



Board of County Commissioners

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

PUBLIC HEARING AGENDA

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

THIS AGENDA IS SUBJECT TO CHANGE

Tuesday
March 22, 2022
9:30 AM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

4. AWARDS AND PRESENTATIONS

5. PUBLIC COMMENT

A. Citizen Communication

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

B. Elected Officials' Communication

6. CONSENT CALENDAR

- A.** List of Expenditures Under the Dates of March 7-11, 2022
- B.** Minutes of the Commissioners' Proceedings from March 15, 2022
- C.** Resolution Approving Subordination of Reversion in Deeds for Parcels of Land Conveyed to Rangeview Library District
- D.** Resolution Accepting a Quitclaim Deed from Denver Mart Industrial Partners JV LLLP to Adams County for Right-of-Way Purposes for East 58th Avenue
- E.** Resolution Accepting a Quitclaim Deed from Denver Mart Industrial Partners JV LLLP to Adams County for Right-of-Way Purposes for Washington Street

- F.** Resolution Accepting Quitclaim Deed in Lieu of Condemnation Conveying Property from Public Service Company of Colorado to Adams County for Road Right-of-Way
- G.** Resolution Recommending Acceptance of a Permanent Drainage Easement from Federal Partners, LLC, to Adams County for Right-of-Way Purposes
- H.** Resolution Approving Right-of-Way Agreement between Adams County and James E. Brienza and Gerard J. Brienza and Traci J. Russo for Property Necessary for the 62nd Avenue Roadway and Drainage Improvements Project from Pecos Street to Washington Street
- I.** Resolution Approving the Bill of Sale between Metro Water Recovery and Adams County for the York Street Phase I Project
- J.** Resolution Approving the Utility Conversion Agreement between the Public Service Company of Colorado dba Xcel Energy and the County of Adams Regarding the York Street Phase II Project
- K.** Resolution Approving Amendment One to the Intergovernmental Agreement between Adams County, Colorado and South Adams County Water and Sanitation District Regarding the Dahlia Street Phase I - SH 224 to East 78th Avenue Project

7. NEW BUSINESS

A. COUNTY MANAGER

- 1.** Resolution Approving Amendment Two to the Agreement between Adams County and Allied Recycled Aggregates, in the Amount of \$318,820.00, for 2022 Crushed Recycled Aggregates

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

- 1.** PLN2022-00002 Quantum 56 Special District Service Plan
- 2.** PLT2021-00031 Brendle Minor Subdivision Final Plat

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	1,296,329.39
4	Capital Facilities Fund	830,288.39
5	Golf Course Enterprise Fund	59,925.42
6	Equipment Service Fund	79,274.86
7	Stormwater Utility Fund	5,832.08
13	Road & Bridge Fund	176,288.16
19	Insurance Fund	119,892.37
27	Open Space Projects Fund	27,088.77
28	Open Space Sales Tax Fund	3,773,244.17
30	Community Dev Block Grant Fund	358,203.44
31	Head Start Fund	3,594.97
35	Workforce & Business Center	10,943.35
43	Colorado Air & Space Port	73,500.98
50	FLATROCK Facility Fund	33,215.34
		<u>6,847,621.69</u>

Net Warrants by Fund Detail

1 General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00008681	383698	ALLIED UNIVERSAL SECURITY SERV	03/08/22	6,291.53
00008682	378404	CARUSO JAMES LOUIS	03/08/22	4,100.00
00008683	37193	CINA & CINA FORENSIC CONSULTIN	03/08/22	22,900.00
00008684	320525	LUCERO REBECCA M	03/08/22	4,221.00
00008695	1267815	MARATHON LEADERSHIP LLC	03/09/22	1,850.00
00008697	227044	SOUTHWESTERN PAINTING	03/09/22	8,641.00
00008700	383698	ALLIED UNIVERSAL SECURITY SERV	03/10/22	52,256.57
00008701	1017428	B&R INDUSTRIES	03/10/22	1,200.00
00008703	1053458	BRYAN LAURA CHRISTINE	03/10/22	125.00
00008707	491215	WELLPATH LLC	03/10/22	766,932.09
00768359	72554	AAA PEST PROS	03/10/22	2,090.00
00768360	410759	ABC LEGAL SERVICES	03/10/22	19.00
00768361	358175	ABS ANDY'S BALANCE SERVICE INC	03/10/22	570.00
00768362	1272379	ACOSTA MAXIMILIANO CORDOVA	03/10/22	19.00
00768365	91631	ADAMSON POLICE PRODUCTS	03/10/22	422.35
00768366	433987	ADCO DISTRICT ATTORNEY'S OFFIC	03/10/22	198.55
00768367	1128011	ADT COMMERCIAL LLC	03/10/22	971.06
00768368	41866	ADT SECURITY SERVICES	03/10/22	1,849.96
00768372	77051	ALPINE CREDIT, INC	03/10/22	19.00
00768374	12012	ALSCO AMERICAN INDUSTRIAL	03/10/22	741.71
00768375	714456	ALTA LANGUAGE SERVICES INC	03/10/22	330.00
00768376	786384	ALTITUDE COMMUNITY LAW	03/10/22	19.00
00768377	1272376	ANDREEV SVETLIN	03/10/22	66.00
00768379	1272384	ARELLANO STEPHEN JAMES	03/10/22	19.00
00768380	322973	ARMORED KNIGHTS INC	03/10/22	3,212.45
00768383	43744	AUTOMATED BUILDING SOLUTIONS I	03/10/22	100.00
00768386	40942	BI INCORPORATED	03/10/22	14,201.28
00768387	13887	BOULDER COUNTY SHERIFF	03/10/22	9.70
00768388	13160	BRIGHTON CITY OF (WATER)	03/10/22	2,047.58
00768389	13160	BRIGHTON CITY OF (WATER)	03/10/22	1,629.73
00768390	13160	BRIGHTON CITY OF (WATER)	03/10/22	581.83
00768391	1272064	BRINNING KATHLEEN	03/10/22	375.00
00768392	3827	BROTHERS REDEVELOPMENT INC	03/10/22	10,714.48
00768393	92371	BURLINGTON DITCH RESERVOIR AND	03/10/22	250.00
00768394	38750	BUSSARD REX	03/10/22	300.00
00768395	8973	C & R ELECTRICAL CONTRACTORS I	03/10/22	2,361.99

Net Warrants by Fund Detail

1**General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00768399	28303	CENTURA HEALTH	03/10/22	1,200.00
00768403	255194	CHAMBERS HOLDINGS LLC	03/10/22	17,283.84
00768406	330717	COLO DEPT OF TREASURY	03/10/22	7,996.31
00768413	5050	COLO DIST ATTORNEY COUNCIL	03/10/22	41.60
00768414	1909	COLO DOORWAYS INC	03/10/22	1,686.58
00768415	13049	COMMUNITY REACH CENTER	03/10/22	192.37
00768418	1272378	COUNTY OF WARREN	03/10/22	19.00
00768419	1189578	COVETRUS PHARMACY SERVICES LLC	03/10/22	456.00
00768420	229743	CRESTVIEW WATER & SANITATION D	03/10/22	13.96
00768421	1272383	CRUMPTON SUSANNE	03/10/22	19.00
00768422	1272382	DAVE ADAMS LAW	03/10/22	19.00
00768423	163136	DEEP ROCK WATER	03/10/22	97.01
00768424	13377	DENVER REGIONAL COUNCIL OF	03/10/22	62,300.00
00768425	1272372	DEVER KEVIN	03/10/22	66.00
00768426	101347	DHM DESIGNS	03/10/22	26,997.97
00768430	1272377	FALBO VINCENT	03/10/22	66.00
00768433	1272302	FOOTE LUCERO CHRISTINE	03/10/22	613.28
00768434	506511	FRANK J BALL	03/10/22	19.00
00768436	237708	GABRIEL, ROEDER, SMITH & COMPA	03/10/22	5,987.50
00768437	12689	GALLS LLC	03/10/22	2,361.83
00768439	1272281	GLASS ENTERTAINMENT GROUP LLC	03/10/22	150.00
00768440	438625	GOVERNOR'S OFFICE OF IT	03/10/22	4,474.44
00768441	294059	GROUNDS SERVICE COMPANY	03/10/22	6,254.00
00768443	853854	HANKS STEPHEN KEITH	03/10/22	2,625.00
00768444	350503	HATCH RAY OLSEN SANDBERG	03/10/22	66.00
00768447	14991	HELTON & WILLIAMSEN PC	03/10/22	1,418.70
00768448	951135	HIGHER GROUND CONSULTING INC	03/10/22	6,324.00
00768449	10864	HILLYARD - DENVER	03/10/22	386.75
00768450	1272370	HOOGERHYDE HOLDING LLC	03/10/22	66.00
00768451	5814	I70 SCOUT THE	03/10/22	394.40
00768452	5814	I70 SCOUT THE	03/10/22	394.40
00768453	5814	I70 SCOUT THE	03/10/22	394.40
00768454	5814	I70 SCOUT THE	03/10/22	394.40
00768456	561824	JACKSON CONDOS LLC	03/10/22	66.00
00768457	1272374	JOHNSON KRISTIN	03/10/22	66.00
00768459	3869	KAESER & BLAIR INC	03/10/22	424.68

Net Warrants by Fund Detail

1**General Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00768460	1272373	LANGLEY JAMES E	03/10/22	66.00
00768461	40843	LANGUAGE LINE SERVICES	03/10/22	1,203.76
00768462	1173829	LOOMIS ARMORED	03/10/22	400.00
00768463	255667	LRE WATER	03/10/22	925.00
00768464	255667	LRE WATER	03/10/22	1,017.50
00768465	1272380	LUCERO ANTHONY CHRISTIAN	03/10/22	19.00
00768468	266471	MAZE AMANDA	03/10/22	98.25
00768469	266471	MAZE AMANDA	03/10/22	56.25
00768470	323649	MIDLAND CREDIT MANAGEMENT INC	03/10/22	38.00
00768471	278360	MILLER SUVI H	03/10/22	80.00
00768472	1068447	MOORE IACOFANO GOLTSMAN INC	03/10/22	282.00
00768473	1272375	MUHUMED ABSHIR	03/10/22	19.00
00768474	13591	MWI ANIMAL HEALTH	03/10/22	135.46
00768476	570347	NELSON AND KENNARD	03/10/22	19.00
00768477	1272371	NGUYEN THAO THO	03/10/22	66.00
00768479	13774	NORTH PECOS WATER & SANITATION	03/10/22	42.20
00768480	1029852	NORTH SUBURBAN MEDICAL CENTER	03/10/22	25.00
00768481	1004574	OCHS CRYSTAL	03/10/22	1,020.00
00768482	725673	PACIFIC OFFICE AUTOMATION INC	03/10/22	20.34
00768483	516994	PARK 12 HUNDRED OWNERS ASSOCIA	03/10/22	16,737.00
00768486	214735	PITNEY BOWES PURCHASE POWER	03/10/22	355.97
00768487	342625	POLLARD DANIEL	03/10/22	66.00
00768488	1272381	PORTALES BIANCA	03/10/22	19.00
00768489	216245	PUSH PEDAL PULL INC	03/10/22	495.00
00768490	914245	RICHARD LAMBERT FOUNDATION	03/10/22	1,000.00
00768492	1266894	ROCKY MOUNTAIN SOUND LIGHT & V	03/10/22	5,274.25
00768495	316125	SMART COMMUTE METRO NORTH	03/10/22	20,787.50
00768497	268307	SOUTH PLATTE WATER RELATED ACT	03/10/22	110.62
00768498	32686	SPECIALTY INCENTIVES INC	03/10/22	890.80
00768501	1270551	STRATEGIES 360 INC	03/10/22	5,000.00
00768503	599714	SUMMIT FOOD SERVICE LLC	03/10/22	7,870.65
00768504	80267	SWIMS DISPOSAL	03/10/22	95.00
00768505	1047964	SYMMETRY ENERGY SOLUTIONS LLC	03/10/22	5,177.85
00768506	47341	T MOBILE	03/10/22	30.91
00768507	1179365	TAG PROCESS SERVICE	03/10/22	19.00
00768508	277448	TEKDOG INC	03/10/22	10,532.00

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>
00768510	498722	THERMAL & MOISTURE PROTECTION	03/10/22	375.00
00768511	41127	TK ELEVATOR	03/10/22	257.34
00768512	1173806	TOP HAT FILE AND SERVE INC	03/10/22	19.00
00768513	7189	TOSHIBA FINANCIAL SERVICES	03/10/22	6,031.76
00768514	1094	TRI COUNTY HEALTH DEPT	03/10/22	6,671.82
00768515	666214	TYGRET DEBRA R	03/10/22	430.00
00768516	1007	UNITED POWER (UNION REA)	03/10/22	42.10
00768517	1007	UNITED POWER (UNION REA)	03/10/22	64.27
00768518	1007	UNITED POWER (UNION REA)	03/10/22	811.10
00768519	1007	UNITED POWER (UNION REA)	03/10/22	55.70
00768520	300982	UNITED SITE SERVICES	03/10/22	312.00
00768521	20730	UNITED STATES POSTAL SERVICE	03/10/22	265.00
00768525	8076	VERIZON WIRELESS	03/10/22	120.03
00768526	28566	VERIZON WIRELESS	03/10/22	40.01
00768527	881239	VITAL RECORDS	03/10/22	44.00
00768528	1210121	WATCHGUARD VIDEO	03/10/22	92,635.00
00768529	38562	WELD COUNTY EXTENSION	03/10/22	810.00
00768530	544338	WESTAR REAL PROPERTY SERVICES	03/10/22	29,345.64
00768531	378046	WESTERN MECHANICAL SOLUTIONS L	03/10/22	6,742.56
00768532	1067	WESTMINSTER CITY OF	03/10/22	2,400.00
00768533	226702	WESTMINSTER ROTARY FOUNDATION	03/10/22	3,000.00
00768535	13822	XCEL ENERGY	03/10/22	1,254.19
00768536	13822	XCEL ENERGY	03/10/22	655.51
00768537	13822	XCEL ENERGY	03/10/22	166.31
00768538	13822	XCEL ENERGY	03/10/22	158.72
00768539	13822	XCEL ENERGY	03/10/22	656.74

Fund Total**1,296,329.39**

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>	
00768431	33577	FCI CONSTRUCTORS INC	03/10/22	829,498.19	
00768540	13822	XCEL ENERGY	03/10/22	790.20	
			Fund Total	830,288.39	

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>	
00008704	6177	PROFESSIONAL RECREATION MGMT I	03/10/22	59,897.42	
00768407	330717	COLO DEPT OF TREASURY	03/10/22	28.00	
			Fund Total	59,925.42	

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>
00768373	65983	ALSCO	03/10/22	443.56
00768384	796846	BEARCOM	03/10/22	35,794.02
00768385	32682	BEARCOM WIRELESS WORLDWIDE	03/10/22	22,809.92
00768455	682207	INSIGHT AUTO GLASS LLC	03/10/22	476.10
00768494	16237	SAM HILL OIL INC	03/10/22	14,459.28
00768509	790907	THE GOODYEAR TIRE AND RUBBER C	03/10/22	1,956.80
00768534	350373	WEX BANK	03/10/22	3,335.18
Fund Total				79,274.86

County of Adams
Net Warrants by Fund Detail

7 Stormwater Utility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00008686	374481	THE MASTERS TOUCH LLC	03/08/22	4,058.00
00768408	330717	COLO DEPT OF TREASURY	03/10/22	70.08
00768523	1090176	UTILO LLC	03/10/22	1,704.00
Fund Total				5,832.08

Net Warrants by Fund Detail

13Road & Bridge Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00768369	1269207	ALESCO APPRAISAL INC	03/10/22	5,500.00
00768398	814272	CENTRAL SALT LLC	03/10/22	6,475.33
00768409	330717	COLO DEPT OF TREASURY	03/10/22	1,140.00
00768416	421767	COMPASS MINERALS AMERICA INC	03/10/22	11,517.14
00768429	873559	EST INC	03/10/22	13,024.46
00768445	727893	HCL ENGINEERING & SURVEYING LL	03/10/22	81,940.73
00768466	13082	LUMIN8 TRANSPORTATION TECHNOLO	03/10/22	12,002.50
00768467	9379	MARTIN MARTIN CONSULTING ENGIN	03/10/22	38,533.60
00768522	158184	UTILITY NOTIFICATION CENTER OF	03/10/22	1,154.40
00768524	1255283	VALBRIDGE PROPERTY ADVISORS	03/10/22	5,000.00
Fund Total				176,288.16

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>
00008688	523053	TRISTAR RISK MANAGEMENT	03/08/22	69,550.70
00768396	726898	CA SHORT COMPANY	03/10/22	7,648.50
00768397	419839	CAREHERE LLC	03/10/22	39,241.00
00768410	330717	COLO DEPT OF TREASURY	03/10/22	962.90
00768428	510586	EGAN PRINTING CO	03/10/22	1,250.00
00768432	34969	FITNESS TECH	03/10/22	125.00
00768446	1271805	HEALING WORDS COUNSELING LLC	03/10/22	875.00
00768491	258751	ROBERTSON LINDA	03/10/22	239.27
Fund Total				119,892.37

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>
00768435	13472	FULTON IRRIGATING DITCH CO	03/10/22	1,680.00
00768502	266133	STREAM LANDSCAPE ARCHITECTURE	03/10/22	25,408.77
Fund Total				27,088.77

Net Warrants by Fund Detail

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Open Space Sales Tax Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00008689	89295	ARVADA CITY OF	03/09/22	50,999.08
00008690	1075498	AURORA CITY OF	03/09/22	737,953.54
00008691	1019666	BENNETT TOWN OF	03/09/22	31,227.19
00008692	1019665	BRIGHTON CITY OF	03/09/22	396,016.18
00008693	89299	COMMERCE CITY CITY OF	03/09/22	494,258.62
00008694	43148	FEDERAL HEIGHTS CITY OF	03/09/22	78,470.43
00008696	48293	NORTHGLENN CITY OF	03/09/22	242,481.93
00008698	43150	THORNTON CITY OF	03/09/22	899,124.12
00008699	89411	WESTMINSTER CITY OF	03/09/22	488,706.83
00008702	1019666	BENNETT TOWN OF	03/10/22	354,006.25
Fund Total				<hr/> 3,773,244.17

Net Warrants by Fund Detail

30Community Dev Block Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00008687	29064	TIERRA ROJO CORPORATION	03/08/22	16,570.00
00008705	29064	TIERRA ROJO CORPORATION	03/10/22	550.00
00008706	29064	TIERRA ROJO CORPORATION	03/10/22	6,010.00
00768363	652356	ADAMS COUNTY HOUSING AUTHORITY	03/10/22	316,871.00
00768370	5991	ALMOST HOME INC	03/10/22	7,561.44
00768371	5991	ALMOST HOME INC	03/10/22	8,378.89
00768442	44825	GROWING HOME INC	03/10/22	2,262.11
Fund Total				358,203.44

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>
00008685	1243279	NUTRITIONKAI	03/08/22	1,125.00
00768400	37266	CENTURY LINK	03/10/22	455.79
00768401	37266	CENTURY LINK	03/10/22	115.92
00768402	152461	CENTURYLINK	03/10/22	11.26
00768405	5078	COLO DEPT OF HUMAN SERVICES	03/10/22	210.00
00768438	971545	GENESIS FLOOR CARE OF COLORADO	03/10/22	750.00
00768475	1253030	MY LINGUISTIC SOLUTIONS LLC	03/10/22	102.00
00768484	1230973	PEDIATRIC THERAPY OF COLORADO	03/10/22	825.00
Fund Total				3,594.97

County of Adams
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>
00768364	252050	ADAMS COUNTY HUMAN SERVICES	03/10/22	43.35
00768417	1483	COMPUTER SYSTEMS DESIGN	03/10/22	9,600.00
00768485	1272365	PIONEER PROPERTY MANAGEMENT LL	03/10/22	1,300.00
Fund Total				10,943.35

Net Warrants by Fund Detail

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Colorado Air & Space Port

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00768381	80118	AT&T CORP	03/10/22	106.40
00768382	351622	AURORA WATER	03/10/22	2,529.54
00768404	852482	CLEARWAY ENERGY GROUP LLC	03/10/22	1,404.57
00768411	330717	COLO DEPT OF TREASURY	03/10/22	288.65
00768427	13410	EASTERN SLOPE RURAL TELEPHONE	03/10/22	179.85
00768458	204737	JVIATION, A WOOLPERT COMPANY	03/10/22	58,616.65
00768478	582469	NORLOFF RICHARD W	03/10/22	1,429.07
00768493	44131	ROGGEN FARMERS ELEVATOR ASSN	03/10/22	4,230.00
00768496	49310	SOUTH PARK EMBROIDERY	03/10/22	159.88
00768499	33604	STATE OF COLORADO	03/10/22	1,371.00
00768500	33604	STATE OF COLORADO	03/10/22	11.44
00768541	13822	XCEL ENERGY	03/10/22	729.67
00768542	13822	XCEL ENERGY	03/10/22	871.68
00768543	13822	XCEL ENERGY	03/10/22	1,572.58
Fund Total				<hr/> 73,500.98

County of Adams
Net Warrants by Fund Detail

<u>50</u>		<u>FLATROCK Facility Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00768378	895216	APEX PAVEMENT SOLUTIONS LLC	03/10/22	32,933.25	
00768412	330717	COLO DEPT OF TREASURY	03/10/22	282.09	
			Fund Total	33,215.34	

County of Adams
Net Warrants by Fund Detail

Grand Total 6,847,621.69

County of Adams
Vendor Payment Report

<u>99800</u>	<u>All Ofc Shared Direct</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	ADAMS COUNTY HUMAN SERVICES	00035	1014089	412839	03/07/22	29.17
					Account Total	29.17
					Department Total	29.17

County of Adams
Vendor Payment Report

<u>1011</u>	<u>Board of County Commissioners</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Special Events					
	WESTMINSTER ROTARY FOUNDATION	00001	1014096	412862	03/07/22	500.00
					Account Total	500.00
					Department Total	500.00

County of Adams
Vendor Payment Report

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	FCI CONSTRUCTORS INC	00004	1014486	413234	03/10/22	873,155.99
					Account Total	873,155.99
	Retainages Payable					
	FCI CONSTRUCTORS INC	00004	1014486	413234	03/10/22	43,657.80-
					Account Total	43,657.80-
					Department Total	829,498.19

County of Adams
Vendor Payment Report

<u>4302</u>	<u>CASP Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Miscellaneous					
	SOUTH PARK EMBROIDERY	00043	1014144	412949	03/08/22	159.88
					Account Total	159.88
	Telephone					
	AT&T CORP	00043	1014205	413008	03/08/22	92.26
					Account Total	92.26
					Department Total	252.14

County of Adams
Vendor Payment Report

<u>4308</u>	<u>CASP ATCT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	AT&T CORP	00043	1014205	413008	03/08/22	7.07
					Account Total	7.07
					Department Total	7.07

County of Adams
Vendor Payment Report

<u>4303</u>	<u>CASP FBO</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Misc Revenues					
	STATE OF COLORADO	00043	1014253	413113	03/09/22	.38-
	STATE OF COLORADO	00043	1014252	413113	03/09/22	45.00-
	STATE OF COLORADO	00043	1014252	413113	03/09/22	.44
					Account Total	44.94-
					Department Total	44.94-

County of Adams
Vendor Payment Report

<u>4304</u>	<u>CASP Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	CLEARWAY ENERGY GROUP LLC	00043	1014138	412949	03/08/22	676.31
	CLEARWAY ENERGY GROUP LLC	00043	1014140	412949	03/08/22	422.24
	CLEARWAY ENERGY GROUP LLC	00043	1014141	412949	03/08/22	306.02
	ROGGEN FARMERS ELEVATOR ASSN	00043	1014255	413115	03/09/22	2,702.50
	ROGGEN FARMERS ELEVATOR ASSN	00043	1014256	413115	03/09/22	1,175.00
	XCEL ENERGY	00043	1014166	412852	02/28/22	1,186.60
	XCEL ENERGY	00043	1014166	412852	02/28/22	314.92-
	XCEL ENERGY	00043	1014167	412852	02/28/22	547.23
	XCEL ENERGY	00043	1014167	412852	02/28/22	1,260.15
	XCEL ENERGY	00043	1014167	412852	02/28/22	234.80-
	XCEL ENERGY	00043	1014092	412852	02/28/22	1,274.02
	XCEL ENERGY	00043	1014092	412852	02/28/22	419.47-
	XCEL ENERGY	00043	1014092	412852	02/28/22	124.88-
					Account Total	8,456.00
	Landside Expenses					
	NORLOFF RICHARD W	00043	1014207	413008	02/28/22	1,429.07
					Account Total	1,429.07
	Telephone					
	AT&T CORP	00043	1014205	413008	03/08/22	7.07
	EASTERN SLOPE RURAL TELEPHONE	00043	1014142	412949	03/08/22	179.85
					Account Total	186.92
					Department Total	10,071.99

County of Adams
Vendor Payment Report

<u>941018</u>	<u>CDBG 2018/2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Inst.-Pgm. Cst					
	ALMOST HOME INC	00030	1014070	412734	03/03/22	7,561.44
	ALMOST HOME INC	00030	1014149	412956	03/08/22	8,378.89
	GROWING HOME INC	00030	1013727	412073	02/25/22	2,262.11
					Account Total	18,202.44
	Grants to Other Institutions					
	TIERRA ROJO CORPORATION	00030	1013648	411993	02/24/22	16,570.00
	TIERRA ROJO CORPORATION	00030	1014221	413086	03/09/22	550.00
	TIERRA ROJO CORPORATION	00030	1014223	413090	03/09/22	6,010.00
					Account Total	23,130.00
					Department Total	41,332.44

County of Adams
Vendor Payment Report

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Subscrip/Publications					
	UNITED STATES POSTAL SERVICE	00001	1014093	412858	03/07/22	265.00
					Account Total	265.00
					Department Total	265.00

County of Adams
Vendor Payment Report

<u>43</u>	<u>Colorado Air & Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00043	1014253	413113	03/09/22	11.82
	STATE OF COLORADO	00043	1014252	413113	03/09/22	1,415.56
					Account Total	1,427.38
	Misc Accounts Payable					
	COLO DEPT OF TREASURY	00043	1014081	412759	03/04/22	288.65
					Account Total	288.65
	Received not Vouchered Clrg					
	JVIATION, A WOOLPERT COMPANY	00043	1014501	413234	03/10/22	4,668.65
	JVIATION, A WOOLPERT COMPANY	00043	1014526	413234	03/10/22	53,948.00
					Account Total	58,616.65
					Department Total	60,332.68

County of Adams
Vendor Payment Report

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	CARUSO JAMES LOUIS	00001	1014097	412864	03/07/22	4,100.00
	CINA & CINA FORENSIC CONSULTIN	00001	1013893	412482	03/02/22	22,900.00
					Account Total	27,000.00
	Other Professional Serv					
	HANKS STEPHEN KEITH	00001	1013870	412456	03/02/22	2,625.00
	LUCERO REBECCA M	00001	1013873	412459	03/02/22	1,974.00
	LUCERO REBECCA M	00001	1013875	412459	03/02/22	2,247.00
	OCHS CRYSTAL	00001	1013872	412457	03/02/22	1,020.00
					Account Total	7,866.00
					Department Total	34,866.00

County of Adams
Vendor Payment Report

<u>1031</u>	<u>County Treasurer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Office Equip Rep & Maint					
	PACIFIC OFFICE AUTOMATION INC	00001	1013926	412598	03/03/22	20.34
					Account Total	20.34
					Department Total	20.34

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>
	Business Meetings					
	COLO DIST ATTORNEY COUNCIL	00001	1014241	413094	03/09/22	41.60
					Account Total	41.60
	Court Reporting Transcripts					
	MAZE AMANDA	00001	1014231	413094	03/09/22	98.25
	MAZE AMANDA	00001	1014232	413094	03/09/22	56.25
					Account Total	154.50
	Other Professional Serv					
	BOULDER COUNTY SHERIFF	00001	1014229	413094	03/09/22	9.70
	FOOTE LUCERO CHRISTINE	00001	1014230	413094	03/09/22	613.28
	MILLER SUVI H	00001	1014242	413094	03/09/22	80.00
	VITAL RECORDS	00001	1014593	413249	03/10/22	44.00
					Account Total	746.98
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1014233	413094	03/09/22	64.64
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1014234	413094	03/09/22	18.39
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1014235	413094	03/09/22	48.05
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1014236	413094	03/09/22	67.47
					Account Total	198.55
					Department Total	1,141.63

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					
	BEARCOM	00006	1014513	413234	03/10/22	17,897.01
	BEARCOM	00006	1014515	413234	03/10/22	17,897.01
	BEARCOM WIRELESS WORLDWIDE	00006	1014514	413234	03/10/22	22,809.92
	INSIGHT AUTO GLASS LLC	00006	1014537	413234	03/10/22	183.62
	INSIGHT AUTO GLASS LLC	00006	1014538	413234	03/10/22	292.48
	SAM HILL OIL INC	00006	1014557	413234	03/10/22	3,148.60
	SAM HILL OIL INC	00006	1014558	413234	03/10/22	11,310.68
	THE GOODYEAR TIRE AND RUBBER C	00006	1014539	413234	03/10/22	828.28
	THE GOODYEAR TIRE AND RUBBER C	00006	1014540	413234	03/10/22	1,128.52
	WEX BANK	00006	1014556	413234	03/10/22	3,335.18
					Account Total	78,831.30
					Department Total	78,831.30

County of Adams
Vendor Payment Report

<u>9244</u>	<u>Extension- 4-H/Youth</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	WELD COUNTY EXTENSION	00001	1014228	413089	03/09/22	810.00
					Account Total	810.00
					Department Total	810.00

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>
	Misc Accounts Payable					
	COLO DEPT OF TREASURY	00050	1014082	412759	03/04/22	282.09
					Account Total	282.09
	Received not Vouchered Clrg					
	APEX PAVEMENT SOLUTIONS LLC	00050	1014522	413234	03/10/22	32,933.25
					Account Total	32,933.25
					Department Total	33,215.34

County of Adams
Vendor Payment Report

9114	Fleet - Commerce City	Fund	Voucher	Batch No	GL Date	Amount
	Uniforms & Cleaning					
	ALSCO	00006	1014169	412971	03/08/22	194.55
	ALSCO	00006	1014170	412971	03/08/22	179.55
					Account Total	374.10
					Department Total	374.10

County of Adams
Vendor Payment Report

<u>9115</u>	<u>Fleet - Strasburg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Uniforms & Cleaning					
	ALSCO	00006	1014171	412971	03/08/22	69.46
					Account Total	69.46
					Department Total	69.46

County of Adams
Vendor Payment Report

<u>3165</u>	<u>Fleet/Public Works Bldg Constr</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00004	1013937	412511	03/03/22	790.20
					Account Total	790.20
					Department Total	790.20

County of Adams
Vendor Payment Report

<u>1076</u>	<u>FO - Adams County Svc Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=12595	00001	1014086	412841	01/25/22	5,177.85
					Account Total	5,177.85
	Repair & Maint Supplies					
	ADT COMMERCIAL LLC	00001	1013920	412511	03/02/22	480.00
					Account Total	480.00
					Department Total	5,657.85

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>
	Building Rental					
	CHAMBERS HOLDINGS LLC	00001	1014212	413074	03/09/22	17,283.84
	WESTAR REAL PROPERTY SERVICES	00001	1014215	413074	03/09/22	14,672.82
	WESTAR REAL PROPERTY SERVICES	00001	1014216	413074	03/09/22	14,672.82
					Account Total	46,629.48
	Gas & Electricity					
	Energy Cap Bill ID=12594	00001	1014087	412841	02/16/22	655.51
	UNITED POWER (UNION REA)	00001	1014209	413074	03/09/22	42.10
	UNITED POWER (UNION REA)	00001	1014261	413116	03/09/22	55.70
					Account Total	753.31
	Maintenance Contracts					
	VERIZON WIRELESS	00001	1014213	413074	03/09/22	120.03
					Account Total	120.03
					Department Total	47,502.82

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					
	Energy Cap Bill ID=12596	00001	1014088	412841	02/25/22	581.83
					Account Total	581.83
					Department Total	581.83

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>
	Building Repair & Maint					
	COLO DOORWAYS INC	00001	1013918	412511	03/02/22	217.10
					Account Total	217.10
	Repair & Maint Supplies					
	COLO DOORWAYS INC	00001	1013919	412511	03/02/22	54.00
	COLO DOORWAYS INC	00001	1013917	412511	03/02/22	1,415.48
					Account Total	1,469.48
					Department Total	1,686.58

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					
	ADT SECURITY SERVICES	00001	1014279	413123	03/09/22	1,202.46
	ADT SECURITY SERVICES	00001	1014280	413123	03/09/22	647.50
					Account Total	1,849.96
	Gas & Electricity					
	XCEL ENERGY	00001	1014210	413074	03/09/22	656.74
					Account Total	656.74
					Department Total	2,506.70

Vendor Payment Report

<u>1079</u>	<u>FO - Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	ABS ANDY'S BALANCE SERVICE INC	00001	1014278	413123	03/09/22	570.00
	WESTERN MECHANICAL SOLUTIONS L	00001	1014277	413123	03/09/22	6,742.56
					Account Total	7,312.56
	Other Repair & Maint					
	PARK 12 HUNDRED OWNERS ASSOCIA	00001	1014282	413123	03/09/22	16,737.00
					Account Total	16,737.00
	Repair & Maint Supplies					
	T MOBILE	00001	1014214	413074	03/09/22	30.91
					Account Total	30.91
					Department Total	24,080.47

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>
	Repair & Maint Supplies					
	HILLYARD - DENVER	00001	1013921	412511	03/02/22	170.95
					Account Total	170.95
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=12597	00001	1014084	412841	02/25/22	2,047.58
	Energy Cap Bill ID=12598	00001	1014085	412841	01/27/22	1,629.73
					Account Total	3,677.31
					Department Total	3,848.26

