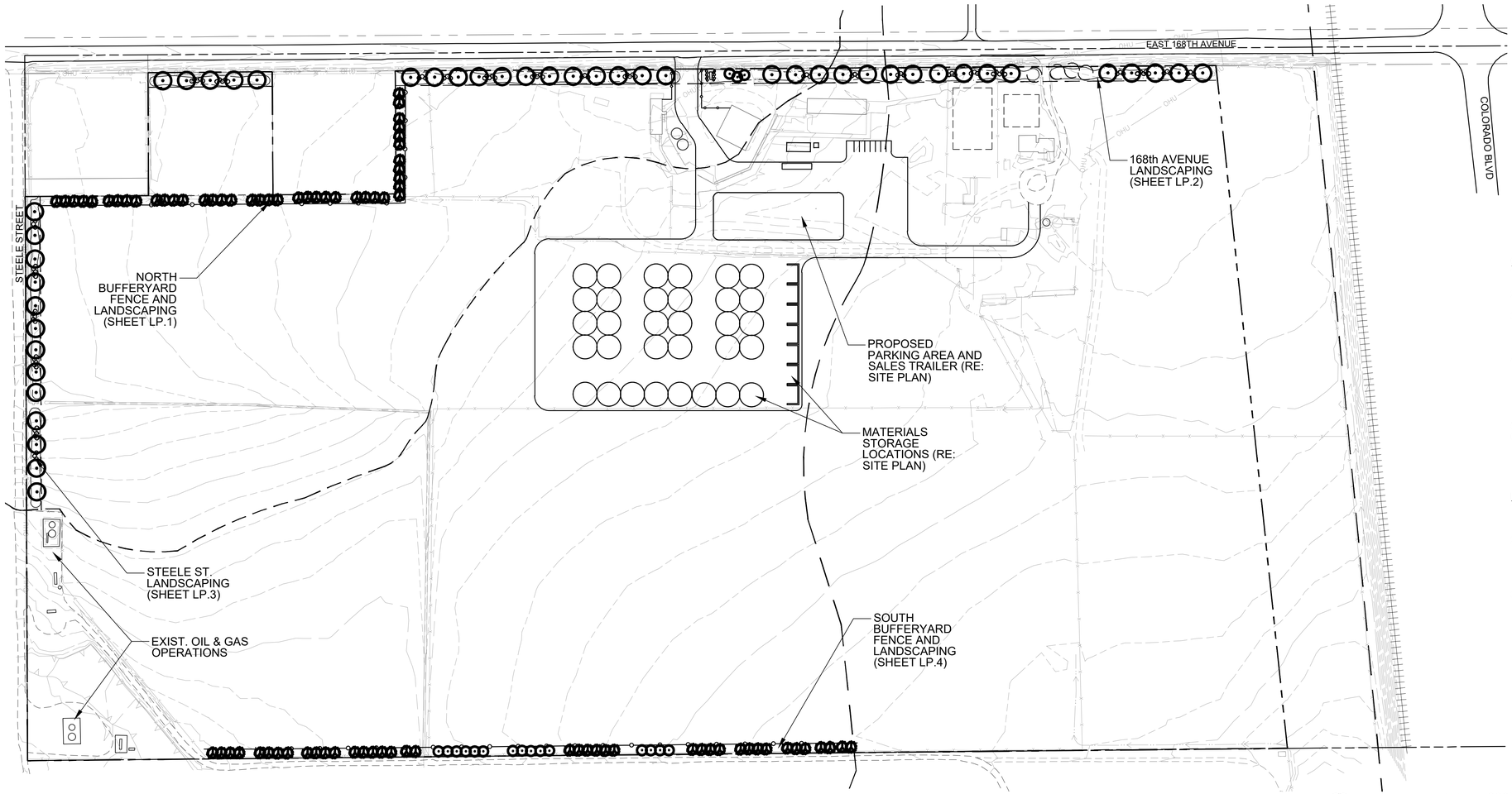
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5.	RESUBMITTAL TO COUNTY	12/06/21

SHEET TITLE:

SITE PLAN DETAILED VIEWS

SHEET NUMBER:

SP.2



1 OVERALL LANDSCAPE PLAN

GENERAL LANDSCAPE NOTES:

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3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS PRIOR TO BEGINNING OF WORK. NOTIFY THE OWNER OF DISCREPANCIES PRIOR TO THE START OF THE PROJECT.
4. CONTRACTOR TO ENSURE ALL AREAS TO RECEIVE LANDSCAPE IMPROVEMENTS ARE CLEARED OF DEBRIS, DEAD PLANT MATERIAL, STUMPS, OR OTHER ITEMS AS DESCRIBED ON THE PLANS HEREIN THAT MAY IMPEDE THE WORK, PRIOR TO ANY INSTALLATION OF NEW LANDSCAPE MATERIALS.
5. LANDSCAPE EDGING SHALL BE STEEL, ROLL-TOP TYPE.
6. CONTRACTOR SHALL RE-VEGETATE AREAS DISTURBED ON SITE AS A RESULT OF PARKING AND/OR DRIVEWAY IMPROVEMENTS. RE-VEGETATION SHALL BE DONE USING SEED APPLICATION ("LOW-GROW" PRAIRIE MIX OR EQUAL).

IRRIGATION NOTES:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN AUTOMATIC IRRIGATION SYSTEMS TO PROPOSED PLANT MATERIALS TO ENSURE THEIR SURVIVAL.
2. IRRIGATION TYPE SHALL CONSIST PRIMARILY OF LOW-WATER USE DRIP AND / OR MICRO-SPRAY COMPONENTS FED BY UNDERGROUND LINES. BACKFLOW DEVICES, CONTROLLERS, AND RAIN SENSOR(S) SHALL ALSO BE INSTALLED.
3. EXCEPTIONS TO #1 AND #2 MAY BE MADE FOR TREE PLANTINGS ALONG STEELE STREET, BUFFERYARDS, AND OTHER AREAS WHERE IRRIGATION UTILITY ACCESS IS HINDERED DUE TO DISTANCE OR OTHER UTILITY CONFLICTS. IN LIEU OF AUTOMATIC IRRIGATION SYSTEMS, THE CONTRACTOR MAY (AT THEIR DISCRETION) USE WATER TRUCKS AND/OR OTHER TEMPORARY IRRIGATION SYSTEMS UNTIL TIME OF PLANT ESTABLISHMENT.

10% OVERALL LANDSCAPE COVERAGE REQ'D

LANDSCAPE REQ'D	LANDSCAPE PROVIDED (25' SETBACKS + EXISTING)**
235,192 SF AREA* (10% OF SITE)	52,725 SF SETBACK + 2,100,602 SF EXISTING **2,153,327 SF TOTAL**

* EXISTING LANDSCAPE DOES NOT INLCUDE NEW ROAD BASE DRIVE LANES, PARKING, STORAGE BAYS AND STOCKPILE AREAS. SEE BELOW:

2,351,920 SF TOTAL SITE AREA
- 198,593 SF DRIVES, PARKING, STOCKPILE AREA
- 52,725 SF 25' SETBACK LANDSCAPE AREA
2,100,602 SF EXISTING LANDSCAPE TO REMAIN

**BUFFERYARDS ARE NOT COUNTED TOWARD 10% OVERALL LANDSCAPE REQUIREMENT

PARKING LOT LANDSCAPING CALCULATIONS

NUMBER OF PARKING STALLS	LANDSCAPE REQ'D	LANDSCAPE PROVIDED
8*	0	0

* 7 REQUIRED, PLUS 1 ADDITIONAL
NOTE: NO PARKING LOT LANDSCAPING IS REQUIRED FOR 9 OR LESS PARKING STALLS PER CHAPTER 4-17-07-02 OF COUNTY REQUIREMENTS.

NORTH BUFFERYARD CALCULATIONS (TYPE 'D')

LINEAR FEET OF BUFFERYARD	BUFFERYARD REQ'D	LANDSCAPE PROVIDED
820'	41 TREES & 15' WIDTH (3 TREES PER 60 LF)	41 TREES & 15' WIDTH

SOUTH BUFFERYARD CALCULATIONS (TYPE 'D')

LINEAR FEET OF BUFFERYARD	BUFFERYARD REQ'D	LANDSCAPE PROVIDED
1,100'	55 TREES & 15' WIDTH (3 TREES PER 60 LF)	55 TREES & 15' WIDTH

E. 168th AVENUE LANDSCAPE REQUIREMENTS
(OPTION 1: 25' WIDE AREA WITH (1) TREE AND (2) SHRUBS PER 40')

LINEAR FEET OF FRONTAGE	LANDSCAPE REQ'D	LANDSCAPE PROVIDED
1,595'	40 TREES & 80 SHRUBS (1 TREE & 2 SHRUBS / 40 LF)	40 TREES & 80 SHRUBS

STEELE STREET LANDSCAPE REQUIREMENTS
(OPTION 1: 25' WIDE AREA WITH (1) TREE AND (2) SHRUBS PER 40')

LINEAR FEET OF FRONTAGE	LANDSCAPE REQ'D	LANDSCAPE PROVIDED
514'	13 TREES & 26 SHRUBS (1 TREE & 2 SHRUBS / 40 LF)	13 TREES & 26 SHRUBS

PREPARED BY:

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landscape + planning

CULTURA LAND DESIGN LLC
P.O. BOX 9231
DENVER CO 80209
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PROJECT NAME:

SLICE IT PROPERTIES CONDITIONAL USE PERMIT

LANDSCAPE PLAN

PROJECT ADDRESS:

3680 E. 168th AVE
BRIGHTON, CO

PREPARED FOR:

SLICE IT LANDSCAPING

16191 IOLA ST
BRIGHTON, CO
80602

PRJ. #	DATE:	DRAWN BY:	CHECKED:
20013	8/02/2021	NS	NS

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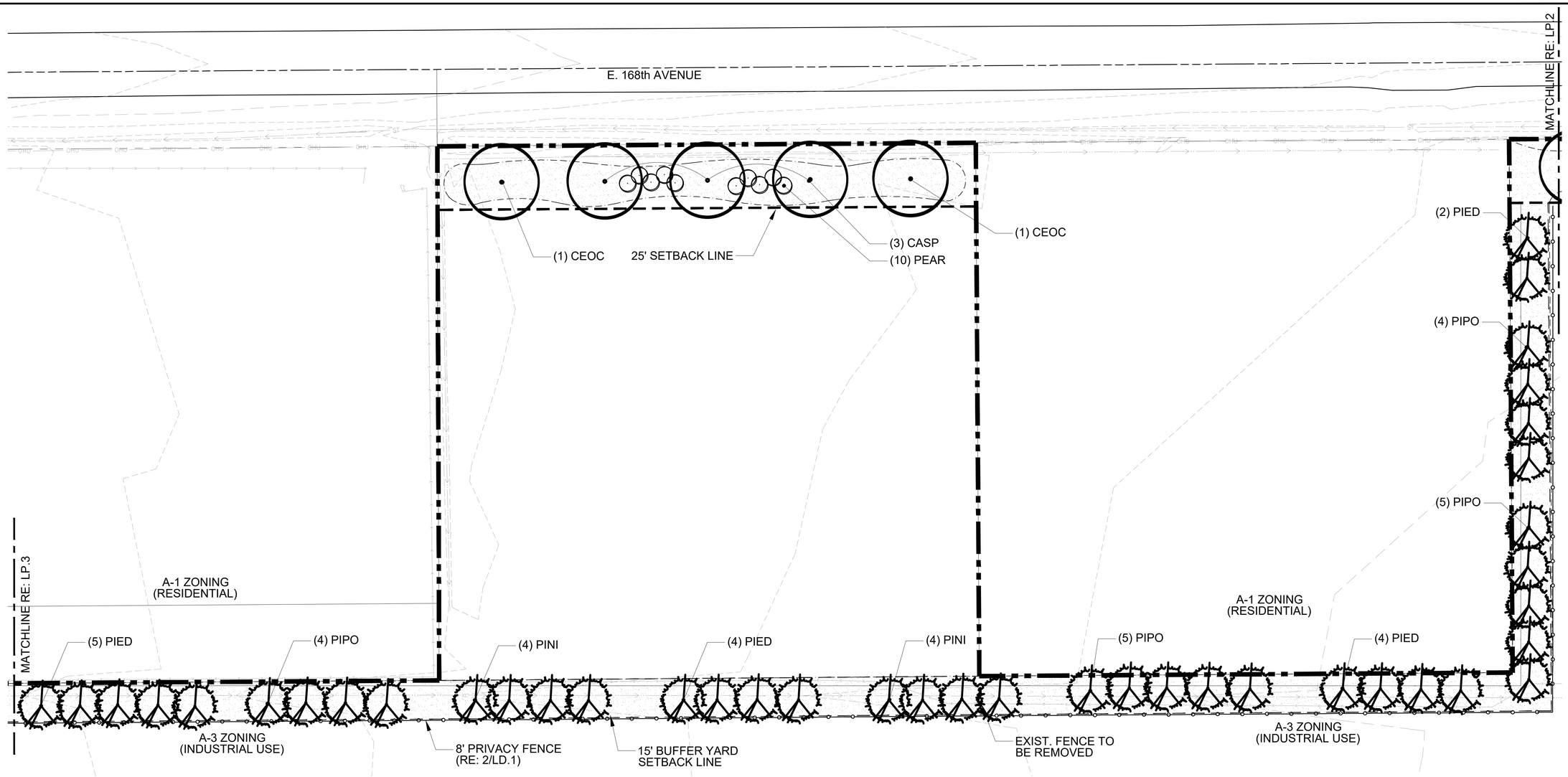
No.	DESCRIPTION:	DATE:
1.	SPECIAL USE SUBMITTAL	8-25-21
2.	RESUBMITTAL TO CO.	10-11-21
3.	RESUBMITTAL TO CO.	12-06-21

SHEET TITLE:

OVERALL LANDSCAPE PLAN

SHEET NUMBER:

LP.0



1 LANDSCAPE PLAN - NORTH BUFFER YARD

NORTH

0' 20' 40'
SCALE: 1" = 20'

BUFFERYARD CALCULATIONS (TYPE 'D')

LINEAR FEET OF BUFFERYARD	BUFFERYARD REQ'D	LANDSCAPE PROVIDED
820'	41 TREES & 15' WIDTH (3 TREES PER 60 LF)	41 TREES & 15' WIDTH

LANDSCAPE LEGEND

NOTE: SEE ALSO SHEET LD.1 FOR SIZE AND TYPE OF ALL LANDSCAPE MATERIALS.

