



Board of County Commissioners

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

PUBLIC HEARING AGENDA

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

THIS AGENDA IS SUBJECT TO CHANGE

Tuesday
February 19, 2019
9:30 AM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

4. AWARDS AND PRESENTATIONS

- A.** Colorado City & County Management Association (CCCMA) County Manager of the Year Award

5. PUBLIC COMMENT

A. Citizen Communication

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

B. Elected Officials' Communication

6. CONSENT CALENDAR

- A.** List of Expenditures Under the Dates of February 4-8, 2019
- B.** Minutes of the Commissioners' Proceedings from February 12, 2019
- C.** Resolution Approving Submission of Federal Equitable Sharing Agreement and Certification
(File approved by ELT)

- D.** Resolution Appointing Marc Pedrucci and Aaron Clark as Proxies for Calendar Year 2019 to Conduct Ditch and Reservoir Company Business and to Sign Annual Renewal Contracts on Behalf of Adams County
(File approved by ELT)
- E.** Resolution of Intent to Accept a Quitclaim Deed from the Colorado Department of Transportation for the 43-Acre Lowell Ponds State Wildlife Area
(File approved by ELT)
- F.** Resolution Approving an Agreement for Purchase of Real Property for the Murata Brothers Farm between the Conservation Fund and Adams County
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

- 1.** Resolution Approving an Agreement between Adams County and JK Transports Inc., to Provide Truck Hauling Services for the 2019 Gravel Road Resurfacing Program
(File approved by ELT)
- 2.** Resolution Approving an Agreement between Adams County and Blaeser Trucking Company to Provide Truck Hauling Services for the 2019 Gravel Road Resurfacing Program
(File approved by ELT)

B. COUNTY ATTORNEY

8. Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Noise Litigation

9. LAND USE HEARINGS

A. Cases to be Heard

- 1.** PRC2018-00012 Unison Housing at 7401 Broadway
(File approved by ELT)

10. 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	1,506,686.06
4	Capital Facilities Fund	25,000.00
5	Golf Course Enterprise Fund	3,336.54
6	Equipment Service Fund	129,179.02
13	Road & Bridge Fund	145,207.68
19	Insurance Fund	92,434.35
27	Open Space Projects Fund	77.51
30	Community Dev Block Grant Fund	506,325.00
31	Head Start Fund	30,192.16
35	Workforce & Business Center	1,526.22
43	Front Range Airport	27,096.61
50	FLATROCK Facility Fund	2,502.81
		<u>2,469,563.96</u>

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00005152	320525	ARIAS REBECCA M	02/04/19	4,567.50
00005153	378404	CARUSO JAMES LOUIS	02/07/19	2,050.00
00733861	13783	BRANTNER DITCH CO	02/04/19	6,140.00
00733862	810272	ACCOUNT RECOVERY SPECIALISTS	02/04/19	19.00
00733864	810273	ALTITUDE COMMUNITY LAW	02/04/19	218.00
00733866	219183	BALL FRANK J	02/04/19	19.00
00733867	463401	BUSH MELVIN E	02/04/19	65.00
00733868	808438	BUSTILLOS LISA	02/04/19	225.00
00733872	43659	CINTAS FIRST AID & SAFETY	02/04/19	467.16
00733874	13049	COMMUNITY REACH CENTER	02/04/19	52,773.08
00733875	13049	COMMUNITY REACH CENTER	02/04/19	52,773.08
00733876	810159	CORHIO	02/04/19	3,000.00
00733881	38861	ECONOLITE CONTROL PRODUCTS INC	02/04/19	6,870.00
00733882	810281	ELLIOTT LEGAL INVESTIGATIONS	02/04/19	19.00
00733883	47723	FEDEX	02/04/19	6.65
00733884	810282	FOSTER RENEE R	02/04/19	19.00
00733885	810348	GARZA RAMIREZ MARIA ESTHER	02/04/19	19.00
00733886	675517	GREEN THOMAS D	02/04/19	65.00
00733887	698488	HANCOCK FORREST HAYES	02/04/19	65.00
00733889	810283	LU QUANWEI	02/04/19	66.00
00733890	810284	MARY LYDIA	02/04/19	66.00
00733891	637831	MCCREARY RAPHAEL	02/04/19	65.00
00733892	305419	MIDLAND FUNDING LLC	02/04/19	19.00
00733893	734987	NATIONAL SCULPTORS GUILD	02/04/19	20,000.00
00733895	573416	NYHOLM STEWART E	02/04/19	65.00
00733896	176327	PITNEY BOWES	02/04/19	2,616.18
00733899	51001	SOUTHLAND MEDICAL LLC	02/04/19	401.14
00733900	315130	STANFIELD THOMSON	02/04/19	65.00
00733901	42818	STATE OF COLORADO	02/04/19	20.76
00733902	42818	STATE OF COLORADO	02/04/19	14.98
00733903	243343	STENGER AND STENGER	02/04/19	57.00
00733904	289665	STRYKER SALES CORPORATION	02/04/19	3,688.28
00733908	300982	UNITED SITE SERVICES	02/04/19	907.94
00733934	327804	RODRIGUEZ, GABRIEL S	02/06/19	112.00
00733935	13883	ADAMS COUNTY SHERIFF	02/06/19	30.00
00733936	91631	ADAMSON POLICE PRODUCTS	02/06/19	160.00

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00733937	433987	ADCO DISTRICT ATTORNEY'S OFFIC	02/06/19	930.60
00733938	31359	ARAPAHOE COUNTY SHERIFF CIVIL	02/06/19	9.30
00733939	88408	BRIGHTON SCHOOL DIST 27J	02/06/19	361,662.72
00733941	241207	CLIFTONLARSONALLEN LLP	02/06/19	25,000.00
00733942	1909	COLO DOORWAYS INC	02/06/19	4,347.38
00733944	800079	COOLING TOWER SERVICES INC	02/06/19	4,897.93
00733945	255001	COPYCO QUALITY PRINTING INC	02/06/19	583.45
00733946	8154	COUNTY SHERIFFS OF COLO	02/06/19	17,911.43
00733947	568802	CREATIVE RENTALS & DECOR INC	02/06/19	3,240.00
00733948	688301	DAZZLING PHOTO BOOTH LLC	02/06/19	450.00
00733949	44656	DENVER HEALTH & HOSPITAL AUTHO	02/06/19	680.00
00733950	346534	FIRST CHOICE COFFEE SERVICES	02/06/19	135.70
00733953	102223	JESCO ELECTRIC INC	02/06/19	6,007.00
00733955	797973	MARKET STREET MANAGEMENT LLC	02/06/19	14,276.55
00733956	811353	MCNAMARA NENETTE	02/06/19	289.69
00733957	5449	NORTH METRO TASK FORCE	02/06/19	145,132.00
00733958	584601	PIONEER TECHNOLOGY GROUP LLC	02/06/19	46,678.40
00733959	45133	PPS INTERIORS	02/06/19	160.00
00733960	810935	QUALITY WELL AND PUMP	02/06/19	391.60
00733961	430098	REPUBLIC SERVICES #535	02/06/19	265.47
00733963	42818	STATE OF COLORADO	02/06/19	2,538.98
00733964	42818	STATE OF COLORADO	02/06/19	1,440.26
00733965	599714	SUMMIT FOOD SERVICE LLC	02/06/19	23.22
00733966	293662	SUMMIT LABORATORIES INC	02/06/19	480.00
00733968	142463	TRANSPORTS ACROSS COLORADO	02/06/19	50.00
00733971	7117	WORLD CONNECTIONS TRAVEL	02/06/19	3,634.00
00733974	13884	ADAMS COUNTY SHERIFF	02/07/19	1,473.18
00733975	383698	ALLIED UNIVERSAL SECURITY SERV	02/07/19	26,697.05
00733976	2914	BOB BARKER COMPANY	02/07/19	10,642.50
00733978	90518	CITRIX SYSTEMS INC	02/07/19	33,100.00
00733979	758723	CLEAN TECH DBA OUTSHINE CLEANI	02/07/19	3,986.00
00733981	612089	COMMERCIAL CLEANING SYSTEMS	02/07/19	79,106.08
00733984	274030	COMMUNICATION CONSTRUCTION & E	02/07/19	5,960.00
00733985	58895	DIRSEC	02/07/19	30,584.79
00733986	248103	DS WATERS OF AMERICA INC	02/07/19	83.45
00733989	24524	E470 PUBLIC HIGHWAY AUTHORITY	02/07/19	251.40

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00733991	346534	FIRST CHOICE COFFEE SERVICES	02/07/19	102.85
00733992	671123	FOUND MY KEYS	02/07/19	949.00
00733993	12689	GALLS LLC	02/07/19	1,688.10
00733994	783632	GAM ENTERPRISES INC	02/07/19	6,445.11
00733995	796352	HALL IRWIN CORPORATION	02/07/19	43,513.65
00733996	32276	INSIGHT PUBLIC SECTOR	02/07/19	18,171.96
00733997	746356	J. BROWER PSYCHOLOGICAL SERVIC	02/07/19	800.00
00733998	44695	KNS COMMUNICATIONS CONSULTANTS	02/07/19	1,422.39
00733999	40843	LANGUAGE LINE SERVICES	02/07/19	1,144.72
00734000	42876	LEXISNEXIS RISK SOLUTIONS	02/07/19	266.50
00734001	122854	MAILFINANCE	02/07/19	411.56
00734002	603778	NORCHEM DRUG TESTING LABORATOR	02/07/19	70.05
00734003	156865	OPEN TEXT INC	02/07/19	93,344.70
00734004	192059	POINT SPORTS/ERGOMED	02/07/19	360.00
00734005	722095	POTTER PAMELA	02/07/19	1,039.50
00734007	430098	REPUBLIC SERVICES #535	02/07/19	54.45
00734008	472626	SAFEWARE INC	02/07/19	12,568.00
00734010	51602	SAP PUBLIC SERVICES INC	02/07/19	23,169.28
00734011	574170	SCHULTZ PUBLIC AFFAIRS LLC	02/07/19	4,333.33
00734012	227044	SOUTHWESTERN PAINTING	02/07/19	10,864.00
00734013	599714	SUMMIT FOOD SERVICE LLC	02/07/19	92,680.78
00734015	277448	TEKDOG INC	02/07/19	8,931.00
00734018	666214	TYGRETT DEBRA R	02/07/19	420.00
00734020	158184	UTILITY NOTIFICATION CENTER OF	02/07/19	116.00
00734021	28617	VERIZON WIRELESS	02/07/19	9,659.71
00734022	712817	WHITESTONE CONSTRUCTION SERVIC	02/07/19	8,340.05
00734023	24560	WIRELESS ADVANCED COMMUNICATIO	02/07/19	756.00
00734025	473336	ZAYO GROUP HOLDINGS INC	02/07/19	2,567.50
00734026	678293	ZOE TRAINING & CONSULTING	02/07/19	4,041.75
00734027	56657	OVERTON, AMANDA	02/07/19	71.00
00734029	4936	ADAMS COUNTY ECONOMIC DEVELOP	02/08/19	131,516.00
00734031	383698	ALLIED UNIVERSAL SECURITY SERV	02/08/19	5,089.21
00734033	322973	ARMORED KNIGHTS INC	02/08/19	1,362.40
00734044	6331	COLO ASSESSORS ASSN	02/08/19	195.00
00734045	2774	COLO ASSN OF TAX APPRAISERS	02/08/19	625.00
00734046	32852	COLO CHAPTER ICC	02/08/19	180.00

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00734048	5050	COLO DIST ATTORNEY COUNCIL	02/08/19	2,940.00
00734049	40374	COSTAR REALTY INFORMATION INC	02/08/19	4,072.29
00734053	811506	DRIGGS CATHERINE M	02/08/19	455.00
00734057	37852	FTI GROUP	02/08/19	650.45
00734058	12689	GALLS LLC	02/08/19	3,494.79
00734067	51274	MCDONALD YONG HUI V	02/08/19	4,695.00
00734071	93018	MURPHY RICK	02/08/19	4,209.25
00734073	486185	OPEN JUSTICE BROKER CONSORTIUM	02/08/19	1,760.00
00734074	12383	PEPPERDINE'S MARKING PRODUCTS	02/08/19	27.00
00734076	812002	RAMERC	02/08/19	150.00
00734083	37012	UNITED REPROGRAPHIC SUPPLY INC	02/08/19	7.85
00734084	725336	US CORRECTIONS LLC	02/08/19	6,119.00
Fund Total				1,506,686.06

County of Adams
Net Warrants by Fund Detail

<u>4</u>		<u>Capital Facilities Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00733894	734987	NATIONAL SCULPTORS GUILD	02/04/19	25,000.00	
Fund Total				25,000.00	

County of Adams
Net Warrants by Fund Detail

<u>5</u>		<u>Golf Course Enterprise Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00005154	6177	PROFESSIONAL RECREATION MGMT I	02/07/19	3,336.54	
Fund Total				3,336.54	

Net Warrants by Fund Detail

6Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00733863	23962	ACS MANAGEMENT LLC	02/04/19	3,900.00
00733898	16237	SAM HILL OIL INC	02/04/19	10,103.30
00733940	9822	BUCKEYE WELDING SUPPLY CO INC	02/06/19	3,982.46
00733967	790907	THE GOODYEAR TIRE AND RUBBER C	02/06/19	1,396.66
00733972	23962	ACS MANAGEMENT LLC	02/07/19	3,900.00
00733990	346750	FACTORY MOTOR PARTS	02/07/19	7,789.41
00734009	16237	SAM HILL OIL INC	02/07/19	1,258.25
00734016	790907	THE GOODYEAR TIRE AND RUBBER C	02/07/19	562.20
00734017	44409	TRANSWEST TRAILERS INC	02/07/19	23,329.47
00734024	24560	WIRELESS ADVANCED COMMUNICATIO	02/07/19	54,495.46
00734080	16237	SAM HILL OIL INC	02/08/19	18,461.81
Fund Total				129,179.02

Net Warrants by Fund Detail

13

Road & Bridge Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00733869	810240	CABRAL SAMUEL	02/04/19	603.00
00733870	810235	CANO VAZQUEZ LEOPOLDO	02/04/19	540.00
00733877	810238	D AND D INVESTMENTS LLC	02/04/19	830.00
00733879	7281	DENCO SALES	02/04/19	16,645.00
00733897	810234	RUBALCAVA MARIA	02/04/19	595.00
00733907	810239	TORRES ROBERTO	02/04/19	1,175.00
00733952	354424	H&A CONCRETE SAWING INC	02/06/19	71,845.68
00733954	99603	L4 CONSTRUCTION LLC	02/06/19	13,607.85
00733969	595135	ULTEIG ENGINEERS INC	02/06/19	23,246.67
00734028	11657	A & E TIRE INC	02/08/19	247.50
00734030	810393	AGUILAR WALDO H	02/08/19	635.00
00734032	12012	ALSCO AMERICAN INDUSTRIAL	02/08/19	317.27
00734034	49497	BFI TOWER ROAD LANDFILL	02/08/19	2,302.80
00734035	31729	BOBCAT OF THE ROCKIES	02/08/19	186.37
00734036	8909	BRANNAN SAND & GRAVEL COMPANY	02/08/19	365.64
00734040	810387	CHAVERO BENJAMIN	02/08/19	297.50
00734041	43659	CINTAS FIRST AID & SAFETY	02/08/19	215.91
00734042	648873	CITY OF THORNTON UTILITIES	02/08/19	3,624.73
00734043	2305	COBITCO INC	02/08/19	86.26
00734056	810389	FLOREZ JOSEPH R	02/08/19	876.00
00734061	810388	HUERTA JOSE A	02/08/19	297.50
00734068	810395	MEIER JOEL	02/08/19	971.00
00734069	21134	METECH RECYCLING	02/08/19	447.58
00734075	556555	PREMIER PORTABLES	02/08/19	350.00
00734078	810394	ROSALES REVOLORIO PATRICIO	02/08/19	595.00
00734079	8752	SAFETY & CONSTRUCTION SUPPLY	02/08/19	49.80
00734085	158184	UTILITY NOTIFICATION CENTER OF	02/08/19	181.76
00734086	603563	WINDOM PEAK APARTMENTS	02/08/19	3,000.00
00734088	11902	3M COMPANY	02/08/19	1,071.86

Fund Total

145,207.68

Net Warrants by Fund Detail

19Insurance Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00005157	523053	TRISTAR RISK MANAGEMENT	02/08/19	49,691.20
00733873	17565	COLO FRAME & SUSPENSION	02/04/19	2,250.15
00733888	13771	JOE'S TOWING & RECOVERY	02/04/19	217.00
00733951	182042	FIT SOLDIERS FITNESS BOOT CAMP	02/06/19	2,865.00
00733988	548807	EMPLOYERS UNITY LLC	02/07/19	1,807.00
00734006	810074	PROPEL	02/07/19	35,604.00
Fund Total				92,434.35

County of Adams
Net Warrants by Fund Detail

27 Open Space Projects Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00733970	1007	UNITED POWER (UNION REA)	02/06/19	23.22
00734019	1007	UNITED POWER (UNION REA)	02/07/19	54.29
Fund Total				77.51

County of Adams
Net Warrants by Fund Detail

30 Community Dev Block Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00005155	29064	TIERRA ROJO CONSTRUCTION	02/07/19	6,325.00
00733973	652356	ADAMS COUNTY HOUSING AUTHORITY	02/07/19	500,000.00
Fund Total				<u>506,325.00</u>

Net Warrants by Fund Detail

31Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00733943	612089	COMMERCIAL CLEANING SYSTEMS	02/06/19	4,950.65
00733977	327914	CESCO LINGUISTIC SERVICE INC	02/07/19	593.49
00733982	612089	COMMERCIAL CLEANING SYSTEMS	02/07/19	3,949.74
00733987	650729	ELEMENTS	02/07/19	2,328.62
00734014	13770	SYSCO DENVER	02/07/19	12,450.24
00734037	37266	CENTURY LINK	02/08/19	356.70
00734038	37266	CENTURY LINK	02/08/19	139.06
00734039	37266	CENTURY LINK	02/08/19	150.42
00734050	260749	DANA SCHUETZE CONSULTING LLC	02/08/19	1,950.00
00734062	479165	IDEMIA IDENTITY & SECURITY USA	02/08/19	49.50
00734063	479165	IDEMIA IDENTITY & SECURITY USA	02/08/19	49.50
00734064	479165	IDEMIA IDENTITY & SECURITY USA	02/08/19	49.50
00734070	38974	MINUTEMAN PRESS-BRIGHTON	02/08/19	102.79
00734072	55021	NULINX INTERNATIONAL	02/08/19	2,385.00
00734081	13538	SHRED IT USA LLC	02/08/19	686.95
Fund Total				30,192.16

Net Warrants by Fund Detail

35

Workforce & Business Center

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00734047	5105	COLO DEPT OF LABOR & EMPLOYMEN	02/08/19	650.61
00734052	811584	DOLLAN LILIANA C	02/08/19	60.00
00734055	811136	ESPARZA ANAYIZ	02/08/19	60.00
00734059	811146	HEALTH AND HUMAN SERVICES (HSS	02/08/19	650.61
00734060	811142	HOUSE ALEXANDRIA B	02/08/19	20.00
00734065	727647	LIBERTI-RAMIREZ ARYANNA	02/08/19	25.00
00734066	727959	MAZOTTI CAMERON	02/08/19	20.00
00734087	783504	ZAMORA CASTILLO MARIA	02/08/19	40.00
Fund Total				1,526.22

Net Warrants by Fund Detail

43**Front Range Airport**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00733865	351622	AURORA WATER	02/04/19	5,090.29
00733871	80257	CENTURYLINK	02/04/19	326.71
00733878	556579	DBT TRANSPORTATION SERVICES LL	02/04/19	1,593.00
00733880	80156	DISH NETWORK	02/04/19	148.03
00733905	80267	SWIMS DISPOSAL	02/04/19	298.75
00733906	93074	SYSCO DENVER	02/04/19	2,019.91
00733909	9558	UNIVAR USA INC	02/04/19	759.62
00733910	80279	VERIZON WIRELESS	02/04/19	476.18
00733911	13822	XCEL ENERGY	02/04/19	12.11
00733912	13822	XCEL ENERGY	02/04/19	12.55
00733913	13822	XCEL ENERGY	02/04/19	13.71
00733914	13822	XCEL ENERGY	02/04/19	15.45
00733915	13822	XCEL ENERGY	02/04/19	33.60
00733916	13822	XCEL ENERGY	02/04/19	62.87
00733917	13822	XCEL ENERGY	02/04/19	65.85
00733918	13822	XCEL ENERGY	02/04/19	77.01
00733919	13822	XCEL ENERGY	02/04/19	83.16
00733920	13822	XCEL ENERGY	02/04/19	91.86
00733921	13822	XCEL ENERGY	02/04/19	103.92
00733922	13822	XCEL ENERGY	02/04/19	116.11
00733923	13822	XCEL ENERGY	02/04/19	142.61
00733924	13822	XCEL ENERGY	02/04/19	148.82
00733925	13822	XCEL ENERGY	02/04/19	177.28
00733926	13822	XCEL ENERGY	02/04/19	320.25
00733927	13822	XCEL ENERGY	02/04/19	543.57
00733928	13822	XCEL ENERGY	02/04/19	767.35
00733929	13822	XCEL ENERGY	02/04/19	1,289.31
00733930	13822	XCEL ENERGY	02/04/19	1,495.41
00733931	13822	XCEL ENERGY	02/04/19	1,503.09
00733932	13822	XCEL ENERGY	02/04/19	1,511.41
00733933	13822	XCEL ENERGY	02/04/19	2,388.02
00734051	556579	DBT TRANSPORTATION SERVICES LL	02/08/19	1,185.00
00734054	13410	EASTERN SLOPE RURAL TELEPHONE	02/08/19	88.72
00734077	44131	ROGGEN FARMERS ELEVATOR ASSN	02/08/19	3,401.00
00734082	93074	SYSCO DENVER	02/08/19	734.08

Fund Total**27,096.61**

County of Adams
Net Warrants by Fund Detail

50 FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00733962	430098	REPUBLIC SERVICES #535	02/06/19	872.57
00733980	758723	CLEAN TECH DBA OUTSHINE CLEANI	02/07/19	200.00
00733983	612089	COMMERCIAL CLEANING SYSTEMS	02/07/19	1,430.24
Fund Total				2,502.81

County of Adams
Net Warrants by Fund Detail

Grand Total 2,469,563.96

County of Adams
Vendor Payment Report

<u>4302</u>	<u>Airport Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00043	946114	329197	01/31/19	12.11
	XCEL ENERGY	00043	946117	329197	01/31/19	15.45
					Account Total	27.56
	Telephone					
	CENTURYLINK	00043	946052	329058	01/30/19	51.99
	VERIZON WIRELESS	00043	946063	329058	01/30/19	436.17
					Account Total	488.16
	Water/Sewer/Sanitation					
	SWIMS DISPOSAL	00043	946113	329192	02/01/19	298.75
					Account Total	298.75
					Department Total	814.47

County of Adams
Vendor Payment Report

<u>4308</u>	<u>Airport ATCT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Maint & Repair					
	DBT TRANSPORTATION SERVICES LL	00043	946110	329192	01/31/19	1,593.00
					Account Total	1,593.00
	Gas & Electricity					
	XCEL ENERGY	00043	946116	329197	01/31/19	13.71
	XCEL ENERGY	00043	946148	329280	01/31/19	1,495.41
					Account Total	1,509.12
	Telephone					
	CENTURYLINK	00043	946052	329058	01/30/19	51.90
	CENTURYLINK	00043	946052	329058	01/30/19	125.56
					Account Total	177.46
					Department Total	3,279.58

County of Adams
Vendor Payment Report

<u>4303</u>	<u>Airport FBO</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00043	946120	329202	01/31/19	65.85
					Account Total	65.85
	Satellite Television					
	DISH NETWORK	00043	946053	329058	01/30/19	148.03
					Account Total	148.03
	Telephone					
	CENTURYLINK	00043	946052	329058	01/30/19	48.48
	VERIZON WIRELESS	00043	946063	329058	01/30/19	40.01
					Account Total	88.49
					Department Total	302.37

County of Adams
Vendor Payment Report

<u>4304</u>	<u>Airport Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	ROGGEN FARMERS ELEVATOR ASSN	00043	946443	329666	02/06/19	581.75
	ROGGEN FARMERS ELEVATOR ASSN	00043	946444	329666	02/06/19	2,148.00
	XCEL ENERGY	00043	946115	329197	01/31/19	12.55
	XCEL ENERGY	00043	946118	329197	01/31/19	388.34
	XCEL ENERGY	00043	946118	329197	01/31/19	255.77-
	XCEL ENERGY	00043	946118	329197	01/31/19	98.97-
	XCEL ENERGY	00043	946119	329197	01/31/19	62.87
	XCEL ENERGY	00043	946121	329202	01/31/19	77.01
	XCEL ENERGY	00043	946122	329202	01/31/19	83.16
	XCEL ENERGY	00043	946123	329202	01/31/19	91.86
	XCEL ENERGY	00043	946125	329202	01/31/19	103.92
	XCEL ENERGY	00043	946127	329202	01/31/19	29.37
	XCEL ENERGY	00043	946127	329202	01/31/19	86.74
	XCEL ENERGY	00043	946141	329275	01/31/19	142.61
	XCEL ENERGY	00043	946142	329275	01/31/19	149.02
	XCEL ENERGY	00043	946142	329275	01/31/19	.20-
	XCEL ENERGY	00043	946143	329275	01/31/19	46.92
	XCEL ENERGY	00043	946143	329275	01/31/19	130.36
	XCEL ENERGY	00043	946144	329275	01/31/19	320.25
	XCEL ENERGY	00043	946145	329275	01/31/19	543.57
	XCEL ENERGY	00043	946146	329275	01/31/19	1,097.89
	XCEL ENERGY	00043	946146	329275	01/31/19	330.54-
	XCEL ENERGY	00043	946149	329280	01/31/19	703.97
	XCEL ENERGY	00043	946149	329280	01/31/19	1,000.21
	XCEL ENERGY	00043	946149	329280	01/31/19	201.09-
	XCEL ENERGY	00043	946150	329280	01/31/19	1,320.52
	XCEL ENERGY	00043	946150	329280	01/31/19	642.97
	XCEL ENERGY	00043	946150	329280	01/31/19	463.23-
	XCEL ENERGY	00043	946150	329280	01/31/19	11.15
	XCEL ENERGY	00043	946151	329280	01/31/19	1,461.91
	XCEL ENERGY	00043	946151	329280	01/31/19	926.11
					Account Total	10,813.23
	Telephone					
	EASTERN SLOPE RURAL TELEPHONE	00043	946442	329666	02/06/19	88.72

County of Adams
Vendor Payment Report

<u>4304</u>	<u>Airport Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
Account Total						88.72
Department Total						10,901.95

County of Adams
Vendor Payment Report

<u>4306</u>	<u>Cafe</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Snack Bar Supplies, Rep & Main					
	SYSCO DENVER	00043	946054	329058	01/30/19	25.59-
	SYSCO DENVER	00043	946055	329058	01/30/19	22.09-
	SYSCO DENVER	00043	946056	329058	01/30/19	2,178.57
	SYSCO DENVER	00043	946111	329192	01/31/19	20.30
	SYSCO DENVER	00043	946112	329192	01/31/19	36.30-
	SYSCO DENVER	00043	946112	329192	01/31/19	94.98-
	SYSCO DENVER	00043	946446	329666	02/06/19	824.95
	SYSCO DENVER	00043	946449	329666	02/06/19	90.87-
					Account Total	2,753.99
					Department Total	2,753.99

County of Adams
Vendor Payment Report

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	NATIONAL SCULPTORS GUILD	00004	946157	329289	02/01/19	25,000.00
					Account Total	25,000.00
					Department Total	25,000.00

County of Adams
Vendor Payment Report

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	COLO ASSESSORS ASSN	00001	946501	329749	02/07/19	195.00
					Account Total	195.00
	Maintenance Contracts					
	COSTAR REALTY INFORMATION INC	00001	946503	329749	02/07/19	4,072.29
					Account Total	4,072.29
	Membership Dues					
	COLO ASSN OF TAX APPRAISERS	00001	946502	329749	02/07/19	625.00
					Account Total	625.00
	Operating Supplies					
	PEPPERDINE'S MARKING PRODUCTS	00001	946504	329749	02/07/19	27.00
					Account Total	27.00
					Department Total	4,919.29

County of Adams
Vendor Payment Report

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	STRYKER SALES CORPORATION	00001	946168	329292	02/01/19	3,688.28
					Account Total	3,688.28
	Medical Services					
	ARIAS REBECCA M	00001	946160	329291	02/01/19	2,257.50
	ARIAS REBECCA M	00001	946161	329291	02/01/19	2,310.00
	CARUSO JAMES LOUIS	00001	946417	329650	02/06/19	2,050.00
					Account Total	6,617.50
	Operating Supplies					
	SOUTHLAND MEDICAL LLC	00001	946163	329292	02/01/19	205.58
	SOUTHLAND MEDICAL LLC	00001	946164	329292	02/01/19	195.56
					Account Total	401.14
	Postage & Freight					
	FEDEX	00001	946165	329292	02/01/19	6.65
					Account Total	6.65
	Subscrip/Publications					
	CORHIO	00001	946169	329292	02/01/19	3,000.00
					Account Total	3,000.00
					Department Total	13,713.57

County of Adams
Vendor Payment Report

<u>941017</u>	<u>CDBG 2017/2018</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Institutions					
	TIERRA ROJO CONSTRUCTION	00030	946268	329449	02/04/19	6,325.00
					Account Total	6,325.00
					Department Total	6,325.00

County of Adams
Vendor Payment Report

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	ARAPAHOE COUNTY SHERIFF CIVIL	00001	946306	329508	02/05/19	9.30
					Account Total	9.30
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	946305	329508	02/05/19	116.21
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	946305	329508	02/05/19	207.59
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	946305	329508	02/05/19	20.00
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	946305	329508	02/05/19	167.24
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	946305	329508	02/05/19	54.61
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	946305	329508	02/05/19	65.85
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	946305	329508	02/05/19	74.63
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	946305	329508	02/05/19	224.47
	MCNAMARA NENETTE	00001	946307	329508	02/05/19	289.69
					Account Total	1,220.29
					Department Total	1,229.59

County of Adams
Vendor Payment Report

<u>7041</u>	<u>Economic Development Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ADAMS COUNTY ECONOMIC DEVELOP	00001	946154	329283	02/01/19	131,516.00
					Account Total	131,516.00
					Department Total	131,516.00

County of Adams
Vendor Payment Report

<u>2041</u>	<u>Emerg Mngt-Administraion</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	946198	383698	02/01/19	40.01
					Account Total	40.01
					Department Total	40.01

County of Adams
Vendor Payment Report

<u>9248</u>	<u>Employee Engagement</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Employee Development					
	RAMERC	00001	946518	329789	02/07/19	150.00
					Account Total	150.00
					Department Total	150.00

County of Adams
Vendor Payment Report

<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ACS MANAGEMENT LLC	00006	946170	329289	02/01/19	3,900.00
	ACS MANAGEMENT LLC	00006	946456	329723	02/07/19	3,900.00
	BUCKEYE WELDING SUPPLY CO INC	00006	946234	329407	02/04/19	3,982.46
	FACTORY MOTOR PARTS	00006	946457	329723	02/07/19	7,789.41
	SAM HILL OIL INC	00006	946175	329289	02/01/19	10,103.30
	SAM HILL OIL INC	00006	946399	329642	02/06/19	1,258.25
	SAM HILL OIL INC	00006	946559	329872	02/08/19	1,515.35
	SAM HILL OIL INC	00006	946560	329872	02/08/19	16,946.46
	THE GOODYEAR TIRE AND RUBBER C	00006	946218	329407	02/04/19	613.56
	THE GOODYEAR TIRE AND RUBBER C	00006	946220	329407	02/04/19	783.10
	THE GOODYEAR TIRE AND RUBBER C	00006	946400	329642	02/06/19	562.20
	TRANSWEST TRAILERS INC	00006	946459	329723	02/07/19	23,329.47
	WIRELESS ADVANCED COMMUNICATIO	00006	946451	329723	02/07/19	9,901.62
	WIRELESS ADVANCED COMMUNICATIO	00006	946452	329723	02/07/19	10,419.62
	WIRELESS ADVANCED COMMUNICATIO	00006	946453	329723	02/07/19	12,667.04
	WIRELESS ADVANCED COMMUNICATIO	00006	946454	329723	02/07/19	11,255.28
	WIRELESS ADVANCED COMMUNICATIO	00006	946455	329723	02/07/19	10,251.90
					Account Total	129,179.02
					Department Total	129,179.02

County of Adams
Vendor Payment Report

<u>9242</u>	<u>Extension- Agriculture</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	DRIGGS CATHERINE M	00001	946359	329548	02/05/19	455.00
					Account Total	455.00
					Department Total	455.00

County of Adams
Vendor Payment Report

<u>1018</u>	<u>Finance General Accounting</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	FTI GROUP	00001	946477	329736	02/07/19	650.45
					Account Total	650.45
					Department Total	650.45

County of Adams
Vendor Payment Report

<u>43</u>	<u>Front Range Airport</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	DBT TRANSPORTATION SERVICES LL	00043	946558	329872	02/08/19	1,185.00
					Account Total	1,185.00
					Department Total	1,185.00

County of Adams
Vendor Payment Report

<u>50</u>	<u>FLATROCK Facility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CLEAN TECH DBA OUTSHINE CLEANI	00050	946435	329642	02/06/19	200.00
	COMMERCIAL CLEANING SYSTEMS	00050	946432	329642	02/06/19	1,430.24
					Account Total	1,630.24
					Department Total	1,630.24

County of Adams
Vendor Payment Report

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	QUALITY WELL AND PUMP	00001	946260	329440	02/04/19	391.60
					Account Total	391.60
					Department Total	391.60

County of Adams
Vendor Payment Report

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	946263	329440	02/04/19	265.47
					Account Total	265.47
					Department Total	265.47

County of Adams
Vendor Payment Report

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00050	946261	329440	02/04/19	872.57
					Account Total	872.57
					Department Total	872.57

County of Adams
Vendor Payment Report

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	SUMMIT LABORATORIES INC	00001	946265	329440	02/04/19	480.00
					Account Total	480.00
					Department Total	480.00

County of Adams
Vendor Payment Report

<u>1070</u>	<u>FO - Honnen/Plan&Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLO DOORWAYS INC	00001	946255	329440	02/04/19	4,347.38
					Account Total	4,347.38
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	946426	329651	02/06/19	54.45
					Account Total	54.45
					Department Total	4,401.83

County of Adams
Vendor Payment Report

<u>1067</u>	<u>FO - Human Service Building</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Repair & Maint					
	MARKET STREET MANAGEMENT LLC	00001	946264	329440	02/04/19	14,276.55
					Account Total	14,276.55
					Department Total	14,276.55

County of Adams
Vendor Payment Report

<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COOLING TOWER SERVICES INC	00001	946256	329440	02/04/19	4,897.93
	PPS INTERIORS	00001	946259	329440	02/04/19	160.00
					Account Total	5,057.93
					Department Total	5,057.93

County of Adams
Vendor Payment Report

<u>1076</u>	<u>FO-Adams County Service Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	JESCO ELECTRIC INC	00001	946258	329440	02/04/19	3,362.00
					Account Total	3,362.00
					Department Total	3,362.00

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Collateral Deposits Payable					
	BRIGHTON SCHOOL DIST 27J	00001	946326	329525	02/05/19	361,662.72
					Account Total	361,662.72
	Received not Vouchered Clrg					
	ALLIED UNIVERSAL SECURITY SERV	00001	946333	329545	02/05/19	16,712.92
	ALLIED UNIVERSAL SECURITY SERV	00001	946447	329545	02/07/19	1,485.66
	ALLIED UNIVERSAL SECURITY SERV	00001	946447	329545	02/07/19	3,603.55
	ALLIED UNIVERSAL SECURITY SERV	00001	946506	329770	02/07/19	5,089.21
	ARMORED KNIGHTS INC	00001	946556	329872	02/08/19	339.42
	ARMORED KNIGHTS INC	00001	946556	329872	02/08/19	136.08
	ARMORED KNIGHTS INC	00001	946556	329872	02/08/19	339.42
	ARMORED KNIGHTS INC	00001	946556	329872	02/08/19	68.83
	ARMORED KNIGHTS INC	00001	946556	329872	02/08/19	136.08
	ARMORED KNIGHTS INC	00001	946556	329872	02/08/19	68.83
	ARMORED KNIGHTS INC	00001	946556	329872	02/08/19	68.83
	ARMORED KNIGHTS INC	00001	946556	329872	02/08/19	136.08
	ARMORED KNIGHTS INC	00001	946556	329872	02/08/19	68.83
	BOB BARKER COMPANY	00001	946335	329545	02/05/19	10,642.50
	CITRIX SYSTEMS INC	00001	946466	329723	02/07/19	33,100.00
	CLEAN TECH DBA OUTSHINE CLEANI	00001	946421	329642	02/06/19	3,636.00
	CLEAN TECH DBA OUTSHINE CLEANI	00001	946434	329642	02/06/19	350.00
	CLIFTONLARSONALLEN LLP	00001	946327	329530	02/05/19	25,000.00
	COLO DIST ATTORNEY COUNCIL	00001	946507	329770	02/07/19	2,940.00
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	4,233.97
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	438.83
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	713.60
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	720.72
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	440.77
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	3,038.42
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	1,383.43
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	18,956.05
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	604.03
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	833.78
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	27,358.12
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	1,705.17

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	825.55
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	4,424.89
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	437.55
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	1,621.25
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	3,851.11
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	646.68
	COMMERCIAL CLEANING SYSTEMS	00001	946433	329642	02/06/19	6,872.16
	COMMUNITY REACH CENTER	00001	946186	329333	02/01/19	52,773.08
	COMMUNITY REACH CENTER	00001	946187	329333	02/01/19	52,773.08
	DIRSEC	00001	946465	329723	02/07/19	30,584.79
	ECONOLITE CONTROL PRODUCTS INC	00001	946173	329289	02/01/19	6,870.00
	FOUND MY KEYS	00001	946336	329545	02/05/19	765.00
	FOUND MY KEYS	00001	946337	329545	02/05/19	184.00
	GALLS LLC	00001	946355	329545	02/05/19	190.92
	GALLS LLC	00001	946356	329545	02/05/19	20.50
	GALLS LLC	00001	946340	329545	02/05/19	202.91
	GALLS LLC	00001	946338	329545	02/05/19	244.75
	GALLS LLC	00001	946339	329545	02/05/19	125.90
	GALLS LLC	00001	946342	329545	02/05/19	9.78
	GALLS LLC	00001	946343	329545	02/05/19	103.90
	GALLS LLC	00001	946344	329545	02/05/19	149.85
	GALLS LLC	00001	946346	329545	02/05/19	103.90
	GALLS LLC	00001	946357	329545	02/05/19	486.74
	GALLS LLC	00001	946358	329545	02/05/19	48.95
	GALLS LLC	00001	946508	329770	02/07/19	33.95
	GALLS LLC	00001	946509	329770	02/07/19	215.80
	GALLS LLC	00001	946510	329770	02/07/19	219.04
	GALLS LLC	00001	946511	329770	02/07/19	691.73
	GALLS LLC	00001	946512	329770	02/07/19	188.82
	GALLS LLC	00001	946513	329770	02/07/19	2,145.45
	GAM ENTERPRISES INC	00001	946422	329642	02/06/19	2,213.75
	GAM ENTERPRISES INC	00001	946423	329642	02/06/19	160.00
	GAM ENTERPRISES INC	00001	946424	329642	02/06/19	3,007.25
	GAM ENTERPRISES INC	00001	946425	329642	02/06/19	175.50
	GAM ENTERPRISES INC	00001	946427	329642	02/06/19	888.61
	HALL IRWIN CORPORATION	00001	946413	329642	02/06/19	45,803.84

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	INSIGHT PUBLIC SECTOR	00001	946460	329723	02/07/19	10,827.96
	INSIGHT PUBLIC SECTOR	00001	946461	329723	02/07/19	7,344.00
	MAILFINANCE	00001	946347	329545	02/05/19	411.56
	MCDONALD YONG HUI V	00001	946516	329770	02/07/19	2,650.00
	MCDONALD YONG HUI V	00001	946516	329770	02/07/19	2,045.00
	MURPHY RICK	00001	946517	329770	02/07/19	1,382.65
	MURPHY RICK	00001	946517	329770	02/07/19	2,823.60
	MURPHY RICK	00001	946517	329770	02/07/19	3.00
	NATIONAL SCULPTORS GUILD	00001	946158	329289	02/01/19	20,000.00
	OPEN JUSTICE BROKER CONSORTIUM	00001	946520	329799	02/07/19	1,760.00
	OPEN TEXT INC	00001	946462	329723	02/07/19	93,344.70
	PIONEER TECHNOLOGY GROUP LLC	00001	946385	329625	02/06/19	6,678.40
	PIONEER TECHNOLOGY GROUP LLC	00001	946387	329625	02/06/19	40,000.00
	PITNEY BOWES	00001	946188	329333	02/01/19	1,308.09
	PITNEY BOWES	00001	946189	329333	02/01/19	1,308.09
	SAFEWARE INC	00001	946448	329545	02/07/19	12,568.00
	SAP PUBLIC SERVICES INC	00001	946464	329723	02/07/19	23,169.28
	SCHULTZ PUBLIC AFFAIRS LLC	00001	946458	329723	02/07/19	4,333.33
	SOUTHWESTERN PAINTING	00001	946428	329642	02/06/19	8,174.00
	SOUTHWESTERN PAINTING	00001	946429	329642	02/06/19	1,874.00
	SOUTHWESTERN PAINTING	00001	946431	329642	02/06/19	816.00
	STATE OF COLORADO	00001	946156	329289	02/01/19	20.76
	STATE OF COLORADO	00001	946156	329289	02/01/19	14.98
	STATE OF COLORADO	00001	946291	329507	02/05/19	2,538.98
	STATE OF COLORADO	00001	946291	329507	02/05/19	1,440.26
	SUMMIT FOOD SERVICE LLC	00001	946349	329545	02/05/19	29,608.60
	SUMMIT FOOD SERVICE LLC	00001	946350	329545	02/05/19	5,316.28
	SUMMIT FOOD SERVICE LLC	00001	946351	329545	02/05/19	28,980.35
	SUMMIT FOOD SERVICE LLC	00001	946352	329545	02/05/19	28,775.55
	TEKDOG INC	00001	946463	329723	02/07/19	8,931.00
	TYGRET DEBRA R	00001	946353	329545	02/05/19	9.00
	TYGRET DEBRA R	00001	946353	329545	02/05/19	182.00
	TYGRET DEBRA R	00001	946354	329545	02/05/19	229.00
	US CORRECTIONS LLC	00001	946467	329727	02/07/19	756.00
	US CORRECTIONS LLC	00001	946467	329727	02/07/19	10.00
	US CORRECTIONS LLC	00001	946475	329727	02/07/19	614.00

Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	US CORRECTIONS LLC	00001	946469	329727	02/07/19	464.00
	US CORRECTIONS LLC	00001	946470	329727	02/07/19	998.00
	US CORRECTIONS LLC	00001	946471	329727	02/07/19	895.00
	US CORRECTIONS LLC	00001	946472	329727	02/07/19	1,133.00
	US CORRECTIONS LLC	00001	946473	329727	02/07/19	686.00
	US CORRECTIONS LLC	00001	946474	329727	02/07/19	563.00
	WHITESTONE CONSTRUCTION SERVIC	00001	946436	329642	02/06/19	8,779.00
	ZOE TRAINING & CONSULTING	00001	946396	329642	02/06/19	35.00
	ZOE TRAINING & CONSULTING	00001	946397	329642	02/06/19	4,006.75
					Account Total	752,218.28
	Retainages Payable					
	HALL IRWIN CORPORATION	00001	946413	329642	02/06/19	2,290.19-
	WHITESTONE CONSTRUCTION SERVIC	00001	946436	329642	02/06/19	438.95-
					Account Total	2,729.14-
					Department Total	1,111,151.86

County of Adams
Vendor Payment Report

<u>5</u>	<u>Golf Course Enterprise Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Vendor Fee Sales Tax - State					
	PROFESSIONAL RECREATION MGMT I	00005	946395	329641	02/06/19	79.30
					Account Total	79.30
					Department Total	79.30

County of Adams
Vendor Payment Report

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Repair & Maint Supplies					
	PROFESSIONAL RECREATION MGMT I	00005	946395	329641	02/06/19	695.76
					Account Total	695.76
					Department Total	695.76

County of Adams
Vendor Payment Report

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Janitorial Services					
	PROFESSIONAL RECREATION MGMT I	00005	946395	329641	02/06/19	634.83
					Account Total	634.83
	Minor Equipment					
	PROFESSIONAL RECREATION MGMT I	00005	946395	329641	02/06/19	944.00
					Account Total	944.00
	Security Service					
	PROFESSIONAL RECREATION MGMT I	00005	946395	329641	02/06/19	462.50
					Account Total	462.50
	Telephone					
	PROFESSIONAL RECREATION MGMT I	00005	946395	329641	02/06/19	520.15
					Account Total	520.15
					Department Total	2,561.48

County of Adams
Vendor Payment Report

<u>31</u>	<u>Head Start Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CESCO LINGUISTIC SERVICE INC	00031	946403	329642	02/06/19	92.00
	CESCO LINGUISTIC SERVICE INC	00031	946405	329642	02/06/19	199.00
	CESCO LINGUISTIC SERVICE INC	00031	946407	329642	02/06/19	182.49
	CESCO LINGUISTIC SERVICE INC	00031	946408	329642	02/06/19	60.00
	CESCO LINGUISTIC SERVICE INC	00031	946409	329642	02/06/19	60.00
	COMMERCIAL CLEANING SYSTEMS	00031	946292	329507	02/05/19	4,007.00
	COMMERCIAL CLEANING SYSTEMS	00031	946293	329507	02/05/19	58.87
	COMMERCIAL CLEANING SYSTEMS	00031	946294	329507	02/05/19	58.93
	COMMERCIAL CLEANING SYSTEMS	00031	946295	329507	02/05/19	58.93
	COMMERCIAL CLEANING SYSTEMS	00031	946296	329507	02/05/19	58.87
	COMMERCIAL CLEANING SYSTEMS	00031	946297	329507	02/05/19	131.09
	COMMERCIAL CLEANING SYSTEMS	00031	946298	329507	02/05/19	131.09
	COMMERCIAL CLEANING SYSTEMS	00031	946299	329507	02/05/19	130.98
	COMMERCIAL CLEANING SYSTEMS	00031	946300	329507	02/05/19	130.98
	COMMERCIAL CLEANING SYSTEMS	00031	946301	329507	02/05/19	7.18
	COMMERCIAL CLEANING SYSTEMS	00031	946313	329507	02/05/19	58.93
	COMMERCIAL CLEANING SYSTEMS	00031	946314	329507	02/05/19	58.93
	COMMERCIAL CLEANING SYSTEMS	00031	946315	329507	02/05/19	58.87
	COMMERCIAL CLEANING SYSTEMS	00031	946412	329642	02/06/19	3,949.74
	ELEMENTS	00031	946402	329642	02/06/19	2,328.62
	SYSCO DENVER	00031	946410	329642	02/06/19	202.60
	SYSCO DENVER	00031	946411	329642	02/06/19	207.68
	SYSCO DENVER	00031	946414	329642	02/06/19	28.99
	SYSCO DENVER	00031	946415	329642	02/06/19	4,207.82
	SYSCO DENVER	00031	946416	329642	02/06/19	3,830.68
	SYSCO DENVER	00031	946418	329642	02/06/19	966.02
	SYSCO DENVER	00031	946419	329642	02/06/19	123.89
	SYSCO DENVER	00031	946420	329642	02/06/19	2,882.56
					Account Total	24,272.74
					Department Total	24,272.74