County of Adams
Vendor Payment Report

<u>1062</u>	<u>FO - Other Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	1014091	412839	03/07/22	158.72
					Account Total	158.72
					Department Total	158.72

County of Adams
Vendor Payment Report

<u>1111</u>	<u>FO - Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	UNITED POWER (UNION REA)	00001	1014259	413116	03/09/22	64.27
					Account Total	64.27
					Department Total	64.27

County of Adams

Vendor Payment Report

<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	ADT COMMERCIAL LLC	00001	1013924	412511	03/02/22	291.38
	C & R ELECTRICAL CONTRACTORS I	00001	1013925	412511	03/02/22	2,361.99
	THERMAL & MOISTURE PROTECTION	00001	1014281	413123	03/09/22	375.00
					Account Total	3,028.37
	Gas & Electricity					
	UNITED POWER (UNION REA)	00001	1014260	413116	03/09/22	811.10
	XCEL ENERGY	00001	1013922	412511	03/02/22	1,254.19
					Account Total	2,065.29
					Department Total	5,093.66

County of Adams
Vendor Payment Report

<u>1075</u>	<u>FO - Strasburg/Whittier</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	SWIMS DISPOSAL	00001	1014211	413074	03/09/22	95.00
					Account Total	95.00
					Department Total	95.00

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>
	Diversion Restitution Payable					
	LOOMIS ARMORED	00001	1014226	413094	03/09/22	400.00
	NORTH SUBURBAN MEDICAL CENTER	00001	1014227	413094	03/09/22	25.00
					Account Total	425.00
	Misc Accounts Payable					
	COLO DEPT OF TREASURY	00001	1014076	412759	03/04/22	7,996.31
					Account Total	7,996.31
	Received not Vouchered Clrg					
	AAA PEST PROS	00001	1014487	413234	03/10/22	60.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	145.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	120.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	50.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	170.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	65.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	150.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	140.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	160.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	100.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	365.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	55.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	60.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	325.00
	AAA PEST PROS	00001	1014487	413234	03/10/22	125.00
	ADAMSON POLICE PRODUCTS	00001	1014559	413234	03/10/22	33.00
	ADAMSON POLICE PRODUCTS	00001	1014560	413234	03/10/22	389.35
	ADT COMMERCIAL LLC	00001	1014502	413234	03/10/22	24.96
	ADT COMMERCIAL LLC	00001	1014503	413234	03/10/22	24.96
	ADT COMMERCIAL LLC	00001	1014504	413234	03/10/22	24.96
	ADT COMMERCIAL LLC	00001	1014505	413234	03/10/22	24.96
	ADT COMMERCIAL LLC	00001	1014506	413234	03/10/22	24.96
	ADT COMMERCIAL LLC	00001	1014507	413234	03/10/22	24.96
	ADT COMMERCIAL LLC	00001	1014508	413234	03/10/22	24.96
	ADT COMMERCIAL LLC	00001	1014509	413234	03/10/22	24.96
	ALLIED UNIVERSAL SECURITY SERV	00001	1014179	412985	03/08/22	6,291.53
	ALLIED UNIVERSAL SECURITY SERV	00001	1014517	413237	03/10/22	30,270.26

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	ALLIED UNIVERSAL SECURITY SERV	00001	1014517	413237	03/10/22	15,781.51
	ALLIED UNIVERSAL SECURITY SERV	00001	1014518	413237	03/10/22	6,204.80
	ALSCO AMERICAN INDUSTRIAL	00001	1014561	413234	03/10/22	221.11
	ALSCO AMERICAN INDUSTRIAL	00001	1014562	413234	03/10/22	47.00
	ALSCO AMERICAN INDUSTRIAL	00001	1014563	413234	03/10/22	213.30
	ALSCO AMERICAN INDUSTRIAL	00001	1014564	413234	03/10/22	47.00
	ALSCO AMERICAN INDUSTRIAL	00001	1014565	413234	03/10/22	213.30
	ALTA LANGUAGE SERVICES INC	00001	1014516	413234	03/10/22	330.00
	ARMORED KNIGHTS INC	00001	1014510	413234	03/10/22	356.39
	ARMORED KNIGHTS INC	00001	1014511	413234	03/10/22	356.39
	ARMORED KNIGHTS INC	00001	1014511	413234	03/10/22	356.39
	ARMORED KNIGHTS INC	00001	1014511	413234	03/10/22	356.39
	ARMORED KNIGHTS INC	00001	1014511	413234	03/10/22	356.39
	ARMORED KNIGHTS INC	00001	1014512	413234	03/10/22	356.39
	ARMORED KNIGHTS INC	00001	1014512	413234	03/10/22	72.27
	ARMORED KNIGHTS INC	00001	1014512	413234	03/10/22	142.88
	ARMORED KNIGHTS INC	00001	1014512	413234	03/10/22	72.27
	ARMORED KNIGHTS INC	00001	1014512	413234	03/10/22	72.27
	ARMORED KNIGHTS INC	00001	1014512	413234	03/10/22	142.88
	ARMORED KNIGHTS INC	00001	1014512	413234	03/10/22	142.88
	ARMORED KNIGHTS INC	00001	1014512	413234	03/10/22	72.27
	ARMORED KNIGHTS INC	00001	1014512	413234	03/10/22	356.39
	AUTOMATED BUILDING SOLUTIONS I	00001	1014492	413234	03/10/22	100.00
	B&R INDUSTRIES	00001	1014519	413237	03/10/22	600.00
	B&R INDUSTRIES	00001	1014520	413237	03/10/22	600.00
	BI INCORPORATED	00001	1014566	413234	03/10/22	14,201.28
	BROTHERS REDEVELOPMENT INC	00001	1014533	413234	03/10/22	10,714.48
	BRYAN LAURA CHRISTINE	00001	1014521	413237	03/10/22	125.00
	COVETRUS PHARMACY SERVICES LLC	00001	1014555	413234	03/10/22	456.00
	DHM DESIGNS	00001	1014488	413234	03/10/22	26,997.97
	GALLS LLC	00001	1014567	413234	03/10/22	358.39
	GALLS LLC	00001	1014568	413234	03/10/22	109.50
	GALLS LLC	00001	1014569	413234	03/10/22	244.00
	GALLS LLC	00001	1014570	413234	03/10/22	23.40
	GALLS LLC	00001	1014571	413234	03/10/22	122.70
	GALLS LLC	00001	1014572	413234	03/10/22	525.00

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	GALLS LLC	00001	1014573	413234	03/10/22	133.99
	GALLS LLC	00001	1014574	413234	03/10/22	43.95
	GALLS LLC	00001	1014575	413234	03/10/22	119.10
	GALLS LLC	00001	1014576	413234	03/10/22	489.00
	GALLS LLC	00001	1014578	413234	03/10/22	78.80
	GALLS LLC	00001	1014579	413234	03/10/22	114.00
	GOVERNOR'S OFFICE OF IT	00001	1014585	413234	03/10/22	2,237.22
	GOVERNOR'S OFFICE OF IT	00001	1014586	413234	03/10/22	2,237.22
	GROUND SERVICE COMPANY	00001	1014541	413234	03/10/22	6,254.00
	HELTON & WILLIAMSEN PC	00001	1014547	413234	03/10/22	1,418.70
	HILLYARD - DENVER	00001	1014498	413234	03/10/22	215.80
	I70 SCOUT THE	00001	1014549	413234	03/10/22	394.40
	I70 SCOUT THE	00001	1014550	413234	03/10/22	394.40
	I70 SCOUT THE	00001	1014551	413234	03/10/22	394.40
	I70 SCOUT THE	00001	1014552	413234	03/10/22	394.40
	LRE WATER	00001	1014548	413234	03/10/22	925.00
	LRE WATER	00001	1014588	413234	03/10/22	1,017.50
	MARATHON LEADERSHIP LLC	00001	1014220	413083	03/09/22	1,850.00
	MOORE IACOFANO GOLTSMAN INC	00001	1014589	413234	03/10/22	282.00
	MWI ANIMAL HEALTH	00001	1014536	413234	03/10/22	135.46
	PUSH PEDAL PULL INC	00001	1014580	413234	03/10/22	495.00
	SOUTHWESTERN PAINTING	00001	1014217	413083	03/09/22	7,260.00
	SOUTHWESTERN PAINTING	00001	1014218	413083	03/09/22	743.00
	SOUTHWESTERN PAINTING	00001	1014219	413083	03/09/22	638.00
	STRATEGIES 360 INC	00001	1014553	413234	03/10/22	5,000.00
	SUMMIT FOOD SERVICE LLC	00001	1014581	413234	03/10/22	4,577.17
	SUMMIT FOOD SERVICE LLC	00001	1014582	413234	03/10/22	3,293.48
	TEKDOG INC	00001	1014554	413234	03/10/22	10,532.00
	TK ELEVATOR	00001	1014594	413234	03/10/22	270.00
	TK ELEVATOR	00001	1014594	413234	03/10/22	.88
	UNITED SITE SERVICES	00001	1014497	413234	03/10/22	312.00
	WATCHGUARD VIDEO	00001	1014583	413234	03/10/22	7,760.00
	WATCHGUARD VIDEO	00001	1014584	413234	03/10/22	84,875.00
	WELLPATH LLC	00001	1014523	413237	03/10/22	633,931.26
	WELLPATH LLC	00001	1014524	413237	03/10/22	125,852.76
	WELLPATH LLC	00001	1014525	413237	03/10/22	7,148.07

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<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
					Account Total	1,032,539.97
	Retainages Payable					
	TK ELEVATOR	00001	1014594	413234	03/10/22	.04-
	TK ELEVATOR	00001	1014594	413234	03/10/22	13.50-
					Account Total	13.54-
					Department Total	1,040,947.74

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<u>9252</u>	<u>GF- Admin/Org Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	DENVER REGIONAL COUNCIL OF	00001	1014250	413111	03/09/22	62,300.00
	SMART COMMUTE METRO NORTH	00001	1014245	413109	03/09/22	20,787.50
	WESTMINSTER CITY OF	00001	1014243	413102	03/09/22	2,400.00
					Account Total	85,487.50
	Other Professional Serv					
	GABRIEL, ROEDER, SMITH & COMPA	00001	1014083	412761	03/04/22	5,987.50
					Account Total	5,987.50
					Department Total	91,475.00

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<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>
	Misc Accounts Payable					
	COLO DEPT OF TREASURY	00005	1014077	412759	03/04/22	28.00
					Account Total	28.00
					Department Total	28.00

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<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	1014238	413099	03/09/22	16,570.49
	PROFESSIONAL RECREATION MGMT I	00005	1014238	413099	03/09/22	2,051.31
					Account Total	18,621.80
					Department Total	18,621.80

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<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	1014238	413099	03/09/22	10,732.22
	PROFESSIONAL RECREATION MGMT I	00005	1014238	413099	03/09/22	1,340.67
					Account Total	12,072.89
	Janitorial Services					
	PROFESSIONAL RECREATION MGMT I	00005	1014238	413099	03/09/22	1,149.73
					Account Total	1,149.73
	Other Professional Serv					
	PROFESSIONAL RECREATION MGMT I	00005	1014238	413099	03/09/22	28,053.00
					Account Total	28,053.00
					Department Total	41,275.62

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<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					
	GENESIS FLOOR CARE OF COLORADO	00031	1014534	413234	03/10/22	750.00
	MY LINGUISTIC SOLUTIONS LLC	00031	1014535	413234	03/10/22	102.00
	NUTRITIONKAI	00031	1014180	412985	03/08/22	1,125.00
					Account Total	1,977.00
					Department Total	1,977.00

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<u>935122</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	PEDIATRIC THERAPY OF COLORADO	00031	1013813	412359	03/01/22	400.00
	PEDIATRIC THERAPY OF COLORADO	00031	1013815	412359	03/01/22	425.00
					Account Total	825.00
	Other Professional Serv					
	COLO DEPT OF HUMAN SERVICES	00031	1013818	412359	03/01/22	210.00
					Account Total	210.00
	Telephone					
	CENTURY LINK	00031	1013816	412359	03/01/22	455.79
	CENTURY LINK	00031	1013817	412359	03/01/22	115.92
	CENTURYLINK	00031	1013812	412359	03/01/22	11.26
					Account Total	582.97
					Department Total	1,617.97

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<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	1013666	411997	02/24/22	316,871.00
					Account Total	316,871.00
					Department Total	316,871.00

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<u>8622</u>	<u>Insurance -Benefits & Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	HEALING WORDS COUNSELING LLC	00019	1013927	412596	03/03/22	875.00
					Account Total	875.00
	Printing External					
	EGAN PRINTING CO	00019	1014208	413007	03/08/22	1,250.00
					Account Total	1,250.00
					Department Total	2,125.00

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<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Ins. Premium-Vision					
	ROBERTSON LINDA	00019	1014204	412995	03/08/22	7.62
					Account Total	7.62
	Misc Accounts Payable					
	COLO DEPT OF TREASURY	00019	1014080	412759	03/04/22	962.90
					Account Total	962.90
	Received not Vouchered Clrg					
	CA SHORT COMPANY	00019	1014490	413234	03/10/22	5,741.00
	CA SHORT COMPANY	00019	1014491	413234	03/10/22	1,907.50
	CAREHERE LLC	00019	1014485	413234	03/10/22	39,241.00
	FITNESS TECH	00019	1014499	413234	03/10/22	125.00
					Account Total	47,014.50
	Retiree Dental - Delta Premier					
	ROBERTSON LINDA	00019	1014204	412995	03/08/22	40.00
					Account Total	40.00
	Retiree Med - Kaiser					
	ROBERTSON LINDA	00019	1014204	412995	03/08/22	191.65
					Account Total	191.65
					Department Total	48,216.67

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<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	1014094	412859	03/07/22	69,550.70
					Account Total	69,550.70
					Department Total	69,550.70

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<u>1061</u>	<u>IT Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	1014090	412839	03/07/22	166.31
					Account Total	166.31
					Department Total	166.31

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<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>
	Special Assessment Payments					
	FULTON IRRIGATING DITCH CO	00027	1013914	412505	03/02/22	1,680.00
					Account Total	1,680.00
					Department Total	1,680.00

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<u>27</u>	<u>Open Space Projects Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	STREAM LANDSCAPE ARCHITECTURE	00027	1014489	413234	03/10/22	3,455.30
	STREAM LANDSCAPE ARCHITECTURE	00027	1014489	413234	03/10/22	21,953.47
					Account Total	25,408.77
					Department Total	25,408.77

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<u>6203</u>	<u>Open Space Tax- Cities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Payments To Cities-Sales Taxes					
	ARVADA CITY OF	00028	1013320	411871	02/23/22	50,999.08
	AURORA CITY OF	00028	1013277	411871	02/23/22	737,953.54
	BENNETT TOWN OF	00028	1013279	411871	02/23/22	31,227.19
	BRIGHTON CITY OF	00028	1013318	411871	02/23/22	396,016.18
	COMMERCE CITY CITY OF	00028	1013290	411871	02/23/22	494,258.62
	FEDERAL HEIGHTS CITY OF	00028	1013296	411871	02/23/22	78,470.43
	NORTHGLENN CITY OF	00028	1013299	411871	02/23/22	242,481.93
	THORNTON CITY OF	00028	1013319	411871	02/23/22	899,124.12
	WESTMINSTER CITY OF	00028	1013303	411871	02/23/22	488,706.83
					Account Total	3,419,237.92
					Department Total	3,419,237.92

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<u>6202</u>	<u>Open Space Tax- Grants</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	BENNETT TOWN OF	00028	1014168	412966	03/08/22	354,006.25
					Account Total	354,006.25
					Department Total	354,006.25

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<u>1015</u>	<u>People Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Insurance Premiums					
	BUSSARD REX	00001	1014203	412995	03/08/22	300.00
					Account Total	300.00
					Department Total	300.00

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<u>2061</u>	<u>PKS - Weed & Pest</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	VERIZON WIRELESS	00001	1013916	412505	03/02/22	40.01
					Account Total	40.01
					Department Total	40.01

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<u>5011</u>	<u>PKS- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Special Assessment Payments					
	BURLINGTON DITCH RESERVOIR AND	00001	1013913	412505	03/02/22	250.00
	SOUTH PLATTE WATER RELATED ACT	00001	1014240	413089	03/09/22	110.62
					Account Total	360.62
					Department Total	360.62

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<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Regional Park Rentals					
	BRINNING KATHLEEN	00001	1013915	412505	03/02/22	375.00
					Account Total	375.00
	Special Events					
	ROCKY MOUNTAIN SOUND LIGHT & V	00001	1014225	413089	03/09/22	5,274.25
					Account Total	5,274.25
					Department Total	5,649.25

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<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					
	CRESTVIEW WATER & SANITATION D	00001	1013911	412505	03/02/22	13.96
	NORTH PECOS WATER & SANITATION	00001	1014224	413089	03/09/22	42.20
					Account Total	56.16
					Department Total	56.16

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<u>3056</u>	<u>PW - Capital Improvement Plan</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Land					
	ALESCO APPRAISAL INC	00013	1014135	412940	03/08/22	5,500.00
	VALBRIDGE PROPERTY ADVISORS	00013	1014129	412940	03/08/22	5,000.00
					Account Total	10,500.00
					Department Total	10,500.00

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<u>97755</u>	<u>Recover CO Program</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Clnt Trng-Books					
	PIONEER PROPERTY MANAGEMENT LL	00035	1014098	412839	03/07/22	1,300.00
					Account Total	1,300.00
					Department Total	1,300.00

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<u>97975</u>	<u>RESEA Program-FY16</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	ADAMS COUNTY HUMAN SERVICES	00035	1014089	412839	03/07/22	14.18
					Account Total	14.18
					Department Total	14.18

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<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>
	Misc Accounts Payable					
	COLO DEPT OF TREASURY	00013	1014078	412759	03/04/22	1,140.00
					Account Total	1,140.00
	Received not Vouchered Clrg					
	CENTRAL SALT LLC	00013	1014544	413234	03/10/22	2,294.10
	CENTRAL SALT LLC	00013	1014545	413234	03/10/22	2,076.77
	CENTRAL SALT LLC	00013	1014546	413234	03/10/22	2,104.46
	COMPASS MINERALS AMERICA INC	00013	1014542	413234	03/10/22	5,704.81
	COMPASS MINERALS AMERICA INC	00013	1014543	413234	03/10/22	5,812.33
	EST INC	00013	1014587	413234	03/10/22	13,024.46
	HCL ENGINEERING & SURVEYING LL	00013	1014500	413234	03/10/22	81,940.73
	LUMIN8 TRANSPORTATION TECHNOLO	00013	1014527	413234	03/10/22	12,002.50
	MARTIN MARTIN CONSULTING ENGIN	00013	1014528	413234	03/10/22	7,345.00
	MARTIN MARTIN CONSULTING ENGIN	00013	1014529	413234	03/10/22	10,273.10
	MARTIN MARTIN CONSULTING ENGIN	00013	1014530	413234	03/10/22	3,020.00
	MARTIN MARTIN CONSULTING ENGIN	00013	1014531	413234	03/10/22	17,895.50
					Account Total	163,493.76
					Department Total	164,633.76

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<u>2004</u>	<u>Sheriff Training</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	252.35
					Account Total	252.35
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	107.74
					Account Total	107.74
					Department Total	360.09

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<u>2070</u>	<u>SHF - Booking Fee</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	COMMUNITY REACH CENTER	00001	1014154	412957	03/08/22	192.37
					Account Total	192.37
					Department Total	192.37

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<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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	113.11
					Account Total	113.11
					Department Total	113.11

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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	634.92
					Account Total	634.92
	Operating Supplies					
	DEEP ROCK WATER	00001	1014155	412957	03/08/22	97.01
	KAESER & BLAIR INC	00001	1014157	412957	03/08/22	424.68
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	159.84
					Account Total	681.53
	Public Relations					
	RICHARD LAMBERT FOUNDATION	00001	1014161	412957	03/08/22	1,000.00
	WESTMINSTER ROTARY FOUNDATION	00001	1014244	413104	03/09/22	2,500.00
					Account Total	3,500.00
					Department Total	4,816.45

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>
	Postage & Freight					
	PITNEY BOWES PURCHASE POWER	00001	1014159	412957	03/08/22	355.97
					Account Total	355.97
	Sheriff's Fees					
	ABC LEGAL SERVICES	00001	1014107	412869	03/07/22	19.00
	ACOSTA MAXIMILIANO CORDOVA	00001	1014120	412869	03/07/22	19.00
	ALPINE CREDIT, INC	00001	1014106	412869	03/07/22	19.00
	ALTITUDE COMMUNITY LAW	00001	1014104	412869	03/07/22	19.00
	ANDREEV SVETLIN	00001	1014117	412869	03/07/22	66.00
	ARELLANO STEPHEN JAMES	00001	1014125	412869	03/07/22	19.00
	COUNTY OF WARREN	00001	1014119	412869	03/07/22	19.00
	CRUMPTON SUSANNE	00001	1014124	412869	03/07/22	19.00
	DAVE ADAMS LAW	00001	1014123	412869	03/07/22	19.00
	DEVER KEVIN	00001	1014113	412869	03/07/22	66.00
	FALBO VINCENT	00001	1014118	412869	03/07/22	66.00
	FRANK J BALL	00001	1014105	412869	03/07/22	19.00
	HATCH RAY OLSEN SANDBERG	00001	1014103	412869	03/07/22	66.00
	HOOGERHYDE HOLDING LLC	00001	1014111	412869	03/07/22	66.00
	JACKSON CONDOS LLC	00001	1014099	412869	03/07/22	66.00
	JOHNSON KRISTIN	00001	1014115	412869	03/07/22	66.00
	LANGLEY JAMES E	00001	1014114	412869	03/07/22	66.00
	LUCERO ANTHONY CHRISTIAN	00001	1014121	412869	03/07/22	19.00
	MIDLAND CREDIT MANAGEMENT INC	00001	1014101	412869	03/07/22	19.00
	MIDLAND CREDIT MANAGEMENT INC	00001	1014102	412869	03/07/22	19.00
	MUHUMED ABSHIR	00001	1014116	412869	03/07/22	19.00
	NELSON AND KENNARD	00001	1014108	412869	03/07/22	19.00
	NGUYEN THAO THO	00001	1014112	412869	03/07/22	66.00
	POLLARD DANIEL	00001	1014100	412869	03/07/22	66.00
	PORTALES BIANCA	00001	1014122	412869	03/07/22	19.00
	TAG PROCESS SERVICE	00001	1014110	412869	03/07/22	19.00
	TOP HAT FILE AND SERVE INC	00001	1014109	412869	03/07/22	19.00
					Account Total	983.00
					Department Total	1,338.97

County of Adams
Vendor Payment Report

<u>2075</u>	<u>SHF- Commissary Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	221.72
					Account Total	221.72
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	65.45
					Account Total	65.45
	Other Professional Serv					
	TYGRETT DEBRA R	00001	1014164	412957	03/08/22	430.00
					Account Total	430.00
					Department Total	717.17

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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	680.85
					Account Total	680.85
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	1014158	412957	03/08/22	109.88
					Account Total	109.88
	Medical Services					
	CENTURA HEALTH	00001	1014152	412957	03/08/22	1,200.00
					Account Total	1,200.00
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	167.00
					Account Total	167.00
					Department Total	2,157.73

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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	1,707.85
					Account Total	1,707.85
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	1014158	412957	03/08/22	724.06
					Account Total	724.06
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	527.34
					Account Total	527.34
					Department Total	2,959.25

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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	521.48
					Account Total	521.48
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	1014158	412957	03/08/22	307.50
					Account Total	307.50
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	99.97
					Account Total	99.97
					Department Total	928.95

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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	377.25
					Account Total	377.25
	Interpreting Services					
	LANGUAGE LINE SERVICES	00001	1014158	412957	03/08/22	62.32
					Account Total	62.32
	Operating Supplies					
	GLASS ENTERTAINMENT GROUP LLC	00001	1014156	412957	03/08/22	150.00
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	229.13
					Account Total	379.13
					Department Total	818.70

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>
	Equipment Rental					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	139.24
					Account Total	139.24
	Operating Supplies					
	TOSHIBA FINANCIAL SERVICES	00001	1014163	412957	03/08/22	26.52
					Account Total	26.52
					Department Total	165.76

County of Adams
Vendor Payment Report

<u>3701</u>	<u>Stormwater Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	UTILITY NOTIFICATION CENTER OF	00007	1013946	412611	03/03/22	1,154.40
					Account Total	1,154.40
					Department Total	1,154.40

County of Adams
Vendor Payment Report

<u>7</u>	<u>Stormwater Utility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Misc Accounts Payable					
	COLO DEPT OF TREASURY	00007	1014079	412759	03/04/22	70.08
					Account Total	70.08
	Received not Vouchered Clrg					
	THE MASTERS TOUCH LLC	00007	1014181	412985	03/08/22	4,058.00
	UTILO LLC	00007	1014493	413234	03/10/22	1,704.00
					Account Total	5,762.00
					Department Total	5,832.08

County of Adams
Vendor Payment Report

<u>4011</u>	<u>Tri County Health</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	TRI COUNTY HEALTH DEPT	00001	1014246	413111	03/09/22	6,671.82
					Account Total	6,671.82
					Department Total	6,671.82

County of Adams
Vendor Payment Report

9291	Veterans Service Office	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	HIGHER GROUND CONSULTING INC	00001	1013940	412613	03/03/22	6,324.00
					Account Total	6,324.00
	Special Events					
	SPECIALTY INCENTIVES INC	00001	1014237	413097	03/09/22	890.80
					Account Total	890.80
					Department Total	7,214.80

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>
	Gas & Electricity					
	ROGGEN FARMERS ELEVATOR ASSN	00043	1014257	413115	03/09/22	352.50
					Account Total	352.50
	Water/Sewer/Sanitation					
	AURORA WATER	00043	1014206	413008	02/28/22	2,529.54
					Account Total	2,529.54
					Department Total	2,882.04

County of Adams
Vendor Payment Report

<u>35</u>	<u>Workforce & Business Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COMPUTER SYSTEMS DESIGN	00035	1014495	413234	03/10/22	4,800.00
	COMPUTER SYSTEMS DESIGN	00035	1014496	413234	03/10/22	4,800.00
					Account Total	9,600.00
					Department Total	9,600.00

County of Adams
Vendor Payment Report

Grand Total 6,847,621.69



**Board of County Commissioners
Minutes of Commissioners' Proceedings**

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

**Tuesday
March 15, 2022
9:30 AM**

1. ROLL CALL

Rollcall

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

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

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

Aye: 4 - Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

Absent: 1 - Commissioner Henry

4. AWARDS AND PRESENTATIONS

5. PUBLIC COMMENT

A. Citizen Communication

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

B. Elected Officials' Communication

6. CONSENT CALENDAR

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

Aye: 4 - Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorisio, and Commissioner Baca

Absent: 1 - Commissioner Henry

- A.** List of Expenditures Under the Dates of February 28 - March 4, 2022
- B.** Minutes of the Commissioners' Proceedings from March 8, 2022
- C.** Resolution Approving the Adams County Sheriff's Office Equitable Sharing Agreement and Certification
- D.** Resolution Setting the Service Plan Hearing Date for Quantum 56 Metropolitan District (PLN2022-00002)
- E.** Resolution Accepting a Warranty Deed from CMH Homes, Inc., to Adams County for Right-of-Way Purposes
- F.** Resolution Approving Right-of-Way Agreement between Adams County and Kewal Singh Samra for Property Necessary for the Pecos Street Roadway and Drainage Improvements Project from West 52nd Avenue to West 58th Avenue
- G.** Resolution Authorizing the Acquisition of Property Interests Necessary for the Construction of the Improvements for the York Street Improvements Project – East 78th Avenue to East 88th Avenue
- H.** Resolution Acknowledging Public Hearing for the Adams County 2020 Consolidated Annual Performance and Evaluation Report

7. NEW BUSINESS

A. COUNTY MANAGER

- 1.** Resolution Approving an Agreement between Adams County and Valkor Technologies, LLC, in the Amount of \$410,771.46, for Polymeric Compaction and Materials and Services

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

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

B. COUNTY ATTORNEY

Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (f) for the Purpose of Receiving Legal Advice and Discussing Personnel Matter

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

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

8. LAND USE HEARINGS

A. Cases to be Heard

1. PRC2021-00009 Magpie Industrial

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: March 22, 2022
SUBJECT: Resolution Approving Subordination of Reversion In Deeds For Parcels Of Land Conveyed To Rangeview Library District
FROM: Heidi Miller
AGENCY/DEPARTMENT: Adams County Attorney's Office
HEARD AT STUDY SESSION ON
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve subordination of Reversion in Deeds for parcels of land conveyed to Rangeview Library District.

BACKGROUND:

Rangeview Library District ("District") is seeking financing to build a branch in Thornton. The financing entity has requested a security interest in existing library properties, including three properties conveyed to the District by the County in the mid-2000s. Those conveyances included a reversionary interest in the case the properties were no longer used for library purposes. The financing entity wants the County to subordinate its reversioners in three properties to the new security interest. The County did a similar subordination for the District in 2008.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

The Adams County Attorney's Office

ATTACHED DOCUMENTS:

Resolution Approving Subordination of Reversion In Deeds For Parcels Of Land Conveyed To Rangeview Library District; Subordination of Reversion in Deeds; Memorandum to BOCC dated February 25, 2022 from Pam Sandlian, Executive Director, Anythink Libraries (Rangeview Library District)

FISCAL IMPACT:

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

Fund:**Cost Center:**

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

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

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING SUBORDINATION OF REVERSION IN DEEDS FOR
PARCELS OF LAND CONVEYED TO RANGEVIEW LIBRARY DISTRICT

WHEREAS, in order to help create a library district, Adams County conveyed the property for library branches in Commerce City, Bennett, and the Perl Mack branch (collectively the “Properties”) to the Rangeview Library District (“Rangeview”); and,

WHEREAS, the Properties were conveyed to Rangeview subject to reverter clauses that required the Properties to be used for library purposes; and,

WHEREAS, in 2008, Adams County subordinated its reverters in the Properties to allow Rangeview to obtain financing for improving its properties and services; and,

WHEREAS, Rangeview is in the process of constructing a new library and again wishes to use the Properties as collateral to obtain Certificates of Participation financing for the new project, a process that again involves Adams County subordinating its reversion to the Certificates of Participation; and,

WHEREAS, by means of the attached Subordination of Reversion in Deeds document Adams County agrees to subordinate its reversionary interest in the Properties to the Certificates of Participation in order for the construction of the new library to commence.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the Subordination of Reversion in Deeds for the parcels of land conveyed to Rangeview Library District, a copy of which is attached, is hereby approved.

BE IT FURTHER RESOLVED that the Chair is hereby authorized to sign said Subordination of Reversion in Deeds on behalf of Adams County after approval to form by the County Attorney’s Office.

SUBORDINATION OF REVERSION IN DEEDS

The County of Adams, State of Colorado (the “County”) is the Grantor on Deeds of Property to the Rangeview Library District (the “District”) concerning three branch library sites as follows:

- a. The Commerce City Branch Deed is a Special Warranty Deed recorded in the Real Property Records of the Clerk and Recorder of Adams County, Colorado, on January 19, 2005, at Reception Number 20050119000061230; and
- b. The Perl Mack Deed is a Special Warranty Deed recorded in the Real Property Records of the Clerk and Recorder of Adams County, Colorado, on January 19, 2005, at Reception Number 20050119000061220; and
- c. The Bennet Deeds are
 - i. Special Warranty Deed recorded in the Real Property Records of the Clerk and Recorder of Adams County, Colorado, on January 19, 2005, at Reception Number 20050119000061240; and
 - ii. Special Warranty Deed recorded in the Real Property Records of the Clerk and Recorder of Adams County, Colorado, on February 6, 2008, at Reception Number 2008000009431;

(see attached legal descriptions)

The Commerce City Deed, the Perl Mack Deed and the Bennett Deed each contain a REVERSION clause stating that “the property being conveyed to Grantee to be used as a public library. In the event the property is no longer used for public library purposes, the property shall immediately revert to Grantor.”

(the “Right of Reverter”)

The District is now seeking by means of a Certificate of Participation (the “2022 Certificates”) financing to obtain funds for a new library facility and library improvements as authorized by law. To obtain such financing the District will convey a leasehold interest in the said properties to Zions Bancorporation National Association for the benefit of the holders of the 2022 Certificates and any refundings thereof, as the investors.

The County agreed in its Intergovernmental Agreement between Adams County and the District dated as of May 11, 2004, that the use of properties in a financing arrangement would be considered a library purpose under the Right of Reverter.

Notary Public

LEGAL DESCRIPTION OF PROPERTIES

Commerce City Library Building Site

A PARCEL OF LAND LOCATED IN BLOCK 1, AMENDED MAP OF SOUTH DERBY, SECTION 5, TOWNSHIP 3 SOUTH, RANGE 67 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTH 1/4 CORNER OF SAID SECTION 5;

THENCE SOUTH 00 DEGREES 36 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5, A DISTANCE OF 35 FEET;

THENCE SOUTH 89 DEGREES 50 MINUTES 36 SECONDS WEST A DISTANCE OF 30 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 00 DEGREES 36 MINUTES 18 SECONDS WEST, ALONG THE SAID LINE A DISTANCE OF 305.08 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE OF EAST 71ST PLACE;

THENCE NORTH 89 DEGREES 26 MINUTES 15 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF EAST 71ST PLACE, A DISTANCE OF 251.25 FEET TO A POINT, SAID POINT BEING ON THE SOUTH LINE OF LOT 47 OF SAID BLOCK 1;

THENCE NORTH 00 DEGREES 48 MINUTES 31 SECONDS EAST AND PARALLEL TO THE EAST LINE OF LOTS 47 AND 4 OF SAID BLOCK 1 A DISTANCE OF 301.93 FEET TO A POINT, SAID POINT BEING ON THE NORTH LINE OF LOT 4 OF SAID BLOCK 1;

THENCE NORTH 89 DEGREES 50 MINUTES 36 SECONDS EAST AND PARALLEL TO THE NORTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5 A DISTANCE OF 250.20 FEET TO THE TRUE POINT OF BEGINNING.