- NEW DECIDUOUS OVERSTORY TREE TO BE INSTALLED
- NEW DECIDUOUS ORNAMENTAL TREE TO BE INSTALLED
- NEW EVERGREEN TREE TO BE INSTALLED
- EXISTING TREE TO REMAIN
- NEW SHRUBS TO BE INSTALLED
- NEW LANDSCAPE EDGING TO BE INSTALLED
- NEW LANDSCAPE AREA (PLANTINGS W/ 1.5" ROCK OVER BARRIER FABRIC)

GENERAL LANDSCAPE NOTES:

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PROJECT NAME:

SLICE IT PROPERTIES
CONDITIONAL USE PERMIT

LANDSCAPE PLAN

PROJECT ADDRESS:

3680 E. 168th AVE
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PREPARED FOR:

SLICE IT LANDSCAPING

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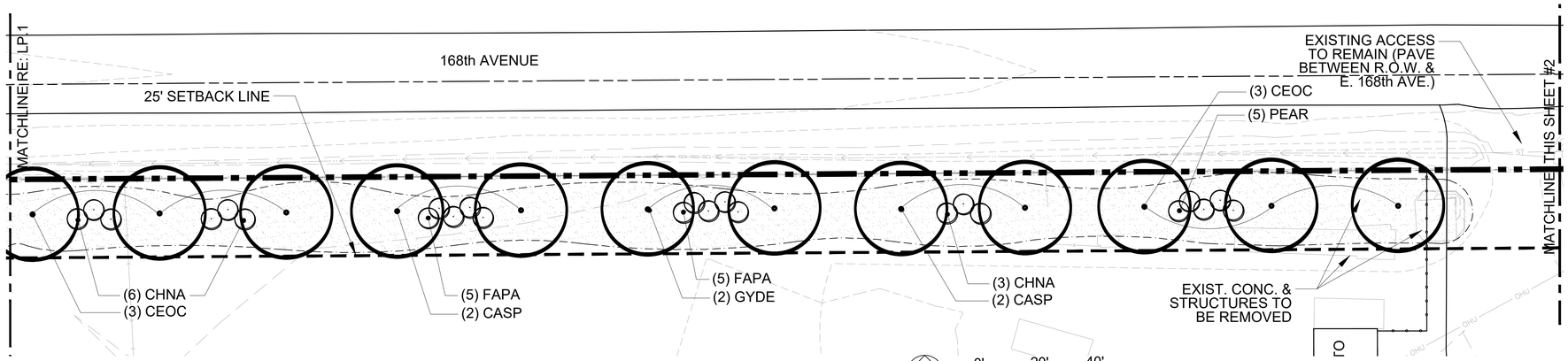
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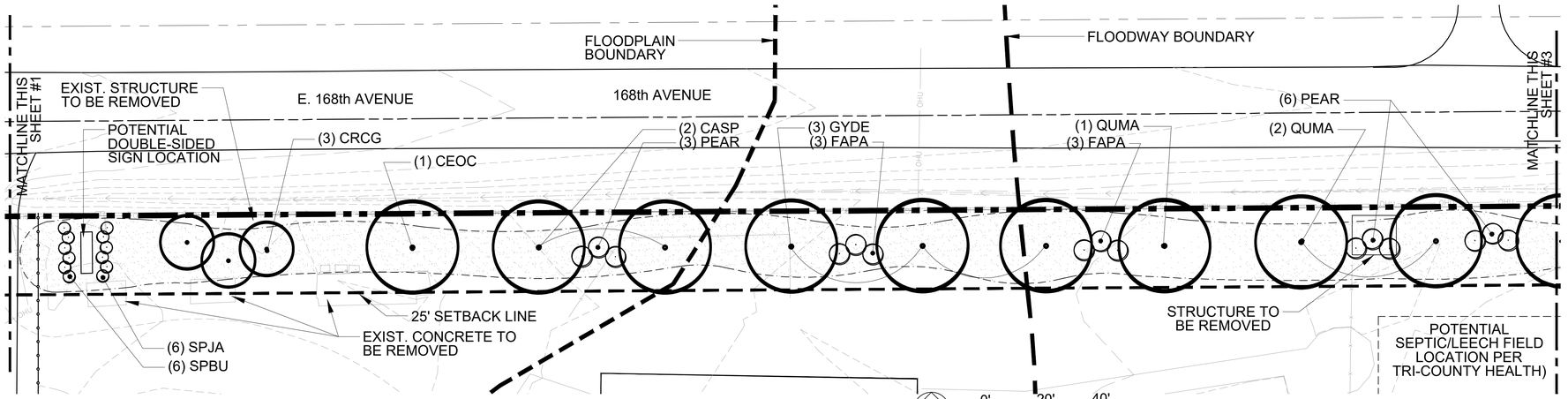
LANDSCAPE PLANS

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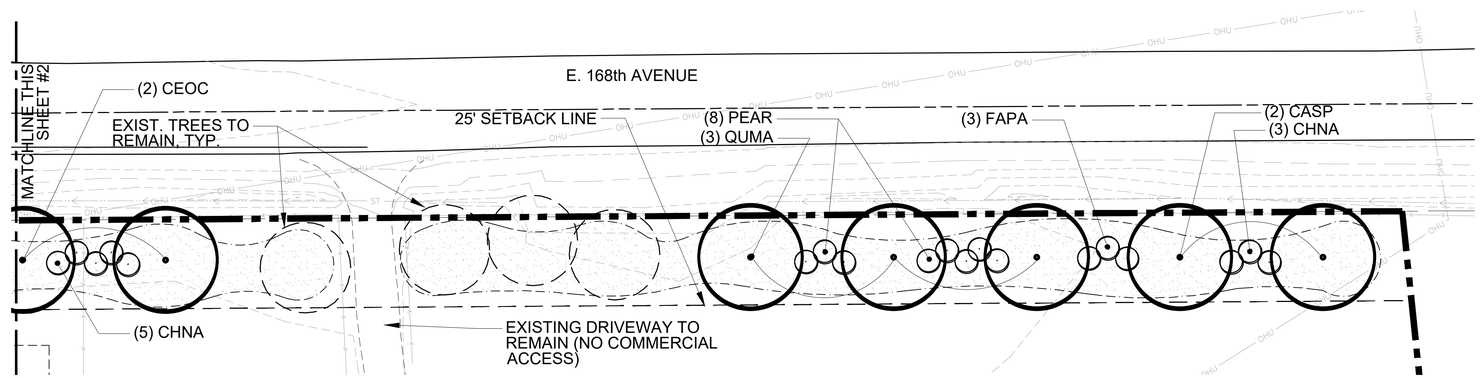
LP.1



1 LANDSCAPE PLAN - 168th AVE.



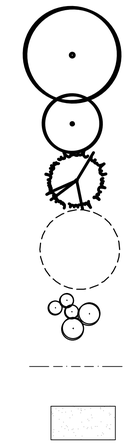
2 LANDSCAPE PLAN - 168th AVE.



3 LANDSCAPE PLAN - 168th AVE.

LANDSCAPE LEGEND

NOTE: SEE ALSO SHEET LD.1 FOR SIZE AND TYPE OF ALL LANDSCAPE MATERIALS.



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E. 168th AVENUE LANDSCAPE REQUIREMENTS (OVERALL)*
(OPTION 1: 25' WIDE AREA WITH (1) TREE AND (2) SHRUBS PER 40')

LINEAR FEET OF FRONTAGE	LANDSCAPE REQ'D	LANDSCAPE PROVIDED
1,595'	40 TREES & 80 SHRUBS (1 TREE & 2 SHRUBS / 40 LF)	40 TREES** & 80 SHRUBS

*SEE ALSO SHEET LP.1 FOR FURTHER EXTENTS OF E. 168th AVE.
** FOUR (4) OF THESE ARE EXISTING TREES TO REMAIN.

PREPARED BY:

cultura land design

landscape + planning

CULTURA LAND DESIGN LLC
P.O. BOX 9231
DENVER CO 80209
720.468.2205
info@culturaland.com

PROJECT NAME:

SLICE IT PROPERTIES CONDITIONAL USE PERMIT

LANDSCAPE PLAN

PROJECT ADDRESS:

3680 E. 168th AVE
BRIGHTON, CO

PREPARED FOR:

SLICE IT LANDSCAPING

16191 IOLA ST
BRIGHTON, CO
80602

PRJ. #	DATE:	DRAWN BY:	CHECKED:
20013	8/02/2021	NS	NS

RECORD:

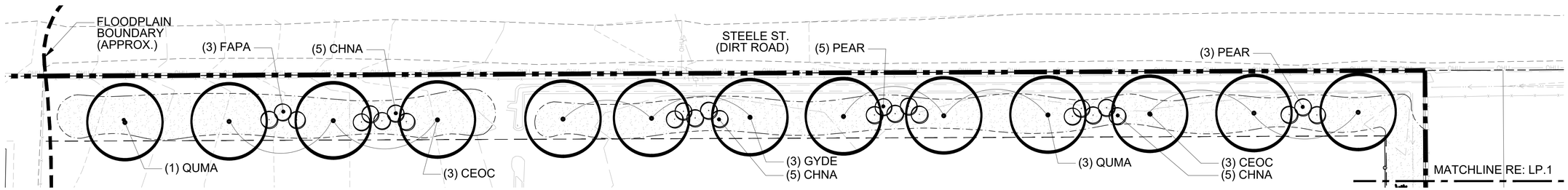
No.	DESCRIPTION:	DATE:
1.	SPECIAL USE SUBMITTAL	8-25-21
2.	RESUBMITTAL TO CO.	10-11-21
3.	RESUBMITTAL TO CO.	12-06-21

SHEET TITLE:

LANDSCAPE PLANS

SHEET NUMBER:

LP.2



1 LANDSCAPE PLAN - STEELE ST.

NORTH

0' 20' 40'

SCALE: 1" = 20'

(OPTION 1: 25' WIDE AREA WITH (1) TREE AND (2) SHRUBS PER 40')

LINEAR FEET OF FRONTAGE	LANDSCAPE REQ'D	LANDSCAPE PROVIDED
514'	13 TREES & 26 SHRUBS (1 TREE & 2 SHRUBS / 40 LF)	13 TREES & 26 SHRUBS

LANDSCAPE LEGEND

NOTE: SEE ALSO SHEET LD.1 FOR SIZE AND TYPE OF ALL LANDSCAPE MATERIALS.

- NEW DECIDUOUS OVERSTORY TREE TO BE INSTALLED
- NEW DECIDUOUS ORNAMENTAL TREE TO BE INSTALLED
- NEW EVERGREEN TREE TO BE INSTALLED
- EXISTING TREE TO REMAIN
- NEW SHRUBS TO BE INSTALLED
- NEW LANDSCAPE EDGING TO BE INSTALLED
- NEW LANDSCAPE AREA (PLANTINGS W/ 1.5" ROCK OVER BARRIER FABRIC)

GENERAL LANDSCAPE NOTES:

1. BASIS OF DESIGN PER SURVEY PROVIDED BY BASELINE ENGINEERING COMPANY.
2. CONTRACTOR SHALL CALL THE U.N.C.C. TO OBTAIN UTILITY LOCATIONS PRIOR TO BEGINNING OF ANY WORK.
3. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS AND PROPOSED IMPROVEMENTS PRIOR TO BEGINNING OF WORK. NOTIFY THE OWNER OF DISCREPANCIES PRIOR TO THE START OF THE PROJECT.
4. CONTRACTOR TO ENSURE ALL AREAS TO RECEIVE LANDSCAPE IMPROVEMENTS ARE CLEARED OF DEBRIS, DEAD PLANT MATERIAL, STUMPS, OR OTHER ITEMS AS DESCRIBED ON THE PLANS HEREIN THAT MAY IMPEDE THE WORK, PRIOR TO ANY INSTALLATION OF NEW LANDSCAPE MATERIALS.
5. LANDSCAPE EDGING SHALL BE STEEL, ROLL-TOP TYPE.
6. CONTRACTOR SHALL RE-VEGETATE AREAS DISTURBED ON SITE AS A RESULT OF PARKING AND/OR DRIVEWAY IMPROVEMENTS. RE-VEGETATION SHALL BE DONE USING SEED APPLICATION ("LOW-GROW" PRAIRIE MIX OR EQUAL).

IRRIGATION NOTES:

1. CONTRACTOR SHALL INSTALL AND MAINTAIN AUTOMATIC IRRIGATION SYSTEMS TO PROPOSED PLANT MATERIALS TO ENSURE THEIR SURVIVAL.
2. IRRIGATION TYPE SHALL CONSIST PRIMARILY OF LOW-WATER USE DRIP AND / OR MICRO-SPRAY COMPONENTS FED BY UNDERGROUND LINES. BACKFLOW DEVICES, CONTROLLERS, AND RAIN SENSOR(S) SHALL ALSO BE INSTALLED.
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PREPARED FOR:

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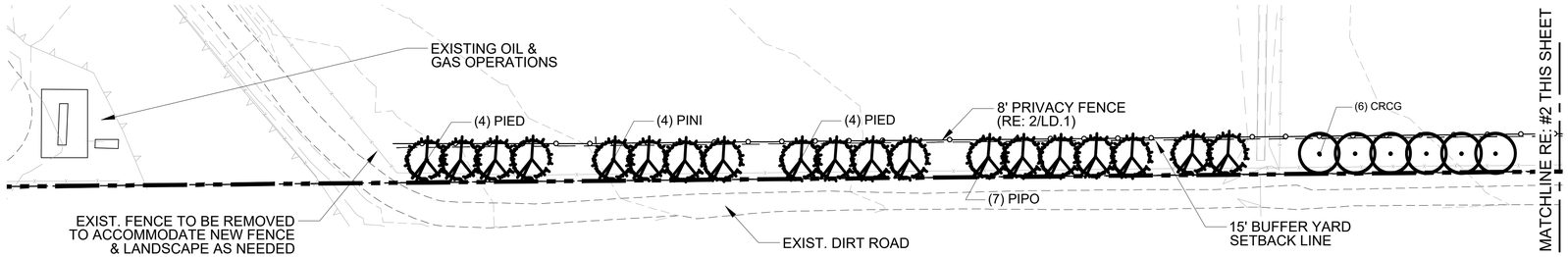
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LANDSCAPE PLANS

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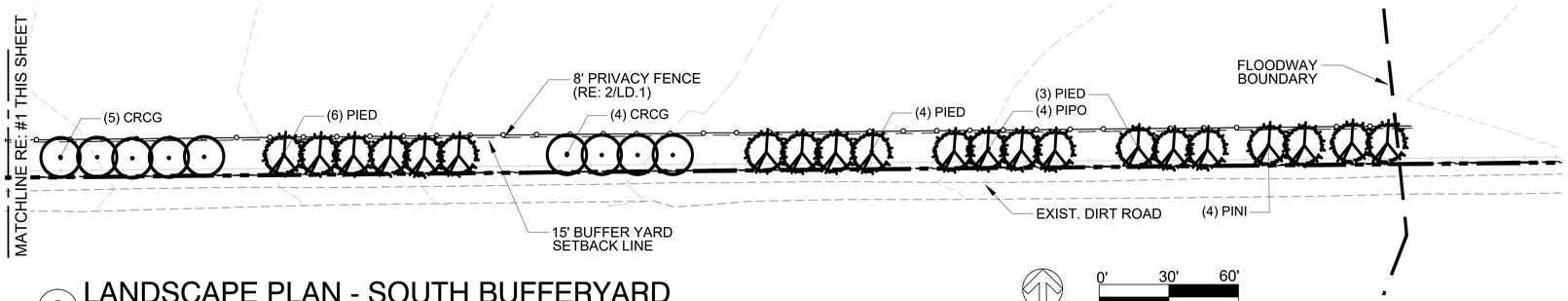
LP.3



1 LANDSCAPE PLAN - SOUTH BUFFERYARD

NORTH SCALE: 1" = 30'

0' 30' 60'



2 LANDSCAPE PLAN - SOUTH BUFFERYARD

NORTH SCALE: 1" = 30'

0' 30' 60'

BUFFERYARD CALCULATIONS (TYPE 'D')

LINEAR FEET OF BUFFERYARD	BUFFERYARD REQ'D	LANDSCAPE PROVIDED
1,100'	55 TREES & 15' WIDTH (3 TREES PER 60 LF)	55 TREES & 15' WIDTH

LANDSCAPE LEGEND

NOTE: SEE ALSO SHEET LD.1 FOR SIZE AND TYPE OF ALL LANDSCAPE MATERIALS.