County of Adams
Vendor Payment Report

<u>1079</u>	<u>Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	JESCO ELECTRIC INC	00001	946257	329440	02/04/19	2,645.00
					Account Total	2,645.00
					Department Total	2,645.00

County of Adams
Vendor Payment Report

<u>935119</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	DANA SCHUETZE CONSULTING LLC	00031	946310	329422	02/04/19	1,950.00
					Account Total	1,950.00
	Other Professional Serv					
	IDEMIA IDENTITY & SECURITY USA	00031	946237	329422	02/04/19	49.50
	IDEMIA IDENTITY & SECURITY USA	00031	946311	329422	02/04/19	49.50
	IDEMIA IDENTITY & SECURITY USA	00031	946312	329422	02/04/19	49.50
	SHRED IT USA LLC	00031	946242	329422	02/04/19	686.95
					Account Total	835.45
	Printing External					
	MINUTEMAN PRESS-BRIGHTON	00031	946238	329422	02/04/19	102.79
					Account Total	102.79
	Subscrip/Publications					
	NULINX INTERNATIONAL	00031	946239	329422	02/04/19	675.75
	NULINX INTERNATIONAL	00031	946239	329422	02/04/19	119.25
	NULINX INTERNATIONAL	00031	946240	329422	02/04/19	675.75
	NULINX INTERNATIONAL	00031	946240	329422	02/04/19	119.25
	NULINX INTERNATIONAL	00031	946241	329422	02/04/19	675.75
	NULINX INTERNATIONAL	00031	946241	329422	02/04/19	119.25
					Account Total	2,385.00
	Telephone					
	CENTURY LINK	00031	946236	329422	02/04/19	356.70
	CENTURY LINK	00031	946309	329422	02/04/19	150.42
					Account Total	507.12
					Department Total	5,780.36

County of Adams
Vendor Payment Report

<u>962016</u>	<u>HOME PI</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ADAMS COUNTY HOUSING AUTHORITY	00030	946251	329436	02/04/19	148,363.23
					Account Total	148,363.23
					Department Total	148,363.23

County of Adams
Vendor Payment Report

<u>962017</u>	<u>HOME PI 2017/2018</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ADAMS COUNTY HOUSING AUTHORITY	00030	946252	329436	02/04/19	70,391.67
					Account Total	70,391.67
					Department Total	70,391.67

County of Adams
Vendor Payment Report

<u>961018</u>	<u>HOME 2018 / 2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ADAMS COUNTY HOUSING AUTHORITY	00030	946250	329436	02/04/19	281,245.10
					Account Total	281,245.10
					Department Total	281,245.10

County of Adams
Vendor Payment Report

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COLO FRAME & SUSPENSION	00019	946171	329289	02/01/19	2,250.15
	EMPLOYERS UNITY LLC	00019	946398	329642	02/06/19	1,807.00
	FIT SOLDIERS FITNESS BOOT CAMP	00019	946235	329407	02/04/19	2,865.00
	JOE'S TOWING & RECOVERY	00019	946172	329289	02/01/19	217.00
	PROPEL	00019	946450	329721	02/07/19	35,604.00
					Account Total	42,743.15
					Department Total	42,743.15

County of Adams
Vendor Payment Report

<u>8617</u>	<u>Insurance- Workers Comp</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Workers Compensation					
	TRISTAR RISK MANAGEMENT	00019	946519	329793	02/07/19	49,691.20
					Account Total	49,691.20
					Department Total	49,691.20

County of Adams
Vendor Payment Report

<u>1058</u>	<u>IT Network/Telecom</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	KNS COMMUNICATIONS CONSULTANTS	00001	946183	329327	02/01/19	1,422.39
					Account Total	1,422.39
	ISP Services					
	ZAYO GROUP HOLDINGS INC	00001	946381	329612	02/06/19	2,567.50
					Account Total	2,567.50
	Other Professional Serv					
	COMMUNICATION CONSTRUCTION & E	00001	946182	329327	02/01/19	990.00
	COMMUNICATION CONSTRUCTION & E	00001	946406	329647	02/06/19	4,970.00
	UTILITY NOTIFICATION CENTER OF	00001	946184	329327	02/01/19	116.00
					Account Total	6,076.00
					Department Total	10,065.89

County of Adams
Vendor Payment Report

<u>99650</u>	<u>Misc Reimbursable Purchases</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Misc Revenues					
	COLO DEPT OF LABOR & EMPLOYMEN	00035	946386	329624	02/06/19	650.61
	HEALTH AND HUMAN SERVICES (HSS	00035	946384	329624	02/06/19	650.61
					Account Total	1,301.22
					Department Total	1,301.22

County of Adams
Vendor Payment Report

<u>934618</u>	<u>Non-Reimbursable Expenditures</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	CENTURY LINK	00031	946308	329422	02/04/19	139.06
					Account Total	139.06
					Department Total	139.06

County of Adams
Vendor Payment Report

9253	Office of Cultural Affairs	Fund	Voucher	Batch No	GL Date	Amount
	Travel & Transportation					
	5770	00001	946383	329623	02/06/19	28.00
	5770	00001	946383	329623	02/06/19	42.00
	5770	00001	946383	329623	02/06/19	42.00
					Account Total	112.00
					Department Total	112.00

County of Adams
Vendor Payment Report

<u>1190</u>	<u>One-Stop Customer Service Cent</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	COLO CHAPTER ICC	00001	946152	329283	02/01/19	180.00
					Account Total	180.00
					Department Total	180.00

County of Adams
Vendor Payment Report

<u>6107</u>	<u>Open Space Projects</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	UNITED POWER (UNION REA)	00027	946267	329440	02/04/19	23.22
	UNITED POWER (UNION REA)	00027	946430	329651	02/06/19	54.29
					Account Total	77.51
					Department Total	77.51

County of Adams
Vendor Payment Report

<u>1015</u>	<u>People & Culture - Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	EE Recognition Lunch					
	CREATIVE RENTALS & DECOR INC	00001	946360	329550	02/05/19	3,240.00
	DAZZLING PHOTO BOOTH LLC	00001	946269	329453	02/04/19	450.00
					Account Total	3,690.00
	Tuition Reimbursement					
	POTTER PAMELA	00001	946382	329614	02/06/19	1,039.50
					Account Total	1,039.50
					Department Total	4,729.50

County of Adams
Vendor Payment Report

<u>5011</u>	<u>PKS- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	UNITED SITE SERVICES	00001	946083	329135	01/31/19	350.00
	UNITED SITE SERVICES	00001	946084	329135	01/31/19	180.00
					Account Total	530.00
	Special Assessment Payments					
	BRANTNER DITCH CO	00001	946078	329135	01/31/19	6,140.00
					Account Total	6,140.00
					Department Total	6,670.00

County of Adams
Vendor Payment Report

<u>5010</u>	<u>PKS- Fair & Special Events</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Regional Park Rentals					
	BUSTILLOS LISA	00001	946079	329135	01/31/19	225.00
					Account Total	225.00
					Department Total	225.00

County of Adams
Vendor Payment Report

<u>5015</u>	<u>PKS- Grounds Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	CINTAS FIRST AID & SAFETY	00001	946081	329135	01/31/19	230.33
					Account Total	230.33
					Department Total	230.33

County of Adams
Vendor Payment Report

<u>5012</u>	<u>PKS- Regional Complex</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	CINTAS FIRST AID & SAFETY	00001	946080	329135	01/31/19	236.83
					Account Total	236.83
					Department Total	236.83

County of Adams
Vendor Payment Report

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	UNITED SITE SERVICES	00001	946082	329135	01/31/19	377.94
					Account Total	377.94
					Department Total	377.94

County of Adams
Vendor Payment Report

<u>1089</u>	<u>PLN- Boards & Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	BUSH MELVIN E	00001	945240	328277	01/22/19	65.00
	GREEN THOMAS D	00001	945579	328277	01/25/19	65.00
	HANCOCK FORREST HAYES	00001	945580	328277	01/25/19	65.00
	MCCREARY RAPHAEL	00001	945576	328277	01/25/19	65.00
	NYHOLM STEWART E	00001	945577	328277	01/25/19	65.00
	STANFIELD THOMSON	00001	945578	328277	01/25/19	65.00
					Account Total	390.00
					Department Total	390.00

County of Adams
Vendor Payment Report

<u>1082</u>	<u>PLN- Development Review</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	UNITED REPROGRAPHIC SUPPLY INC	00001	946153	329283	02/01/19	7.85
					Account Total	7.85
					Department Total	7.85

County of Adams
Vendor Payment Report

<u>13</u>	<u>Road & Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	BFI TOWER ROAD LANDFILL	00013	946561	329872	02/08/19	315.05
	BFI TOWER ROAD LANDFILL	00013	946562	329872	02/08/19	1,987.75
	DENCO SALES	00013	946167	329289	02/01/19	16,645.00
	H&A CONCRETE SAWING INC	00013	946328	329539	02/05/19	63,535.50
	ULTEIG ENGINEERS INC	00013	946216	329407	02/04/19	8,877.36
	ULTEIG ENGINEERS INC	00013	946217	329407	02/04/19	14,369.31
					Account Total	105,729.97
	Retainages Payable					
	H&A CONCRETE SAWING INC	00013	946328	329539	02/05/19	3,176.78-
	H&A CONCRETE SAWING INC	00013	946341	329539	02/05/19	5,735.16
	H&A CONCRETE SAWING INC	00013	946345	329539	02/05/19	5,751.80
	L4 CONSTRUCTION LLC	00013	946329	329539	02/05/19	6,917.11
	L4 CONSTRUCTION LLC	00013	946330	329539	02/05/19	6,690.74
					Account Total	21,918.03
					Department Total	127,648.00

County of Adams
Vendor Payment Report

<u>2008</u>	<u>SHF - Training Academy</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	ADAMS COUNTY SHERIFF	00001	946196	383698	02/01/19	142.23
					Account Total	142.23
					Department Total	142.23

County of Adams
Vendor Payment Report

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	J. BROWER PSYCHOLOGICAL SERVIC	00001	946191	383698	02/01/19	800.00
					Account Total	800.00
	Membership Dues					
	COUNTY SHERIFFS OF COLO	00001	946364	329555	02/05/19	17,911.43
					Account Total	17,911.43
	Operating Supplies					
	ADAMS COUNTY SHERIFF	00001	946196	383698	02/01/19	80.44
					Account Total	80.44
	Other Communications					
	VERIZON WIRELESS	00001	946198	383698	02/01/19	753.29
					Account Total	753.29
	Other Professional Serv					
	NORTH METRO TASK FORCE	00001	946367	329555	02/05/19	145,132.00
	POINT SPORTS/ERGOMED	00001	946192	383698	02/01/19	360.00
					Account Total	145,492.00
	Travel & Transportation					
	6010	00001	946505	329764	02/07/19	28.00
	6010	00001	946505	329764	02/07/19	43.00
					Account Total	71.00
					Department Total	165,108.16

County of Adams
Vendor Payment Report

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	946198	383698	02/01/19	315.72
					Account Total	315.72
	Sheriff's Fees					
	ACCOUNT RECOVERY SPECIALISTS	00001	946135	329273	01/31/19	19.00
	ALTITUDE COMMUNITY LAW	00001	946136	329273	01/31/19	218.00
	BALL FRANK J	00001	946174	329273	01/31/19	19.00
	ELLIOTT LEGAL INVESTIGATIONS	00001	946137	329273	01/31/19	19.00
	FOSTER RENEE R	00001	946138	329273	01/31/19	19.00
	GARZA RAMIREZ MARIA ESTHER	00001	946177	329273	01/31/19	19.00
	LU QUANWEI	00001	946139	329273	01/31/19	66.00
	MARY LYDIA	00001	946140	329273	01/31/19	66.00
	MIDLAND FUNDING LLC	00001	946131	329273	01/31/19	19.00
	STENGER AND STENGER	00001	946132	329273	01/31/19	19.00
	STENGER AND STENGER	00001	946133	329273	01/31/19	19.00
	STENGER AND STENGER	00001	946134	329273	01/31/19	19.00
					Account Total	521.00
					Department Total	836.72

County of Adams
Vendor Payment Report

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	946438	329659	02/06/19	332.92
					Account Total	332.92
	Operating Supplies					
	ADAMS COUNTY SHERIFF	00001	946196	383698	02/01/19	40.00
	E470 PUBLIC HIGHWAY AUTHORITY	00001	946441	329659	02/06/19	7.80
					Account Total	47.80
	Other Communications					
	VERIZON WIRELESS	00001	946440	329659	02/06/19	1,382.08
					Account Total	1,382.08
	Other Professional Serv					
	LEXISNEXIS RISK SOLUTIONS	00001	946439	329659	02/06/19	266.50
					Account Total	266.50
					Department Total	2,029.30

County of Adams
Vendor Payment Report

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Computers					
	VERIZON WIRELESS	00001	946198	383698	02/01/19	5,597.40
					Account Total	5,597.40
	Copies, Maps, Plans, Etc					
	ADAMS COUNTY SHERIFF	00001	946368	329555	02/05/19	30.00
					Account Total	30.00
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	946438	329659	02/06/19	514.96
					Account Total	514.96
	Medical Services					
	DENVER HEALTH & HOSPITAL AUTHO	00001	946365	329555	02/05/19	680.00
	NORCHEM DRUG TESTING LABORATOR	00001	946195	383698	02/01/19	70.05
					Account Total	750.05
	Membership Dues					
	TRANSPORTS ACROSS COLORADO	00001	946370	329555	02/05/19	50.00
					Account Total	50.00
	Operating Supplies					
	E470 PUBLIC HIGHWAY AUTHORITY	00001	946441	329659	02/06/19	144.30
	SUMMIT FOOD SERVICE LLC	00001	946369	329555	02/05/19	23.22
					Account Total	167.52
	Other Communications					
	VERIZON WIRELESS	00001	946198	383698	02/01/19	270.78
					Account Total	270.78
	Uniforms & Cleaning					
	ADAMSON POLICE PRODUCTS	00001	946362	329555	02/05/19	160.00
					Account Total	160.00
					Department Total	7,540.71

County of Adams
Vendor Payment Report

<u>2072</u>	<u>SHF- Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	946198	383698	02/01/19	29.41
					Account Total	29.41
	Security Service					
	ALLIED UNIVERSAL SECURITY SERV	00001	946190	383698	02/01/19	4,894.92
					Account Total	4,894.92
					Department Total	4,924.33

County of Adams
Vendor Payment Report

<u>2010</u>	<u>SHF- MIS Unit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	946198	383698	02/01/19	142.64
					Account Total	142.64
					Department Total	142.64

County of Adams
Vendor Payment Report

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	946438	329659	02/06/19	296.84
					Account Total	296.84
	Operating Supplies					
	DS WATERS OF AMERICA INC	00001	946194	383698	02/01/19	32.10
	E470 PUBLIC HIGHWAY AUTHORITY	00001	946441	329659	02/06/19	99.30
					Account Total	131.40
	Other Communications					
	VERIZON WIRELESS	00001	946198	383698	02/01/19	863.96
					Account Total	863.96
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	946363	329555	02/05/19	583.45
					Account Total	583.45
	Vehicle Repair & Maint					
	WIRELESS ADVANCED COMMUNICATIO	00001	946197	383698	02/01/19	756.00
					Account Total	756.00
					Department Total	2,631.65

County of Adams
Vendor Payment Report

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Extraditions					
	ADAMS COUNTY SHERIFF	00001	946196	383698	02/01/19	1,210.51
	WORLD CONNECTIONS TRAVEL	00001	946371	329555	02/05/19	2,162.50
	WORLD CONNECTIONS TRAVEL	00001	946372	329555	02/05/19	1,471.50
					Account Total	4,844.51
	Operating Supplies					
	DS WATERS OF AMERICA INC	00001	946193	383698	02/01/19	51.35
	FIRST CHOICE COFFEE SERVICES	00001	946366	329555	02/05/19	135.70
	FIRST CHOICE COFFEE SERVICES	00001	946437	329659	02/06/19	102.85
					Account Total	289.90
	Other Communications					
	VERIZON WIRELESS	00001	946198	383698	02/01/19	40.01
					Account Total	40.01
					Department Total	5,174.42

County of Adams
Vendor Payment Report

<u>2005</u>	<u>SHF- TAC Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	946198	383698	02/01/19	224.41
					Account Total	224.41
					Department Total	224.41

County of Adams
Vendor Payment Report

<u>3056</u>	<u>Transportation CIP</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Land					
	AGUILAR WALDO H	00013	946377	329557	02/05/19	635.00
	CABRAL SAMUEL	00013	946124	329203	01/24/19	603.00
	CANO VAZQUEZ LEOPOLDO	00013	946128	329203	01/24/19	540.00
	CHAUVERO BENJAMIN	00013	946374	329557	02/05/19	297.50
	D AND D INVESTMENTS LLC	00013	946129	329203	01/24/19	830.00
	FLOREZ JOSEPH R	00013	946376	329557	02/05/19	876.00
	HUERTA JOSE A	00013	946375	329557	02/05/19	297.50
	MEIER JOEL	00013	946379	329557	02/05/19	971.00
	ROSALES REVOLORIO PATRICIO	00013	946378	329557	02/05/19	595.00
	RUBALCAVA MARIA	00013	946126	329203	01/24/19	595.00
	TORRES ROBERTO	00013	946130	329203	01/24/19	1,175.00
	WINDOM PEAK APARTMENTS	00013	946373	329557	02/05/19	3,000.00
					Account Total	10,415.00
					Department Total	10,415.00

County of Adams
Vendor Payment Report

<u>3031</u>	<u>Transportation Opers & Maint</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Debris Removal					
	A & E TIRE INC	00013	946499	329744	02/07/19	247.50
	METECH RECYCLING	00013	946490	329744	02/07/19	447.58
					Account Total	695.08
	Operating Supplies					
	ALSCO AMERICAN INDUSTRIAL	00013	946480	329744	02/07/19	76.10
	ALSCO AMERICAN INDUSTRIAL	00013	946481	329744	02/07/19	76.10
	ALSCO AMERICAN INDUSTRIAL	00013	946482	329744	02/07/19	88.97
	ALSCO AMERICAN INDUSTRIAL	00013	946483	329744	02/07/19	76.10
	CINTAS FIRST AID & SAFETY	00013	946484	329744	02/07/19	86.09
	CINTAS FIRST AID & SAFETY	00013	946485	329744	02/07/19	20.87
	CINTAS FIRST AID & SAFETY	00013	946486	329744	02/07/19	108.95
					Account Total	533.18
	Pothole Asphalt					
	BRANNAN SAND & GRAVEL COMPANY	00013	946491	329744	02/07/19	138.16
	BRANNAN SAND & GRAVEL COMPANY	00013	946492	329744	02/07/19	89.76
	BRANNAN SAND & GRAVEL COMPANY	00013	946493	329744	02/07/19	137.72
					Account Total	365.64
	Repair & Maint Supplies					
	BOBCAT OF THE ROCKIES	00013	946500	329744	02/07/19	186.37
	3M COMPANY	00013	946498	329744	02/07/19	1,071.86
					Account Total	1,258.23
	Road Oil					
	COBITCO INC	00013	946496	329744	02/07/19	86.26
					Account Total	86.26
	Uniforms & Cleaning					
	SAFETY & CONSTRUCTION SUPPLY	00013	946497	329744	02/07/19	49.80
					Account Total	49.80
	Water/Sewer/Sanitation					
	PREMIER PORTABLES	00013	946495	329744	02/07/19	350.00
					Account Total	350.00
					Department Total	3,338.19

County of Adams
Vendor Payment Report

<u>3055</u>	<u>Transportation Streets Program</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Traffic Signal Maintenance					
	CITY OF THORNTON UTILITIES	00013	946487	329744	02/07/19	3,624.73
	UTILITY NOTIFICATION CENTER OF	00013	946488	329744	02/07/19	181.76
					Account Total	3,806.49
					Department Total	3,806.49

County of Adams
Vendor Payment Report

<u>4316</u>	<u>Wastewater Treatment Plant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Airport Materials & Supplies					
	UNIVAR USA INC	00043	946057	329058	01/30/19	759.62
	UNIVAR USA INC	00043	946057	329058	01/30/19	40.00
	UNIVAR USA INC	00043	946057	329058	01/30/19	40.00-
					Account Total	759.62
	Gas & Electricity					
	ROGGEN FARMERS ELEVATOR ASSN	00043	946445	329666	02/06/19	671.25
	XCEL ENERGY	00043	946147	329280	01/31/19	1,289.31
					Account Total	1,960.56
	Telephone					
	CENTURYLINK	00043	946052	329058	01/30/19	48.78
					Account Total	48.78
	Water/Sewer/Sanitation					
	AURORA WATER	00043	946027	329058	01/30/19	5,090.29
					Account Total	5,090.29
					Department Total	7,859.25

County of Adams
Vendor Payment Report

97500	WIOA YOUTH OLDER	Fund	Voucher	Batch No	GL Date	Amount
	Supp Svcs-Incentives					
	DOLLAN LILIANA C	00035	946389	329624	02/06/19	60.00
	ESPARZA ANAYIZ	00035	946388	329624	02/06/19	60.00
	HOUSE ALEXANDRIA B	00035	946390	329624	02/06/19	20.00
	LIBERTI-RAMIREZ ARYANNA	00035	946391	329624	02/06/19	25.00
	MAZOTTI CAMERON	00035	946392	329624	02/06/19	20.00
	ZAMORA CASTILLO MARIA	00035	946393	329624	02/06/19	40.00
					Account Total	225.00
					Department Total	225.00

County of Adams
Vendor Payment Report

Grand Total 2,469,563.96

MINUTES OF COMMISSIONERS' PROCEEDINGS FOR
TUESDAY, FEBRUARY 12, 2019

1. ROLL CALL

Present: All Commissioners present.

2. PLEDGE OF ALLEGIANCE (09:05 AM)

3. MOTION TO APPROVE AGENDA (09:05 AM)

Motion to Approve 3. MOTION TO APPROVE AGENDA Moved by Eva Henry, seconded by Mary Hodge, unanimously carried.

4. AWARDS AND PRESENTATIONS (09:05 AM)

A. 19-168 Adams County Commissioners Career Expo Award Presentation (09:05 AM)

B. 19-154 Resolution Recognizing Racheal Lampo as the 2019 Adams County Fair Queen and Mandy McCormick as the 2019 Lady In Waiting (File approved by ELT) (09:11 AM)

Motion to Approve B. 19-154 Resolution Recognizing Racheal Lampo as the 2019 Adams County Fair Queen and Mandy McCormick as the 2019 Lady In Waiting (File approved by ELT) Moved by Mary Hodge, seconded by Eva Henry, unanimously carried.

C. 19-169 Presentation of the 2019 Adams County Fair Royalty (09:12 AM)

D. 19-180 Proclamation of February 7-14, 2019 as Congenital Heart Disease Awareness Week (09:17 AM)

5. PUBLIC COMMENT (09:31 AM)

A. Citizen Communication (09:31 AM)

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

B. Elected Officials' Communication (09:34 AM)

6. CONSENT CALENDAR (09:35 AM)

A. 19-166 List of Expenditures Under the Dates of January 28 - February 1, 2019

B. 19-167 Minutes of the Commissioners' Proceedings from February 5, 2019

C. 19-155 Resolution Approving Ambulance Service License for Northglenn Ambulance Inc. (File approved by ELT)

D. 19-156 Resolution Approving Ambulance Service License for University of Colorado Health (File approved by ELT)

E. 19-157 Resolution Approving Ambulance Service License for Adams County Fire Protection District (File approved by ELT)

F. 19-159 Resolution Approving Agreement to Amend/Extend Contract between Adams County and Kenneth M Marrone and Stanley J Marrone (File approved by ELT)

G. 19-164 Resolution Approving the Adams County Head Start Cost of Living Adjustment Supplemental Application (File approved by ELT)

H. 19-179 Resolution Appointing Jim Roos, Fred Brinkerhoff, Susan Findling, Chris Fretter, and

David Ocker to the Hi-Land Acres Water and Sanitation District Board of Directors as Interim Board Members (File approved by ELT)

Motion to Approve 6. CONSENT CALENDAR Moved by Mary Hodge, seconded by Emma Pinter, unanimously carried.

7. NEW BUSINESS (09:35 AM)

A. COUNTY MANAGER (09:35 AM)

1. 19-055 Resolution Approving an Agreement between Adams County and American Logistics Company, LLC for Transportation Services (File approved by ELT) (09:35 AM)

Motion to Approve 1. 19-055 Resolution Approving an Agreement between Adams County and American Logistics Company, LLC for Transportation Services (File approved by ELT) Moved by Chaz Tedesco, seconded by Mary Hodge, unanimously carried.

2. 19-153 Resolution Approving Amendment Two to the Agreement between Adams County and Dentons US LLP to Provide Federal Lobbying Services (File approved by ELT) (09:37 AM)

Motion to Approve 2. 19-153 Resolution Approving Amendment Two to the Agreement between Adams County and Dentons US LLP to Provide Federal Lobbying Services (File approved by ELT) Moved by Mary Hodge, seconded by Eva Henry, passed with a roll call vote 4:0.

3. 19-158 Resolution Approving Amendment One to the Agreement between Adams County and Sysco Denver to Provide Nutrition Food Products (File approved by ELT) (09:38 AM)

Motion to Approve 3. 19-158 Resolution Approving Amendment One to the Agreement between Adams County and Sysco Denver to Provide Nutrition Food Products (File approved by ELT) Moved by Eva Henry, seconded by Emma Pinter, unanimously carried.

4. 19-160 Resolution Approving the Agreement between Adams County and KECI Colorado, Inc., for Intersection Improvements for the Welby Road and East 88th Avenue Project (File approved by ELT) (09:39 AM)

Motion to Approve 4. 19-160 Resolution Approving the Agreement between Adams County and KECI Colorado, Inc., for Intersection Improvements for the Welby Road and East 88th Avenue Project (File approved by ELT) Moved by Eva Henry, seconded by Emma Pinter, unanimously carried.

5. 19-161 Resolution Approving a Purchase Order between Adams County and Staples Contract & Commercial, LLC for Panasonic Toughbook Computers (File approved by ELT) (09:41 AM)

Motion to Approve 5. 19-161 Resolution Approving a Purchase Order between Adams County and Staples Contract & Commercial, LLC for Panasonic Toughbook Computers (File approved by ELT) Moved by Chaz Tedesco, seconded by Mary Hodge, unanimously carried.

6. 19-162 Resolution Approving Amendment Two to the Agreement between Adams County and Alberts Water and Wastewater Specialists, Inc., to Provide Wastewater Treatment Services (File approved by ELT) (09:43 AM)

Motion to Approve 6. 19-162 Resolution Approving Amendment Two to the Agreement between Adams County and Alberts Water and Wastewater Specialists, Inc., to Provide Wastewater Treatment Services (File approved by ELT) Moved by Eva Henry, seconded by Emma Pinter, unanimously carried.

B. COUNTY ATTORNEY (09:45 AM)

8. LAND USE HEARINGS (09:45 AM)

A. Cases to be Heard (09:45 AM)

1. 19-039 PLN2018-00029 City of Thornton Big Dry Creek Force Main and Interceptor Intergovernmental Agreement (File approved by ELT) (10:14 AM)
Motion to Approve 1. 19-039 PLN2018-00029 City of Thornton Big Dry Creek Force Main and Interceptor Intergovernmental Agreement (File approved by ELT) Moved by Emma Pinter, seconded by Mary Hodge, unanimously carried.
2. 19-163 RCU2018-00005 VIP Parking (File approved by ELT) (09:46 AM)
Motion to Approve 2. 19-163 RCU2018-00005 VIP Parking (File approved by ELT) Moved by Mary Hodge, seconded by Chaz Tedesco, unanimously carried.

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 19, 2019
SUBJECT: Equitable Sharing Agreement and Certification
FROM: Sheriff Rick Reigenborn
AGENCY/DEPARTMENT: Sheriff's Office
HEARD AT STUDY SESSION ON: n/a
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves Submission of Equitable Sharing Agreement and Certification.

BACKGROUND:

One of the ancillary benefits of asset forfeiture is the potential to share federal forfeiture proceeds with cooperating state and local law enforcement agencies through equitable sharing. The Department of Justice and the Department of the Treasury Equitable Sharing Programs enhance cooperation amongst federal, state, local, and tribal law enforcement by providing valuable additional resources to state and local law enforcement agencies. However, the Program is designed to supplement and enhance, not supplant, appropriated agency resources.

Any state, local, or tribal law enforcement agency that is a participant in the Program and directly participates in an investigation or prosecution resulting in a federal forfeiture may request an equitable share of the net proceeds of the forfeiture. In order for a state, local, or tribal law enforcement agency to receive shared funds, the agency must be compliant with the Program guidelines and reporting requirements.

Traditional law enforcement agencies generally include city, district, local, county, state, or tribal police, sheriff, or highway patrol departments, and state or local prosecutors' offices. To become a Program participant, these traditional agencies must first submit an Equitable Sharing Agreement and Certification (ESAC) form and affidavit to the Money Laundering and Asset

Recovery Section (MLARS). Once the form is reviewed and accepted, the agency is placed into compliance. Yearly filing of the ESAC is required to maintain compliance.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Sheriff's Office
Adams County
United States Department of Justice

ATTACHED DOCUMENTS:

Resolution
Equitable Sharing Agreement and Certification form

FISCAL IMPACT:

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

Fund:
Cost Center:

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

RESOLUTION APPROVING SUBMISSION OF FEDERAL EQUITABLE SHARING
AGREEMENT AND CERTIFICATION

WHEREAS, the Adams County Sheriff's Office is participating in the Federal Equitable Sharing Program for fiscal year 2019; and,

WHEREAS, to become a program participant, the Adams County Sheriff's Office must submit an equitable sharing agreement and certification form; and,

WHEREAS, the equitable sharing agreement and certification form is required to be signed by the agency head and governing body head.

NOW, THEREFORE, BE IT RESOLVED, that the Board of County Commissioners, County of Adams, State of Colorado, hereby approves the submission of the fiscal year 2019 Equitable Sharing Agreement and Certification form.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign said Agreement and Certification form on behalf of Adams County.



Equitable Sharing Agreement and Certification



NCIC/ORI/Tracking Number: CO0010000
Agency Name: Adams County Sheriff's Department
Mailing Address: 332 N 19th Avenue
Brighton, CO 80601

Type: Sheriff's Office

Agency Finance Contact

Name: Kluth, Mark
Phone: 720-523-6862
Email: mkluth@adcogov.org

Jurisdiction Finance Contact

Name: Dahlam, Ben
Phone: 720-523-6280
Email: bdahlman@adcogov.org

ESAC Preparer

Name: Kluth, Mark
Phone: 720-523-6862
Email: mkluth@adcogov.org

FY End Date: 12/31/2018

Agency FY 2019 Budget: \$78,902,553.00

Annual Certification Report

Summary of Equitable Sharing Activity		Justice Funds ¹	Treasury Funds ²
1	Beginning Equitable Sharing Fund Balance	\$0.00	\$0.00
2	Equitable Sharing Funds Received	\$0.00	\$0.00
3	Equitable Sharing Funds Received from Other Law Enforcement Agencies and Task Force	\$35,993.77	\$0.00
4	Other Income	\$0.00	\$0.00
5	Interest Income	\$0.00	\$0.00
6	Total Equitable Sharing Funds Received (total of lines 1-5)	\$35,993.77	\$0.00
7	Equitable Sharing Funds Spent (total of lines a - n)	\$0.00	\$0.00
8	Ending Equitable Sharing Funds Balance (difference between line 7 and line 6)	\$35,993.77	\$0.00

¹Department of Justice Asset Forfeiture Program participants are: FBI, DEA, ATF, USPIS, USDA, DCIS, DSS, and FDA

²Department of the Treasury Asset Forfeiture Program participants are: IRS, ICE, CBP and USSS.

Summary of Shared Funds Spent		Justice Funds	Treasury Funds
a	Law Enforcement Operations and Investigations	\$0.00	\$0.00
b	Training and Education	\$0.00	\$0.00
c	Law Enforcement, Public Safety, and Detention Facilities	\$0.00	\$0.00
d	Law Enforcement Equipment	\$0.00	\$0.00
e	Joint Law Enforcement/Public Safety Equipment and Operations	\$0.00	\$0.00
f	Contracts for Services	\$0.00	\$0.00
g	Law Enforcement Travel and Per Diem	\$0.00	\$0.00
h	Law Enforcement Awards and Memorials	\$0.00	\$0.00
i	Drug, Gang, and Other Education or Awareness Programs	\$0.00	\$0.00
j	Matching Grants	\$0.00	\$0.00
k	Transfers to Other Participating Law Enforcement Agencies	\$0.00	\$0.00
l	Support of Community-Based Programs	\$0.00	
m	Non-Categorized Expenditures	\$0.00	\$0.00
n	Salaries	\$0.00	\$0.00
	Total	\$0.00	\$0.00

Equitable Sharing Funds Received From Other Agencies

Transferring Agency Name	Justice Funds	Treasury Funds
North Metro Task Force - CO0018000	\$35,993.77	

Other Income

Other Income Type	Justice Funds	Treasury Funds

Matching Grants

Matching Grant Name	Justice Funds	Treasury Funds

Transfers to Other Participating Law Enforcement Agencies

Receiving Agency Name	Justice Funds	Treasury Funds

Support of Community-Based Programs

Recipient	Justice Funds	

Non-Categorized Expenditures

Description	Justice Funds	Treasury Funds

Salaries

Salary Type	Justice Funds	Treasury Funds

Paperwork Reduction Act Notice

Under the Paperwork Reduction Act, a person is not required to respond to a collection of information unless it displays a valid OMB control number. We try to create accurate and easily understood forms that impose the least possible burden on you to complete. The estimated average time to complete this form is 30 minutes. If you have comments regarding the accuracy of this estimate, or suggestions for making this form simpler, please write to the Asset Forfeiture and Money Laundering Section at 1400 New York Avenue, N.W., Washington, DC 20005.

Privacy Act Notice

The Department of Justice is collecting this information for the purpose of reviewing your equitable sharing expenditures. Providing this information is voluntary; however, the information is necessary for your agency to maintain Program compliance. Information collected is covered by Department of Justice System of Records Notice, 71 Fed. Reg. 29170 (May 19, 2006), JMD-022 Department of Justice Consolidated Asset Tracking System (CATS). This information may be disclosed to contractors when necessary to accomplish an agency function, to law enforcement when there is a violation or potential violation of law, or in accordance with other published routine uses. For a complete list of routine uses, see the System of Records Notice as amended by subsequent publications.

Single Audit Information**Independent Auditor****Name:** Slife, Allison**Company:** Clifton Larson Allen LLP**Phone:** 303-439-6018**Email:** allison.slife@CLAconnect.com

Were equitable sharing expenditures included on your jurisdiction's prior fiscal year's Schedule of Expenditures of Federal Awards (SEFA)?

YES ☐ NO ☒

Prior year Single Audit Number Assigned by Harvester Database:

Affidavit

Under penalty of perjury, the undersigned officials certify that they have read and understand their obligations under the *Guide to Equitable Sharing for State, Local, and Tribal Law Enforcement Agencies (Guide)* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations. The undersigned officials certify that the information submitted on the Equitable Sharing Agreement and Certification form (ESAC) is an accurate accounting of funds received and spent by the Agency.

The undersigned certify that the Agency is in compliance with the applicable nondiscrimination requirements of the following laws and their Department of Justice implementing regulations: Title VI of the Civil Rights Act of 1964 (42 U.S.C. § 2000d *et seq.*), Title IX of the Education Amendments of 1972 (20 U.S.C. § 1681 *et seq.*), Section 504 of the Rehabilitation Act of 1973 (29 U.S.C. § 794), and the Age Discrimination Act of 1975 (42 U.S.C. § 6101 *et seq.*), which prohibit discrimination on the basis of race, color, national origin, disability, or age in any federally assisted program or activity, or on the basis of sex in any federally assisted education program or activity. The Agency agrees that it will comply with all federal statutes and regulations permitting federal investigators access to records and any other sources of information as may be necessary to determine compliance with civil rights and other applicable statutes and regulations.

Equitable Sharing Agreement

This Federal Equitable Sharing Agreement, entered into among (1) the Federal Government, (2) the Agency, and (3) the Agency's governing body, sets forth the requirements for participation in the federal Equitable Sharing Program and the restrictions upon the use of federally forfeited funds, property, and any interest earned thereon, which are equitably shared with participating law enforcement agencies. By submitting this form, the Agency agrees that it will be bound by the *Guide* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations. Submission of the ESAC is a prerequisite to receiving any funds or property through the Equitable Sharing Program.

1. Submission. The ESAC must be signed and electronically submitted within 60 days of the end of the Agency's fiscal year. Electronic submission constitutes submission to the Department of Justice and the Department of the Treasury.

2. Signatories. The ESAC must be signed by the head of the Agency and the head of the governing body. Examples of Agency heads include police chief, sheriff, director, commissioner, superintendent, administrator, county attorney, district attorney, prosecuting attorney, state attorney, commonwealth attorney, and attorney general. The governing body head is the head of the agency that appropriates funding to the Agency. Examples of governing body heads include city manager, mayor, city council chairperson, county executive, county council chairperson, administrator, commissioner, and governor. The governing body head cannot be an official or employee of the Agency and must be from a separate entity.

3. Uses. Shared assets must be used for law enforcement purposes in accordance with the *Guide* and all subsequent updates, this Equitable Sharing Agreement, and the applicable sections of the Code of Federal Regulations.

4. Transfers. Before the Agency transfers funds to other state or local law enforcement agencies, it must obtain written approval from the Department of Justice or Department of the Treasury. Transfers of tangible property are not permitted. Agencies that transfer or receive equitable sharing funds must perform sub-recipient monitoring in accordance with the Code of Federal Regulations.

5. Internal Controls. The Agency agrees to account separately for federal equitable sharing funds received from the Department of Justice and the Department of the Treasury, funds from state and local forfeitures, joint law enforcement operations funds, and any other sources must not be commingled with federal equitable sharing funds.

The Agency certifies that equitable sharing funds are maintained by the entity that maintains the Agency's appropriated or general funds and agrees that the funds will be subject to the standard accounting requirements and practices employed by the Agency's jurisdiction in accordance with the requirements set forth in the *Guide*, any subsequent updates, and the Code of Federal Regulations, including the requirement to maintain relevant documents and records for five years.

The misuse or misapplication of equitably shared funds or assets or supplantation of existing resources with shared funds or assets is prohibited. The Agency must follow its jurisdiction's procurement policies when expending equitably shared funds. Failure to comply with any provision of the *Guide*, any subsequent updates, and the Code of Federal Regulations may subject the Agency to sanctions.

6. Single Audit Report and Other Reviews. Audits shall be conducted as provided by the Single Audit Act Amendments of 1996 and OMB Uniform Administrative Requirements, Costs Principles, and Audit Requirements for Federal Awards. The Agency must report its equitable sharing expenditures on the Schedule of Expenditures of Federal Awards (SEFA) under Catalog of Federal Domestic Assistance number 16.922 for Department of Justice and 21.016 for Department of the Treasury. The Department of Justice and the Department of the Treasury reserve the right to conduct audits or reviews.

7. Freedom of Information Act (FOIA). Information provided in this Document is subject to the FOIA requirements of the Department of Justice and the Department of the Treasury. Agencies must follow local release of information policies.

8. Waste, Fraud, or Abuse. An Agency or governing body is required to immediately notify the Money Laundering and Asset Recovery Section of the Department of Justice and the Executive Office for Asset Forfeiture of the Department of the Treasury of any allegations or theft, fraud, waste, or abuse involving federal equitable sharing funds.

Civil Rights Cases

During the past fiscal year: (1) has any court or administrative agency issued any finding, judgment, or determination that the Agency discriminated against any person or group in violation of any of the federal civil rights statutes listed above; or (2) has the Agency entered into any settlement agreement with respect to any complaint filed with a court or administrative agency alleging that the Agency discriminated against any person or group in violation of any of the federal civil rights statutes listed above?

☐ Yes ☒ No

Agency Head

Name: Reigenborn, Rick

Title: Sheriff

Email: rreigenborn@adcogov.org

Signature: _____ Date: _____

To the best of my knowledge and belief, the information provided on this ESAC is true and accurate and has been reviewed and authorized by the Law Enforcement Agency Head whose name appears above. Entry of the Agency Head name above indicates his/her agreement to abide by the Guide, any subsequent updates, and the Code of Federal Regulations, including ensuring permissibility of expenditures and following all required procurement policies and procedures.

Governing Body Head

Name: O'Dorisio, Steve

Title: Commissioner

Email: SODorisio@adcogov.org

Signature: _____ Date: _____

To the best of my knowledge and belief, the Agency's current fiscal year budget reported on this ESAC is true and accurate and the Governing Body Head whose name appears above certifies that the agency's budget has not been supplanted as a result of receiving equitable sharing funds. Entry of the Governing Body Head name above indicates his/her agreement to abide by the policies and procedures set forth in the Guide, any subsequent updates, and the Code of Federal Regulations.

☐ I certify that I have obtained approval from and I am authorized to submit this form on behalf of the Agency Head and the Governing Body Head.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 19 th , 2019
SUBJECT: Resolution to appoint Marc Pedrucci and Aaron Clark as proxy for calendar year 2019 to conduct ditch and reservoir company business on behalf of Adams County.
FROM: Marc Pedrucci and Chris Kline
AGENCY/DEPARTMENT: Parks and Open Space
HEARD AT STUDY SESSION ON N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the resolution to appoint Marc Pedrucci and Aaron Clark as proxy for calendar year 2019 to conduct ditch and reservoir company business on behalf of Adams County.

BACKGROUND:

Adams County is a shareholder in eight irrigation ditch and reservoir companies: the Farmers High Line Canal, Brantner, Lower Clear Creek, Colorado Agricultural, Allen, and the Oliver Ditch Companies, the Burlington Ditch Reservoir and Land Co., and the Wellington Reservoir Company. Ditch business, assessments, etc. are determined by a vote of shareholders. The resolution will authorize Marc Pedrucci and Aaron Clark to vote on ditch matters without having to submit proxy forms for each individual 2019 annual shareholder meetings, as well as serve on the board of directors of some of the ditch companies.

The resolution also authorizes Marc Pedrucci and Aaron Clark to sign four (4) annual renewal contracts with the Lower Clear Creek Ditch Company for the purchase of 120 inches of water rights associated with the Fukaye, Miller, and Elaine T. Valente Open Space Properties. These water rights are used to irrigate agricultural properties that are leased by the County, and were acquired as part of the open space acquisitions along the S. Platte River corridor. The total cost of the water rights for 2019 is \$5,400 and is budgeted by the Parks Dept. annually in cost center 6107 (Open Space Projects Fund).

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Parks & Open Space

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: 27**Cost Center: 6107**

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	6107-8540		\$5,400
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$5,400

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

RESOLUTION APPOINTING MARC PEDRUCCI AND AARON CLARK AS PROXIES FOR
CALENDAR YEAR 2019 TO CONDUCT DITCH AND RESERVOIR COMPANY
BUSINESS AND TO SIGN ANNUAL RENEWAL CONTRACTS ON BEHALF OF
ADAMS COUNTY

WHEREAS, Adams County is a shareholder in the Farmers Highline Canal, Brantner, Lower Clear Creek, Colorado Agricultural, Allen, and Oliver Ditch Companies, and the Burlington Ditch Reservoir and Land Company, and the Wellington Reservoir Company; and,

WHEREAS, the aforementioned ditch and reservoir companies conduct business by means of shareholder voting; and,

WHEREAS, the Adams County Board of County Commissioners wishes to appoint proxies for calendar year 2019 to vote or otherwise act on the County's behalf with respect to ditch and reservoir company business; and,

WHEREAS, Marc Pedrucci and Aaron Clark are employees of Adams County possessing the requisite knowledge to competently represent the County at ditch and reservoir company meetings; and,

WHEREAS, Adams County has acquired deeded rights to purchase 120 inches of contract water from the Lower Clear Creek Ditch Company on an annual basis; and,

WHEREAS, a contract for purchase of the water is required by the ditch company to be renewed annually.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that Marc Pedrucci and Aaron Clark are hereby appointed as proxies for the calendar year 2019 to vote and represent Adams County's share interest in the aforementioned ditch and reservoir companies.

BE IT FURTHER RESOLVED, that Marc Pedrucci and Aaron Clark are authorized to sign the annual renewal contracts for the purchase of 120 inches of Lower Clear Creek Ditch water.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 19, 2019
SUBJECT: Lowell Ponds State Wildlife Area
FROM: Chris Kline and Marc Pedrucci
AGENCY/DEPARTMENT: Parks & Open Space
HEARD AT STUDY SESSION ON: 2/13/2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves a resolution that the county intends to accept a Quit Claim Deed from the Colorado Department of Transportation to take on ownership and management of Lowell Ponds.

BACKGROUND:

Lowell Ponds State Wildlife Area is a 43-acre property located between Lowell Blvd. and Tennyson St. directly south of I-76. The property is owned by CDOT, and has been leased to the Colorado Division of Parks and Wildlife (CDPW) since 1985 for a fishing and wildlife observation area as part of a 99 year lease. It contains three ponds that resulted from gravel mining, and is primarily used by the public for fishing access. CDPW contacted Adams County and Hyland Hills Park & Rec District in 2017 to inform us that they would be terminating the lease with CDOT to cease management of the property, and to see if the county and/or Hyland Hills would be interested in taking over management of the property. The Parks and Open Space Department (POSD) and Hyland Hills staff agreed that it is important to continue to have Lowell Ponds open to the public and actively managed so that it remains an asset to county residents.