Perl Mack Library Building Site

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, ADAMS COUNTY, COLORADO DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 33;

THENCE EASTERLY ON THE EAST - WEST CENTERLINE OF SAID SECTION 33 A DISTANCE OF 509.27 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING ON THE LAST DESCRIBED COURSE AND ON THE NORTH LINE OF TRACT A, IN THE RE-SUBDIVISION OF A PART OF VALLEY VISTA FILING NO. 3 A DISTANCE OF 604.10 FEET TO A POINT ON THE WESTERLY LINE OF HILLTOP CIRCLE;

THENCE ON AN ANGLE TO THE LEFT OF 118 DEGREES 49 MINUTES 00 SECONDS AND ON SAID WESTERLY LINE A DISTANCE OF 280.14 FEET TO A POINT ON THE SOUTHERLY LINE OF EL PASO BOULEVARD;

THENCE ON AN ANGLE TO THE LEFT OF 90 DEGREES AND ON SAID

SOUTHERLY LINE A DISTANCE OF 402.07 FEET TO A POINT OF CURVE;

THENCE ON SAID SOUTHERLY LINE AND ON A CURVE TO THE RIGHT HAVING A RADIUS OF 740.00 FEET, A CENTRAL ANGLE OF 09 DEGREES 53 MINUTES 31 SECONDS AN ARC DISTANCE OF 127.76 FEET TO THE TRUE POINT OF BEGINNING.

Bennett Library Building Site

PARCEL 1: LOTS 27 THROUGH 32, INCLUSIVE, BLOCK 11, BENNETT, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL 2: LOTS 23 THROUGH 26, INCLUSIVE, BLOCK 11, BENNETT, COUNTY OF ADAMS, STATE OF COLORADO.

MEMORANDUM

To: Board of County Commissioners
Adams County, Colorado

From: Pam Sandlian Smith
Executive Director

Date: February 25, 2022

Subject: Subordination of Reversion Clause on District Properties

The Rangeview Library District (the “District”) and Adams County (the “County”) have enjoyed a collaborative working relationship for many years. As evidence of this, in 2008 the District needed to enter into a lease purchase financing to finance the construction of new library facilities and construct improvements to existing facilities. The County had conveyed three properties to the District, the Commerce City Library Facility, the Bennett Library Facility, and the Perk Mack Library Facility (collectively, the “Restricted Properties”). In the deeds conveying these properties to the District, the County stipulated that if these Restricted Properties were ever not used for library purposes, the Restricted Properties would automatically revert to the County. In order to conclude the financing in 2008, the County subordinated its reversionary interest in these Restricted Properties so that these properties could be used as collateral for the 2008 lease purchase financing (the “2008 Certificates”).

The 2008 Certificates have been paid down, and in 2015 the District refinanced those 2008 Certificates. Because of the dollar amount paid down, the District was able to release the Restricted Properties from the 2008 lease.

The Library now would like to refund those 2008 Certificates again to achieve interest rate savings, and because the lease has been paid down from 2008 the District will only need to use one property as the “Leased Property” for this refinancing.

At the same time, the District expects to borrow approximately \$40 million to finance a \$50 million facility (the District is contributing some existing revenue). This new library facility will be located in the City of Thornton on what is known as the Aylor Parcel, located near 136th Avenue and Quebec Street in Thornton (the “Aylor Parcel”). The Aylor Parcel is approximately 140 acres, and about 15 of those acres will be leased to the District by the City for the construction of an approximately \$50 million facility currently known as the Anythink Nature Library. This property, including the new library, is expected to provide quality meaningful open space, passive recreation and educational experiences for the residents of the City of

Thornton and Adams County, including the library building and other amenities to encourage biodiversity of Colorado's native ecosystems in a meaningful open space area.

In order to secure more favorable interest rates on this financing, the District has been communicating with certain bond insurers (the "Insurer"). Most insurers are averse to taking construction risk on a new project, so they like the project to be completed before they insure it. The Insurer is agreeable to using other District facilities, including the Restricted Property, to secure the new 2022 lease, and once the new library facility is completed (in approximately 3 years), the initial leased property, including the Restricted Property, would be released from the 2022 lease and the new facility would be substituted.

The District is requesting that the County again subordinate its reversion interest in the Restricted Property to allow the District to proceed with this financing. The Restricted Property is expected to be released from the 2022 lease as soon as the new library facility is completed (approximately 3 years).

The District has submitted a proposed form of resolution authorizing this subordination, and a form of subordination agreement.

Please do not hesitate to reach out to me if you have questions on this financing.

Thank you,



Pam Sandlian Smith
Executive Director
Anythink Libraries (Rangeview Library District)

303 405 3299



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: March 22, 2022
SUBJECT: Acceptance of Quitclaim Deed from Denver Mart Industrial Partners JV LLLP
FROM: Jenni Hall, Director; Chase Evans, Deputy Director; David Dittmer, Right-of-Way Agent
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the Quitclaim Deed from Denver Mart Industrial Partners JV LLLP for the dedication of Right-of-Way.

BACKGROUND:

The owner of the property located in the Northeast quarter of the Southeast quarter of Section 10, Township 3 South, Range 68 West of the 6th P.M. has completed a Minor Subdivision and is required to dedicate additional right-of-way to Adams County.

The subject request is consistent with the requirement for ingress and egress, including addressing of new lots created by the subdivision plat. Staff reviewed the dedication of additional right-of-way for the subdivision requirements outlined in the County's Development Standard and Regulations and has found that it conforms.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Executed Quitclaim Deed from Denver Mart Industrial Partners JV LLLP to Adams County
Approved Adams County Planning Commission Resolution

FISCAL IMPACT:

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

Fund:**Cost Center:**

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

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

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

Resolution 2022-

RESOLUTION ACCEPTING A QUITCLAIM DEED FROM DENVER MART INDUSTRIAL
PARTNERS JV LLLP TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES FOR EAST
58TH AVENUE

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Quitclaim Deed from Denver Mart Industrial Partners JV LLLP for right-of-way purposes along property located in the Northeast quarter of the Southeast quarter of Section 10, Township 3 South, Range 68 West of the 6th Principal Meridian as described the Exhibit "A"; and,

WHEREAS, this Quitclaim Deed is in conjunction with a Minor Subdivision Plat and is required due to additional traffic onto a County right-of-way; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 10th day of February 2022, the Planning Commission recommended that the Board of County Commissioners accept said Quitclaim Deed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Quitclaim Deed from Denver Mart Industrial Partners JV LLLP, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

QUITCLAIM DEED

THIS DEED, dated this 20th day of January, 2022 between **DENVER MART INDUSTRIAL PARTNERS JV LLLP** whose legal address is 4221 Brighton Blvd, Denver, Colorado 80216, County of Adams and State of Colorado, grantor, and **THE COUNTY OF ADAMS, State of Colorado**, grantee, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601, Brighton, Colorado 80601:

WITNESS, that the grantor, for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUITCLAIMED, and by these presents remise, release, sell and QUITCLAIM unto the grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Dedicated for E. 58th Avenue

Assessor's schedule or parcel number: Being a part of 0182510401032

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

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoove of the grantee, its successors and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Denver Mart Industrial Partners JV LLLP

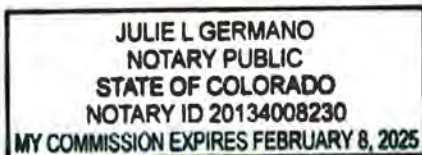
By: KM As: Manager
Kevin McClintock

STATE OF COLORADO)
) §
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 20th day of January, 2022, by Kevin McClintock as Manager of Denver Mart Industrial Partners JV LLLP

Witness my hand and official seal.

My commission expires: 2/8/25



Julie L. Germano Notary Public

EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, MAPLETON ADDITION AMENDED NO. 5 IN THE COUNTY OF ADAMS, STATE OF COLORADO, PER THE PLAT RECORDED JUNE 1, 2018 AT RECEPTION NO. 2018000044528 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY, LYING WITHIN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER OF SAID SECTION 10, BETWEEN SECTION 10 AND SECTION 11, FROM WHICH THE SOUTHERLY LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER BEARS SOUTH 89°09'54" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID SOUTHERLY LINE;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°09'54" WEST, A DISTANCE OF 85.22 FEET; THENCE DEPARTING SAID SOUTHERLY LINE, NORTH 00°50'06" WEST, A DISTANCE OF 60.00 FEET TO THE SOUTHERLY LINE OF SAID LOT 2, BEING THE NORTHERLY RIGHT-OF-WAY OF EAST 58TH AVENUE, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES, AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY LINE AND THE WESTERLY LINE OF SAID LOT 2 THE FOLLOWING THREE (3) COURSES:

- 1) SOUTH 83°26'13" WEST, A DISTANCE OF 200.39 FEET;
- 2) SOUTH 89°09'54" WEST, A DISTANCE OF 823.78 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2;
- 3) NORTH 00°28'08" WEST, A DISTANCE OF 20.00 FEET TO A LINE PARALLEL WITH AND DISTANT 20.00 FEET NORTHERLY FROM THE SOUTHERLY LINE OF SAID LOT 2;

THENCE ALONG SAID PARALLEL LINE, NORTH 89°09'54" EAST, A DISTANCE OF 1023.04 FEET TO THE SOUTHERLY LINE OF SAID LOT 2 AND THE **POINT OF BEGINNING**.

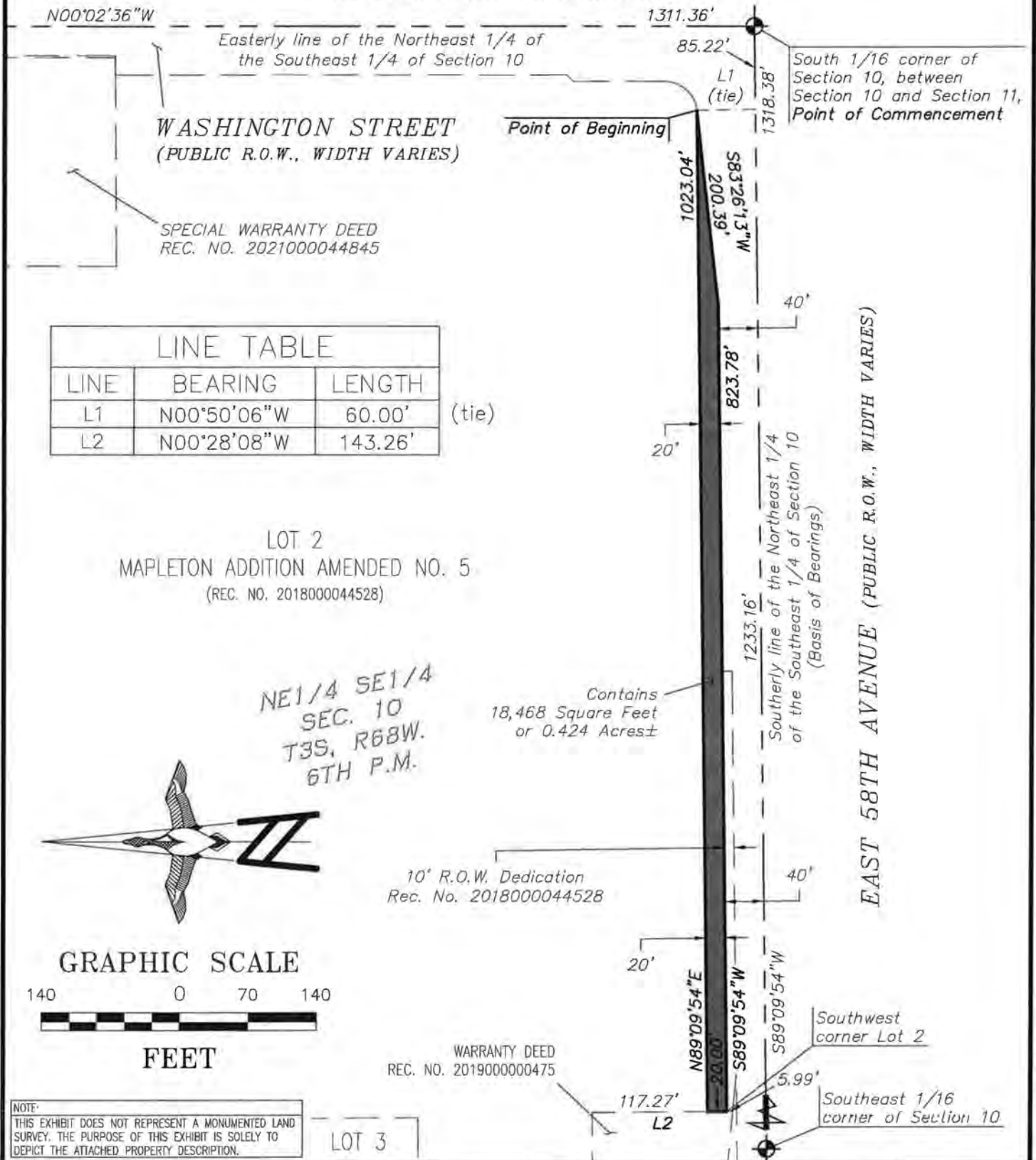
CONTAINS 18,468 SQUARE FEET OR 0.424 ACRES, MORE OR LESS.

AS SHOWN ON THE EXHIBIT ATTACHED HERETO, MADE A PART HEREOF.



JESUS A. LUCIO, P.L.S. 08081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND BEHALF OF ALTURA LAND CONSULTANTS, LLC
6950 SOUTH TUCSON WAY, UNIT C
CENTENNIAL, COLORADO 80112

ILLUSTRATION FOR EXHIBIT "A"



ALTURA

SHEET 2 OF 2

JOB NO. 21189

DATE: 12/21/21

SCALE: 1" = 140'

**PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION RECOMMENDING ACCEPTANCE OF A QUITCLAIM DEED FROM
DENVER MART INDUSTRIAL PARTNERS JV LLLP TO ADAMS COUNTY FOR
RIGHT-OF-WAY PURPOSES**

At a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Thursday the 10th day of February 2022, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Quitclaim Deed from Denver Mart Industrial Partners JV LLLP, for right-of-way purposes being on the following described property:

See Legal Description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this right-of-way dedication is in conjunction with a property located in the Northeast quarter of the Southeast quarter of Section 10, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, Community and Economic Development staff noticed a typographical error in the original resolution recommending acceptance of the Quitclaim Deed and this resolution is intended to correct that typographical error.

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that the Quitclaim Deed be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, John F. Dupriest Chair of the Adams County Planning Commission, do here by certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chair
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: March 22, 2022
SUBJECT: Acceptance of Quitclaim Deed from Denver Mart Industrial Partners JV LLLP
FROM: Jennifer Hall, Director; Chase Evans, Deputy Director; David Dittmer, Right-of-Way Agent
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the Quitclaim Deed from Denver Mart Industrial Partners JV LLLP for the dedication of Right-of-Way.

BACKGROUND:

The owner of the property located in the Northeast quarter of the Southeast quarter of Section 10, Township 3 South, Range 68 West of the 6th P.M. has completed a Minor Subdivision is required to dedicate additional right-of-way to Adams County.

The subject request is consistent with the requirement for ingress and egress, including addressing of new lots created by the subdivision plat. Staff reviewed the dedication of additional right-of-way for the subdivision requirements outlined in the County's Development Standard and Regulations and has determined it complies.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Executed Quitclaim Deed from Denver Mart Industrial Partners JV LLLP to Adams County
Approved Adams County Planning Commission Resolution dated 2/10/2022

FISCAL IMPACT:

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

Fund:**Cost Center:**

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

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

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A QUITCLAIM DEED FROM DENVER MART INDUSTRIAL
PARTNERS JV LLLP TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES FOR
WASHINGTON STREET

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Quitclaim Deed from Denver Mart Industrial Partners JV LLLP for right-of-way purposes along property located in the Northeast quarter of the Southeast quarter of Section 10, Township 3 South, Range 68 West of the 6th Principal Meridian as described in the Exhibit "A"; and,

WHEREAS, this Quitclaim Deed is in conjunction with a Minor Subdivision Plat and is required due to additional traffic onto a County right-of-way; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 10th day of February 2022, the Planning Commission recommended that the Board of County Commissioners accept said Quitclaim Deed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Quitclaim Deed from Denver Mart Industrial Partners JV LLLP, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

QUITCLAIM DEED

THIS DEED, dated this 20th day of January, 2022 between **DENVER MART INDUSTRIAL PARTNERS JV LLLP** whose legal address is 4221 Brighton Blvd. Denver, Colorado 80216, County of Adams and State of Colorado, grantor, and **THE COUNTY OF ADAMS, State of Colorado**, grantee, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601, Brighton, Colorado 80601:

WITNESS, that the grantor, for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have remised, released, sold and QUITCLAIMED, and by these presents remise, release, sell and QUITCLAIM unto the grantee, its successors and assigns forever, all the right, title, interest, claim and demand which the grantor has in and to the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

Dedicated for Washington Street

Assessor's schedule or parcel numbers: Being a part of 0182510401032 and 018251040108

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

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the grantor, either in law or equity, to the only proper use, benefit and behoove of the grantee, its successors and assigns forever.

The singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the grantor has executed this deed on the date set forth above.

Denver Mart Industrial Partners JV LLLP

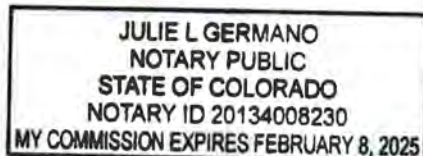
By: KA As: Manager
Kevin McClintock

STATE OF COLORADO)
) §
COUNTY OF Denver)

The foregoing instrument was acknowledged before me this 20th day of January, 2022, by Kevin McClintock as Manager of Denver Mart Industrial Partners JV LLLP

Witness my hand and official seal.

My commission expires: 2/8/25



Julie L. Germano Notary Public

EXHIBIT A

PROPERTY DESCRIPTION

A PARCEL OF LAND BEING A PORTION OF LOT 2, MAPLETON ADDITION AMENDED NO. 5 IN THE COUNTY OF ADAMS, STATE OF COLORADO, PER THE PLAT RECORDED JUNE 1, 2018 AT RECEPTION NO. 2018000044528 IN THE OFFICE OF THE CLERK AND RECORDER FOR SAID COUNTY AND A PORTION OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED APRIL 13, 2021 AT RECEPTION NO. 2021000044845 IN SAID OFFICE OF THE CLERK AND RECORDER, LYING WITHIN THE NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, IN SAID COUNTY AND STATE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/16 CORNER OF SAID SECTION 10, BETWEEN SECTION 10 AND SECTION 11, FROM WHICH THE EASTERLY LINE OF SAID NORTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER BEARS NORTH 00°02'36" WEST, WITH ALL BEARINGS CONTAINED HEREIN BEING REFERENCED TO SAID EASTERLY LINE;

THENCE ALONG SAID EASTERLY LINE, NORTH 00°02'36" WEST, A DISTANCE OF 65.09 FEET;

THENCE DEPARTING SAID EASTERLY LINE, SOUTH 89°57'24" WEST, A DISTANCE OF 70.00 FEET TO A LINE PARALLEL WITH AND DISTANT 70.00 FEET WESTERLY FROM SAID EASTERLY LINE, BEING ON THE EASTERLY LINE OF SAID LOT 2, BEING THE WESTERLY RIGHT-OF-WAY OF WASHINGTON STREET, A PUBLIC RIGHT-OF-WAY WITH A WIDTH THAT VARIES AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID PARALLEL LINE, NORTH 00°02'36" WEST, A DISTANCE OF 905.78 FEET TO THE NORTHERLY LINE OF SAID LOT 2, BEING THE SOUTHERLY LINE OF THAT PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED AUGUST 16, 2012 AT RECEPTION NO. 2012000060358 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID NORTHERLY LINE, NORTH 89°33'05" EAST, A DISTANCE OF 20.00 FEET TO THE EASTERLY LINE OF SAID LOT 2, BEING THE WESTERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET;

THENCE ALONG SAID EASTERLY LINE, SOUTH 00°02'36" EAST, A DISTANCE OF 120.27 FEET TO THE NORTHWEST CORNER OF THAT PARCEL OF LAND DESCRIBED IN THE WARRANTY DEED RECORDED JULY 17, 2006 AT RECEPTION NO. 20060717000714790 IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG THE EASTERLY LINE OF SAID PARCEL OF LAND THE FOLLOWING TWO (2) COURSES:

- 1) SOUTH 45°14'48" EAST, A DISTANCE OF 25.37 FEET;
- 2) SOUTH 00°02'36" EAST, A DISTANCE OF 182.16 FEET TO THE SOUTH LINE OF SAID PARCEL OF LAND DESCRIBED IN THE SPECIAL WARRANTY DEED AT RECEPTION NO. 2021000044845;

THENCE ALONG SAID SOUTHERLY LINE, SOUTH 89°35'21" WEST, A DISTANCE OF 18.00 FEET TO THE EASTERLY LINE OF SAID LOT 2, BEING THE WESTERLY RIGHT-OF-WAY OF SAID WASHINGTON STREET;

THENCE ALONG SAID EASTERLY LINE OF LOT 2 THE FOLLOWING FOUR (4) COURSES:

- 1) SOUTH $00^{\circ}02'36''$ EAST, A DISTANCE OF 459.91 FEET;
- 2) SOUTH $44^{\circ}57'24''$ WEST, A DISTANCE OF 9.03 FEET;
- 3) SOUTH $00^{\circ}02'36''$ EAST, A DISTANCE OF 90.00 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 35.00 FEET, WHOSE CHORD BEARS SOUTH $24^{\circ}57'08''$ WEST, A DISTANCE OF 32.22 FEET;
- 4) SOUTHWESTERLY ALONG SAID NON-TANGENT CURVE THROUGH A CENTRAL ANGLE OF $54^{\circ}48'45''$, AN ARC LENGTH OF 33.48 FEET TO THE **POINT OF BEGINNING**.

CONTAINS 20,663 SQUARE FEET OR 0.474 ACRES, MORE OR LESS.

AS SHOWN ON THE EXHIBIT ATTACHED HERETO, MADE A PART HEREOF.



JESUS A. LUGO, PLS 38081
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND BEHALF OF ALTURA LAND CONSULTANTS, LLC
6950 SOUTH TUCSON WAY, UNIT C
CENTENNIAL, COLORADO 80112

ILLUSTRATION FOR EXHIBIT "A"



GRAPHIC SCALE

140 0 70 140



FEET

LINE TABLE

LINE	BEARING	LENGTH
L1	S89°57'24"W	70.00'
L2	S00°02'36"E	120.27'
L3	S45°14'48"E	25.37'
L4	S00°02'36"E	182.16'
L5	S89°35'21"W	18.00'
L6	S44°57'24"W	9.03'
L7	S00°02'36"E	90.00'

(tie)

LOT 2
MAPLETON ADDITION
AMENDED NO. 5
(REC. NO. 2018000044528)

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CH BEARING	CHORD
C1	35.00'	54°48'45"	33.48'	S24°57'08"W	32.22'

10' R.O.W. Dedication
Rec. No. 2018000044528

S89°09'54"W

Southerly line of the Northeast 1/4
of the Southeast 1/4 of Section 10

Point of Beginning

65.09'

1318.38'

South 1/16 corner of
Section 10, between
Section 10 and Section 11,
Point of Commencement

EAST 58TH AVENUE
(PUBLIC R.O.W., WIDTH VARIES)

WASHINGTON STREET (PUBLIC R.O.W., WIDTH VARIES)

SPECIAL WARRANTY DEED
REC. NO. 2012000060358

N89°33'05"E

669.54'

709.54'

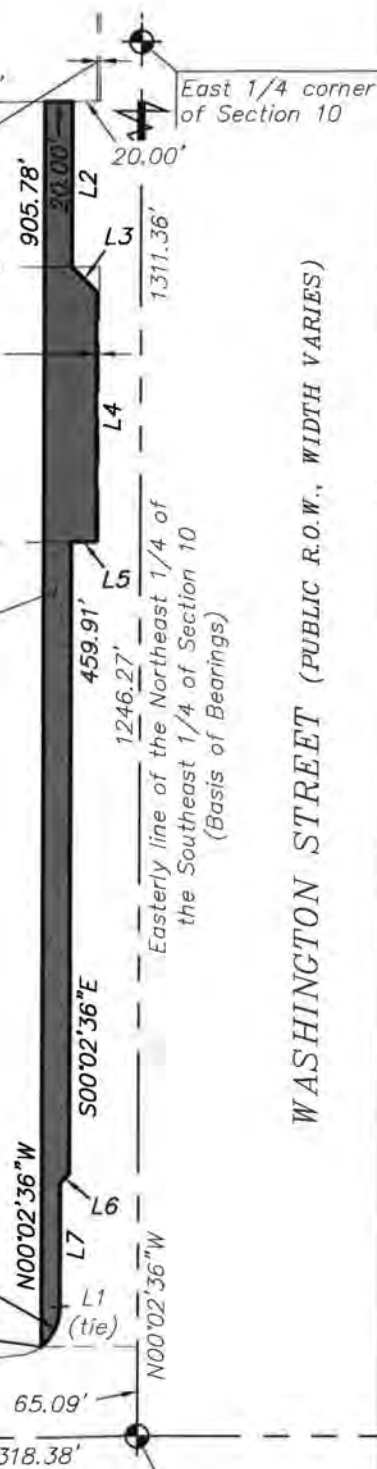
2' to the County of Adams,
State of Colorado, Rec. No.
20060928000979090

NE 1/4 SE 1/4
SEC. 10
T3S, R68W.
6TH P.M.

WARRANTY DEED
REC. NO. 20060717000714790

SPECIAL WARRANTY DEED
REC. NO. 2021000044845

Contains
20,663 Square Feet
or 0.474 Acres±



NOTE:
THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED LAND
SURVEY. THE PURPOSE OF THIS EXHIBIT IS SOLELY TO
DEPICT THE ATTACHED PROPERTY DESCRIPTION.

ALTURA

SHEET 3 OF 3

JOB NO. 21189

DATE: 12/21/21

SCALE: 1" = 140'

**PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO**

**RESOLUTION RECOMMENDING ACCEPTANCE OF A QUITCLAIM DEED FROM
DENVER MART INDUSTRIAL PARTNERS JV LLLP TO ADAMS COUNTY FOR
RIGHT-OF-WAY PURPOSES**

At a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Thursday the 10th day of February 2022, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Quitclaim Deed from Denver Mart Industrial Partners JV LLLP, for right-of-way purposes being on the following described property:

See Legal Description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this right-of-way dedication is in conjunction with a property located in the Northeast quarter of the Southeast quarter of Section 10, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, Community and Economic Development staff noticed a typographical error in the original resolution recommending acceptance of the Quitclaim Deed and this resolution is intended to correct that typographical error.

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that the Quitclaim Deed be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, John F. DuPriest, Chair of the Adams County Planning Commission, do here by certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chair
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: March 22, 2022
SUBJECT: Resolution accepting Quitclaim Deed in Lieu of Condemnation conveying property from Public Service Company of Colorado to Adams County for road right-of-way
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: 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 accepts the Quitclaim Deed in Lieu of Condemnation for the acquisition of property needed for road right-of-way.

BACKGROUND:

Adams County is in the process of acquiring right-of-way along East 58th Avenue for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street. The County is in need of a portion of Public Service Company of Colorado property for the construction of curb, gutter, sidewalk and drainage improvements. The attached resolution allows Adams County to accept the Quitclaim Deed in Lieu of Condemnation.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Quitclaim Deed in Lieu of Condemnation
Planning Commission resolution

FISCAL IMPACT:

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

Fund:**Cost Center:**

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

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

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING QUITCLAIM DEED IN LIEU OF CONDEMNATION
CONVEYING PROPERTY FROM PUBLIC SERVICE COMPANY OF COLORADO
TO ADAMS COUNTY FOR ROAD RIGHT-OF-WAY

WHEREAS, Adams County is in the process of acquiring right-of-way and temporary construction easements along East 58th Avenue for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street (the “Project”); and,

WHEREAS, this right-of-way parcel is from property at Assessor Parcel Identification Number 1825-11-4-01-001, also being a portion of Block 1, MAPLETON SUBSTATION SUBDIVISION, located in the Southeast Quarter of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Public Service Company of Colorado, (“Parcel 21”); and,

WHEREAS, Adams County requires ownership of Parcel 21 for construction of the Project; and,

WHEREAS, Public Service Company of Colorado, has executed a Quitclaim Deed in Lieu of Condemnation to convey Parcel 21 for road right-of-way purposes for East 58th Avenue that complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 24th day of February, 2022, the Planning Commission recommended that the Board of County Commissioners accept said Quitclaim Deed in Lieu of Condemnation.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Quitclaim Deed in Lieu of Condemnation from Public Service Company of Colorado, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

After recording, return to:
Public Service Company of Colorado
Siting and Land Rights
1800 Larimer Street, 4th Floor
Denver, CO 80202
Attn: Brian Bolton

PSCO DOC. NO: 2284

QUITCLAIM DEED IN LIEU OF CONDEMNATION

Public Service Company of Colorado, a Colorado corporation, ("Grantor") whose address is 1800 Larimer Street, Denver, CO 80202, for the consideration of ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, hereby sells and quitclaims to the County of Adams, State of Colorado, a body politic, ("Grantee") whose address is 4430 South Adams County Parkway, Brighton, CO 80601, the real property in the County of Adams, State of Colorado, described as follows:

See Exhibit "A"

together with all its appurtenances.

Grantee has been expressly delegated the power of eminent domain (otherwise referred to as condemnation power) as a governmental body created under the laws of the State of Colorado. Grantee has determined that acquisition and development of the Property is necessary and is in the public interest and necessary for public use. In lieu of formally exercising its condemnation power to acquire the Property, Grantor hereby agrees to sell the Property to Grantee and Grantee agrees to acquire the Property, upon all of the terms, covenants and conditions of this Quit Claim Deed. Grantee hereby stipulates and agrees that the Property conveyed herein shall be used by Grantee for a public purpose and that all parcels created by this conveyance (including the Property and the Grantor's larger parcel from which the Property is subdivided) are properly created and conform to all applicable laws regarding the subdivision of property.

The Property is sold by Grantor and acquired by Grantee "As-Is, Where- Is, With All Faults" with no right of set-off or reduction in the purchase price and without representation, covenant, or warranty of any kind, express or implied, either oral or written, statutory, common law or otherwise, made by Grantor or any agent or representative of Grantor with respect to the physical or structural condition of the Property or with respect to the compliance of the Property or its operation with any laws, ordinances or regulations of any government or other body (subject to the following clause). Grantee acknowledges and agrees Grantor has not made and does not make, and Grantee waives and releases, any representations, warranties or covenants of any kind or character whatsoever, whether express or implied, with respect to warranty of condition, safety, income potential, operating expenses, uses, habitability, tenantability, or suitability for any purpose, merchantability, or fitness of the Property for a particular purpose, all of which warranties Grantor hereby expressly disclaims.

Further, Grantor has not made any representation or warranty regarding any matter or circumstance relating to Environmental Laws, the release of Hazardous Substances in, on or under the property, or the protection of human health, safety, natural resources or the environment, or any other environmental condition of the property, and nothing in this agreement or otherwise shall be construed as such a representation or warranty, and Grantee shall be deemed to be taking the assets "as is" and "where is" with all faults for purposes of their environmental condition, and Grantee is relying entirely upon information and knowledge obtained from its own investigation, experience, or personal inspection of the property.

Dated this 26th day of February, 2021.

PUBLIC SERVICE COMPANY OF COLORADO,
a Colorado corporation

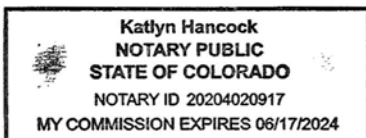
By Nichole Miller
Nichole Miller
Manager, Siting and Lands Rights
Xcel Energy Services, Inc.
As Authorized Agent for Public Service Company of Colorado

STATE OF COLORADO)
COUNTY OF Jefferson) ss.

The foregoing instrument was acknowledged before me this 26 day of Feb, 2021 by Nichole Miller, as manager of Public Service Company of Colorado, a Colorado corporation.

Witness my hand and official seal.

Katlyn Hancock
Notary Public
My Commission expires: 06/17/24





Drexel, Barrell & Co.