- NEW DECIDUOUS OVERSTORY TREE TO BE INSTALLED
- NEW DECIDUOUS ORNAMENTAL TREE TO BE INSTALLED
- NEW EVERGREEN TREE TO BE INSTALLED
- EXISTING TREE TO REMAIN
- NEW SHRUBS TO BE INSTALLED
- NEW LANDSCAPE EDGING TO BE INSTALLED
- NEW LANDSCAPE AREA (PLANTINGS W/ 1.5" ROCK OVER BARRIER FABRIC)

GENERAL LANDSCAPE NOTES:

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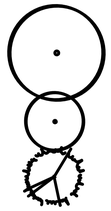
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SHEET TITLE:

LANDSCAPE PLANS

SHEET NUMBER:

LP.4



TREES

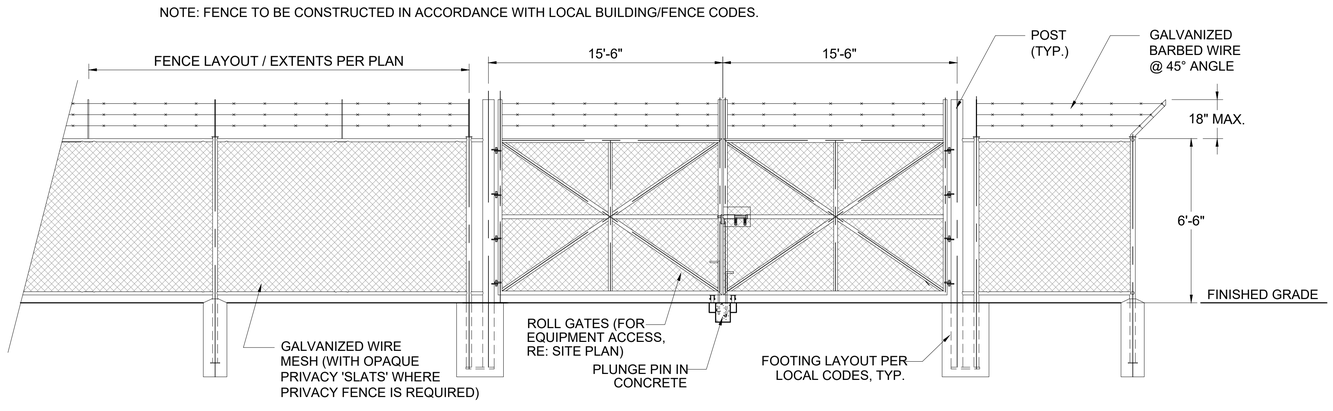
CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. PLANTING SIZE
CRCG	18	CRATAEGUS-CRUS GALLI 'INERMIS'	THORNLESS COCKSPUR HAWTHORN	2.5" B&B
GYDE	10	GYMNOCLADUS DIOICUS 'ESPRESSO'	KENTUCKY COFFEETREE 'ESPRESSO'	2.5" B&B
CEOC	19	CELTIS OCCIDENTALIS	HACKBERRY	2.5" B&B
QUMA	16	QUERCUS MACROCARPA	BUR OAK	2.5" B&B
CASP	17	CATALPA SPECIOSA	CATALPA	2.5" B&B
PIED	36	PINUS EDULIS	PINYON PINE	6' B&B
PIPO	31	PINUS PONDEROSA	PONDEROSA PINE	6' B&B
PINI	16	PINUS NIGRA	AUSTRIAN PINE	6' B&B



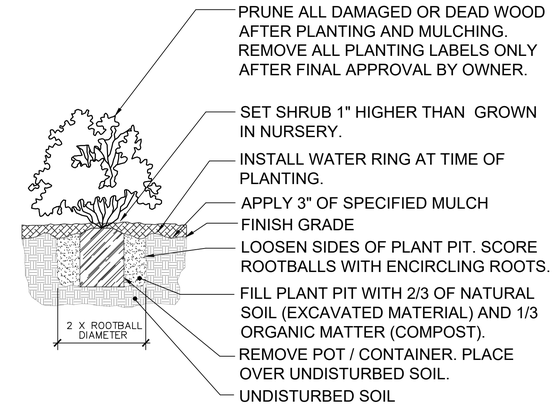
SHRUBS

CODE	QTY	BOTANICAL NAME	COMMON NAME	MIN. PLANTING SIZE
SPBU	6	SPIREA X BUMALDA 'LIMEMOUND'	LIMEMOUND SPIREA	5 GAL. CONTAINER
SPJA	6	SPIREA JAPONICA 'LITTLE PRINCESS'	LITTLE PRINCESS SPIREA	5 GAL.
PEAR	40	PEROVSKIA ARTIPLICIFOLIA	RUSSIAN SAGE	5 GAL.
FAPA	22	FALLUGIA PARADOXA	APACHE PLUME	5 GAL.
CHNA	32	CHRYSOTHAMNUS NAUSEOSUS	RABBITBRUSH	5 GAL.

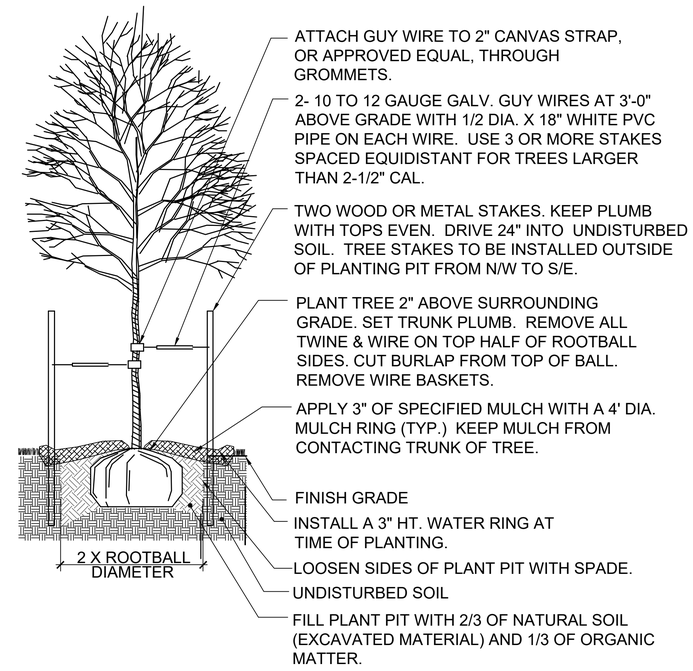
1 PLANTING SCHEDULE



2 PRIVACY / SECURITY FENCE (CHAIN LINK) DETAIL



3 CONTAINER PLANTING DETAIL (SHRUB)



NOTES:
1. DO NOT REMOVE OR CUT LEADER.
2. PRUNE ALL DAMAGED OR DEAD WOOD AFTER PLANTING, STAKING AND MULCHING.
3. DO NOT REMOVE LOWER LIMBS AND SPROUTS FOR AT LEAST TWO GROWING SEASONS.
4. KEEP PLANTS MOIST AND SHADED UNTIL PLANTING.
5. REMOVE ALL PLANTING LABELS AFTER FINAL ACCEPTANCE BY OWNER OR AFTER TWO YEARS.

4 TREE PLANTING DETAIL - B & B

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SHEET TITLE:

LANDSCAPE DETAILS

SHEET NUMBER:

LD.1

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 6/11/2021
Project Number: RCU2021-00011
Project Name: Slice It Landscape Supply

Commenting Division: Planner Review
Name of Reviewer: Thomas Dimperio
Date: 06/11/2021
Email:

Resubmittal Required

PLN01: Performance standards for landscape storage yards can be found in Section 4-11-02-05-07 of the Adams County Development Standards and Regulations (DSR). A maximum of five (5) commercial vehicles and/or equipment over 7,000 pounds shall be allowed unless the applicant requests additional allowances that can be approved under this Conditional Use Permit.

PLN02: Performance standards for outdoor storage in excess of 100% of the building area can be found in Section 4-11-02-04-09 of the DSR. Outdoor storage areas must be screened from adjacent parcels and rights-of-way by an eight-foot-high screen fence. Only products, materials, and equipment owned and operated by the landscape business may be stored on the site, and outdoor storage shall not exceed the height of the fence unless specifically requested and approved by the Board of County Commissioners as part of the Conditional Use Permit.

PLN03: Landscaping standards can be found in Section 4-17 of the Adams County Development Standards and Regulations. Landscape plans themselves must conform to the requirements in Section 4-17-10.

PLN04: Chapter 4 of the DSR can be found here:
https://www.adcogov.org/sites/default/files/dsr-chapter-04.pdf.

BOARD OF COUNTY COMMISSIONERS

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

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 06/11/2021

Email: glabrie@adcogov.org

Complete

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0302H), the proposed project is partially located within a regulated 100-yr floodplain. A floodplain use permit in accordance to Adams County standards, as well as addressing the issues identified by the City of Thornton is required prior to the issuance of any construction permits for the new parking lot and the stock pile storage area within the floodplain. The applicant should contact Greg Labrie, the County's Floodplain Manager to inquire about the Floodplain Use Permit process. Mr. Labrie can be contacted at 720-523-6824.

ENG2: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 may be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. A Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG3: 168th Avenue is not within Adams County jurisdiction. The proposed new Access location must be permitted through City of Thornton. Applicant must submit proof of access permit from the City of Thornton prior to the issuance of construction and building permits. The applicant should verify with the City of Thornton to determine if they will allow a second access point onto 168th Avenue.

ENG4: Applicant is required to submit a trip generation analysis for the proposed operation on the site.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 06/09/2021

Email:

Complete

ROW1: New access as shown will need to be approved and permitted by the City of Thornton as they own the right-of-way.

BOARD OF COUNTY COMMISSIONERS

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

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 06/08/2021

Email:

Resubmittal Required

ENV1. Portions of the subject parcel are covered by the Big Dry Creek flood way and floodplain. Associated with the floodway and floodplain is the Natural Resource Conservation Overlay, the aim of which is to protect important wildlife habitat, migratory corridors and riparian areas. See Section 3-39 of the Adams County Development Standards and Regulations for more details.
ENV2. All projects which disturb one-acre or more of land within the NRCO shall complete a Resources Review prior to permit application submittal so that it may be taken into consideration. The Resources Review must be completed by a qualified professional and cover all items as specified in Sections 4-12-02-02 and 4-12-02-03.
ENV3. Prior to importing any amount of fill material onto the property for grading purposes, a separate inert fill permit must be obtained.
Note: There is one dilled and abandoned well owned by Chaparral Resources Inc. located on the property.
ENV4. Based on the OWTS Inspection report included with the submittal, a new septic tank with appropriate connections and cleanouts is required. The OWTS will need to be permitted and inspected by Tri-County Health Department.
ENV5. Please demonstrate location of septic system and leach field on the site plan.

Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 06/04/2021

Email:

Complete

If addressing is required, please contact OneStop, ePermit Center for assignment

---

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 05/20/2021

Email: gmoon@adcogov.org

Comment

Here are the comments from the Code Officer for this area that should be added to their plan:

- Placing fencing to block storage for the neighbors (specifically the two parcels located ‘in’ the property
- Listing hours of operation to be mindful of residences
- Creating a plan to lower light pollution into the neighborhood/residences

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 05/13/2021

Email: glabrie@adcogov.org

Complete

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0302H), the proposed project is partially located within a regulated 100-yr floodplain. A floodplain use permit is required prior to the issuance of any construction permits for the new parking lot and the stock pile storage area within the floodplain. The applicant should contact Greg Labrie, the County's Floodplain Manager to inquire about the Floodplain Use Permit process. Mr. Labrie can be contacted at 720-523-6824.

ENG2: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 may be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. A Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG3: 168th Avenue is not within Adams County jurisdiction. The proposed new Access location must be permitted through City of Thornton. Applicant must submit proof of access permit from the City of Thornton prior to the issuance of construction and building permits. The applicant should verify with the City of Thornton to determine if they will allow a second access point onto 168th Avenue.

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EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 9/22/2021

Project Number: RCU2021-00011

Project Name: Slice It Landscape Supply

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Thomas Dimperio

Date: 09/22/2021

Email:

Resubmittal Required

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Thomas Dimperio

Date: 09/22/2021

Email:

Resubmittal Required

PLN01: The applicant is requesting an allowance of 30 commercial vehicles over 7,000 pounds to be onsite at any given time. No response required.

PLN02: Maximum fence height allowed is eight (8) feet, including any barbed wire portions. The fence diagram included with the landscape plan shows barbed wire extending above the 8-foot height limit. Please revise the plans to reflect the fence height requirement. See Section 4-11-01-03 for the full industrial uses fencing requirements.

BOARD OF COUNTY COMMISSIONERS

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

Commenting Division: Environmental Analyst Review 2nd Review

Name of Reviewer: Katie Keefe

Date: 09/14/2021

Email:

Resubmittal Required

ENV1. The applicant did not provide a NRCO Resources Review completed by a qualified professional for for evaluation with this permit application. As provided in the previous submittal comments: A Resources Review must be completed and submitted prior to permit application submittal so that it may be taken into consideration.
ENV2. The Resources Review must be completed by a qualified professional and cover all items as specified in Sections 4-12-02-02 and 4-12-02-03.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Greg Labrie

Date: 09/03/2021

Email: glabrie@adcogov.org

Complete

ENG1: Please submit a copy of a letter and/or email from City of Thornton, indicating that a second access onto 168th Avenue will not be allowed and they approve of the location for the existing access onto 168th Avenue.
ENG2: If the Conditional Use Permit is approved, the applicant must apply for construction permits. A drainage analysis, erosion and sediment control BMPs, and storm water quality features will be required to support the grading and drainage plans when applying for construction permits.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Rayleen Swarts

Date: 08/26/2021

Email:

Complete

Commenting Division: Planner Review

Name of Reviewer: Thomas Dimperio

Date: 06/11/2021

Email:

Resubmittal Required

PLN01: Performance standards for landscape storage yards can be found in Section 4-11-02-05-07 of the Adams County Development Standards and Regulations (DSR). A maximum of five (5) commercial vehicles and/or equipment over 7,000 pounds shall be allowed unless the applicant requests additional allowances that can be approved under this Conditional Use Permit.

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PLN03: Landscaping standards can be found in Section 4-17 of the Adams County Development Standards and Regulations. Landscape plans themselves must conform to the requirements in Section 4-17-10.

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Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 06/11/2021

Email: glabrie@adcogov.org

Complete

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0302H), the proposed project is partially located within a regulated 100-yr floodplain. A floodplain use permit in accordance to Adams County standards, as well as addressing the issues identified by the City of Thornton is required prior to the issuance of any construction permits for the new parking lot and the stock pile storage area within the floodplain. The applicant should contact Greg Labrie, the County's Floodplain Manager to inquire about the Floodplain Use Permit process. Mr. Labrie can be contacted at 720-523-6824.

ENG2: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 may be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. A Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG3: 168th Avenue is not within Adams County jurisdiction. The proposed new Access location must be permitted through City of Thornton. Applicant must submit proof of access permit from the City of Thornton prior to the issuance of construction and building permits. The applicant should verify with the City of Thornton to determine if they will allow a second access point onto 168th Avenue.