POSD and Hyland Hills staff proposed the following approach. The POSD will take over ownership and management of Lowell Ponds because is a natural area similar to many of the county's open space properties with similar maintenance activities (noxious weed control, hard and soft surface trails, fishing access), and it is located adjacent to properties the county already owns and manages. Hyland Hills will take over management of the recreational improvements at Jim Baker Reservoir, which have been developed and managed by the POSD. This will help to offset the costs that the POSD will incur by taking over management of Lowell Ponds. The BoCC approved of this approach in study session on February 13, 2018. The next step is for the BoCC to approve a resolution for the county to accept a Quit Claim Deed for the property from CDOT. After that is completed, Hyland Hills and the City of Westminster will execute an IGA for Hyland Hills to take over management of the recreational improvements at Jim Baker Reservoir.

In anticipation of taking over management of Lowell Ponds in 2019, a one-time project was submitted and approved in the 2019 Budget for basic maintenance and repairs for the Lowell Ponds site in the amount of \$200,000.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Parks & Open Space, Hyland Hills Parks & Recreation District, CDOT, CDPW

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: 27**Cost Center:** 6107

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7820	61071918	\$200,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$200,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

RESOLUTION OF INTENT TO ACCEPT A QUITCLAIM DEED FROM THE
COLORADO DEPARTMENT OF TRANSPORTATION FOR THE 43-ACRE
LOWELL PONDS STATE WILDLIFE AREA

WHEREAS, the Colorado Department of Transportation (“CDOT”) owns the 43-acre Lowell Ponds State Wildlife Area (“Lowell Ponds”) located within unincorporated Adams County; and,

WHEREAS, Lowell Ponds has been managed by the Colorado Department of Parks and Wildlife (“CDPW”) since 1985 under a lease agreement as a recreational area open to the public; and,

WHEREAS, the CDPW has given CDOT official notice that they intend to cease management of the site for public recreational access; and,

WHEREAS, Adams County (“County”) wishes to take over management of Lowell Ponds to continue providing public recreational access at Lowell Ponds for the citizens of Adams County; and,

WHEREAS, CDOT is amenable to having the County take over management of Lowell Ponds from CDPW, and CDOT wishes to convey the property to the County by means of a quitclaim deed instead of assigning the existing lease; and,

WHEREAS, CDOT requires that the quitclaim deed have a reverter clause requiring the property to revert to CDOT ownership if the purpose of the property ceases to be for a public use; and,

WHEREAS, CDOT requires a resolution evidencing an intent to accept said quitclaim deed before it issues the quitclaim deed; and,

WHEREAS, by means of this resolution the County wishes to evidence its intent to accept said quitclaim deed from CDOT to take ownership of the 43-acre Lowell Ponds site subject to the reverter clause.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that Adams County intends to accept a quitclaim deed from the Colorado Department of Transportation for the 43-acre Lowell Ponds State Wildlife Area, to be managed for public recreational use.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 19, 2019
SUBJECT: Purchase Agreement for Murata Brothers Farm
FROM: Marc Pedrucci and Aaron Clark
AGENCY/DEPARTMENT: Parks and Open Space
HEARD AT STUDY SESSION ON: August 28, 2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves an agreement for purchase of real property for the Murata Brothers Farm between The Conservation Fund and Adams County.

BACKGROUND:

The Parks and Open Space Department (POSD) proposes to acquire the Murata Brothers Farm, approximately 38 acres along Potomac Street. The appraised value of the property is \$1,935,000. The total cost to acquire the property is \$2,015,000, which includes \$80,000 to reimburse direct costs incurred by The Conservation Fund. POSD has been awarded an Adams County Open Space grant of \$1,450,000 for this acquisition. The balance of the acquisition costs will be paid from our 30% shareback of the ADCO Open Space Sales Tax.

Murata Brothers Farm sits in the focus area for the District Plan, adopted in 2016 to spur agricultural conservation in the rapidly-developing lands south of Brighton. The property is adjacent to Berry Patch Farm, which is protected by a conservation easement held by Adams County. The property is also close to other lands already preserved for agriculture by the City of Brighton. This would be Adams County's first fee acquisition in the District Plan area.

Acquisition of the property also comes with 30 shares of water in the Fulton Ditch.

This property was also identified in the *2012 Adams County Open Space, Parks & Trails Master Plan* as High Priority Land for preservation.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Parks and Open Space, The Conservation Fund

ATTACHED DOCUMENTS:

Resolution

Agreement of Sale

FISCAL IMPACT:

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

Fund: 27**Cost Center: 6107**

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:	27.6930		\$1,450,000
Total Revenues:			

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9010	61071907W	\$1,500,000
Add'l Capital Expenditure not included in Current Budget:			\$515,000
Total Expenditures:			\$2,015,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☒ YES ☐ NO

Additional Note:

**RESOLUTION APPROVING AN AGREEMENT FOR PURCHASE OF REAL
PROPERTY FOR THE MURATA BROTHERS FARM BETWEEN THE
CONSERVATION FUND AND ADAMS COUNTY**

WHEREAS, The Conservation Fund owns 38 acres of real property (“the Property”) along Potomac Street in unincorporated Adams County; and

WHEREAS, the Property has been identified for acquisition in the Adams County/City of Brighton Joint District Plan because of its open space, scenic, and agricultural values; and

WHEREAS, Adams County wishes to purchase the Property in order to preserve it as open space in perpetuity; and

WHEREAS, Parks and Open Space Department staff is knowledgeable with the terms of the purchase and is able to attend the closing for the property acquisition.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement for Purchase of Real Property for the Murata Brothers Farm between The Conservation Fund and Adams County, a copy of which is attached hereto and incorporated herein by this reference, is hereby approved.

BE IT FURTHER RESOLVED that the Chair is authorized to execute said Agreement for Purchase of Real Property on behalf of Adams County.

BE IT FURTHER RESOLVED that Adams County hereby authorizes the expenditure of funds necessary to meet terms and obligations of said Agreement for Purchase of Real Property.

BE IT FURTHER RESOLVED that Parks & Open Space Department staff is authorized to attend the closing and sign non-contractual documents on behalf of the County.

CONTRACT FOR SALE OF REAL ESTATE

(Murata-TCF Property/Adams County – Adams County, CO)

THIS CONTRACT FOR SALE OF REAL ESTATE (the “**Agreement**”) is entered into this ____ day of February, 2019, by and between **THE CONSERVATION FUND**, a Maryland non-profit corporation with offices at 1655 North Fort Myer Drive, Suite 1300, Arlington, Virginia 22209-3199 Attention: General Counsel (the “**Seller**”) and the **BOARD OF COUNTY COMMISSIONERS OF ADAMS COUNTY, COLORADO**, a political subdivision of the state of Colorado, having its address at 4430 South Adams County Parkway, Brighton, CO 80601 Attention: _____ email: _____ (the “**Purchaser**”). The Seller and the Purchaser are collectively referred to as the “**Parties**”. The following exhibits are attached to and made a part of this Agreement:

- Exhibit A - Description of Property
- Exhibit B - Affidavit of Non-foreign Status

RECITALS:

- A. Seller has entered into a Contract for Sale of Real Estate with Steven T. Murata dated August 28, 2018 (“**Murata Contract**”), to acquire from Mr. Murata the Property, described below, which includes 38.3 acres of land, more or less, located in Adams County, Colorado, described in the attached **Exhibit A** (the “**Land**”) . Closing on the Murata Contract is currently scheduled for February 27, 2019.
- B. Contingent upon Seller first acquiring the Property pursuant to the Murata Contract, Purchaser wishes to acquire the Property for the purpose of maintaining the Property as open and scenic space in agricultural production lying within the agricultural heritage district jointly designated by the City of Brighton and Adams County, known as the District Plan area, for the purpose of preserving agriculture in the area south of Brighton.
- C. The Parties acknowledge that it is an express condition of this Agreement that immediately upon closing the Purchaser will grant a Deed of Conservation Easement to the City of Brighton to ensure that the Property forever remain in its open and scenic condition and available for agricultural production.

AGREEMENT:

The Parties agree as follows:

1. **PROPERTY.** Contingent upon Seller first acquiring the Property pursuant to the Murata Contract, Seller agrees to sell and Purchaser agrees to buy on the terms and conditions set forth in this Agreement, the Land, including, without limitation, (i) any and all buildings, improvements, personalty and fixtures situated thereon, (ii) any and all crops and timber growing thereon (except that the current tenant will be allowed to harvest and keep any crops planted at the time of Closing), below), (iii) any and all sand, gravel, soil and surface minerals (Seller will retain ownership of all subsurface minerals, subject to a covenant not to use or disturb the surface or cause subsidence to the surface of the Property, and subject to the existing Oil and Gas Lease recorded November 13, 2012 at Reception No. 2012000086113 (the “**Existing Oil and Gas Lease**”), and (iv) 30 shares in the Fulton Irrigation Ditch Company, irrigation Well No. 1365, Case No. W-1207, any and all other appurtenant or associated water rights, including any and all well, spring, reservoir, storage, domestic, irrigation, irrigation equipment and facilities, subirrigation, livestock water or ditch rights of any type, including all shares or certificates of any type in ditch or water delivery companies or associations, and (v) all other surface and subsurface rights, any and all other permits, hereditaments, easements, recorded rights of access, historic rights of access, incidents and appurtenances belong thereto (collectively, with the “Land”, referred to as the “**Property**”). The Property is being sold in “as is” condition, subject to all covenants, easements, restrictions and reservations of record and any matters that might be revealed by a current, complete and accurate survey and inspection of the Property.
2. **PURCHASE PRICE.** The purchase price for the Property shall be One Million Nine Hundred Thirty Five Thousand and no/100s Dollars (\$1,935,000.00) (the “**Purchase Price**”). At closing the Purchase Price shall be paid by delivery of funds to the Title Company by wire transfer of funds from or on behalf of the Purchaser.
3. **CLOSING DATE; TITLE COMPANY.** The title and escrow company for this transaction is Land Title Guarantee Company, 3033 East First Avenue, Suite 600, Denver, CO 80206 (the “**Title Company**”). The closing of the transaction contemplated hereunder (the “**Closing**”) shall be held at a location mutually agreed upon by Purchaser, Seller, and the Title Company, on or before sixty (60) days after closing under the Murata Contract (the “**Closing Date**”).
4. **SATISFACTORY INSPECTION AND REVIEW.** The Seller and Purchaser expressly covenant and agree that Purchaser’s satisfaction upon the review and inspection provided for herein is a specific condition precedent to the obligation of Purchaser to purchase the Property. Purchaser shall have a period in which to review the documents and to make the inspections described below. The period of inspection (the “**Inspection Period**”), unless extended as provided herein, shall terminate on the earlier of: (i) Receipt by Seller of notice from Purchaser that the Property is suitable for purchase; or (ii) thirty (30) days after the closing under the Murata Contract.

- 4.1. Title Commitment. Seller has provided to Purchaser a copy of Seller's title commitment (Land Title Guarantee Company File No. ABN70578663-2) for the purchase of the Property under the Murata Contract. Seller will obtain and provide to Purchaser a title commitment naming Purchaser as the insured, issued by the Title Company at Purchaser's expense together with legible copies of the deed or deeds by which the Seller holds title to the Property, legible copies of any instruments listed in the legal description for the Property, and legible copies of all exceptions to title, pursuant to which the Title Company shall issue to Purchaser an ALTA owner's policy of title insurance, including "gap" and mechanic's lien coverage, insuring title and access to the Property as of the date of Closing in the amount of the Purchase Price (the "**Title Commitment**"). Pursuant to the Title Commitment and at the Purchaser's expense, upon Closing the Title Company shall issue to Purchaser a standard coverage owner's policy of title insurance, insuring title to the Property as of the date of Closing in the amount of the Purchase Price.
- 4.2. Due Diligence: Inspection; Right of Entry. Purchaser shall have the right to enter upon the Property at reasonable times for physical inspection and other reasonable purposes related to the transaction contemplated by this Agreement. Purchaser shall be solely liable for any and all claims, liens, damages, losses, and causes of action which may be asserted by Purchaser or Purchaser's employees, agents, or any third party who enters upon the Property or conducts tests related to the Property at the request of or on behalf of Purchaser or its agents, provided that such liability shall not apply to claims arising out of the negligent, willful or wanton conduct of Seller.
5. **ELECTION AT THE END OF THE INSPECTION PERIOD.** During the Inspection Period, Purchaser may make physical and other inspections, and/or other evaluations required to satisfy itself as to the acceptability and suitability of the Property for purchase. Should, Purchaser not be satisfied that the Property is acceptable or suitable, Purchaser shall notify Seller in writing on or before the expiration of the Inspection Period of its dissatisfaction, at which time this Agreement shall be considered null and void and of no further force and effect; provided, however, if the objections of Purchaser are to title or other defects which Seller can reasonably cure within a reasonable time following the receipt of notice from Purchaser, Seller shall have such period to cure such defects to the reasonable satisfaction of Purchaser. Purchaser shall, at any time, have the right to waive the conditions precedent to its performance under this Agreement before the end of the Inspection Period and if Purchaser elects to waive the conditions precedent to its performance and to terminate the Inspection Period, this Agreement will remain in full force and effect. Failure of Purchaser to notify Seller of its dissatisfaction prior to the expiration of the Inspection Period shall be

deemed a waiver of this condition precedent and acceptance of the Property as suitable for purchase, as required above.

6. **DOCUMENTS.** In addition to execution of customary closing documents required by the Title Company, the following documents shall be executed and delivered to Closing:
 - 6.1. Special Warranty Deed with Reservation of Subsurface Minerals and Covenant Not to Disturb Surface from Seller to Purchaser, subject to all matters of record and matters which an accurate survey would disclose, and subject to the Residential Lease between Seller and Steven T. Murata dated as of the closing date under the Murata Contract and the Agricultural Lease between Seller and David A. Petrocco, d/b/a Petrocco Farms, Inc., dated as of the closing date under the Murata Contract.
 - 6.2. Bargain and Sale Water Rights Deed from Seller to Purchaser conveying the water rights acquired by Seller.
 - 6.3. Assignment of interest acquired by Seller in Sub-District of the Central Colorado Water Conservancy District Contract No. 635 with Steven T. Murata.
 - 6.4. Original Fulton Ditch Stock Certificate to be issued to Seller (which will replace Certificate No. 2999 issued to Steven T. Murata).
 - 6.5. Assignment of Fulton Ditch Stock Certificate referenced in Paragraph 6.5, above.
 - 6.6. Special Warranty Deed Bill of Sale conveying items of personal property acquired by Seller.
 - 6.7. Deed of Conservation Easement from Adams County to the City of Brighton (in the form approved by the parties) immediately following Purchaser's acquisition of the Property.
7. **TAXES.** All taxes and assessments for the Property, if any, shall be prorated as of the date of Closing based on the most recent ascertainable tax bill. Taxes for all years prior to the Closing shall be paid prior to Closing.
8. **COSTS AND FEES.** Closing fees, escrow fees, per page recording costs, documentary fees (if any), and water transfer fees shall be paid by the Purchaser. The premium for the title insurance policy and any endorsements described above shall be paid by the Purchaser. All other Closing costs shall be paid by the Purchaser. At Closing Purchaser shall reimburse Seller for transaction costs in an amount not to exceed \$80,000; Seller will provide Purchaser with the reimbursement amount prior to Closing.

9. **DAMAGES; DEFAULT.**

9.1. Seller's Remedies. In the event that all of the conditions to this Agreement for the benefit of Purchaser shall have been satisfied, or waived by Purchaser and: (a) Seller shall have fully performed or tendered performance of its obligations under this Agreement, and (b) Purchaser shall be unable or shall fail to perform its obligations under this Agreement, then Seller may elect, at Seller's sole option, (i) to terminate this Agreement and be released from its obligations hereunder; or (ii) to proceed against Purchaser for all damages suffered by Seller as a result of Purchaser's default in the performance of its obligations hereunder, including reasonable attorney fees.

9.2. Purchaser's Remedies. In the event that all of the conditions to this Agreement for the benefit of Seller shall have been satisfied, or waived by Seller and: (a) Purchaser shall have fully performed or tendered performance of its obligations under this Agreement, and (b) Seller shall be unable or shall fail to perform its obligations under this Agreement, then Purchaser may elect, at Purchaser's sole option: (i) to terminate this Agreement and be released from its obligations hereunder; or (ii) to proceed against Seller for all damages suffered by Purchaser as a result of Seller's default in the performance of its obligations hereunder, including reasonable attorney fees.

10. **NOTICES.** All notices required or permitted hereunder will be deemed to have been delivered upon sending of such notice. All notices required or permitted hereunder shall be given by hand delivery, or sent by telecopier or email, or sent by Federal Express or other courier for delivery at the soonest possible time offered by such courier, directed as follows:

If to Purchaser:

Adams County Parks & Open Space
Attn: Aaron Clark
Adams County Regional Park
9755 Henderson Road
Brighton, Colorado 80601
Fax: (303) 637-8015

With a copy to:

Adams County Attorney's Office
4430 South Adams County Parkway
Brighton, Colorado 80601
Fax: (303) 654-6114

If to Seller:

THE CONSERVATION FUND
1655 North Fort Myer Drive, Suite 1300
Arlington, Virginia 22209-3199
Attn: General Counsel
Facsimile: 703-525-4610

with a copy to:

The Conservation Fund
Attention: Ms. Christine Quinlan
1942 Broadway, Suite 323
Boulder, CO 80302
cquinlan@conservationfund.org

11. **MISCELLANEOUS.**

- 11.1. Broker's Commission. Seller and Purchaser each represent to the other that they have not contracted with any broker or finder with regard to this transaction. Each party agrees to be solely responsible as to its conduct for any and all liability, claims, demands, damages and costs of any kind arising out of or in connection with any broker's or finder's fee, commission or charges claimed to be due any person in connection with such person's conduct respecting this transaction except as set forth herein.
- 11.2. Certificate. At or prior to Closing, Seller shall furnish to Purchaser a duly executed Certificate of Non-Foreign Status in the form attached to this Agreement as **Exhibit "B"**. Seller hereby declares and represents to Purchaser that it is not a "foreign person" for purposes of withholding of federal tax as described in such Certificate.
- 11.3. Assigns. Purchaser may not assign this contract and its rights as Purchaser hereunder without the written consent of Seller, which may be withheld in Seller's absolute discretion. Such assignment shall not relieve Purchaser of its obligations under this Agreement in the absence of express release from Seller.
- 11.4. Binding Effect. The terms and conditions of this Agreement shall be binding upon and shall inure to the benefit of Seller and its successors and assigns.
- 11.5. Exhibits. The exhibits hereto constitute an integral part of this Agreement and are hereby incorporated herein.
- 11.6. Counterparts; Facsimile Signatures. This Agreement may be executed in

counterparts, all of which shall constitute one agreement which shall be binding on all of the parties, notwithstanding that all of the parties are not signatories to the original or the same counterpart. Signatures may be evidenced by facsimile transmission and at the request of any party documents with original signatures shall be provided to the other party.

- 11.7. Severability. If any provision of this Agreement shall be held invalid, the other provisions hereof shall not be affected thereby and shall remain in full force and effect.
- 11.8. Entire Agreement. This Agreement represents the entire agreement of the parties and may not be amended except by a writing signed by each party thereto.
- 11.9. Authority. Each party to this Agreement warrants to the other that the respective signatories have full right and authority to enter into and consummate this Agreement and all related documents.
- 11.10. Merger. The obligations, covenants, representations, warranties and remedies set forth in this Agreement shall not merge with transfer of title but shall survive the closing.
- 11.11. Further Actions. Each party shall execute and deliver or cause to be executed and delivered any and all instruments reasonably required to convey the Property to Purchaser and to vest in each party all rights, interests and benefits intended to be conferred by this Agreement.
- 11.12. Governing Law. This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Venue for any dispute shall be in Adams County, Colorado.
- 11.13. Offer. When signed and delivered by the Seller to the Purchaser, this Agreement will constitute an offer to the Purchaser that can be accepted only by the Purchaser signing and delivering to Seller an executed original of this Agreement on or before (but not after) February 25, 2019. Seller may withdraw such offer in writing at any time prior to its acceptance.
- 11.14. Labor and Material. Seller shall deliver to Purchaser at closing an affidavit, in a form acceptable to the Title Company, signed by Seller that no labor or materials have been furnished to the Property within the statutory period for the filing of mechanics' or materialmen's liens against the Property. If labor or materials have been furnished during the statutory period, Seller shall deliver to Purchaser an affidavit signed by Seller and the person or persons furnishing the labor or materials that the costs thereof have been paid.
- 11.15. 1099 Reporting. The Title Company is designated as the party responsible for filing a Form 1099 with the Internal Revenue Service promptly after Closing, to the extent required by the Internal Revenue Code and Treasury Regulations.
- 11.16. Certificate. The Conservation Fund is an organization described in

Section 501(c)(3) of the Internal Revenue Code and as such it is required to file certain reports pertaining to the purchase or sale of the Property with the Internal Revenue Service. Seller authorizes the Title Company to release to Purchaser any tax identification or transaction information as is requested by Purchaser for such reporting.

12. **SATURDAYS, SUNDAYS, HOLIDAYS.** If the final date of any time period of limitation set out in any provision of this agreement falls on a Saturday, Sunday or a legal holiday under the laws of the state of Colorado, then the time of such period shall be extended to the next day which is not a Saturday, Sunday or legal holiday.
13. **EFFECTIVE DATE.** The Effective Date of this Agreement shall be the last date signed by either party.
14. **AS-IS, WHERE-IS.**
 - 14.1. Purchaser acknowledges and agrees that it has been given the full opportunity to inspect the Property and accordingly that it is relying solely on its own investigation of the Property (including without limitation the status of water and minerals, and the environmental condition of the Property and improvements). Seller is not liable or bound in any manner by any oral or written statements, representations or information pertaining to the Property, or the operation thereof, furnished by any real estate broker, agent, employee, servant or other person, except to the extent, if any, specially included in this Agreement.
 - 14.2. Except for standard warranties of Seller's title to the Property, Seller has not made, does not make, and has not authorized anyone else to make, and specifically disclaims any representations, warranties, promises, agreements or guaranties of any kind, as to: (a) the value, nature, quality, condition or environmental condition of the Property, which includes, without limitation the water, soil and geology of the Property; the existence or non-existence of access to or from the Property or any portion thereof; (b) the location of the Property or any portion thereof within any flood plain, flood prone area or watershed; (c) the availability of water, sewer, electrical, gas, telephone, cable or other utility services; (d) the number of acres in the Property; (e) rights or claims of easements not shown in the public records and rights or claims of third-parties in possession; (f) acreage, boundary discrepancies, conflicts in boundary areas, shortage in area, location of fences and whether they are on boundaries or not, encroachments and rights or claims which an accurate survey would disclose; (g) the existence or applicability of or compliance with any land use, zoning, subdivision or building codes, laws and regulations; (h) the present or future physical condition or suitability of the Property, including without limitation, the environmental condition or status of the Property; (i) any other matter or thing relating to the Property or this Agreement. Purchaser expressly acknowledges that (a) no such

representations have been made by Seller (or on Seller's behalf), and in entering into this Agreement, Purchaser does not rely on any representations other than those set forth herein; (b) Purchaser has inspected the Property, or caused an inspection of the same to be made on Purchaser's behalf, and is thoroughly familiar and fully satisfied therewith, and is relying solely on Purchaser's investigation of the Property. Purchaser shall take title to and possession of the Property in "as is" condition, as of the date thereof, subject to wear and tear until Closing.

EXCEPT FOR WARRANTIES OF TITLE, SELLER HEREBY EXPRESSLY DISCLAIMS ALL WARRANTIES RELATING TO THE PROPERTY, EITHER EXPRESS OR IMPLIED, INCLUDING, BUT NOT LIMITED TO, MERCHANTABILITY AND FITNESS FOR A PARTICULAR PURPOSE. PURCHASER ACKNOWLEDGES AND AGREES THAT PURCHASER SHALL BE SOLELY RESPONSIBLE FOR OBTAINING ANY AND ALL APPROVALS, PERMITS OR LICENSES REQUIRED BY PURCHASER TO CARRY ON ITS INTENDED OPERATIONS ON THE PROPERTY.

15. **SELLER'S CONTINGENCY.** A specific contingency to Seller's obligation to perform hereunder is the closing of the Murata Contract in Seller's sole discretion.
16. **PURCHASER'S CONTINGENCIES.** Specific contingencies to Purchaser's obligation to perform hereunder are: (a) Purchaser being satisfied, in its sole discretion, prior to the end of the Inspection Period that the Property is acceptable and suitable for purchase; and (b) the approval by the Board of County Commissioners of Adams County, Colorado of the transaction contemplated prior to the end of the Inspection Period. If either contingency is not met or is not waived by the Purchaser, then this Contract shall be null and void.

IN WITNESS WHEREOF, the parties hereto have executed this Agreement as of the date first above written.

PURCHASER

Board of County Commissioners of Adams County, Colorado, a political subdivision of the state of Colorado

Chair

Date

ATTEST:

_____,
CLERK AND RECORDER

Approved as to form:

Adams County Attorney's Office

SELLER

THE CONSERVATION FUND,
a Maryland non-profit corporation

By: _____

Date: _____

Its: _____

EXHIBIT "A"

Description of Property

THE SOUTHEAST QUARTER (SE 1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SECTION 24, TOWNSHIP 1 SOUTH OF RANGE 67 WEST OF THE 6TH P.M., EXCEPT A STRIP 292 FEET IN WIDTH ACROSS THE ENTIRE NORTH END THEREOF;

ALSO, THAT PART OF THE SOUTHWEST QUARTER (SW 1/4) OF THE NORTHEAST QUARTER (NE1/4) OF SAID SECTION 24, LYING SOUTHEASTERLY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY, EXCEPT THAT PART NORTH OF THE SOUTH LINE OF SAID 292 FOOT STRIP EXTENDED WEST TO THE EAST LINE OF SAID RIGHT-OF-WAY;

COUNTY OF ADAMS,
STATE OF COLORADO.

EXHIBIT “B”

Section 1445 of the Internal Revenue Code provides that a transferee of a U.S. real property interest must withhold tax if the transferor is a foreign person. For U.S. tax purposes (including section 1445), the owner of a disregarded entity (which has legal title to a U.S. real property interest under local law) will be the transferor of the property and not the disregarded entity. To inform the transferee that withholding of tax is not required upon the disposition of a U.S. real property interest by The Conservation Fund, “**Transferor**”, the undersigned hereby certifies the following on behalf of the Transferor:

1. Transferor is not a foreign corporation, foreign partnership, foreign trust, or foreign estate (as those terms are defined in the Internal Revenue Code and Income Tax Regulations);
2. Transferor is not a disregarded entity as defined in §1.1445-2(b)(2)(iii);
3. Transferor's U.S. employer identification number is 52-1388917;
4. Transferor's office address is 1655 North Fort Myer Drive, Suite 1300, Arlington, Virginia 22209-3199;
5. The gross sales price of this transfer is: \$1,935,000.00.

Transferor understands that this certification may be disclosed to the Internal Revenue Service by transferee and that any false statement contained herein could be punished by fine, imprisonment, or both. Under penalties of perjury I declare that I have examined this certification and to the best of my knowledge and belief it is true, correct, and complete, and I further declare that I have authority to sign this document on behalf of Transferor.

TRANSFEROR:

The Conservation Fund, a Maryland non-profit corporation

By: _____

Date: _____

Title: _____

STATE OF _____)
) ss:
COUNTY OF _____)

SUBSCRIBED, sworn to and acknowledged before me by _____ as
SELLER and TRANSFEROR, who acknowledged the foregoing AFFIDAVIT OF NON-
FOREIGN STATUS on this _____ day of _____, 2018.

Notary Public

My commission expires: _____



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 19, 2019
SUBJECT: Truck Hauling Services
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Benjamin Dahlman, Finance Director Kim Roland, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Adams County Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves agreements with JK Transports Inc., and Blaeser Trucking Company for truck hauling services.

BACKGROUND:

The Public Works Department (Public Works) has implemented a gravel road rehabilitation program which requires significant truck hauling services. The 2016 through 2018 project years for the gravel road resurfacing program for truck hauling services totaled roughly 1,127,687 miles for transporting gravel materials.

Public Works operates twenty-five (25) tandem trucks that hold roughly 12-13 tons each, while contracted trucks hold between 22-25 tons each, which is more efficient and productive for long distance truck hauling services. Using contracted truck hauling services allows Public Works to utilize County staff and division trucks for other priorities and work demands, ensuring the continued service delivery of all maintenance functions.

A formal Invitation for Bid was posted on the BidNet System. Bids were opened on January 16, 2019 – three (3) bids were received. After reviewing the bids, Public Works confirmed that JK Transports Inc, and Blaeser Trucking Company were the lowest responsive and responsible bidders. Public Works recommends awarding both contractors an initial one (1) year agreement with two (2) one-year renewal options.

Contractor

JK Transports Inc.
 Blaeser Trucking Company
 Eneges Services LLC

Bid Total

\$ 972,000.00
 \$1,026,000.00
 \$1,354,320.00

Public Works is recommending an award to JK Transports Inc., as the primary contractor, in the not to exceed amount of \$972,000.00 for the first year.

Public Works is also recommending an award to Blaeser Trucking Company, as the secondary contractor to be utilized as necessary, in the not to exceed amount of \$128,000.00 for the first year.

The cost for the first year for both award recommendations is in the not to exceed amount of one \$1,100,000.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 13

Cost Center: 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:	7685		\$1,350,000.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$1,350,000.00</u>

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 AGREEMENT BETWEEN ADAMS COUNTY AND
JK TRANSPORTS INC., TO PROVIDE TRUCK HAULING SERVICES
FOR THE 2019 GRAVEL ROAD RESURFACING PROGRAM

WHEREAS, JK Transports Inc., submitted a bid to provide truck hauling services for the 2019 Gravel Road Resurfacing Program for the Public Works Department; and,

WHEREAS, JK Transports Inc., was the lowest most responsible bidder, and agrees to provide the services in the not to exceed amount of \$972,000.00 for the initial year.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement with JK Transports Inc., to provide truck hauling services for the 2019 Gravel Road Resurfacing Program is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign said Agreement after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: February 19, 2019
SUBJECT: Truck Hauling Services
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Benjamin Dahlman, Finance Director Kim Roland, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Adams County Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves agreements with JK Transports Inc., and Blaeser Trucking Company for truck hauling services.

BACKGROUND:

The Public Works Department (Public Works) has implemented a gravel road rehabilitation program which requires significant truck hauling services. The 2016 through 2018 project years for the gravel road resurfacing program for truck hauling services totaled roughly 1,127,687 miles for transporting gravel materials.

Public Works operates twenty-five (25) tandem trucks that hold roughly 12-13 tons each, while contracted trucks hold between 22-25 tons each, which is more efficient and productive for long distance truck hauling services. Using contracted truck hauling services allows Public Works to utilize County staff and division trucks for other priorities and work demands, ensuring the continued service delivery of all maintenance functions.

A formal Invitation for Bid was posted on the BidNet System. Bids were opened on January 16, 2019 – three bids were received. After reviewing the bids, Public Works confirmed that JK Transports Inc, and Blaeser Trucking Company were the lowest responsive and responsible, bidders. Public Works recommends awarding each company an initial one (1) year agreement with two (2) one-year renewal options.

<u>Contractor</u>	<u>Hourly Rate</u>	<u>Bid Total</u>
JK Transports Inc.	\$90.00	\$ 972,000.00
Blaeser Trucking Company	\$95.00	\$1,026,000.00
Energies Services LLC	\$110.00 to 132.00	\$1,354,320.00

Public Works is recommending an award to JK Transports Inc., as the primary contractor, in the amount of \$972,000.00 for the first year.

Public Works is also recommending an award to Blaeser Trucking Company, as the secondary contractor to be utilized as necessary, in the not to exceed amount of \$128,000.00 for the first year.

The cost for the first year for both award recommendations will be in the not to exceed amount of \$1,100,000.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 13			
Cost Center: 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:	7685		\$1,350,000.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$1,350,000.00</u>

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 AGREEMENT BETWEEN ADAMS COUNTY AND
BLAESER TRUCKING COMPANY TO PROVIDE TRUCK HAULING SERVICES
FOR THE 2019 GRAVEL ROAD RESURFACING PROGRAM

WHEREAS, Blaeser Trucking Company submitted a bid to provide truck hauling services for the 2019 Gravel Road Resurfacing Program for the Public Works Department; and,

WHEREAS, Blaeser Trucking Company was deemed a responsible bidder, and agrees to provide the services in the not to exceed amount of \$128,000.00 for the initial year.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement with Blaeser Trucking Company to provide truck hauling services for the 2019 Gravel Road Resurfacing Program is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign said Agreement after negotiation and approval as to form is completed by the County Attorney's Office.



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

TABLE OF CONTENTS

CASE NO.: PRC2018-00012

CASE NAME: Unison Housing

Exhibit 1 – BoCC Staff Report

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 Preliminary Development Plan
- 3.3 Applicant Preliminary Subdivision Plat
- 3.4 Proof of Water and Sewer Service
- 3.5 Applicant Parking Reduction Memo

Exhibit 4- Referral Comments

- 4.1 Referral Comments (Development Review Team)
- 4.2 Referral Comments (CDOT)
- 4.3 USGS
- 4.3 Thornton Fire
- 4.4 Tri-County Health Department
- 4.5 Adam's County Treasurer's Office
- 4.6 Mapleton Public Schools
- 4.7 Colorado Division of Water Resources
- 4.8 Xcel Energy

Exhibit 5- Public Comments

- 5.1 Dunn
- 5.2 Robinson

Exhibit 6- Associated Case Materials

- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Property Owner and Occupant Labels
- 6.5 Referral Labels
- 6.6 Certificate of Posting



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

February 19, 2019

CASE No.: PRC2018-00012		CASE NAME: Unison Housing
Owner’s Name:	Unison Housing Partners	
Applicant's Name:	Unison Housing Partners (Andrew Chapin)	
Applicant's Address:	3033 West 71 st Avenue, Suite 1000, Westminster, CO 80030	
Location of Request:	7401 Broadway, Denver, CO 80221	
Nature of Request:	1) Rezone from C-3 to Planned Unit Development (PUD); 2) Preliminary Subdivision Plat to combine four parcels into one lot of approximately 4.7116 acres; and; 3) Preliminary Development Plan (PDP) to allow 116 multi-family units	
Zone District:	Commercial-3 (C-3)	
Site Size:	4.7116 acres	
Proposed Uses:	Multi-Family Housing	
Existing Use:	Commercial Office	
Comprehensive Plan:	Urban Residential	
Hearing Date(s):	PC: January 24, 2019 / 6:00 p.m.	
	BOCC: February 19, 2019/ 9:30 a.m.	
Report Date:	January 30, 2019	
Case Manager:	Libby Tart	
PC and Staff Recommendation:	APPROVAL with 19 Findings-of-Fact, 4 Conditions and 1 Note	

SUMMARY OF PREVIOUS APPLICATIONS

On November 13, 2018, the Board of County Commissioners approved a transfer of the property at 7401 Broadway to Unison Housing Partners. The site and existing building were previously owned by Adams County and served as the Child and Family Services Center of the Human Services Department until construction of the new Human Service Center, located at 11860 North Pecos Street, was completed in October 2018.

SUMMARY OF APPLICATION

The applicant, Unison Housing Partners, is requesting to redevelop the subject property, a former commercial office building, into a Planned Unit Development (PUD) for an affordable, multi-family housing development. The applicant intends to apply for low-income tax credits for the project in 2019. The request includes a rezoning from a Commercial-3 to a Planned Unit Development (PUD) zone district, a preliminary development plan (PDP), and a preliminary plat to consolidate four parcels into one lot. The applicant is specifically requesting a PUD, rather than a traditional multi-family residential zone district, to allow a reduction in certain development standards, such as parking and landscape.

The site, previously developed as the Adams County Child and Family Services Center of the Human Services Department, is approximately 4.7116 acres and currently developed with a vacant office building. The proposed development includes five multi-family buildings consisting of 116 units, 41% open space, and active recreation areas to support the residential use. The applicant is proposing 180 parking spaces for the development.

Development Standards and Regulations

Rezoning:

Per Section 2-02-13 of the Adams County Development Standards and Regulations, the applicant has applied to rezone the property from the current designation of Commercial-3 (C-3) to Planned Unit Development (PUD). Section 2-02-13-06-02 outlines the approval criteria for rezoning a property. These standards include compliance with the requirements and purposes of the Development Standards and Regulations, consistency with the Comprehensive Plan, and compatibility with the surrounding area.

The applicant is requesting to rezone the site to PUD in conjunction with requests for a Major Subdivision (Preliminary Plat) and Preliminary Development Plan (PDP) for development of multi-family residential units. The PUD, if approved, would allow 116 units on 4.7 acres. This density equates to 25 units per acre.

Per Section 3-30-01 of the County's Development Standards and Regulations, the purpose of the PUD designation is to establish an area of land to be developed under unified control. The purpose of a PUD is to allow greater flexibility in the design of a development. Establishment of a PUD zone district requires multiple approvals, including a preliminary and final development plan. The proposed request to rezone from C-3 to PUD is due to the side setback and parking requirements for a Residential-4 (R-4) zone district. The applicant also notes that the R-4 zone district allows a greater height (up to 75-feet) than requested for the parcels (65-feet).

Per Section 3-16-07-03 of the County's Development Standards, the maximum density allowed in the R-4 zone district is thirty-five (35) dwelling units per acre. The subject property is approximately 4.7116 acres which would allow a maximum density of 144 units. The applicant is designating in the PUD that they will only pursue 116 units at a density of 25 units to the acre.

Preliminary Development Plan:

The applicant is requesting a Preliminary Development Plan (PDP) for a residential development of approximately 116 units. A Preliminary Development Plan (PDP) is one of the two approvals required for establishing a Planned Unit Development District (PUD). The first requirement is approval of a PDP, and the second is a Final Development Plan (FDP). Per Section 2-02-10-01 of the Adams County Development Standards and Regulations, the objective of a PUD is to establish an area of land to be developed under unified control or unified plan of development for a number of land uses whose plan does not correspond in lot size, bulk, or type of use, density, lot coverage, open space, or other restriction to the existing land use regulations.

A PUD allows greater flexibility in the design of a development, more variety and diversification in the relationships between buildings, and open spaces and uses while meeting the goals, policies and objectives of the Comprehensive Plan. Per Section 3-29-02 of the County's Development Standards and Regulations, a PUD is a form of a customized zone district and may therefore modify the development standards and regulations such as site area, density, setbacks, and height restrictions.

A Preliminary Development Plans (PDP) establishes vested rights to develop a property in accordance with the submitted plans. Approval of a PDP does not allow for construction. The proposed PDP includes land uses, layout of landscaping, circulation, architectural elevations, buildings and a preliminary plat. The Unison PDP consists of 116 apartment units in five buildings up to sixty-five feet in height, 180 parking spaces, and 41% open space.

The color scheme proposed for the structures is earth-tones with featured accent colors. The intent for selecting this color scheme is to complement the surrounding neighborhood. The front setback for the development is established due to the existing commercial office building in place. The standard front setback in an R-4 zone district is 50-feet from a state highway but the existing structure is setback over 80-feet from Broadway. The side setbacks are already present due to the existing structure and the drive aisle. In an R-4 zone district they are 25-feet for a principal structure. The applicant is meeting this standard. The rear setback in an R-4 zone district is 20-feet and the applicant is indicating in their PDP that this setback will be over 100-feet from the last building to the rear of the property. The applicant is proposing a minimum floor area of 610 square feet for the one bedroom units, 767 square feet for the two bedroom units and 998 square feet for the three-bedroom units. The bedroom sizes exceed the requirements of the R-4 zoned district outlined in Section 3-15-15-09 of the County's Development Standards and Regulations.

The applicant is proposing a lower parking ratio of 1.55 spaces per unit. This is lower in comparison to the minimum of 2 spaces per unit required for multi-family developments as outlined in Section 4-12-04-03 of the County's Development Standards and Regulations. Overall, the 1.55 parking spaces per unit results in 150 standard parking spaces for the development, as well as 30 spaces for support staff for the complex and guest parking. Four of the 180 spaces are accessible and two spaces are van accessible. The applicant has provided a

parking reduction memo to support their proposed parking ratio. Some factors that the applicant has provided as evidence are the 1) the need to provide as much affordable and attainable housing to their Adams County residents, 2) the site constraints with the need to supply new surface storm water treatment (limiting the amount of parking they can provide), and 3) studies show that vehicle ownership is lower for populations at or below 70% of the Area Median Income (AMI).

The site contains an RTD bus stop along Broadway and the applicant is proposing 36 bicycle parking spaces (four times the minimum number of nine bicycle spaces) to encourage residents to utilize alternative transportation and potentially reduce the need for automobile ownership and demand for fewer parking spaces.

Per Section 3-29-03-05-06 of the County's Development Standards and Regulations, a minimum of 30% open space is required in all PUDs. The Preliminary Development Plan proposes approximately 18% building coverage and 41% open space. The four new structures surround a centralized courtyard with passive and active park uses (play areas for children, raised beds for gardening, benches, and a bbq/picnic area). A dog park is proposed along the NW spine of the property. Both of these active open space areas are connected to each other with a sidewalk system.

The staff determination is the Preliminary Development Plan conforms to the Development Standards and Regulations and the goals of the Comprehensive Plan to provide higher density residential uses in proximity with transit services. The PDP is compatible with the surrounding area, is not detrimental to the future development of the area, and is designed to mitigate external impacts to the surrounding residential uses through adequate setbacks from property lines and provides sufficient open space and landscaping. The site will not negatively impact utilities or traffic in the area or otherwise have a detrimental impact on surrounding properties.

Major Subdivision (Preliminary Plat):

Per Section 2-02-17 of the County's Development Standards and Regulations, the applicant is requesting a Major Subdivision (Preliminary Plat) for the proposed multi-family development. Currently, the site consists of four separate parcels (See Exhibit 1.3). The applicant's proposal will create one lot on approximately 4.7116 acres. The site conforms to the minimum site area requirement of one acre for a PUD.

It is staff's determination the Preliminary Subdivision Plat conforms to the Development Standards and Regulations and the goals of the Comprehensive Plan. The proposed subdivision has adequate water and sewer facilities and the overall density of development conforms to the zone district density allowances. Additionally, the proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Future Land Use Designation/Goals of the Comprehensive Plan for the Area

Adams County's Comprehensive Plan designates the subject property and surrounding area as Urban Residential. Per Chapter Five of the County's Comprehensive Plan, Urban Residential areas are designated for single and multiple family housing, typically at urban densities of one dwelling per acre or greater. These areas are intended to provide for development of residential neighborhoods with a variety of housing types, with adequate urban services and transportation facilities. Urban residential areas may include supporting neighborhood commercial uses designated to serve the needs of nearby residents.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-1-C Single-Family	North R-1-C Single-Family	Northeast R-1-C Commercial (Mapleton School – Global Leadership Academy)
West R-1-C Vacant (former Reservoir)	Subject Property C-3 (proposed for PUD) Future Multi--Family	East C-4 Commercial (Mapleton School District offices)
Southwest R-1-C Single-Family	South R-1-C Single-Family	Southeast C-4 Commercial

Compatibility with the Surrounding Land Uses:

The surrounding area is developed as single-family residential to the north, west and south and to the east - office, commercial and multi-family. The request to create a multi-family residential complex is compatible with the properties to the east of Broadway and is in compatible with the Urban Residential area identified in the Comprehensive Plan.

Planning Commission Update:

The Planning Commission (PC) considered this case on January 24, 2019 and recommended approval in a (5-1) vote. Commissioner Domenico was the dissenting vote. The applicant provided a presentation at the meeting and gave an overview of the project. During the public hearing, Mapleton Public Schools and an abutting property owner/resident both expressed concerns with the parking reduction. Mapleton Public Schools also expressed concerns about additional school needs and the projected population.

PC asked the applicant to consider adding more parking spaces to the development. Unison stated that in order to accommodate additional parking they would need to acquire more land; however, within the current site plan they intend to address concerns with a parking permit program, additional bicycle racks, and the continued useage of the RTD bus stop in front of their site.

PC and Staff Recommendation:

The Rezoning, Preliminary Development Plan (PDP), and Major Subdivision (Preliminary Plat) requests are compatible with the surrounding area, do not create off-site impacts, are in harmony with the general purpose and intent of these standards and regulations, are consistent with the area, are compatible with the land use, transportation, and open space maps, are compatible with the Comprehensive Plan, and advance the health, safety, and welfare of the citizens and property owners of Adams County. PC and Staff recommend Approval based on 19 Findings-of-Fact, 4 Conditions and 1 Note.

FINDINGS OF FACT:**Rezoning:**

1. The Zoning Map amendment is consistent with the Adams County Comprehensive Plan.
2. The Zoning Map amendment is consistent with the purposes of these standards and regulations.
3. The Zoning Map amendment will comply with the requirements of these standards and regulations.
4. The Zoning Map amendment is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

Preliminary Development Plan:

5. The PDP is in general conformity with the Adams County Comprehensive Plan and any applicable area plan.
6. The PDP is consistent with the purposes of these standards and regulations.
7. The PDP is compatible or designed to mitigate externalities with the existing or allowed land uses adjacent to the proposed PDP.
8. The PDP conforms to the Adams County Transportation Plan and will not negatively impact utilities or traffic in the area or otherwise have a detrimental impact on property in sufficient proximity to the proposed development to be affected by it.
9. The PDP is consistent with any applicable drainage plans.
10. The PDP allows for the regulation of use and development of land and buildings where specific issues or concerns must be mitigated due to unusual and unique circumstances; or where alternative design concepts are desired; or are necessary to mitigate specific conditions.
11. The PDP is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed development 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 development to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;

d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design;

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

f. Incorporating an overall plan for the design of the streetscape within the project, including landscaping, auto parking, bicycle and pedestrian circulation, architecture, placement of buildings, and street furniture.

Major Subdivision (Preliminary Plat):

12. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.

13. The preliminary plat is consistent with the purposes of these standards and regulations.

14. The applicant has provided evidence that a sufficient water supply plan 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.

15. The applicant has provided evidence that adequate 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.

16. 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.

17. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.

18. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

19. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:

a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;

b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system,

including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;

c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;

d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and

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

Recommended Conditions:

1. The applicant shall submit to the Adams County Development Services a drainage analysis and report for review and approval with the final plat application.

2. The applicant shall submit to the Adams County Development Services a traffic impact study for review and approval with the final plat application.

3. A Subdivision Improvements Agreement shall be submitted with the final plat application.

4. A public land dedication fee for parks and schools shall be paid to Adams County prior to or with the final plat submittal. This fee shall be determined by the current fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.