JULY 12, 2019

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

EXHIBIT A
LEGAL DESCRIPTION
PARCEL RW-21
RIGHT-OF-WAY DEDICATION

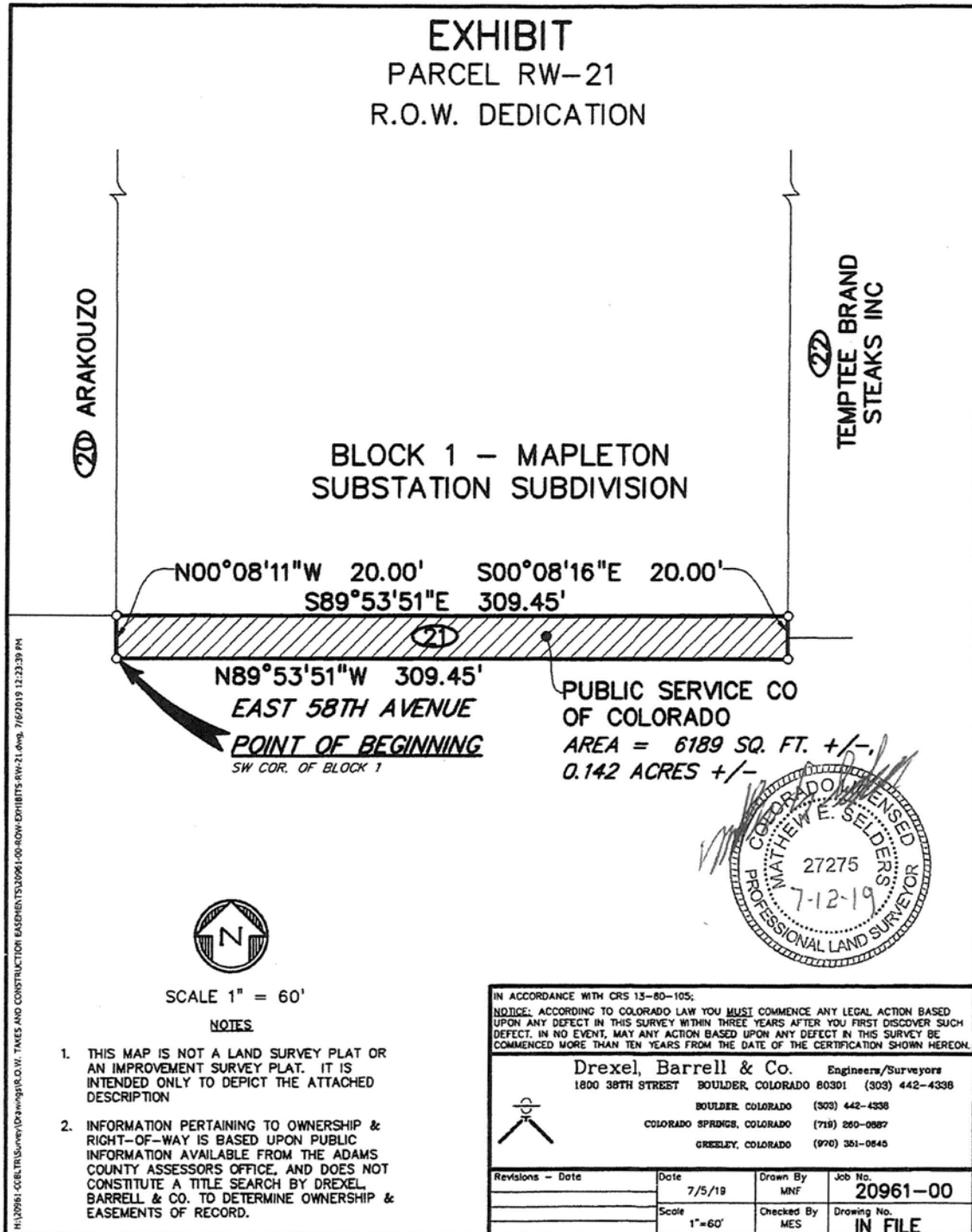
A TRACT OF LAND BEING A PORTION OF BLOCK 1, MAPLETON SUBSTATION SUBDIVISION, RECORDED AT RECEPTION NO. 874526, LOCATED IN THE SE1/4 OF SECTION 11, T3S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID BLOCK 1, SAID POINT ALSO BEING ON THE NORTHERLY LINE OF EAST 58TH AVENUE, THENCE N00°08'11"W, 20.00 FEET ALONG THE WESTERLY LINE OF SAID BLOCK 1; THENCE S89°53'51"E, 309.45 FEET TO THE EASTERLY LINE OF SAID BLOCK 1; THENCE S00°08'16"E, 20.00 FEET ALONG SAID EASTERLY LINE OF BLOCK 1 TO THE SOUTHEAST CORNER OF SAID BLOCK 1, SAID POINT ALSO BEING ON SAID NORTHERLY LINE OF EAST 58TH AVENUE; THENCE N89°53'51"W, 309.45 FEET ALONG SAID SOUTHERLY LINE OF BLOCK 1 AND ALONG SAID NORTHERLY LINE OF EAST 58TH AVENUE TO THE **POINT OF BEGINNING**.

CONTAINING 0.142 ACRES OR 6189 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:
MATHEW E. SELTERS
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338





AGENDA ITEM

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A QUITCLAIM DEED IN LIEU OF
CONDEMNATION FROM PUBLIC SERVICE COMPANY OF COLORADO TO ADAMS
COUNTY
FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 24th day of February, 2022, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners of a Quitclaim Deed from Public Service Company of Colorado for right-of-way purposes on the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this Quitclaim Deed is in conjunction with the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street, located in the Southeast Quarter of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Quitclaim Deed in Lieu of Condemnation from Public Service Company of Colorado be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, John F. Dupirest, Chairperson/Acting Chairperson of the Adams County Planning Commission do hereby certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chairperson/Acting Chairperson
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: March 22, 2022
SUBJECT: Resolution accepting a Permanent Drainage Easement from Federal Partners, LLC, to Adams County, for right-of-way purposes
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: 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 accepts the easement for the acquisition of property needed for drainage purposes.

BACKGROUND:

Adams County is in the process of acquiring a right-of-way for street improvements for East 58th Avenue for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street. The County is in need of an easement from Federal Partners, LLC, property for the purpose of maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, catch grates, maintenance roads, etc. The attached resolution allows Adams County to accept the Permanent Drainage Easement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Permanent Drainage Easement
Planning Commission resolution

FISCAL IMPACT:

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

Fund:**Cost Center:**

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

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

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT DRAINAGE
EASEMENT FROM FEDERAL PARTNERS, LLC, TO ADAMS COUNTY
FOR RIGHT-OF-WAY PURPOSES

WHEREAS, Adams County is in the process of acquiring property interests along East 58th Avenue for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street (the “Project”); and,

WHEREAS, Federal Partners, LLC, (“Federal Partners”), owns certain property at 1890 East 58th Avenue, located in the Southeast Quarter of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

WHEREAS, Adams County requires easements over certain Federal Partners property for drainage purposes; and,

WHEREAS, Federal Partners, LLC, is willing to grant easements to Adams County under terms and conditions of the attached Permanent Drainage Easement; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 24th day of February, 2022, the Planning Commission recommended that the Board of County Commissioners accept said Permanent Drainage Easement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Drainage Easement from Federal Partners, LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That **Federal Partners, LLC, a Colorado limited liability company**, whose legal address is 11007 Meade Court, Westminster, CO 80031 hereinafter called "Grantor", for TWENTY-FIVE THOUSAND EIGHTY DOLLARS AND NO/100s (\$25,080.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, bargain, and convey to the COUNTY OF ADAMS, STATE OF COLORADO, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601 hereinafter "County", its successors and assigns, a permanent storm water drainage easement for the purpose of maintenance of all drainage facilities including inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, catch grates, maintenance roads, etc., said easement to be used solely in the event Grantor fails to maintain such drainage facilities, together with lateral and subjacent support thereto as may from time to time be required on, over, across, and through the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated by this reference.

Together with the right to ingress and egress over and across the land of Grantor by means of roads and lanes thereon if such there be, otherwise by such route as shall cause the least practical damage and inconvenience to the Grantor.

In further consideration hereof, Grantor covenants and agrees that no permanent buildings or structures will be placed, erected, installed or permitted upon said easement that will cause any obstructions to prevent the proper maintenance and use of said drainage facility.

In the event the County exercises its right to maintain the detention pond, all of the County's costs to maintain the detention pond shall be reimbursed by Grantor within thirty days of receiving the County's invoice, including any collection costs and attorney fees.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the County, its successors and assigns, in connection with this easement shall be done with care, and the surface of the property shall be restored to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the facilities and appurtenances installed and any damages caused on said easement arising out of the reconstruction, maintenance and repair of said drainage facilities and appurtenances in the exercise of the rights hereby provided shall

be restored reasonably similar to its original condition following completion of the work performed.

IN WITNESS WHEREOF, Grantor has hereto set his hand on this 15th day of OCTOBER, 2021.

Federal Partners, LLC, a Colorado limited liability company

By: John L. Domenico
Print Name: John L. Domenico
Print Title: Principal

STATE OF COLORADO)
) §
COUNTY OF ADAMS

The foregoing instrument was acknowledged before me this 15th day of OCTOBER, 2021 by JOHN L. DOMENICO, as PRINCIPAL of Federal Partners, LLC, a Colorado limited liability company.

IN WITNESS WHEREOF, I have hereto set my hand and official seal.

My commission expires: 2/17/2022

John L. Doty
Notary Public

JOHN L. DOTY Notary Public State of Colorado Notary ID # 20064006865 My Commission Expires 02-17-2022



Drexel, Barrell & Co.

FEBRUARY 26, 2021

**LEGAL DESCRIPTION
PARCEL PPIE-35
PERMANENT PUBLIC IMPROVEMENT EASEMENT**

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

A TRACT OF LAND BEING A PORTION OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247 IN THE ADAMS COUNTY RECORDS, LOCATED IN THE SE1/4 OF SECTION 11, T3S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0220135 IN THE ADAMS COUNTY RECORDS, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247, THENCE S00°07'44"E, 40.00 FEET ALONG SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247 TO THE **TRUE POINT OF BEGINNING;**

THENCE THE FOLLOWING THREE (3) COURSES;

1. S89°53'51"E, 190.00 FEET;
2. S00°07'44"E, 120.00 FEET;
3. N89°53'51"W, 190.00 FEET TO SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247;

THENCE N00°07'44"W, 120.00 FEET ALONG SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247 TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 0.523 ACRES OR 22,800 SQUARE FEET, MORE OR LESS.

LEGAL DESCRIPTION PREPARED BY:
MATHEW E. SELTERS
DREXEL, BARRELL & CO.
1800 38TH STREET
BOULDER, CO 80301
(303) 442-4338

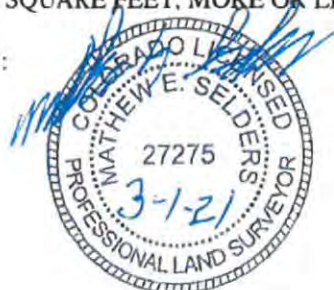
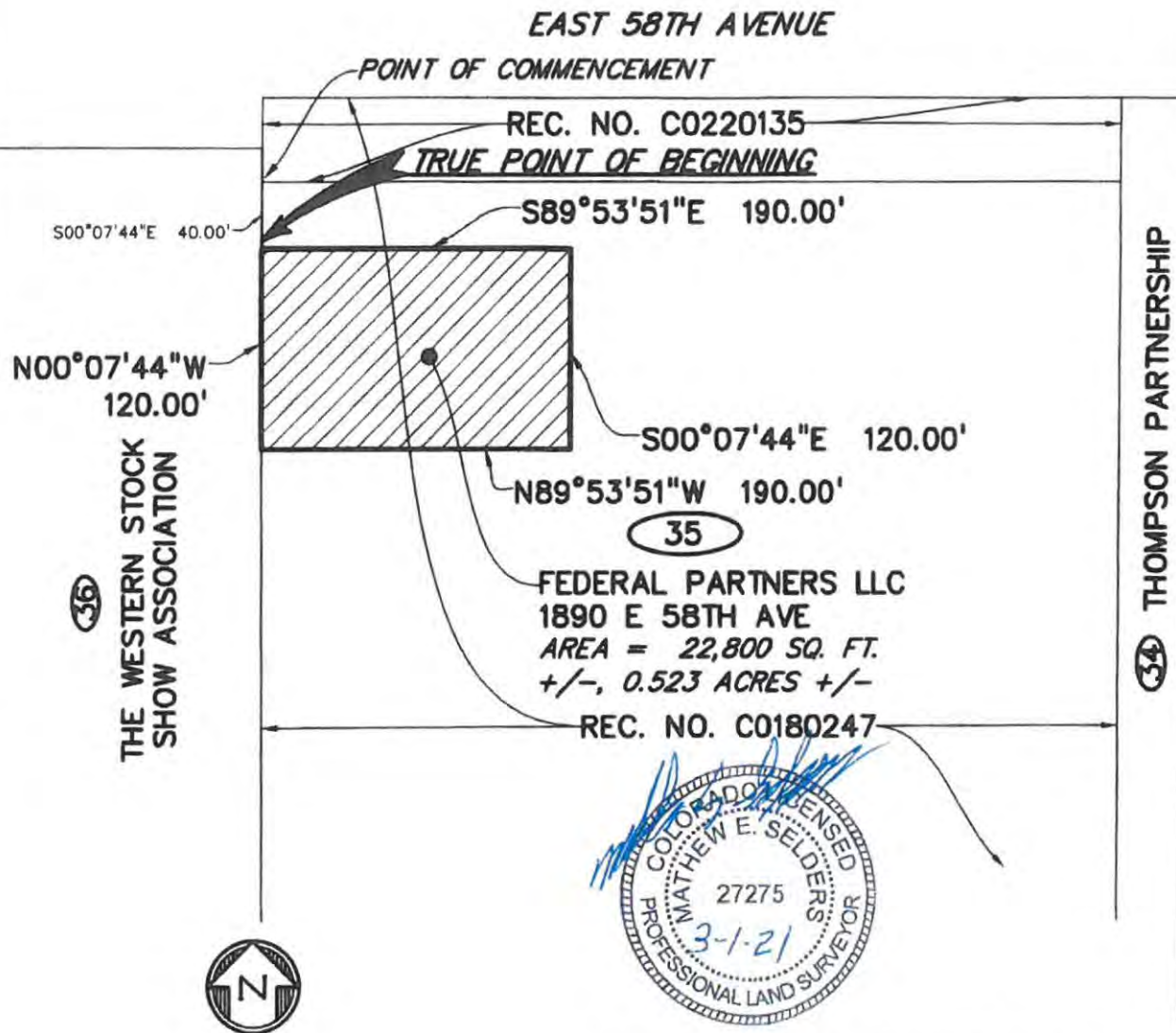


EXHIBIT PARCEL PPIE-35 PERMANENT PUBLIC IMPROVEMENT EASEMENT



SCALE 1" = 100'

NOTES

- THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
- INFORMATION PERTAINING TO OWNERSHIP & RIGHT-OF-WAY IS BASED UPON PUBLIC INFORMATION AVAILABLE FROM THE ADAMS COUNTY ASSESSORS OFFICE, AND DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP & EASEMENTS OF RECORD.

IN ACCORDANCE WITH CRS 13-80-105;
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.

Drexel, Barrell & Co.		Engineers/Surveyors	
1800 38TH STREET		BOULDER, COLORADO 80301 (303) 442-4338	
BOULDER, COLORADO		(303) 442-4338	
COLORADO SPRINGS, COLORADO		(719) 260-0887	
GREELEY, COLORADO		(970) 351-0846	
Revisions - Date	Date	Drawn By	Job No.
	2-11-21	MNF/VJD	20961-00
	Scale	Checked By	Drawing No.
	1"=100'	MES	IN FILE

AGENDA ITEM

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT DRAINAGE
EASEMENT FROM FEDERAL PARTNERS, LLC, TO ADAMS COUNTY
FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 24th day of February, 2022, the following proceedings and others were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of acceptance by the Board of County Commissioners of a Permanent Drainage Easement from Federal Partners, LLC, for right-of-way purposes on the following described land to wit:

Legal description as set forth in Exhibit "A" attached hereto and incorporated herein by this reference.

WHEREAS, this Permanent Drainage Easement is in conjunction with the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street, located in the Southeast Quarter of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Permanent Drainage Easement from Federal Partners, LLC, be accepted by the Board of County Commissioners.

Upon a motion duly made and seconded, the foregoing resolution was adopted.

I, John F. DuPriest, Chairperson/Acting Chairperson of the Adams County Planning Commission do hereby certify that the annexed foregoing resolution is a true and correct record of the proceedings of the Adams County Planning Commission.



Chairperson/Acting Chairperson
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: March 22, 2022
SUBJECT: Resolution approving right-of-way agreement between Adams County and James E. Brienza and Gerard J. Brienza and Traci J. Russo for property necessary for the 62 nd Avenue Roadway and Drainage Improvements Project from Pecos Street to Washington Street
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: 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 the right-of-way agreement for acquisition of property interests needed for the 62 nd Avenue Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the 62nd Avenue corridor from Pecos Street to Washington Street for the 62nd Avenue Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of 62nd Avenue. Attached is a copy of the right-of-way agreement between Adams County and James E. Brienza and Gerard J. Brienza and Traci J. Russo, for acquisition of property interests in the amount of \$69,940.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13**Cost Center: 3056**

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562201	\$15,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$15,000,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN
ADAMS COUNTY AND JAMES E. BRIENZA AND GERARD J. BRIENZA AND TRACI J.
RUSSO FOR PROPERTY NECESSARY FOR THE 62ND AVENUE ROADWAY AND
DRAINAGE IMPROVEMENTS PROJECT FROM PECOS STREET TO WASHINGTON
STREET

WHEREAS, Adams County is in the process of acquiring right-of-way and easements along 62nd Avenue corridor from Pecos Street to Washington Street for the 62nd Avenue Roadway and Drainage Improvements Project (“Project”); and,

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

WHEREAS, this right-of-way acquisition is a portion of 155 West 62nd Avenue located in the Northwest Quarter of Section 10, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by James E. Brienza and Gerard J. Brienza and Traci J. Russo (“Parcel RW-19”); and,

WHEREAS, Adams County requires ownership of Parcel RW-19 for construction of the Improvements; and,

WHEREAS, James E. Brienza and Gerard J. Brienza and Traci J. Russo are willing to convey Parcel RW-19 to Adams County under the terms and conditions of the attached Right-of-Way Agreement.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Right-of-Way Agreement between Adams County and James E. Brienza and Gerard J. Brienza and Traci J. Russo, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

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

Right-of-Way Agreement

This Agreement is made and entered into by and between **James E. Brienza and Gerard J. Brienza and Traci J. Russo** whose address is **5783 Secrest Court, Golden, Colorado 80403** ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at 155 West 62nd Avenue, Denver, Colorado 80216 hereinafter (the "Property") for the 62nd Avenue Widening Project (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.


The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **SIXTY-NINE THOUSAND NINE HUNDRED FORTY AND NO/100'S DOLLARS (\$69,940.00)**, including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$69,940.00 for the conveyance of road right-of-way. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

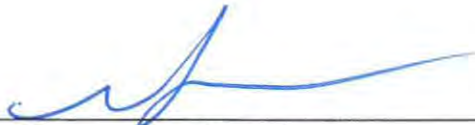
1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.
2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.
4. The Owner agrees to pay all 2021 taxes due in 2022 prior to tender by the County.
5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

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


Owner: James E. Brienza and Gerard J. Brienza and Traci J. Russo

By: 
James E. Brienza

Date: 2-22-22

By: 
Gerard J. Brienza

Date: 2-22-22

By: 
Traci J. Russo

Date: 2/22/2022

Approved:

BOARD OF COUNTY COMMISSIONERS-COUNTY OF ADAMS, STATE OF COLORADO

Chair

Date

Approved as to Form:

County Attorney

EXHIBIT A (1 OF 2)
RW19
Adams County Project #IMP2020-00016
62nd Avenue-Pecos Street to Washington Street

A strip of land, Ten (10) feet in width, being part of Parcel A, Brienza Exemption From Subdivision, recorded May 3, 2000 as Reception No. C0666422 of the records of the Adams County Clerk and Recorder, located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Ten (10), Township Three South (T.3S.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, and being more particularly described as follows:

The North Ten (10) feet of the South Forty (40) feet of said Parcel A.

Said described strip of land contains 2,914 sq. ft. or 0.067 acre, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

SURVEYORS STATEMENT

I, Michael Chad Dilka, a Colorado Licensed Professional Land Surveyor do hereby state that this Property Description was prepared under my personal supervision and checking and that it is true and correct to the best of my knowledge and belief.



Michael Chad Dilka - on behalf of King Surveyors
Colorado Licensed Professional Land Surveyor #38106

KING SURVEYORS
650 East Garden Drive
Windsor, CO 80550
(970) 686-5011

JN: 20200317

REC. NO.
2009000027571

**JAMES E. & GERARD J. BRIENZA &
TRACI J. RUSSO**
(REC. NO. C0662414)
PARCEL A, BRIENZA
EXEMPTION FROM SUBDIVISION
(REC. NO. C0666422)

PARCEL B, BRIENZA
EXEMPTION FROM SUBDIVISION

RW19
2,914 SQ. FT.
0.067 ACRE

B.756
P.549

30' DEDICATED
FOR WEST 62ND AVENUE
B.6346 P.971

40' ROAD R.O.W.

N89°36'23"E 1315.89'

W. 62ND AVE

45' ROAD R.O.W.

CENTER-NORTH
SIXTEENTH CORNER,
SECTION 10, T3S, R68W

NORTHWEST
SIXTEENTH CORNER,
SECTION 10, T3S, R68W

5'X10' FIRE HYDRANT EASEMENT
REC. NO. B980225
(PLAT)

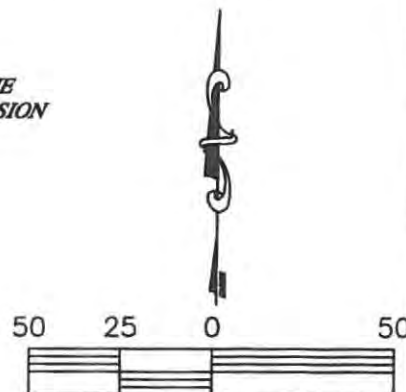
REC. NO.
2006000601510

**LOT 1, WELBOURNE
BROADWAY SUBDIVISION**

LOT 2, WELBOURNE
BROADWAY SUBDIVISION



Michael Chad Dilka - On Behalf Of King Surveyors
Colorado Licensed Professional Land Surveyor #38106



SCALE IN FEET
SCALE: 1"=50'

NOTE: This exhibit drawing is not intended to be a monumentalized land survey. It's sole purpose is as a graphic representation to aid in the visualization of the written property description which it accompanies. The written property description supersedes the exhibit drawing.



RockSol
Consulting Group, Inc.
12076 Grant Street
Thornton, CO 80241
Ph: (303) 962-9300
Fax: (303) 962-9350



KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
email: contact@KingSurveyors.com

PROJECT NO: 20200317
DATE: 10/5/2021
CLIENT: ROCKSOL
DWG: RW19
DRAWN: SMF CHECKED: MCD



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: March 22, 2022
SUBJECT: Metro Water Recovery Bill of Sale – York Street Phase I
FROM: Brian Staley, PE, PTOE, RSP, Public Works Director
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the resolution to approve and sign the Metro Water Recovery Bill of Sale for the York Street Phase I project.

BACKGROUND:

The York Street Phase I project is comprised of several improvements, such as safety, capacity, traffic circulation and roadway widening and drainage. In addition, existing water and sanitation facilities were updated.

As part of the York Street Phase I project, the sanitary sewer line known as the Barr Trunk Interceptor was relocated. A Bill of Sale was prepared between Metro Water Recovery and Adams County, transferring the county's rights, title, and interest in and to the relocated portion of the Barr Trunk Interceptor to Metro. Metro has accepted the relocation of the sanitary sewer line and is ready to proceed with the transfer of ownership.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works Department
Metro Water Recovery

ATTACHED DOCUMENTS:

Resolution
Bill of Sale
Utility Relocation Agreement with Exhibit A

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:			<hr/>
	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:			<hr/> <hr/>

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE BILL OF SALE BETWEEN METRO WATER
RECOVERY AND ADAMS COUNTY FOR THE YORK STREET PHASE I PROJECT

WHEREAS, the York Street Phase I project (“Project”) is comprised of several improvements, such as safety, capacity, traffic circulation, roadway widening and drainage, and updates to the existing water and sanitation facilities; and,

WHEREAS, as part of the Project, the sanitary sewer line known as the Barr Trunk Interceptor was relocated; and,

WHEREAS, a Bill of Sale was prepared between Metro Water Recovery (“Metro”) and Adams County, transferring the County’s rights, title, and interest in and to the relocated portion of the Barr Trunk Interceptor to Metro; and,

WHEREAS, Metro has accepted the relocation of the sanitary sewer line and is ready to proceed with the transfer of ownership.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the Bill of Sale between Metro Water Recovery and Adams County for the York Street Phase I project, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute the attached Bill of Sale on behalf of Adams County.

Exhibit B

BILL OF SALE

This instrument is executed and delivered as of the _____ day of _____ 2022, by and between Metro Water Recovery, a metropolitan sewage disposal district organized and existing pursuant to Article 4 of Title 32, C.R.S. ("Metro") (Transferee) and Adams County.

1. Sale of Personality. For good and valuable consideration, Adams County hereby sells, transfers, sets over and conveys to Metro the following (the "Personal Property"):

(a) Tangible Personality. All of Adams County's right, title, and interest in and to the Barr Trunk Interceptor Relocation as described in the Adams County York Street Improvements Project Utility Relocation Agreement and being more particularly depicted as follows:

See Exhibit A attached hereto and made a part hereof.

(b) Intangible Personality. All the right, title and interest of Adams County, if any, in and to assignable licenses and permits relating to the operation of the Barr Trunk Interceptor.

2. Covenants. Adams County covenants with Metro that it is the lawful owner of the Personal Property; that to Adams County's knowledge the Personal Property is free and clear of all encumbrances; that it has full right to sell and transfer the Personal Property. Upon transfer of the Personal Property all rights and obligations relating thereto shall be Transferee's.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the date written above.

METRO WATER RECOVERY

**BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO**

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

General Counsel

County Attorney's Office

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Bill of Sale was acknowledged before me this _____ day of _____, 2022, by _____ (Name)
as _____ (Title)

Witness my hand and official seal.

My commission expires: _____

Notary Public
Business Address: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Bill of Sale was acknowledged before me this _____ day of _____, 2022, by _____ (Name) as _____ (Title)

of the Metro Water Recovery.

Witness my hand and official seal.

My commission expires: _____

Notary Public
Business Address: _____

**ADAMS COUNTY YORK STREET IMPROVEMENTS PROJECT
UTILITY RELOCATION AGREEMENT**

This Agreement, made and entered into this 7 day of February, 2017, by and between Adams County, and the Metro Wastewater Reclamation District, a metropolitan sewage disposal district organized and existing pursuant to Part 5 of Article 4 of Title 32 of the Revised Statutes of the State of Colorado, hereinafter referred to as the "Metro District"; each hereinafter referred to individually as a "Party" or collectively referred to as the "Parties."

WITNESSETH:

WHEREAS, the Colorado Department of Transportation ("CDOT") is the owner of public right of way comprising State Highway 224 ("Site") on which Adams County intends to construct significant roadway and drainage improvements ("York Street Improvements"); and,

WHEREAS, the Metro District currently owns and operates a sanitary sewer, known as the Barr Trunk Interceptor, through the Site; and,

WHEREAS, the construction of the York Street Improvements would conflict with the Barr Trunk Interceptor; and,

WHEREAS, relocation of the Barr Trunk Interceptor through the Site, as generally shown on Exhibit A attached hereto, hereinafter referred to as the "Relocation," would eliminate the conflict.

NOW, THEREFORE, in consideration of the covenants and mutual promises herein contained and for other good and valuable consideration, the parties hereto agree as follows:

1. Adams County shall have construction plans and specifications for the Relocation of the Barr Trunk Interceptor prepared as generally shown on Exhibit A.
2. The Metro District shall review, provide comments on and in its sole discretion, approve the construction plans and specifications. Metro District standards shall be used to develop the plans and specifications. The Metro District's review shall not be unreasonably delayed.
3. Adams County shall pay all of the design and construction costs for the Relocation. In addition, Adams County will be responsible for any costs from damage to existing public or private improvements resulting from the Relocation. However, nothing in this Agreement shall be construed as waiving Adams County's protections under the Colorado Governmental Immunity Act.
4. Adams County shall arrange for the construction of the Relocation, in accordance with the plans and specifications approved by the Metro District, by a responsible and responsive contractor. The contractor shall carry insurance as set forth below, and the Metro District will be included as an additional insured, except for workers' compensation, on a primary and non-contributory basis. Proof of insurance shall be provided to the Metro District prior to the commencement of construction.

- a. Commercial General Liability insurance of not less than \$2,000,000 each occurrence and \$2,000,000 aggregate;
- b. Workers' Compensation coverage as required by statute;
- c. Comprehensive Business/Automobile Liability insurance with a combined single limit for Bodily Injury and Property Damage of not less than \$1,000,000 per accident;
- d. Builder's Risk insurance covering the work under this Agreement; and
- e. Contractor's Pollution Liability insurance with limits of \$5,000,000 each occurrence and \$5,000,000 aggregate.

5. The Relocation will require wastewater flow management (i.e., by-pass pumping). Adams County shall submit a Wastewater Flow Management Plan ("WFMP") and Discharge Emergency Response Plan ("DERP") that conform with the Metro District's current specifications, Sections 02070 and 02072. Said plans shall be submitted no later than fifteen (15) business days prior to starting construction on the Relocation. Construction on the Relocation shall not begin until the WFMP and DERP have been approved in writing by the Metro District and such construction shall conform to the WFMP as well as all other plans and specifications approved by the Metro District.

A contractor implementing the WFMP and/or the DERP is a contractor to Adams County, not the Metro District. Therefore, Adams County and its contractor will be responsible for compliance with all federal, state and/or local environmental laws and regulations and Adams County and its contractor shall be solely responsible for any noncompliance with those laws or regulations, including notification requirements.

In the event of a spill, overflow or discharge of pollutants, including raw wastewater, which may cause pollution of state waters,¹ Adams County shall immediately notify the following parties:

- a. Colorado Department of Public Health and Environment, Spill Report Line, 1-877-518-5608; and
- b. National Response Center, 1-800-424-8802.

In addition to the reporting requirements of the paragraph above, Adams County shall immediately notify the Metro District's Process Control Center (303-286-3275) in the event of any spill, overflow or discharge of pollutants to the environment pertaining to the Relocation, regardless of whether or not it may cause pollution of state waters.

6. Adams County shall provide throughout the term of the construction of the Relocation, competent and qualified project administration and quality control. The Metro

¹ For purposes of this paragraph 5, the phrases "discharge of pollutants" and "state waters" shall have the same meanings as in the Colorado Water Quality Control Act, C.R.S. § 25-8-101, et seq.

District shall have the right to visit the Site and inspect the Relocation work at any time and to confer with the Adams County Project Manager.

7. The Metro District shall have the right to review and comment on all shop drawings and other contractor submittals pertaining to the Relocation. Adams County shall submit four (4) approved legible copies of such shop drawings and submittals to the Metro District prior to construction of the work described therein. In addition, all shop drawings and other submittals shall be provided to the Metro District as Adobe Portable Document Format (PDF) files.

8. Adams County shall notify the Metro District of any change to the construction plans or specifications during construction which involve the Relocation, and shall obtain Metro District approval, not to be unreasonably withheld or delayed, prior to authorizing such change.

9. Adams County shall be responsible for obtaining and complying with any permits or approvals necessary from any governmental entity with jurisdiction over the Relocation.

10. Adams County and the Metro District shall jointly inspect the Relocation during construction and upon completion of construction, and Adams County shall coordinate and pay for repairs of any defects caused by the Relocation.

11. Adams County shall not discharge wastewater to the Relocation until the Metro District has accepted the Relocation for operation and maintenance. The Metro District shall accept the Relocation for operation and maintenance only after the following have been completed:

- a. Adams County has certified that the entire Relocation has positive slope and the manhole invert elevations are all within 0.04 feet of the design elevations approved by the Metro District.
- b. Final inspection and approval by the Metro District, which will be based on compliance with all Metro District standards and the submitted plans referred to herein, which will not be unreasonably delayed.

12. Ownership of the sanitary sewer line in the Relocation shall be transferred by bill of sale in the form attached hereto as Exhibit B by Adams County upon acceptance of the Relocation by the Metro District.

13. Adams County shall warranty the Relocation for a period of one (1) year from the date of acceptance by the Metro District.

14. Adams County shall be solely responsible for all claims, costs, losses, damages, suits, administrative proceedings, expenses, liabilities, fines, penalties, and sanctions of every kind (including, without limitation, reasonable attorneys' fees, court costs, and costs of investigation) incurred by the Metro District, arising out of or resulting from the County's, or its contractor's, negligent performance under this Agreement (hereinafter, "Metro District Losses"). The Parties agree that the scope of this provision includes, but is not limited to, bodily injury or property damage or other Metro District Losses that may arise under (i) any federal

environmental laws or regulations including but not limited to the Comprehensive Environmental Response, Compensation and Liability Act, as amended by the Superfund Amendment and Reauthorization Act and the Federal Water Pollution Control Act; (ii) any state and local laws; (iii) any regulations, permits, orders, decrees, binding agreements, and other binding obligations relating to the administration of such federal, state and local laws; and (iv) any common-law requirements that relate to the environment, natural resources, health or safety.

15. In the event of a default, in addition to any remedies that may be available to the Parties in law or in equity, the Parties shall be entitled to seek specific performance or injunctive relief to enforce the provisions of this Agreement. However, prior to filing legal action, the Party alleging the default shall first provide notice of the default to the other Party and allow a minimum of fourteen (14) days to cure the default.

16. This Agreement shall be construed and enforced in accordance with the laws of the State of Colorado. The Parties consent to venue for any legal action relating to the Agreement being in the District Court in and for the City and County of Denver. In any legal action for damages or to enforce the terms of this Agreement, except as provided in Section 14, above, the parties shall pay their own attorneys' fees and costs.

17. The enforcement of the terms and conditions of this Agreement and all rights of action relating to enforcement shall be strictly reserved to the Parties. No third party beneficiary rights shall be created by this Agreement in favor of any person not a Party to this Agreement, unless the Parties mutually agree otherwise in writing.

18. Neither Party shall be liable for any failure to perform as required by this Agreement, to the extent such failure to perform is caused by any of the following occurrences: strikes, labor disturbances or disputes, failure of any government (other than the Parties to this Agreement) or third party action or approval required for full performance, riots, civil disorders, war, floods, earthquakes, act of God, explosions, or similar occurrences outside the control of such Party.