ENG4: Applicant is required to submit a trip generation analysis for the proposed operation on the site.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 06/09/2021

Email:

Complete

ROW1: New access as shown will need to be approved and permitted by the City of Thornton as they own the right-of-way.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Katie Keefe

Date: 06/08/2021

Email:

Resubmittal Required

ENV1. Portions of the subject parcel are covered by the Big Dry Creek flood way and floodplain. Associated with the floodway and floodplain is the Natural Resource Conservation Overlay, the aim of which is to protect important wildlife habitat, migratory corridors and riparian areas. See Section 3-39 of the Adams County Development Standards and Regulations for more details.

ENV2. All projects which disturb one-acre or more of land within the NRCO shall complete a Resources Review prior to permit application submittal so that it may be taken into consideration. The Resources Review must be completed by a qualified professional and cover all items as specified in Sections 4-12-02-02 and 4-12-02-03.

ENV3. Prior to importing any amount of fill material onto the property for grading purposes, a separate inert fill permit must be obtained.

Note: There is one dilled and abandoned well owned by Chaparral Resources Inc. located on the property.

ENV4. Based on the OWTS Inspection report included with the submittal, a new septic tank with appropriate connections and cleanouts is required. The OWTS will need to be permitted and inspected by Tri-County Health Department.

ENV5. Please demonstrate location of septic system and leach field on the site plan.

Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 06/04/2021

Email:

Complete

If addressing is required, please contact OneStop, ePermit Center for assignment

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Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 05/20/2021

Email: gmoon@adcogov.org

Comment

Here are the comments from the Code Officer for this area that should be added to their plan:

- Placing fencing to block storage for the neighbors (specifically the two parcels located ‘in’ the property
- Listing hours of operation to be mindful of residences
- Creating a plan to lower light pollution into the neighborhood/residences

Commenting Division: Development Engineering Review

Name of Reviewer: Greg Labrie

Date: 05/13/2021

Email: glabrie@adcogov.org

Complete

ENG1: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0302H), the proposed project is partially located within a regulated 100-yr floodplain. A floodplain use permit is required prior to the issuance of any construction permits for the new parking lot and the stock pile storage area within the floodplain. The applicant should contact Greg Labrie, the County's Floodplain Manager to inquire about the Floodplain Use Permit process. Mr. Labrie can be contacted at 720-523-6824.

ENG2: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 may be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. A Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG3: 168th Avenue is not within Adams County jurisdiction. The proposed new Access location must be permitted through City of Thornton. Applicant must submit proof of access permit from the City of Thornton prior to the issuance of construction and building permits. The applicant should verify with the City of Thornton to determine if they will allow a second access point onto 168th Avenue.

BOARD OF COUNTY COMMISSIONERS

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

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

ADAMS COUNTY
COLORADO

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

Development Review Team Comments- 3rd Review

Date: November 17, 2021
Project Number: RCU2021-00011
Project Name: Slice It Landscape Supply

Note to Applicant:
The following review comments and information from the Development Review Team is based on the information you submitted for the Conditional Use Permit Application. The Development Review Team review comments may change if you provide different information during a building permit. Please contact the case manager if you have any questions.

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

Commenting Division: Development Services, Planning
Name of Reviewer: Layla Bajelan, Planner II- Long Range Planning
Email: LBajelan@adcogov.org / 720-523-6863

PLN01: Landscape Plan Comments

1. The fence appears to meet the minimum requirements for screen fencing. Fencing height does not exceed 96 inches and no more than 4 strands of barbed wire are proposed.
2. Landscape Storage Yards are considered an industrial use, which would require a Type D bufferyard when adjacent to existing residential uses (Section 4-17-06). A Bufferyard Type D consist of a: 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. Please update the landscape plan to provide this bufferyard along all adjacent residential uses, including the southern property line.
3. Please include which option is being proposed for the street frontage landscaping (Section 4-17-07-01).
4. Please include a calculation that demonstrates conformance with Section 4-17-07. "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 rights-of-way, excluding alleys and drives.
5. Please confirm that the screen fencing runs along the entire property. What will be placed on the chain link fence for it to be screen fencing.

PLN02: Landscape Storage Yard requirements (Performance Standards 4-11-02-05-07 LANDSCAPE STORAGE YARD)

1. Outdoor Storage: Outdoor storage of rock, soil, mulch, and other nonliving landscaping materials, and equipment, is permitted. Equipment and material storage areas must be

BOARD OF COUNTY COMMISSIONERS
Eva J. Henry DISTRICT 1 | Charles "Chaz" Tedesco DISTRICT 2 | Emma Pinter DISTRICT 3 | Steve O'Dorisio DISTRICT 4 | Lynn Baca DISTRICT 5

screened from view from adjacent parcels and road right-of-way by an eight-foot-high minimum screen fence. Only products, materials, and equipment owned and operated by the landscape business may be stored on the site. No response required

2. Any nursery which contains ten (10) percent or more of the approved living nursery area for hardscape materials shall be classified as a Landscape Storage Yard. Hardscape includes but is not limited to the storage of rock, soil, mulch, and other non-living landscape materials and equipment. No response required
3. All commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight and/or hardscape used for the landscape storage yard business shall be screened from any adjoining residentially zoned or used property with an eight (8) foot solid screen fence in accordance with the approved landscape plan. Staff is unable to locate a parking plan that shows the dimensions of the stalls for both the commercial vehicles proposed and for the employee/customer parking and compliance with the minimum parking requirements, parking lot landscaping, and the surface requirements. (Section 4-17-07-02 and Section 4-13). The use can be classified as a Contractor's Yard which requires: 1 space for each 10,000 sq. ft. of yard materials, storage.
4. In all Agricultural Zone Districts, no more than two (2) commercial vehicles and/or equipment in excess of seven thousand (7,000) pounds gross vehicle weight used for the landscape storage yard business shall be allowed per acre with a maximum of five (5) unless otherwise permitted through a Conditional Use Permit. Based on previous comments, the applicant is proposing more than 5 commercial vehicles are proposed, therefore an additional Conditional Use Permit is required. The CUP can run concurrently with the subject CUP, however staff will be required to notice the request. After discussing with my Manager, this can be a request within the CUP, as it does not appear that you have been told of this requirement.

PLN03: Site Development comments

1. What will the existing building be used for?
2. What is the timeframe for approval that the applicant is requesting? How long are you requesting with the CUP?
3. What percentage of outdoor storage is proposed? How much of this is living material/non-living materials? This will be needed for the CUP and for the parking requirements.
4. Define Class 6 Roadbase.

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

No resubmittal required

ENG1: The applicant must obtain approval from the City of Thornton for the existing, if it is to remain, and proposed access points onto 168th Avenue. Applicant must submit proof of access permit from the City of Thornton prior to the issuance of construction and building permits. The applicant should verify with the City of Thornton to determine if they will allow a second access point onto 168th Avenue.

ENG2: If the Conditional Use Permit is approved, the applicant must apply for construction permits. A floodplain use permit, A drainage analysis, erosion and sediment control BMPs, and storm water quality features will be required to support the grading and drainage plans when applying for construction permits.

ENG3: According to the Federal Emergency Management Agency's January 20, 2016 Flood Insurance Rate Map (FIRM Panel #08001C0302H), the proposed project is partially located within a regulated 100-yr floodplain. A floodplain use permit in accordance to Adams County standards, as well as addressing the issues identified by the City of Thornton is required prior to the issuance of any construction permits for the new parking lot and the stock pile storage area within the floodplain. The applicant should contact Greg Labrie, the County's Floodplain Manager to inquire about the Floodplain Use Permit process. Mr. Labrie can be contacted at 720-523-6824.

ENG4: Property is NOT in Adams County MS4 Stormwater Permit area. A Stormwater Quality (SWQ) Permit is not required, but a State Permit COR400000 may be required if one (1) acre or more is disturbed. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. A Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

Commenting Division: Environmental Programs
Name of Review: Katie Keefe, Manager
Email: KKeefe@adcogov.org / 720-523-6986

No resubmittal required. Comments will be considered when drafting conditions of approval.

ENV1. The findings of the resources review identified the presence of the following invasive, noxious plant species: Russian-olive, musk thistle and Canada thistle species within the property boundaries. All three are classified as List B Species for Colorado.

ENV2. Staff recommends removal of all three listed tree and plant species from the property during site re-development and/or landscaping installation.

Recommended Condition Precedent
CP: A burrowing owl survey performed by a qualified specialist adhering to the most recent CPW guidance document shall be conducted between March 15th and October 31st and before any land disturbing activities or prairie dog removal commencing during that time period. A report of burrowing owl survey findings shall be provided to the Adams County Environmental Program Manager prior to issuing a notice to proceed for site development activities.
Recommended Conditions of Approval
COA: In the event burrowing owls are identified, prairie dog removal or control will not take place between March 15 and October 31.
COA: If nesting burrowing owls are observed, development and activity buffers shall be maintained in accordance with the 2020 CPW Raptor Buffer Guidelines document.

Thomas Dimperio

From: Loeffler - CDOT, Steven <steven.loeffler@state.co.us>
Sent: Thursday, June 3, 2021 12:43 PM
To: Thomas Dimperio
Subject: RCU2021-00011, Slice It Landscape Supply

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

Thomas,

I have reviewed the referral for the CUP to operate a landscape supply business in the A-3 zone district on property located at 3680 E. 168th Ave and have no objections. This is off the state highway system.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1

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

Upcoming time off: June 7th - 11th

COLORADO
Department of Public Health & Environment

Thank you for contacting the Colorado Department of Public Health and Environment (CDPHE). Please note that the following requirements and recommendations apply to many but not all projects referred by local governments. Also, they 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. CDPHE's failure to respond to a referral should not be construed as a favorable response.

Hazardous and Solid Waste

The applicant must comply with all applicable hazardous and solid waste rules and regulations.

Hazardous waste regulations are available here:
https://www.colorado.gov/pacific/cdphe/hwregs.

Solid waste regulations are available here:
https://www.colorado.gov/pacific/cdphe/swregs.

Applicable requirements may include, but are not limited to, properly characterizing all wastes generated from this project and ensuring they are properly managed and disposed of in accordance with Colorado's solid and hazardous waste regulations.

If this proposed project processes, reclaims, sorts, or recycles recyclable materials generated from industrial operations (including, but not limited to construction and demolition debris and other recyclable materials), then it must register as an industrial recycling facility in accordance with Section 8 of the Colorado Solid Waste Regulations. The industrial recycling registration form is available here:
https://www.colorado.gov/pacific/cdphe/sw-recycling-forms-apps.

If you have any questions regarding hazardous and/or solid waste, please contact CDPHE's Hazardous Materials and Waste Management Division (HMWMD) by emailing comments.hmwmd@state.co.us or calling 303-692-3320.

Water Quality

The applicant must comply with all applicable water quality rules and regulations.
The Water Quality Control Division (WQCD) administers regulatory programs that are generally designed to help protect both Colorado's natural water bodies (the clean water program) and built drinking water systems. Applicants must comply with all applicable water quality rules and regulations relating to both clean water and drinking water. All water quality regulations are available here:
https://cdphe.colorado.gov/water-quality-control-commission-regulations.

Clean Water Requirements

Stormwater

Applicable clean water requirements may include, but are not limited to, obtaining a stormwater discharge permit if construction activities disturb one acre or more of land or if they are part of a larger common plan of development that will disturb one or more acres of land. In determining the area of construction disturbance, WQCD looks at the entire plan, including disturbances associated with utilities, pipelines or roads constructed to serve the facility.

Please use the Colorado Environmental Online Services (CEOS) to apply for new construction stormwater discharge permits, modify or terminate existing permits and change permit contacts.

For CEOS support please see the following WQCD website:
https://cdphe.colorado.gov/cor400000-stormwater-discharge
or contact:
Email: cdphe_ceos_support@state.co.us or cdphe_wqcd_permits@state.co.us
CEOS Phone: 303-691-7919
Permits Phone: 303-692-3517

Domestic Wastewater

Some projects with wastewater collection may have domestic wastewater treatment works (i.e., treatment plant, interceptor sewer, or lift station) with a design capacity to receive greater than 2,000 gallons per day (gpd) and are subject to state-wide site location, design, and permitting requirements implemented by the Water Quality Control Division. State review and approval of the site location application and design is required by the Colorado Water Quality Control Act (Act), Section 25-8-702, C.R.S. which states in part that:

> *"No person shall commence the construction of any domestic wastewater treatment works or the enlargement of the capacity of an existing domestic wastewater treatment works, unless the site location and the design for the construction or expansion have been approved by the division."*

State review may also be necessary for projects with multiple on-site wastewater treatment systems (OWTS) on a single property, unless the OWTS meet the requirements of division's "Site Application Policy 6: Multiple On-Site Wastewater Treatment Systems" (Policy 6).

If applicable, the project would need to meet all applicable regulatory requirements including, but not limited to, site location and design review, discharge permitting, having a certified operator; and routine monitoring and reporting. For questions regarding domestic wastewater regulation applicability or other assistance and resources, visit these websites:
https://cdphe.colorado.gov/design
https://cdphe.colorado.gov/clean-water-permitting-sectors

Drinking Water Requirements

The definition of a public water system is self-implementing. It is the responsibility of all water systems in Colorado to assess whether their system is a public water system and to comply with the regulations accordingly. There is not a notification process whereby a system only becomes a public water system if the Department notifies that system. A system becomes subject to regulation as a public water system at the point the system begins operating a system meeting the definition of a public water system under Regulation 11.

Some projects may also need to address drinking water regulations if the proposed project meets the definition of a "Public Water System" per the Colorado Primary Drinking Water Regulations (Regulation 11):

> *A Public Water System means a system for the provision to the public of water for human consumption through pipes or other constructed conveyances, if such system has at least fifteen service connections or regularly serves an average of at least 25 individuals daily at least 60 days per year. A public water system is either a community water system or a non-community water system. Such term does not include any special irrigation district. Such term includes:*
>
> > *(a) Any collection, treatment, storage, and distribution facilities under control of the supplier of such system and used primarily in connection with such system.*
> >
> > *(b) Any collection or pretreatment storage facilities not under such control, which are used primarily in connection with such system.*

If applicable, the project would need to meet all applicable requirements of Regulation 11 including, but not limited to, design review and approval; technical, managerial and financial review and approval; having a certified operator; and routine monitoring and reporting. If it is determined that your facility meets the definition of a public water system please submit a drinking water inventory update form to the department. For questions regarding drinking water regulation applicability or other assistance and resources, visit these websites:

https://cdphe.colorado.gov/drinking-water
https://cdphe.colorado.gov/dwtrain

If you have any other questions regarding either clean or drinking water quality, please contact CDPHE's WQCD by emailing cdphe.commentswqcd@state.co.us or calling 303-692-3500.

Air Quality

The applicant must comply with all relevant state and federal air quality rules and regulations. Air quality regulations are available here: https://www.colorado.gov/pacific/cdphe/aqcc-regs.

Air Pollutant Emissions Notices (APENs) and Permits

Applicable requirements may include, but are not limited to, reporting emissions to the Air Pollution Control Division (APCD) by completing an APEN. An APEN is a two in one form for reporting air emissions and obtaining an air permit, if a permit will be required. While only businesses that exceed the Air Quality Control Commission (AQCC) reporting thresholds are required to report their emissions, all businesses - regardless of emission amount - must always comply with applicable AQCC regulations.