Recommended Notes to the Applicant:

1. The applicant shall adhere to all fire, animal, health, zoning, and building codes.

PUBLIC COMMENTS

Property Owner and Occupants Notified	Number of Responses
458	2

As of writing this report, staff has received two responses to the letter of notification sent to property owners and occupants within 750-feet of the subject property. The first comment from a neighbor to the north, stated they were not supportive of a multi-family complex occurring on the site and objected to the height of the building. The second comment from another neighbor to the north, stated they do not want low income housing and are concerned about traffic impacts on the surrounding area. The applicant acknowledged both comments in a second submission. The applicant has provided material to the County that the traffic count for a multi-family complex is less than the previous commercial office building and the height is not proposed to exceed that of the existing commercial office building.

COUNTY AGENCY COMMENTS

Development Services Engineering reviewed the subject request and has requested the applicant prepare a Level 3 Drainage report and full Traffic Impact study at the time of final plat. The

applicant shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements. No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Public Works Department.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

Xcel Energy– resolved following the second review

Mapleton Public Schools – continuing to exhibit concerns about the parking reduction and socio-economic concerns about servicing the proposed population

Responding without Concerns:

USGS

Tri-County Health

Thornton Fire

CDOT

Adams County Treasurer's Office

Colorado Division of Water Resources

Notified but not Responding / Considered a Favorable Response:

Adams County Fire Protection District

Adams County Parks and Open Space Department

Adams County Code Compliance

Adams County Sheriff's Office

Century Link

City of Thornton

Colorado Division of Mining Reclamation and Safety

Colorado Division of Wildlife

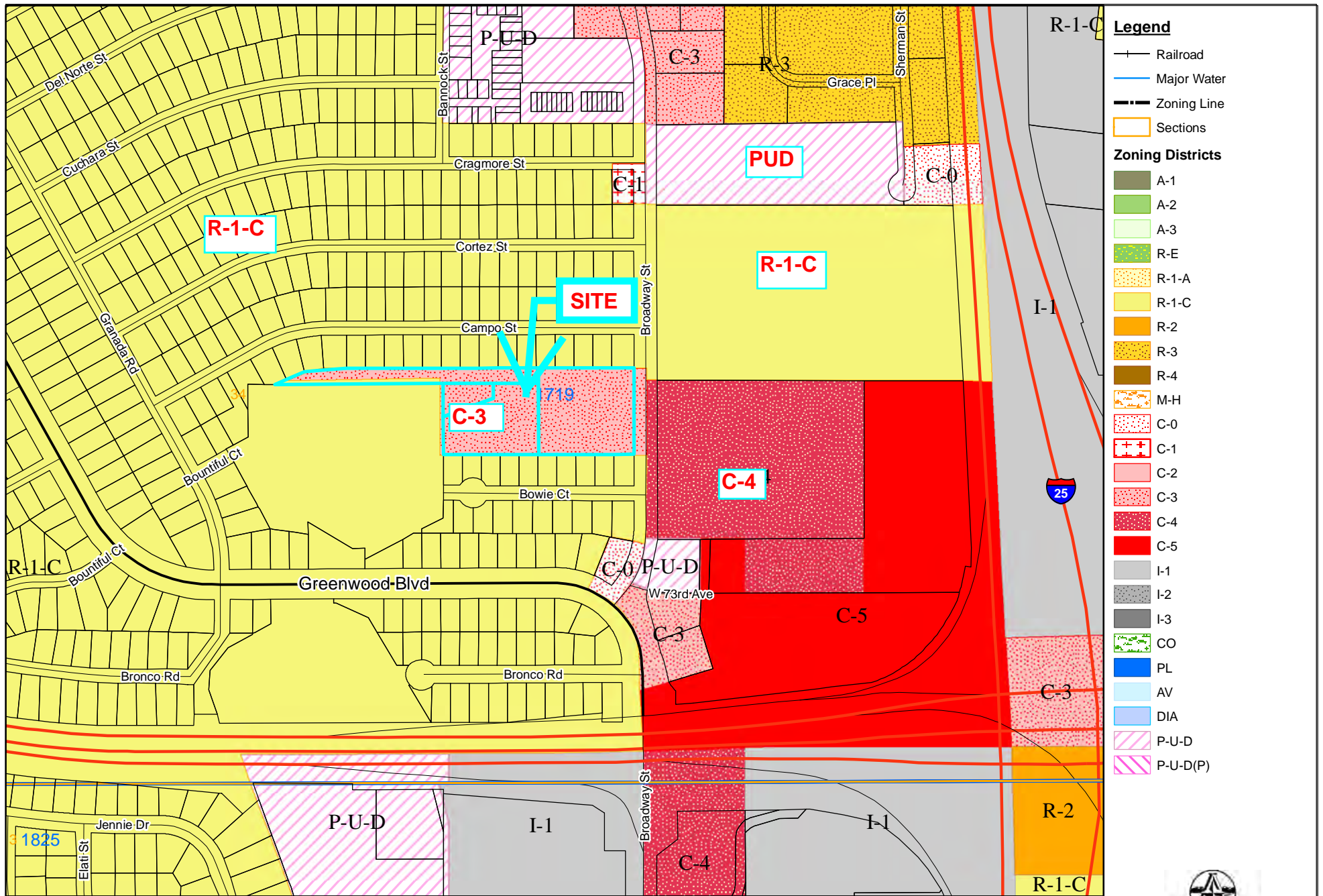
Comcast

RTD

Thornton Fire Department

United States Post Office

US EPA



Case Name Unison Housing at 7401 Broadway

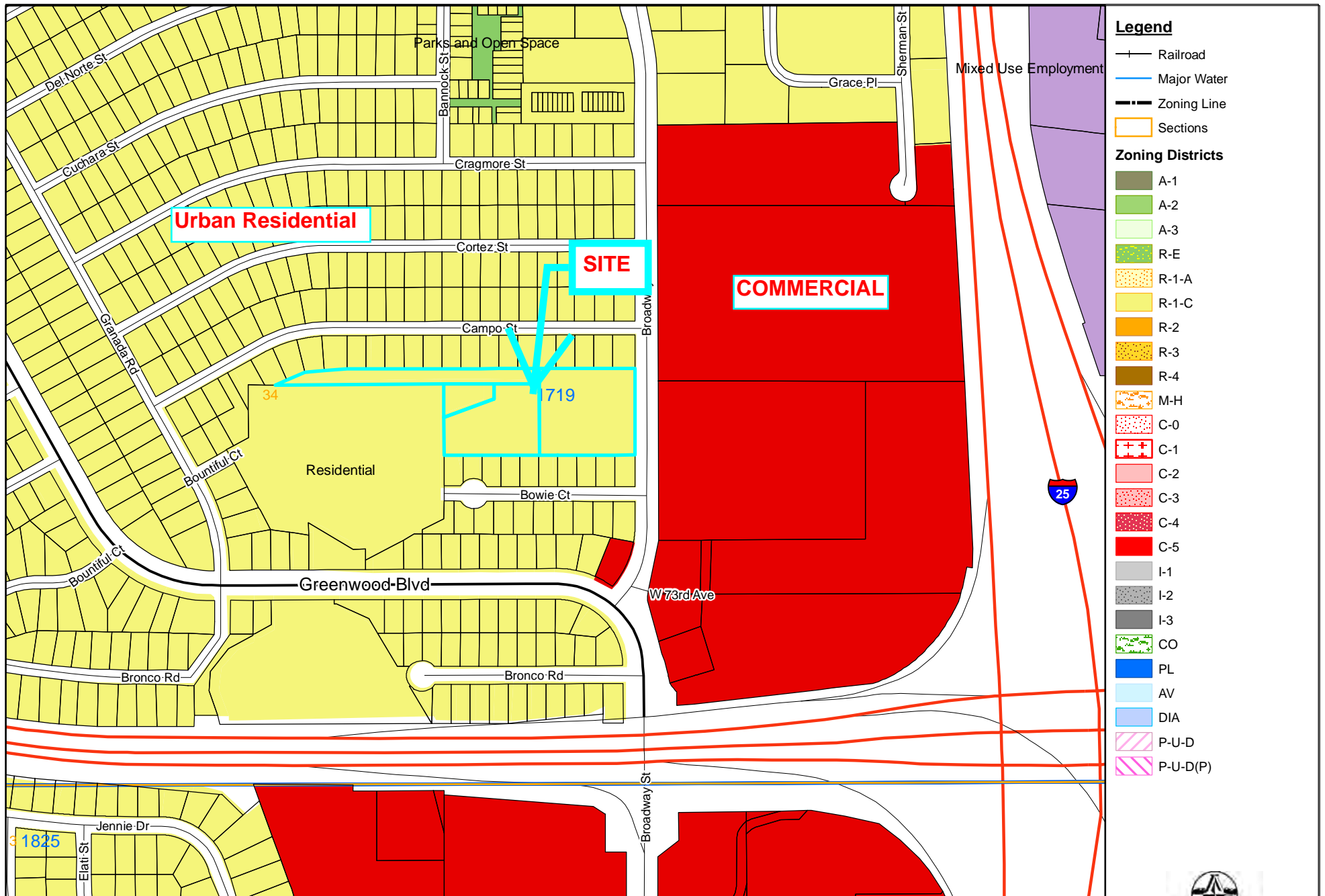
Case Number PRC2018-00012

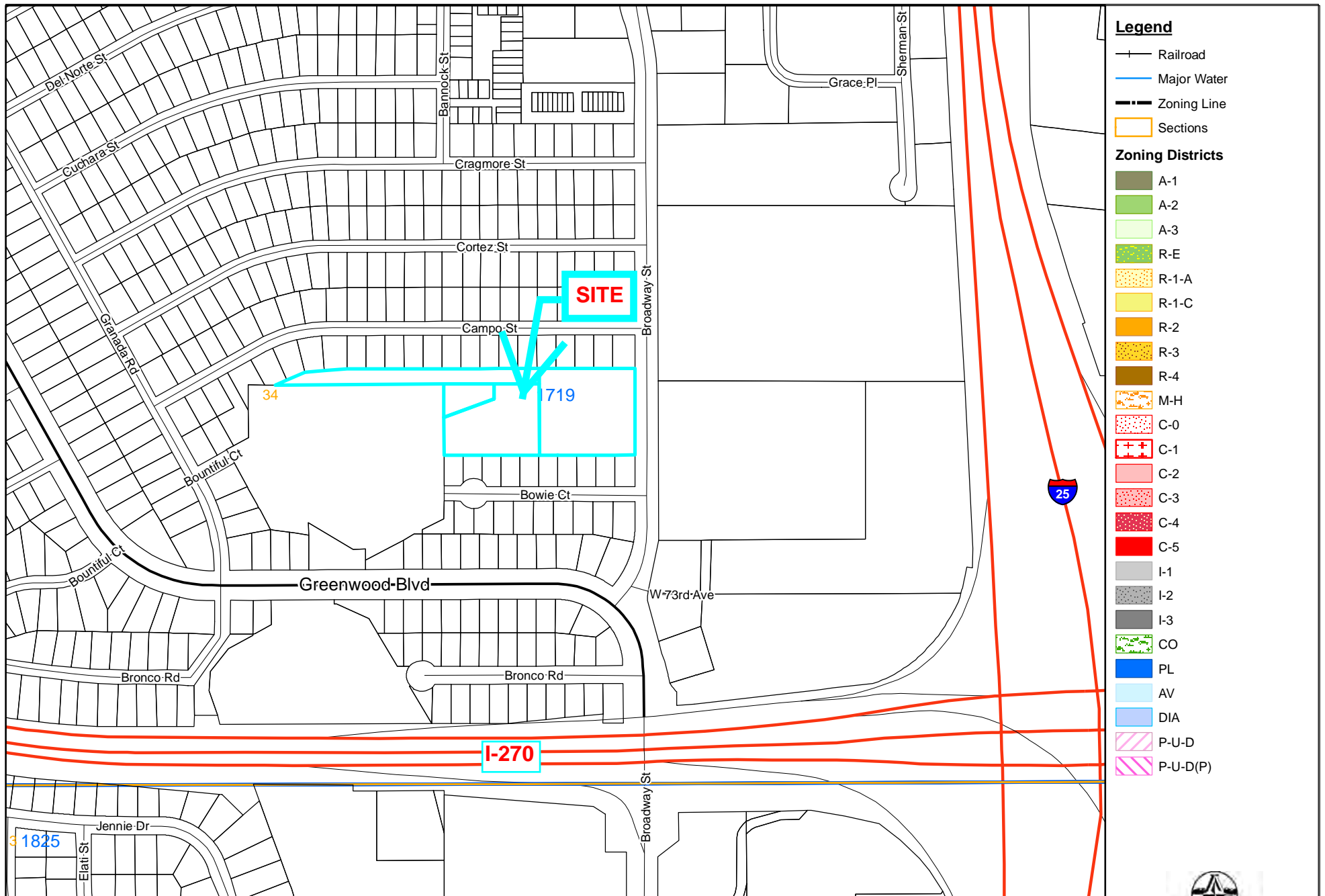


For display purposes only.



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





Legend

- +— Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

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

Case Name Unison Housing at 7401 Broadway

Case Number PRC2018-00012



For display purposes only.



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



unison

HOUSING PARTNERS

Written Explanation of the Project

Project: 7401 Broadway Redevelopment

With the intent to support affordable housing in Adams County, the County has conveyed the property at 7401 Broadway St. Denver CO 80221, to Unison Housing Partners. The Board of County Commissioners approved the transfer of the property to Unison at the November 13th, 2018 Public Hearing meeting.

The plans by Unison include repurposing the decommissioned Human Services building as well as new construction for affordable multifamily housing. In order to build this housing, the site needs to be rezoned to PUD from Commercial (C-3), which requires Rezoning, a Preliminary Development Plan, and a Preliminary Subdivision Plat. Our PUD begins with the County's R-4 classification and makes a few modifications. The PUD is needed because the project needs a parking standard and side setback standard that is incompatible with the R-4 classification. The PUD process will also allow for collaboration with the County to provide the best housing solution possible.

This PUD is appropriate in that the proposed housing fits into the existing residential neighborhood. The height of the new construction is limited to the height of the existing office building and includes a 60 foot setback from the side property lines. Broadway Street is a collector street, so it can adequately serve the multifamily land use.

The proposed design maintains the existing office building's core and shell and converts the 40,000sf of office space into 44 residential units (40 One-Bedroom units and 4 Two-Bedroom units). These One-Bedroom units range from 610 sf to 690 sf, and the Two-Bedroom units are 960 sf. There are leasing offices and amenity spaces throughout the building totaling over 7,000 sf. Adjacent to the office building are four new buildings consisting of 72 units of new construction (24 One-Bedroom units, 32 Two-Bedroom units, and 16 Three-Bedroom units). The One-Bedroom units range from 648 sf to 669 sf, the Two-Bedroom units range from 767 sf to 898 sf, and the Three-Bedroom units range from 998 sf to 1035 sf. These units are oriented around a shared courtyard that has children's play areas, BBQ/picnic areas, raised-bed gardens, and benches.

As proposed, there are 180 parking spaces provided around the housing along the edges of the site. This amount of parking is what is needed for this type of housing and is derived from a ratio of 1 space per One-Bedroom unit, 1.5 space per Two-Bedroom unit,



unison

HOUSING PARTNERS

2 spaces per Three-Bedroom unit and an additional 25% for guest parking. This is consistent with other affordable multifamily housing in the area. The same bedroom ratio was used at Baker School and Village of Yorkshire apartments. Another Unison property, Aztec Villas is parked slightly higher, but close to this bedroom ratio. Both Yorkshire and Aztec report adequate parking (see attached parking comparison). The parking is managed at these sites, which will also be done at this project. Each unit will get one parking permit and the others distributed on a first come first serve basis with a maximum of two permits per unit. A second access point will be provided off of Broadway.

As contemplated, storm water is managed on site through a variety of detention areas spread throughout the site. There are detention vaults both on the surface and below ground, as well as landscape swales and rain gardens. Overall this is a challenge considering the existing building had minimal infrastructure for storm water.

This project is dependent on financially feasible plans that will be funded with competitive Low Income Housing Tax Credits (LIHTC). In order to compete for LIHTC, the PUD zoning needs to be in place. We will apply for 4% LIHTC and State Tax Credits Feb. 1, 2019. Staff support in this application will be requested in writing and will be a critical determinate of a tax credit award. We will continue to work towards an approved Final Development Plan and Final Plat so that once the project receives a tax credit award we can finalize the construction plans and start construction within six months.

Unison sees this project as an important response to the overall housing needs of the County. We look forward to working with you to make this housing a reality. Please feel free to contact me with any questions you may have. Thank you for your time and assistance.


Sincerely,

Andrew Chapin
Unison Housing Partners
Housing Developer
303.227.2742
achapin@unisonhp.org

7401 BROADWAY

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

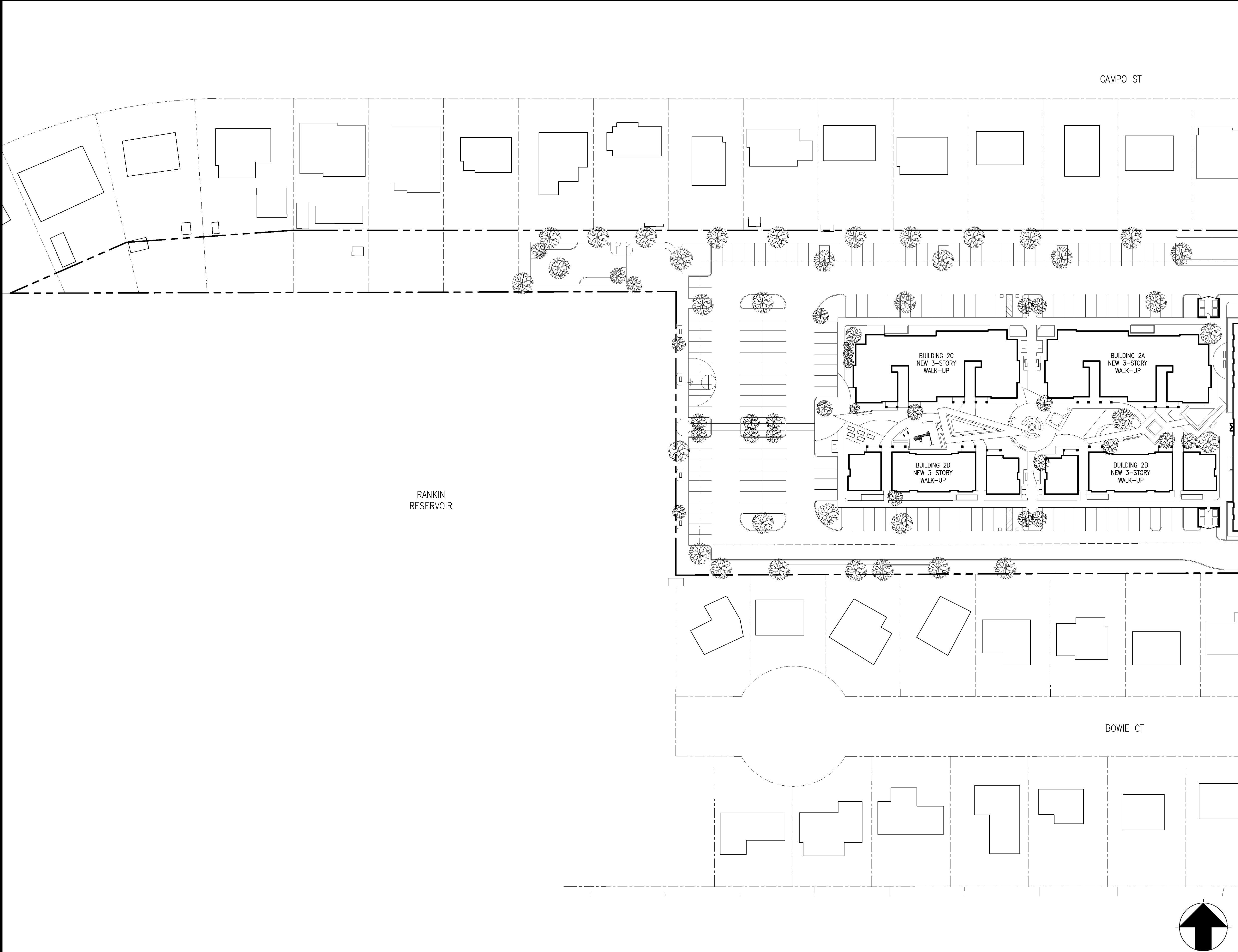
DENVER, CO

DEVELOPMENT STANDARDS		PARING SUMMARY		UNIT SUMMARY		BUILDING A																																																																																																																																																		
<p>PURPOSE: THESE GUIDELINES PROVIDE A FRAMEWORK FOR THE DEVELOPMENT OF NEW MULTI-FAMILY RESIDENTIAL BUILDINGS LOCATED WITHIN THIS DEVELOPMENT. THESE GUIDELINES ADDRESS ARCHITECTURAL SCALE AND OVERALL CONTEXT OF THE PROPOSED DEVELOPMENT.</p> <p>A. USE STANDARDS</p> <p>1. PERMITTED PRINCIPAL RESIDENTIAL USES:</p> <p>a. MULTI-FAMILY DWELLING</p> <p>2. PERMITTED ACCESSORY USES:</p> <p>a. PERMITTED WHEN THEY COMPLY WITH THE FOLLOWING CONDITIONS:</p> <p>i. PERMITTED WHEN THEY COMPLY WITH AND ARE COMPLEMENTARY USES WITH THE PRINCIPAL USE</p> <p>ii. SUBJECT TO BUILDING PERMIT REVIEW AND APPROVAL</p> <p>b. PERMITTED ACCESSORY USES INCLUDE BUT ARE NOT LIMITED TO:</p> <p>i. RESIDENTIAL USES, ACCESSORY</p> <p>ii. COMMON RESIDENTIAL SPACE</p> <p>iii. BUSINESS SPACE USED TO SUPPORT RESIDENTS</p> <p>iv. BUSINESS SPACE USED FOR LEASING OR MAINTENANCE</p> <p>B. LANDSCAPE STANDARDS</p> <p>1. THE LANDSCAPING SHALL CONFORM TO THE ADAMS COUNTY STANDARDS IN PLACE AT THE TIME OF DEVELOPMENT APPROVAL, EXCEPT AS SPECIFICALLY SHOWN IN THE DEVELOPMENT PLANS, OR NOTED BELOW. NO ARTIFICIAL TREES, SHRUBS OR PLANTS SHALL BE USED. ARTIFICIAL GRASS OR TURF SHALL NOT BE USED.</p> <p>2. LANDSCAPING SHALL EXTEND TO THE BACK OF THE PUBLIC SIDEWALK</p> <p>3. STREET TREES SHALL BE LOCATED WITHIN THE PUBLIC RIGHT OF WAY WHERE SPACE AND CONDITIONS PERMIT, BUT SHALL NOT ENCROACH UPON EXISTING AND PLANNED UTILITY LINES OR EASEMENTS</p> <p>4. TREES PLANTED ALONG THE RIGHT OF WAY SHALL BE SPACES AT A MAXIMUM OF 40 FEET, EXCEPT IN CASES WHERE THIS WOULD CONFLICT WITH VIEW CORRIDORS, VEHICULAR DRIVES, PEDESTRIAN WALKS OR EASEMENTS</p> <p>5. IRRIGATION: UNDERGROUND AUTOMATIC IRRIGATION SYSTEMS ARE REQUIRED FOR LANDSCAPING WHICH CAN NOT SURVIVE ON NATURAL PRECIPITATION, EXCEPT FOR TEMPORARILY SEEDED AREAS. THE USE OF DRIP, TRICKLE, SUBTERRANEAN, AND OTHER WATER CONSERVING IRRIGATION METHODS ARE ENCOURAGED, AS IS THE USE OF ORGANIC MULCHES AND OTHER WATER CONSERVING DESIGN FEATURES. OVERALL IRRIGATION SYSTEM DESIGN SHOULD EMPHASIZE EFFICIENT WATER USE AND CONSERVATION. NATURALIZED SEED OR UNDISTRIBUTED AREAS ARE NOT REQUIRED TO BE IRRIGATED.</p> <p>6. MINIMUM LANDSCAPE SIZES:</p> <p>a. DECIDUOUS TREES: 2" CALIPER MEASURED 6" ABOVE THE SOIL LINE</p> <p>b. ORNAMENTAL DECIDUOUS TREES: 1.5" CALIPER MEASURED 6" ABOVE THE SOIL LINE</p> <p>c. EVERGREEN TREES: 6 FEET TALL</p> <p>d. DECIDUOUS / EVERGREEN SHRUBS: #5 CONTAINER</p> <p>e. ORNAMENTAL GRASSES: #1 CONTAINER</p> <p>f. PERENNIAL: #1 CONTAINER</p> <p>7. ALL SUBSTITUTIONS OF PLANT MATERIAL MUST BE APPROVED BY ADAMS COUNTY</p> <p>8. PERIMETER FENCING STANDARDS:</p> <p>a. MAXIMUM HEIGHT: 6 FEET (NOMINAL)</p> <p>b. CONSTRUCTION SHALL BE SOLID, CEDAR PICKET PRIVACY FENCE WITH DOG-EARED TOP</p> <p>9. RETAINING WALLS:</p> <p>a. RETAINING WALLS MAY BE CONSTRUCTED OF NATURAL STONE, CONCRETE MASONRY BLOCK, INTERLOCKING MODULAR BLOCKS, OR POURED CONCRETE (WHICH SHALL BE TEXTURED OR FINISHED) WITH THE COLOR COMPLEMENTARY TO THE BUILDING ARCHITECTURE.</p> <p>b. RETAINING WALLS MAY BE FREESTANDING OR INCORPORATED INTO BUILDING WALLS</p> <p>c. RETAINING WALL MAY BE TERRACED</p> <p>d. RETAINING WALLS MAY HAVE A MAXIMUM HEIGHT OF 3 FEET, UNLESS THEY ARE ENGINEERED AND APPROVED BY ADAMS COUNTY</p> <p>10. LIGHTING STANDARDS:</p> <p>a. ALL EXTERIOR LIGHTING SHALL BE IN COMPLIANCE WITH ADAMS COUNTY STANDARDS</p> <p>C. ARCHITECTURE</p> <p>1. BUILDING FORM:</p> <p>a. THE PRINCIPAL BUILDINGS SHALL NOT EXCEED A MAXIMUM HEIGHT OF 65 FEET AS MEASURED FROM THE EXISTING GROUND FLOOR OF THE EXISTING FOUR-STORY BUILDING</p> <p>b. BUILDING MASSING SHALL BE BROKEN UP USING A VARIETY OF HEIGHTS AND ARCHITECTURAL ELEMENTS TO ALLOW FOR INCREASED VISUAL INTEREST</p> <p>c. THE BUILDING MASS SHALL STEP WITH THE EXISTING SITE TOPOGRAPHY</p> <p>d. THE BUILDING SHALL HAVE A VARIETY OF FORMS AND MATERIALS EXHIBITING DIFFERENT BUT COMPLEMENTARY COLORS AND TEXTURES, EXCLUDING ROOFING MATERIAL AND WINDOW GLAZING</p> <p>2. BUILDING ELEMENTS:</p> <p>a. ENTRY COMPONENTS SHALL BE DISTINCTIVE WITH MASSING, MATERIAL PLACEMENT, AND FEATURES THAT ARE RECOGNIZABLE AS BUILDING ENTRY POINTS</p> <p>b. THE FACADE WILL BE ENHANCED WITH ARCHITECTURAL TRIM AND DETAILS TO PROVIDE VISUAL INTEREST AND RELIEF</p> <p>c. PERMISSIBLE BUILDING ELEMENTS INCLUDE BUT ARE NOT LIMITED TO: PATIOS, AWNINGS, OTHER PROJECTIONS, BRACING, BRACKETS, OVERHANGS, INSETS, CANTILEVERS, DECKS, FIREPLACES, STOOPS, TRELLISES, BAY WINDOWS, SHUTTERS, AND OTHER ARCHITECTURAL FEATURES</p> <p>d. SOLAR PANELS AND OTHER SOLAR ELEMENTS (WHETHER ACTIVE OR PASSIVE) ARE PERMITTED</p> <p>e. ROOFS SHALL BE DESIGNED TO KEEP ROOF PLANES CLEAN. THE ROOFS WILL BE PRIMARILY FLAT WITH A PARAPET TO CONCEAL ROOFTOP EQUIPMENT. SOME BUILDING ELEMENTS WILL HAVE SLOPED, SHED, GABLE OR HIP ROOF FORMS</p> <p>f. MECHANICAL EQUIPMENT LOCATED ON THE ROOF SHALL BE WELL ORGANIZED AND SCREENED FROM VIEW FROM THE GROUND</p> <p>g. ROOF PENETRATIONS SHALL BE MINIMIZED AND CLUSTERED WHERE PRACTICAL</p> <p>h. WINDOWS, DOORS AND STOREFRONT SYSTEMS WILL BE OF THE SAME STYLE AND MANUFACTURER (PER BUILDING) FOR A CONSISTENT LOOK</p> <p>3. BUILDING SURFACE ELEMENTS:</p> <p>a. BUILDING SURFACE MATERIALS MAY INCLUDE BUT ARE NOT LIMITED TO: BRICK VENEER, STUCCO SYSTEM, PANELIZED RAINSCREEN SYSTEM, METAL REVEALS, METAL RAILINGS, PATIOS, TERRACES, AND WOOD ELEMENTS</p> <p>4. BUILDING COLORS:</p> <p>a. COLORS THAT COMPLIMENT AND ENHANCE THE SURROUNDINGS WILL BE USED</p> <p>b. NO BRIGHT COLORS THAT ARE NOT CONTEXTUALLY SUITED TO THE SURROUNDINGS WILL BE USED</p> <p>c. THE COLOR PALETTE SHALL DRAW FROM EARTH TONES, WITH SPECIAL ACCENTS. ALL COLORS WILL BE COORDINATED WITH EACH OTHER TO PROVIDE UNIFORMITY, WHILE EMPHASIZING VISUAL INTEREST</p>		<table><tr><td>TOTAL REQUIRED:</td><td>QTY</td><td>RATE</td><td>TOTAL</td></tr><tr><td>TOTAL 1-BEDROOM UNITS:</td><td>64</td><td>@ 1.0 PER UNIT</td><td>64 SPACES</td></tr><tr><td>TOTAL 2-BEDROOM UNITS:</td><td>36</td><td>@ 1.5 PER UNIT</td><td>54 SPACES</td></tr><tr><td>TOTAL 3-BEDROOM UNITS:</td><td>16</td><td>@ 2.0 PER UNIT</td><td>32 SPACES</td></tr><tr><td>GUEST PARKING:</td><td>116</td><td>@ 25%</td><td>29 SPACES</td></tr><tr><td>TOTAL REQUIRED PARKING:</td><td></td><td></td><td>179 SPACES</td></tr><tr><td>TOTAL REQUIRED BICYCLE PARKING:</td><td></td><td></td><td>9 SPACES</td></tr></table> <table><tr><td>TOTAL PROVIDED:</td><td>TOTAL</td></tr><tr><td>STANDARD SPACES</td><td>174 SPACES</td></tr><tr><td>ACCESSIBLE SPACES</td><td>4 SPACES</td></tr><tr><td>VAN ACCESSIBLE SPACES</td><td>2 SPACES</td></tr><tr><td>TOTAL PARKING PROVIDED:</td><td>180 SPACES</td></tr><tr><td>TOTAL BICYCLE PARKING PROVIDED:</td><td>36 SPACES</td></tr></table>	TOTAL REQUIRED:	QTY	RATE	TOTAL	TOTAL 1-BEDROOM UNITS:	64	@ 1.0 PER UNIT	64 SPACES	TOTAL 2-BEDROOM UNITS:	36	@ 1.5 PER UNIT	54 SPACES	TOTAL 3-BEDROOM UNITS:	16	@ 2.0 PER UNIT	32 SPACES	GUEST PARKING:	116	@ 25%	29 SPACES	TOTAL REQUIRED PARKING:			179 SPACES	TOTAL REQUIRED BICYCLE PARKING:			9 SPACES	TOTAL PROVIDED:	TOTAL	STANDARD SPACES	174 SPACES	ACCESSIBLE SPACES	4 SPACES	VAN ACCESSIBLE SPACES	2 SPACES	TOTAL PARKING PROVIDED:	180 SPACES	TOTAL BICYCLE PARKING PROVIDED:	36 SPACES			<p>BUILDING 1:</p> <table><tr><td>UNIT TYPE</td><td>NET AREA</td><td>QTY</td><td>TOTAL</td></tr><tr><td>UNIT A1: 1-BEDROOM</td><td>640 SF</td><td>8</td><td>5,120 SF</td></tr><tr><td>UNIT A1A: 1-BEDROOM</td><td>650 SF</td><td>15</td><td>9,750 SF</td></tr><tr><td>UNIT A2: 1-BEDROOM</td><td>690 SF</td><td>4</td><td>2,760 SF</td></tr><tr><td>UNIT A3: 1-BEDROOM</td><td>620 SF</td><td>7</td><td>4,340 SF</td></tr><tr><td>UNIT A4: 1-BEDROOM</td><td>610 SF</td><td>6</td><td>3,660 SF</td></tr><tr><td>UNIT B1: 2-BEDROOM</td><td>960 SF</td><td>4</td><td>3,840 SF</td></tr><tr><td>SUB TOTAL:</td><td></td><td>44</td><td>29,470 SF</td></tr><tr><td>TOTAL 1-BEDROOM:</td><td>40</td><td></td><td></td></tr><tr><td>TOTAL 2-BEDROOM:</td><td>4</td><td></td><td></td></tr></table> <p>BUILDING 2 (A, B, C & D):</p> <table><tr><td>UNIT TYPE</td><td>NET AREA</td><td>QTY</td><td>TOTAL</td></tr><tr><td>UNIT A1: 1-BEDROOM</td><td>669 SF</td><td>12</td><td>8,028 SF</td></tr><tr><td>UNIT A2: 1-BEDROOM</td><td>648 SF</td><td>12</td><td>7,776 SF</td></tr><tr><td>UNIT B1: 2-BEDROOM</td><td>850 SF</td><td>12</td><td>10,200 SF</td></tr><tr><td>UNIT B2: 2-BEDROOM</td><td>767 SF</td><td>12</td><td>9,204 SF</td></tr><tr><td>UNIT B3: 2-BEDROOM</td><td>864 SF</td><td>4</td><td>3,456 SF</td></tr><tr><td>UNIT B4: 2-BEDROOM</td><td>898 SF</td><td>4</td><td>3,592 SF</td></tr><tr><td>UNIT C1: 3-BEDROOM</td><td>998 SF</td><td>8</td><td>7,984 SF</td></tr><tr><td>UNIT C2: 3-BEDROOM</td><td>1,035 SF</td><td>8</td><td>8,280 SF</td></tr><tr><td>SUB TOTAL:</td><td></td><td>72</td><td>58,520 SF</td></tr><tr><td>TOTAL 1-BEDROOM:</td><td>24</td><td></td><td></td></tr><tr><td>TOTAL 2-BEDROOM:</td><td>32</td><td></td><td></td></tr><tr><td>TOTAL 3-BEDROOM:</td><td>16</td><td></td><td></td></tr></table> <table><tr><td>GRAND TOTAL:</td><td>116</td><td>87,990 SF</td></tr><tr><td>TOTAL 1-BEDROOM:</td><td>64</td><td></td></tr><tr><td>TOTAL 2-BEDROOM:</td><td>36</td><td></td></tr><tr><td>TOTAL 3-BEDROOM:</td><td>16</td><td></td></tr></table>		UNIT TYPE	NET AREA	QTY	TOTAL	UNIT A1: 1-BEDROOM	640 SF	8	5,120 SF	UNIT A1A: 1-BEDROOM	650 SF	15	9,750 SF	UNIT A2: 1-BEDROOM	690 SF	4	2,760 SF	UNIT A3: 1-BEDROOM	620 SF	7	4,340 SF	UNIT A4: 1-BEDROOM	610 SF	6	3,660 SF	UNIT B1: 2-BEDROOM	960 SF	4	3,840 SF	SUB TOTAL:		44	29,470 SF	TOTAL 1-BEDROOM:	40			TOTAL 2-BEDROOM:	4			UNIT TYPE	NET AREA	QTY	TOTAL	UNIT A1: 1-BEDROOM	669 SF	12	8,028 SF	UNIT A2: 1-BEDROOM	648 SF	12	7,776 SF	UNIT B1: 2-BEDROOM	850 SF	12	10,200 SF	UNIT B2: 2-BEDROOM	767 SF	12	9,204 SF	UNIT B3: 2-BEDROOM	864 SF	4	3,456 SF	UNIT B4: 2-BEDROOM	898 SF	4	3,592 SF	UNIT C1: 3-BEDROOM	998 SF	8	7,984 SF	UNIT C2: 3-BEDROOM	1,035 SF	8	8,280 SF	SUB TOTAL:		72	58,520 SF	TOTAL 1-BEDROOM:	24			TOTAL 2-BEDROOM:	32			TOTAL 3-BEDROOM:	16			GRAND TOTAL:	116	87,990 SF	TOTAL 1-BEDROOM:	64		TOTAL 2-BEDROOM:	36		TOTAL 3-BEDROOM:	16		<p>BUILDING 1:</p> <p>1ST FLOOR: 12,138 SF</p> <p>2ND FLOOR: 11,723 SF</p> <p>3RD FLOOR: 11,723 SF</p> <p>4TH FLOOR: 10,979 SF</p> <p>SUB TOTAL: 46,563 SF</p> <p>BUILDING 2A:</p> <p>1ST FLOOR: 7,425 SF</p> <p>2ND FLOOR: 7,425 SF</p> <p>3RD FLOOR: 7,158 SF</p> <p>SUB TOTAL: 22,008 SF</p> <p>BUILDING 2B:</p> <p>1ST FLOOR: 4,465 SF</p> <p>2ND FLOOR: 4,465 SF</p> <p>3RD FLOOR: 4,197 SF</p> <p>SUB TOTAL: 13,127 SF</p> <p>BUILDING 2C:</p> <p>1ST FLOOR: 7,425 SF</p> <p>2ND FLOOR: 7,425 SF</p> <p>3RD FLOOR: 7,158 SF</p> <p>SUB TOTAL: 22,008 SF</p> <p>BUILDING 2D:</p> <p>1ST FLOOR: 4,465 SF</p> <p>2ND FLOOR: 4,465 SF</p> <p>3RD FLOOR: 4,197 SF</p> <p>SUB TOTAL: 13,127 SF</p> <p>GRAND TOTAL: 116,833 SF</p>	
TOTAL REQUIRED:	QTY	RATE	TOTAL																																																																																																																																																					
TOTAL 1-BEDROOM UNITS:	64	@ 1.0 PER UNIT	64 SPACES																																																																																																																																																					
TOTAL 2-BEDROOM UNITS:	36	@ 1.5 PER UNIT	54 SPACES																																																																																																																																																					
TOTAL 3-BEDROOM UNITS:	16	@ 2.0 PER UNIT	32 SPACES																																																																																																																																																					
GUEST PARKING:	116	@ 25%	29 SPACES																																																																																																																																																					
TOTAL REQUIRED PARKING:			179 SPACES																																																																																																																																																					
TOTAL REQUIRED BICYCLE PARKING:			9 SPACES																																																																																																																																																					
TOTAL PROVIDED:	TOTAL																																																																																																																																																							
STANDARD SPACES	174 SPACES																																																																																																																																																							
ACCESSIBLE SPACES	4 SPACES																																																																																																																																																							
VAN ACCESSIBLE SPACES	2 SPACES																																																																																																																																																							
TOTAL PARKING PROVIDED:	180 SPACES																																																																																																																																																							
TOTAL BICYCLE PARKING PROVIDED:	36 SPACES																																																																																																																																																							
UNIT TYPE	NET AREA	QTY	TOTAL																																																																																																																																																					
UNIT A1: 1-BEDROOM	640 SF	8	5,120 SF																																																																																																																																																					
UNIT A1A: 1-BEDROOM	650 SF	15	9,750 SF																																																																																																																																																					
UNIT A2: 1-BEDROOM	690 SF	4	2,760 SF																																																																																																																																																					
UNIT A3: 1-BEDROOM	620 SF	7	4,340 SF																																																																																																																																																					
UNIT A4: 1-BEDROOM	610 SF	6	3,660 SF																																																																																																																																																					
UNIT B1: 2-BEDROOM	960 SF	4	3,840 SF																																																																																																																																																					
SUB TOTAL:		44	29,470 SF																																																																																																																																																					
TOTAL 1-BEDROOM:	40																																																																																																																																																							
TOTAL 2-BEDROOM:	4																																																																																																																																																							
UNIT TYPE	NET AREA	QTY	TOTAL																																																																																																																																																					
UNIT A1: 1-BEDROOM	669 SF	12	8,028 SF																																																																																																																																																					
UNIT A2: 1-BEDROOM	648 SF	12	7,776 SF																																																																																																																																																					
UNIT B1: 2-BEDROOM	850 SF	12	10,200 SF																																																																																																																																																					
UNIT B2: 2-BEDROOM	767 SF	12	9,204 SF																																																																																																																																																					
UNIT B3: 2-BEDROOM	864 SF	4	3,456 SF																																																																																																																																																					
UNIT B4: 2-BEDROOM	898 SF	4	3,592 SF																																																																																																																																																					
UNIT C1: 3-BEDROOM	998 SF	8	7,984 SF																																																																																																																																																					
UNIT C2: 3-BEDROOM	1,035 SF	8	8,280 SF																																																																																																																																																					
SUB TOTAL:		72	58,520 SF																																																																																																																																																					
TOTAL 1-BEDROOM:	24																																																																																																																																																							
TOTAL 2-BEDROOM:	32																																																																																																																																																							
TOTAL 3-BEDROOM:	16																																																																																																																																																							
GRAND TOTAL:	116	87,990 SF																																																																																																																																																						
TOTAL 1-BEDROOM:	64																																																																																																																																																							
TOTAL 2-BEDROOM:	36																																																																																																																																																							
TOTAL 3-BEDROOM:	16																																																																																																																																																							
				SUMMARY																																																																																																																																																				
				<p>PRINCIPAL USES:</p> <p>MULTI-FAMILY HOUSING:</p> <p>BUILDING 1: 29,470 SF</p> <p>BUILDING 2 (A, B, C & D): 58,520 SF</p> <p>TOTAL: 87,990 SF</p>																																																																																																																																																				
				PUD REQUIREMENTS		DRAWINGS																																																																																																																																																		
				<p>THE INTENT OF THE PROPOSED PUD IS TO START WITH THE EXISTING R-4 (RESIDENTIAL HIGH DENSITY) ZONING AND MAKE MODIFICATIONS THAT ARE SPECIFIC TO THIS PROJECT.</p> <table><tr><td></td><td>EXISTING R-4 ZONING</td><td>PROPOSED REVISIONS IN PUD</td></tr><tr><td>MINIMUM LOT SIZE</td><td>2 ACRES</td><td></td></tr><tr><td>MAXIMUM DENSITY</td><td>35 DWELLING UNITS PER ACRE</td><td></td></tr><tr><td>MINIMUM LOT WIDTH</td><td>200 FEET</td><td></td></tr><tr><td>PRINCIPAL STRUCTURE FRONT SETBACK</td><td>25 FEET</td><td></td></tr><tr><td>PRINCIPAL STRUCTURE SIDE CORNER SETBACK</td><td>25 FEET</td><td></td></tr><tr><td>PRINCIPAL STRUCTURE SIDE SETBACK</td><td>25 FEET</td><td></td></tr><tr><td>PRINCIPAL STRUCTURE REAR SETBACK</td><td>20 FEET</td><td></td></tr><tr><td>PRINCIPAL STRUCTURE ROW SETBACK</td><td>STATE HWY 50 FEET</td><td>N/A</td></tr><tr><td>PRINCIPAL STRUCTURE ROW SETBACK</td><td>LOCAL OR COLLECTOR 25 FEET</td><td></td></tr><tr><td>SETBACK FROM SECTION LINES</td><td>100 FEET</td><td></td></tr><tr><td>SETBACK FROM ZONE DISTRICT BOUNDARY</td><td>N/A</td><td></td></tr><tr><td>ACCESSORY STRUCTURE FRONT SETBACK</td><td>50 FEET</td><td></td></tr><tr><td>ACCESSORY STRUCTURE SIDE CORNER SETBACK</td><td>50 FEET</td><td>N/A</td></tr><tr><td>ACCESSORY STRUCTURE SIDE SETBACK</td><td>5 FEET</td><td></td></tr><tr><td>ACCESSORY STRUCTURE REAR SETBACK</td><td>5 FEET</td><td></td></tr><tr><td>ACCESSORY STRUCTURE ROW SETBACK</td><td>STATE HWY 50 FEET</td><td>N/A</td></tr><tr><td>ACCESSORY STRUCTURE ROW SETBACK</td><td>LOCAL OR COLLECTOR 50 FEET</td><td></td></tr><tr><td>MAXIMUM HEIGHT - DWELLING</td><td>70 FEET</td><td>60 FEET</td></tr><tr><td>MAXIMUM HEIGHT - ACCESSORY STRUCTURE</td><td>16 FEET</td><td></td></tr><tr><td>MAXIMUM ACCESSORY BUILDING COVERAGE</td><td>80 SF PER DWELLING UNIT</td><td></td></tr><tr><td>MINIMUM FLOOR AREA - EFFICIENCY UNIT</td><td>450 SF</td><td></td></tr><tr><td>MINIMUM FLOOR AREA - 1-BEDROOM</td><td>600 SF</td><td></td></tr><tr><td>MINIMUM FLOOR AREA - 2-BEDROOM</td><td>750 SF</td><td></td></tr><tr><td>MINIMUM FLOOR AREA - 3-BEDROOM</td><td>900 SF</td><td></td></tr><tr><td>MINIMUM FLOOR AREA - 4-BEDROOM</td><td>1,000 SF</td><td></td></tr></table> <p>SITE COVERAGE STANDARDS FOR MULTI-FAMILY (4-07-02-04-02):</p> <p>OVERALL SIZE OF SITE: 205,239 SF OR 4.71 ACRES</p> <table><tr><td></td><td>REQUIREMENT</td><td>PROVIDED</td></tr><tr><td>PRINCIPAL AND ACCESSORY STRUCTURES</td><td>MAXIMUM 40%</td><td>37,327 SF OR 18%</td></tr><tr><td>PAVED AREA (INCLUDING DRIVEWAYS)</td><td>MAXIMUM 30%</td><td>102,687 SF OR 50%</td></tr><tr><td>LANDSCAPED AREA</td><td>MINIMUM 30%</td><td>65,225 SF OR 32%</td></tr><tr><td>TOTAL:</td><td></td><td>100%</td></tr></table> <p>OPEN SPACE (COMMON AND/OR PUBLIC)</p> <p>MINIMUM 30% 85,136 SF OR 41%</p> <p>NOTE: SEE SHEET L-01 FOR BREAKDOWN AND PRIORITIZATION OF OPEN SPACE</p>			EXISTING R-4 ZONING	PROPOSED REVISIONS IN PUD	MINIMUM LOT SIZE	2 ACRES		MAXIMUM DENSITY	35 DWELLING UNITS PER ACRE		MINIMUM LOT WIDTH	200 FEET		PRINCIPAL STRUCTURE FRONT SETBACK	25 FEET		PRINCIPAL STRUCTURE SIDE CORNER SETBACK	25 FEET		PRINCIPAL STRUCTURE SIDE SETBACK	25 FEET		PRINCIPAL STRUCTURE REAR SETBACK	20 FEET		PRINCIPAL STRUCTURE ROW SETBACK	STATE HWY 50 FEET	N/A	PRINCIPAL STRUCTURE ROW SETBACK	LOCAL OR COLLECTOR 25 FEET		SETBACK FROM SECTION LINES	100 FEET		SETBACK FROM ZONE DISTRICT BOUNDARY	N/A		ACCESSORY STRUCTURE FRONT SETBACK	50 FEET		ACCESSORY STRUCTURE SIDE CORNER SETBACK	50 FEET	N/A	ACCESSORY STRUCTURE SIDE SETBACK	5 FEET		ACCESSORY STRUCTURE REAR SETBACK	5 FEET		ACCESSORY STRUCTURE ROW SETBACK	STATE HWY 50 FEET	N/A	ACCESSORY STRUCTURE ROW SETBACK	LOCAL OR COLLECTOR 50 FEET		MAXIMUM HEIGHT - DWELLING	70 FEET	60 FEET	MAXIMUM HEIGHT - ACCESSORY STRUCTURE	16 FEET		MAXIMUM ACCESSORY BUILDING COVERAGE	80 SF PER DWELLING UNIT		MINIMUM FLOOR AREA - EFFICIENCY UNIT	450 SF		MINIMUM FLOOR AREA - 1-BEDROOM	600 SF		MINIMUM FLOOR AREA - 2-BEDROOM	750 SF		MINIMUM FLOOR AREA - 3-BEDROOM	900 SF		MINIMUM FLOOR AREA - 4-BEDROOM	1,000 SF			REQUIREMENT	PROVIDED	PRINCIPAL AND ACCESSORY STRUCTURES	MAXIMUM 40%	37,327 SF OR 18%	PAVED AREA (INCLUDING DRIVEWAYS)	MAXIMUM 30%	102,687 SF OR 50%	LANDSCAPED AREA	MINIMUM 30%	65,225 SF OR 32%	TOTAL:		100%	<p>A-00 COVER SHEET</p> <p>SUR-1 EXISTING SITE SURVEY</p> <p>C-000 CIVIL COVER SHEET</p> <p>C-001 NOTES AND LEGEND</p> <p>C-011 CIVIL SITE PLAN</p> <p>C-111 DEMOLITION PLAN</p> <p>C-311 GRADING PLAN</p> <p>C-511 UTILITY PLAN</p> <p>A-01 ARCHITECTURAL SITE PLAN</p> <p>A-02 ENLARGED SITE PLAN</p> <p>L-01 LANDSCAPE NOTES & PLANT LIST</p> <p>L-02 LANDSCAPE PLAN</p> <p>L-03 LANDSCAPE DETAILS</p> <p>VICINITY MAP</p> 																																																					
	EXISTING R-4 ZONING	PROPOSED REVISIONS IN PUD																																																																																																																																																						
MINIMUM LOT SIZE	2 ACRES																																																																																																																																																							
MAXIMUM DENSITY	35 DWELLING UNITS PER ACRE																																																																																																																																																							
MINIMUM LOT WIDTH	200 FEET																																																																																																																																																							
PRINCIPAL STRUCTURE FRONT SETBACK	25 FEET																																																																																																																																																							
PRINCIPAL STRUCTURE SIDE CORNER SETBACK	25 FEET																																																																																																																																																							
PRINCIPAL STRUCTURE SIDE SETBACK	25 FEET																																																																																																																																																							
PRINCIPAL STRUCTURE REAR SETBACK	20 FEET																																																																																																																																																							
PRINCIPAL STRUCTURE ROW SETBACK	STATE HWY 50 FEET	N/A																																																																																																																																																						
PRINCIPAL STRUCTURE ROW SETBACK	LOCAL OR COLLECTOR 25 FEET																																																																																																																																																							
SETBACK FROM SECTION LINES	100 FEET																																																																																																																																																							
SETBACK FROM ZONE DISTRICT BOUNDARY	N/A																																																																																																																																																							
ACCESSORY STRUCTURE FRONT SETBACK	50 FEET																																																																																																																																																							
ACCESSORY STRUCTURE SIDE CORNER SETBACK	50 FEET	N/A																																																																																																																																																						
ACCESSORY STRUCTURE SIDE SETBACK	5 FEET																																																																																																																																																							
ACCESSORY STRUCTURE REAR SETBACK	5 FEET																																																																																																																																																							
ACCESSORY STRUCTURE ROW SETBACK	STATE HWY 50 FEET	N/A																																																																																																																																																						
ACCESSORY STRUCTURE ROW SETBACK	LOCAL OR COLLECTOR 50 FEET																																																																																																																																																							
MAXIMUM HEIGHT - DWELLING	70 FEET	60 FEET																																																																																																																																																						
MAXIMUM HEIGHT - ACCESSORY STRUCTURE	16 FEET																																																																																																																																																							
MAXIMUM ACCESSORY BUILDING COVERAGE	80 SF PER DWELLING UNIT																																																																																																																																																							
MINIMUM FLOOR AREA - EFFICIENCY UNIT	450 SF																																																																																																																																																							
MINIMUM FLOOR AREA - 1-BEDROOM	600 SF																																																																																																																																																							
MINIMUM FLOOR AREA - 2-BEDROOM	750 SF																																																																																																																																																							
MINIMUM FLOOR AREA - 3-BEDROOM	900 SF																																																																																																																																																							
MINIMUM FLOOR AREA - 4-BEDROOM	1,000 SF																																																																																																																																																							
	REQUIREMENT	PROVIDED																																																																																																																																																						
PRINCIPAL AND ACCESSORY STRUCTURES	MAXIMUM 40%	37,327 SF OR 18%																																																																																																																																																						
PAVED AREA (INCLUDING DRIVEWAYS)	MAXIMUM 30%	102,687 SF OR 50%																																																																																																																																																						
LANDSCAPED AREA	MINIMUM 30%	65,225 SF OR 32%																																																																																																																																																						
TOTAL:		100%																																																																																																																																																						