19. Except as otherwise required in this Agreement, any notice shall be deemed to be validly given at the time that written notice is delivered in person, received by registered mail, postage prepaid, or transmitted by facsimile (with confirmation of receipt) to the following addresses:

To the Metro District:	District Manager Metro Wastewater Reclamation District 6450 York Street Denver, CO 80229 303-286-3030
To Adams County:	Director of Transportation Adams County 4430 South Adams County Parkway Brighton, CO 80601

20. This Agreement is intended as a complete integration of all understandings between the Parties pertaining to the Relocation. No prior or contemporaneous addition, deletion or other amendment shall have any force or effect, unless embodied herein or in a written amendment or other agreement executed by the Parties. This Agreement and any amendments shall be binding upon the Parties, their successors and assigns.

21. In the event any provision of this Agreement is found to be invalid, void, or otherwise unenforceable by a court of competent jurisdiction or by operation of applicable law, such invalid, void, or unenforceable provision shall not affect the validity of the Agreement as a whole and the remainder of the Agreement shall be given full force and effect.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed by their duly authorized respective representatives as of the date and year written above.

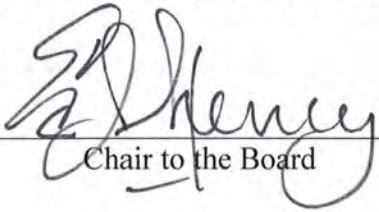
METRO WASTEWATER RECLAMATION DISTRICT

By: Catherine R. Corrali
District Manager
January 5, 2017

APPROVED AS TO FORM


By: Mickey Conroy
District General Counsel

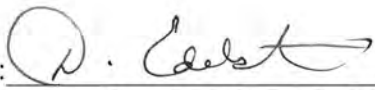
BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

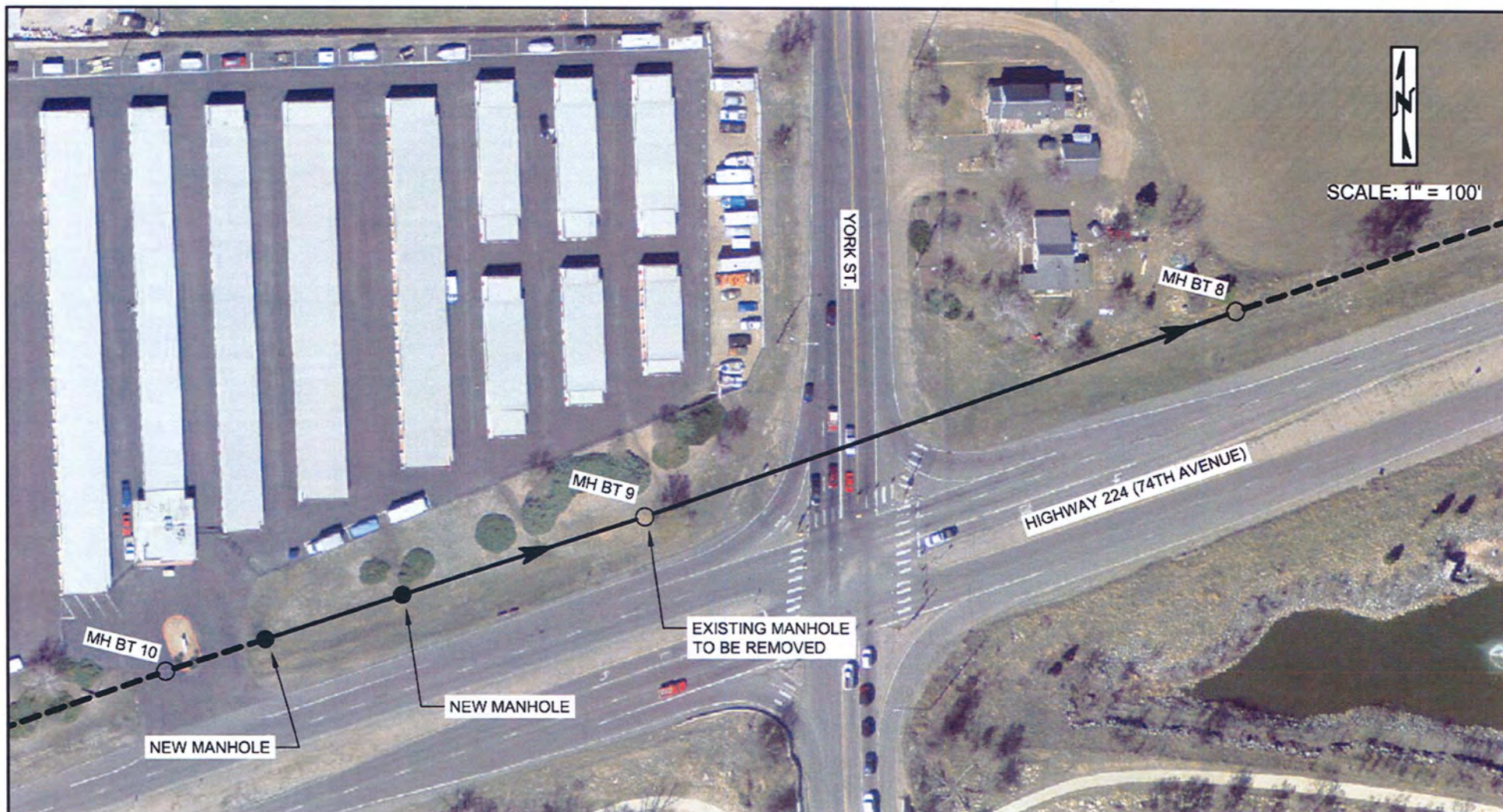
By: _____
Chair to the Board

ATTEST:

APPROVED AS TO FORM

By: _____
Clerk to the Board

By: _____
County Attorney's Office



LEGEND

- PORTION OF METRO'S BARR TRUNK INTERCEPTOR TO BE RELOCATED (VERTICALLY)
- - -○ METRO'S EXISTING BARR TRUNK INTERCEPTOR

Dwg. MGS
Ckd. MF
App. MF



METRO WASTEWATER
RECLAMATION DISTRICT

EXHIBIT A

BARR TRUNK INTERCEPTOR RELOCATION

DATE:
09-16

DWG. NO.
1

SH 1 OF 1

Exhibit B

BILL OF SALE

This instrument is executed and delivered as of the _____ day of _____, 20____, by and between the Metro Wastewater Reclamation District, a metropolitan sewage disposal district organized and existing pursuant to Article 4 of Title 32, C.R.S. ("Metro") (Transferee) and Adams County.

1. Sale of Personalty. For good and valuable consideration, Adams County hereby sells, transfers, sets over and conveys to Metro the following (the "Personal Property"):

(a) Tangible Personalty. All of Adams County's right, title, and interest in and to the Barr Trunk Interceptor Relocation as described in the Adams County York Street Improvements Project Utility Relocation Agreement and being more particularly depicted as follows:

See Exhibit A attached hereto and made a part hereof.

(b) Intangible Personalty. All the right, title and interest of Adams County, if any, in and to assignable licenses and permits relating to the operation of the Barr Trunk Interceptor.

2. Covenants. Adams County covenants with Metro that it is the lawful owner of the Personal Property; that to Adams County's knowledge the Personal Property is free and clear of all encumbrances; that it has full right to sell and transfer the Personal Property. Upon transfer of the Personal Property all rights and obligations relating thereto shall be Transferee's.

IN WITNESS WHEREOF, the undersigned have caused this instrument to be executed as of the date written above.

METRO WASTEWATER RECLAMATION
DISTRICT

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

By: _____

By: _____

Name: _____

Name: _____

Title: _____

Title: _____

APPROVED AS TO FORM:

APPROVED AS TO FORM:

District General Counsel

County Attorney's Office

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Bill of Sale was acknowledged before me this _____ day of _____, 20____, by _____ (Name)
as _____ (Title)

Witness my hand and official seal.

My commission expires: _____

Notary Public
Business Address: _____

STATE OF COLORADO)
) ss.
COUNTY OF _____)

The foregoing Bill of Sale was acknowledged before me this _____ day of _____, 20____, by _____ (Name)
as _____ (Title)

of the Metro Wastewater Reclamation District.

Witness my hand and official seal.

My commission expires: _____

Notary Public
Business Address: _____



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: March 22, 2022
SUBJECT: York Street Phase II – Utility Conversion Agreement
FROM: Brian Staley, PE, PTOE, RSP, Public Works Director
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve the Utility Conversion Agreement with Public Service Company of Colorado d/b/a Xcel Energy

BACKGROUND:

Adams County and the Public Service Company of Colorado d/b/a Xcel Energy desire to enter into a utility conversion agreement for converting the overhead utilities to underground as part of the York Street Phase II project. Xcel agrees to perform the work specified within the agreement for the project. The county agrees to pay Xcel under the rate rules and regulations as set forth in the electric tariff on file. The agreement outlines the responsibilities, service costs, and the authority for Xcel to perform the conversion work along the project corridor. Xcel has approved and signed the agreement.

Xcel Energy provided the documents in the attached file. These documents are their standard forms pertinent to a conversion from overhead electrical to underground electrical modified for the York Street Phase II project. Xcel requires County signatures in on the documents in the attached file before Xcel Energy will schedule the relocation of their facilities. A County signature on the fifth page of the attached file stipulates that the County has reviewed and approved the design and will pay Xcel Energy \$943,751.24 within 90 days after construction is complete. Public Works staff have reviewed and concur with the proposed design. A County signature on the seventh page of the attached file authorizes Xcel Energy to proceed with relocation of their facilities in the event that frost conditions are present and commits the County to pay the additional charges for Xcel Energy's effort, if any (Frost Agreement). A County signature on the document beginning on the eighth page (Contingency List) of the attached file is needed to define the County's and Xcel Energy's responsibilities associated with the County's relocation request. In addition, the county staff will issue a general concurrence letter for their drawings.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works

County Attorney's Office

Public Service Company of Colorado d/b/a Xcel Energy

ATTACHED DOCUMENTS:

Resolution

Agreement

FISCAL IMPACT:

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

Fund: 00013**Cost Center:** 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562201	\$15,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$15,000,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE UTILITY CONVERSION AGREEMENT BETWEEN THE
PUBLIC SERVICE COMPANY OF COLORADO D/B/A XCEL ENERGY AND THE
COUNTY OF ADAMS REGARDING THE YORK STREET PHASE II PROJECT

WHEREAS, Adams County and Public Service Company of Colorado d/b/a Xcel Energy desire to enter into an agreement for utility conversion along York Street between East 78th Avenue and East 88th Avenue (the “Agreement”); and,

WHEREAS, Xcel Energy agrees to convert the existing overhead utilities to underground as part of the York Street Phase II project; and,

WHEREAS, the County agrees to pay Xcel Energy under the rate rules and regulations as set forth in the electric tariff on file; and,

WHEREAS, the Agreement outlines the responsibilities, service costs, and the authority for Xcel Energy to perform the utility conversion work for the York Street Phase II project; and,

WHEREAS, the Public Service Company of Colorado d/b/a Xcel Energy has approved and signed the Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Utility Conversion Agreement between the Public Service Company of Colorado d/b/a Xcel Energy and Adams County regarding the York Street Phase II project, two copies of which are attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute said agreement on behalf of Adams County.

Account No. _____
Job No. **11635303**
Job Address **7900 YORK ST**
DENVER, CO 80229-6134

 **Xcel Energy®**
Public Service Company of Colorado
555 ZANG SUITE 250
Lakewood, CO 80228

February 8, 2022

Dear Adams County,

Thank you for choosing Xcel Energy to be your energy provider. We appreciate your business, and our goal is to deliver you reliable service at an affordable price.

This letter contains important information about your requested service. Please read all details below as well as any accompanying information and respond accordingly to ensure your project is completed accurately and timely.

This letter relates to your request for

- OH-UG Conversion

Your portion of the cost of this project is **\$943,751.24**. A hard copy invoice will be sent to you via U.S. Mail Postal Service in the coming days. Please see the attached payment options document for more instructions. Upon receipt of payment and other required documentation as noted below, your project will be scheduled and you will be notified of the scheduled date. If paying by check, please note the account number identified at the top of this letter on your check to ensure accurate and timely payment processing.

Below is a list of additional documentation that you will need to review, sign, and return to the Xcel Energy Designer by email or U.S. Postal Service to their address listed at the bottom of the letter. Please retain a copy of all documentation for your records.

- Documents to be returned to Xcel Energy:

- ☐ Frost Agreement
- ☐ Non-Refundable Quote Letter
- ☐ Contingency List
- ☐ Concurrence Drawings

- Additional enclosures:

☐

If you have any questions about the enclosures or about your specific job, please contact **Branda Sloan** at **303-628-2276** and reference your account number and/or job number above.

We look forward to being your energy provider.

Sincerely,
Branda Sloan *Branda Sloan*
CONTRACTOR*PROF/CONSULTANT
555 ZANG SUITE 250
Lakewood, CO 80228
Pike Engineering
Branda.L.Sloan@xcelenergy.com



Customer Payment Options

Xcel Energy offers seven payment options to pay for your construction project. Please select the payment options that work best for you.

Payment options listed in order of quickest processing

MyAccount/eBill™

Register at xcelenergy.com to make a payment from your checking account. You can also enroll in eBill and an email will let you know your bill is ready to view at the MyAccount site in place of receiving a mailed paper bill statement. MyAccount also provides a convenient list of your bill statement and payment history and retains your banking information for future use. Each additional account number will have to be added to your list of managed accounts within MyAccount.

Pay by Phone

Make payment from your checking or savings account at no charge by using our automated phone system. Please call us at 800.895.4999.

Credit/Debit Card Payment

All Xcel Energy residential and business customers are now eligible for payment via credit or debit card. Most major credit and debit cards accepted. Apple Pay or Google Pay is available to customers with a mobile device.

To pay by phone, call our payment processing partner, Kubra EZ Pay, at **833.660.1365**

To pay online, visit www.xcelenergy.com/billing_and_payment and click on the **Pay with credit/debit card** link to make an online credit/debit card payment through Kubra EZ Pay.

Please note the current fees along with payment information:

- *Residential Customer Accounts*
 - *Payments accepted for up to \$1,000 in a single transaction*
 - *There is a \$1.50 fee per transaction*
 - *No fee for Wisconsin residential customer accounts*
- *Non-Residential Customer Accounts*
 - *Payments accepted for up to \$100,000 in a single transaction*
 - *There is a 2.2% fee per transaction.*

All credit/debit card types allow a maximum 25 credit/debit card payments in a 28-rolling-day period, per Xcel Energy account, per credit/debit card.

*If you receive this message: "The information provided does not match our records please try again," while trying to make a payment, please try again the following day after 8am CST.

Overnight Payment Delivery Options

Send your payment and remittance stub including **account number (written on the memo line of your check)** via FedEx, UPS or USPS overnight delivery to:

Xcel Energy Attn: Remittance Processing
414 Nicollet Mall, 3rd Floor
Minneapolis, MN 55401-1993
Overnight delivery contact phone number: 612.330.5593

The following alternate zip-codes are also valid:

Minneapolis, MN 55401-1927
Minneapolis, MN 55401-4993

In-Person Pay Stations

Pay in-person at a location near you by visiting xcelenergy.com for pay station locations. **Please include the account number on the memo line of your check.**

Please note: A \$1.50 transaction fee applies. (\$1.45 for Western Union only in Colorado)

Pay by U.S Postal Service

When sending payment by U.S. mail, **please include the account number on the memo line of your check.** Do not combine this payment with any other Xcel Energy bill payments. Mail check payments to:

Xcel Energy
P.O. Box 9477
Minneapolis, MN 55484-9477

Electronic Funds Transfer (EFT) (Only available to business)

The Electronic Funds Transfer (EFT) payment process allows business customers to pay via Corporate Trade Exchange (CTX) formatted Automated Clearing House (ACH) (also referred to as EDI-820), the ability to electronically remit payment. The payments to Xcel Energy's bank accounts are initiated by the customer through a series of steps linked to the billing system. The CTX addenda records included with the funds transfer allow the posting of the payments to occur electronically to the account numbers provided by the customer. To obtain Xcel Energy's EFT bank account numbers and to provide transfer confirmation, please email CustReceive@xcelenergy.com.

Helpful hints to ensure accurate and timely processing of your payment:

- For all payment options, please have your account number available and note on any payment documentation.
- The hard copy invoice will be sent to you via U.S mail in the coming days. If you would like an electronic copy of our invoice prior to receiving the hard copy, please contact your Designer who is identified in the attached letter.
- In order to apply payment to the correct account and avoid unnecessary delays, please make separate payments for each individual project or invoice.
- Please note that depending on payment selection, it may take up to a few days to process your payment.



February 8, 2022

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON, CO 80601-8222

Subject: Request For Electric OH-UG conversion at 7900 YORK ST, DENVER, ADAMS, Colorado

Dear Adams County,

I have completed the engineering design and cost estimate to provide Electric OH-UG conversion based upon information you have provided. This design is based upon Electric OH-UG conversion, as shown on the enclosed drawing. The cost to provide the requested Electric OH-UG conversion is \$943,751.24, which is non-refundable. If the Applicant elects to have the Company advance the Construction Payment for the duration of the construction period, Applicant will be billed by the Company in accordance with the Company's tariffs, within 30 days after the construction of the Extension is complete. The Applicant will have 90 days thereafter to pay such bill.

This proposal is contingent upon the following:

- All work performed during our normal work hours.
- Obtaining "Right-of-Way" at no cost to us.
- Obtaining permits as needed.
- No frost, in the ground, during construction or agreeing to pay for additional costs during frost conditions.
- There is an additional charge to open the transformer.
- Providing final grade elevations, at our equipment locations.
- Grade at trench location to be within 6 inches of the final grade.

If necessary our right-of-way agent will mail the right-of-way or easement documents to the appropriate landowners for their signature. This proposal is contingent upon receiving easements at no cost to us. Our right-of-way agent will need a copy of the Warranty Deed, the legal description, and the site drawing in order to prepare the easement for the landowner's signature.

NOTE: You must personally contact the local telephone company, the local cable TV company and/or any other utility company to arrange for the installation and payment of any costs of their facilities if they need to be relocated or disconnected along with the OH-UG conversion.

If you accept the above costs and system design, please sign and date the second page of this letter and return this document to Public Service Company of Colorado, at the address shown below. After the signed and dated documents are received, a work order will be issued and released so your project can be placed on the construction schedule. When payment is due if a

check is sent via the new payment process we are unable to accept checks with any sort of Lien Waiver because our Tariffs do not make an allowance for PSCo to accept checks printed or stamped with a lien waiver. Our current lead-time to begin work after receiving the signed documents is approximately 8-10 weeks. You will be notified of the week that our construction is scheduled to begin as soon as it is available.

This proposal will be valid until April 8th 2022. If you have any questions regarding this project, please call me at 303-628-2276.

Sincerely,

Branda Sloan

Branda Sloan

Pike Engineering

Mailing address: Pike Engineering
555 Zang, Suite 250
Lakewood, CO 80228

Larry R. Crosby

9/7/21

Name: Larry Crosby

Title: SVP Distribution Operations

Re: Electric, OH-UG conversion, 7900 YORK ST, DENVER

I have reviewed and approve of the enclosed design. I accept the cost of \$943,751.24 and this amount will be paid to Xcel Energy in 90 days of the construction completion date. The Construction Cost stated above does not include special items such as but not limited to frost or rock conditions. In the event the Company encounters any special items during construction, the Company shall bill Applicant for such special items as a non-refundable contribution in aid of construction.

I will send a signed copy of this letter with the applicable agreements.

Date: _____

*Customer Signature: _____

Title: _____

Mailing address: _____

* Confidential Information



February 8, 2022

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY
BRIGHTON, CO 80601-8222

RE: Frost Installation Conditions

Due to the possibility that ground frost conditions may exist during installation of your distribution facilities and if applicable, service laterals, it is necessary that Xcel Energy inform you of our policy regarding installation in frozen ground.

If frost conditions deeper than six inches (6") are encountered, additional costs will be charged at a cost of \$2.20 per linear foot. Also, if "select" backfill is required, Xcel Energy will charge an additional amount based on actual costs.

Charges for trenching in frost will be billed after the job has been completed; therefore, you may want to have a representative present during the trenching operation to confirm the frost depth.

If you prefer to avoid frost charges by waiting until frost depth is six inches (6") or less, you must notify me at the time of your application, otherwise please complete and return the attached Frost Agreement.

If you have any questions or comments, please call me at the number listed below.

Sincerely,

Branda Sloan
Branda Sloan
Pike Engineering

Mailing address: Pike Engineering
555 ZANG SUITE 250
Lakewood, CO 80228

FROST AGREEMENT
For Installation of Gas and/or Electric Distribution and Service Laterals

ADAMS COUNTY, hereinafter referred to as "Customer", having entered into an agreement with Public Service Company of Colorado, a Colorado corporation, d/b/a Xcel Energy to install gas and/or electric facilities into its project known as YORK STREET PHASE 2, located at (service address) 7900 YORK ST, DENVER further agrees that if ground frost conditions deeper than six (6") are encountered at the time of installation of the Gas and/or Electric Distribution and if applicable, Service Laterals, "Customer" hereby authorizes Xcel Energy to install the above facilities and to pay the actual additional non-refundable frost charges. By signing this Agreement, "Customer" requests to proceed with the installation regardless of frost conditions and such installation will be done with the actual frost charges billed by Xcel Energy and paid by the "Customer". These charges are in addition to any previous extension charges and are not refundable. Such charges are due and payable within thirty (30) days after the billing.

Should the decision be made to defer installation until there is six inches (6") or less frost in the ground, rescheduling of installation will be done with consideration made for previously scheduled installations. Notification of the approximate date of installation will be given by Xcel Energy as soon as practicable after frost conditions have ceased.

If this Frost Agreement includes Service Laterals for this project, please list addresses or lot and block numbers that are covered by this Agreement.

CUSTOMER

*By _____

Date: _____

(Type or Print Name and Title of Signer)

Mailing Address: 4430 S ADAMS COUNTY PKWY
BRIGHTON, CO, 80601-8222

XCEL ENERGY REPRESENTATIVE

Branda Sloan
Pike Engineering

Mailing address: Pike Engineering

555 ZANG SUITE 250
Lakewood, CO 80228

Branda Sloan

Date February 8, 2022

Xcel Energy Representative



CONTINGENCY LIST

*CUSTOMER:	ADAMS COUNTY
ADDRESS:	7900 YORK ST
CITY:	DENVER
DESIGN NO:	927998
SN:	11635303

SIGNATURE** _____

DATE: _____

*** Confidential Information**

**** Customer is to return copy of signed document to your Xcel Energy Representative**

Public Service Company of Colorado d/b/a Xcel Energy (the "Company") has completed the engineering design and cost estimate for your electric and/or gas distribution request. The Company will install the facilities as shown in the attached engineering sketch(es), when all contractual obligations and customer-supplied conditions are met. The specified conditions listed below were used to determine the most effective design to meet your request. If, for any reason this design does not meet your request as intended, please review with the Company's Engineering personnel. Engineering will discuss any possible revision and will expedite any necessary revised costs in order to meet your schedule as planned. (Please be aware that additional estimates may be subject to re-engineering charges.) The Company looks forward to completing the installation of these facilities for you and providing for any future needs you may have.

1. Disclaimer. Company shall not be responsible for the repair or replacement costs resulting from damage to items that are not marked prior to Company's commencement of construction.
2. Construction Obligations. To the extent applicable, Customer shall confirm to Company, and Company shall certify, that the following construction obligations have been met prior to Company commencing construction on the project.
 - ❖ Customer must install curb and gutter prior to installation of electric and/or gas distribution facilities.
 - ❖ When construction consists of five (5) sites or fewer, all sites must be ready. For projects with more than five (5) sites, approximately fifty (50) percent of the sites must be ready.
 - ❖ As determined by Company, required property pins, necessary curve points, easements, proposed structures, and facility equipment locations must be staked and visible in the field.
 - ❖ ☐ If checked, Customer has agreed to install sleeves at crossings.
 - ❖ Water line, sewer lines septic systems, leach fields, and any other underground obstruction must be staked, flagged, and installed prior to Company gas and/or electric construction.
 - ❖ Transformers, switch cabinet locations, pedestals, gas regulator stations, meter installations, and other surface mounted equipment must be exact final grade. All other street/easements/service lateral routes must be within plus or minus six (6) inches of final grade.
 - ❖ Pouring/paving of driveways and landscaping must be delayed until after installation of facilities (services excluded).
 - ❖ Where existing slopes prohibit trenching, Customer must provide temporary grade for trenching equipment.
 - ❖ Construction route must be clear of all obstructions.
 - Construction material must be cleared from route.
 - Temporary trailers, buildings, and other obstacles must be moved.
 - Company will trim/clear trees along the construction route. Subject to Company's approval, if Customer elects to trim/clear the trees on Customer's own property, _____ will be deducted.
 - ❖ All roof drains must be directed away from Company equipment in a manner that prevents damage or settling of facilities, or both.
 - ❖ If transformers, switch cabinets, or gas meters require bumper protection, Customer must install protection at Customer's sole cost. Customer must contact design engineer for bumper protection clearance requirements.
 - ❖ If Customer knows or suspects contaminants are present on the property where Company may be working, Customer must disclose its knowledge or suspicion to Company prior to Company commencing construction. If there are known contaminants on the subject property, Customer/developer/owner must remove the contaminants to any impacted soils or groundwater prior to Company commencing construction. If, prior to or during Company construction, contaminants are encountered that were previously unknown, all work will be stopped until Customer



remediates the site to ensure Company's crews are working in non-contaminated soils and that all facilities are located upon or buried in non-contaminated soils. The Company may, in its sole discretion, agree to other appropriate alternatives to these remediation requirements that are protective of worker and public safety and that protect the Company from incurring environmental liabilities.

- ❖ The Customer/developer/owner shall comply with all applicable federal, state, and local laws, regulations, and ordinances ("Environmental Laws") regarding environmental contamination, including without limitation any Environmental Laws pertaining to soil and/or debris excavated from the property that is contaminated with hazardous substances, hazardous or solid wastes, petroleum, or other similar regulated materials. Company shall not be liable or responsible for environmental conditions at or near the Project site, and Customer shall be responsible for environmental conditions and costs of properly managing any impacted media including, but not limited to, soils or groundwater. The Customer/developer/owner shall be responsible for any additional costs arising out of pre-existing contamination on the property, including but not limited to: (a) Company exacerbating pre-existing conditions; and/or (b) Company's adoption of greater or different procedures for utility installation than its standard business practice when dealing with clean, uncontaminated soils.
- ❖ Customer will be responsible for replacing existing sod, shrubs, trees, etc., and for repairing existing paving, at no cost to Company.
- ❖ Customer must ensure that all Company facilities meet all local setback and zoning requirements, and remain accessible at all times for routine maintenance purposes.
- ❖ All areas of the door sides of transformers and/or switch cabinets must remain clear of obstructions for ten (10) feet minimum distance at all times for maintenance purposes.
- ❖ With regard to meters and service laterals:
 - The permanent address must be attached to the building before the permanent meter will be set.
 - Multiple unit structures must have each meter housing and fuel line, as applicable, permanently identified before the meter will be set.
 - Multiple unit structures with banked metering require separate trenches for any Customer-owned facilities.
 - No Customer-owned facilities will be allowed in any easement granted by the property owner to Company.
 - Customer is responsible to provide required clearances for all electric and gas metering equipment in accordance with the Xcel Energy Standard for Electric Installation and Use and applicable laws, regulations, and standards as determined by the Company.
 - Company will install all residential underground electric services in accordance with Company's Electric Extension Standards.
 - All commercial electric underground services, complete to transformer, pedestal, or terminal pole shall be installed, owned, and maintained by Customer in accordance with Company's Electric Extension Standards.
 - Adequate conduit under concrete, decks, and other obstructions shall be the responsibility of Customer.
 - Overhead to underground conversion of meters and risers, including all wiring and building repairs, shall be at Customer's cost.
 - Company will install all gas services.
 - ☐ If checked, Customer must provide a concrete pad for gas meter support at no cost to Company.

Meter Pad Dimensions: long X wide X thick.

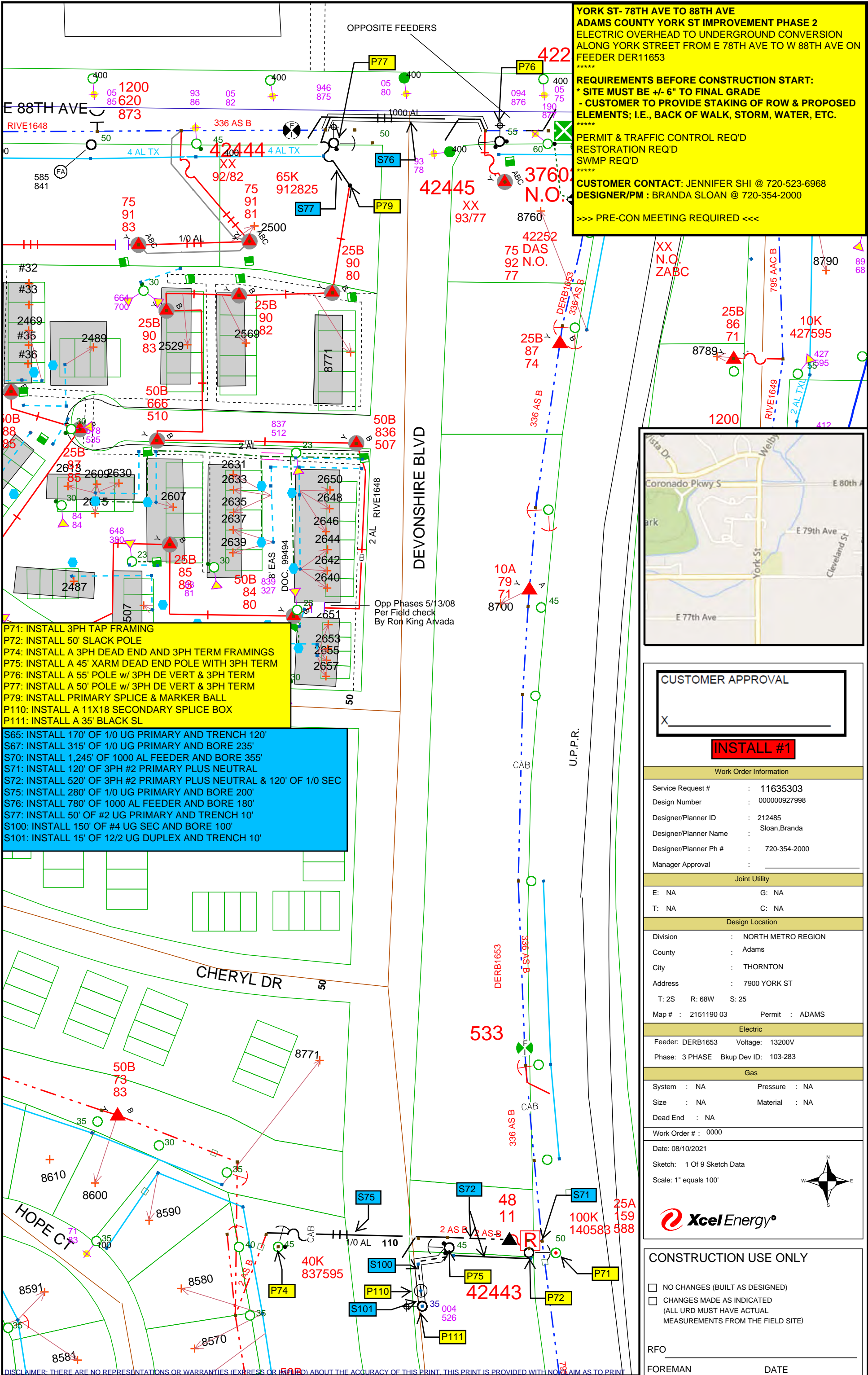
3. Permit Obligations. The Agreement and all Associated Agreements are contingent upon acquisition of the following permits and/or approvals:

- ☒ Town Permit
- ☒ County Permit
- ☐ State Highway Crossing Permit
- ☐ Railroad Crossing Permit
- ☐ Bureau of Land Management (BLM) Approval
- ☐ Grading and Drainage Permit
- ☐ Water Board Crossing
- ☐ Special Permit
- ☐ Corps of Engineer's Permit
- ☒ Other [Please specify.]



4. Trench Compaction Requirements. Company is required to provide the following trench specifications:

- | | | |
|-------------------------------------|---------------------------------|----------------|
| <input type="checkbox"/> | Wheel Compaction | feet of trench |
| <input type="checkbox"/> | 85% Standard Proctor Compaction | feet of trench |
| <input type="checkbox"/> | 95% Standard Proctor Compaction | feet of trench |
| <input type="checkbox"/> | 95% Modified Proctor Compaction | feet of trench |
| <input checked="" type="checkbox"/> | Bore | feet of trench |



YORK ST- 78TH AVE TO 88TH AVE
ADAMS COUNTY YORK ST IMPROVEMENT PHASE 2
ELECTRIC OVERHEAD TO UNDERGROUND CONVERSION
ALONG YORK STREET FROM E 78TH AVE TO W 88TH AVE ON
FEEDER DER11653

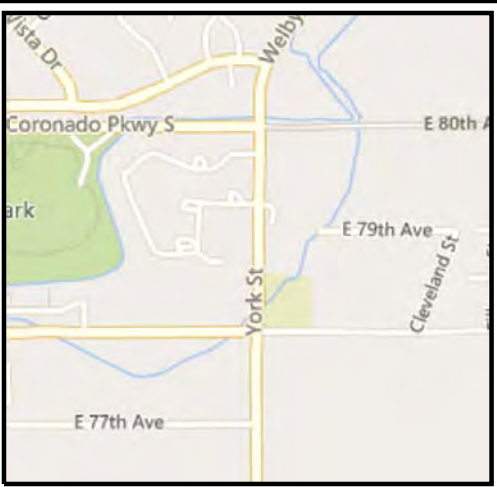
REQUIREMENTS BEFORE CONSTRUCTION START:
* SITE MUST BE +/- 6" TO FINAL GRADE
- CUSTOMER TO PROVIDE STAKING OF ROW & PROPOSED
ELEMENTS; I.E., BACK OF WALK, STORM, WATER, ETC.