In general, an APEN is required when uncontrolled actual emissions for an emission point or group of emission points exceed the following defined emission thresholds:

Table 1
APEN Thresholds

Pollutant Category	UNCONTROLLED ACTUAL EMISSIONS	
	Attainment Area	Non-attainment Area
Criteria Pollutant	2 tons per year	1 ton per year
Lead	100 pounds per year	100 pounds per year
Non-Criteria Pollutant	250 pounds per year	250 pounds per year

Uncontrolled actual emissions do not take into account any pollution control equipment that may exist. A map of the Denver Metropolitan Ozone Non-attainment area can be found on the following website: http://www.colorado.gov/airquality/ss_map_wm.aspx.

In addition to these reporting thresholds, a Land Development APEN (Form APCD-223) may be required for land development. Under Colorado air quality regulations, land development refers to all land clearing activities, including but not limited to land preparation such as excavating or grading, for residential, commercial or industrial development. Land development activities release fugitive dust, a pollutant regulation by APCD. Small land development activities are not subject to the same reporting and permitting requirements as large land activities. Specifically, land development activities that are less than 25 contiguous acres and less than 6 months in duration do not need to report air emissions to APCD.

It is important to note that even if a permit is not required, fugitive dust control measures included the Land Development APEN Form APCD-223 must be followed at the site. Fugitive dust control techniques commonly included in the plan are included in the table below.

Control Options for Unpaved Roadways	
Watering	Use of chemical stabilizer
Paving	Controlling vehicle speed
Graveling	
Control Options for Mud and Dirt Carry-Out Onto Paved Surfaces	
Gravel entry ways	Washing vehicle wheels
Covering the load	Not overfilling trucks
Control Options for Disturbed Areas	

Watering	Application of a chemical stabilizer
Revegetation	Controlling vehicle speed
Compaction	Furrowing the soil
Wind Breaks	Minimizing the areas of disturbance
	Synthetic or Natural Cover for Slopes

Additional information on APENs and air permits can be found on the following website: https://www.colorado.gov/pacific/cdphe/air/do-you-need-an-apen. This site explains the process to obtain APENs and air quality permits, as well as information on calculating emissions, exemptions, and additional requirements. You may also view AQCC Regulation Number 3 at https://www.colorado.gov/pacific/cdphe/aqcc-regs for the complete regulatory language.

If you have any questions regarding Colorado's APEN or air permitting requirements or are unsure whether your business operations emit air pollutants, please call the Small Business Assistance Program (SBAP) at 303- 692-3175 or 303-692-3148.

Asbestos and Lead-Based Paint

In Colorado there are regulations regarding the appropriate removal and handling of asbestos and lead-based paint as part of a demolition, renovation, or remodeling project. These regulations are presented in AQCC Number 8 (asbestos) and Number 19 (lead-based paint) which can be found on the following website: https://www.colorado.gov/cdphe/aqcc-regs.

These regulations may require the use of, or inspection by, companies or individuals that are certified to inspect or remove these hazards **prior to renovation or demolition**. APCD must also be notified of abatement or demolition activities prior to beginning any work in the case of asbestos. For additional guidance on these regulations and lists of certified companies and individuals please visit the following website for asbestos: https://www.colorado.gov/cdphe/categories/services-and-information/environment/asbestos and the following website for lead-based paint: https://www.colorado.gov/pacific/cdphe/categories/services-and-information/lead.

If you have any questions about Colorado's asbestos and lead-based paint regulations or are unsure whether you are subject to them please call the Indoor Environment Program at 303-692-3100.

If you have more general questions about air quality, please contact CDPHE's APCD by emailing cdphe.commentsapcd@state.co.us or calling 303-692-3100.

Health Equity and Environmental Justice

CDPHE notes that certain projects have potential to impact vulnerable minority and low-income communities. It is our strong recommendation that your organization consider the potential for disproportionate environmental and health impacts on specific communities within the project scope and if so, take action to mitigate and minimize those impacts. This includes interfacing directly with the communities in the project area to better understand

community perspectives on the project and receive feedback on how it may impact them during development and construction as well as after completion. We have included some general resources for your reference.

Additional Resources:
CDPHE's Health Equity Resources
CDPHE's Checking Assumptions to Advance Equity
EPA's Environmental Justice and NEPA Resources

City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326
www.thorntonco.gov

City Development Department
303-538-7295
FAX 303-538-7373

June 11, 2021

Thomas Dimperio, Planner I
Adams County
4430 South Adams County Pkwy,
1st Floor, Suite W2000B
Brighton, CO 80601

RE: RC2021-00011–Conditional Use Permit for a landscape supply company

Applicant: Baseline Engineering represented by Andrew Baker

The City of Thornton has the following comments regarding the Slice It Landscape Supply application. Based on the response to the comments below, the City of Thornton does not support the proposed development.

DEVELOPMENT ENGINEERING
James W. Kaiser, (Infrastructure Engineering Manager, 720-538-7207)

The City of Thornton has concerns with this proposed land use. The property in question is in the floodplain created by the backwater of the RTDC (formerly Union Pacific) railroad embankment, due to an undersized culvert. As shown on page three of this submittal, they are proposing to place a new scale/scale house structure, and numerous stockpiles in the floodplain. The latter constitutes fill in the floodplain. Any fill in the floodplain decreases the "storage volume" created by the railroad embankment, and therefore has the potential to raise the base flood elevation of the entire backwater area. While this has the potential to impact proposed lots in the Morrison Subdivision in Thornton northeast of 160th (SH 7) and York Street, which were built to be out of the floodplain, the greater potential impact is on existing residential and auxiliary structures, and oil and gas facilities in unincorporated Adams County, south and west of the applicant's property; anything below the 5083 contour.

To be transparent, the Morrison Subdivision is operating under a Conditional Letter of Map Revision (CLOMR) that documented their net fill in the floodplain would be less than two percent of the total volume of the impounded backwater from the railroad embankment. The present applicant should satisfy my contemporary with Adams County through their floodplain development permit that they will have no adverse impact from their overall project; even accounting for their proposed structures/fill outside the floodway. Thornton also requests assurances of no "permanent" fill in the floodplain will be permitted without a CLOMR/LOMR process being followed.

CURRENT PLANNING
Jay Ruchti, Senior Planner, 720-538-7249)

The City of Thornton's City Development staff have reviewed the proposal and have the following comments.

1. This property is currently located outside the corporate limits of the City of Thornton but may be annexed into the City in the future. Therefore, we encourage our neighboring communities to create development that is a benefit to not only their community but also ones that will benefit adjacent neighborhoods.

2. All development requires analysis and consideration of numerous aspects of a proposed site and its surroundings. The placement of structures and material piles (fill) will have an impact that should be evaluated to ensure all impacts are appropriately addressed and mitigated. Please see comments above from City of Thornton Infrastructure.

3. If the property was to be annexed into the City, the proposed use may not be allowed due to incompatible zoning and future land use designations.

4. This is to say that we don't support the applicant's proposal and would encourage the County to deny their request.

POLICY PLANNING
Karen Widomski, Senior Policy Analyst, 720-538-7207)

Policy Planning has reviewed the information related to the proposal for a landscaping supply business at 3680 East 168th Avenue. Policy Planning has the following comments regarding the Thornton Comprehensive Plan and other long-range planning documents, as they pertain to this application.

1. 2020 Thornton Comprehensive Plan, Pages 4.12, 4.15, and 4.28 https://www.thorntonco.gov/government/citydevelopment/planning/Documents/2020-comp-plan/2020-comprehensive-plan-adopted.pdf

    a. This property is located in Adams County. Therefore, the City of Thornton does not currently regulate development of this property.

    b. However, the property is located within Thornton's Future Growth Boundaries as identified on Thornton's July 15, 2020 Future Land Use Map approved as a component of the 2020 Thornton Comprehensive Plan. This means that the property is eligible for annexation into Thornton. If the property requested annexation into Thornton, the development would be required to comply with the Comprehensive Plan as well as all other City regulations. The type of use proposed in this referral would likely not be supported for annexation as it does not comply with the Thornton Comprehensive Plan and is better suited to an industrial area.

    c. This property has a Future Land Use designation of Estate Neighborhoods (EN) on the Thornton Future Land Use Map. Part of

the property is also designated as Floodplain (FP). The provisions of the EN and FP categories are summarized below. See Comprehensive Plan pages 4.15 and 4.28 for full details.

i. Estate Neighborhoods (EN) Provisions:

A. Intent: Reserve low intensity areas for larger lot residential development and agricultural uses to preserve the rural environment and natural areas. In some cases, it should preserve scenic vistas and protect wildlife habitat in the area. Overall, it supports the conservation of open lands, floodplain and other sensitive natural areas, and agricultural land.

B. Permitted uses: Single-family detached homes and agricultural uses.

C. Density/Scale permitted in EN: Lot shall be one acre or more in size.

ii. Floodplain (FP) Provisions:

A. Intent: Acknowledge designated floodplains and reduce associated risks. Support the conservation of the Big Dry Creek Corridor and provide opportunity to create additional linkages to the parks and open space system in Thornton and the surrounding region.

B. Permitted FP uses: These areas are prone to periodic flooding and require additional site analysis and mitigation actions/ strategies to consider uses. Supporting uses may include trails and other recreational uses, as well as agriculture.

TRAFFIC ENGINEERING
Darrell Alston, Traffic Engineer, 720-977-6480)

Traffic has provided comments in attached redlined drawings.

END COMMENTS

Please contact me at 303-538-7249, or via e-mail at Jay.Ruchti@thorntonco.gov for updates or questions related to this response.

Sincerely,

Jay Ruchti
Senior Planner

cc: Thomas Dimperio, TDimpero@adcogov.org
Grant Penland, Planning Director
Warren Campbell, Current Planning Manager
Jason O'Shea, Deputy City Development Director
Cassie Free, Development Engineering Manager
Karen Widomski, Senior Policy Analyst
James W. Kaiser, Infrastructure Engineering Manager
Darrell Alston, Traffic Engineer

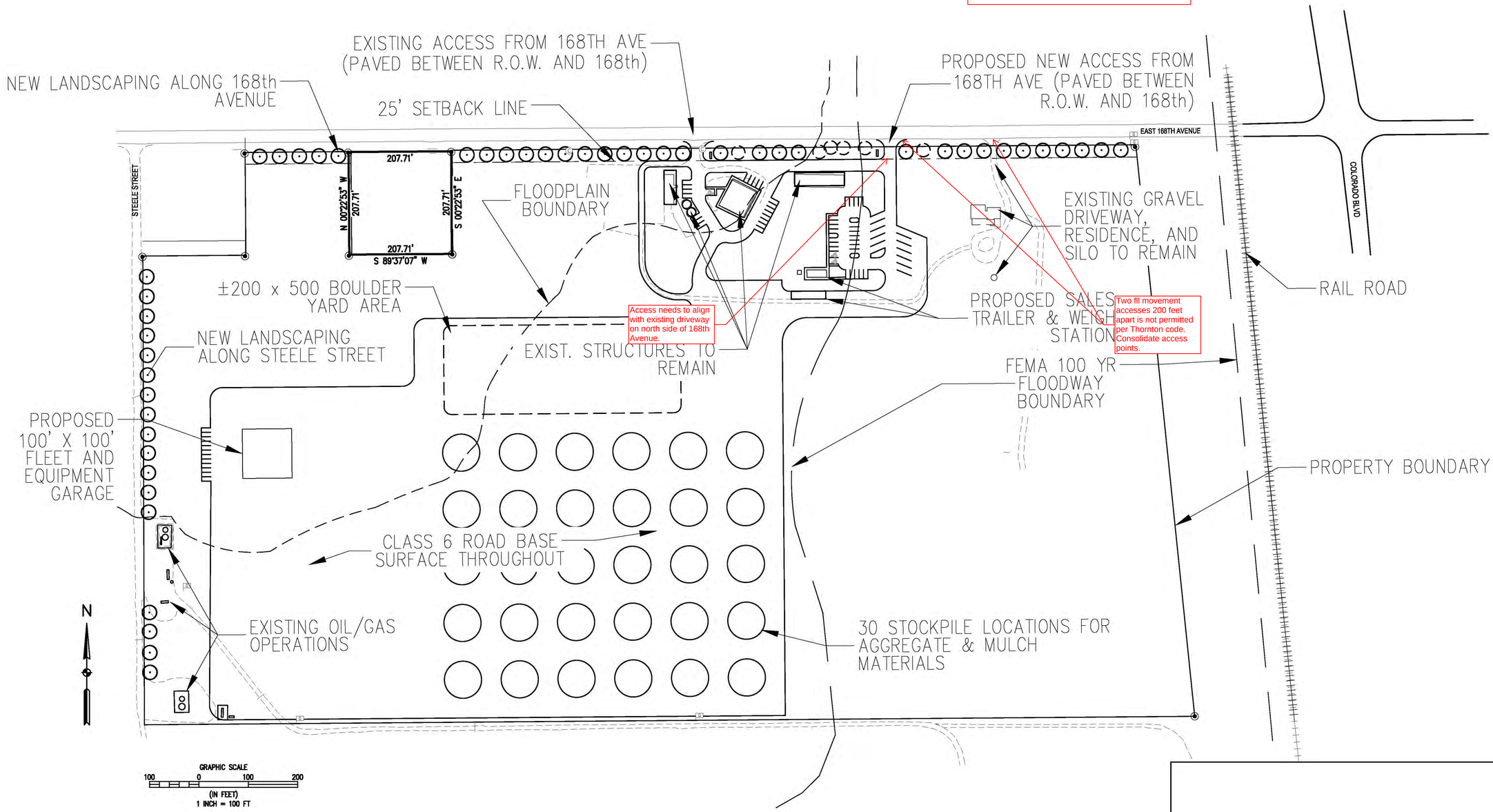
V:\PLANNING DIVISION\Outside Referrals\Adams County\Adams County 2021\Adams County Slice It Landscape Supply - PLOSR202100878\Issue letter\OSR Comments.doc

CONDITIONAL USE PERMIT SITE PLAN

SLICE IT LANDSCAPING SUPPLY CENTER

LOCATED IN SECTION 1, TOWNSHIP 1 SOUTH, RANGE 68 WEST
OF THE 6th PRINCIPAL MERIDIAN
ADAMS COUNTY, COLORADO

Increase in traffic as well as truck traffic is expected turn lanes on 168th Avenue need to be constructed. 168th Avenue is a high speed road with drivers not expecting to stop for drivers turning into a business access.