7401 BROADWAY

PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

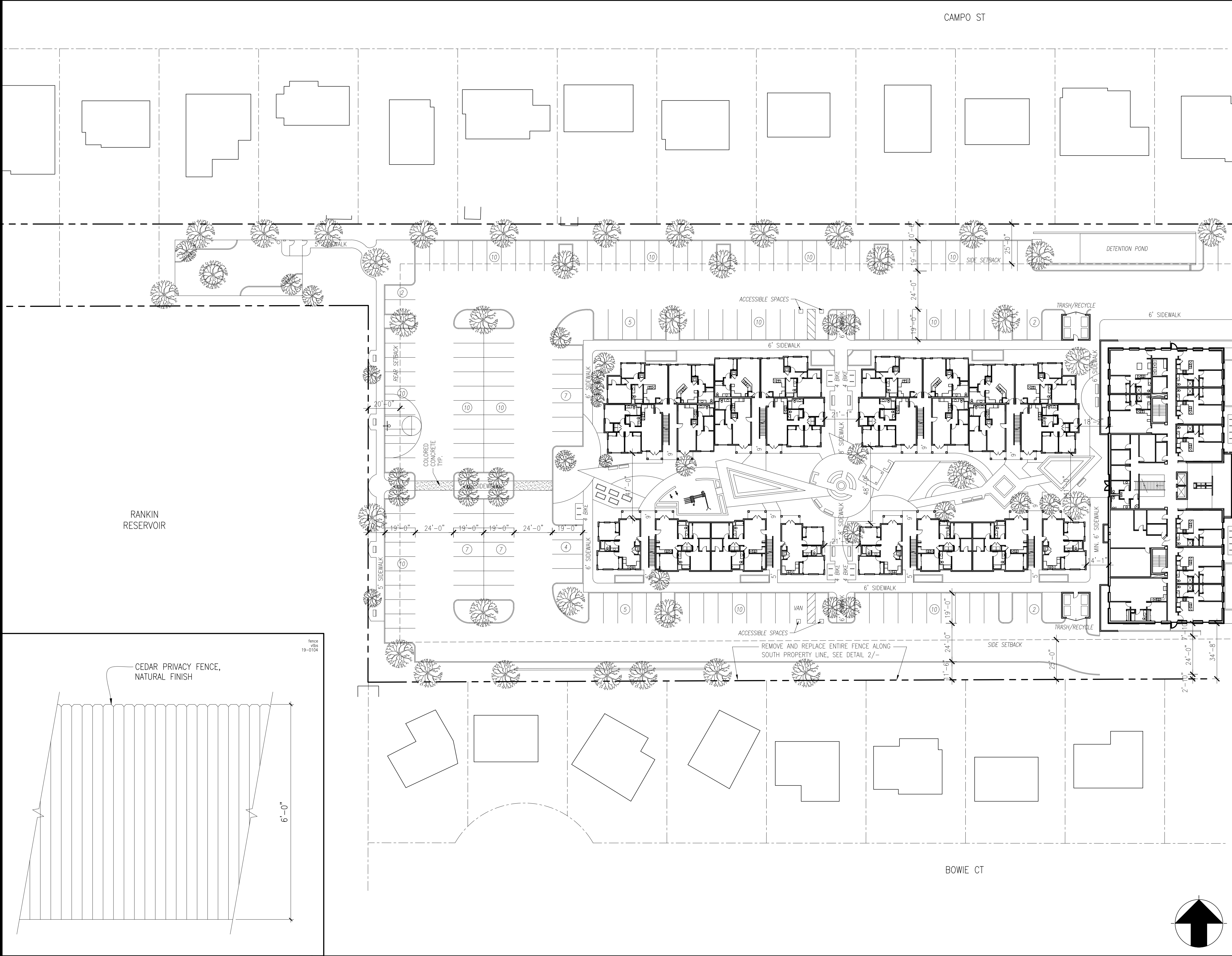
DENVER, CO



7401 BROADWAY

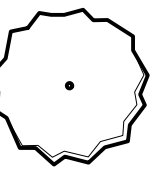
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN

DENVER, CO

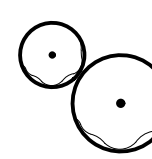


7401 BROADWAY
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
DENVER, CO

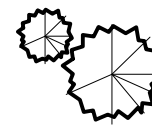
LANDSCAPE PLANT LIST



DECIDUOUS SHADE TREES							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
AGG	Autumn Gold Ginkgo	Ginkgo biloba 'Autumn Gold'	25-50'	25-35'	Medium	Sun	2" Cal., B&B
RPO	Regal Prince Oak	Quercus robur x bicolor 'Long'	30-45'	6-18'	Low	Sun	2" Cal., B&B
ACE	Accolade Elm	Ulmus japonica x wilsoniana 'Morton'	50-70'	30-40'	Low	Sun	2" Cal., B&B
RRN	Royal Red Norway Maple	Acer platanoides 'Royal Red'	30-40'	25-30'	Medium	Sun / Part Shade	2" Cal., B&B



ORNAMENTAL TREES							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
PEH	Pyramidal European Hornbeam	Carpinus betulus festigiata	25-35'	15-25'	Medium	Sun / Part Shade	1-1/2" Cal., B&B
TCH	Thornless Cockspur Hawthorn	Crataegus coccinea-galli inermis	15-25'	15-20'	Low	Sun	1-1/2" Cal., B&B
CSO	Crimson Spire Oak	Quercus robur x alba 'Crimschmidt'	45'	14'	Medium	Sun	1-1/2" Cal., B&B
JTL	Japanese Tree Lilac	Syringa reticulata	15-25'	15-20'	Low	Sun / Part Shade	1-1/2" Cal., B&B



EVERGREEN TREES							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
EAB	Emerald Arrow Bosnian Pine	Pinus leucodermis 'Emerald Arrow'	15-25'	6-8'	Low	Sun	6' ht., B&B
FNS	Fastigate Norway Spruce	Picea abies 'Cupressina'	15-20'	4-6'	Medium	Sun	6' ht., B&B
KCA	Komet Columnar Austrian Pine	Pinus nigra 'Komet'	15-20'	4-5'	Low	Sun	6' ht., B&B
USP	Upright Scotch Pine	Pinus sylvestris 'Fastigiata'	30-50'	10-15'	Low	Sun	6' ht., B&B
HIS	Hoopail Spruce	Picea pungens 'Hoopail'	25'	12'	Medium	Adaptable	6' ht., B&B
BSP	Bosnian Pine	Pinus heldreichii (leucodermis)	15-25'	10-12'	Low	Sun	6' ht., B&B



DECIDUOUS SHRUBS							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
BGM	Bigtooth Maple	Acer grandidentatum	20-30'	20-30'	Low	Sun	5 Gallon Cont.
CPB	Crimson Pygmy Barberry	Berberis thunbergii 'Crimson Pygmy'	1-2'	1-2'	Low	Sun	5 Gallon Cont.
OCJ	Orange Columnar Japanese Barberry	Berberis thunbergii 'Orange Rocket'	4-5'	18-24"	Low	Sun / Part Shade	5 Gallon Cont.
PPB	Compact Purple Butterfly Bush	Buddleja davidii nanhoensis Petite Plum	4-6'	4-5'	Medium	Sun / Part Shade	5 Gallon Cont.
PYP	Pygmy Peashrub	Caragana pygmaea	3-4'	3-5'	Low	Sun	5 Gallon Cont.
CAQ	Cameo Quince	Chaenomeles speciosa 'Cameo'	3-4'	4-6'	Low	Sun / Part Shade	5 Gallon Cont.
GST	Grace Smoke Tree	Cotinus 'Grace'	10-15'	10-15'	Medium	Sun	5 Gallon Cont.
YTD	Yellowtwig Dogwood	Cornus stolonifera 'Flaviramea'	6-8'	6-10'	Medium	Adaptable	5 Gallon Cont.
BRB	Burkwoodii Red Broom	Cytisus scoparius 'Burkwoodii'	2-3'	3-4'	Low	Sun	5 Gallon Cont.
SWN	Summer Wine Ninebark	Physocarpus opulifolius 'Summer Wine'	4-6'	4-6'	Low	Sun / Part Shade	5 Gallon Cont.
PFA	Pink Flowering Almond	Prunus glandulosa 'Rosea Plena'	4-6'	4-6'	Medium	Sun	5 Gallon Cont.
LMS	Limemound Spiraea	Spiraea japonica Limemound	18-24"	2-3'	Medium	Sun / Part Shade	5 Gallon Cont.
CPL	Common Purple Lilac	Syringa vulgaris	10-20'	8-12'	Low	Sun	5 Gallon Cont.
MWW	Midnight Wine Weigela	Weigela florida Midnight Wine	18-24"	18-24"	Medium	Sun / Part Shade	5 Gallon Cont.



EVERGREEN SHRUBS							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
EGE	Emerald 'n Gold Euonymus	Euonymus fortunei 'Emerald 'n Gold'	18-24"	3-4'	Medium	Part Shade / Shade	5 Gallon Cont.
MAE	Manhattan Euonymus	Euonymus kiautschovic 'Manhattan'	4-6'	6-8'	Medium	Shade	5 Gallon Cont.
REY	Red False (Texas) Yucca	Hesperaloe parviflora	3-4'	3-4'	Very Low	Sun	5 Gallon Cont.
ARJ	Armstrong Juniper	Juniperus chinensis 'Armstrongii'	3-4'	3-4'	Low	Sun	5 Gallon Cont.
DPP	Dwarf Pinon Pine	Pinus edulis selectonios	24"	24"	Low	Sun	5 Gallon Cont.
BTM	Big Tuna Mugo Pine	Pinus mugo 'Big Tuna'	6-8'	5-6'	Low	Sun	5 Gallon Cont.
TAY	Taunton Yew	Taxus x media 'Tauntonii'	3-4'	6-7'	Medium	Shade / Part Shade	5 Gallon Cont.
EMA	Emerald Arborvitae	Thuja occidentalis 'Emerald'	10-15'	3-4'	Medium	Sun / Part Shade	5 Gallon Cont.
BEY	Bright Edge Yucca	Yucca filamentosa 'Bright Edge'	2-3'	2-4'	Low	Sun / Part Shade	5 Gallon Cont.

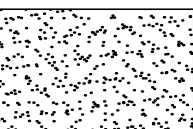
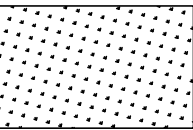
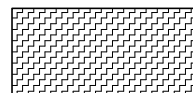


ORNAMENTAL GRASSES							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
BBG	Big Bluestem Grass	Andropogon gerardii	4-6'	2-3'	Low	Sun	5 Gallon Cont.
VJD	Variegated Japanese Sedge	Carex morrowii 'Ice Dance'	8-12"	1-2'	Medium	Sun / Part Shade	5 Gallon Cont.
EBF	Elijah Blue Fescue Grass	Festuca glauca 'Elijah Blue'	6-8"	6-8"	Low	Sun	5 Gallon Cont.
RMM	Regal Mist Muhly Grass	Muhlenbergia capillaris Regal Mist	3-4'	3-4'	Low	Sun	5 Gallon Cont.
MFG	Mexican Feather Grass	Nassella tenuissima	2-3'	1-2'	Low	Sun	1 Gallon Cont.
HMS	Heavy Metal Blue Switch Grass	Panicum virgatum 'Heavy Metal'	3-4'	12-18"	Low	Sun	5 Gallon Cont.
SRS	Shenandoah Red Switch Grass	Panicum virgatum 'Shenandoah'	3-4'	12-18"	Low	Sun	5 Gallon Cont.
PLG	Plume Grass	Saccharum ravennae	8-12'	3-4'	Medium	Sun	5 Gallon Cont.

LARGE PERENNIALS



LOW PERENNIALS & GROUNDCOVERS



LAWN AREA

Sod
90 / 10 Fescue/Bluegrass Mix

PERENNIALS							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND SPACING
SSH	Sonoran Sunset Hyssop	Agastache cana 'Sinning'	12-18"	12-15"	Low	Sun	4" Pot/ 36" O.C.
SMS	Silver Mound Sage	Artemisia schmidtiana	12-18"	18-24"	Low	Sun	4" Pot/ 36" O.C.
PIP	Purple Iceplant	Delosperma cooperi	2-4"	12-18"	Low	Sun	4" Pot/ 18" O.C.
PCF	Purple Coneflower	Echinacea purpurea	2-3'	18-24"	Low	Sun	4" Pot/ 36" O.C.
CRD	Cranberry Red Daylily	Hemerocallis 'Pardon Me'	18-24"	12-18"	Low	Sun	4" Pot/ 24" O.C.
ACD	Apricot Daylily	Hemerocallis 'Ruffled Apricot'	24-30"	18-24"	Low	Sun	4" Pot/ 24" O.C.
CCB	Citronelle Coral Bells	Heuchera 'Citronelle'	6-10"	12-14"	Medium	Shade	4" Pot/ 18" O.C.
PCB	Palace Purple Coral Bells	Heuchera micrantha 'Palace Purple'	12-18"	12-18"	Medium	Shade / Part Shade	4" Pot/ 18" O.C.
MCB	Mixed Colors Bitterroot	Lewisia cottleodoni 'Rainbow Mix'	5-8"	4-8"	Low	Sun / Part Shade	4" Pot/ 18" O.C.
PGF	Purple Gayfeather	Liatris spicata 'Floristan Violet'	2-3'	18-24"	Low	Sun	4" Pot/ 36" O.C.
BEB	Blue Bee-Balm	Monarda 'Blue Stocking'	2-3'	12-18"	Medium	Sun	4" Pot/ 24" O.C.
WLC	Walker's Low Catmint	Nepeta x faassenii 'Walker's Low'	18-24"	2-3'	Low	Sun	4" Pot/ 36" O.C.
BES	Black Eyed Susan	Rudbeckia fulgida 'Goldsturm'	18-24"	18-24"	Low	Sun	4" Pot/ 24" O.C.

WATER QUALITY PLANTINGS							
SYMBOL	COMMON NAME	BOTANICAL NAME	MATURE HEIGHT	MATURE SPREAD	WATER USE	SUN/SHADE	SIZE AND CONDITION
OWY	Common White Yarrow	Achillea millefolium	1-2'	2-3'	Low	Sun	1 Gallon Cont.
DGC	Denver Gold Columbine	Aquilegia chrysantha	28"-32"	16-18"	Low	Sun / Part Shade	1 Gallon Cont.
FRG	Feather Reed Grass	Calamagrostis acutiflora 'Karl Foerster'	4-5'	18-24"	Low	Sun / Part Shade	1 Gallon Cont.
KOR	Korean Feather Reed Grass	Calamagrostis brachytricha	3-4'	2-3'	Low	Shade	1 Gallon Cont.
PPC	Purple Prairie Clover	Dalea purpurea	2-3'	1-2'	Low	Sun	1 Gallon Cont.
RJB	Red Baron Japanese Blood Grass	Imperata cylindrica 'Red Baron'	12-18"	12-18"	Medium	Adaptable	1 Gallon Cont.
CVS	Cream Variegated Sweet Iris	Iris pallida 'Argentea Variegata'	2-3'	12-18"	Low	Sun / Part Shade	1 Gallon Cont.
SCL	Scarlet Lobelia	Lobelia fulgens 'Queen Victoria'	2-3'	18-24"	Medium	Sun / Part Shade	1 Gallon Cont.
RUS	Russian Sage	Perovskia atriplicifolia	3-4'	3-4'	Very Low	Sun	1 Gallon Cont.

PLAN SET INDEX

SHEET	NAME
L-01	LANDSCAPE NOTES & PLANT LIST
L-02	LANDSCAPE PLAN
L-03	LANDSCAPE DETAILS

BUFFERYARD LANDSCAPING CALCULATIONS

PROPERTY LINE	REQ.	PROVIDED
NORTH - 760 LF (760 LF / 80) x 1 TREE (760 LF / 80) X 5 SHRUBS	10 48	12 TREES 60 SHRUBS
SOUTH - 629 + 131 LF (760 LF / 80) x 1 TREE (760 LF / 80) X 5 SHRUBS	10 48	18 TREES 73 SHRUBS
WEST - 237 + 51 LF (288 LF / 80) x 1 TREE (288 LF / 80) X 5 SHRUBS	4 18	4 TREES 21 SHRUBS

PARKING LANDSCAPE CALCULATIONS

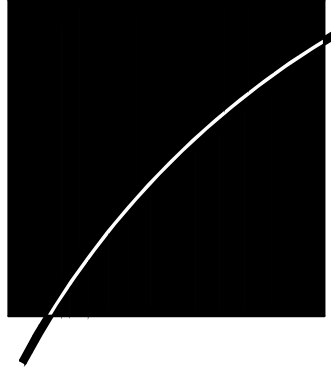
DESCRIPTION	REQ.	PROVIDED
TREE - 1 TREE PER 10 STALLS 1 x (180 STALLS / 10)	18	21 TREES

STREETSCAPE CALCULATIONS

DESCRIPTION	REQ.	PROVIDED
BROADWAY STREET - 237 LF TREES: 1 x (237 LF / 40) SHRUBS: 2x (237 LF / 40)	6 12	6 TREES 12 SHRUBS

REQUIRED TREE MIX CALCULATIONS

DESCRIPTION	REQ.	PROVIDED
LARGE DECIDUOUS TREES	10%-50%	36 (50%)
ORNAMENTAL TREES	10%-50%	36 (50%)



1738 BERKELEY STREET
SANTA MONICA, CA 90404
TEL. 310.384.0273 FAX 310.384.2424
SUITE 800, 1875 LAWRENCE STREET
DENVER, CO 80202
TEL. 303.675.0041 FAX 303.675.0052
SUITE 585, 100 WEST SAN PABLO ST
SAN JOSE, CA 95131
TEL. 408.537.0532 FAX 408.537.0535
VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE · PLANNING · URBAN DESIGN

7401 BROADWAY
DENVER, CO

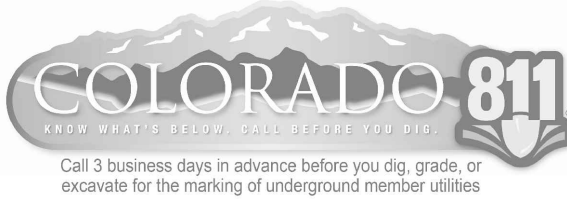
ADAMS COUNTY HOUSING AUTHORITY
4430 S. ADAMS COUNTY PARKWAY STE. W5000A
BRIGHTON, CO 80601

ISSUE	DATE	DESCRIPTION
1	8/29/18	PUD / PRELIM DEVELOP PLAN

- FOR REVIEW -
NOT FOR CONSTRUCTION

VIBS PROJECT NO.: 18001	
DRAWN:	CHECKED:
LANDSCAPE NOTES & PLANT LIST	

L-01



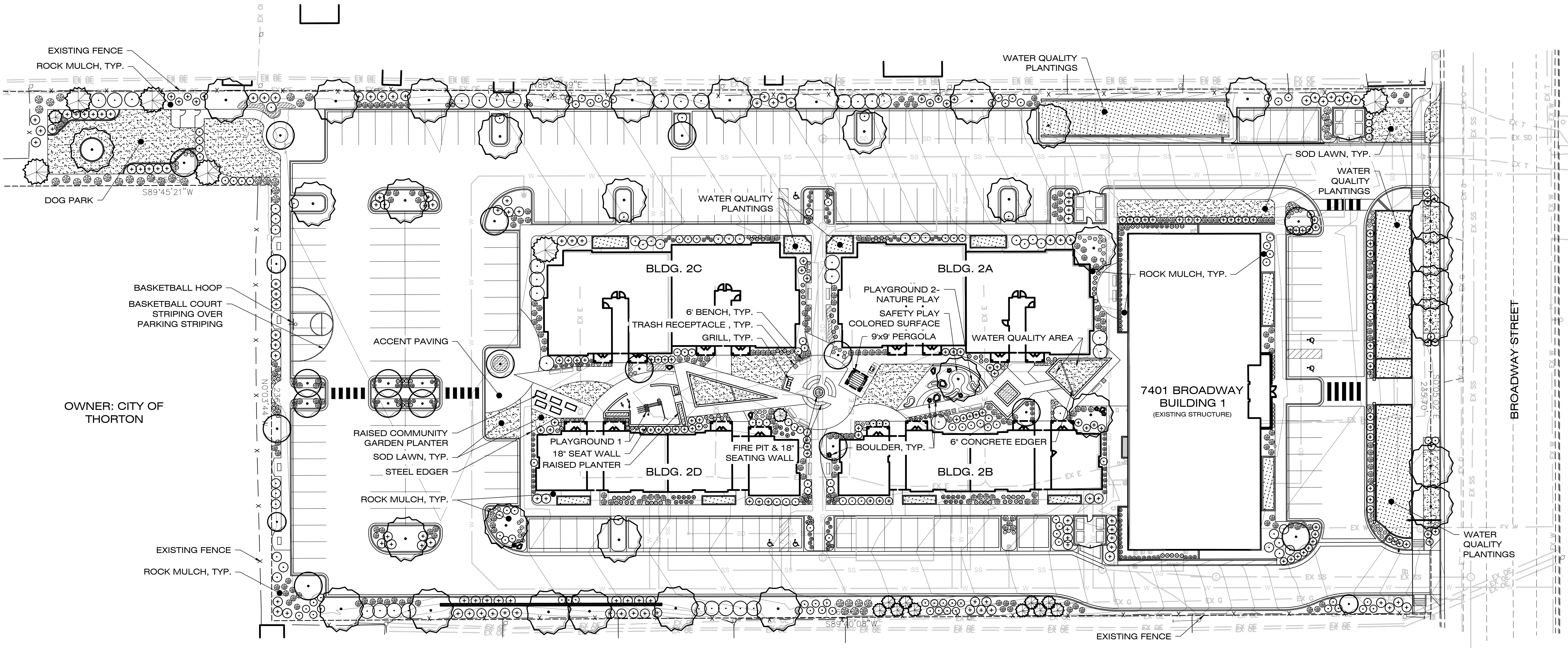
Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities



OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811
WWW.ODGDESIGN.COM

7401 BROADWAY
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
DENVER, CO

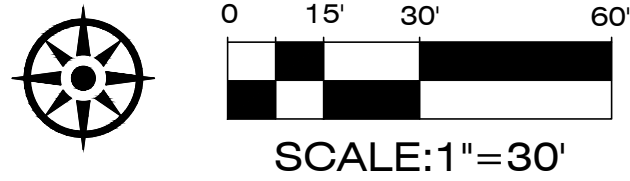
LANDSCAPE PLAN



LANDSCAPE LEGEND

(SEE SHEET L1 FOR FULL PLANT LIST)

- | | | | |
|--|-----------------------|--|-------------------------------|
| | DECIDUOUS SHADE TREES | | LOW PERENNIALS / GROUND COVER |
| | ORNAMENTAL TREES | | SOD LAWN |
| | EVERGREEN TREES | | WATER QUALITY PLANTINGS |
| | DECIDUOUS SHRUBS | | |
| | EVERGREEN SHRUBS | | |
| | ORNAMENTAL GRASSES | | |
| | PERENNIALS | | |



OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811
WWW.ODGDESIGN.COM

1738 BERKELEY STREET
SANTA MONICA, CA 90404
TEL. 310.384.0273 FAX 310.384.2424
SUITE 800, 1875 LAWRENCE STREET
DENVER, CO 80002
TEL. 303.675.0041 FAX 303.675.0052
SUITE 585, 100 WEST SAN FERNANDO ST
SAN JOSE, CA 95133
TEL. 408.537.0532 FAX 408.537.0535
VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE · PLANNING · URBAN DESIGN

7401 BROADWAY
DENVER, CO

ADAMS COUNTY HOUSING AUTHORITY
4430 S. ADAMS COUNTY PARKWAY STE. W5000A
BRIGHTON, CO 80601

ISSUE	DATE	DESCRIPTION
1	8/29/18	PUD / PRELIM DEVELOP PLAN

- FOR REVIEW -
NOT FOR CONSTRUCTION

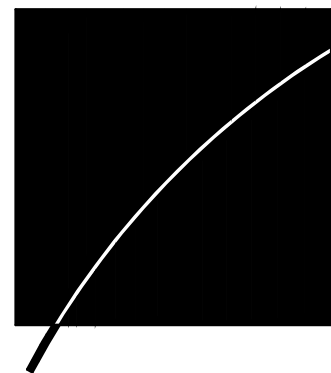
VIBS PROJECT NO.: 18001

DRAWN: CHECKED:

LANDSCAPE PLAN

L-02

7401 BROADWAY
PLANNED UNIT DEVELOPMENT / PRELIMINARY DEVELOPMENT PLAN
DENVER, CO



1738 BERKELEY STREET
SANTA MONICA, CA 90404
TEL. 310.384.0273 FAX 310.384.2424
SUITE 800, 1875 LAWRENCE STREET
DENVER, CO 80002
TEL. 303.675.0041 FAX 303.675.0652
SUITE 595, 100 WEST SAN PABLO ST
SAN JOSE, CA 95131
TEL. 408.537.0532 FAX 408.537.0535
VAN TILBURG, BANVARD & SODERBERGH, AIA
ARCHITECTURE · PLANNING · URBAN DESIGN

7401 BROADWAY
DENVER, CO

ADAMS COUNTY HOUSING AUTHORITY
4430 S. ADAMS COUNTY PARKWAY STE. W5000A
BRIGHTON, CO 80601

ISSUE	DATE	DESCRIPTION
1	8/29/18	PUD / PRELIM DEVELOP PLAN

- FOR REVIEW -
NOT FOR CONSTRUCTION

VIBS PROJECT NO.: 18001
DRAWN: CHECKED:
LANDSCAPE DETAILS

L-03

A PLANTING DETAIL FOR ALL TREES & B&B SHRUBS N.T.S.

NOTES:
1. INSTALL WATERING SAUCER IN NATIVE AREAS.
2. CONSTRUCT 6" HEIGHT WATERING RING FOR INITIAL WATERING. REMOVE IN SOD AREAS PRIOR TO MULCHING.
3. AFTER SEPTEMBER 1ST, INSTALL 4" TREE TAPE ON DECIDUOUS TREES FROM 6" OFF THE GROUND TO THE FIRST BRANCH. REMOVE PROMPTLY IN SPRING.
4. COMPLETELY REMOVE WIRE BASKET, ALL TWINE & PLASTIC. REMOVE BURLAP OFF TOP 2/3 OF BALL.
5. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.

B PLANTING DETAIL FOR SHRUBS, AND ALL CONTAINER PLANTS LARGER THAN 1 GALLON N.T.S.

NOTES:
1. PRUNE ALL DEAD OR DAMAGED BRANCHES PRIOR TO, AND AFTER PLANTING.
2. CRUMBLING OR BROKEN ROOT BALLS WILL BE REJECTED.
3. DIG PLANT PIT TWICE AS WIDE AND HIGH AS CONTAINER.
4. TAKE CARE NOT TO DAMAGE ROOT BALL WHEN REMOVING THE PLANT FROM ITS CONTAINER.
5. FOR ALL PLANTS IDENTIFIED WITH WATER USE OF "LOW" OR "VERY LOW" ON THE PLANT LIST, KEEP WOOD MULCH 2" BACK FROM TRUNK OR STEM.
6. FILL PLANT PIT WITH 1/2 SPECIFIED SOIL MIX AND 1/2 PIT SOIL.
7. SCORE ROOT BOUND ROOT BALLS TO FREE UP ROOTS.

C PLANTING DETAIL FOR PERENNIALS, ANNUALS, & ALL CONTAINER PLANTS 1 GALLON OR SMALLER N.T.S.

NOTE: IF INDIVIDUAL PLANT LOCATIONS ARE NOT SHOWN ON THE LANDSCAPE PLAN, SPACE PLANTS AT THE O.C. SPACING SHOWN ON THE LANDSCAPE PLANT LIST

D BENCH N.T.S.

MLB100-W

MATERIALS: Bench ends are made from solid cast aluminum. The seat employs 1.25" x 3.375" (3.2 cm x 8.6 cm) bullnosed lpe wood slats.

FINISH: The Maglin Powdercoat System provides a durable finish on all metal surfaces. Wood slats are finished with penetrating sealers.

INSTALLATION: The bench is delivered pre-assembled. Holes (0.5") are provided in each foot for securing to base.

TO SPECIFY: Select MLB100-W Choose: - Powdercoat Color

OPTIONS: - Center Arm - Plaques - Skate Deterrent - Personalization

COMPLEMENTARY PRODUCTS: - MLWR200-20 - MLAU200 - MLP200

DIMENSIONS:
Height: 30.00" (76.2 cm)
Length: 70.00" (177.8 cm)
Depth: 30.00" (76.2 cm)
Seat: 16.00" (40.6 cm)
Weight: 93lbs (42kg)

E PLAYGROUND 1 CHARACTER IMAGE N.T.S.

F LITTER RECEPTACLE N.T.S.

MLWR200-32-PS

MATERIALS: The trash container frame is constructed using heavy duty steel flat bar. A 32 gallon commercial grade plastic liner and standard metal lid are provided.

FINISH: All steel components are protected with E-Coat rust proofing. The Maglin Powdercoat System provides a durable finish on all metal surfaces.

INSTALLATION: The trash container is delivered pre-assembled. Holes (0.5") are provided in each mounting foot for securing to base.

TO SPECIFY: Select MLWR200-32-PS Choose: - Powdercoat Color - Paper Slot Lid (PS) or lid options listed below.

OPTIONS: - Standard Lid (ST) - Side Ash Receptacle (SA) - Dome Lid (DL32) - Bottle/Can Slot Lid (BC) - Side Opening (MLWR200S-32)

DIMENSIONS:
Height: 38.25" (97.2cm)
Outer Radius: 22.25" (56.3cm)
Weight: 199.04lbs (90.3kg)

G PLAYGROND 2 - NATURE PLAY CHARACTER IMAGE N.T.S.



Call 3 business days in advance before you dig, grade, or excavate for the marking of underground member utilities



OUTDOOR DESIGN GROUP, INC.
5690 WEBSTER STREET
ARVADA, CO 80002
(303) 993-4811
WWW.ODGDESIGN.COM

7401 BROADWAY



CONCEPTU/



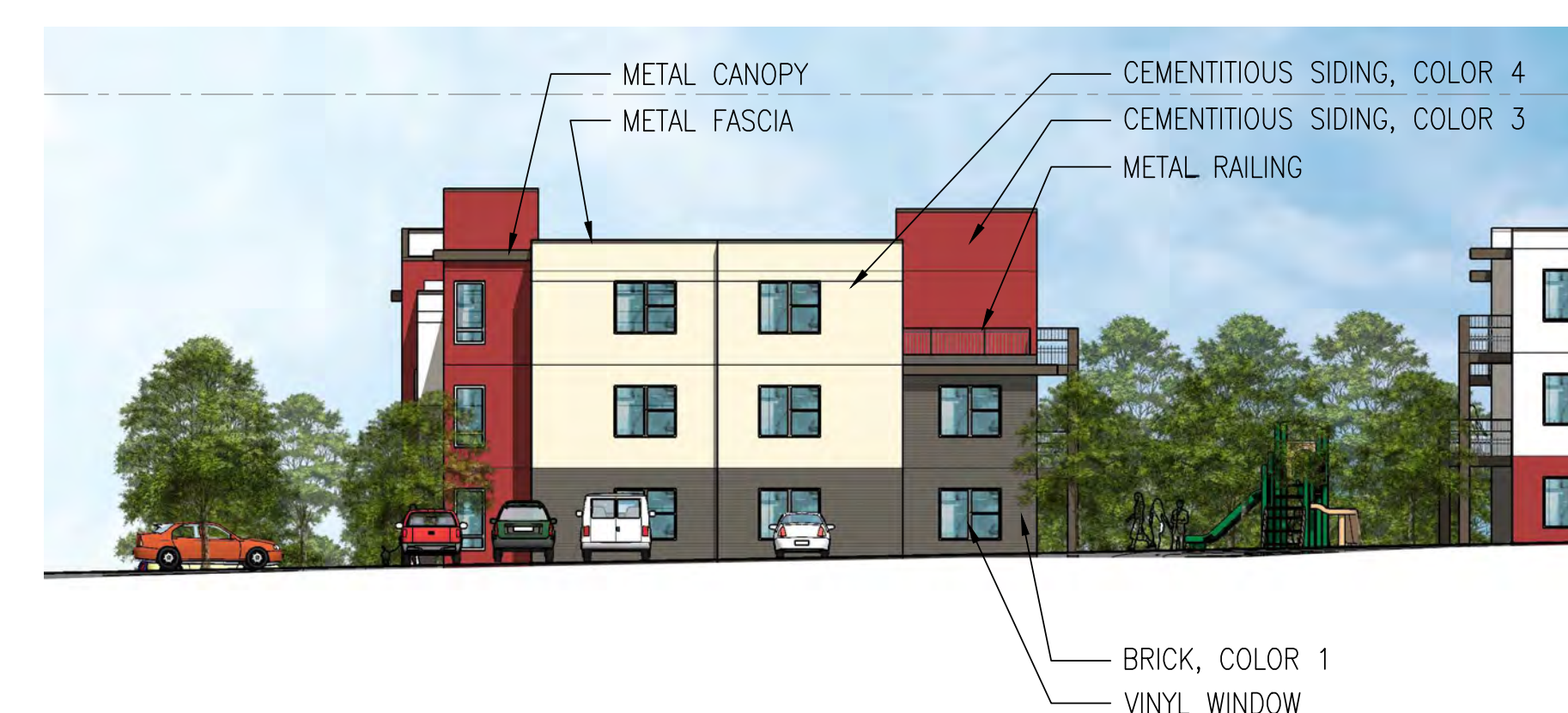
CONCEPTU/



CONCEPTUAL WEST ELEVATION

SCALE
1/16"=1'-0"

4



SCALE: 1/16" = 1'

CONCEPT

7401 BROADWAY SUBDIVISION FILING NO. 1

Case No. PLT2018-00036

DEDICATION AND LEGAL DESCRIPTION

KNOW ALL MEN BY THESE PRESENTS THAT HOUSING AUTHORITY OF THE COUNTY OF ADAMS, D.B.A. UNISON HOUSING PARTNERS, BEING THE SOLE OWNER OF THE FOLLOWING DESCRIBED TRACT OF LAND;

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AS DETERMINED BY GNSS AND TERRESTRIAL OBSERVATIONS. SAID LINE BEARS NORTH 00°05'02" WEST RELATIVE TO THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AND IS MONUMENTED IN THE FIELD AS DESCRIBED HEREON.

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO BEAR NORTH 00°05'02" WEST;

THENCE SOUTH 89°44'34" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO WESTERLY RIGHT-OF-WAY LINE OF BROADWAY, BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°05'02" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BROADWAY, A DISTANCE OF 235.70 FEET TO THE NORTHEAST CORNER OF LOT 35, BLOCK 4, WESTERN HILLS FILING NO. 1, AS RECORDED OCTOBER 7, 1954 IN PLAT BOOK 5, PAGE 36, FILE 10, MAP 82, RECEPTION NO. 430673;

THENCE SOUTH 89°40'08" WEST, A DISTANCE OF 629.37 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, SAID POINT LYING 1082.55 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 00°03'44" WEST ALONG SAID WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 236.46 FEET;

THENCE SOUTH 89°45'21" WEST ALONG THE NORTH LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 555.29 FEET;

THENCE ALONG THE SOUTH LINE OF BLOCK 5 OF SAID WESTERN HILLS FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. NORTH 66°18'11" EAST, A DISTANCE OF 105.87 FEET;
2. NORTH 85°44'50" EAST, A DISTANCE OF 139.83 FEET;
3. NORTH 89°53'39" EAST, A DISTANCE OF 948.09 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, WESTERN HILLS FILING NO. 1;

THENCE SOUTH 00°05'45" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BROADWAY, A DISTANCE OF 49.43 FEET TO THE POINT OF BEGINNING.

CONTAINING 205,239 SQUARE FEET, OR 4.7116 ACRES, MORE OR LESS,

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A LOT AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF 7401 BROADWAY SUBDIVISION FILING NO. 1, AND DOES HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, THE EASEMENTS SHOWN. THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

OWNER

EXECUTED THIS _____ DAY OF _____, A.D. 2019

OWNER:
HOUSING AUTHORITY OF THE COUNTY OF ADAMS, D.B.A. UNISON HOUSING PARTNERS

BY: _____ AS _____ TITLE _____

ACKNOWLEDGEMENT

STATE OF COLORADO

COUNTY OF _____ } SS.

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS

_____ DAY OF _____, A.D., 2019

BY: _____ AS _____ TITLE _____

OF HOUSING AUTHORITY OF THE COUNTY OF ADAMS, D.B.A. UNISON HOUSING PARTNERS

NOTARY PUBLIC _____

ADDRESS _____

MY COMMISSION EXPIRES _____

SURVEYOR'S CERTIFICATION

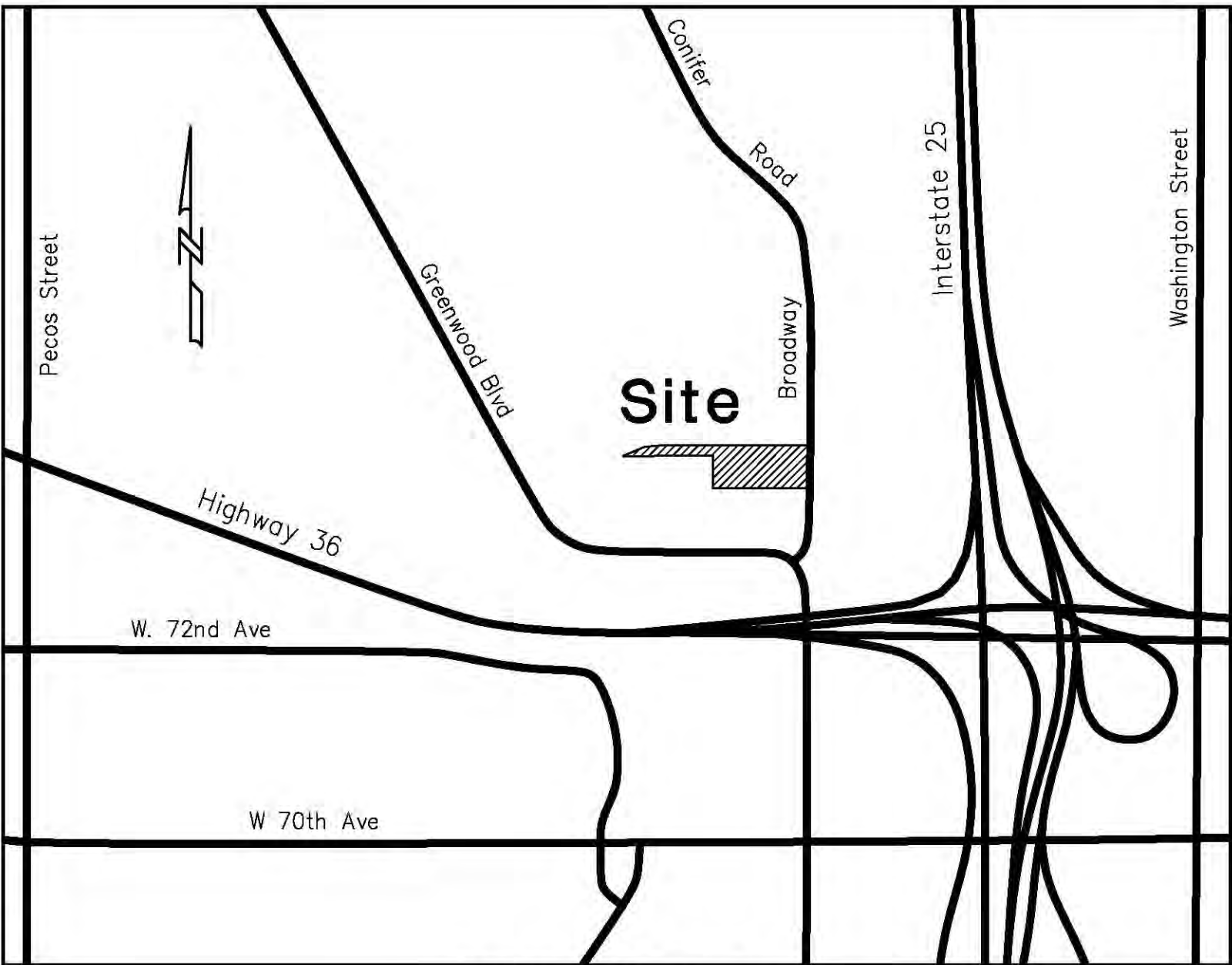
I, LESTER J. LUDEMAN, A PROFESSIONAL LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAT IS BASED UPON A SURVEY PERFORMED UNDER MY RESPONSIBLE CHARGE IN APRIL OF 2018, THAT THE MONUMENTS DEPICTED HEREON EXIST IN THE FIELD, AND THAT THE DIMENSIONS OF THE LOT AND EASEMENT HEREBY CREATED ARE CORRECT.