PERMIT & TRAFFIC CONTROL REQ'D
RESTORATION REQ'D
SWMP REQ'D

CUSTOMER CONTACT: JENNIFER SHI @ 720-523-6968
DESIGNER/PM : BRANDA SLOAN @ 720-354-2000

>>> PRE-CON MEETING REQUIRED <<<

- P71: INSTALL 3PH TAP FRAMING
P72: INSTALL 50' SLACK POLE
P74: INSTALL A 3PH DEAD END AND 3PH TERM FRAMINGS
P75: INSTALL A 45' XARM DEAD END POLE WITH 3PH TERM
P76: INSTALL A 55' POLE w/ 3PH DE VERT & 3PH TERM
P77: INSTALL A 50' POLE w/ 3PH DE VERT & 3PH TERM
P79: INSTALL PRIMARY SPLICE & MARKER BALL
P110: INSTALL A 11X18 SECONDARY SPLICE BOX
P111: INSTALL A 35' BLACK SL
- S65: INSTALL 170' OF 1/0 UG PRIMARY AND TRENCH 120'
S67: INSTALL 315' OF 1/0 UG PRIMARY AND BORE 235'
S70: INSTALL 1,245' OF 1000 AL FEEDER AND BORE 355'
S71: INSTALL 120' OF 3PH #2 PRIMARY PLUS NEUTRAL
S72: INSTALL 520' OF 3PH #2 PRIMARY PLUS NEUTRAL & 120' OF 1/0 SEC
S75: INSTALL 280' OF 1/0 UG PRIMARY AND BORE 200'
S76: INSTALL 780' OF 1000 AL FEEDER AND BORE 180'
S77: INSTALL 50' OF #2 UG PRIMARY AND TRENCH 10'
S100: INSTALL 150' OF #4 UG SEC AND BORE 100'
S101: INSTALL 15' OF 12/2 UG DUPLEX AND TRENCH 10'



CUSTOMER APPROVAL

X _____

INSTALL #1

Work Order Information	
Service Request #	11635303
Design Number	000000927998
Designer/Planner ID	212485
Designer/Planner Name	Sloan, Branda
Designer/Planner Ph #	720-354-2000
Manager Approval	

Joint Utility	
E: NA	G: NA
T: NA	C: NA

Design Location	
Division	NORTH METRO REGION
County	Adams
City	THORNTON
Address	7900 YORK ST
T: 2S	R: 68W S: 25
Map #	2151190 03 Permit : ADAMS

Electric	
Feeder: DERB1653	Voltage: 13200V
Phase: 3 PHASE	Bkup Dev ID: 103-283

Gas	
System	NA Pressure : NA
Size	NA Material : NA
Dead End	NA

Work Order # : 0000

Date: 08/10/2021

Sketch: 1 Of 9 Sketch Data

Scale: 1" equals 100'

Xcel Energy®

CONSTRUCTION USE ONLY

☐ NO CHANGES (BUILT AS DESIGNED)
☐ CHANGES MADE AS INDICATED
(ALL URD MUST HAVE ACTUAL MEASUREMENTS FROM THE FIELD SITE)

RFO _____

FOREMAN _____ DATE _____

TEAM LEADER _____

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YORK ST- 78TH AVE TO 88TH AVE
ADAMS COUNTY YORK ST IMPROVEMENT PHASE 2
ELECTRIC OVERHEAD TO UNDERGROUND CONVERSION ALONG
YORK STREET FROM E 78TH AVE TO W 88TH AVE ON
FEEDER DER11653

REQUIREMENTS BEFORE CONSTRUCTION START:

* SITE MUST BE +/- 6" TO FINAL GRADE
- CUSTOMER TO PROVIDE STAKING OF ROW & PROPOSED
ELEMENTS; I.E., BACK OF WALK, STORM, WATER, ETC.

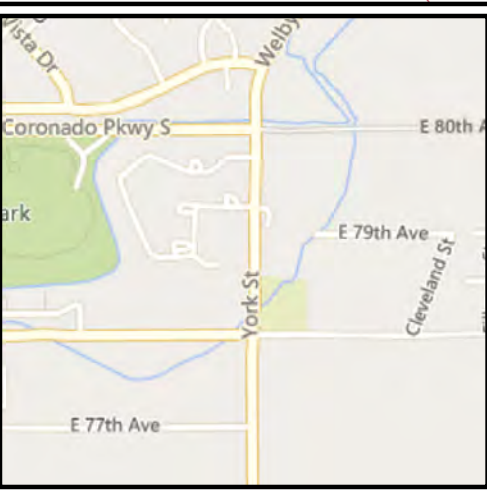
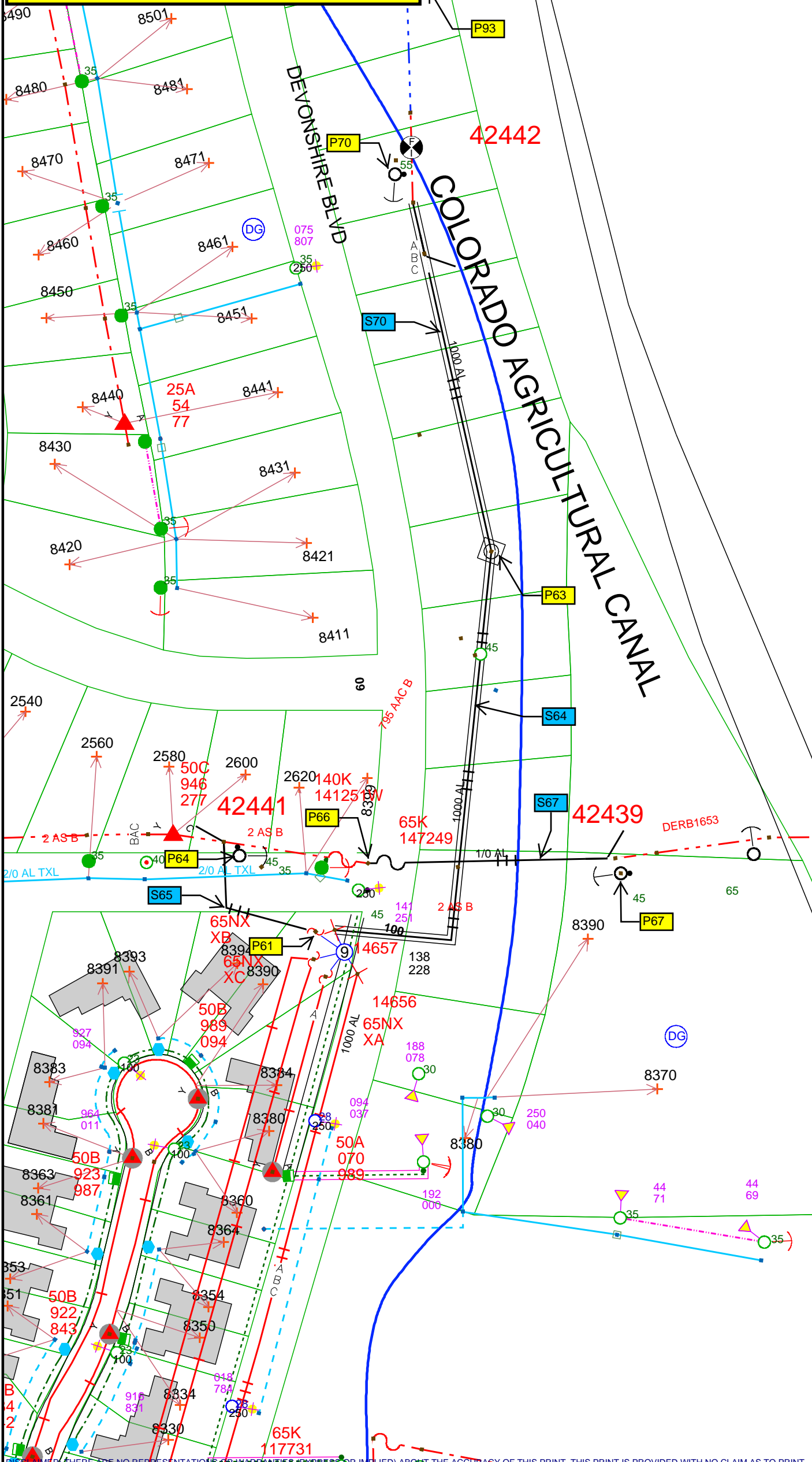
PERMIT & TRAFFIC CONTROL REQ'D
RESTORATION REQ'D
SWMP REQ'D

CUSTOMER CONTACT: JENNIFER SHI @ 720-523-6968
DESIGNER/PM : BRANDA SLOAN @ 720-354-2000

>>> PRE-CON MEETING REQUIRED <<<

P61: INSTALL 65A FUSES AND TERM IN
P63: INSTALL A 6X12 MANHOLE
P64: INSTALL 45' 3PH SLACK POLE WITH A 3PH TERM
P66: INSTALL 3PH TERM
P67: INSTALL A 45' DEAD END POLE WITH A 3PH TERM ON IT
P70: INSTALL A 55' VERTICAL DEAD END POLE WITH 3PH TERM
P93: INSTALL OH CAP BANK

S65: INSTALL 170' OF 1/0 UG PRIMARY AND TRENCH 120'
S67: INSTALL 315' OF 1/0 UG PRIMARY AND BORE 235'
S70: INSTALL 1,245' OF 1000 AL FEEDER AND BORE 355'



CUSTOMER APPROVAL

X _____

INSTALL #2

Work Order Information

Service Request # : 11635303
Design Number : 000000927998
Designer/Planner ID : 212485
Designer/Planner Name : Sloan, Branda
Designer/Planner Ph # : 720-354-2000
Manager Approval : _____

Joint Utility

E: NA G: NA
T: NA C: NA

Design Location

Division : NORTH METRO REGION
County : Adams
City : THORNTON
Address : 7900 YORK ST
T: 2S R: 68W S: 25
Map # : 2151188 03 Permit : ADAMS

Electric

Feeder: DERB1653 Voltage: 13200V
Phase: 3 PHASE Bkup Dev ID: 103-283

Gas

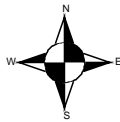
System : NA Pressure : NA
Size : NA Material : NA
Dead End : NA

Work Order # : 0000

Date: 08/11/2021

Sketch: 2 Of 9 Sketch Data

Scale: 1" equals 100'



CONSTRUCTION USE ONLY

- ☐ NO CHANGES (BUILT AS DESIGNED)
☐ CHANGES MADE AS INDICATED
(ALL URD MUST HAVE ACTUAL MEASUREMENTS FROM THE FIELD SITE)

RFO _____

FOREMAN _____ DATE _____

TEAM LEADER _____

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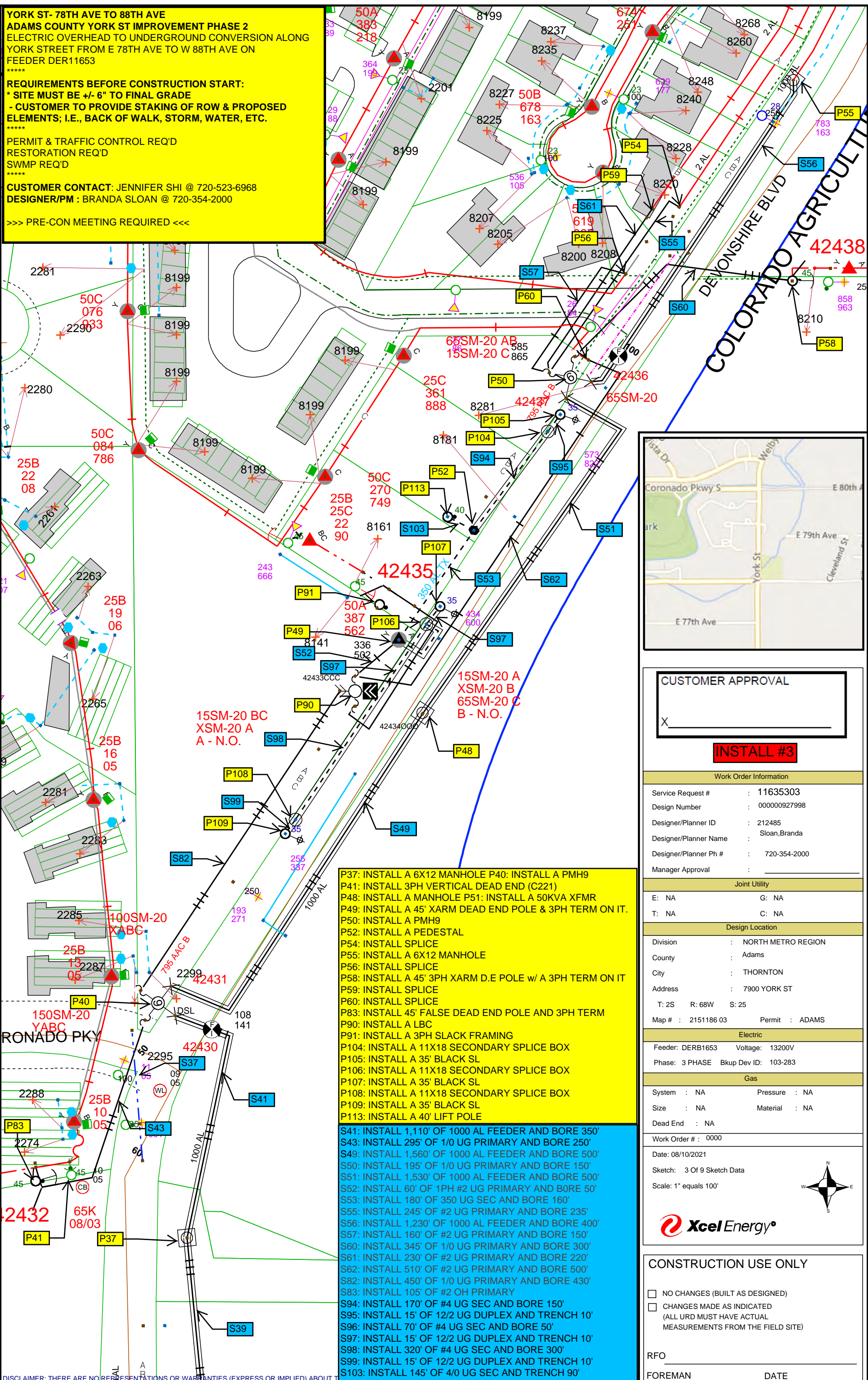
REQUIREMENTS BEFORE CONSTRUCTION START:

* SITE MUST BE +/- 6" TO FINAL GRADE
- CUSTOMER TO PROVIDE STAKING OF ROW & PROPOSED
ELEMENTS; I.E., BACK OF WALK, STORM, WATER, ETC.

PERMIT & TRAFFIC CONTROL REQ'D
RESTORATION REQ'D
SWMP REQ'D

CUSTOMER CONTACT: JENNIFER SHI @ 720-523-6968
DESIGNER/PM : BRANDA SLOAN @ 720-354-2000

>>> PRE-CON MEETING REQUIRED <<<



YORK ST- 78TH AVE TO 88TH AVE
ADAMS COUNTY YORK ST IMPROVEMENT PHASE 2
ELECTRIC OVERHEAD TO UNDERGROUND
CONVERSION ALONG YORK STREET FROM E 78TH AVE
TO W 88TH AVE ON
FEEDER DER11653

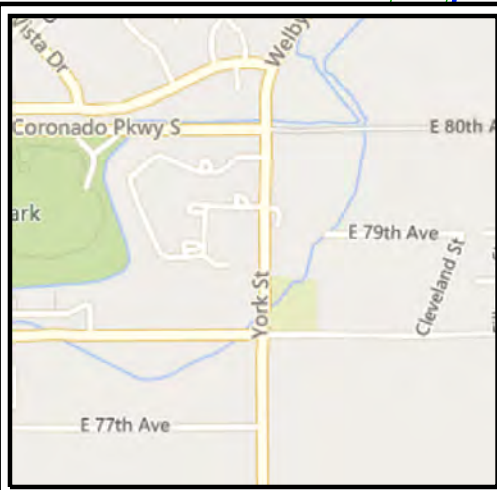
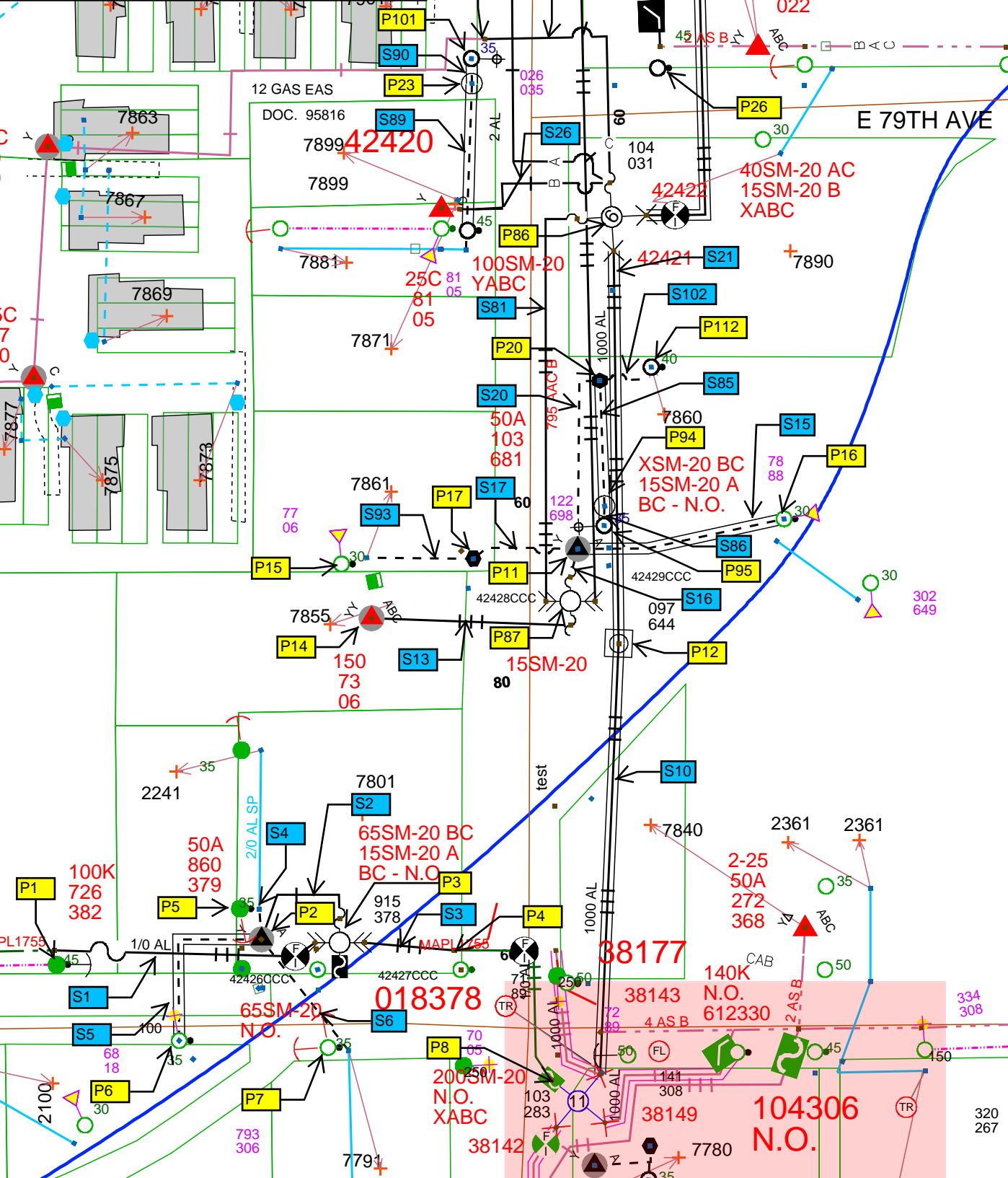
REQUIREMENTS BEFORE CONSTRUCTION START:
* SITE MUST BE +/- 6" TO FINAL GRADE
- CUSTOMER TO PROVIDE STAKING OF ROW &
PROPOSED ELEMENTS; I.E., BACK OF WALK, STORM,
WATER, ETC.

PERMIT & TRAFFIC CONTROL REQ'D
RESTORATION REQ'D
SWMP REQ'D

CUSTOMER CONTACT: JENNIFER SHI @ 720-523-6968
DESIGNER/PM : BRANDA SLOAN @ 720-354-2000
>>> PRE-CON MEETING REQUIRED <<<

S1: INSTALL 175' OF 1/0 UG PRIMARY & BORE 135'
S2: INSTALL 65' OF #2 UG PRIMARY & BORE 55'
S3: INSTALL 120' OF 1/0 UG PRIMARY & BORE 100'
S4: INSTALL 90' OF 4/0 UG SECONDARY & BORE 50'
S5: INSTALL 110' OF #4 UG SEC & BORE 70'
S6: INSTALL 110' OF #350 UG SEC & BORE 70'
S10: INSTALL 1,140' OF 1000 AL FEEDER & BORE 360'
S13: INSTALL 175' OF 1/0 UG PRIMARY & BORE 155'
S15: INSTALL 180' OF #4 AL TRI & BORE 150'
S16: INSTALL 60' OF #2 UG PRIMARY & BORE 50'
S17: INSTALL 170' OF #350 UG SEC & BORE 150'
S20: INSTALL 150' OF #350 UG SEC & BORE 160'
S21: INSTALL 1,260' OF 1000 AL FEEDER & BORE 400'
S25: INSTALL 230' OF #2 UG PRIMARY & BORE 220'
S26: INSTALL 200' OF #2 UG PRIMARY & BORE 160'
S27: INSTALL 495' OF 1/0 UG PRIMARY & BORE 450'
S30: INSTALL 210' OF #2 UG PRIMARY & BORE 200'
S33: INSTALL 1,395' OF 1000 AL FEEDER & BORE 450'
S34: INSTALL 160' OF #2 UG PRIMARY & BORE 150'
S35: INSTALL 260' OF #2 UG PRIMARY & BORE 250'
S36: INSTALL 110' OF #2 UG PRIMARY & BORE 100'
S39: INSTALL 1,230' OF 1000 AL FEEDER & BORE 400'
S40: INSTALL 100' OF #350 UG SEC & BORE 80'
S78: INSTALL 395' OF 1/0 UG PRIMARY & BORE 375'
S81: INSTALL 320' OF 1/0 UG PRIMARY & BORE 300'
S85: INSTALL 130' OF #4 UG SEC & BORE 110'
S86: INSTALL 15' OF 12/2 UG DUPLEX & TRENCH 10'
S89: INSTALL 175' OF #4 UG SEC & BORE 125'
S90: INSTALL 15' OF 12/2 UG DUPLEX & TRENCH 10'
S91: INSTALL 145' OF #4 UG SEC & BORE 125'
S92: INSTALL 15' OF 12/2 UG DUPLEX & TRENCH 10'
S93: INSTALL 190' OF #350 UG SEC & BORE 150'
S102: INSTALL 140' OF 1/0 UG SEC & BORE 100'

P1: INSTALL 3 PH D.E AND 3PH TERM (C39, L31)
P2: INSTALL 1PH UG 50KVA XFMR
P3: INSTALL A LBC
P4: INSTALL 1/0 UG SPLICE
P5: INSTALL SECONDARY DEAD END
P6: RECONNECT SL
P7:
P8: INSTALL TERM OUT
P11: INSTALL 50KVA XFMR
P12: INSTALL A 6X12 MANHOLE
P14: RECONNECT XFMR
P15:
P16:
P17: INSTALL A PEDASTAL
P20: INSTALL A PEDASTAL
P23: INSTALL A 11X18 SPLICE BOX
P24: INSTALL A PRIMARY SPLICE
P26: INSTALL A 45' D.E POLE AND 3PH TERM (C39,L31)
P29: INSTALL A PRIMARY SPLICE
P32: INSTALL A 6X12 MANHOLE
P33: INSTALL A 1PH PRIMARY SPLICE
P34: INSTALL 50 KVA XFMR
P39: INSTALL A PEDESTAL
P82: INSTALL A LBC
P86: INSTALL A PMH9
P87: INSTALL A LBC
P88: INSTALL PRIMARY SPLICE
P94: INSTALL A 11X18 SECONDARY SPLICE BOX
P95: INSTALL A 35' BLACK SL
P101: INSTALL A 35' BLACK SL
P102: INSTALL A 11X18 SECONDARY SPLICE BOX
P103: INSTALL A 35' BLACK SL
P112: INSTALL A 40' LIFT POLE



CUSTOMER APPROVAL

X _____

INSTALL #4

Work Order Information	
Service Request #	11635303
Design Number	000000927998
Designer/Planner ID	212485
Designer/Planner Name	Sloan, Branda
Designer/Planner Ph #	720-354-2000
Manager Approval	

Joint Utility	
E: NA	G: NA
T: NA	C: NA

Design Location	
Division	NORTH METRO REGION
County	Adams
City	THORNTON
Address	7900 YORK ST
T: 2S	R: 68W
S: 36	
Map #	2151184 03
Permit	ADAMS

Electric	
Feeder: DERB1653	Voltage: 13200V
Phase: 3 PHASE	Bkup Dev ID: 103-283

Gas	
System	NA
Pressure	NA
Size	NA
Material	NA
Dead End	NA

Work Order # : 0000

Date: 08/25/2021

Sketch: 4 Of 9 Sketch Data

Scale: 1" equals 100'



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☐ CHANGES MADE AS INDICATED
(ALL URD MUST HAVE ACTUAL MEASUREMENTS FROM THE FIELD SITE)

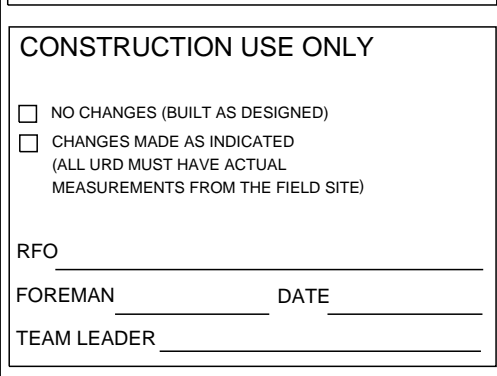
RFO _____

FOREMAN _____ DATE _____

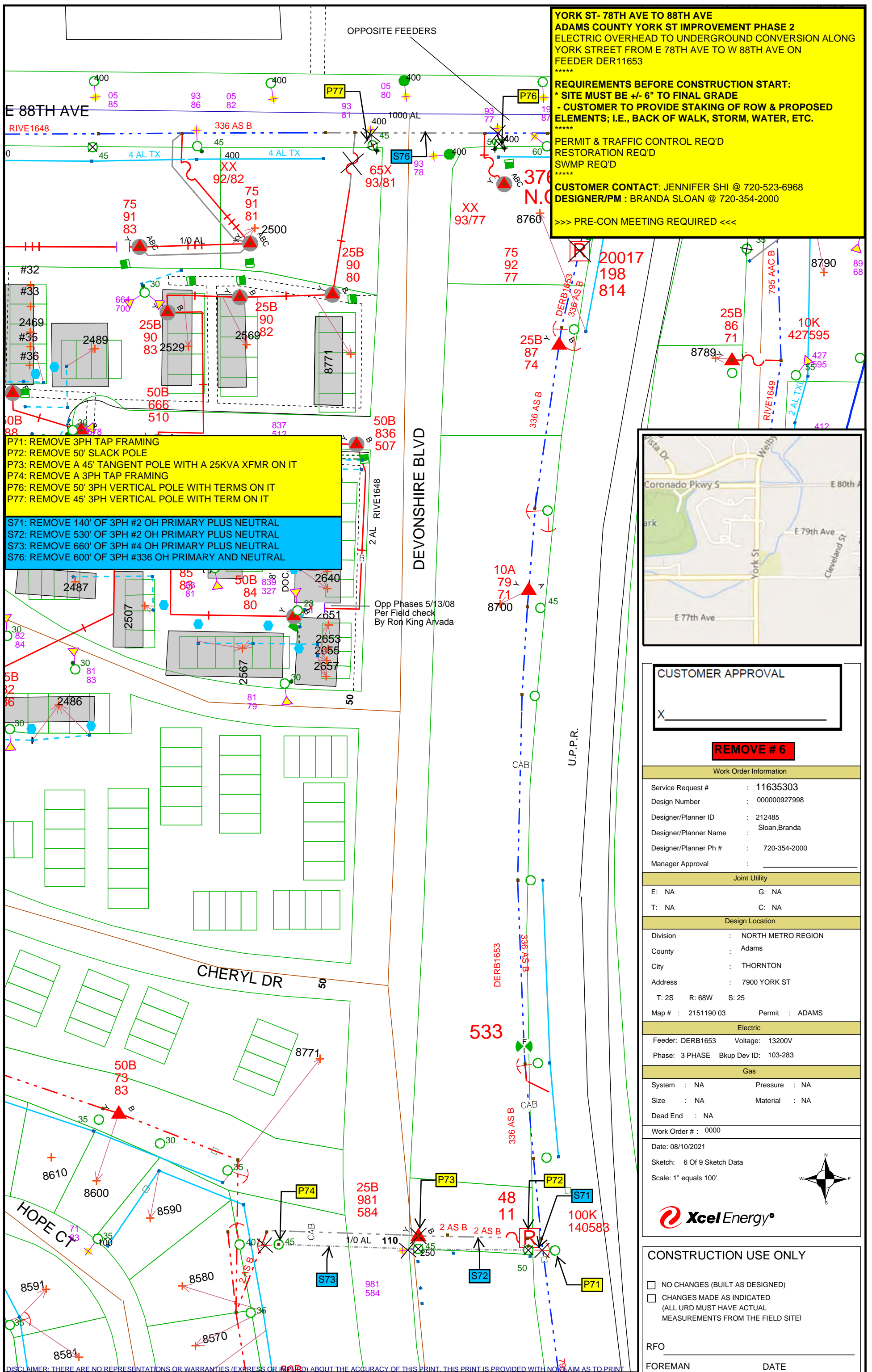
TEAM LEADER _____

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>>> PRE-CON MEETING REQUIRED <<<



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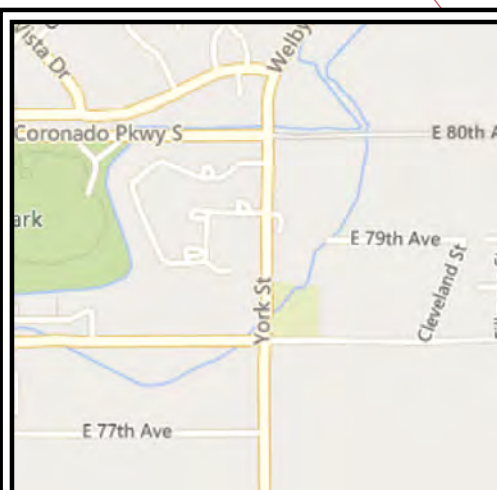
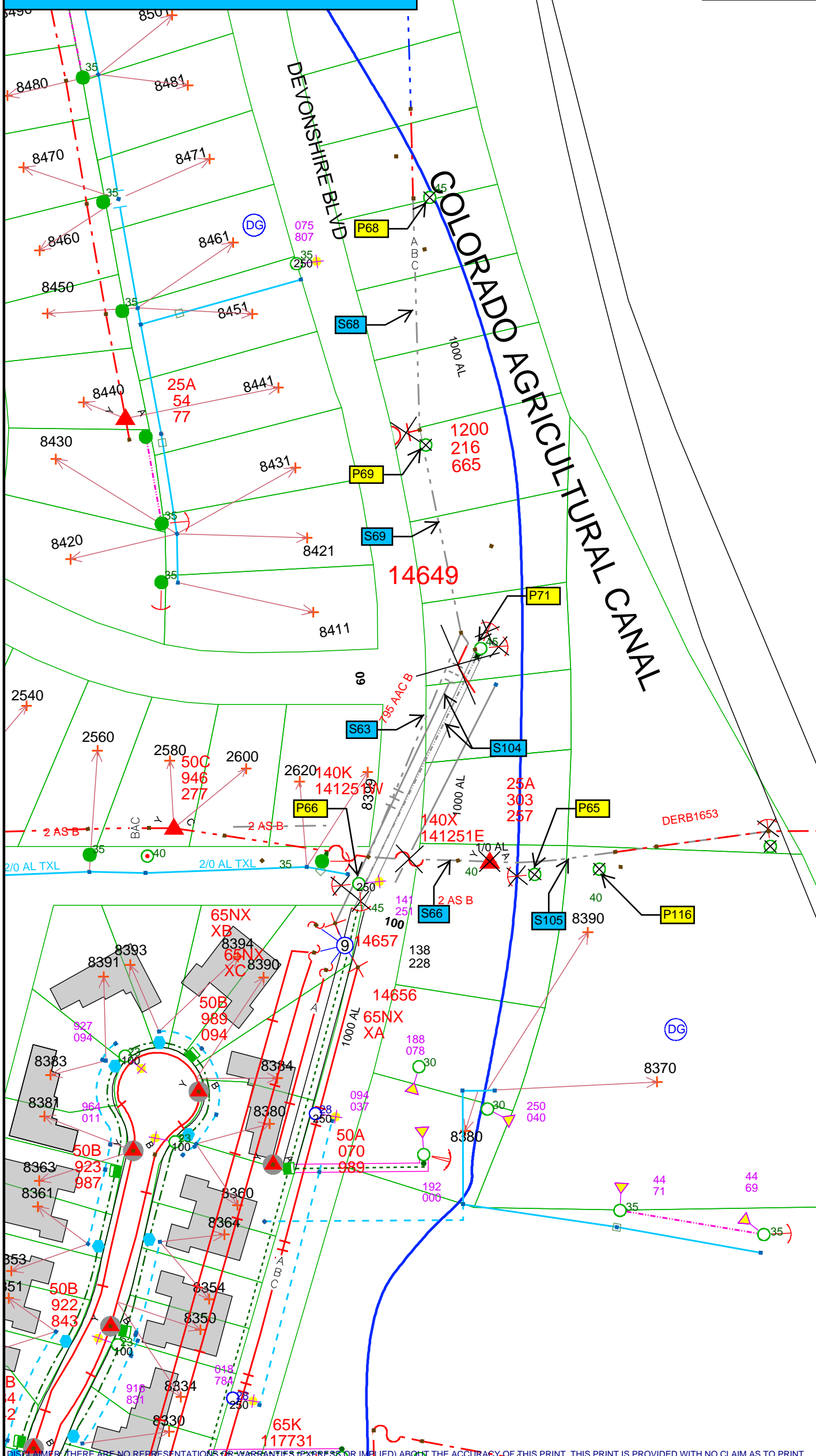
S37: REMOVE 510' OF 795 FEEDER PLUS 170' OF 4/0 NEUTRAL
S66: REMOVE 450' OF 3PH OH PRIMARY PLUS NEUTRAL
S63: REMOVE 297' OF 3PH 795 FEEDER W/ 336 NEUTRAL
S68: REMOVE 627' OF 795 3PH FEEDER PLUS 209' OF 4/0 NEUTRAL
S69: REMOVE 567' OF 795 3PH FEEDER PLUS 188' OF 4/0 NEUTRAL
S71: REMOVE 140' OF 3PH #2 OH PRIMARY PLUS NEUTRAL
S72: REMOVE 530' OF 3PH #2 OH PRIMARY PLUS NEUTRAL
S73: REMOVE 660' OF 3PH #4 OH PRIMARY PLUS NEUTRAL
S105: REMOVE 72' OF 3PH #2 OH PRIMARY PLUS NEUTRAL

REQUIREMENTS BEFORE CONSTRUCTION START:
*** SITE MUST BE +/- 6" TO FINAL GRADE**
- CUSTOMER TO PROVIDE STAKING OF ROW & PROPOSED ELEMENTS: I.E., BACK OF WALK, STORM, WATER, ETC.