BASELINE
Engineering · Planning · Surveying
112 N RUBEY DRIVE, SUITE 200 · GOLDEN, COLORADO 80403
P. 3039402966 · F. 3039402959 · www.baselinecorp.com

DESIGNED BY	DRAWN BY	CHECKED BY
NS	RMS	AB

REVISION DESCRIPTION	PREPARED BY	DATE

SLICE IT PROPERTIES, LLC

UNINCORPORATED ADAMS COUNTY

SLICE IT LANDSCAPING SUPPLY CENTER
3680 E. 168TH AVENUE
CONDITIONAL USE PERMIT SITE PLAN

PREPARED UNDER THE DIRECT SUPERVISION OF

FOR AND ON BEHALF OF BASELINE CORPORATION

INITIAL SUBMITTAL	5/7/21
DRAWING SIZE	24" X 36"
SURVEY FIRM	SURVEY DATE
CULTURA	11/30/2020
JOB NO.	C03504
DRAWING NAME	3504 CONDITIONAL USE PERMIT.dw
SHEET 1 OF 1	

1

N:\c03504 - Slice It Landscape Supply\Drawings\Planning Documents\3504 CONDITIONAL USE PERMIT.dwg, 5/7/2021 6:00:20 PM, Andrew Baker

From: Rachelle Plas
To: Layla Bajelan
Cc: Jim Kaiser
Subject: RE: RCU2021-00011; Slice-It Landscape Supply 2nd Submittal
Date: Tuesday, November 9, 2021 4:14:12 PM

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

Layla,

As commented on in the first review, this property is in the floodplain created by the backwater of the RTDC (formerly Union Pacific) railroad embankment, due to an undersized culvert. They are proposing to place a new scale/scale house structure, and numerous stockpiles in the floodplain. The latter constitutes fill in the floodplain. Any fill in the floodplain decreases the "storage volume" created by the railroad embankment, and therefore has the potential to raise the base flood elevation of the entire backwater area.

The present applicant should be reviewed with Adams County through their floodplain development permit that they will have no adverse impact from their overall project; even accounting for their proposed structures/fill outside the floodway. Thornton also requests assurances of no "permanent" fill in the floodplain will be permitted without a CLOMR/LOMR process being followed.

Thanks,

Rachelle Plas, P.E., CFM
Civil Engineer
City of Thornton
720-977-6239

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Thursday, November 4, 2021 5:07 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: RCU2021-00011; Slice-It Landscape Supply 2nd Submittal
Importance: High

Good afternoon,

I am taking over this case from the former Planner, as he is no longer with the County. I want to ensure that you have received the 2nd submittal for RCU2021-00011. Comments are due on 11/09. Please feel free to reach out with any questions or concerns.

Thanks,

Layla Bajelan

COLORADO
Parks and Wildlife
Department of Natural Resources

Northeast Region
6060 Broadway
Denver, CO 80216
P 303.291.7227 | F 303.291.7114

June 8, 2021

Mr. Thomas Dimperio
Adams County Community and Economic Development Department
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-2818

RE: Slice It Landscape Supply, Case Number: RCU2021-00011

Dear Mr. Dimperio:

Thank you for the opportunity to comment on the Conditional Use Permit to operate a landscape supply business in an A-3 zone district. The 56.86-acre parcel is currently owned by Slice It Properties LLC and historically has been used as dairy farm with numerous buildings, including a single-family residence with additional buildings and structures on the property. A majority of the existing structures will remain on the property and be used for storage and design displays. A 100 foot by 100 foot fleet and equipment garage will be built on the property with the addition of a sales trailer and also a weigh scale station. The property is bounded on the north by 168th Avenue, on the south by private property, on the east by an easement for Colorado Boulevard, and on the west by Steele Street.

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. Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered.

CPW would expect to find small passerine birds, small ground dwelling mammals and black-tailed prairie dogs on the parcel of land. Due to the low availability of undeveloped habitat surrounding the site, impacts of the rezoning, as proposed, may be characterized as minimal.

Burrowing Owls

If prairie dog towns are present on the sites or if prairie dogs establish themselves on the property prior to any development - CPW recommends that a burrowing owl survey be conducted prior to earth moving. Burrowing owls live on flat, treeless land with short

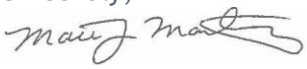
Dan Prenzlow, Director, Colorado Parks and Wildlife • Parks and Wildlife Commission: Marvin McDaniel, Chair • Carrie Besnette Hauser, Vice-Chair
Marie Haskett, Secretary • Taishya Adams • Betsy Blecha • Charles Garcia • Dallas May • Duke Phillips, IV • Luke B. Schafer • James Jay Tutchton • Eden Vardy

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 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 occur between March 15th and October 31st, a burrowing owl survey should be performed. Guidelines for performing a burrowing owl survey may be obtained from District Wildlife Manager Jordan Likes, visiting the CPW website at http://cpw.state.co.us or by calling the CPW Denver Region Office at (303) 291-7227.

Please contact us if we can be of assistance in implementing your proposal to minimize negative impacts and maximizing potential enhancements to support living with wildlife in our community. If you have any further questions, please contact District Wildlife Manager Jordan Likes at (303) 291-7135.

Sincerely,



Matt Martinez
Area Wildlife Manager

cc: M. Leslie, K. Cannon, J. Likes

Fire Prevention Division
101 Spader Way
Broomfield, Colorado 80020
720-887-8217 Fax 720-887-8336
www.northmetrofire.org

Steven Gosselin
Division Chief

May 24, 2021

Mr. Thomas Dimperio
Planner
Adams County
4430 S. Adams County Parkway, 1st Floor
Brighton, CO 80601

Via email: TDimperio@adcogov.org

Dear Mr. Dimperio:

The North Metro Fire Rescue District's Fire Prevention Division has reviewed the Conditional Use Permit request for Slice It Landscape Supply to be located at 3680 E. 168th Avenue in unincorporated Adams County, Colorado. At this time, the Fire District **does not approve** this request due to the following issues:

1. **Pursuant to 2018 International Fire Code (IFC) Section 507.1, an approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.** The Fire District understands that there are presently no fire hydrants in the immediate area of the property.
2. **Pursuant to 2018 IFC Section 503, approved fire apparatus access roads capable of supporting the imposed loads of fire apparatus will be required to be built in order to provide access to within 150 feet of all first story exterior portions of all buildings on the property.**
3. **Pursuant to 2018 IFC Section 903.2.9(4), any storage building for commercial motor vehicles exceeding 5,000 square feet in fire area will be required to be provided with an automatic fire sprinkler system.** As there is no water supply in the immediate area of the property, this will also be a significant code challenge to overcome.

The aforementioned issues shall be satisfactorily resolved with the Fire District if the project is to progress further.

If you have any questions regarding these comments, please contact me at 303-252-3546 or at mprill@northmetrofire.org.

Respectfully,

Michael Prill

Michael Prill
Fire Prevention Specialist
ICC Inspector II #5280715 – Exp 8/31/2024
CO DFPC Fire Inspector II #186207310 – Exp 3/19/2024
CO DFPC Fire Suppression System Inspector #186607347 – Exp 10/3/2021

MP/mp

cc:
Adams County Community and Economic Development E-Permit Center
Mr. Justin Blair, Chief Building Official, Adams County Building Safety Division

mp05.09.21

Fire Prevention Division
101 Spader Way
Broomfield, Colorado 80020
720-887-8217 Fax 720-887-8336
www.northmetrofire.org

Steven Gosselin
Division Chief

November 5, 2021

Ms. Layla Bajelan
Long Range Planner II
Adams County
4430 S Adams County Parkway, 1st Floor
Brighton, CO 80601

Via email: lbajelan@adcogov.org

Dear Ms. Bajelan:

The North Metro Fire Rescue District's Fire Prevention Division has reviewed the Conditional Use Permit request, 2nd submittal, for Slice-It Landscape Supply to be located at 3680 E. 168th Avenue in unincorporated Adams County, Colorado. At this time, the Fire District **does not approve** this request due to the following issues:

1. **Pursuant to 2018 International Fire Code (IFC) Section 507.1, an approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.** The Fire District understands that there are presently no fire hydrants in the immediate area of the property.
2. **Pursuant to 2018 IFC Section 503, approved fire apparatus access roads capable of supporting the imposed loads of fire apparatus will be required to be built in order to provide access to within 150 feet of all first story exterior portions of all buildings on the property.**
3. **Pursuant to 2018 IFC Section 903.2.9(4), any storage building for commercial motor vehicles exceeding 5,000 square feet in fire area will be required to be provided with an automatic fire sprinkler system.** As there is no water supply in the immediate area of the property, this will also be a significant code challenge to overcome.

The aforementioned issues shall be satisfactorily resolved with the Fire District if the project is to progress further.

If you have any questions regarding these comments, please contact me at 303-252-3546 or at mprill@northmetrofire.org.

Respectfully,

Michael Prill

Michael Prill
Fire Prevention Specialist
ICC Inspector II #5280715 – Exp 8/31/2024
CO DFPC Fire Inspector II #186207310 – Exp 3/19/2024

MP/mp

cc: Mr. Justin Blair, Chief Building Official, Adams County Building Safety Division
Mr. Donnie Featherman, Plans Examiner I, Adams County Building Safety Division
James Leahy, Plans Examiner I, Adams County Building Safety Division
Ms. Rayleen Swarts, Permit Technician, Community and Economic Development
Amanda Buesgens, Permit Technician, Community and Economic Development
Megan Ulibarri, Permit Technician, Community and Economic Development
Erin McMorries, Permit Technician, Community and Economic Development
Kevin Mills, Permit Technician, Community and Economic Development
EPermit Center, Adams County Community and Economic Development

mp11.02.21

Fire Prevention Division
101 Spader Way
Broomfield, Colorado 80020
720-887-8217 Fax 720-887-8336
www.northmetrofire.org

Steven Gosselin
Division Chief

November 5, 2021

Ms. Layla Bajelan
Long Range Planner II
Adams County
4430 S. Adams County Parkway, 1st Floor
Brighton, CO 80601

Via e-mail: lbajelan@adcogov.org

Dear Ms. Bajelan:

The North Metro Fire Rescue District's Fire Prevention Division has reviewed the Conditional Use Permit request 3rd submittal for Slice It Landscape Supply to be located at 3680 E. 168th Avenue in unincorporated Adams County, Colorado. At this time, the Fire District approves this request contingent on compliance with the following requirements:

- The specific plans that have been reviewed by the Fire District are as follows:

  Slice It Landscape Supply concept development referral dated December 6, 2021 and received by the Fire District on December 7, 2021.

- Site and building design and construction shall be in accordance with the provisions of the adopted building and fire codes at the time of permit issuance. The currently adopted codes are the 2018 International Fire Code (IFC) and the 2018 International Building Code (IBC), as adopted by unincorporated Adams County, Colorado

Fire Department Access Requirements:

- Pursuant to IFC Section 503.1.1, approved fire apparatus access roads shall be provided for every facility, building, or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the IFC and the approved specifications of the Fire District, and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.

- Pursuant to IFC Section 503.2, fire apparatus access roads shall meet the following specifications:

    - Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatus (i.e., 85,000 lbs.) and shall be surfaced (i.e. hot-rolled asphalt or poured-and-cured concrete) so as to provide all-weather driving capabilities.
    - Pursuant to IFC Section 503.2.1, fire apparatus access roads shall have an unobstructed width of not less than 24 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Landscaping shall be designed to accommodate a 13-foot 6-inch unobstructed vertical clearance across the entire 24-foot unobstructed width of all fire department access roadways.
    - Pursuant to IFC Section 503.2.7, the grade of any emergency vehicle apparatus access road shall not exceed 5% in commercial or multi-family settings and 7% in other residential settings.

        - **The revised plans to have access roads around the bulk storage area that meet Fire District requirements.**

Water Supply Requirements for Firefighting Purposes:

- **There presently are no water mains nor fire hydrants serving the property. For any future construction of new buildings on the property or the addition or change in use of any existing structures on the property, the Fire District will require that a water supply capable of fulfilling the IFC-required fire-flow for the proposed/altered building be provided.**

Other General Requirements:

- The installation of any underground or aboveground fuel storage tanks requires the issuance of a permit by the Fire District. Complete plans for the installation must be submitted, reviewed, and approved by the Fire District prior to any tank being initially filled or placed into service.

- No Impact Fee is due to the Fire District at this time as a result of the proposal. The construction of any future buildings on the property will be subject to any and all Impact Fees, as applicable, and adopted by unincorporated Adams County.

If you have any questions regarding these comments, please contact me at 303-252-3546 or at mprill@northmetrofire.org.

Respectfully,

Michael Prill

Michael Prill
Fire Prevention Specialist
ICC Inspector II #5280715 – Exp 8/31/2024
CO DFPC Fire Inspector II #186207310 – Exp 3/19/2024

MP/mp

cc: Mr. Justin Blair, Chief Building Official, Adams County Building Safety Division
Mr. Donnie Featherman, Plans Examiner I, Adams County Building Safety Division
James Leahy, Plans Examiner I, Adams County Building Safety Division
Ms. Rayleen Swarts, Permit Technician, Community and Economic Development
Amanda Buesgens, Permit Technician, Community and Economic Development
Megan Ulibarri, Permit Technician, Community and Economic Development
Erin McMorries, Permit Technician, Community and Economic Development
Kevin Mills, Permit Technician, Community and Economic Development
EPermit Center, Adams County Community and Economic Development

mp12.02.21

Thomas Dimperio

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Thursday, May 27, 2021 12:30 PM
To: Thomas Dimperio
Subject: RE-RCU2021-00011

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

Tom

This project does not seem to encroach on any RTD property therefore the RTD has no comment.

Thank you,



C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

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

Thomas Dimperio

From: Kerrie Monti <kmonti@sd27j.net>
Sent: Monday, May 24, 2021 12:04 PM
To: Thomas Dimperio
Subject: Re: For reveiw: Slice It Landscape Supply (RCU2021-00011)

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

Hello Thomas,

We have no objection to this case. Thanks, as always, for asking!

Kerrie Monti
Planning Manager

1850 Egbert Street, Suite 140, Brighton, CO 80601
T 303.655.2984 F 303.655.2805
kmonti@sd27j.net
www.sd27j.org

On Thu, May 20, 2021 at 1:43 PM Thomas Dimperio <TDimperio@adcogov.org> wrote:

> Case Name: Slice It Landscape Supply
>
> Case Number: RCU2021-00011
>
> The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to operate a landscape supply business in the A-3 zone district.** This request is located at 3680 E 168TH AVE AVE. The Assessor's Parcel Number is 0157301000020.
>
> Applicant Information: Baseline Engineering Corporation
>
> ANDREW BAKER
>
> 112 N. RUBEY DR., STE. 210

June 9, 2021

Thomas Dimperio
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Slice It Landscape Supply, RCU2021-00011
TCHD Case No. 7004

Dear Mr. Dimperio,

Thank you for the opportunity to review and comment on the Conditional Use Permit for to operate a landscape supply business in the A-3 zone district located at 3680 East 168th 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.

Building Demolition
Fugitive Dust, Lead, and Asbestos
The application indicates that the four small existing buildings on the site will be demolished.

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. 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.

Buildings constructed prior to 1978 may contain lead paint. Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed. More information can be found here https://www.epa.gov/lead/lead-renovation-repair-and-painting-program-rules and https://www.epa.gov/lead. The applicant may contact, and the Environmental Protection Agency EPA at 1-800-424-5323 for more information.

On-Site Wastewater Treatment System (OWTS) – Use Permit
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. Tri-County Health Department Regulation Number O-17, Section 4.2 requires a Use Permit be obtained when the change in the use of the property is from residential to commercial.

To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here http://www.nawt.org/search.html. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to TCHD issuing a Use Permit.

In order to obtain a Use Permit, the applicant may contact the TCHD Commerce City office by phone at 303-288-6816 or in person at 4201 E. 72nd Ave. Suite D. More information is available at http://www.tchd.org/269/Septic-Systems under the Use Permit tab.