PRELIMINARY

LESTER J. LUDEMAN, P.L.S. No. 25636
Foresight West Surveying, Inc.
1285 W. Byers Place, Unit A, Denver, CO 80223
(303) 504-4440

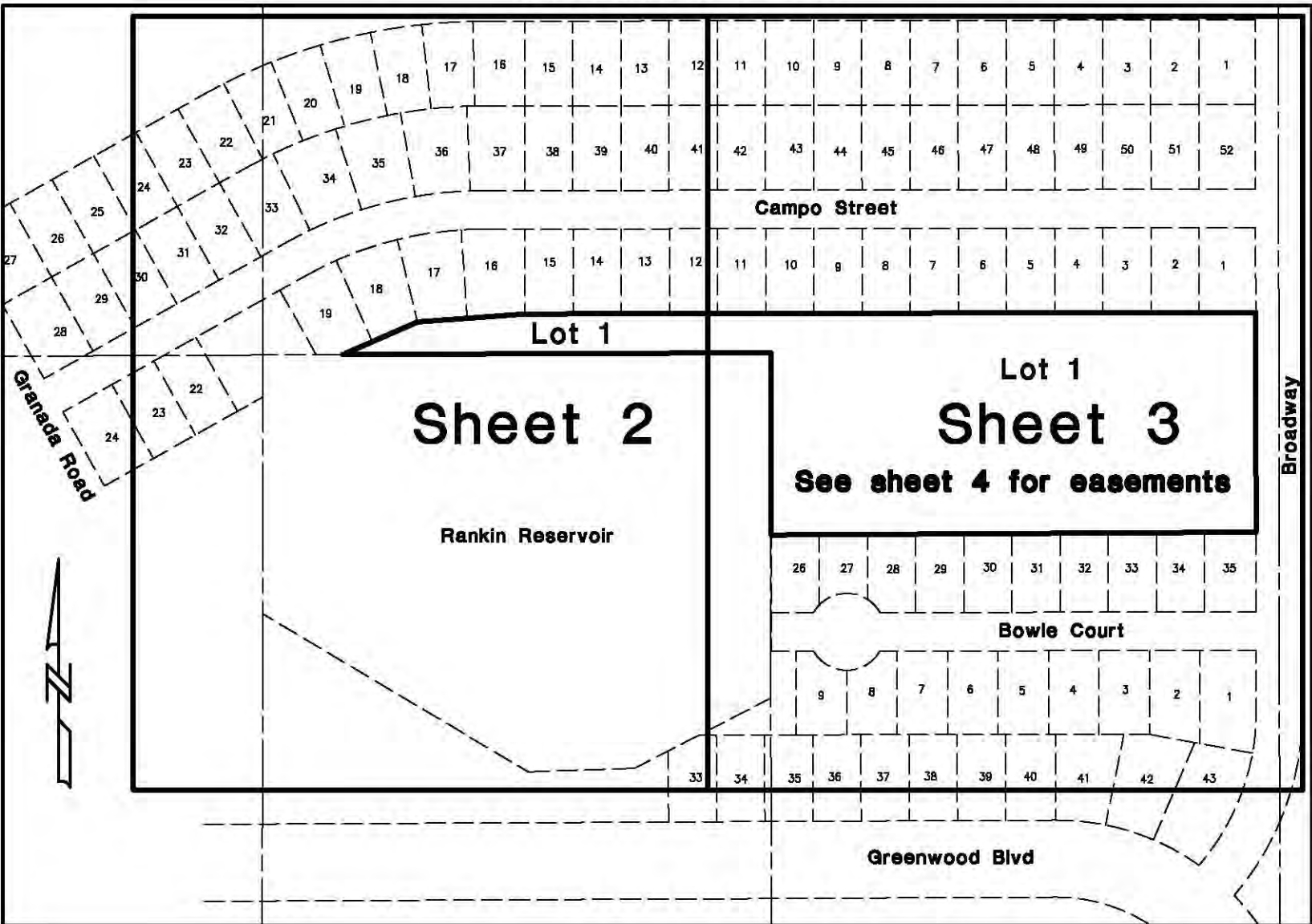
LOCATED IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT
SHEET 1 OF 4



VICINITY MAP: 1" = 1000'

SHEET INDEX 1" = 200'



GENERAL NOTES:

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

2. Lineal unit of measure used in this survey: U.S. Survey Foot.

3. Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) misdemeanor pursuant to State Statute 18-4-508, of the Colorado Revised Statute.

4. For all information regarding right to title and easements, rights-of-way or other title burdens affecting such right to title to this property, Foresight West Surveying Inc. relied upon title commitment issued by Commonwealth Land Title Insurance Company, commitment number 100-N0016104-020-JY, Amendment No. 1, with an effective date of December 28, 2018.

5. Bearings are based upon the east line of the Southeast Quarter of the Southwest Quarter of Section 34, Township 2 South, Range 68 West of the 6th P.M., as determined by GNSS and terrestrial observations. Said line bears North 00°05'02" West relative to the Colorado Coordinate System of 1983, Central Zone, and is monumented in the field as described hereon.

6. This parcel lies within Zone X, as shown on FEMA FIRM panel no. 08001C0603H, revised March 05, 2007. Zone X is described as "Areas determined to be outside the 0.2% annual chance floodplain".

7. This property was surveyed by this firm during April of 2018. See ALTA/NSPS Land Title Survey deposited June 18, 2018 in Book 1, Page 5074, under Reception No. 2018-108. This property was previously surveyed in 1999 by JR Engineering, LTD. See ALTA/ACSM Land Title Survey deposited at LSP Book 1 Page 1569 dated 3/15/2000.

8. The undersigned does hereby dedicate, grant and convey to Adams County those Public Easements as shown on the plat; and further restricts the use of all Public Easement to Adams County and/or its assigns, provided however, that the sole right and authority to release or quitclaim all or any such Public Easements shall remain exclusively vested in Adams County.

9. Six-foot (6') wide utility easements are hereby dedicated on private property adjacent to the front lot lines of each lot in the subdivision. In addition, eight-foot (8') wide dry utility easements are hereby dedicated around the perimeter of tracts, parcels and/or open space areas. These easements are dedicated to Adams County for the benefit of the applicable utility providers for the installation, maintenance, and replacement of utilities. Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation.

10. 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.

11. The approved stormwater operations and maintenance manual is on file with the Adams County clerk and recorders office at Reception # _____

PLANNING COMMISSION APPROVAL

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS

_____ DAY OF _____, 2019.

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS

THIS _____ DAY OF _____, 2019.

CHAIR

CLERK AND RECORDER

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO

AT _____ M ON THE _____ DAY OF _____, 2019.

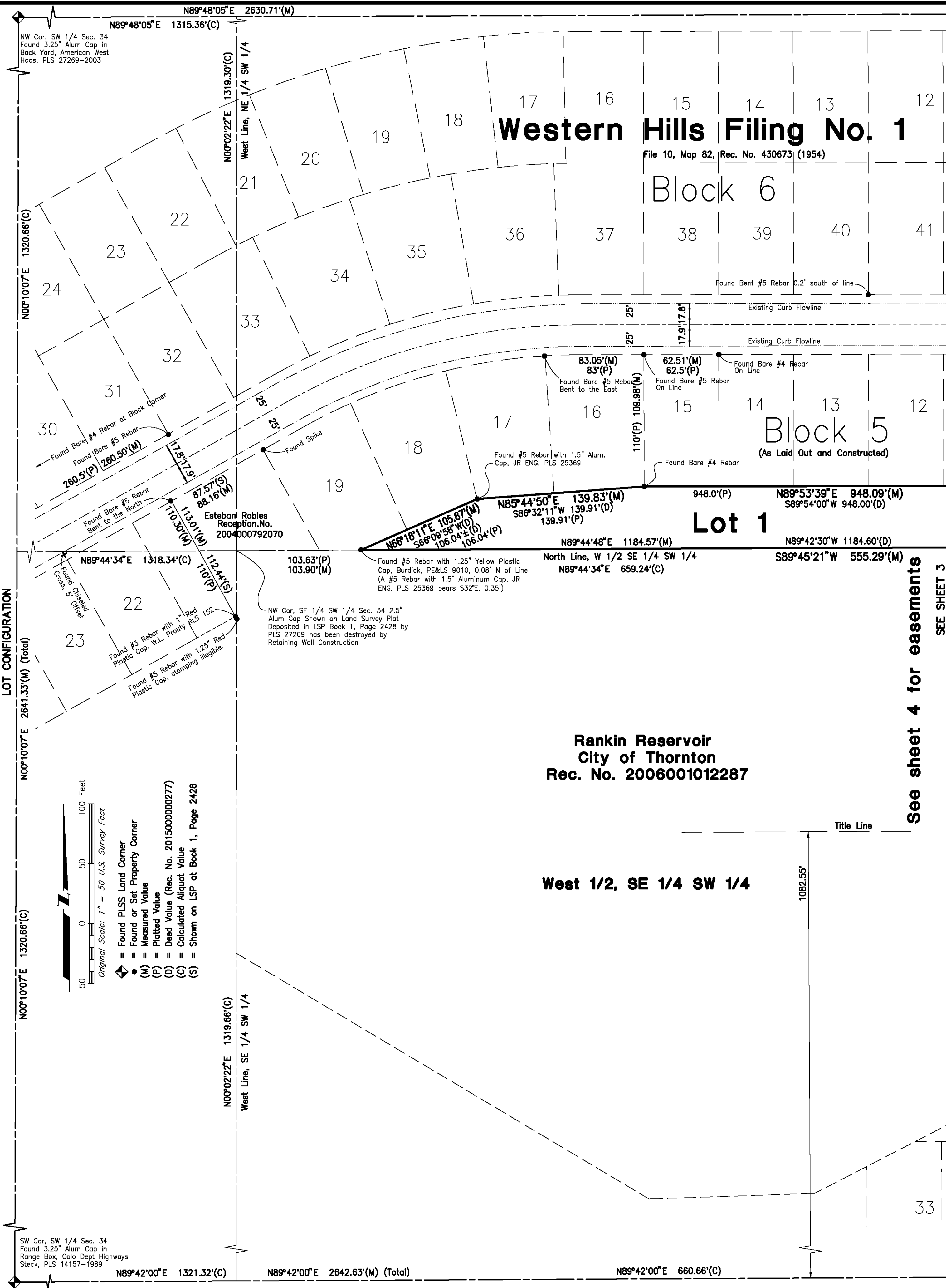
CLERK AND RECORDER

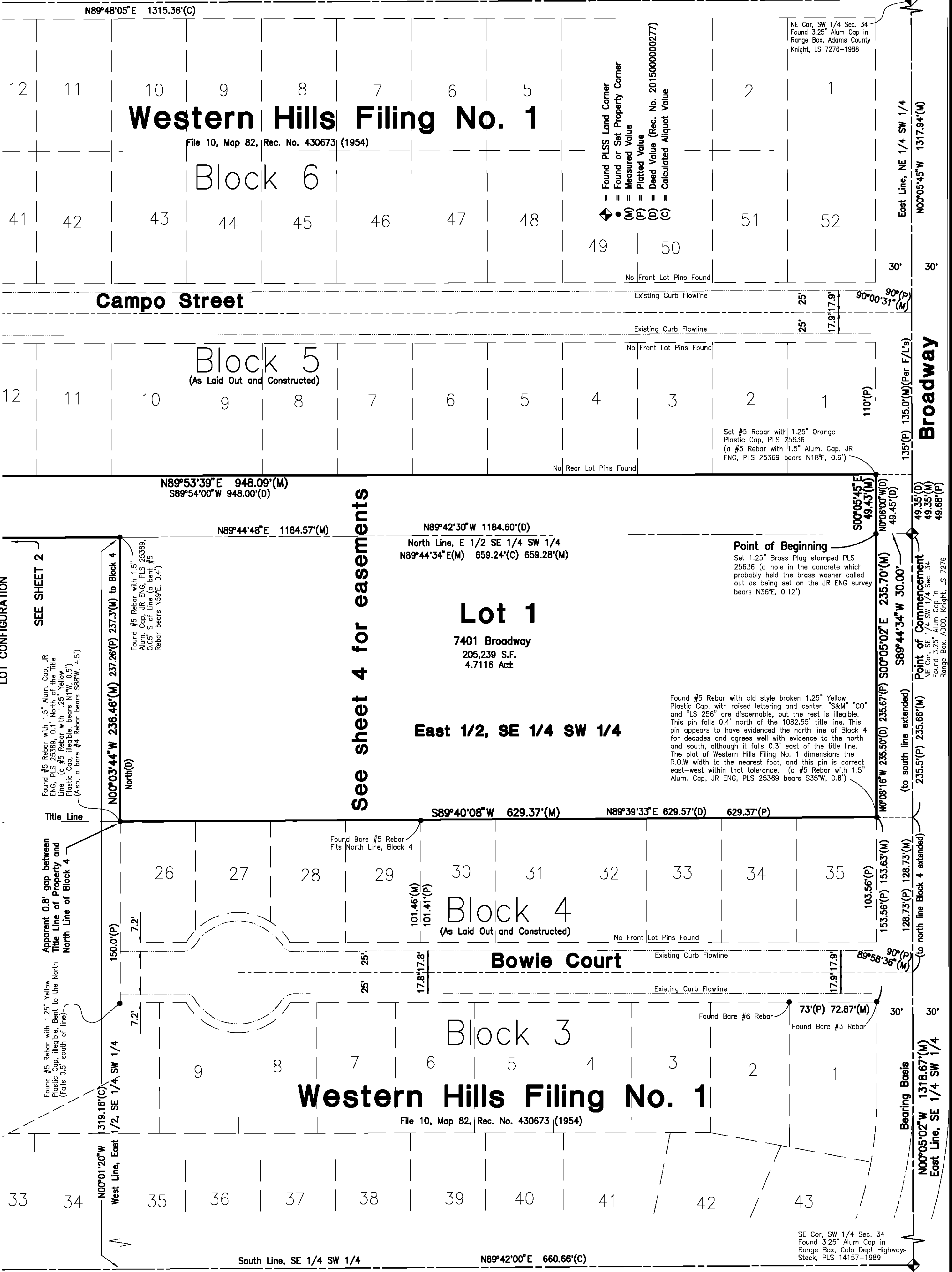
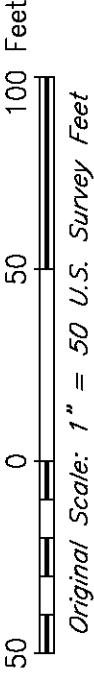
BY DEPUTY: _____

Preparation Date: January 14, 2019

RECEPTION NO. _____

PRELIMINARY PLAT
SHEET 2 OF 4
LOT CONFIGURATION





Broadway

Bearing Basis
N00°05'02"W 1318.67'(M)
East Line, SE 1/4 SW 1/4

7401 BROADWAY SUBDIVISION FILING NO. 1

Case No. PLT2018-00036

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO
PRELIMINARY PLAT
SHEET 4 OF 4
EASEMENT CONFIGURATION

Rankin Reservoir

Lot 1

Broadway

50 0 50 100 Feet
Original Scale: 1" = 50 U.S. Survey Feet

See Sheets 2 and 3 For Boundary Evidence

8' Utility Easement Hereby Dedicated

Platted 10' Utility Easement

Platted 10' Utility Easement

8' Utility Easement Hereby Dedicated

28' Ingress & Egress Easement Book 2808 Page 533

24' Wide Utility and Emergency Access Easement Hereby Dedicated

Non-Exclusive Drainage Access Easement Hereby Granted Over All of Lot 1

25' Utility Easement, Book 2808 Page 529 (Granted "...to any utility company...")

Portion excepted from Sewer and Water Agreement described in Book 1357 Page 346

8' Utility Easement Hereby Dedicated

Platted 10' Utility Easement

Platted 10' Utility Easement

Platted 10' Utility Easement

Platted 10' Utility Easement

Platted 10' Utility Easement

Platted 10' Utility Easement

N66°18'11"E 105.87'

N85°44'50"E 139.83'

S89°45'21"W 555.29'

N00°03'44"W 236.46'

N00°06'21"W 245.14'

S00°06'21"E 197.74'

N89°53'39"E 335.18'

S89°53'39"W 339.09'

S89°40'08"W 629.37'

10' PSC0 Easement Bk 2748 Pg 914

N00°06'21"W 8.00'

S00°06'21"E 8.00'

N89°53'39"E 178.50'

S89°53'39"W 198.58'

2.48'

N24°00'28.50"E 49.43'

S00°05'02"E 235.70'



City of Thornton

Infrastructure Maintenance Center
12450 Washington Street
Thornton, CO 80241-2405
www.cityofthornton.net

Infrastructure Department
Water Resources Division
PH 720-977-6600
FAX 720-977-6202

September 12, 2018

Andrew Chapin
Unison - Housing Developer
3033 W. 71st Ave. Suite 100
Westminster, CO 80030

RE: City Water and Wastewater Service for 7401 Broadway, Denver 80221

Dear Mr. Chapin:

This letter is to confirm that currently there is adequate capacity in the City of Thornton (City) water and wastewater systems to serve up to 116 affordable housing multi-family units at the above-identified property subject to the limitations stated below.

The extension of City water and wastewater mains and service connections necessary to serve this property shall be installed at the expense of the property owner/developer. The design and installation of all water and wastewater improvements shall conform to all ordinances and regulations, codes and specifications in effect at the time of development. Also, the property owner shall comply with all the requirements of any utility extension agreements or other agreements that may affect this property. This property will need to comply with the most current ordinances applicable to water and sewer rates and charges. This property is currently a commercial property served with a 1.5" meter; connection charges to expand and modify the service to an appropriately sized multi-family tap will apply.

System capacity can be affected by drought, emergency or lack of available water resources. The City has the authority to and may suspend the issuance of new water taps and connections to the City water mains for an indefinite period of time for these reasons, and/or take other emergency measures that may affect the availability of water service. The expansion of service at the above identified property is contingent upon agreement between the City and Unison regarding the future use of the City-owned vacant property to the west of the above identified property.

This letter is valid for a period of one (1) year from the date of this letter.

Please contact me at 720-977-6504 or emily.hunt@cityofthornton.net if you have any questions.

Sincerely,

Emily Hunt
Water Resources Manager

EH/at

cc: Ralph Mitchell, Utilities Operations Manager
Cassie Free, Development Engineering Manager
Sean Saddler, Contract Manager
Maria Ostrom, Finance Director
Scott Twombly, Real Property Manager



January 7, 2019

RE: Parking Reduction Rationale

The current proposed design consists of 116 units and 180 parking spaces, which is a total of 1.55 parking spaces per unit. Six of those spaces are accessible and 30 others are for staff and guest parking. This configuration is derived from several factors.

First, there is a great need to provide as much housing as possible. The Board of County Commissioners gave Unison Housing Partners this land for the express purpose of providing affordable housing. If the site was restricted to the current 2 parking spaces per unit plus an additional 1 guest space for every two units, 2.5 spaces/unit total, then Unison could build approximately 80 units with 200 parking spaces. That would be a 31% reduction in the overall housing provided.

Second, the site needs significant improvements in the storm water and drainage infrastructure. The site was originally improved in the early 1980's that did not require the same level of storm water management. A good portion of the site is needed for surface storm water treatment in order to meet current standards, which also limits the amount of parking.

Finally, given the proposed population of households at or below 70% of the area median income, the overall need is significantly lower than the general population. Studies have shown that vehicle ownership increases with income¹. Therefore the parking demand for affordable housing projects is lower than market rate multifamily projects. From known best practices, it is reasonable to assume a low-income 1 Bedroom unit will need 1 parking space, a 2 Bedroom unit will need 1.5 parking spaces, and a 3 Bedroom unit will need 2 parking spaces.

¹ Todd Litman (2016) "Parking Requirements Impact on Housing Affordability," Victoria Transport Policy Institute, <http://www.vtpi.org/park-hou.pdf> (accessed 1/4/2019).

"Affordable Housing Parking Study" by City of San Diego (2011), <https://www.sandiego.gov/sites/default/files/legacy/planning/programs/transportation/pdf/ahpsfactsheet2.pdf> (accessed 1/4/2019)

Richard Willson & Michael Roberts (2011), "Parking Demand and Zoning Requirements for Suburban Multifamily Housing," *Transportation Research Record*, Vol. 2245: Planning, Vol. 2, pp. 49-55.

Also, 25% of the units will need guest parking. This is the bedroom ratio that is utilized to show that the reduced parking count is sufficient for this project. Since households cannot afford extra vehicles, they depend more on public transportation. There is a bus stop in front of this site and it is a half-hour bus ride to both the Orchard Town Center to the north and the downtown Civic Center Station to the south. In addition to public transportation, bicycles are another transportation option. The site is a little over a ½ mile from the Twin Lakes Park paved bike trail and just under ¾ mile from the Clear Creek paved bike trail. The project provides 36 bicycle stalls, which is above and beyond the nine stalls required by the code.

A comparative study with three other projects shows that the proposed parking ratio is reasonable (see Appendix A – Parking Comparison). Unison owns two of the properties (Aztec Villas and Village of Yorkshire), both in Thornton and in similar contexts. They are also both affordable housing properties serving similar income levels. According to community managers, both are adequately parked. While it is not known what parking ratio they were required to meet, they are included to show that the number of parking spaces provided closely follows the bedroom ratio proposed. It also shows that they deviate from Adams County's standard by 26% and 38%, similar to the proposed reduction for this project. The third comparison is the recently approved Baker School PUD. Their 1.7 parking ratio is a 30% reduction from Adams County's standard and also fits the bedroom parking ratio. While it is yet to be seen if Baker School Apartments is adequately parked, they have a management plan in place, which is also a common practice for Unison properties.

Unison will manage the parking to ensure that parking issues are minimized. One parking permit is available to each unit with an additional 34 permits available on a first-come basis at one per unit. That leaves 30 spaces marked for guests and staff. To ensure compliance, the property will hire a third-party parking company to monitor and tow unauthorized vehicles after a 24 hour notice. Towing will outside of business hours from 6pm to 6am.

If you have any additional questions or thoughts, please do not hesitate to contact me.

Andrew Chapin
Housing Developer—Unison Housing Partners
303.227.2742

Appendix A - Parking Comparison with similar multifamily projects in Adams County

7401 Broadway 7401 Broadway St. Denver, CO 80221			
# of Bedrooms	Parking stalls per unit	7401 Broadway Units	Parking Needed for units
1- Bed	1	64	64
2-Bed	1.5	36	54
3-Bed	2	16	32
		116	150
Guest Parking		25%	29
Total Parking Needed			179
Total Parking Provided			180

Adams County Parking Standards (2/unit + 50% Guest)	
	128
	72
	32
	232
	58
	290
	38% reduction

Aztec Villas (Comparison) built in 1971 8675 Mariposa St. Thornton, CO 80260			
# of Bedrooms	Parking stalls per unit	Aztec Villas Units	Parking Needed for units
1- Bed	1	25	25
2-Bed	1.5	107	161
3-Bed	2	32	64
		164	250
Guest Parking		25%	41
Total Parking Needed			291
Total Parking Provided			305

Adams County Parking Standards (2/unit + 50% Guest)	
	50
	214
	64
	328
	82
	410
	26% reduction

Baker School Apts. (Comparison) recently approved PUD 3555 W. 64th Ave. Denver, CO 80221			
# of Bedrooms	Parking stalls per unit	Baker School Apts. Units	Parking Needed for units
1- Bed	1	48	48
2-Bed	1.5	72	108
3-Bed	2	22	44
		142	200
Guest Parking		24%	34
Total Parking Needed			234 *
Total Parking Provided			249

Adams County Parking Standards (2/unit + 50% Guest)	
	96
	144
	44
	284
	71
	355
	30% reduction

Village of Yorkshire (Comparison) built in 1973 10370 Brendon Way Thornton, CO 80229			
# of Bedrooms	Parking stalls per unit	Village of Yorkshire Units	Parking Needed for units
1- Bed	1	84	84
2-Bed	1.5	100	150
3-Bed	2	16	32
		200	266
Guest Parking		25%	50
Total Parking Needed			316
Total Parking Provided			310

Adams County Parking Standards (2/unit + 50% Guest)	
	168
	200
	32
	400
	100
	500
	38% reduction

*According to the FDP only 234 parking stalls were required

Exhibit 4.1 Referral Comments (Development Review Team)

Commenting Division: Development Services, Engineering:

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0603H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds one (1) acre the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000. The installation of erosion and sediment control BMPs is expected for any ground disturbance.

ENG3: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

ENG4: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of any roadway improvements as required by the approved final traffic impact study.

ENG5: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

ENG6: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

ENG7: The developer is responsible for the repair or replacement of any broken or damaged section of curb gutter and sidewalk.

ENG8: The preliminary traffic study/letter indicates that this site will generate a total of 56 vehicle trips per day. A Level 3 Traffic Impact Study will be required at the time of final platting.

ENG9: The preliminary traffic impact study/letter suggests that auxiliary turn lanes are not required. This assumption may be incorrect. The trip generation summary of the report/letter shows that the threshold for construction of turn lanes may be required per table 8.8 of the Adams County Development Standards and Regulations (DRS). A full traffic Impact Study is required at the time of final platting. This subject should be studied in more depth in that report.

ENG10: The preliminary drainage report for this site shows that the developer has identified the drainage issues associated with this site and, has a plan to mitigate those issues. At the time of final platting, the

application will be required to prepare a Level 3 Drainage report (see comment ENG 3 above) for review and approval.

Commenting Division: Development Services, Right-of-Way

ROW1: All previous comments are now addressed.

Commenting Division: Environmental Programs Manager

ENV1: No comments.

Commenting Division: Development Services Building and Safety

BSD1- No comment.

From: [Loeffler - CDOT, Steven](#)
To: [Libby Tart-Schoenfelder](#)
Subject: Re: Request for Comment: PRC2018-00012 Unison Housing @ 7401 Broadway
Date: Monday, September 17, 2018 9:11:17 AM

Libby,

I have reviewed the referral named above for Unison Housing at 7401 Broadway and have no comments.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P 303.757.9891 | F 303.757.9886
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

On Thu, Sep 13, 2018 at 3:24 PM Libby Tart-Schoenfelder <LTart-Schoenfelder@adcogov.org> wrote:

Hello – Please see the attached request for comments on the Unison Housing @ 7401 Broadway case. **Comments are due by Wednesday, October 4, 2018.**

Thanks so much!

Sincerely,

Libby



Libby Tart-Schoenfelder, AICP

Planner III, Community & Economic Development

4430 S. Adams County Pkwy, 1st Floor, STE W2000A

Brighton, CO 80601-8213

Main: 720.523.6858 | ltart-schoenfelder@adcogov.org | adcogov.org

COLORADO GEOLOGICAL SURVEY

1801 19th St.
Golden, Colorado 80401



October 3, 2018

Karen Berry
State Geologist

Libby Tart-Schoenfelder, AICP
Adams County
Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601

Location:
SW Section 34,
T2S, R68W of the 6th P.M.
39.8306, -104.9879

Subject: Unison Housing at 7401 Broadway
Case No. PRC2018-00012, Adams County, CO; CGS Unique No. AD-19-0008

Dear Ms. Tart-Schoenfelder:

Colorado Geological Survey has reviewed the Unison Housing at 7401 Broadway referral. I understand the applicant proposes 116 multi-family units – 44 units within the existing building and 72 new units – on approximately 4.7 acres.

The site does not contain, nor is it exposed to, any geologic hazards or geotechnical constraints that would preclude the proposed residential use and density. **CGS therefore has no objection to approval of the rezoning to PUD, preliminary subdivision plat to combine four parcels into one parcel, and preliminary PUD as proposed.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publication 5-B, 1974), the subject property is not mapped as containing a sand, gravel, or aggregate resource.

Thank you for the opportunity to review and comment on this project. If you have questions or need additional review, please call me at (303) 384-2643, or e-mail carlson@mines.edu.

Sincerely,

A handwritten signature in black ink, appearing to read "Jill Carlson", is written over a horizontal line.

Jill Carlson, C.E.G.
Engineering Geologist

From: [Stephanie Harpring](#)
To: [Libby Tart-Schoenfelder](#)
Subject: RE: Request for Comment: PRC2018-00012 Unison Housing @ 7401 Broadway
Date: Tuesday, September 25, 2018 5:33:44 PM

Ms. Libby,

Thornton Fire has no comments.

Stephanie Harpring

From: Libby Tart-Schoenfelder <LTart-Schoenfelder@adcogov.org>
Sent: Thursday, September 13, 2018 3:23 PM
To: Justin Blair <jblair@adcogov.org>; 'cwilder@acfpd.org' <cwilder@acfpd.org>; Brigitte Grimm <BGrimm@adcogov.org>; 'brandyn.wiedrich@centurylink.com' <brandyn.wiedrich@centurylink.com>; DevelopmentSubmittals <developmentsubmittals@cityofthornton.net>; Eric Guenther <EGuenther@adcogov.org>; tony.waldron@state.co.us <[IMCEAINVALID-tony+2Ewaldron+40state+2Eco+2Eus@namprd09.prod.outlook.com](#)>; 'joanna.williams@state.co.us' <joanna.williams@state.co.us>; Steven Loeffler <steven.loeffler@state.co.us>; 'eliza.hunholz@state.co.us' <eliza.hunholz@state.co.us>; 'serena.rocksund@state.co.us' <serena.rocksund@state.co.us>; 'CGS_LUR@mines.edu' <CGS_LUR@mines.edu>; 'thomas_lowe@cable.comcast.com' <thomas_lowe@cable.comcast.com>; Christine Fitch <CFitch@adcogov.org>; Charlotte Ciano <charlotte@mapleton.us>; Caleb Bachelor <CBachelor@adcogov.org>; Nathan Mosley <NMosley@adcogov.org>; danmicek54@comcast.net <[IMCEAINVALID-danmicek54+40comcast+2Enet@namprd09.prod.outlook.com](#)>; 'chris.quinn@rtd-denver.com' <chris.quinn@rtd-denver.com>; Nikki Blair <NBlair@adcogov.org>; Amanda Overton <AOverton@adcogov.org>; Michael Kaiser <MKaiser@adcogov.org>; tfuller@adcogov.org <[IMCEAINVALID-tfuller+40adcogov+2Eorg@namprd09.prod.outlook.com](#)>; Scott Miller <SMiller@adcogov.org>; FireDept <FireDept@cityofthornton.net>; 'mdeatrich@tchd.org' <mdeatrich@tchd.org>; 'landuse@tchd.org' <landuse@tchd.org>; 'mary.c.dobyns@usps.gov' <mary.c.dobyns@usps.gov>; 'George, Donna L' <Donna.L.George@xcelenergy.com>; christensen.stanley@epa.gov <[IMCEAINVALID-christensen+2Estanley+40epa+2Egov@namprd09.prod.outlook.com](#)>; Aaron Clark <AClark@adcogov.org>
Cc: Emily Collins <ECollins@adcogov.org>
Subject: Request for Comment: PRC2018-00012 Unison Housing @ 7401 Broadway

Hello – Please see the attached request for comments on the Unison Housing @ 7401 Broadway case. **Comments are due by Wednesday, October 4, 2018.**

Thanks so much!

Sincerely,
Libby

Libby Tart-Schoenfelder, AICP

Planner III, Community & Economic Development

4430 S. Adams County Pkwy, 1st Floor, STE W2000A

Brighton, CO 80601-8213

Main: 720.523.6858 | ltart-schoenfelder@adcogov.org | adcogov.org [adcogov.org]



October 4, 2018

Libby Tart-Schoenfelder
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Unison Housing at 7401 Broadway, PRC2018-00012
TCHD Case No. 5181, 5182, & 5183

Dear Ms. Tart-Schoenfelder,

Thank you for the opportunity to review and comment on the request to Rezone 4.7116 acres from C-3 to Planned Unit Development (PUD), create a preliminary subdivision plat to combine four lots into one, and to create a preliminary PUD to create 116 multi-family units located at 7401 Broadway. 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.

Access to Safe, Affordable Housing

Access to safe, affordable housing is directly associated with positive physical and mental health outcomes and underlies one's ability to access jobs, food, medical services, and other essentials that are vital to well-being. Providing permanent supportive housing is an integral element of promoting health in our communities. TCHD commends the applicant for pursuing this project.

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network.

Playgrounds:

Active play is a critical component for encouraging physical activity in children. TCHD commends the applicant in providing playgrounds in this development.

Connection to nearby bus stop or transit station:

It appears that the subject property abuts bus stop 12484. Since research has shown that people who use transit regularly gain tremendous health benefits, TCHD encourages the applicant to consider providing a safe and direct connection to the transit stop. This could

include designing the onsite pedestrian facilities to easily facilitate walking from the site to the nearby transit stop.

Healthy Food Outlets:

Access to healthy foods is critically important to a nutritious diet and good health. Allowing for uses such as community gardens or farmers markets will offer multiple benefits including access to nutritious food, opportunities for regular physical activity, and regular social contact that supports mental health. TCHD commends the applicant for incorporating raised bed gardens in the design and recommends the applicant use them for shared community food producing gardens, if that is not already the current intent.

Sun Safety for Outdoor Common and Gathering Areas

Skin cancer is the most common cancer in the United States. Colorado has the 5th highest death rate from melanoma, the most deadly form of skin cancer. A leading risk factor for skin cancer is exposure to ultraviolet rays (UV) from the sun. Seeking shade when outside is one of the best ways to prevent overexposure to UV rays. TCHD recommends the use of shade in common areas like courtyards, patios and play areas through the planting of trees or physical shade structures. It is important that shade structures and appropriate landscaping are considered early in the design process so that they can be incorporated well into the overall site plan. These considerations optimize the opportunity for people to shield themselves from the sun and reduce their risk of skin cancer. TCHD recommends incorporating shade structures in the playground and plaza areas.

Mosquito Control - Stormwater Facilities

The site plan indicates that detention areas are proposed. Detention ponds can become sites for mosquito breeding. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant prepare a mosquito control plan. Elements of the plan should include proper design, construction and regular inspection and maintenance of stormwater quality facilities, and mosquito larvaciding if the insects become a problem. The applicant may submit the mosquito control plan to TCHD for review. More information is available here <http://www.tchd.org/276/Mosquitoes-West-Nile-Virus>. A guidance document is attached.

Please feel free to contact me at 720-200-1585 or aheinrich@tchd.org if you have any questions.

Sincerely,



Annemarie Heinrich, MPH/MURP
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

**Tri-County Health Department
Guidance for Preparation of
Mosquito Control Plan**

A Mosquito Control Plan should contain the following elements:

1. Designation of a management entity

This is the entity with authority/responsibility for implementing the plan. Typically, this will be a Special District or a Homeowners Association. If this is the case, the applicant shall submit a copy of the organizational Service Plan, by-laws or other legal document providing the authority for mosquito control. If the entity is the developer, this should be noted.

2. Funding mechanism

A method needs to be put in place to finance the program. This could be a commitment for the Service District, HOA or developer to include adequate funds for the activities as part of its annual budgeting process, or a plan by the District or HOA to assess an annual fee on residents in the subject service area, or to fund the program in some other way, per its legal authority as noted in #1.

3. Activities that will be undertaken to prevent mosquito breeding conditions

This section places emphasis on the proper design, construction, operation and maintenance of stormwater facilities to prevent mosquitoes from breeding. In most instances, it is nothing different than is already required by the County and Volume 3 of the Urban Drainage and Flood Control District's (UDFCD) Urban Storm Drainage Criteria Manual for flood control and stormwater quality. The literature on this subject, supported by local field experience, suggests that if stormwater facilities are well-designed, built to specification, and regularly inspected and maintained to meet operating standards, stormwater facilities that are designed to completely drain in 72 hours or less are likely to do so and to prevent mosquito breeding conditions.

The likelihood or extent of mosquito breeding can also be reduced through the proper design, construction and inspection/maintenance of retention ponds or constructed wetlands that are intended to hold permanent water pools.

We have found that at the time of construction of stormwater facilities, there is often little thought given to continuity of maintenance. Requiring the applicant to think through the tasks that need to be accomplished from design through operation, who will be responsible for tasks in each phase, and a schedule for their accomplishment increases the probability that these tasks will be completed.

Ideally, before getting to this point, the applicant will have considered stormwater facility options that do not rely on extended retention or detention of stormwater without flushing over a period of 2-3 days; e.g. grass swales, porous pavements, landscape detention, reducing directly connecting impervious areas to increase infiltration. This would be coordinated through and in compliance with the requirements of the County's Engineering and/or Stormwater sections.

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.
- Operation and maintenance activities:
This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.
- Regular inspections:
Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.
- Larvacide program:
Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

For Technical Assistance - Contact Monte Deatrich, Tri-County Health Department's mosquito control specialist, if you have any questions about any elements of the mosquito control program. Mr. Deatrich is in Tri-County's Commerce City office; he can be reached by phone at (303) 439-5902, or by e-mail at mdeatric@tchd.org.

From: [Liz Vasquez](#)
To: [Libby Tart-Schoenfelder](#)
Cc: [Brigitte Grimm](#)
Subject: PRC2018-00012 Unison Housing @ 7401 Broadway
Date: Friday, September 14, 2018 2:04:46 PM
Attachments: [image002.png](#)

Case Name: Unison Housing at 7401 Broadway
Case Number: PRC2018-00012
Parcel #'s: 0171934300025, 0171934300026, 0171934300027, 0171934300028.

The above mentioned parcels are paid in full, therefore, the Treasurer's Office has no negative input regarding this request.

Thank you,

Liz Vasquez
Treasurer Cashier

Adams County Treasurer's Office
4430 S. Adams County Pkwy., Suite C2436
Brighton, CO 80601
720.523.6788 | www.adcotax.com
Mon. – Fri. 7am-5pm

NEW Satellite Office
11860 Pecos St.
Westminster, CO 80234
720.523.6160
Tues. Wed. & Thurs. 7:30am-5pm



Adams County Mission
To responsibly serve the Adams County Community with integrity and innovation.

From: Libby Tart-Schoenfelder
Sent: Thursday, September 13, 2018 3:23 PM
To: Justin Blair; 'cwilder@acfpd.org'; Brigitte Grimm; 'brandyn.wiedrich@centurylink.com'; 'developmentsubmittals@cityofthornton.net'; Eric Guenther; tony.waldron@state.co.us; 'joanna.williams@state.co.us'; Steven Loeffler; 'eliza.hunholz@state.co.us'; 'serena.ocksund@state.co.us'; 'CGS_LUR@mines.edu'; 'thomas_lowe@cable.comcast.com'; Christine Fitch; Charlotte Ciancio; Caleb Bachelor; Nathan Mosley; danmicek54@comcast.net; 'chris.quinn@rtd-denver.com'; Nikki Blair; Amanda Overton; Michael Kaiser; tfuller@adcogov.org; Scott Miller; 'firedept@cityofthornton.net'; 'mdeatrich@tchd.org'; 'landuse@tchd.org'; 'mary.c.dobyns@usps.gov'; 'George, Donna L'; christensen.stanley@epa.gov; Aaron Clark
Cc: Emily Collins
Subject: Request for Comment: PRC2018-00012 Unison Housing @ 7401 Broadway

Hello – Please see the attached request for comments on the Unison Housing @ 7401 Broadway case.
Comments are due by Wednesday, October 4, 2018.

Thanks so much!

Sincerely,
Libby

Libby Tart-Schoenfelder, AICP

Planner III, Community & Economic Development

4430 S. Adams County Pkwy, 1st Floor, STE W2000A

Brighton, CO 80601-8213

Main: 720.523.6858 | ltart-schoenfelder@adcogov.org | adcogov.org

From: [Mike Crawford](#)
To: [Libby Tart-Schoenfelder](#)
Cc: [Charlotte Ciancio](#); [Dave Sauer](#)
Subject: Comments RE: Unison Housing at 7401 Broadway, PRC2018-00012
Date: Thursday, October 04, 2018 2:38:39 PM

To the Adams County Planning Commission:

Please accept these comments for consideration regarding the proposed Unison Housing development at 7401 Broadway, case number PRC2018-00012. While Mapleton Public Schools is committed to serving all students that reside within the District boundaries and we understand the need for more affordable housing in Adams County, the District is concerned about the proposed location of this new development.

The proposed development site is located in the most economically impacted area of our District. In particular, there is one large apartment complex located within only a few hundred yards of the proposed development with a very high concentration of families living in poverty.

Some compelling research has indicated that when students of different socio-economic backgrounds are integrated into shared learning environments, all students experience accelerated learning. Research also suggests that when large concentrations of families residing in low income housing are grouped together in a homogenous environment they experience higher rates of behavioral, physical health and learning challenges. The preference of Mapleton Public Schools would be for a low-income housing development to be located farther north within the district and/or the County where there is greater access to services and community resources. The location currently proposed is surrounded by highway infrastructure with limited access to quality groceries, libraries, employment services, low income medical providers and recreation facilities. County services such as food assistance, mental health services and employment assistance have moved out of the area to a northeast part of Adams County.

Should the housing development be approved, Mapleton Public Schools would strongly advocate that the development plan include adequate amenities to support the success of the families that will reside within the development. Safe and viable recreation options such as parks, playgrounds, recreational facilities and organized activities for teens will be a critical piece of the overall development plan if we expect families to thrive in this development. Adequate parking will also be important. The proposed development plans currently do not include sufficient amenities.

We are committed to the success of all students in the District. Please contact me should you have any questions.

Mike Crawford

Deputy Superintendent
Mapleton Public Schools
7350 N. Broadway
Denver, CO 80221
(303) 853-1050

October 29, 2018

Unison Housing Partners
3033 West 71st Avenue, Ste 1000
Westminster, CO 80030

To Whom It May Concern:

RE: School Impact Analysis for Proposed Unison Housing Development, 7401 North Broadway

In reviewing the Unison Housing Developments' current proposal for mixed multi-family housing on the site, we have determined that the impact of the proposed development on the District is uncertain. However, using area housing trends and the area rental unit population density, the District proposes the following student impact analysis scenario.

Housing Type	Number of Units of that Type	Average Number of School-Aged Residents Per Unit	Currently Enrolled School-Aged Residents
Pinetree Village Apartments	116	x 0.43	= 50
Total Student Impact			50

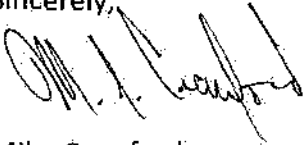
The District conducted a student survey of similar rental housing type, Pinetree Village apartments located at 7500-7540 Broadway. Pinetree Village is comprised of 116 rental units, the same number that Unison is proposing, at an average square foot of 548, much smaller than the average square footage of 760 for the Unison property. Pinetree Village currently has 50 students that attend Mapleton Public Schools. Mapleton would like to propose that 50 new school-aged residents would likely be an accurate, yet conservative, impact to the District.

The District is still in the design/construction phase for several new schools located within a small radius of the proposed Unison Housing Development. Our District is also experiencing a period of extensive property development along the south west and north borders of our District as well as student enrollment growth. These combined factors make it difficult to gauge the impact that the proposed Unison development would have on the District and its ability to absorb the students generated by the project. The District strives to uphold our

mission to provide small, safe, family-like environments in which all students prepare to achieve their dreams.

While Mapleton Public Schools can prepare to accommodate the number of new students from the proposed development, the larger challenge will be to meet the social, emotional and academic learning needs of all students when lower income families become more concentrated geographically. Mapleton Public Schools is committed to the success of all students in the District.

Sincerely,

A handwritten signature in black ink, appearing to read "Mike Crawford", written over a horizontal line.

Mike Crawford
Deputy Superintendent
Mapleton Public Schools



COLORADO
Division of Water Resources
Department of Natural Resources

John W. Hickenlooper
Governor

Robert Randall
Executive Director

Kevin G. Rein, P.E.
Director/State Engineer

September 25, 2018

Libby Tart-Schoenfelder
Adams County Planning and Development
Transmission via email: Ltart-schoenfelder@adcogov.org

RE: Unison Housing at 7401 Broadway
Case No. PRC2018-00012
Part of the E1/2 of the SW1/4 of Sec. 34, T2S, R68W, 6th P.M.
Water Division 1, Water District 7

Dear Ms. Tart-Schoenfelder:

We have reviewed the additional information provided on the above referenced proposal to rezone the property comprised of 4.7116 acres and located at 7401 Broadway Street, Denver from Commercial-3 (C-3) to Planned Unit Development (PUD); create a preliminary subdivision plat to combined four parcels into one parcel; and create a PUD to develop 116 multi-family units (44 units with the existing building and 72 new units). This office previously provided comments to the rezoning application by our letter dated September 17, 2018.

Water Supply Demand

A Water Supply Information Summary Sheet was not submitted with the additional information therefore, the water supply demand for this development is unknown.

Source of Water Supply

The proposed water source is the City of Thornton ("Thornton"). Currently Thornton provides water and sewer services to the existing office building on the property. A letter of commitment for service from Thornton dated September 12, 2018 was provided to this office on September 18, 2018.

According to that letter Thornton confirms that currently there is adequate capacity in the City of Thornton water and wastewater system to serve up to 116 multi-family units. The extension of Thornton's water and wastewater mains and service connections necessary to serve this property will be installed at the expense of the property owner/developer. The expansion of service is also contingent upon agreement between Thornton and Unison Homes regarding the future use of Thornton's owned vacant property to the west of the property that is subject to this development.

As described in our previous letter and according to an April 5, 2018 letter, Thornton has numerous water rights that divert from the South Platte River and Clear Creek as well as transmountain and native rights from the Cache la Poudre River. They also operate several reservoirs along the South Platte River that are utilized to store and regulate these water rights. According to the letter, the Clear Creek and South Platte water rights provide an annual firm yield of approximately 32,500 acre-feet. In addition, they are currently working on a project to transport their Cache la Poudre rights to Thornton. Once this project is complete Thornton estimates an annual firm yield of approximately 51,000 acre-feet total.



In 2017, Thornton's total annual demand was approximately 25,000 acre-feet and the estimated annual demand for all existing commitments within Thornton's service area is 30,000 acre-feet.

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights as long as the City of Thornton provides water taps to the proposed 116 multi-family units.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Joanna Williams", written in a cursive style.