PERMIT & TRAFFIC CONTROL REQ'D
RESTORATION REQ'D
SWMP REQ'D

CUSTOMER CONTACT: JENNIFER SHI @ 720-523-6968
DESIGNER/PM : BRANDA SLOAN @ 720-354-2000

>>> PRE-CON MEETING REQUIRED <<<



CUSTOMER APPROVAL

1

REMOVE #7

Work Order Information

Service Request #	:	11635303
Design Number	:	000000927998
Designer/Planner ID	:	212485
Designer/Planner Name	:	Sloan,Branda
Designer/Planner Ph #	:	720-354-2000
Manager Approval	:	

Joint Utility

E: NA	G: NA
T: NA	C: NA

Design Location

Division	:	NORTH METRO REGION
County	:	Adams
City	:	THORNTON
Address	:	7900 YORK ST
T: 2S	R: 68W	S: 25
Map #	:	2151188 03
Permit	:	ADAMS

Electric

Feeder: DERB1653	Voltage: 13200V
Phase: 3 PHASE	Bkup Dev ID: 103-283

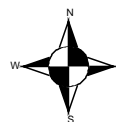
Gas

System	: NA	Pressure	: NA
Size	: NA	Material	: NA
Dead End	: NA		

Work Order # : 0000

Date: 08/11/2021

Sketch: 7 Of 9 Sketch Data



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- ☐ NO CHANGES (BUILT AS DESIGNED)
- ☐ CHANGES MADE AS INDICATED
(ALL URD MUST HAVE ACTUAL
MEASUREMENTS FROM THE FIELD SITE)

RFO

FOREMAN

DATE _____

TEAM LEADER

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YORK ST- 78TH AVE TO 88TH AVE
ADAMS COUNTY YORK ST IMPROVEMENT PHASE 2
ELECTRIC OVERHEAD TO UNDERGROUND CONVERSION ALONG
YORK STREET FROM E 78TH AVE TO W 88TH AVE ON
FEEDER DER11653

REQUIREMENTS BEFORE CONSTRUCTION START:
* SITE MUST BE +/- 6" TO FINAL GRADE
- CUSTOMER TO PROVIDE STAKING OF ROW & PROPOSED
ELEMENTS; I.E., BACK OF WALK, STORM, WATER, ETC.

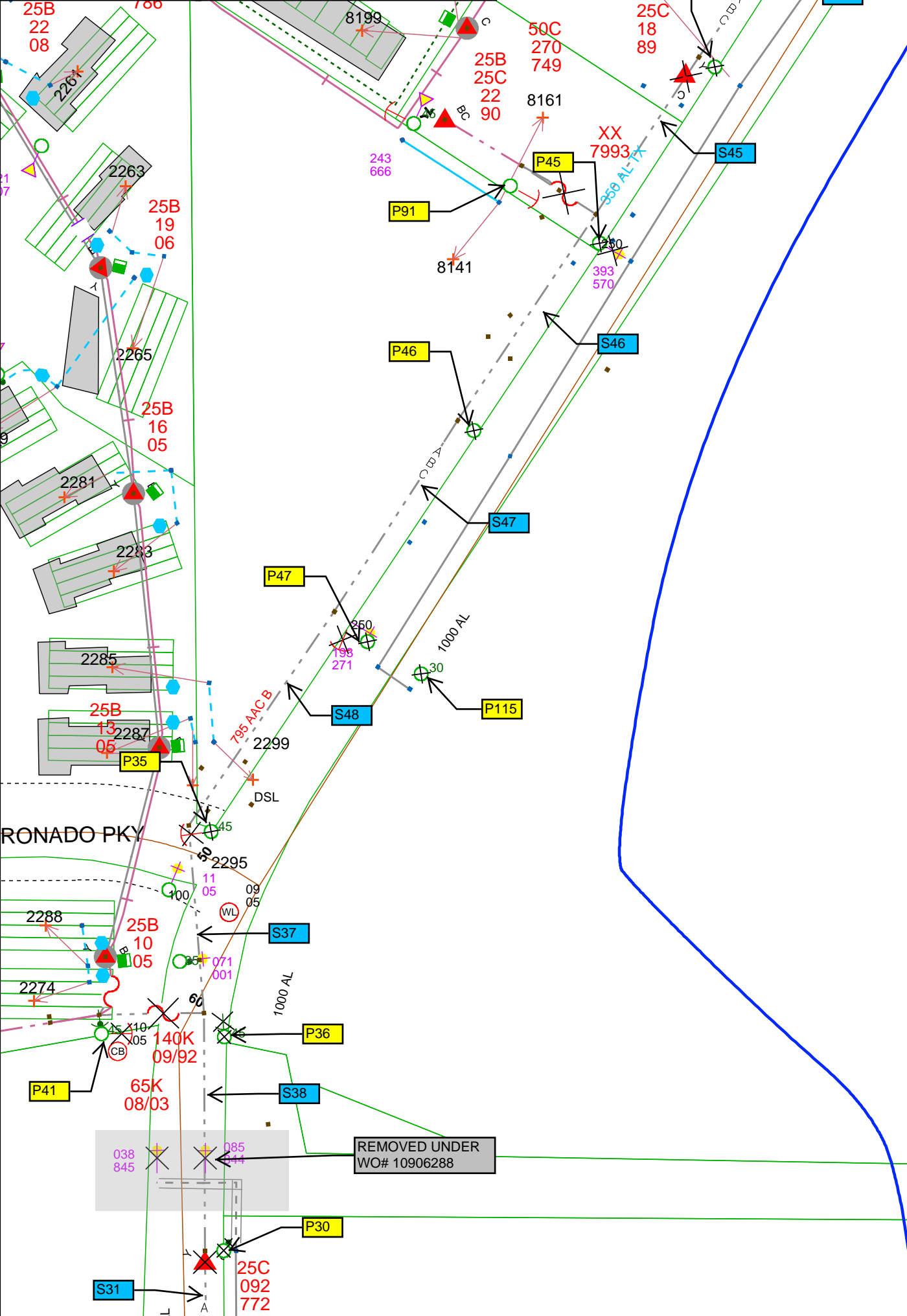
PERMIT & TRAFFIC CONTROL REQ'D
RESTORATION REQ'D
SWMP REQ'D

CUSTOMER CONTACT: JENNIFER SHI @ 720-523-6968
DESIGNER/PM : BRANDA SLOAN @ 720-354-2000

>>> PRE-CON MEETING REQUIRED <<<

P35: REMOVE 40' HEAVY ANGLE VERT POLE
P43: REMOVE 40' 3PH VERT DEAD END WITH 3PH TERM ON IT
P44: REMOVE A 40' 3PH VERT TANGENT POLE WITH A 25KVA ON IT
P45: REMOVE 40' TANGENT POLE WITH 2PH TAP
P46: REMOVE 40' 3PH VERT TANGENT POLE
P47: REMOVE 40' 3PH VERT TANGENT POLE
P53: REMOVE A PMH9
P57: REMOVE A 40' DEAD END 3PH POLE WITH A 3PH TERM ON IT
P91: REMOVE A 3PH TANGENT FRAMING

S37: REMOVE 510' OF 795 PLUS 170' OF 4/0 NEUTRAL
S44: REMOVE 600' OF 795 PLUS 200' OF 4/0 NEUTRAL & 200' #4 AL TRI
S45: REMOVE 510' OF 795 PLUS 170' OF 4/0 NEUTRAL & 170' OF #4 AL TRI
S46: REMOVE 540' OF 795 PLUS 180' OF 4/0 NEUTRAL & 180' OF #4 AL TRI
S47: REMOVE 370' OF 795 PLUS 185' OF 4/0 NEUTRAL & 185' OF #4 AL TRI
S48: REMOVE 600' OF 795 PLUS 200' OF 4/0 NEUTRAL
S58: REMOVE / ABANDON 170' OF 1/0 UG PRIMARY
S83: REMOVE 105 OF #2 OH PRIMARY



YORK ST- 78TH AVE TO 88TH AVE
ADAMS COUNTY YORK ST IMPROVEMENT PHASE 2
ELECTRIC OVERHEAD TO UNDERGROUND CONVERSION ALONG
YORK STREET FROM E 78TH AVE TO W 88TH AVE ON
FEEDER DER11653

REQUIREMENTS BEFORE CONSTRUCTION START:
* SITE MUST BE +/- 6" TO FINAL GRADE
- CUSTOMER TO PROVIDE STAKING OF ROW & PROPOSED
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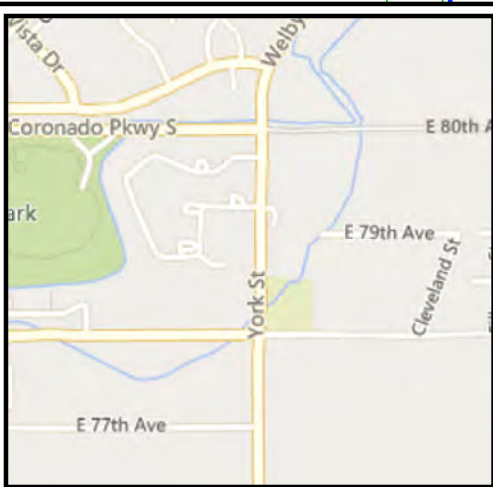
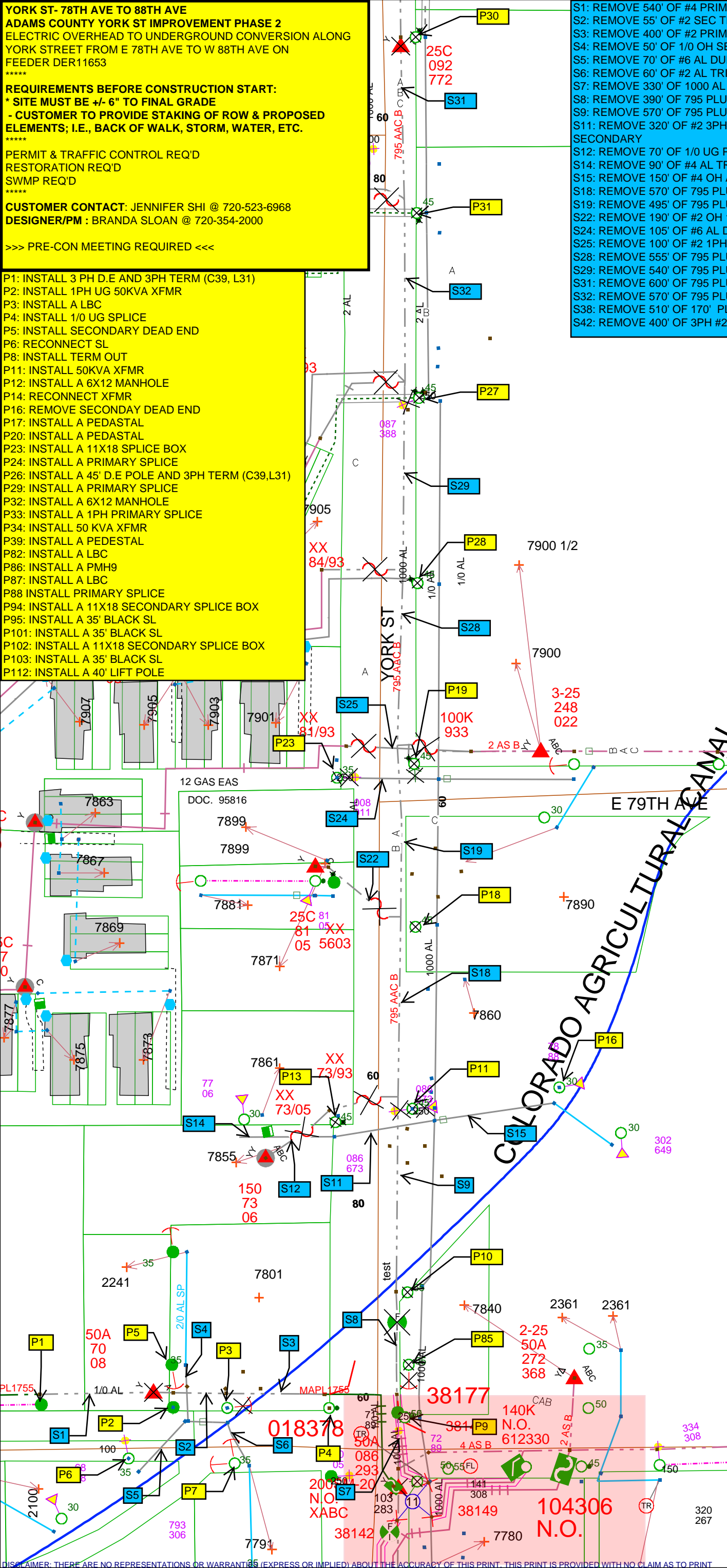
PERMIT & TRAFFIC CONTROL REQ'D
RESTORATION REQ'D
SWMP REQ'D

CUSTOMER CONTACT: JENNIFER SHI @ 720-523-6968
DESIGNER/PM : BRANDA SLOAN @ 720-354-2000

>>> PRE-CON MEETING REQUIRED <<<

- P1: INSTALL 3 PH D.E AND 3PH TERM (C39, L31)
P2: INSTALL 1PH UG 50KVA XFMR
P3: INSTALL A LBC
P4: INSTALL 1/0 UG SPLICE
P5: INSTALL SECONDARY DEAD END
P6: RECONNECT SL
P8: INSTALL TERM OUT
P11: INSTALL 50KVA XFMR
P12: INSTALL A 6X12 MANHOLE
P14: RECONNECT XFMR
P16: REMOVE SECONDARY DEAD END
P17: INSTALL A PEDASTAL
P20: INSTALL A PEDASTAL
P23: INSTALL A 11X18 SPLICE BOX
P24: INSTALL A PRIMARY SPLICE
P26: INSTALL A 45' D.E POLE AND 3PH TERM (C39,L31)
P29: INSTALL A PRIMARY SPLICE
P32: INSTALL A 6X12 MANHOLE
P33: INSTALL A 1PH PRIMARY SPLICE
P34: INSTALL 50 KVA XFMR
P39: INSTALL A PEDESTAL
P82: INSTALL A LBC
P86: INSTALL A PMH9
P87: INSTALL A LBC
P88: INSTALL PRIMARY SPLICE
P94: INSTALL A 11X18 SECONDARY SPLICE BOX
P95: INSTALL A 35' BLACK SL
P101: INSTALL A 35' BLACK SL
P102: INSTALL A 11X18 SECONDARY SPLICE BOX
P103: INSTALL A 35' BLACK SL
P112: INSTALL A 40' LIFT POLE

- S1: REMOVE 540' OF #4 PRIMARY & NEUTRAL
S2: REMOVE 55' OF #2 SEC TRIPLEX & 220' OF #4 PRIMARY PLUS NEUTRAL
S3: REMOVE 400' OF #2 PRIMARY & NEUTRAL
S4: REMOVE 50' OF 1/0 OH SECONDARY
S5: REMOVE 70' OF #6 AL DUPLEX
S6: REMOVE 60' OF #2 AL TRIPLEX
S7: REMOVE 330' OF 1000 AL UG & 110' OF 6" CONDUIT
S8: REMOVE 390' OF 795 PLUS 130' OF 4/0 NEUTRAL & 130' OF 1/0 AL TRI SEC
S9: REMOVE 570' OF 795 PLUS 190' OF 4/0 NEUTRAL & 190' OF 1/0 AL TRI SEC
S11: REMOVE 320' OF #2 3PH PRIMARY PLUS NEUTRAL & 80' OF #4 AL
SECONDARY
S12: REMOVE 70' OF 1/0 UG PRIMARY
S14: REMOVE 90' OF #4 AL TRIPLEX
S15: REMOVE 150' OF #4 OH AL TRIPLEX
S18: REMOVE 570' OF 795 PLUS 190' OF 4/0 NEUTRAL & 190' OF 1/0 AL TRI SEC
S19: REMOVE 495' OF 795 PLUS 165' OF 4/0 NEUTRAL & 165' OF 1/0 AL TRI SEC
S22: REMOVE 190' OF #2 OH 1PH PRIMARY WITH NEUTRAL
S24: REMOVE 105' OF #6 AL DUPLEX
S25: REMOVE 100' OF #2 1PH UG PRIMARY
S28: REMOVE 555' OF 795 PLUS 185' OF 4/0 NEUTRAL & 185' OF 1/0 AL TRI SEC
S29: REMOVE 540' OF 795 PLUS 180' OF 4/0 NEUTRAL & 180' OF 1/0 AL TRI SEC
S31: REMOVE 600' OF 795 PLUS 200' OF 4/0 NEUTRAL & 200' OF 1/0 AL TRI SEC
S32: REMOVE 570' OF 795 PLUS 190' OF 4/0 NEUTRAL & 190' OF 1/0 AL TRI SEC
S38: REMOVE 510' OF 170' PLUS 170' OF 4/0 NEUTRAL
S42: REMOVE 400' OF 3PH #2 PRIMARY PLUS NEUTRAL



CUSTOMER APPROVAL

X _____

Work Order Information

Service Request # : 11635303
Design Number : 000000927998
Designer/Planner ID : 212485
Designer/Planner Name : Sloan, Branda
Designer/Planner Ph # : 720-354-2000
Manager Approval : _____

Joint Utility

E: NA G: NA
T: NA C: NA

Design Location

Division : NORTH METRO REGION
County : Adams
City : THORNTON
Address : 7900 YORK ST
T: 2S R: 68W S: 36
Map # : 2151184 03 Permit : ADAMS

Electric

Feeder: DERB1653 Voltage: 13200V
Phase: 3 PHASE Bkup Dev ID: 103-283

Gas

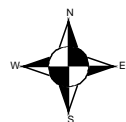
System : NA Pressure : NA
Size : NA Material : NA
Dead End : NA

Work Order # : 0000

Date: 08/25/2021

Sketch: 9 Of 9 Sketch Data

Scale: 1" equals 100'



CONSTRUCTION USE ONLY

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RFO _____

FOREMAN _____ DATE _____

TEAM LEADER _____

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PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: March 22, 2022
Subject: Dahlia Street Phase I Improvements between SH 224 and East 78 th Avenue Intergovernmental Agreement
FROM: Brian Staley, PE, PTOE, RSP, Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: The Board of County Commissioners approves the amendment one to agreement with South Adams County Water and Sanitation District for the Dahlia Street Phase I Improvements between SH 224 and East 78 th Avenue

BACKGROUND:

Adams County and South Adams County Water and Sanitation District desire to amend an “Intergovernmental Agreement Regarding the Dahlia Street Phase I from State Highway 224 to East 78th Avenue” dated January 28, 2021. The original agreement has a termination date of March 31, 2022. The County and District would like to extend the terms of the agreement through March 31, 2023, in order to complete the work within the agreement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works Department
South Adams County Water and Sanitation District

ATTACHED DOCUMENTS:

1. Amendment
2. Resolution

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:			<hr/>

	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:			<hr/>

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT ONE TO THE INTERGOVERNMENTAL
AGREEMENT BETWEEN ADAMS COUNTY, COLORADO AND SOUTH ADAMS
COUNTY WATER AND SANITATION DISTRICT REGARDING THE DAHLIA STREET
PHASE I – SH 224 TO East 78TH AVENUE PROJECT

WHEREAS, Adams County (the “County”) and South Adams County Water and Sanitation District (the “District”) desire to amend an Intergovernmental Agreement (“IGA”) regarding the Dahlia Street Improvements from SH 224 to East 78th Avenue (the “Project”); and,

WHEREAS, the IGA dated January 28, 2021 was entered to construct Dahlia Street between SH 224 and East 78th Avenue; and,

WHEREAS, the original IGA has a termination date of March 31, 2022; and,

WHEREAS, the County and District desire to extend the terms of the IGA through May 31, 2023 in order to complete the work within the IGA.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the Amendment One to Intergovernmental Agreement between Adams County and South Adams County Water and Sanitation District Regarding the Dahlia Street Improvements between SH 224 and East 78th Avenue, two copies of which are attached hereto and incorporated herein by this reference, be and hereby is approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute said agreement on behalf of Adams County.

**AMENDMENT ONE TO INTERGOVERNMENTAL AGREEMENT BETWEEN
ADAMS COUNTY AND SOUTH ADAMS COUNTY WATER AND SANITATION
DISTRICT REGARDING THE DAHLIA STREET PHASE I IMPROVEMENTS
FROM STATE HIGHWAY 224 TO EAST 78TH AVENUE**

THIS AMENDMENT 1 is made and entered into this ____ day of _____, 2022, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, Colorado, 80601 ("County") and the South Adams County Water and Sanitation District, a Colorado quasi-municipal corporation and political subdivision of the State of Colorado acting by and through its South Adams County Water and Sanitation District Activity Enterprise, located at 6595 E. 70th Avenue, Commerce City, CO 80022 ("District").

RECITALS

A. WHEREAS, by means of an Intergovernmental Agreement dated January 28, 2021 ("IGA") the parties agreed to improve Dahlia Street between SH 224 and East 78th Avenue more described in the IGA; and,

B. WHEREAS, the IGA has a termination date of March 31, 2022; and,

C. WHEREAS, by means of this Amendment 1, the parties wish to extend the term of the IGA through March 31, 2023 in order to complete the work contemplated by the IGA.

NOW, therefore, in consideration of the promises, conditions and covenants contained herein, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. The term of the IGA in Section 5 is extended through March 31, 2023.
2. Except as modified by this Amendment 1, the terms of the IGA shall remain in full force and effect.

IN WITNESS WHEREOF, the parties hereto have caused their names to be affixed hereto.

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Chair

Date

ATTEST:

APPROVED AS TO FORM:

CLERK AND RECORDER

Adams County Attorney's Office

Deputy Clerk

SOUTH ADAMS COUNTY WATER AND
SANITATION DISTRICT acting by and
through its SOUTH ADAMS COUNTY
WATER AND SANITATION DISTRICT
ACTIVITY ENTERPRISE

Mizraim Cordero, President

Date

ATTEST:

Vicki Ennis, Secretary



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: March 22, 2022
SUBJECT: 2022 Crushed Recycled Aggregates
FROM: Alisha Reis, Interim County Manager Byron Fanning, Interim Deputy County Manager Nancy Duncan, Budget & Finance Director Jennifer Tierney Hammer, Procurement & Contracts Manager
AGENCY/DEPARTMENT: Public Works Department
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves Amendment Two to the Agreement with Allied Recycled Aggregates for crushed recycled aggregates.

BACKGROUND:

The County's Public Works Department has implemented an accelerated gravel road rehabilitation program. This program includes the mixing and blending of various gravel materials to produce surface gravel that is then used and placed to resurface existing gravel materials. By proportioning and mixing gravel, the Division can reduce costs.

A formal invitation for bid (IFB) for Crushed Recycled Aggregates was solicited utilizing BidNet Direct on January 28, 2020. Allied Recycled Aggregates was awarded an agreement to provide crushed recycled aggregates.

This will be the second (2nd) renewal option of four (4) as described in the original 2020 solicitation. Allied Recycled Aggregates provided renewal pricing on February 25, 2022, for the 2022 program which includes an 8.5% increase due to increased manufacturing costs. The agreement breaks down as follows:

Original Contract Amount	Approved 3/10/2020	\$ 368,810.00
Amendment One	Approved 3/30/2021	\$ 154,997.50
Amendment Two		\$ 318,820.00
New Total Contract Value		\$ 842,627.50

It is recommended that Amendment Two to the Agreement with Allied Recycled Aggregates be approved in the amount of \$318,820.00, for a total not to exceed agreement amount of \$842,627.50.

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:	7401.1		\$425,000.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$425,000.00

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT TWO TO THE AGREEMENT BETWEEN
ADAMS COUNTY AND ALLIED RECYCLED AGGREGATES, IN THE AMOUNT OF
\$318,820.00, FOR 2022 CRUSHED RECYCLED AGGREGATES

WHEREAS, Allied Recycled Aggregates was awarded an Agreement on March 10, 2020, to provide crushed recycled aggregates; and,

WHEREAS, Allied Recycled Aggregates agrees to extend the current Agreement and provide 2022 crushed recycled aggregates, in the amount of \$318,820.00, for a new total not to exceed Agreement amount of \$842,627.50.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Two to the Agreement with Allied Recycled Aggregates, in the amount of \$318,820.00, to provide 2022 crushed recycled aggregates is hereby approved.

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



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

**CASE NAME: QUANTUM 56 METROPOLITAN DISTRICT
CASE NUMBER: PLN2022-00002**

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

EXHIBIT 3- Applicant Information

- 3.1 Quantum 56 Metropolitan District Service Plan

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County Staff)
- 4.2 Referral Comments (City of Commerce City)
- 4.3 Referral Comments (Lumen)
- 4.4 Referral Comments (North Pecos Water & Sanitation District)
- 4.5 Referral Comments (Regional Transportation District)
- 4.6 Referral Comments (South Adams County Water & Sanitation District)
- 4.7 Referral Comments (City of Thornton)
- 4.8 Referral Comments (Xcel Energy)

EXHIBIT 5- Citizen Comments

None.

EXHIBIT 6- Associated Case Materials

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



**COMMUNITY AND ECONOMIC
DEVELOPMENT DEPARTMENT
STAFF REPORT**

Board of County Commissioners

March 22, 2022

CASE NAME: Quantum 56 Metropolitan Dist. CASE NUMBER: PLN2022-00002	
Owner's Name:	Quantum 56 Phase I, LLC
Applicant's Name:	EFG Denver
Applicant's Address:	1035 Osage St., Suite 842, Denver, CO 80204
Location of Request:	465 W. 56 th Avenue
Nature of Request:	Service Plan for the Quantum 56 Metropolitan District to provide funding for construction and maintenance of public services and facilities.
Zone Districts:	Industrial-2
Site Size:	Approximately 60.3 acres
Proposed Uses:	Industrial
Hearing Date(s):	PC: February 24, 2022 / 6:00 p.m. BOCC: March 22, 2022 / 9:30 a.m.
Report Date:	February 16, 2022
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 9 Findings-of-Fact and 1 Condition

SUMMARY OF ASSOCIATED APPLICATIONS

On December 7, 2021, the applicant was approved for a rezoning of 3.9 acres to Industrial-2, and for a preliminary plat for major subdivision for 60.3 acres. The applicant has submitted a major subdivision final plat application to create six lots and associated tracts. This application is being processed and has not yet been scheduled for a hearing date.

SUMMARY OF APPLICATION

Background

The applicant, Quantum 56 Phase I, LLC, is requesting a service plan for the Quantum 56 Metropolitan District. The plan will provide funding for construction and maintenance of public infrastructure and facilities, as well as a variety of services, in a proposed industrial business

park (Quantum 56). The development will consist of a 60.3-acre site that is bordered by W. 56th Avenue to the south.

Pursuant to Title 32, Article 1 of Colorado Revised Statutes, Metropolitan Districts, a type of Special District providing two or more services, are quasi-governmental agencies and political subdivisions of the State of Colorado organized for specific functions. Special Districts are commonly organized to provide fire protection, parks and recreation, or water and sanitation services. The proposed District will provide financing for construction and maintenance of public and private infrastructure to support the development. Currently, the service area of the proposed district includes 60.3 acres.

Development Standards and Regulations

Chapter 10 of the Adams County Development Standards and Regulations outlines the submittal and review process for creation of a Special District. The service plan submitted with the application includes a description of the area to be included within the proposed district, a description of proposed facilities and services to be provided, and a financial plan including estimated costs and proposed indebtedness for the provision of services.

In approving a service plan, the Board of County Commissioners (BoCC) shall find that: 1) there is sufficient existing and projected need for organized services in the area to be serviced by the proposed district; 2) the existing service in the area to be served is inadequate for present and projected needs; 3) the proposed district is capable of providing economical and sufficient service to the area within its proposed boundary; and 4) the area to be included in the special district has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.

Currently, the proposed area to be served is used as industrial; and there are plans for the site that may establish the site as an industrial logistics center. The purpose of the proposed Special District is to finance infrastructure, improve streets, and provide security services to the planned development of the service area. The Special District's powers will include all improvements to streets, water and sanitation infrastructure, transportation systems, and drainage and stormwater systems. The powers will also include traffic and safety controls, television relay and translator facilities, security services, mosquito and pest control, and fire suppression. The district will also be responsible for the operation and maintenance of certain street improvements, including street lighting.

As a requirement for approval of the Special District, the BoCC, in their determination for approval, shall find existing service in the area is inadequate for present and projected needs. There are currently no other governmental entities, including the County and any city or municipality, located in the immediate vicinity of the proposed district that consider it feasible or practical to undertake the planning, design, acquisition, construction, installation, relocation, or financing of the public improvements needed for the proposed development. The BoCC shall also find the proposed Special District to be capable of providing economic and sufficient service and will have the financial ability to discharge the proposed indebtedness on a reasonable basis. Estimated costs of the proposed public improvements in the service plan total approximately ten million, six-hundred twenty-eight thousand, eight-hundred eighty-two dollars (\$10,628,882);

however, actual costs of the services may change with final approvals for the proposed development, as well as the timing of construction.

Pursuant to Title 32, Article 1 of Colorado Revised Statutes, the District may rely upon various revenue sources authorized by law including, but not limited to, powers to assess fees, rates, tolls, penalties, or charges as provided in Section 32-1-1001(1) of Colorado Revised Statutes. The financing plan, submitted with the application, shows an anticipated maximum of 50 mills, of which 47.5 mills is for debt and 2.5 mills is for operations and maintenance.

All proposed development and activities in the Metropolitan District will be required to conform to all applicable zoning, subdivision, building codes, land use regulations, and other relevant ordinances, laws, rules, and regulations. This is to ensure that the facility and service standards of the district conform to the County's standards and regulations.

Below is a summary of the proposed Metropolitan District and the need for it:

Project basics:

- Creation of the District is necessary to provide construction and maintenance of private and public infrastructure.
- Public improvements include curb, gutter, sidewalk, water and sanitation facilities, and drainage facilities.

Overall Development:

- Site area of 60 acres with proposed industrial and commercial development.
- No residential uses are proposed in the development.
- Rezoning and preliminary plat applications are approved.
- Approval of a final plat will be required. This application has been submitted.

Assessed Valuation:

- Anticipated assessed value of the property at full build-out is \$23,527,207

General Description of facilities:

- Public and private improvements will be developed with the subdivision.
- Planned improvements will include but are not limited to: water and sanitation improvements, drainage, streets, and traffic and safety controls.
- All road improvements are proposed to be private.

Financing Structure:

- Maximum debt limitation: \$25,000,000
- Maximum mill levy for payment of general obligation debt: 50 mills

Future Land Use Designation:

The Future Land Use Designation on the property is Industrial. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Industrial future land use designation is to provide for a wide range of employment uses, including manufacturing. The planned industrial development of the site conforms to goals of the Comprehensive Plan and thus the subject request for a Special District service plan to finance infrastructure for the planned development also is in support of the Plan.

Site Characteristics:

The proposed Quantum 56 Metropolitan District, as well as the proposed logistics center, would cover 60.3 acres of land. The entire service area is currently used vacant, but will redevelop with light, indoor industrial uses if the proposed development is approved.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-3 Railroad	North I-3 Railroad	Northeast I-2 Warehousing/Logistics
West I-3 Heavy Manufacturing & Processing	Subject Properties I-2 Vacant	East I-2 Warehousing/Logistics
Southwest I-3 Outdoor Storage	South I-2 Industrial	Southeast I-3 Warehousing/Logistics

Compatibility with the Surrounding Land Uses:

The surrounding properties are all utilized in a manner which is consistent with Industrial-2 zoning and development. These properties are developed with a mix of industrial uses which includes warehousing and logistics on the eastern border of the site. The proposed redevelopment of the site would be very compatible to the surrounding area.