Please feel free to contact me at 720-200-1537 or pmoua@tchd.org if you have any questions about TCHD's comments.



Sincerely,

Pang Moua, MPP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

June 10, 2021

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

Re: Slice It Landscape Supply - RCU2021-00011

Dear Thomas Dimperio:

On behalf of United Power, Inc., thank you for inviting us to review and comment on the Slice It Landscape Supply. After review of the information, United Power has no concerns or objection to the proposed RCU2021-00011; contingent upon United Power's ability to maintain all existing rights, facilities/equipment, and existing easements. This request should not hinder our ability for future expansion, including all present and any future accommodations for electrical distribution.

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

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

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

Thank you,

Amber Mendoza

Amber Mendoza, RWA
ROW Agent
720.249.9315 | platreferral@unitedpower.com

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

May 28, 2021

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

Attn: Thomas Dimperio

Re: Slice It Landscape Supply, Case # RCU2021-00011

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use permit site plan for **Slice It Landscape Supply** and has **no apparent conflict**. No resubmittals necessary.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Request for Comments

Case Name: Slice It Landscape Supply

Case Number: RCU2021-00011

May 14, 2021

The Adams County Planning Commission is requesting comments on the following application: **Conditional Use Permit to operate a landscape supply business in the A-3 zone district.** This request is located at 3680 E 168TH AVE AVE. The Assessor's Parcel Number is 0157301000020.

Applicant Information: Baseline Engineering Corporation
ANDREW BAKER
112 N. RUBEY DR., STE. 210
GOLDEN, CO 80403

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 06/09/2021 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to TDimperio@adcogov.org.

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

Thank you for your review of this case.

Thomas Dimperio
Planner I

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry, DISTRICT 1 | Charles "Chaz" Tedesco, DISTRICT 2 | Emma Pinter, DISTRICT 3 | Steve O'Dorisio, DISTRICT 4 | Lynn Baca, DISTRICT 5

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Public Hearing Notification

Case Name:	Slice It Landscape Supply
Case Number:	RCU2021-00011
Planning Commission Hearing Date:	01/27/2022 at 6:00 p.m.
Board of County Commissioners Hearing Date:	02/08/2022 at 9:30 a.m.

January 5, 2022

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Conditional Use Permit to allow 1) a Landscape Storage Yard to operate in the A-3 zone district, 2) to allow for over height stacking of materials, and 3) to allow for a more than 5 commercial vehicles/ equipment in excess of seven thousand (7,000) pounds gross vehicle weight in an Agricultural Zone District.** This request is located at 3680 E 168TH AVE AVE on 56.86 acres. The Assessor's Parcel Number(s) 0157301000020

Applicant Information: Baseline Engineering Corporation
ANDREW BAKER
112 N. RUBEY DR., STE. 210
GOLDEN, CO 80403

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.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.
Thank you for your review of this case.

Layla Bajelan

Layla Bajelan, Long Range Planner II
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry, DISTRICT 1 | Charles "Chaz" Tedesco, DISTRICT 2 | Emma Pinter, DISTRICT 3 | Steve O'Dorisio, DISTRICT 4 | Lynn Baca, DISTRICT 5

PUBLICATION REQUEST

Case Name: Slice It Landscape Supply
Case Number: RCU2021-00011
Planning Commission Hearing Date: 01/27/2022 at 6 p.m.
Board of County Commissioners Hearing Date: 02/08/2022 at 9:30 a.m.
Case Manager: Layla Bajelan, Long-Range Planner II, LBajelan@adcogov.org 720.523.6863
Request: Conditional Use Permit to allow 1) a Landscape Storage Yard to operate in the A-3 zone district, 2) to allow for over height stacking of materials, and 3) to allow for more than 5 commercial vehicles/ equipment in excess of seven thousand (7,000) pounds gross vehicle weight in an Agricultural Zone District.
Parcel Number (s): 0157301000020
Legal Description: SECT,TWN,RNG:1-1-68 DESC: N2 NE4 W OF RR EXC PARCS 56/86A
Applicant: Andrew Baker, 112 N. Rubey Dr., Ste. 210 Golden, CO 80403
Public Hearings Location: 4430 S. Adams County Pkwy., Brighton, CO 80601
Please visit http://www.adcogov.org/bocc for up to date information. The full text of the proposed request and additional colored maps can be obtained by accessing the ADCO CEDD website at www.adcogov.org/planning/currentcases.

Referral Listing
Case Number RCU2021-00011
Slice It Landscape Supply

Agency	Contact Information
27J Schools	Kerrie Monti 1850 Egbert St Suite 140, Box 6 Brighton CO 80601 303-655-2984 kmonti@sd27j.net
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org

Agency	Contact Information
Adams County CSWB Code Compliance Officer	Brooke Pettry 4430 S Adams County Pkwy Brighton CO 80601 720.523.6206 bpettry@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org
Adams County POSCA Director	Byron Fanning 9755 Henderson Rd Brighton CO 80601 303-637-8000 bfanning@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
BRIGHTON FIRE DISTRICT	Elizabeth Bednarcik 500 S 4th Ave 3rd Floor Brighton CO 80601 (303) 659-4101 planreviews@brightonfire.org
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com

Agency	Contact Information
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
City of Thornton	Warren Campbell 9500 Civic Center Dr Thornton CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net
City of Thornton	James Kaiser 12450 Washinton St Thornton CO 80241 720.977.6266 jim.kaiser@thorntonco.gov
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Solid Waste Unit	Caren Johannes 4300 Cherry Creek South Dr HMWMD-CP-B2 Denver CO 80246-1530 303.692.3347 cdphe_localreferral@state.co.us
Colorado Department of Public Health & Environment (CDPHE) - Water Quality Protection District	Bret Icenogle 4300 Cherry Creek Drive South WQCD-B2 Denver CO 80246-1530 303-692-3278 cdphe_localreferral@state.co.us
Colorado Department of Transportation (CDOT)	Steve Loeffler 2829 W Howard Pl 2nd Floor Denver CO 80204 303-757-9891 steven.loeffler@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us

Agency	Contact Information
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
Eagle Shadow Metropolitan District No 1	Russell W Dykstra Spencer Fane 1700 Lincoln Street, Suite 2000 Denver CO 80203 303-839-3800 rdykstra@spencerfane.com
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
North Metro Fire District	Steve Gosselin 101 Spader Way Broomfield CO 80020 (303) 252-3540 sgosselin@northmetrofire.org
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com
Thornton Fire Department	Stephanie Harpring 9500 Civic Center Dr Thornton CO 80229-4326 303-538-7602 firedept@cityofthornton.net
Todd Creek Village Metropolitan District	Don Summers 10450 E. 159th Ct. BRIGHTON CO 80602 303-637-0344 don@toddcreekvillage.org

Agency	Contact Information
Todd Creek Village Metropolitan District	Jimmy Ogé Equinox Land Group 10450 E. 159th Court BRIGHTON CO 80602 (303) 659-8866 jimmy@equinoxland.com
Union Pacific Railroad	Rod Carroll 1400 Douglas St Stop 1690 Omaha NE 68179 402-544-2255 rscarroll@up.com
United Power	Samantha Riblett 500 Cooperative Way Brighton CO 80603 303-659-0551 platreferral@unitedpower.com

COLMENERO CAYETANO AND
COLMENERO-FERNANDEZ CRISTINA
16480 FILLMORE ST
BRIGHTON CO 80602-7610

DCP MIDSTREAM LP
5718 WESTHEIMER RD STE 2000
HOUSTON TX 770575774

HAVANA AND ILIFF LLC
18685 EAST PLAZA DR
PARKER CO 80134

HUNTER LARA L
3080 E 165TH AVE
BRIGHTON CO 80602-7629

JACOBUCCI DOROTHY M LIVING TRUST
5895 COUNTY ROAD 2
BRIGHTON CO 806039012

NORTHGLENN CITY OF
11701 COMMUNITY CENTER DR
NORTHGLENN CO 802331001

PIETRAS TONY AND
PIETRAS MICHELLE
3160 E 165TH AVE
BRIGHTON CO 80602-7629

REGIONAL TRANSPORTATION DISTRICT
1660 BLAKE ST
DENVER CO 802021324

RIO LA LLC
11 NASSAU DR
METAIRIE LA 70005-4433

RIO LA LLC
PO BOX 1231
KYLE TX 78640-1231

SACK FAMILY LIMITED PARTNERSHIP LLLP
5100 E 168TH AVE
THORNTON CO 806026611

THORNTON CITY OF
9500 CIVIC CENTER DR
THORNTON CO 802294326

WELD COUNTY
1150 O ST
GREELEY CO 806319596

WRIGHT JULIET
PO BOX 482
BRIGHTON CO 80601-0482

BUNN WILLIAM P AND
BUNN SHERRI L
OR CURRENT RESIDENT
16610 STEELE ST
BRIGHTON CO 80602

DURAN RICHARD F JR AND
DURAN KIMBERLY K
OR CURRENT RESIDENT
16580 FILLMORE STREET
BRIGHTON CO 80602

ENRIQUEZ EDIN
OR CURRENT RESIDENT
16440 ST PAUL STREET
BRIGHTON CO 80603

ENRIQUEZ SILVERIO
OR CURRENT RESIDENT
16740 STEELE ST
BRIGHTON CO 80602-7656

HUNTER LARA L
OR CURRENT RESIDENT
3080 E 165TH AVE
BRIGHTON CO 80602-7629

KOSTYCZ TAD A
OR CURRENT RESIDENT
3200 E 168TH AVE
BRIGHTON CO 80602-6658

MOGLER DAVID D AND
MOGLER LOIS A
OR CURRENT RESIDENT
3175 E 165TH AVE
BRIGHTON CO 80602-7605

PIETRAS TONY J AND
PIETRAS MICHELLE
OR CURRENT RESIDENT
3160 E 165TH AVE
BRIGHTON CO 80602-7629

ROBBINS BRENT T AND
ROBBINS SHANNON M
OR CURRENT RESIDENT
3130 E 165TH AVE
BRIGHTON CO 80602-7629

SLICE IT PROPERTIES LLC
OR CURRENT RESIDENT
3680 E 168TH AVE
BRIGHTON CO 80602-6659

TIMOTHY STERKEL LIVING TRUST
OR CURRENT RESIDENT
16730 STEELE ST
BRIGHTON CO 80602-7656

TROSTEL PATRICK J
OR CURRENT RESIDENT
3400 E 168TH AVE
BRIGHTON CO 80602

XIONG LUE AND
VANG GONG
OR CURRENT RESIDENT
16520 FILLMORE STREET
BRIGHTON CO 80602

CURRENT RESIDENT
5855 WCR 2
BRIGHTON CO 80603

CURRENT RESIDENT
5895 WCR 2
BRIGHTON CO 80603

CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at

3680 E. 168th Avenue

on January 12, 2022

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

Layla Bajelan

Slice It Landscape Supply CUP

RCU2021-00011

3680 E. 168th Avenue

Community & Economic Development Department

February 8, 2022

Presented by: Layla Bajelan, Senior Long Range Planner

ADAMS COUNTY
COLORADO

Request

Conditional Use Permit:

1. Landscape Storage Yard in A-3 (53 acres)
2. Over height Stacking
    - 10 feet
3. Allow for more than 5 commercial vehicles in excess of 7,000 g.v.w. in Agricultural Zone District
    - 10 vehicles

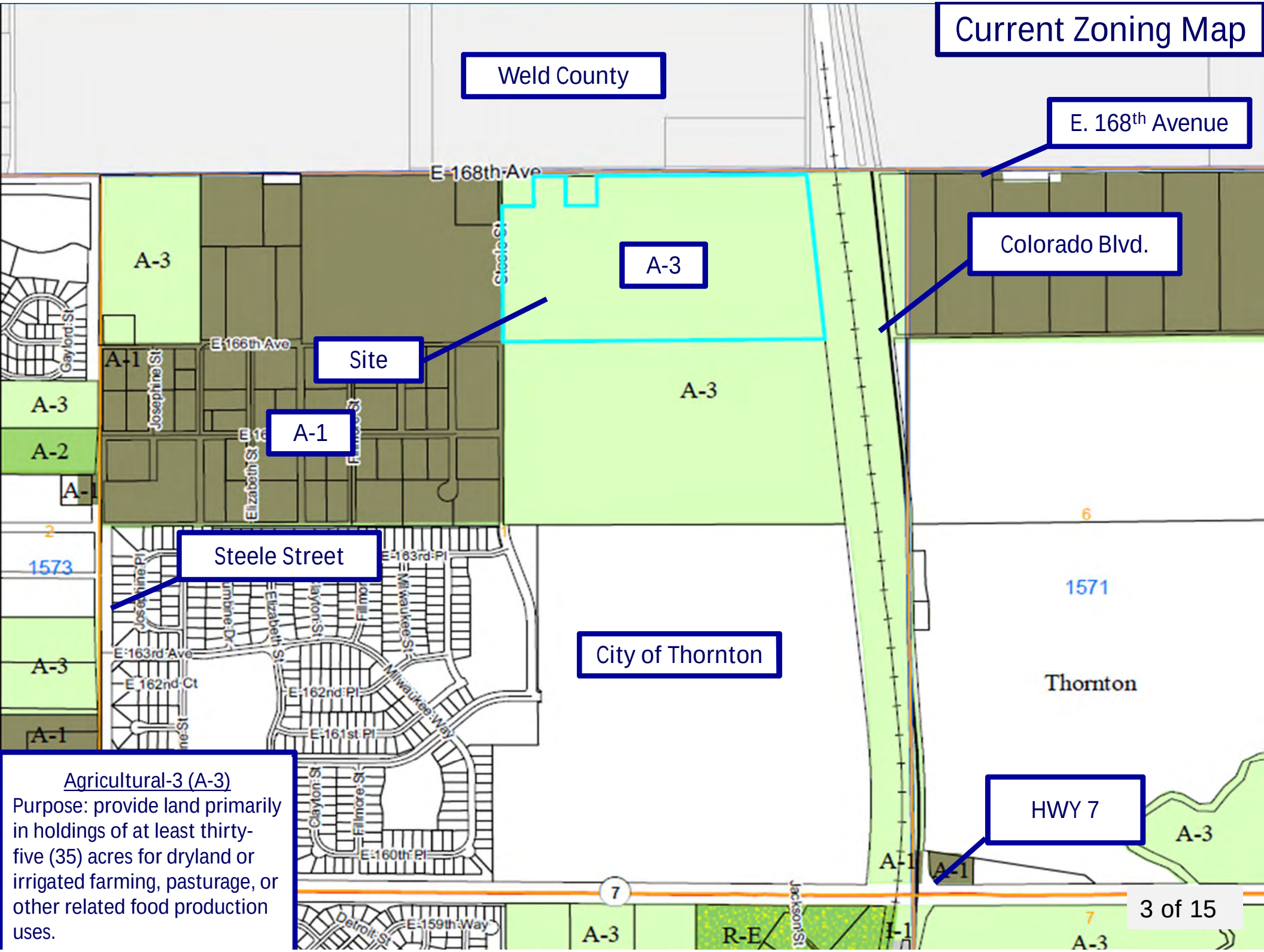
Expiration

- Request: 10 years
- Staff recommendation: 5 years

ADAMS COUNTY
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Aerial View
Weld County
E. 168th Avenue
Colorado Blvd.
Site
Big Dry Creek
Steele Street
HWY 7
E 168th Ave
E 166th Ave
E 165th Ave
E 163rd Ave
E 163rd Pl
E 162nd Ct
E 162nd Pl
E 161st Pl
E 161st Ave
E 160th Pl
E 159th Way
Steele Ct
Gaylord St
Josephine St
Elizabeth St
Fillmore St
Clayton St
Columbine St
Milwaukee Way
Detroit St
Jackson St
1573
1571
7
2 of 15
ITGIS, DRCOG