Joanna Williams, P.E.
Water Resource Engineer

Ec: Subdivision File 24974



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 4, 2018

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

Attn: Libby Tart-Schoenfelder

RE: Union Housing at 7401 Broadway, Case # PRC2018-00012

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has determined **there is a conflict** with the above captioned project. There does not appear to be sufficient easements on this plat; bear in mind that per state statutes, PSCo requests the following utility easements:

- 6-foot wide utility easements *within all lots* for natural gas facilities including space for service truck access
- 8-foot wide utility easements *within the lots and tracts* for electric facilities including space for transformers, pedestals, and cabling, usually in the rear of lots
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement
- bear in mind that these utility easements must have 5-foot separation from gravity-fed wet utilities and 10-foot separation from forced-fed water utilities

Please note that this plat is difficult to read in that 1) it has blocks instead of letters and numbers in some areas; and, 2) its layout on the pages is odd on the plat. It would be helpful to have an overall picture on Sheet 1 or 2 showing breakdown of the sheets and what is on them.

Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the **application process** for any new natural gas or electric service, or modification to existing facilities via FastApp-Fax-Email-USPS (go to:

<https://www.xcelenergy.com/start, stop, transfer/new construction service activation for buil ders>). It is then the responsibility of the developer to contact the Designer assigned to the

project for approval of design details. Additional easements may need to be acquired by separate document.

As a safety precaution, PSCo would like to remind the developer to call the **Utility Notification Center** at 1-800-922-1987 to have all utilities located prior to any construction.

If there are any questions with this referral response, please contact me at 303-571-3306 or donna.l.george@xcelenergy.com.

Donna George
Right of Way and Permits
Public Service Company of Colorado

From: [Karen Dunn](#)
To: [Libby Tart-Schoenfelder](#)
Subject: PRC2018-00012 7401 Broadway, Denver, CO 80221, Adams County
Date: Sunday, September 23, 2018 5:46:23 PM

September 24, 2018

To

Adams County planning Commission

From

Karen Dunn 1800 Orchard DR.

Denver, CO 80221

303 428 4336

haleend@att.net

RE: 164 Apartments at the location of 7401 Broadway

I object to the building of apartments at 7401 Broadway for the following reasons:

1. The traffic increase will cause excess congestions on the neighborhood streets. 180 additional vehicles starting in the morning and then moving on to the neighborhood streets will add additional hazards to traffic and air quality.
2. The height of the building will not be a match for the smaller one-story home.

The heights of the buildings, the added congestion, the pollution will reduce the values of the current homes in the neighborhood.

There is not any positive outcome for the neighborhood with the addition of an apartment complex of 164 units.

This complex does not fit into the existing residential neighborhood. The neighborhood houses are mostly single story, frame, single family homes.

Karen Dunn

Owner of property located at 100 Campo, Denver, CO 80221.

I do not think you are being fair to us in the Western Hills neighborhood, about this low-income housing at 7401 Broadway. So far, we have not had any choice in this matter. I definitely DO NOT want this low-income housing at 7401 Broadway. We are already too crowded as it is.

There is not enough parking at this massive new school at Broadway and Campo streets, so they come up into the Residential streets and park there, sometimes across my driveway. The traffic on Campo street is far exceeding the speed limit, (posted 25 mph in front of 81 Campo St). People are jumping the fence and running through my yard. Two years ago someone was shooting a gun in front of my house. We have enough trouble here. Please don't make it any worse. If you want to find some use for the land to the west of 7401 Broadway, make it into a nice parking lot. That would sure help us.

This low-income housing should be put into a place where there is plenty of room, for instance north of 126th Avenue. The people occupying this housing would be much happier, and so would we.

Low-income housing in neighborhoods tends to increase crime, and we surely don't need that! The Pine Tree apartments, low-income, Cragmore and Broadway, has spread a lot of crime through our neighborhood.

I have lived in my house on Campo Street for 57 years, and it is home to me, and my life. I don't want to see that ruined. I think I deserve some consideration on this.

Mary E. Robinson
61 Campo Street



Request for Comments

Case Name:	Unison Housing at 7401 Broadway
Case Number:	PRC2018-00012

September 13, 2018

Adams County Planning Commission is requesting comments on the following request:

A request to 1.) Rezone from C-3 to Planned Unit Development (PUD) for a property comprised of 4.7116 acres, 2.) create a Preliminary Subdivision Plat to combine four parcels into one parcel and 3.) create a Preliminary Planned Unit Development to create 116 multi-family units - 44 units within the existing building and 72 new units.

The Address is: **7401 Broadway.**

The Assessor's Parcel Numbers are: **0171934300025, 0171934300026, 0171934300027, 0171934300028.**

Applicant Information **Andrew Chapin**
 c/o Unison Housing Partners
 3033 West 71st Avenue, Suite 1000
 Westminster, CO 80030

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6858 by **October 4, 2018** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to Ltart-schoenfelder@adcogov.org.

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

Thank you for your review of this case.

Libby Tart-Schoenfelder, AICP
Case Manager



Public Hearing Notification

Case Name: Unison Housing at 7401 Broadway
Case Number: PRC2018-00012
Planning Commission Hearing Date: January 24, 2019 at 6:00 p.m.
Board of County Commissioners Date: February 19, 2019 at 9:30 a.m.

January 8, 2019

A public hearing has been set by the Adams County Planning Commission and Board of County Commissioners to consider the following request:

A request to 1.) Rezone from C-3 to Planned Unit Development (PUD) for a property comprised of 4.7116 acres, 2.) create a Preliminary Subdivision Plat to combine four parcels into one parcel and 3.) create a Preliminary Planned Unit Development to create 116 multi-family units - 44 units within the existing building and 72 new units.

This request is located at approximately: **7401 Broadway**

The Assessor's Parcel Number is **0171934300025, 0171934300026, 0171934300027, 0171934300028**

Applicant Information **Andrew Chapin
c/o Unison Housing Partners
3033 West 71st Avenue, Suite 1000
Westminster, CO 80030**

The hearing(s) will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton, CO 80601. These will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g. wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at 720-523-6800 (or if this is a long distance call, please use the County's toll-free telephone number at 1-800-824-7842) prior to the meeting date. For further information regarding this case, please contact the Department of Community and Economic Development, 4430 South Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.

Libby Tart, AICP

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

To: Amanda Rasmussen
Dept: Westminster Window
Email: adcolegals@ourcoloradonews.com
Fax: 303-426-4209
From: Megan Ulibarri
Date: January 8, 2019

NOTICE OF PUBLIC HEARING FOR LAND USE

NOTICE IS HEREBY GIVEN, that an application has been filed by Unison Housing Partners, Case #PRC2018-00012, requesting: 1.) Rezone from C-3 to Planned Unit Development (PUD) for a property comprised of 4.7116 acres, 2.) Create a Preliminary Subdivision Plat to combine four parcels into one parcel and 3.) Create a Preliminary Planned Unit Development to create 116 multi-family units - 44 units within the existing building and 72 new units.

LEGAL DESCRIPTION:

A PARCEL OF LAND IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND IN THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEARINGS ARE BASED UPON THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., AS DETERMINED BY GNSS AND TERRESTRIAL OBSERVATIONS. SAID LINE BEARS NORTH 00°05'02" WEST RELATIVE TO THE COLORADO COORDINATE SYSTEM OF 1983, CENTRAL ZONE, AND IS MONUMENTED IN THE FIELD AS DESCRIBED HEREON.

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, AND CONSIDERING THE EAST LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER TO BEAR NORTH 00°05'02" WEST;

THENCE SOUTH 89°44'34" WEST ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 30.00 FEET TO WESTERLY RIGHT-OF-WAY LINE OF BROADWAY, BEING THE POINT OF BEGINNING;

THENCE SOUTH 00°05'02" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BROADWAY, A DISTANCE OF 235.70 FEET TO THE NORTHEAST CORNER OF LOT 35, BLOCK 4, WESTERN HILLS FILING NO. 1, AS RECORDED OCTOBER 7, 1954 IN PLAT BOOK 5, PAGE 36, FILE 10, MAP 82, RECEPTION NO. 430673;

THENCE SOUTH 89°40'08" WEST, A DISTANCE OF 629.37 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE

SOUTHWEST QUARTER, SAID POINT LYING 1082.55 FEET NORTH OF THE SOUTH LINE OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER;

THENCE NORTH 00°03'44" WEST ALONG SAID WEST LINE OF THE EAST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 236.46 FEET;

THENCE SOUTH 89°45'21" WEST ALONG THE NORTH LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER, A DISTANCE OF 555.29 FEET;

THENCE ALONG THE SOUTH LINE OF BLOCK 5 OF SAID WESTERN HILLS FILING NO. 1 THE FOLLOWING THREE (3) COURSES:

1. NORTH 66°18'11" EAST, A DISTANCE OF 105.87 FEET;
2. NORTH 85°44'50" EAST, A DISTANCE OF 139.83 FEET;
3. NORTH 89°53'39" EAST, A DISTANCE OF 948.09 FEET TO THE SOUTHEAST CORNER OF LOT 1, BLOCK 5, WESTERN HILLS FILING NO. 1;

THENCE SOUTH 00°05'45" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE OF BROADWAY, A DISTANCE OF 49.43 FEET TO THE POINT OF BEGINNING,

CONTAINING 205,239 SQUARE FEET, OR 4.7116 ACRES, MORE OR LESS

(The above legal description was provided by the applicant and Adams County is not responsible for any errors and omissions that may be contained herein and assumes no liability associated with the use or misuse of this legal description.)

APPROXIMATE LOCATION: 7401 BROADWAY

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 24th day of January, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO - 1st Floor, on the 19th day of February, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact Libby Tart-Schoenfelder at the Department of Community and Economic Development, 4430 S. Adams County Pkwy,

Brighton, CO 80601, 720.523.6800. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS
KAREN LONG, CLERK OF THE BOARD

TO BE PUBLISHED IN THE January 17, 2019 ISSUE OF THE Westminster Window.

Please reply to this message by email to confirm receipt or call Megan Ulibarri at 720.523.6800.

20 CORTEZ STREET LLC
6885 LOWELL BLVD
DENVER CO 80221-2652

BANUELOS LEO
1200 GOLDEN CIR APT 306
GOLDEN CO 80401-3643

220 CORTEZ ST LLC
6049 BRATTON PL
CHARLOTTE NC 28277-2558

BLUM JAMES F LLC DBA MANY ROOMS
PO BOX 441491
AURORA CO 80044-1491

381 CORTEZ STREET LLC
6885 LOWELL BLVD
DENVER CO 80221-2652

BUSTAMANTE FRANCISCO
1005 MODRED ST
LAFAYETTE CO 80026-1936

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY OFC
BRIGHTON CO 80601-8200

CAH 2014-2 BORROWER LLC
8665 E HARTFORD DR STE 200
SCOTTSDALE AZ 85255-7807

ADAMS COUNTY
4430 SOUTH ADAMS COUNTY PKWY
BRIGHTON CO 80601-8204

CHESROWN CHEVROLET LLC
7320 N BROADWAY
DENVER CO 80221

ADAMS COUNTY SCHOOL DISTRICT NO 1 AKA
MAPLETON PUBLIC SCHOOLS
591 E 80TH AVE
DENVER CO 80229-5806

CITY OF THORNTON
9500 CIVIC CENTER DR
THORNTON CO 80229

AGUILAR FAMILY TRUST
11110 RANCHITO ST
EL MONTE CA 91731-1450

CRAGMORE PROPERTY LLC
617 FAIRCHILD DR
HIGHLANDS RANCH CO 80126-4754

AHLS CODY RAY AND
BEFFORT DANICA MAY
5448 COUNTY ROAD 59
KEENESBURG CO 80643-8715

DUNN KAREN H LIVING TRUST
1800 ORCHARD DR
DENVER CO 80221-4664

ALPHA AND BROWN ENTERPRISES LLC
5650 W QUINCY AVE UNIT 27
DENVER CO 80235-3065

FJOH INVESTMENTS LLC
1458 PRAIRIE HIGH RD
CASTLE ROCK CO 80109-8008

BAIR STEPHANIE K
1160 EBONY ST
DENVER CO 80221-3710

HADZIC MENSUR AND
HERNANDEZ MONICA FELIX
420 CAMPO ST
DENVER CO 80221-3614

HERRERA JORGE ISAAC MEDINA
992 S 4TH AVE APT 100-269
BRIGHTON CO 80601-6802

KIELY JOHN M
428 W 116TH WAY
NORTHGLENN CO 80234

HUITRON GEORGE AND
HUITRON SUSAN
930 E 132ND DR
DENVER CO 80241-1136

LE SON AND
LE THUY
132 LOVELAND WAY
GOLDEN CO 80401

HYDE YVONNE A AKA BENEDETTI YVONNE A AND
BENEDETTI ROBERT W
280 CRAGEMORE STREET
DENVER CO 80221

LUCERO ALBERT B AND
LUCERO PRISCILLA D
391 S KENDALL ST
DENVER CO 80226-3403

J AND K PROPERTY MANAGEMENT LLC
1570 E 100TH AVENUE
THORNTON CO 80229

LUCERO PAMELA S AND LUCERO HARY T
280 CORTEZ
DENVER CO 80221

JACKSON FAMILY LLC
PO BOX 261243
DENVER CO 80226-9243

MC KINLEY MATHEW
C/O BRUCE A DANFORD LLC
11971 QUAY ST
BROOMFIELD CO 80020-2816

JACKSON JAMES MICHAEL
JACKSON CAROL U
1111 W IDA AVE # 101
LITTLETON CO 80120-2238

MCBRIDE LARRY
10860 W 65TH WAY
ARVADA CO 80004-2715

JACKSON TRUST THE
6114 MEADOWBROOK DR
MORRISON CO 80465-2203

MHIP LLC
1801 W DRY CREEK RD
LITTLETON CO 80120-4425

JAQUEZ-MIRAMONTEZ OCTOVIO
11574 HUDSON ST
THORNTON CO 80233-5848

MINTON MARJORIE G
9221 ERMINEDALE DR
LONE TREE CO 80124-8900

JEND ERWIN P
877 IDALIA CIR
AURORA CO 80011-7329

MOLINA RAMIREZ JORGE ROBERTO AND
MOLINA RAMIREZ EVANGELINA
5000 BUTTE ST LOT 151
BOULDER CO 80301-2239

KEENAN ROBERT P II TRUST 1/2 INT AND
ROSS MARK UND 1/2 INT
12926 W 61ST CIR
ARVADA CO 80004-3966

NGUYEN BAOPHONG P TRUST 1/2 INT
NGUYEN LANANH TRUST 1/2 INT
7166 TERRY CIR
ARVADA CO 80007-7662

OSCS INC
6100 ROUGH RD
CLEBURNE TX 76031-0969

SAAVEDRA DANIEL
11698 ACOMA STREET
NORTHGLENN CO 80234

PAYAN ARMANDO
4707 PEARL ST
DENVER CO 80216-2732

SAILAS FRED AND
SNOW SHARON
181 BOWIE CT
DENVER CO 80221-3603

PEREYRA MARIA D AND
BANUELOS LEO
1200 GOLDEN CIR APT 306
GOLDEN CO 80401-3643

SANCHEZ MATTHEW D AND LISABETH C
C/O MARKET PLACE REALTY
90 WEST 84TH AVE
DENVER CO 80260-4808

PHAM ANH
4525 W 63RD PLACE
ARVADA CO 80003

SCHOOL DISTRICT NO.1
591 E 80TH AVE
DENVER CO 80229-5806

PHILPOTT STEVEN P AND
PHILPOTT MICHELE M
7150 W NAVAL OBSERVATORY RD
FLAGSTAFF AZ 86001-8466

SEJ ASSET MANAGEMENT AND INVESTMENT
COMPANY
C/O ECOVA INC
SPOKANE WA 99210-2440

REILLY JEFFERY
5291 E 131ST DR
THORNTON CO 80241-2333

STEVENS JUDY L
2409 W 107TH DRIVE
WESTMINSTER CO 80234

RICHTER HANS
442 GRAHAM CIR
ERIE CO 80516-3608

TRAN KHOI
PO BOX 564
WESTMINSTER CO 80036-0564

ROBLES ESTEBAN
380 CAMPOS STREET
DENVER CO 80221

TRUJILLO ANTHONY B AND
TRUJILLO JENNIFER A
10677 URA LANE
NORTHGLENN CO 80234

ROCHA ALBERTO
121 BRONCO ROAD
DENVER CO 80221

VALDEZ PETE F AND
VALDEZ ELIZABETH M
2105 W 135TH AVE
WESTMINSTER CO 80234-1063

ROCHA MARIA DELLA
121 BRONCO ROAD
DENVER CO 80221

181 REHG LLC
C/O SCOTT SUTTON
OR CURRENT RESIDENT
7300 BROADWAY
DENVER CO 80221-3610

21 BRONCO ROAD LAND TRUST
OR CURRENT RESIDENT
21 BRONCO RD
DENVER CO 80221-3621

AQUINO DAVE L
OR CURRENT RESIDENT
301 CAMPO ST
DENVER CO 80221-3679

ABEYTA JESSICA
OR CURRENT RESIDENT
141 BRONCO RD
DENVER CO 80221-3686

ARENAS FRANCISCO II AND
ARENAS MARGARET E
OR CURRENT RESIDENT
140 CRAGMORE ST
DENVER CO 80221-3690

ACTON L LYNN
OR CURRENT RESIDENT
7350 GREENWOOD BLVD
DENVER CO 80221-3579

ARENAS LIENA
OR CURRENT RESIDENT
380 GREENWOOD BLVD
DENVER CO 80221

AFMZS LLC
OR CURRENT RESIDENT
7310 BROADWAY
DENVER CO 80221-3610

BEZDEK KENNY AND
BEZDEK MELODY
OR CURRENT RESIDENT
7370 GREENWOOD BLVD
DENVER CO 80221

AGUIRRE JOAQUIN AND
ARELLANO ROLANDO AGUIRRE
OR CURRENT RESIDENT
41 BRONCO RD
DENVER CO 80221-3621

BLEA DOLORES JUANA
OR CURRENT RESIDENT
41 CAMPO ST
DENVER CO 80221-3605

ALBERT JEREMIAH DAVID
OR CURRENT RESIDENT
101 CORTEZ ST
DENVER CO 80221-3681

BRIDGES BRYAN K AND BRIDGES CATHLEEN J
OR CURRENT RESIDENT
380 CORTEZ ST
DENVER CO 80221-3682

ALLEN KIMBERLY L AND
ALLEN ROBERT R
OR CURRENT RESIDENT
81 CORTEZ ST
DENVER CO 80221-3617

BROWN RICKIE ANN GOMEZ
OR CURRENT RESIDENT
81 BRONCO RD
DENVER CO 80221-3621

ALLISON BRENT D
OR CURRENT RESIDENT
7301 GRANADA RD
DENVER CO 80221-3641

CAMPBELL CRAIG D AND
CAMPBELL DAVID J
OR CURRENT RESIDENT
200 GREENWOOD BLVD
DENVER CO 80221-3644

ALVAREZ JOSE MIGUEL GOMEZ
OR CURRENT RESIDENT
381 CAMPO ST
DENVER CO 80221-3679

CAMPOS GUILLERMO CORRAL
OR CURRENT RESIDENT
200 CORTEZ ST
DENVER CO 80221-3620

APODACA TAMARA AND
SANCHEZ RAYMOND
OR CURRENT RESIDENT
80 GREENWOOD BLVD
DENVER CO 80221-3634

CAMPOS JORGE M AND
CAMPOS LIZ M
OR CURRENT RESIDENT
21 CORTEZ ST
DENVER CO 80221-3617

CANALES JHOSELYNE
OR CURRENT RESIDENT
241 CORTEZ ST
DENVER CO 80221-3619

CHARTIER DAVID H
OR CURRENT RESIDENT
140 BOWIE CT
DENVER CO 80221

CAREY-BERNAL TINA MARIE
OR CURRENT RESIDENT
220 CAMPO ST
DENVER CO 80221-3612

CHAVEZ SALVADOR ALEJANDRO AND
LUCIO CRISTINA
OR CURRENT RESIDENT
161 CAMPO ST
DENVER CO 80221-3677

CASAS PETRA BANUELOS
OR CURRENT RESIDENT
190 CORTEZ ST
DENVER CO 80221-3680

CHAVEZ WILLIAM DAVID PINON
OR CURRENT RESIDENT
181 CORTEZ ST
DENVER CO 80221-3681

CASILLAS VANESSA
OR CURRENT RESIDENT
320 CRAGMORE ST
DENVER CO 80221-3692

CHENEY LAURA A
OR CURRENT RESIDENT
261 CRAGMORE ST
DENVER CO 80221-3631

CASTENADA MARIA B AND
ROJAS IGNACIO
OR CURRENT RESIDENT
181 CAMPO ST
DENVER CO 80221-3677

CHRISTENSEN BRANDON
OR CURRENT RESIDENT
160 BOWIE CT
DENVER CO 80221-3603

CASTILLO ARTURO
OR CURRENT RESIDENT
361 CAMPO STREET
DENVER CO 80221

CLARKE KENNETH GLENN
OR CURRENT RESIDENT
420 CORTEZ ST
DENVER CO 80221-3626

CAVE HOWARD WRAY
OR CURRENT RESIDENT
7330 GREENWOOD BLVD
DENVER CO 80221-3579

CLEGG ROBERT A AND
CLEGG DIANA R
OR CURRENT RESIDENT
7360 GREENWOOD BLVD
DENVER CO 80221-3579

CENICEROS EDGAR IVAN VIRAMONTES AND
VIRAMONTES IVETTE PRICILA
OR CURRENT RESIDENT
101 BOWIE CT
DENVER CO 80221-3603

CONRY EDWARD
OR CURRENT RESIDENT
260 GREENWOOD BLVD
DENVER CO 80221-3644

CHACON JOSE AND
PULIDO MARIA G
OR CURRENT RESIDENT
80 CRAGMORE ST
DENVER CO 80221-3628

CONTRERAS CARLOS
OR CURRENT RESIDENT
440 CAMPO ST
DENVER CO 80221-3614

CHAPMAN DON III
OR CURRENT RESIDENT
481 CAMPO ST
DENVER CO 80221-3613

CORTEZ MARIA GLORIA
OR CURRENT RESIDENT
500 CRAGMORE ST
DENVER CO 80221-3696

COWN RICHARD
OR CURRENT RESIDENT
520 CRAGMORE ST
DENVER CO 80221-3696

DIAZ LAURA AND
MARTINEZ RAUL DIAZ
OR CURRENT RESIDENT
100 CORTEZ STREET
DENVER CO 80221

COXSEY DOLORES L
OR CURRENT RESIDENT
7315 GRANADA RD
DENVER CO 80221-3641

DOAN THANH HAI THI AND
DOAN DOMINIQUE M
OR CURRENT RESIDENT
10 BOWIE CT
DENVER CO 80221-3674

DAVIS STEPHEN R AND
DAVIS NANCY L
OR CURRENT RESIDENT
7450 GRANADA RD
DENVER CO 80221-3655

DOOLEY KEVIN F JR
OR CURRENT RESIDENT
141 CORTEZ ST
DENVER CO 80221

DECARR KAYLA J AND
WOODROW BRENTON T
OR CURRENT RESIDENT
7300 GRANADA RD
DENVER CO 80221-3642

DOWNING TIMOTHY M AND
DOWNING HELYN G
OR CURRENT RESIDENT
421 CORTEZ ST
DENVER CO 80221-3625

DEERFIELD RICHARD P AND
VOSS CALVIN G
OR CURRENT RESIDENT
180 CRAGMORE ST
DENVER CO 80221-3690

DUNCAN AMBER L
OR CURRENT RESIDENT
241 CRAGMORE ST
THORNTON CO 80221-3631

DEL GAUDIO MARY ELLEN
OR CURRENT RESIDENT
7410 GREENWOOD BLVD
DENVER CO 80221-3581

EDLUND DAVID A AND IDA
OR CURRENT RESIDENT
401 CAMPO ST
DENVER CO 80221-3613

DELGADO JOSE LUIS AND
GUZMAN MARICELA
OR CURRENT RESIDENT
100 BOWIE CT
DENVER CO 80221-3603

ELLIFF LAURA ANNE AND
CRUZ PATRICK JOSEPH
OR CURRENT RESIDENT
491 CAMPO ST
DENVER CO 80221-3613

DEPRIEST LOUISE ROBERTA
OR CURRENT RESIDENT
261 CAMPO ST
DENVER CO 80221-3611

FERGUSON ALDRED L AND
FERGUSON JOELLA
OR CURRENT RESIDENT
7471 EVERGREEN RD
DENVER CO 80221-3648

DIAZ BENITO
OR CURRENT RESIDENT
490 CRAGMORE STREET
DENVER CO 80221

FILKOSKI PATRICIA A 1/2 INT AND
FILKOSKI JAMES CARL 1/2 INT
OR CURRENT RESIDENT
221 BRONCO RD
DENVER CO 80221-3687

DIAZ JUAN MANUEL
OR CURRENT RESIDENT
81 CAMPO ST
DENVER CO 80221-3605

FLISS KEVIN T AND
FLISS KENDRA R
OR CURRENT RESIDENT
220 CRAGMORE ST
DENVER CO 80221-3632

FRANCO FRANK W
OR CURRENT RESIDENT
41 GREENWOOD BLVD
DENVER CO 80221-3633

GEROW DARLEYN MICHELLE AND
GEROW HAROLD ERNEST
OR CURRENT RESIDENT
481 CORTEZ ST
DENVER CO 80221-3625

FRAZELL DONALD EUGENE AND
FRAZELL DEBRA LEE
OR CURRENT RESIDENT
460 CRAGMORE ST
DENVER CO 80221-3638

GILE ANGELINA AND
GILE MARIA
OR CURRENT RESIDENT
491 CORTEZ STREET
DENVER CO 80221

FREEMAN RICHARD A
OR CURRENT RESIDENT
7300 GREENWOOD BLVD
DENVER CO 80221-3579

GOMEZ PAREDES JUAN
OR CURRENT RESIDENT
401 CRAGMORE ST
DENVER CO 80221-3637

FULTON CHARLES A
OR CURRENT RESIDENT
260 CRAGMORE ST
DENVER CO 80221-3632

GOMEZ RAMIRO AND
GOMEZ LUCAS
OR CURRENT RESIDENT
7441 GRANADA RD
DENVER CO 80221-3650

GALARZA MATEO MELENDEZ
OR CURRENT RESIDENT
401 CORTEZ ST
DENVER CO 80221-3625

GONZALES DOLORES J
OR CURRENT RESIDENT
501 CRAGMORE ST
DENVER CO 80221-3697

GARCIA ANSELMO JR AND
MARQUEZ JAMES N JR
OR CURRENT RESIDENT
191 CAMPO ST
DENVER CO 80221-3677

GONZALEZ CECILIO AND
GONZALEZ MARIANA
OR CURRENT RESIDENT
61 BOWIE CT
DENVER CO 80221-3675

GARCIA ARTURO AND
GARCIA GLORIA
OR CURRENT RESIDENT
7371 GRANADA RD
DENVER CO 80221-3641

GONZALEZ INGACIO CARBAJAL
OR CURRENT RESIDENT
281 CAMPO ST
DENVER CO 80221-3611

GARCIA CAROLYN MARIE
OR CURRENT RESIDENT
201 CAMPO STREET
DENVER CO 80221

GONZALEZ MARIA C AND
REZA MIREYA
OR CURRENT RESIDENT
240 CRAGMORE ST
DENVER CO 80221-3632

GARCIA SOCORRO
OR CURRENT RESIDENT
341 GREENWOOD BLVD
DENVER CO 80221-3657

GOULD JOHN P AND
BORREGO ANDREA
OR CURRENT RESIDENT
460 CORTEZ ST
DENVER CO 80221-3626

GAYTAN MARIA A AND
GAYTAN JORGE
OR CURRENT RESIDENT
40 BOWIE COURT
DENVER CO 80221

GRANADOS-SUAZO ARTURO
OR CURRENT RESIDENT
240 GREENWOOD BLVD
DENVER CO 80221

GUERRERO RYAN C AND
GUERRERO JOHANNA
OR CURRENT RESIDENT
100 CRAGMORE ST
DENVER CO 80221-3690

IVINS-MCCLEARY DONALD AND
IVINS-MCCLEARY RONALD
OR CURRENT RESIDENT
361 CORTEZ ST
DENVER CO 80221-3683

HADZIC MENSUR AND
HERNANDEZ MONICA FELIX
OR CURRENT RESIDENT
420 CAMPO ST
DENVER CO 80221-3614

JIMENEZ FRED
OR CURRENT RESIDENT
240 CORTEZ STREET
DENVER CO 80221

HANNAH PATRICIA AND MARTINEZ ANN H AND
MARTINEZ DAVID K
OR CURRENT RESIDENT
60 CAMPO ST
DENVER CO 80221-3606

JUSTICE DANIELLE M
OR CURRENT RESIDENT
120 BOWIE CT
DENVER CO 80221-3603

HEMPHILL JOSEPH C
OR CURRENT RESIDENT
140 GREENWOOD BLVD
DENVER CO 80221

KAM KIN WA
OR CURRENT RESIDENT
161 BOWIE CT
DENVER CO 80221-3603

HERRERA GONZALEZ ELIAS EDUARDO AND
PEREZ-RAMIREZ CECILIA IVONNE
OR CURRENT RESIDENT
160 CAMPO ST
DENVER CO 80221-3676

KARNS MARK F
OR CURRENT RESIDENT
101 GREENWOOD BLVD
DENVER CO 80221-3695

HERRERA OSCAR
OR CURRENT RESIDENT
200 CRAGMORE ST
DENVER CO 80221-3632

KOMOCZI FRANK JR 1/2 INT AND
KOMOCZI ROZALIA/RAYMUND 1/2 INT
OR CURRENT RESIDENT
440 CORTEZ ST
DENVER CO 80221-3626

HESS ANDREW FLOYD AND
HESS AMANDA
OR CURRENT RESIDENT
321 CRAGMORE ST
DENVER CO 80221-3693

LANGENBERG PHYLLIS E
OR CURRENT RESIDENT
160 GREENWOOD BLVD
DENVER CO 80221-3694

HIPOLITO JOSE LUCERO CASTANEDA
OR CURRENT RESIDENT
381 CRAGMORE ST
DENVER CO 80221-3693

LARA PAULINA
OR CURRENT RESIDENT
400 CORTEZ ST
DENVER CO 80221-3626

HOESSLE ANNA R
OR CURRENT RESIDENT
181 CRAGMORE ST
DENVER CO 80221-3691

LARAMORE STEWART A AND
LARAMORE GERALDINE L
OR CURRENT RESIDENT
7341 GRANADA RD
DENVER CO 80221-3641

IBARRA JESUS JR
OR CURRENT RESIDENT
360 CAMPO ST
DENVER CO 80221-3678

LEVEA BEVERLY
OR CURRENT RESIDENT
81 GREENWOOD BLVD
DENVER CO 80221-3633

LEWIS MELVIN J
OR CURRENT RESIDENT
320 CAMPO STREET
DENVER CO 80221

MANDONADO GREGORY J AND
MANDONADO VERONICA R
OR CURRENT RESIDENT
141 CAMPO ST
DENVER CO 80221-3677

LEYVA-LARA ISRAEL AND
LEYVA-LARA JAVIER
OR CURRENT RESIDENT
141 GREENWOOD BLVD
DENVER CO 80221-3695

MANGAN RICHARD
OR CURRENT RESIDENT
40 CRAGMORE ST
DENVER CO 80221-3628

LITTLE JENNAH AND
THOMAS KURT
OR CURRENT RESIDENT
7331 GRANADA RD
DENVER CO 80221-3641

MANZANARES DEBORAH J/JESSE G AND
MANZANARES JEFFREY R/JOANN M
OR CURRENT RESIDENT
161 CRAGMORE ST
THORNTON CO 80221-3691

LONG ROBERT TIM/MEADE SHERRY KATHERINE/
CAMPBELL LYNDY JULINE/RUSHING JUDY LEE
OR CURRENT RESIDENT
181 BRONCO RD
DENVER CO 80221-3686

MARSHALL WILLIAM P
OR CURRENT RESIDENT
120 CRAGMORE ST
DENVER CO 80221-3690

LOPEZ MARTHA
OR CURRENT RESIDENT
521 CORTEZ STREET
DENVER CO 80221

MARTINEZ ELVIRA AND
SANCHEZ STEVE
OR CURRENT RESIDENT
200 CAMPO ST
DENVER CO 80221-3612

LOPEZ SOCORRO
OR CURRENT RESIDENT
221 CORTEZ STREET
DENVER CO 80221

MARTINEZ FILIMON AND
MARTINEZ ELEANOR C
OR CURRENT RESIDENT
340 CRAGMORE ST
DENVER CO 80221-3692

LOYA MANUEL E
OR CURRENT RESIDENT
161 GREENWOOD BLVD
DENVER CO 80221

MARTINEZ FRANK C AND
MARTINEZ KATHLEEN P
OR CURRENT RESIDENT
300 CRAGMORE ST
DENVER CO 80221-3692

LUCERO JENNIFER AND
MEDINA DIANA R
OR CURRENT RESIDENT
7330 GRANADA RD
DENVER CO 80221-3642

MARTINEZ MARTIN AND MARTINEZ BLANCA L
OR CURRENT RESIDENT
541 CRAGMORE ST
DENVER CO 80221-3697

LUNDQUIST RANDY R AND
LUNDQUIST DEBORAH C
OR CURRENT RESIDENT
280 CAMPO ST
DENVER CO 80221-3612

MARTINEZ PAUL V
OR CURRENT RESIDENT
7361 GRANADA RD
DENVER CO 80221-3641

MADSEN LOREDANA
OR CURRENT RESIDENT
481 CRAGMORE ST
DENVER CO 80221-3637

MARTINEZ THOMAS REY
OR CURRENT RESIDENT
61 GREENWOOD BLVD
DENVER CO 80221

MC GUIGAN KENNETH L AND
MC GUIGAN ARLENE M
OR CURRENT RESIDENT
7310 GRANADA RD
DENVER CO 80221-3642

MESSNER MICHAEL J AND
MESSNER ELIZABETH A
OR CURRENT RESIDENT
7320 GREENWOOD BLVD
DENVER CO 80221-3579

MCGANNON TIMOTHY S
OR CURRENT RESIDENT
7311 GRANADA RD
DENVER CO 80221-3641

MESTAS ROMAN
OR CURRENT RESIDENT
321 GREENWOOD BLVD
DENVER CO 80221-3657

MEDINA ANGELICA
OR CURRENT RESIDENT
221 CRAGMORE ST
DENVER CO 80221-3631

METZGER SAMUEL
OR CURRENT RESIDENT
201 CORTEZ ST
DENVER CO 80221-3619

MEDINA DIANA R
OR CURRENT RESIDENT
101 CAMPO ST
DENVER CO 80221-3677

MICHEL SCOTT DAVID AND
MICHEL SANDRA M
OR CURRENT RESIDENT
7421 GRANADA RD
DENVER CO 80221-3650

MEDINA RACHEL T
OR CURRENT RESIDENT
201 GREENWOOD BLVD
DENVER CO 80221-3643

MILLER MICHAEL H
OR CURRENT RESIDENT
7351 GRANADA RD
DENVER CO 80221

MEIS EDWIN M II
OR CURRENT RESIDENT
80 CAMPO STREET
DENVER CO 80221

MITCHELL ANTHONY W
OR CURRENT RESIDENT
60 GREENWOOD BLVD
DENVER CO 80221

MENDEZ RUBY AND
MENDEZ SHALEEN N
OR CURRENT RESIDENT
7340 GREENWOOD BLVD
DENVER CO 80221

MOFFETT MICHAEL S
OR CURRENT RESIDENT
300 CAMPO ST
DENVER CO 80221-3678

MENDOZA RAFAEL ARIZPE AND
RAMIREZ BLANCA R
OR CURRENT RESIDENT
260 CAMPO ST
DENVER CO 80221-3612

MOLINA GILBERTO RAMOS AND
IBARRA ELSA
OR CURRENT RESIDENT
60 CRAGMORE STREET
DENVER CO 80221

MENDOZA SAUL SIANEZ AND
SIANEZ PEDRO M
OR CURRENT RESIDENT
7381 GRANADA RD
DENVER CO 80221-3641

MONCAYO GILBERTO
OR CURRENT RESIDENT
100 GREENWOOD BLVD
DENVER CO 80221-3694

MESAROS KAREN
OR CURRENT RESIDENT
41 CORTEZ STREET
DENVER CO 80221

MONTEZ DEBRA A
ASTORGA ROMIE
OR CURRENT RESIDENT
461 CORTEZ ST
DENVER CO 80221-3625

MONTOYA WARREN I AND
MONTOYA PEGGY J
OR CURRENT RESIDENT
421 CRAGMORE ST
DENVER CO 80221-3637

PASILLAS JOSE MANUEL
OR CURRENT RESIDENT
420 CRAGMORE ST
DENVER CO 80221-3638

MORGAN JOHN
OR CURRENT RESIDENT
7410 GRANADA RD
DENVER CO 80221-3651

PAYNE PATRICIA L AND
JACKSON JAMES C
OR CURRENT RESIDENT
121 CRAGMORE ST
DENVER CO 80221-3691

MOSLEY JERMAINE D
OR CURRENT RESIDENT
61 CORTEZ ST
DENVER CO 80221-3617

PEREZ CASTRO GUILLERMO AND
PEREZ MARGARITA
OR CURRENT RESIDENT
101 BRONCO RD
DENVER CO 80221-3686

NAMURA ALETHEA JOY AND
SPRADLING DENNIS F
OR CURRENT RESIDENT
400 GREENWOOD BLVD
DENVER CO 80221-3672

PEREZ LUCIA
OR CURRENT RESIDENT
301 CRAGMORE ST
DENVER CO 80221-3693

NIEBLAS ROMAN E AND
NIEBLAS-ORTIZ HEIDI
OR CURRENT RESIDENT
7380 GREENWOOD BLVD
DENVER CO 80221-3579

PERRAULT MICHAEL
OR CURRENT RESIDENT
501 CORTEZ ST
DENVER CO 80221

NORRIS VICTORIA AND
SEEGER KATHERIN
OR CURRENT RESIDENT
7320 GRANADA RD
DENVER CO 80221-3642

PERRIGO TRAVIS W AND
PERRIGO LISA
OR CURRENT RESIDENT
41 BOWIE CT
DENVER CO 80221-3675

NOTESTONE ERIK
OR CURRENT RESIDENT
341 CORTEZ ST
DENVER CO 80221-3683

PHILLIPS KINSLEY
OR CURRENT RESIDENT
201 BRONCO RD
DENVER CO 80221-3687

OLDANI AMANDA JOAN
OR CURRENT RESIDENT
221 GREENWOOD BLVD
DENVER CO 80221-3643

QUEZADA FELIPE
OR CURRENT RESIDENT
340 CAMPO ST
DENVER CO 80221-3678

ORTEGA BARBARA A AND
ORTEGA ALBERT R SR
OR CURRENT RESIDENT
381 GREENWOOD BLVD
DENVER CO 80221-3657

RAMIREZ CESAR GONZALEZ AND
ROQUE MARIA ISABEL HERRERA
OR CURRENT RESIDENT
441 CORTEZ ST
DENVER CO 80221-3625

PADILLA BERNICE
OR CURRENT RESIDENT
140 CAMPO ST
DENVER CO 80221-3676

ROBINSON MARY EVELYN
OR CURRENT RESIDENT
61 CAMPO ST
DENVER CO 80221-3605

ROCHA FRANK IV
OR CURRENT RESIDENT
7321 GRANADA RD
DENVER CO 80221-3641

RYAN JANET S
OR CURRENT RESIDENT
321 CORTEZ ST
DENVER CO 80221-3683

ROCKWELL HARRY J AND
ROCKWELL CATHERINE ANNE
OR CURRENT RESIDENT
301 CORTEZ ST
DENVER CO 80221-3683

RYAN JESSE M
OR CURRENT RESIDENT
241 GREENWOOD BLVD
DENVER CO 80221-3643

RODRIGUEZ EFRAIN AND
RODRIGUEZ MARIA
OR CURRENT RESIDENT
360 CORTEZ ST
DENVER CO 80221-3682

SANDOVAL DELGADO JUAN JOSE
OR CURRENT RESIDENT
161 CORTEZ ST
DENVER CO 80221-3681

RODRIGUEZ EMILIO CARRERA
OR CURRENT RESIDENT
300 CORTEZ ST
DENVER CO 80221-3682

SCHIBBELHUT LARRY
OR CURRENT RESIDENT
400 CRAGMORE ST
DENVER CO 80221-3638

RODRIGUEZ MANUEL
OR CURRENT RESIDENT
380 CRAGMORE STREET
DENVER CO 80221

SCHMIDT TIMOTHY J
OR CURRENT RESIDENT
60 CORTEZ ST
DENVER CO 80221-3618

ROGERS KEITH V
OR CURRENT RESIDENT
261 CORTEZ ST
DENVER CO 80221-3619

SEIBERLING SARA
OR CURRENT RESIDENT
60 BOWIE CT
DENVER CO 80221-3674

ROSALES PORFIRIO AND
ROSALES LOURDES
OR CURRENT RESIDENT
140 CORTEZ ST
DENVER CO 80221

SERR PAUL BRADLEY
OR CURRENT RESIDENT
121 CAMPO ST
DENVER CO 80221-3677

ROSENOF TIMOTHY J
OR CURRENT RESIDENT
7420 GREENWOOD BLVD
DENVER CO 80221-3581

SILLETTO PIA MARIE
OR CURRENT RESIDENT
20 BOWIE CT
DENVER CO 80221-3674

RUIZ GERARDO
OR CURRENT RESIDENT
360 CRAGMORE ST
DENVER CO 80221-3692

SISNEROS CHARLENE P
OR CURRENT RESIDENT
190 CRAGMORE ST
DENVER CO 80221-3690

RUIZ PABON ROSARIO
OR CURRENT RESIDENT
500 CORTEZ ST
DENVER CO 80221

SISNEROS GABRIEL JR
OR CURRENT RESIDENT
281 CORTEZ STREET
DENVER CO 80221

SMITH CHERYL ANN
OR CURRENT RESIDENT
341 CAMPO ST
DENVER CO 80221-3679

THOMPSON DANIEL R AND
THOMPSON RACHEL R
OR CURRENT RESIDENT
41 CRAGMORE ST
DENVER CO 80221

SNOW CLAUDIE L JR AND
SNOW CORAL E
OR CURRENT RESIDENT
361 GREENWOOD BLVD
DENVER CO 80221-3657

TISCARENO DANIELA E RODRIGUEZ
OR CURRENT RESIDENT
160 CORTEZ ST
DENVER CO 80221-3680

SNOW SHARON K AND
SAILAS FRED
OR CURRENT RESIDENT
181 BOWIE CT
DENVER CO 80221

TORRECILLAS VALENZUELA AVELINA AND
PULIDO CANDHOLA ARTURO
OR CURRENT RESIDENT
21 BOWIE CT
DENVER CO 80221-3675

SOLIS HELEN JOANN AKA
SOLIS HELEN J
OR CURRENT RESIDENT
7390 GREENWOOD BLVD
DENVER CO 80221-3579

TORRES ALONDRA
OR CURRENT RESIDENT
180 CAMPO ST
DENVER CO 80221-3676

SOTO MARIO AND
SOTO DEBORAH
OR CURRENT RESIDENT
521 CRAGMORE ST
DENVER CO 80221

TOWLE THOMAS J
OR CURRENT RESIDENT
120 CAMPO ST
DENVER CO 80221-3676

SPECHT LARA J
OR CURRENT RESIDENT
7411 GRANADA RD
DENVER CO 80221-3650

UPDIKE MICHAEL LEE
OR CURRENT RESIDENT
121 GREENWOOD BLVD
DENVER CO 80221-3695

STRELOW CHRISTINA ANN
OR CURRENT RESIDENT
40 CORTEZ ST
DENVER CO 80221-3618

VALDEZ RICARDO HERRERA
OR CURRENT RESIDENT
20 CRAGMORE ST
DENVER CO 80221-3628

TERRAZAS HUMBERTO AND
TERRAZAS MARIA J
OR CURRENT RESIDENT
421 CAMPO ST
DENVER CO 80221-3613

VALDOVINOS GLADYS N
OR CURRENT RESIDENT
21 CRAGMORE ST
DENVER CO 80221-3627

THIESSEN GLORIA AND
THIESSEN GLORIA DENISE
OR CURRENT RESIDENT
480 CRAGMORE ST
DENVER CO 80221-3638

VANDEBUR THOMAS A AND
VANDEBUR ELLEN E
OR CURRENT RESIDENT
180 CORTEZ ST
DENVER CO 80221-3680

THIS THING OF OURS LLC
OR CURRENT RESIDENT
120 GREENWOOD BLVD
DENVER CO 80221

VASQUEZ ALEJANDRA
OR CURRENT RESIDENT
480 CORTEZ ST
DENVER CO 80221-3626

VIDALES BRIJIDO RETANA
OR CURRENT RESIDENT
561 CRAGMORE ST
DENVER CO 80221-3697

CURRENT RESIDENT
21 CAMPO ST
DENVER CO 80221-3605

VILLAR HOMERO AND
VILLAR MARIA
OR CURRENT RESIDENT
101 CRAGMORE ST
DENVER CO 80221

CURRENT RESIDENT
40 CAMPO ST
DENVER CO 80221-3606

VILLEGAS SAMUEL CRUZ
OR CURRENT RESIDENT
460 CAMPO STREET
DENVER CO 80221

CURRENT RESIDENT
7260 BROADWAY
DENVER CO 80221-3608

WALKINSHAW JUSTIN AND
SCOTT ROBERT L
OR CURRENT RESIDENT
7271 GREENWOOD BLVD
DENVER CO 80221-3577

CURRENT RESIDENT
7262 BROADWAY
DENVER CO 80221-3608

WAREHAM ERIK RYAN AND
WAREHAM MARCELLA P
OR CURRENT RESIDENT
20 CAMPO ST
DENVER CO 80221-3606

CURRENT RESIDENT
7270 BROADWAY
DENVER CO 80221-3608

WELTE STEVEN LEE AND
WELTE LESLIE ANN
OR CURRENT RESIDENT
121 BOWIE CT
DENVER CO 80221-3603

CURRENT RESIDENT
7301 BROADWAY
DENVER CO 80221-3609

XINOL RUBEN AND
FRANCESCHY MARIA DEL SOCORRO
OR CURRENT RESIDENT
240 CAMPO ST
DENVER CO 80221-3612

CURRENT RESIDENT
7320 BROADWAY
DENVER CO 80221-3610

CURRENT RESIDENT
7400 GREENWOOD BLVD
DENVER CO 80221-3581

CURRENT RESIDENT
7350 BROADWAY
DENVER CO 80221-3610

CURRENT RESIDENT
7480 BROADWAY
DENVER CO 80221-3601

CURRENT RESIDENT
221 CAMPO ST
DENVER CO 80221-3611

CURRENT RESIDENT
141 BOWIE CT
DENVER CO 80221-3603

CURRENT RESIDENT
241 CAMPO ST
DENVER CO 80221-3611

CURRENT RESIDENT
441 CAMPO ST
DENVER CO 80221-3613

CURRENT RESIDENT
490 CORTEZ ST
DENVER CO 80221-3626

CURRENT RESIDENT
461 CAMPO ST
DENVER CO 80221-3613

CURRENT RESIDENT
61 CRAGMORE ST
DENVER CO 80221-3627

CURRENT RESIDENT
7510 BROADWAY
DENVER CO 80221-3616

CURRENT RESIDENT
81 CRAGMORE ST
DENVER CO 80221-3627

CURRENT RESIDENT
20 CORTEZ ST
DENVER CO 80221-3618

CURRENT RESIDENT
280 CRAGMORE ST
DENVER CO 80221-3632

CURRENT RESIDENT
80 CORTEZ ST
DENVER CO 80221-3618

CURRENT RESIDENT
40 GREENWOOD BLVD
DENVER CO 80221-3634

CURRENT RESIDENT
220 CORTEZ ST
DENVER CO 80221-3620

CURRENT RESIDENT
441 CRAGMORE ST
DENVER CO 80221-3637

CURRENT RESIDENT
260 CORTEZ ST
DENVER CO 80221-3620

CURRENT RESIDENT
461 CRAGMORE ST
DENVER CO 80221-3637

CURRENT RESIDENT
280 CORTEZ ST
DENVER CO 80221-3620

CURRENT RESIDENT
440 CRAGMORE ST
DENVER CO 80221-3638

CURRENT RESIDENT
61 BRONCO RD
DENVER CO 80221-3621

CURRENT RESIDENT
7391 GRANADA RD
DENVER CO 80221-3641

CURRENT RESIDENT
7401 BROADWAY
DENVER CO 80221-3623

CURRENT RESIDENT
7340 GRANADA RD
DENVER CO 80221-3642

CURRENT RESIDENT
220 GREENWOOD BLVD
DENVER CO 80221-3644

CURRENT RESIDENT
121 CORTEZ ST
DENVER CO 80221-3681

CURRENT RESIDENT
7401 GRANADA RD
DENVER CO 80221-3650

CURRENT RESIDENT
191 CORTEZ ST
DENVER CO 80221-3681

CURRENT RESIDENT
7431 GRANADA RD
DENVER CO 80221-3650

CURRENT RESIDENT
340 CORTEZ ST
DENVER CO 80221-3682

CURRENT RESIDENT
80 BOWIE CT
DENVER CO 80221-3674

CURRENT RESIDENT
381 CORTEZ ST
DENVER CO 80221-3683

CURRENT RESIDENT
11 BOWIE CT
DENVER CO 80221-3675

CURRENT RESIDENT
121 BRONCO RD
DENVER CO 80221-3686

CURRENT RESIDENT
81 BOWIE CT
DENVER CO 80221-3675

CURRENT RESIDENT
161 BRONCO RD
DENVER CO 80221-3686

CURRENT RESIDENT
100 CAMPO ST
DENVER CO 80221-3676

CURRENT RESIDENT
160 CRAGMORE ST
DENVER CO 80221-3690

CURRENT RESIDENT
190 CAMPO ST
DENVER CO 80221-3676

CURRENT RESIDENT
141 CRAGMORE ST
DENVER CO 80221-3691

CURRENT RESIDENT
380 CAMPO ST
DENVER CO 80221-3678

CURRENT RESIDENT
341 CRAGMORE ST
DENVER CO 80221-3693

CURRENT RESIDENT
120 CORTEZ ST
DENVER CO 80221-3680

CURRENT RESIDENT
361 CRAGMORE ST
DENVER CO 80221-3693

CURRENT RESIDENT
180 GREENWOOD BLVD
DENVER CO 80221-3694

CURRENT RESIDENT
7500 BROADWAY APT 108
DENVER CO 80221-8215

CURRENT RESIDENT
181 GREENWOOD BLVD
DENVER CO 80221-3695

CURRENT RESIDENT
7500 BROADWAY APT 200
DENVER CO 80221-8215

CURRENT RESIDENT
7500 BROADWAY APT 100
DENVER CO 80221-8214

CURRENT RESIDENT
7500 BROADWAY APT 201
DENVER CO 80221-8216

CURRENT RESIDENT
7500 BROADWAY APT 101
DENVER CO 80221-8214

CURRENT RESIDENT
7500 BROADWAY APT 202
DENVER CO 80221-8216

CURRENT RESIDENT
7500 BROADWAY APT 102
DENVER CO 80221-8214

CURRENT RESIDENT
7500 BROADWAY APT 203
DENVER CO 80221-8216

CURRENT RESIDENT
7500 BROADWAY APT 103
DENVER CO 80221-8214

CURRENT RESIDENT
7500 BROADWAY APT 204
DENVER CO 80221-8216

CURRENT RESIDENT
7500 BROADWAY APT 104
DENVER CO 80221-8214

CURRENT RESIDENT
7500 BROADWAY APT 205
DENVER CO 80221-8216

CURRENT RESIDENT
7500 BROADWAY APT 105
DENVER CO 80221-8215

CURRENT RESIDENT
7500 BROADWAY APT 206
DENVER CO 80221-8217

CURRENT RESIDENT
7500 BROADWAY APT 106
DENVER CO 80221-8215

CURRENT RESIDENT
7500 BROADWAY APT 207
DENVER CO 80221-8217

CURRENT RESIDENT
7500 BROADWAY APT 107
DENVER CO 80221-8215

CURRENT RESIDENT
7500 BROADWAY APT 208
DENVER CO 80221-8217

CURRENT RESIDENT
7500 BROADWAY APT 209
DENVER CO 80221-8217

CURRENT RESIDENT
7500 BROADWAY APT 309
DENVER CO 80221-8219

CURRENT RESIDENT
7500 BROADWAY APT 300
DENVER CO 80221-8217

CURRENT RESIDENT
7520 BROADWAY APT 100
DENVER CO 80221-8220

CURRENT RESIDENT
7500 BROADWAY APT 301
DENVER CO 80221-8218

CURRENT RESIDENT
7520 BROADWAY APT 101
DENVER CO 80221-8220

CURRENT RESIDENT
7500 BROADWAY APT 302
DENVER CO 80221-8218

CURRENT RESIDENT
7520 BROADWAY APT 102
DENVER CO 80221-8220

CURRENT RESIDENT
7500 BROADWAY APT 303
DENVER CO 80221-8218

CURRENT RESIDENT
7520 BROADWAY APT 103
DENVER CO 80221-8220

CURRENT RESIDENT
7500 BROADWAY APT 304
DENVER CO 80221-8218

CURRENT RESIDENT
7520 BROADWAY APT 104
DENVER CO 80221-8220

CURRENT RESIDENT
7500 BROADWAY APT 305
DENVER CO 80221-8218

CURRENT RESIDENT
7520 BROADWAY APT 105
DENVER CO 80221-8221

CURRENT RESIDENT
7500 BROADWAY APT 306
DENVER CO 80221-8219

CURRENT RESIDENT
7520 BROADWAY APT 106
DENVER CO 80221-8221

CURRENT RESIDENT
7500 BROADWAY APT 307
DENVER CO 80221-8219

CURRENT RESIDENT
7520 BROADWAY APT 107
DENVER CO 80221-8221

CURRENT RESIDENT
7500 BROADWAY APT 308
DENVER CO 80221-8219

CURRENT RESIDENT
7520 BROADWAY APT 108
DENVER CO 80221-8221

CURRENT RESIDENT
7520 BROADWAY APT 200
DENVER CO 80221-8221

CURRENT RESIDENT
7520 BROADWAY APT 300
DENVER CO 80221-8223

CURRENT RESIDENT
7520 BROADWAY APT 201
DENVER CO 80221-8222

CURRENT RESIDENT
7520 BROADWAY APT 301
DENVER CO 80221-8224

CURRENT RESIDENT
7520 BROADWAY APT 202
DENVER CO 80221-8222

CURRENT RESIDENT
7520 BROADWAY APT 302
DENVER CO 80221-8224

CURRENT RESIDENT
7520 BROADWAY APT 203
DENVER CO 80221-8222

CURRENT RESIDENT
7520 BROADWAY APT 303
DENVER CO 80221-8224

CURRENT RESIDENT
7520 BROADWAY APT 204
DENVER CO 80221-8222

CURRENT RESIDENT
7520 BROADWAY APT 304
DENVER CO 80221-8224

CURRENT RESIDENT
7520 BROADWAY APT 205
DENVER CO 80221-8222

CURRENT RESIDENT
7520 BROADWAY APT 305
DENVER CO 80221-8224

CURRENT RESIDENT
7520 BROADWAY APT 206
DENVER CO 80221-8223

CURRENT RESIDENT
7520 BROADWAY APT 306
DENVER CO 80221-8225

CURRENT RESIDENT
7520 BROADWAY APT 207
DENVER CO 80221-8223

CURRENT RESIDENT
7520 BROADWAY APT 307
DENVER CO 80221-8225

CURRENT RESIDENT
7520 BROADWAY APT 208
DENVER CO 80221-8223

CURRENT RESIDENT
7520 BROADWAY APT 308
DENVER CO 80221-8225

CURRENT RESIDENT
7520 BROADWAY APT 209
DENVER CO 80221-8223

CURRENT RESIDENT
7520 BROADWAY APT 309
DENVER CO 80221-8225

CURRENT RESIDENT
7530 BROADWAY APT 100
DENVER CO 80221-8226

CURRENT RESIDENT
7530 BROADWAY APT 201
DENVER CO 80221-8228

CURRENT RESIDENT
7530 BROADWAY APT 101
DENVER CO 80221-8226

CURRENT RESIDENT
7530 BROADWAY APT 202
DENVER CO 80221-8228

CURRENT RESIDENT
7530 BROADWAY APT 102
DENVER CO 80221-8226

CURRENT RESIDENT
7530 BROADWAY APT 203
DENVER CO 80221-8228

CURRENT RESIDENT
7530 BROADWAY APT 103
DENVER CO 80221-8226

CURRENT RESIDENT
7530 BROADWAY APT 204
DENVER CO 80221-8228

CURRENT RESIDENT
7530 BROADWAY APT 104
DENVER CO 80221-8226

CURRENT RESIDENT
7530 BROADWAY APT 205
DENVER CO 80221-8228

CURRENT RESIDENT
7530 BROADWAY APT 105
DENVER CO 80221-8227

CURRENT RESIDENT
7530 BROADWAY APT 206
DENVER CO 80221-8229

CURRENT RESIDENT
7530 BROADWAY APT 106
DENVER CO 80221-8227

CURRENT RESIDENT
7530 BROADWAY APT 207
DENVER CO 80221-8229

CURRENT RESIDENT
7530 BROADWAY APT 107
DENVER CO 80221-8227

CURRENT RESIDENT
7530 BROADWAY APT 208
DENVER CO 80221-8229

CURRENT RESIDENT
7530 BROADWAY APT 108
DENVER CO 80221-8227

CURRENT RESIDENT
7530 BROADWAY APT 209
DENVER CO 80221-8229

CURRENT RESIDENT
7530 BROADWAY APT 200
DENVER CO 80221-8227

CURRENT RESIDENT
7530 BROADWAY APT 300
DENVER CO 80221-8229

CURRENT RESIDENT
7530 BROADWAY APT 301
DENVER CO 80221-8230

CURRENT RESIDENT
7540 BROADWAY APT 101
DENVER CO 80221-8232

CURRENT RESIDENT
7530 BROADWAY APT 302
DENVER CO 80221-8230

CURRENT RESIDENT
7540 BROADWAY APT 102
DENVER CO 80221-8232

CURRENT RESIDENT
7530 BROADWAY APT 303
DENVER CO 80221-8230

CURRENT RESIDENT
7540 BROADWAY APT 103
DENVER CO 80221-8232

CURRENT RESIDENT
7530 BROADWAY APT 304
DENVER CO 80221-8230

CURRENT RESIDENT
7540 BROADWAY APT 104
DENVER CO 80221-8232

CURRENT RESIDENT
7530 BROADWAY APT 305
DENVER CO 80221-8230

CURRENT RESIDENT
7540 BROADWAY APT 105
DENVER CO 80221-8233

CURRENT RESIDENT
7530 BROADWAY APT 306
DENVER CO 80221-8231

CURRENT RESIDENT
7540 BROADWAY APT 106
DENVER CO 80221-8233

CURRENT RESIDENT
7530 BROADWAY APT 307
DENVER CO 80221-8231

CURRENT RESIDENT
7540 BROADWAY APT 107
DENVER CO 80221-8233

CURRENT RESIDENT
7530 BROADWAY APT 308
DENVER CO 80221-8231

CURRENT RESIDENT
7540 BROADWAY APT 108
DENVER CO 80221-8233

CURRENT RESIDENT
7530 BROADWAY APT 309
DENVER CO 80221-8231

CURRENT RESIDENT
7540 BROADWAY APT 200
DENVER CO 80221-8233

CURRENT RESIDENT
7540 BROADWAY APT 100
DENVER CO 80221-8232

CURRENT RESIDENT
7540 BROADWAY APT 201
DENVER CO 80221-8234

CURRENT RESIDENT
7540 BROADWAY APT 202
DENVER CO 80221-8234

CURRENT RESIDENT
7540 BROADWAY APT 302
DENVER CO 80221-8236

CURRENT RESIDENT
7540 BROADWAY APT 203
DENVER CO 80221-8234

CURRENT RESIDENT
7540 BROADWAY APT 303
DENVER CO 80221-8236

CURRENT RESIDENT
7540 BROADWAY APT 204
DENVER CO 80221-8234

CURRENT RESIDENT
7540 BROADWAY APT 304
DENVER CO 80221-8236

CURRENT RESIDENT
7540 BROADWAY APT 205
DENVER CO 80221-8234

CURRENT RESIDENT
7540 BROADWAY APT 305
DENVER CO 80221-8236

CURRENT RESIDENT
7540 BROADWAY APT 206
DENVER CO 80221-8235

CURRENT RESIDENT
7540 BROADWAY APT 306
DENVER CO 80221-8237

CURRENT RESIDENT
7540 BROADWAY APT 207
DENVER CO 80221-8235

CURRENT RESIDENT
7540 BROADWAY APT 307
DENVER CO 80221-8237

CURRENT RESIDENT
7540 BROADWAY APT 208
DENVER CO 80221-8235

CURRENT RESIDENT
7540 BROADWAY APT 308
DENVER CO 80221-8237

CURRENT RESIDENT
7540 BROADWAY APT 209
DENVER CO 80221-8235

CURRENT RESIDENT
7540 BROADWAY APT 309
DENVER CO 80221-8237

CURRENT RESIDENT
7540 BROADWAY APT 300
DENVER CO 80221-8235

CURRENT RESIDENT
7540 BROADWAY APT 301
DENVER CO 80221-8236



Referral Listing
Case Number PRC2018-00012
UNISON HOUSING AT 7401 BROADWAY

Agency	Contact Information
Adams County	Planning Addressing PLN 720.523.6800
Adams County Construction Inspection	PWCI . PWCI 720-523-6878
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Fire Protection District	Chris Wilder 8055 N. WASHINGTON ST. DENVER CO 80229 (303) 289-4683 cwilder@acfpd.org
Adams County Treasurer: Send email	Adams County Treasurer bgrimm@adcogov.org 720.523.6376
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
CITY OF THORNTON	JIM KAISER 12450 N WASHINGTON THORNTON CO 80241 720-977-6266
CITY OF THORNTON	Lori Hight 9500 CIVIC CENTER DRIVE THORNTON CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net.

Agency	Contact Information	
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org	
COLO DIV OF MINING RECLAMATION AND SAFETY	ANTHONY J. WALDRON - SENIOR ENV DEPT. OF NATURAL RESOURCES 1313 SHERMAN ST, #215 DENVER CO 80203 303-866-4926 tony.waldron@state.co.us	
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us	
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us	
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us	
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us	
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us	
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 CGS_LUR@mines.edu	303-384-2655
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 CGS_LUR@mines.edu	303-384-2655

Agency	Contact Information
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Fitch CFitch@adcogov.org 6352
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
MAPLETON SCHOOL DISTRICT #1	CHARLOTTE CIANCIO 591 E. 80TH AVE DENVER CO 80229 303-853-1015 charlotte@mapleton.us
NS - Code Compliance	Caleb Bachelor 4430 S. Adams County Pkwy Brighton CO 80601 720.523.6206 cbachelor@adcogov.org
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
PERL MACK NEIGHBORHOOD GROUP	DAN MICEK - PRESIDENT 7294 NAVAJO ST. DENVER CO 80221 303-428-8557 DANMICEK54@COMCAST.NET
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org; aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org, smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org

Agency	Contact Information
THORNTON FIRE DEPARTMENT	Chad Mccollum 9500 Civic Center Drive THORNTON CO 80229-4326 303-538-7602 firedept@cityofthornton.net
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
UNITED STATES POST OFFICE	MARY C. DOBYNS 56691 E COLFAX AVENUE STRASBURG CO 80136-8115 303-622-9867 mary.c.dobyns@usps.gov
US EPA	Stan Christensen 1595 Wynkoop Street DENVER CO 80202 1-800-227-8917 christensen.stanley@epa.gov
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

CERTIFICATE OF POSTING



I, Libby Tart, do hereby certify that I had the property posted at

7401 Broadway

on January 14, 2019

in accordance with the requirements of the Adams County Zoning Regulations

Libby Tart, AICP

Libby Tart

Unison Housing at 7401 Broadway

PRC2018-00012

February 19, 2019

Board of County Commissioners

Community and Economic Development

Case Manager: Libby Tart



Request

1. Rezone to Planned Unit Development
 - From C-3 to PUD
2. Preliminary Development Plan (PDP)
 - For 116 multi-family units
3. Preliminary Plat
 - Consolidate into a 4.7116 acre parcel

Background

Unison Housing Partners is a housing authority providing affording housing and support programs to individuals and families.

- Former Child and Family Services Center of the Human Services Department prior to the Human Service Center at Pecos
- Fall 2018: The Board of County Commissioners approved the transfer of property from Adams County to Unison Housing Partners

Aerial Map

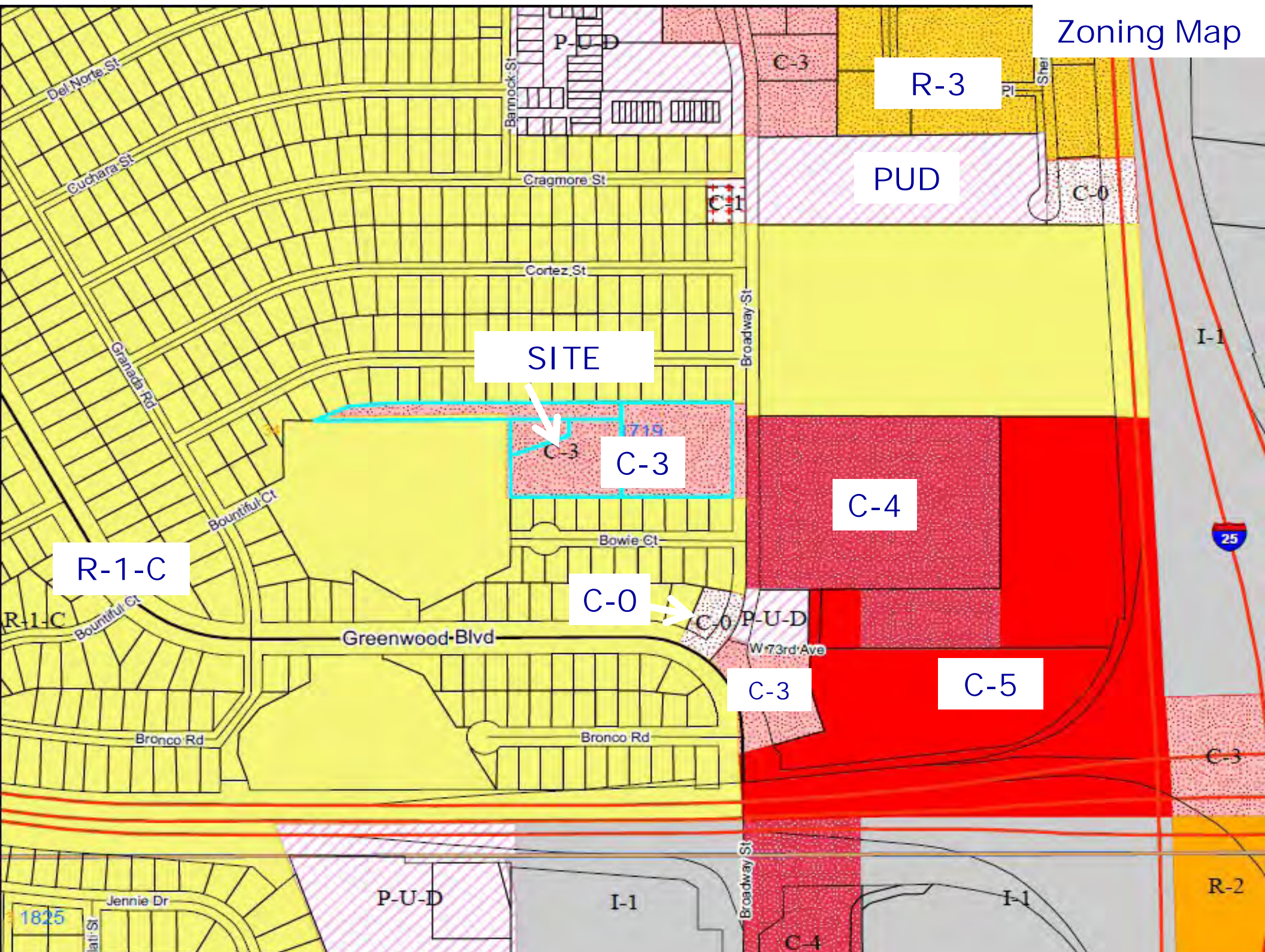


SITE

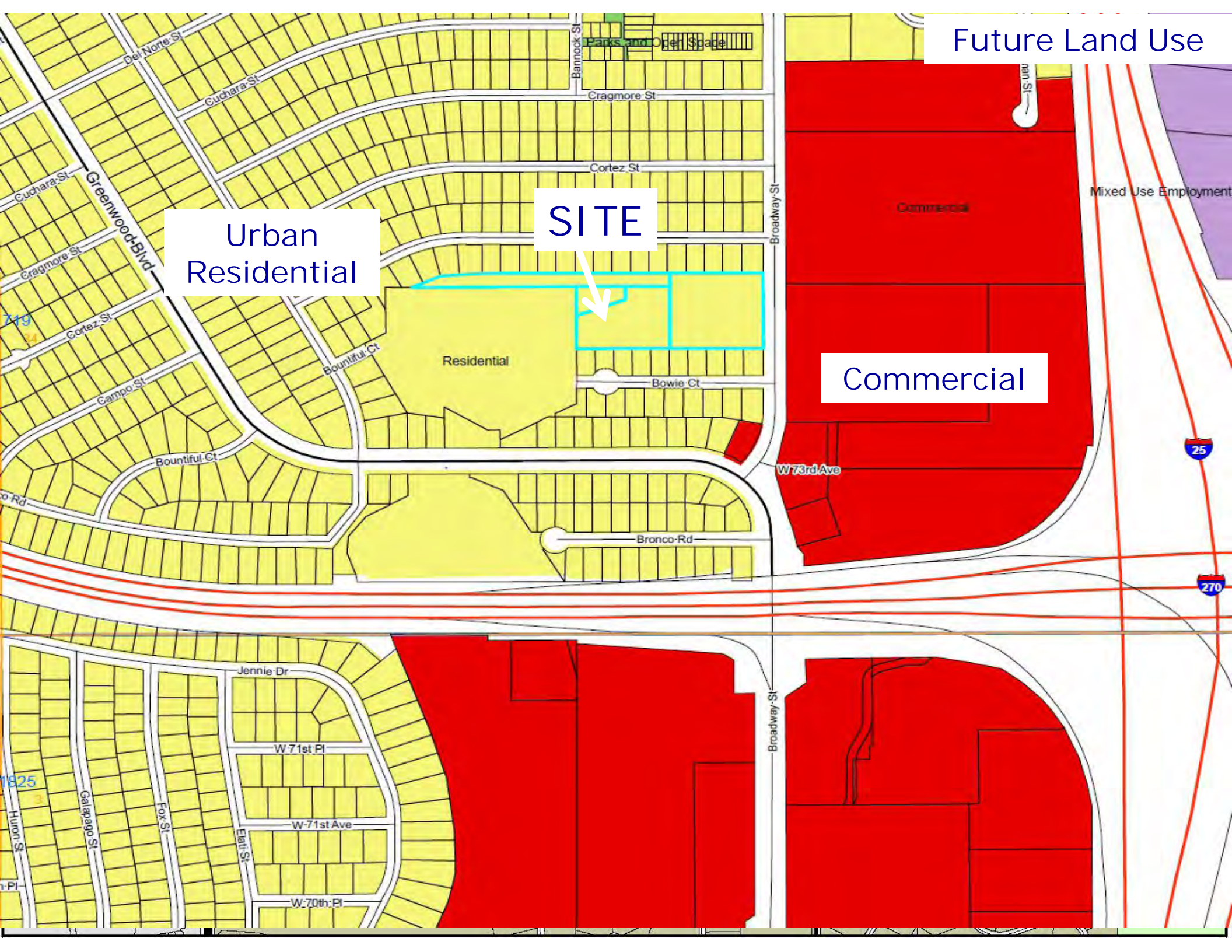
Broadway

I-270

Zoning Map



Future Land Use



Urban
Residential

SITE

Commercial

Rezoning

Section 2-02-13-06-02

Per Section 2-02-13-06-02, the applicant is requesting to rezone the property from C-3 to PUD. The request to rezone to PUD is due to:

1. Lowering the Parking Ratio
2. Lower Density Unit/Acre Count than R-4 Zone
3. Lower Building Height than R-4 Zone

All other R-4 regulations and standards apply.

Zoning Comparison

Zoning	R-3	R-4	Unison PUD (Proposed)
Minimum Lot Size	9,500 s.f.	2 acres	4.7 acres
Maximum Density	14 d.u./acre	35 d.u./acre	25 d.u./acre
Minimum Lot Width	150-feet	200-feet	200-feet
Front Setback	20-feet	25-feet	25-feet
Side Setback	20-feet	25-feet	25-feet
Rear Setback	20-feet	20-feet	20-feet
Maximum Height	35-feet	70-feet	60-feet

Preliminary Development Plan

Section 2-02-10-01

A PDP is one of the 2 approvals required for establishing a PUD Zone District.

The PDP includes proposed land uses, the layout of the landscaping, circulation, architectural elevations, buildings and a preliminary plat.

A PUD is a customized Zone District and allows greater flexibility in the design of a development while meeting the goals, policies, and objectives of the Comprehensive Plan.

Preliminary Development Plan

Section 2-02-10-01

Unison is proposing the following:

- 116 Units with 1-3 Bedrooms
- 41% Open Space (30% Landscaped)
- Parking Ratio of 1.55 Spaces Per Unit
 - 1 Bedroom = 1 space
 - 2 Bedrooms = 1.5 spaces
 - 3 Bedrooms = 2 spaces
 - 25% Guest Parking
 - 36 Bicycle Parking Spaces
 - Bus Stop in Front of Building
 - Parking Passes for Residents

Parking Comparison Tables

Appendix A - Parking Comparison with similar multifamily projects in Adams County

7401 Broadway 7401 Broadway St. Denver, CO 80221			
# of Bedrooms	Parking stalls per unit	7401 Broadway Units	Parking Needed for units
1- Bed	1	64	64
2-Bed	1.5	36	54
3-Bed	2	16	32
		116	150
Guest Parking		25%	29
Total Parking Needed			179
Total Parking Provided			180

Adams County Parking Standards (2/unit + 50% Guest)	
	128
	72
	32
	232
	58
	290
	38% reduction

Aztec Villas (Comparison) built in 1971 8675 Mariposa St. Thornton, CO 80260			
# of Bedrooms	Parking stalls per unit	Aztec Villas Units	Parking Needed for units
1- Bed	1	25	25
2-Bed	1.5	107	161
3-Bed	2	32	64
		164	250
Guest Parking		25%	41
Total Parking Needed			291
Total Parking Provided			305

Adams County Parking Standards (2/unit + 50% Guest)	
	50
	214
	64
	328
	82
	410
	26% reduction

Baker School Apts. (Comparison) recently approved PUD 3555 W. 64th Ave. Denver, CO 80221			
# of Bedrooms	Parking stalls per unit	Baker School Apts. Units	Parking Needed for units
1- Bed	1	48	48
2-Bed	1.5	72	108
3-Bed	2	22	44
		142	200
Guest Parking		24%	34
Total Parking Needed			234*
Total Parking Provided			249

Adams County Parking Standards (2/unit + 50% Guest)	
	96
	144
	44
	284
	71
	355
	30% reduction

Village of Yorkshire (Comparison) built in 1973 10370 Brendon Way Thornton, CO 80229			
# of Bedrooms	Parking stalls per unit	Village of Yorkshire Units	Parking Needed for units
1- Bed	1	84	84
2-Bed	1.5	100	150
3-Bed	2	16	32
		200	266
Guest Parking		25%	50
Total Parking Needed			316
Total Parking Provided			310

Adams County Parking Standards (2/unit + 50% Guest)	
	168
	200
	32
	400
	100
	500
	38% reduction

*According to the FDP only 234 parking stalls were required

Proposed Housing

Five Buildings – One Existing, Four New

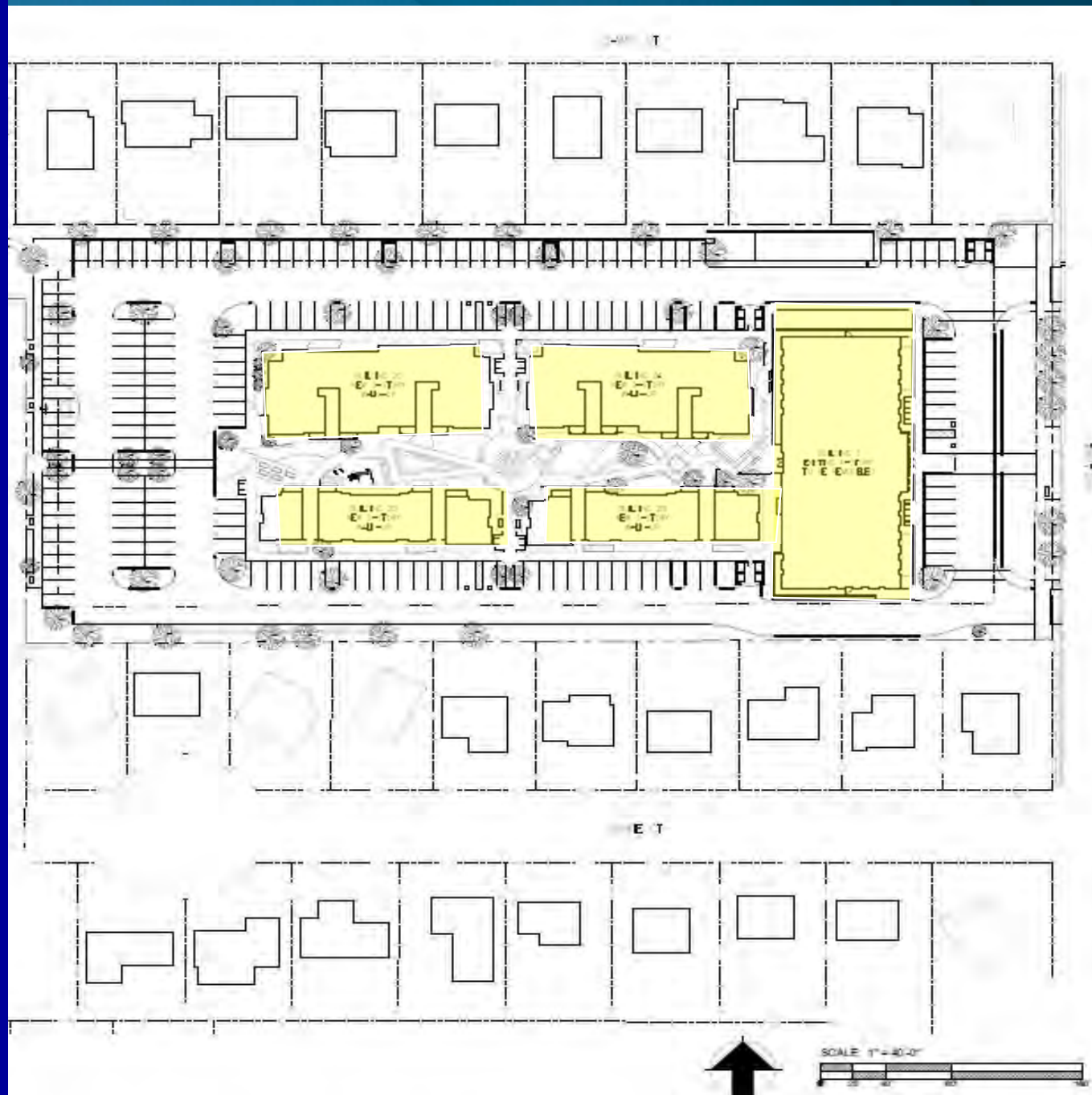
116 Units with
Leasing Office Area

65-feet in Building
Height

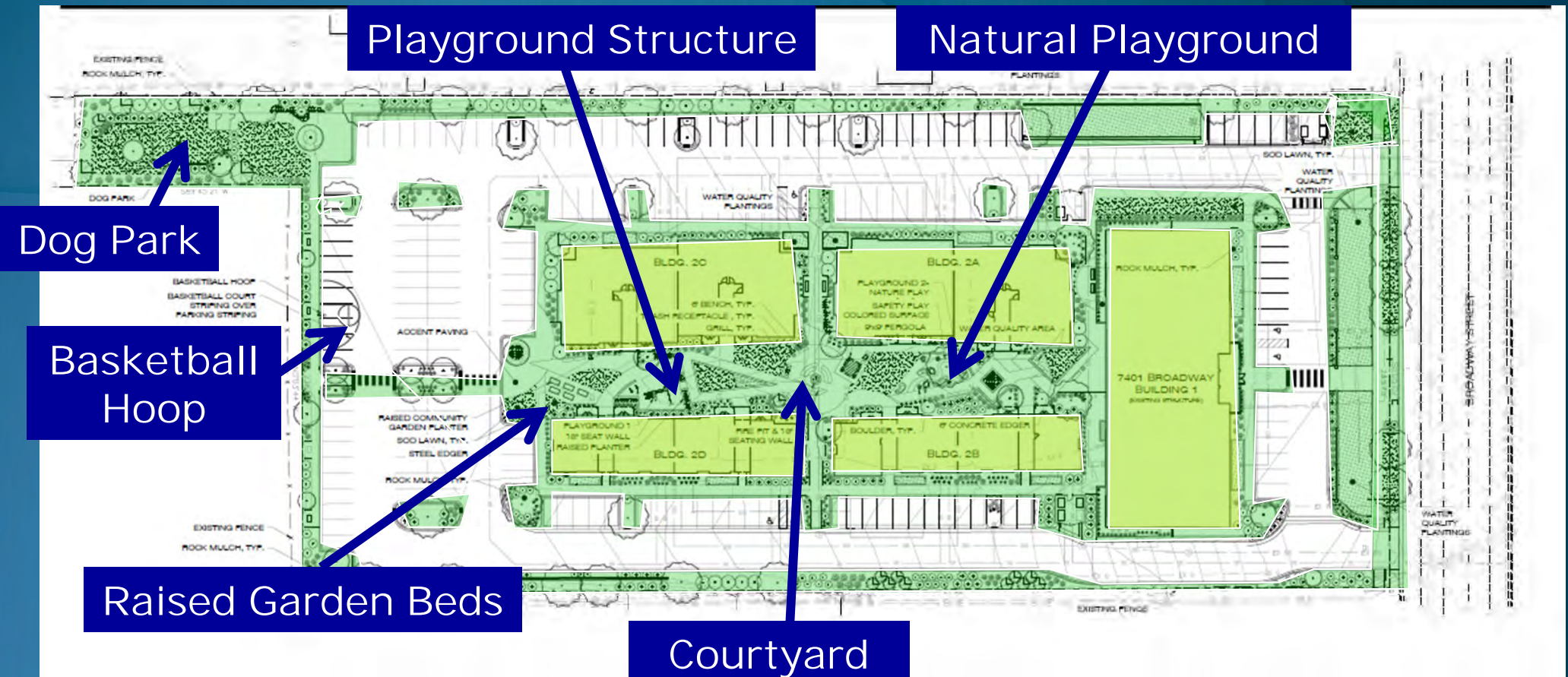
87,990 total s.f.

64 1-bedroom
36 2-bedroom
16 3-bedroom

Existing Building
allotted for
Transitioning Foster
Children into Adult
Housing



Open Space and Active Recreation Areas



41% Open Space

Amenities:

- Dog Park
- Courtyard with Raised Bed Gardens
- Small Playground with Structure
- Natural Play Area
- Basketball Hoop

Elevations



Major Subdivision (Preliminary Plat)

Section 2-02-17

- Create One Parcel
 - Total of Four Parcels – Consolidate to One
- The Site conforms to the minimum site area of one acre, per Section 3-29-02
- Criteria for Approval:
 - Consistent with standards and regulations
 - Conforms to subdivision design standards
 - Adequate water, sewer, drainage, public infrastructure

Preliminary Plat

7401 BROADWAY SUBDIVISION FILING NO. 1

Case No. PLT2018-00036

LOCATED IN THE SOUTHWEST 1/4 OF SECTION 34, TOWNSHIP 2 SOUTH,
RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO

PRELIMINARY PLAT
SHEET 4 OF 4
EASEMENT CONFIGURATION



Lot 1

Non-Exclusive
Hereby Granted

Lot 1

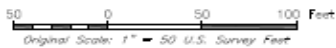
Drainage Access Easement
Over All of Lot 1

2808 Page 529
Company,")

27 335 18

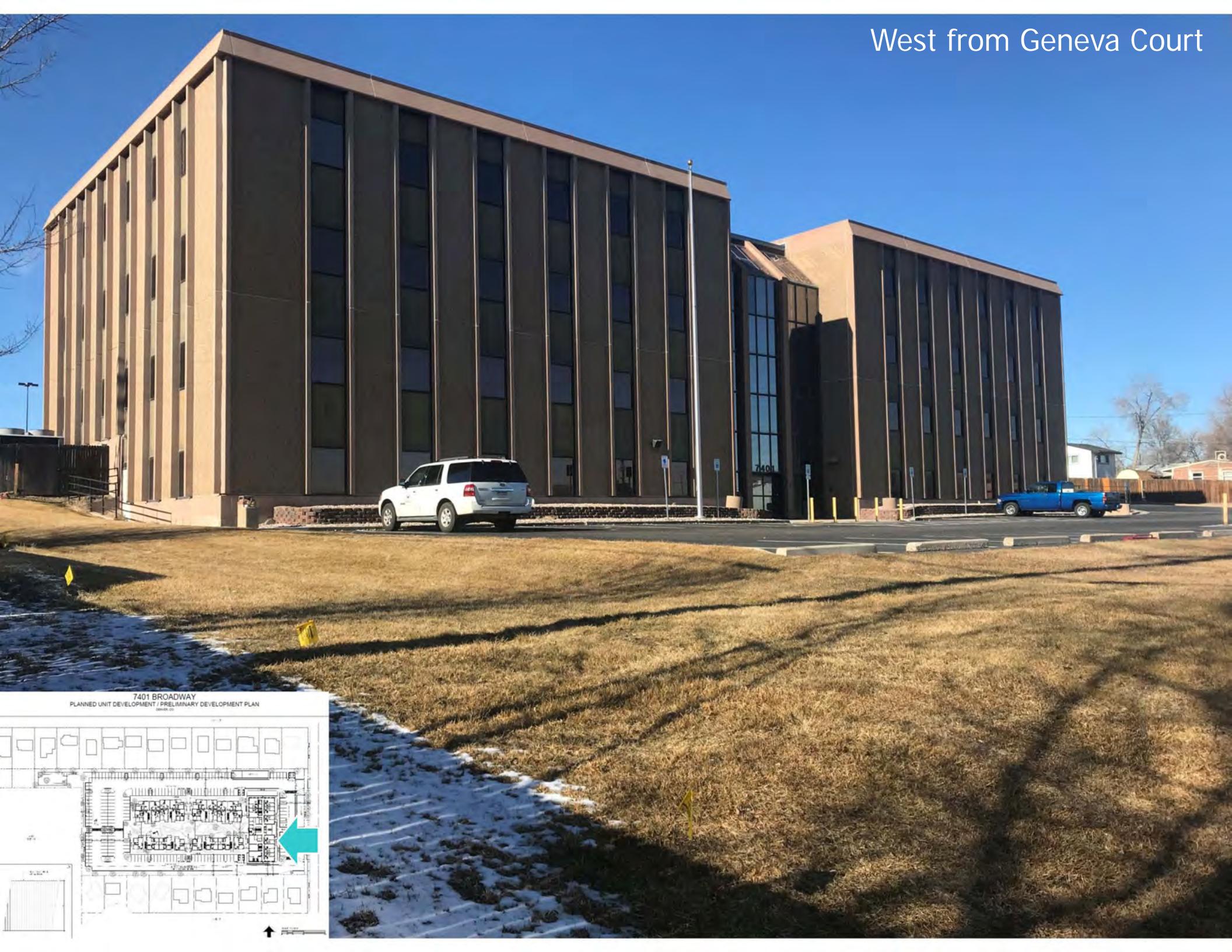
Portion excepted from Sewer
and Water Agreement described
in Book 1357 Page 346

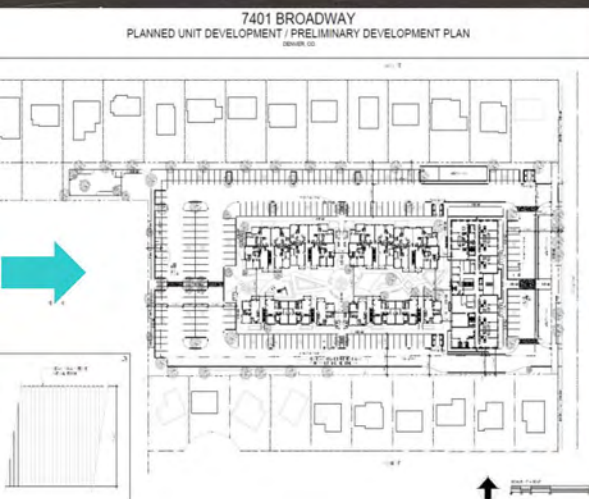
Broadway
235.70'



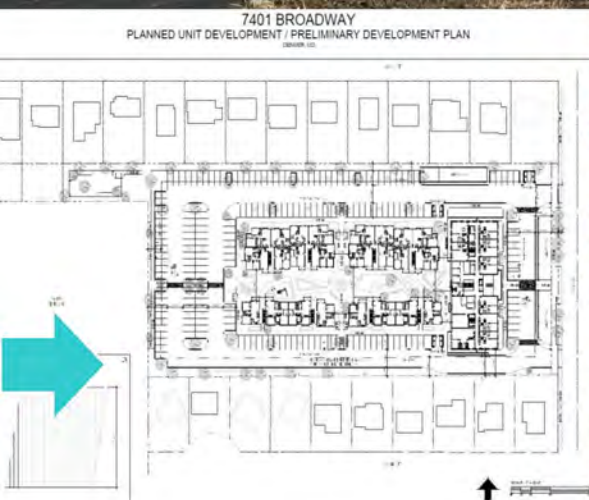
See Sheets 2 and 3 For Boundary Evidence

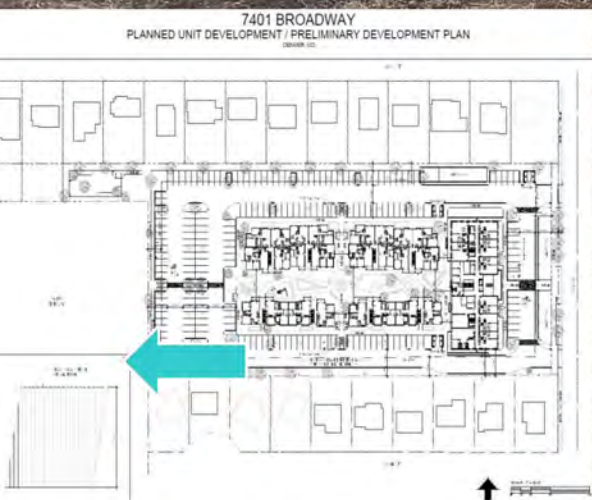
West from Geneva Court





West from Elmira Street





East from Elmira Street





Referral Comments

Notifications Sent	Comments Received
458	2

- Property Owners and Residents within 750 ft

Comments:

- Neighborhood: Low Income Housing, Traffic, Height
- Mapleton Public School District: Parking Reduction, Socio-Economic
- Xcel: Resolved

No concerns:

- USGS, Tri-County Health, Thornton Fire, CDOT, Adams Co. Treasurer, CO Division of Resources

Conclusion

- The Three Requests are consistent with:
 - Adams County Development Standards and Regulations
 - Imagine Adams County Comprehensive Plan
 - Adams County Transportation Plan
 - Adams County Balanced Housing Plan
 - The proposal is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.

PC Update

- January 24, 2019
 - Recommended approval (5-1) vote
- Discussion:
 - Parking Reduction/Mitigation
 - Nearby Provision of Services
- Public Testimony:
 - Parking Reduction Concerns (Adjacent Property Owner/Resident and Mapleton)
 - Socio-Economic Concerns and School Services (Mapleton)

Recommendation

Unison Housing at 7401 Broadway

PRC2018-00012

PC and Staff recommends Approval of the Unison Housing Rezone, PDP, and Preliminary Plat based on 19 Findings-of-Fact, 4 Conditions and 1 Note.

Conditions and Note

Conditions:

1. Applicant shall submit a drainage analysis and report for review and approval with the final plat application.
2. Applicant shall submit a traffic impact study for review and approval with the final plat application.
3. A Subdivision Improvements Agreement shall be submitted with the final plat application.
4. A public land dedication fee for parks and schools shall be paid to Adams County prior to or with the final plat submittal.

Note:

1. The applicant shall adhere to all fire, animal, zoning, and building codes.