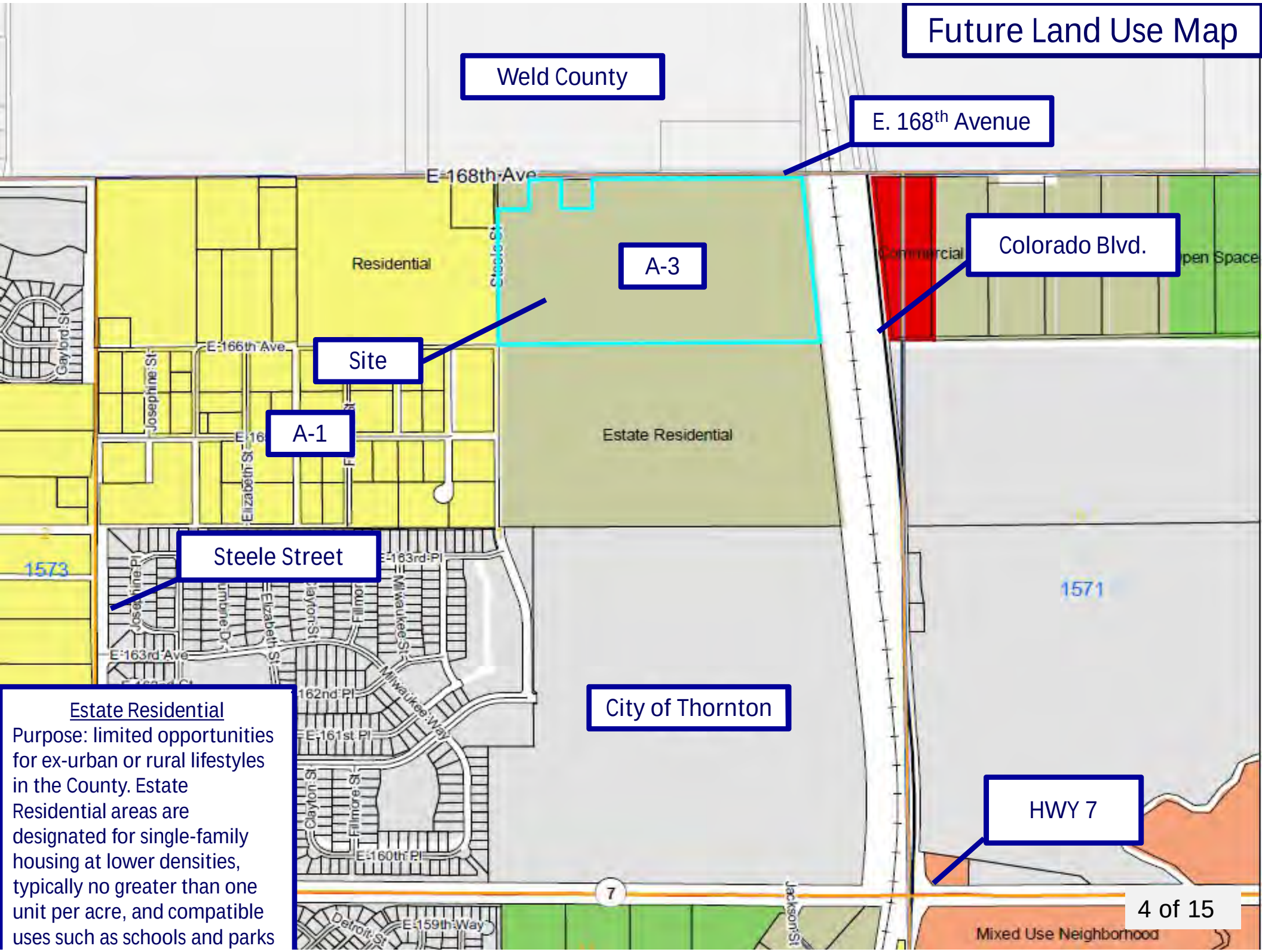
Current Zoning Map



Agricultural-3 (A-3)

Purpose: provide land primarily in holdings of at least thirty-five (35) acres for dryland or irrigated farming, pasturage, or other related food production uses.

Future Land Use Map



Estate Residential

Purpose: limited opportunities for ex-urban or rural lifestyles in the County. Estate Residential areas are designated for single-family housing at lower densities, typically no greater than one unit per acre, and compatible uses such as schools and parks

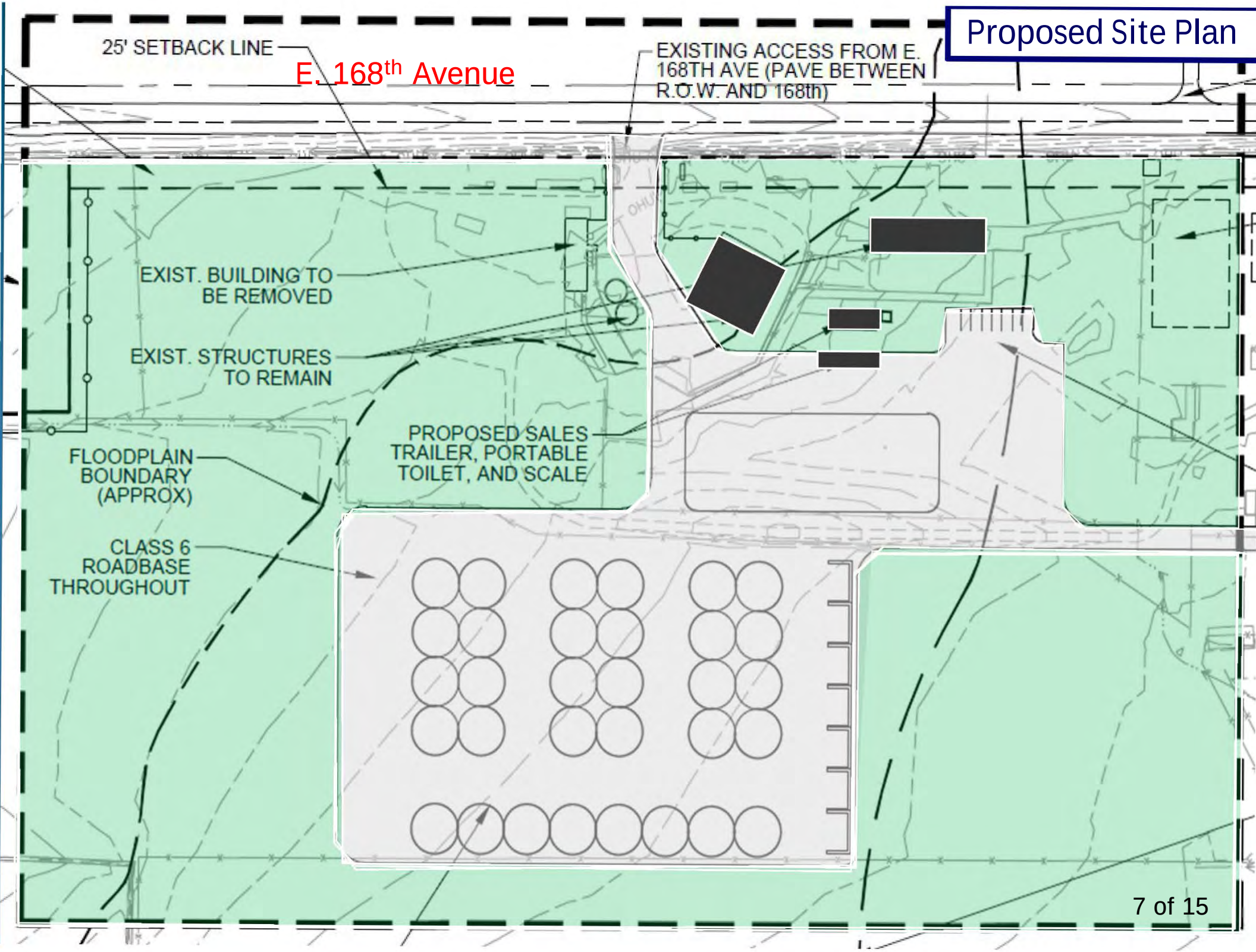
Criteria for Conditional Use Permit

Section 2-02-09-06

1. Permitted in zone district
2. Consistent with performance standards
3. Complies with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Convenient and functional layout of site plan
8. Adequate services

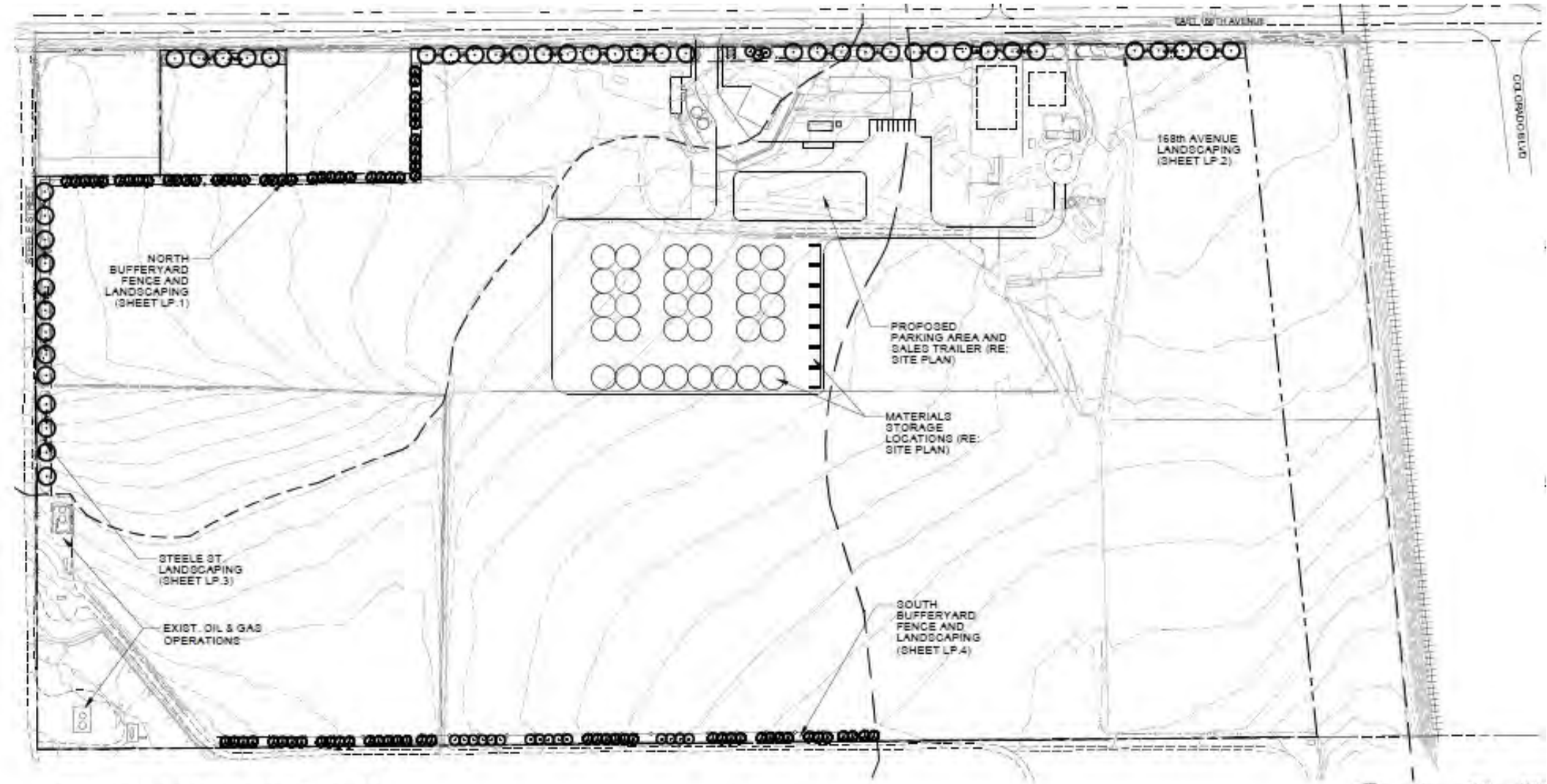
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Proposed Site Plan



Proposed Landscape Plan

E. 168th Avenue



1 OVERALL LANDSCAPE PLAN

PARKING LOT LANDSCAPING CALCULATIONS








3680

Referral Comments

Notifications Sent*	#Comments Received
29	0

*Property owners and occupants within 1,000 ft.

Public Comment: None

Referral Agency

Responding In opposition: City of Thornton

Responding with concern: North Metro Fire and Rescue

Responding without Concern: 27J Schools, CDPHE, CDOT, CPW, RTD, United Power, TCHD

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Staff Recommendation/ PC Update

(RCU2021-00011- Slice It Landscape Supply CUP)

PC Update:

- January 27, 2022
- Approval (7-0) with 8 findings-of-fact, 5 conditions precedent, 4 conditions, and 3 notes.
- No public comment
- Concerns: Traffic along E. 168th Avenue and Fire Dept. comments

Staff Recommendation:

Staff recommends APPROVAL of the subject request (RCU2021-00011) with 8 Findings-of-Fact, 5 Conditions Precedent, 4 Conditions, and 3 Notes to the Applicant

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Recommended Findings-of-Fact

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

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Recommended Conditions Precedent

1. The property owner shall obtain a letter from North Metro Fire and Rescue stating that the proposed use is compliant with all the requirements stated in their November 5, 2021 letter pertaining to water supply and fire access.
2. The property owner shall install all required landscaping and received a passing inspection or bond for the landscaping proposed in the approved landscape plan.
3. The property owner shall obtain a letter from the City of Thornton approving access onto E. 168th Avenue.
4. A Use Permit shall be obtained from Tri-County Health Department to change the use on the property from residential to commercial as it applies to the on-site wastewater treatment system. All requirements outlined in the June 9, 2021 letter from TCHD shall be met.
5. A Notice to Proceed will be issued upon the County receiving documentation from the applicant demonstrating that all Conditions Precedent have been met.

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Recommended Conditions

1. The Conditional Use Permit shall expire on February 8, 2027 (5 years).
2. The Conditional Use Permit will expire on February 8, 2023, if the use is not established on the property through a change-in-use permit issued by the County.
3. The applicant must complete a Burrowing Owl Study if any groundwork will occur between March 15th and October 31st, as described in the June 8, 2021 letter from the Colorado Parks and Wildlife Division.
4. A Floodplain Use Permit, in accordance to Adams County standards, is required prior to the issuance of any construction permits for the new parking lot and the stockpile storage area within the floodplain. The application must address the issues identified by the City of Thornton, indicated in their June 11, 2021 letter.

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Recommended Notes

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.
2. All operations shall conform to the Landscape Storage Yard performance standards as required by Section 4-11-02-05-07 of the County's Development Standards.
3. Construction permits must be applied for. A drainage analysis, erosion and sediment control BMPs, and storm water quality features will be required to support the grading and drainage plans when applying for construction permits.

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