Referral Agency Comments:

No referral agencies that were notified identified any concern or objection to the request.

County Agency Comments:

Adams County Development Services reviewed the service plan and requested greater detail to support the establishment of the district, including information to ensure that duplication of services was not being created.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on February 24, 2022, and voted (7-0) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. There was no one from the public to speak in favor or in opposition to the request.

Staff Recommendations:

Based upon the application, the criteria creating a special district outlined in Chapter 10 of the Adams County Development Standards and Regulations, staff recommends approval of the request with 9 findings-of-fact and 1 Condition.

RECOMMENDED FINDINGS-OF-FACT:

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

2. The existing service in the area to be served is inadequate for present and projected needs.
3. The proposed District is capable of providing economical and sufficient service to the area within its proposed boundaries.
4. The area to be included in the proposed District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
5. Adequate service is not, or will not be, available to the area through the County, other existing municipal or quasi-municipal corporations, including existing Special Districts, within a reasonable time and on a comparable basis.
6. The facility and service standards of the proposed District are compatible with the facility and service standards of each county within which the proposed District is to be located and each municipality which is an interested party under C.R.S. Section 32-1-204 (1).
7. The proposal is in compliance with a master plan adopted pursuant to C.R.S. Section 30-28-106.
8. The proposal is in compliance with any adopted county, regional, or state long-range water quality management plan for the area.
9. The creation of the proposed District will be in the best interest of the area proposed to be served.

Recommended Condition of Approval:

1. Maximum mill levy proposed in the district shall be capped at 50 mills.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

City of Commerce City

Lumen

North Pecos Water & Sanitation District

RTD

South Adams County Water & Sanitation District

City of Thornton

Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams Five Star Schools

Adams Fire Protection District

Adams School District #14

Adams County Sheriff

Arvada Fire District

Berkeley Water District

City of Arvada

City & County of Denver

City of Westminster

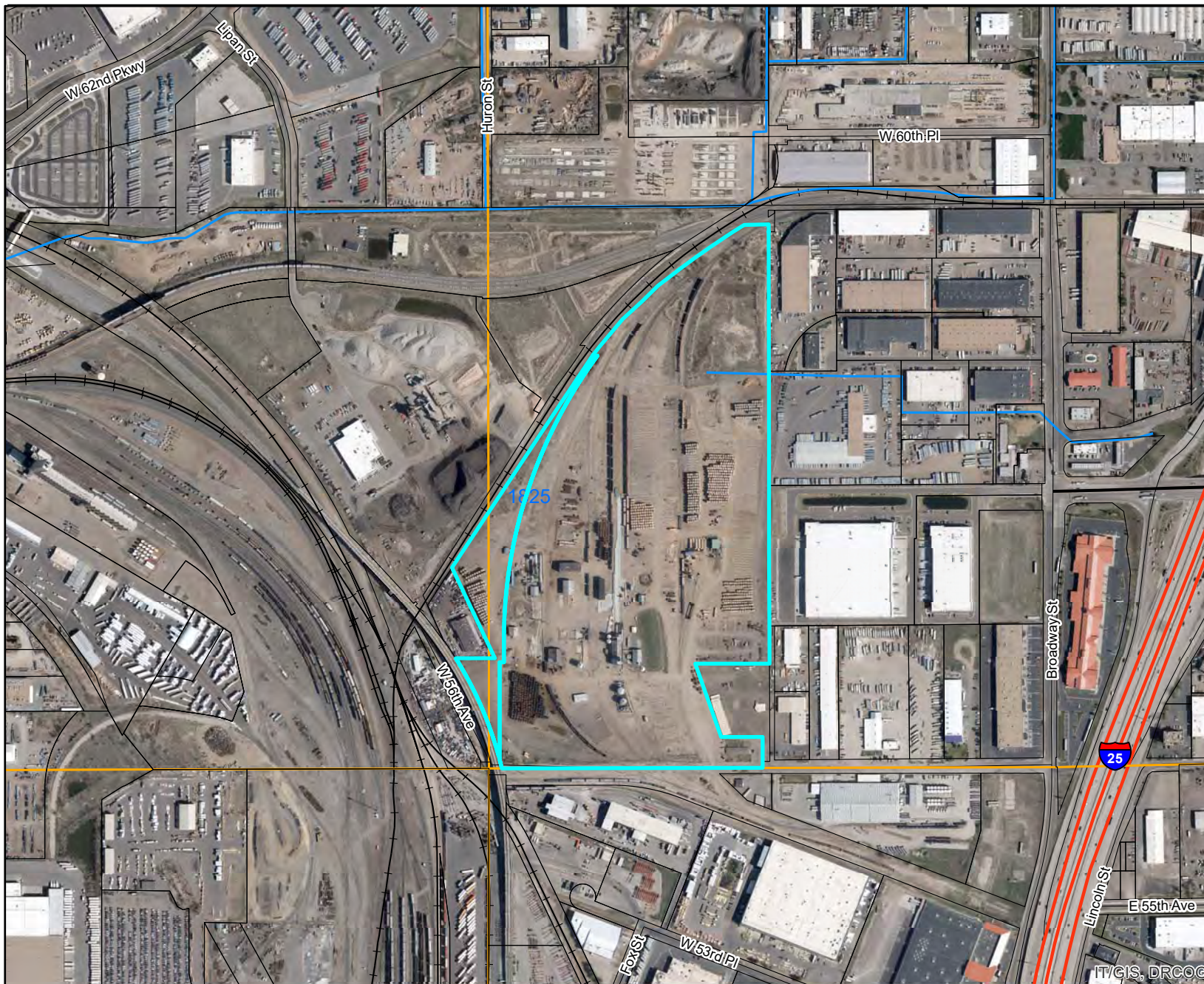
Comcast

Crestview Water and Sanitation

Denver Water

Mapleton School District #1

Metro Wastewater Recovery
North Lincoln Water & Sanitation
North Pecos Water & Sanitation
North Washington Water & Sanitation
Pecos Park Logistics Park Metro District
Pomponio Terrace Metro District
The TOD Group
Thornton Fire Department
Union Pacific Railroad
Westminster Fire Department
Westminster School District #50



Legend

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

Quantum 56

PLN2022-00002

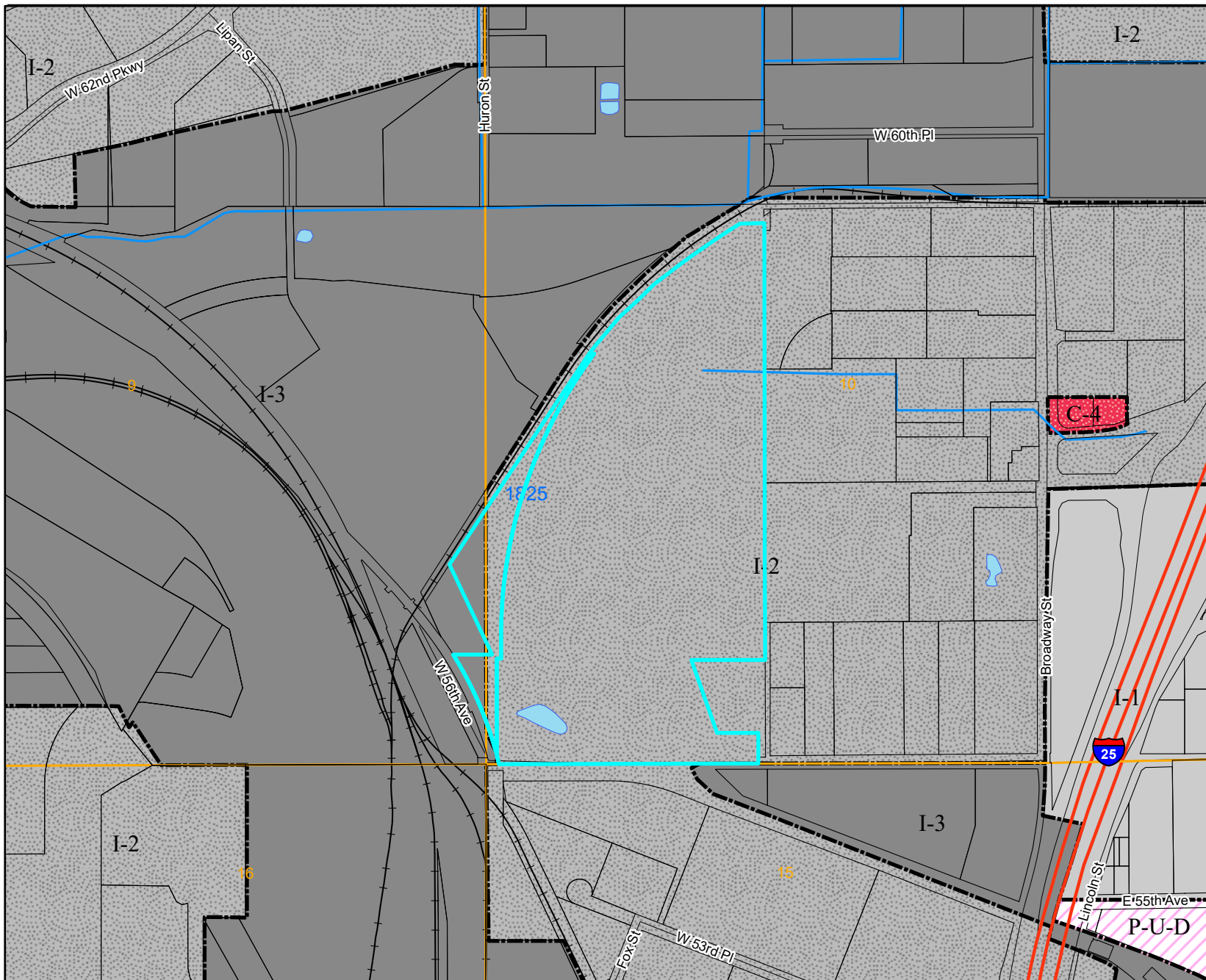


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Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

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



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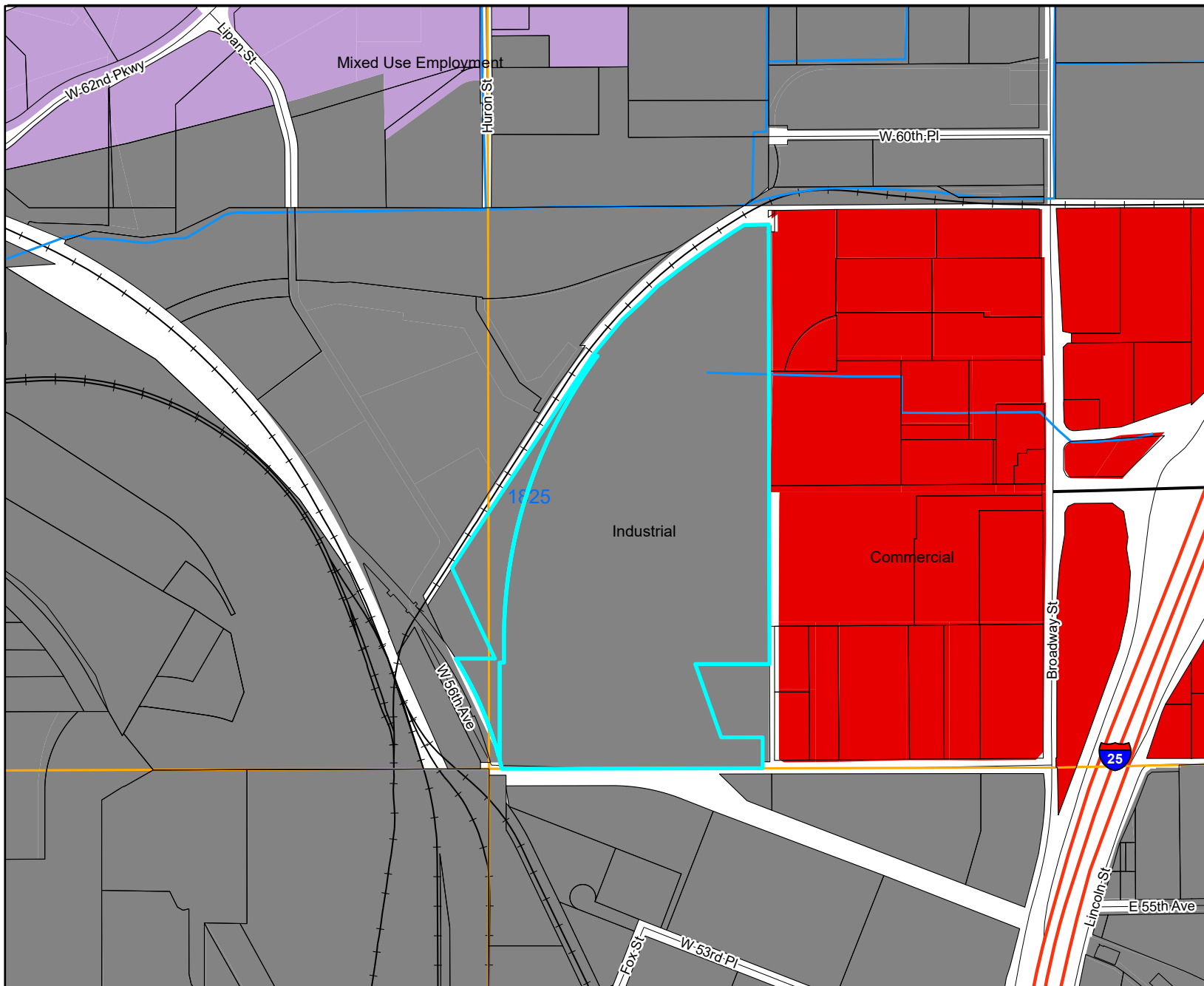
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Quantum 56

PLN2022-00002. A rezoning was approved to make the entire site I-2 zoning



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Legend

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

Quantum 56

PLN2022-00002

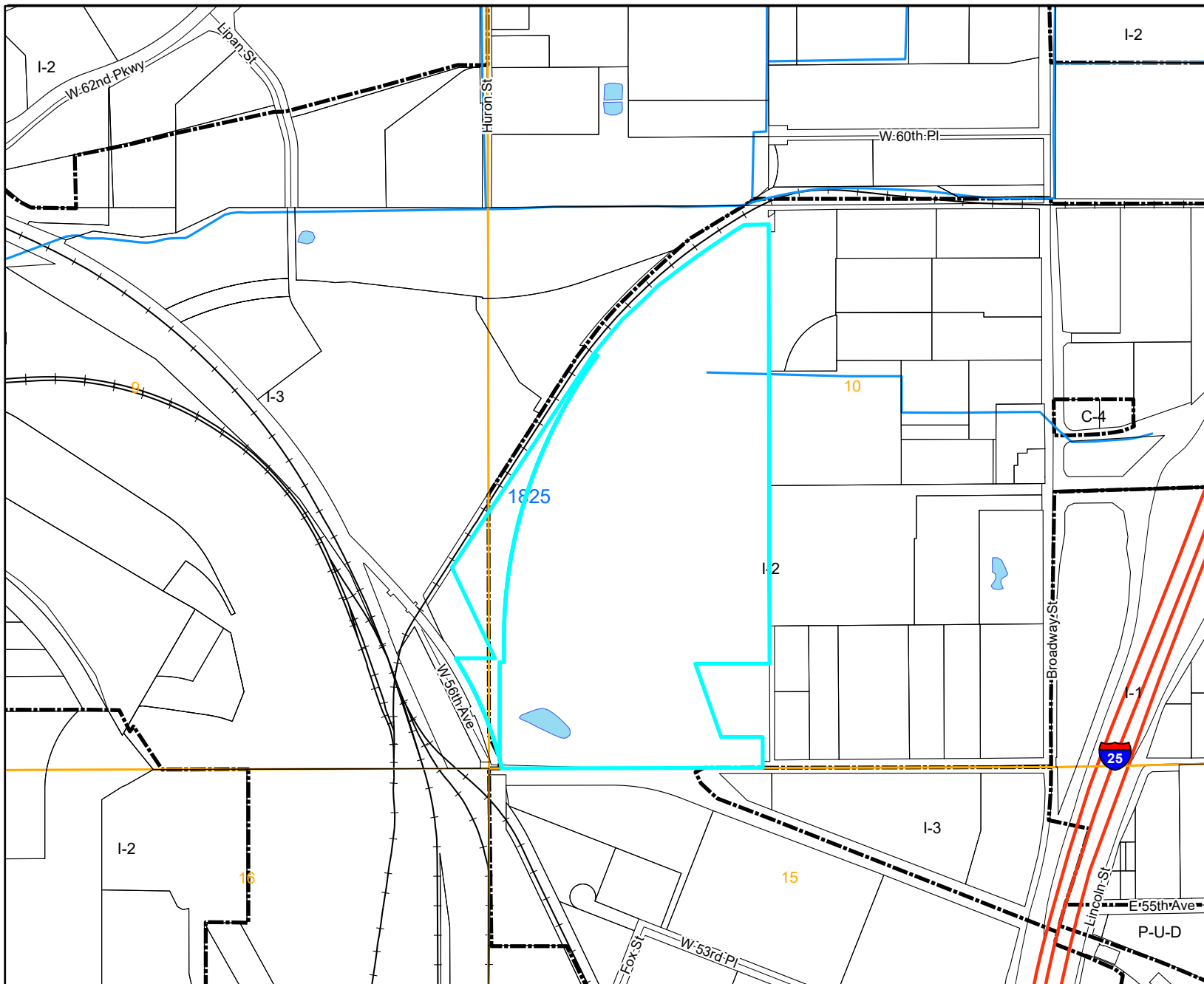


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Legend

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

Quantum 56

PLN2022-00002



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**SERVICE PLAN FOR THE QUANTUM 56 METROPOLITAN DISTRICT
ADAMS COUNTY, COLORADO**

Prepared by

McGeady Becher P.C.
450 East 17th Avenue, Suite 400
Denver, CO 80203

Submitted: January 14, 2022

Approved: [March 22, 2022]

I. Introduction

a. Purpose and Intent

This service plan (the “**Service Plan**”) for the Quantum 56 Metropolitan District (the “**District**”) is for a special district organized under Title 32 of the Colorado Revised Statutes to serve the public improvements and service needs for the Quantum 56 (the “**Project**”). The District is generally located at 465 West 56th Avenue (see Exhibits A and B), in unincorporated Adams County, Colorado. The District’s Service Area contains approximately sixty (60) acres.

Pursuant to the requirements of the Special District Control Act, C.R.S. 32-1-201, et seq., as amended (the “Special District Act”), and Adams County’s Development Standards and Regulations (“ACDS&R”) all of the Service Plan requirements of the Special District Act and the ACDS&R have been met by means of this Service Plan.

The Purpose of the District is to provide a part or all of the Public Improvements necessary and appropriate for the development of the property within the Service Area. The Public Improvements will be constructed for the use and benefit of the public, generally, and the property owners and users within the Service Area, specifically. The primary purpose of the District will be to finance the construction of the Public Improvements. In doing so, the District is also expected to collect property taxes and other legally available revenues sufficient for the debt service requirements of Debt issued to fund the costs associated with financing, acquisition, and construction of the Public Improvements.

b. Need for the District

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

c. Organizers and Consultants

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

Organizers

Quantum 56 Phase I LLC
1144 15th Street, Suite 2600
Denver, CO 80202
Phone: (303) 357-6300
Email: courtney.schneider@hines.com
Attn: Courtney Schneider

District Counsel

McGeady Becher P.C.
450 East 17th Avenue, Suite 400
Denver, CO 80203
Phone: (303) 592-4380
Email: mbecher@specialdistrictlaw.com
Attn: Megan Becher

Financial Advisor or Underwriter

RBC Capital Markets
1801 California St., #3840
Denver, CO 80202
Phone: (303) 778-5555
Email: tom.wendelin@rbccm.com
Attn: Tom Wendelin

Engineers

Ware Malcomb Civil
Engineering & Surveying
90 S. Broadway, Suite 320
Denver, CO 80209
Phone: (303) 561-3333

II. Definitions

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

Approved Development Plan: means a development plan for the Project as approved in its final form by the County pursuant to the County Code, as may be amended from time to time pursuant to the County Code, that identifies, among other things (1) Public Improvements necessary for facilitating development of the property within the Service Area; and (2) any developer guarantees in connection with development of the property.

Board: means the board of directors of the District.

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

County: means Adams County, Colorado

County Code: means the County Code of the County of Adams, Colorado.

C.R.S.: means the Colorado Revised Statutes, as the same may be amended from time to time.

Debt: means general obligation bonds or other financial obligations issued by the District, which are not subject to annual appropriation, the payment of which the District has promised to impose, collect, and pledge an ad valorem property tax mill levy and/or fees or charges.

Debt Limitation: means the maximum amount of Debt the District may issue, subject to the provisions of this Service Plan.

District: means the Quantum 56 Metropolitan District.

District Boundaries: means the boundaries of the District, as amended from time to time.

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

Maximum Debt Mill Levy: means a mill levy for debt service, subject to the limitation of the Maximum Total Mill Levy, as further described in Section VI.d. hereof.

Maximum Operations Mill Levy: means a mill levy to support the operations and maintenance of the District Services and Public Improvements, subject to the limitation of the Maximum Total Mill Levy, as further described in Section VI.e. hereof.

Maximum Total Mill Levy: means the maximum mill levy authorized to support debt service and operations and maintenance of the District, not to exceed a total of fifty (50) mills.

Public Improvements: means a part or all of the improvements authorized to be planned, designed, acquired, constructed, installed, relocated, redeveloped, and financed by the District as generally described in the Special District Act and in Section V., below, in accordance with the Approved Development Plan, which improvements benefit the property within the District Boundaries and/or the Service Area, and which improvements will serve the future taxpayers and inhabitants of the property within the District Boundaries and/or the Service Area, as determined by the Board.

Service Area: means the approximately sixty (60) acre Project area described and depicted in Exhibits A, B, and C as may be amended pursuant to the requirements of the Special District Act from time to time.

Service Plan: means this service plan for the District approved by the Board of County Commissioners, as may be amended from time to time.

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

State: means the State of Colorado.

III. District Boundaries

The District is located in the Western ½ of the Southwest ¼ of Section 10 and the Southeast ¼ of the Southeast ¼ of Section 9, Township 3 South, Range 68 West of the Sixth Principal Meridian, Adams County, Colorado. The area within the District's boundaries includes approximately sixty (60) acres. A legal description of the District's boundaries (the "**District Boundaries**") along with a map showing the relationship of the District to surrounding topographic and cultural features, such as roads, streams, and existing governmental or quasi-governmental entities is attached hereto as Exhibits A, B, and C.

It is acknowledged that the District Boundaries may change as it undergoes exclusions and inclusions pursuant to the procedures set forth in the Special District Act. The District shall be permitted to undertake inclusions and exclusions within the Service Area at its discretion and without further amendment to this Service Plan, so long as such inclusions are in accordance with the Special District Act. Notice of any such boundary adjustment shall be provided to the County pursuant to the requirements of the annual report required herein under Section VII. The

County shall not be required to take any action to facilitate such boundary adjustments or obligations with respect to the same.

IV. Proposed Land Use, Population Projection, and Assessed Valuation

The property within the Service Area consists of approximately sixty (60) acres of land zoned as INDUSTRIAL-2 (I-2), which is planned to be developed for industrial uses. The Project is anticipated to consist of zero (0) residential units and eight hundred sixty-five thousand (865,000) square feet of industrial space, with a peak daytime population of approximately one thousand seven hundred thirty (1,730).

As further described in Section VI, Financial Plan, the current assessed valuation of the property within the District Boundaries is \$2,350,320 as of January 1, 2022. The estimated assessed value at full build-out is approximately \$23,525,000 and is expected to reasonably discharge the Debt under the Financial Plan.

Approval of this Service Plan by the County does not imply approval of the development of a specific area within the District, nor does it constitute or imply approval of the number of residential units or the total site/floor area of commercial or industrial buildings identified in this Service Plan or any of the exhibits attached hereto, unless such land use entitlements have been approved by the Board of County Commissioners in accordance with the ACDS&R.

V. Description of Proposed Powers, Services, and Improvements

a. General Powers of the District

The District shall have the power and authority to provide the public with improvements and related operation and maintenance services within the District Boundaries as such power and authority is permitted by this Service Plan and described in the Special District Act and other applicable statutes, laws, and regulations, subject to the limitations set forth in this Service Plan. The District shall have the power to provide any and all services necessary or incidental to the provision of the District Services and Public Improvements.

b. Services and Improvements

1. Fire Protection

The District shall have the power to finance, design, construct, install, relocate, or redevelop, facilities for fire suppression services by any available means; provided, in no way is this power and authority intended to limit or supplant the responsibility and authority of existing fire protection agencies (i.e., the Adams County Fire Protection District) within the boundaries of the District.

2. Parks and Recreation

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for facilities and services for parks and recreational facilities or programs within the District.

3. Traffic Safety Protection

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for safety protection through traffic and safety control and devices on streets, as well as such other facilities as may be necessary. All traffic and safety control shall be shown to be compatible with the ACDS&R and each interested party as defined in C.R.S. § 32-1-203(b).

4. Sanitation

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for sanitary sewers and any and all necessary or proper equipment and appurtenances incident thereto.

5. Stormwater

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for stormwater sewers, flood and surface drainage, and any and all necessary or proper equipment and appurtenances incident thereto.

6. Solid Waste Disposal Facilities or Collection and Transportation of Solid Waste

The District shall have the power and authority to provide for the collection and transportation of solid waste for and on behalf of the District.

7. Street Improvement

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for street improvements through the construction and installation of curbs, gutters, culverts, and other drainage facilities and sidewalks, bridges, parking facilities, paving, lighting, grading, landscaping and other street improvements. All improvements shall be shown to be compatible with the ACDS&R and each interested party as defined in C.R.S. § 32-1-203(b).

8. Water

The District shall have the power and authority to finance, design, construct, acquire, install, maintain, and provide for water system improvements for domestic and other public and private purposes by any available means and shall provide all necessary or proper facilities, equipment, and appurtenances incident thereto.

9. Security

The District shall have the power and authority to provide security services within the boundaries of the District, subject to the limitations set forth in C.R.S. § 32-1-1004(7), as amended; provided, in no way is this power and authority intended to limit or supplant the responsibility and authority of law enforcement agencies (i.e., the Adams County Sheriff's Department) within the boundaries of the District. The District will consult with

the Adams County Sheriff's Department prior to providing any security services within the District.

10. Covenant Enforcement

The District shall have the power and authority to provide covenant enforcement and design review services subject to the limitations set forth in C.R.S. § 32-1-1004(8), as amended.

11. Special Improvement District

Pursuant to Section 32-1-1101.7, C.R.S., the ("**SID Statute**"), and to encourage use and installation of improvements in accordance with the vision of sustainable community development associated with the Project, the District shall have the power to form one or more special improvement districts (the "**Green SID**") within the District Boundaries to encourage, accommodate, and finance "Renewable Energy Improvements," as defined in Section 31-25-501(4)(a), C.R.S., and "Energy Efficiency Improvements," as defined in Section 31-25-501(1.9), C.R.S., (collectively referred to herein as the "**Green Improvements**"). The SID Statute and Sections 31-25-500.2 *et seq.*, C.R.S., provide a means by which the District can incentivize and use the installation of Green Improvements through the organization of one or more Green SIDs to finance such Green Improvements with a repayment period of up to twenty (20) years through special assessments. Pursuant to the SID Statute, the District will only levy assessments within the Green SID with the written consent of one hundred percent (100%) of the owners of the property to be assessed or upon approval of a majority of the eligible electors of the Green SID. Upon formation of the Green SID and approval of the levying of assessments by the Green SID property owners, as described above, the Green SID may issue assessment bonds payable from assessment revenue (the "**SID Bonds**"). As more particularly detailed in Section VI.d. below, any SID Bonds shall be subject to applicable parameters for bonded debt issuance of the District. Prior written approval of the Director of Community and Economic Development shall be required before the District may organize a Green SID.

c. Service Plan Amendment

Pursuant to the Special District Act, Section 32-1-207, as amended, the District shall obtain prior written approval of the County before making any material modification to this Service Plan. Material Modifications require a service plan amendment and include modifications of a basic or essential nature, including, but not limited, to, the following: any addition to the types of services provided by the District; a decrease in the level of services; a decrease in the financial ability of the District to discharge existing or proposed indebtedness; or a decrease in the existing or projected need for organized service in the area. Inclusion of property that is in a county or municipality with no other territory within the District may constitute a material modification.

d. Engineering Surveys

The District shall have authority to provide for the planning, design, acquisition, construction, installation, relocation, redevelopment, maintenance, and financing of the Public Improvements within and without the District Boundaries. An estimate of the costs of the Public Improvements which may be planned for, designed, acquired, constructed, installed, relocated, redeveloped, maintained, or financed was prepared based upon a preliminary engineering survey and estimates derived from the zoning on the property in the Service Area is approximately \$13,316,491, as more particularly described in Exhibit F.

All facilities and improvements shall be shown to be compatible with the standards of Adams County and each interested party as defined in C.R.S. § 32-1-203(b). Any improvements constructed outside of the Service Area must be designed and constructed to County standards and the District shall seek public acceptance of those improvements through the County procedure outlined in the ACDS&R.

VI. Financial Information

a. General

The District shall be authorized to provide for the District Services and Public Improvements from the proceeds of Debt to be issued by the District and from other legally available revenues of the District, including but not limited to an operations and maintenance mill levy and fees. The financial plan for the District shall be to issue such Debt as the District can reasonably pay from time to time based upon the generation of the revenue sources depicted in the Financial Plan, attached hereto as Exhibit E. The Financial Plan sets forth projections currently associated with planned development within the Service Area. The timing and amounts associated with the issuance of any Debt shall be based upon the pace at which development progresses within the Service Area and the discretion of the Board. Debt that the District issues may be issued on a schedule and in such year or years as the District determines will meet the needs of the Financial Plan and may be phased and altered to serve development as it occurs. The Financial Plan provides an illustration of how the Public Improvements and other services of the District may be financed; however, the actual terms of Debt financing are likely to be different and shall be determined by the District, subject to the key limiting parameters established within this Service Plan. As further described in the Financial Plan, the District anticipates issuing approximately \$17,000,000 of Debt to complete the Public Improvements. The actual amount of Debt may increase or decrease, depending on the timing of build-out, actual assessed value, tax collections, and market conditions. Notwithstanding the foregoing, the District shall not be permitted to issue Debt in excess of the Debt Limitation or impose a debt service mill levy which, combined with the District's operations and maintenance mill levy, exceeds the Maximum Total Mill Levy established hereunder, except as set forth herein.

b. Assumptions

The maximum Debt Limitation contained in Section VI.g. assumes that the assessed valuation within the Project at build-out will be approximately \$23,525,000 based on an estimated 865,000 square feet of commercial/industrial space. The Financial Plan demonstrates that the District can finance the Public Improvements as identified herein, will be capable of discharging the indebtedness on a reasonable basis, and will operate on a sound fiscal basis.

c. District Revenue

The District will impose a mill levy on taxable property within the District Boundaries as a primary source of revenue for repayment of Debt and for operations and maintenance. The District may also rely upon various other revenue sources authorized by law. At the District's discretion, these may include the power to assess fees, rates, tolls, penalties, or charges as provided for in the Special District Act, as amended.

A Maximum Total Mill Levy of *fifty (50) mills* is authorized to support debt service and operations and maintenance of the District. The District may request an amendment to the Service Plan, in accordance with Section V.c., to eliminate mill levy caps when the debt to assessed value ratio falls below fifty percent (50%). Any request to eliminate a mill levy cap is considered a material modification.

d. Debt Service Mill Levy

A maximum mill levy of fifty (50) mills is authorized to support the debt service of the District, subject to the Maximum Total Mill Levy. An initial debt service mill levy of forty-five (45) mills is anticipated to produce revenue sufficient to support debt service costs through the bond repayment period. (See Exhibit E, Financial Plan).

e. Operations and Maintenance Mill Levy

Prior to the imposition of a debt service mill levy pursuant to Section VI.d. hereof, a maximum mill levy of fifty (50) mills is authorized to support the operations and maintenance of the District Services and Public Improvements. At any time in which the District imposes a debt service mill levy pursuant to Section VI.d. hereof, the maximum mill levy authorized to support the operations and maintenance of the District Services and Public Improvements will decrease to fifteen (15) mills, subject to the limitation of the Maximum Total Mill Levy. An initial operations and maintenance mill levy of fifty (50) mills, when combined with any advances made by the developer, is anticipated to produce revenue sufficient to support the operations and maintenance of District Services and Public Improvements. (See Exhibit E, Financial Plan).

f. District's Operating Cost and District Expenditures

The estimated cost of acquiring land, engineering services, legal services, and other administrative services, together with the estimated costs of the District's organization and other costs related to initial operations, are anticipated to be \$360,000 which will be eligible for reimbursement from Debt proceeds and any other revenues legally available to the District, including fees and property taxes.

In addition to the capital costs of the Public Improvements, the District will require operating funds for administration and to plan and cause the Public Improvements to be constructed and maintained. In the early stages of development of the Project and prior to the District's issuance of Debt, it is anticipated that such funds may be provided by the developer of the District through one or more advance, acquisition, and/or reimbursement agreements between the District and the developer. The first year's operating budget is estimated to be \$100,000 which is anticipated to be derived from revenues of the District, including potential

advances made to the District by the developer of the District, which are anticipated to be repaid upon terms agreed to by the District.

g. Debt

i. Debt Limitation

The total Debt limit for the District is \$25,000,000 inclusive of costs, of issuance, inflation, and other similar costs, provided, however, that any refunding of any Debt shall not be included within, or be counted towards or against, the Debt limitation. For purposes of this Service Plan, Debt shall be considered any outstanding bonds, notes, contracts, or other financial obligations of the District payable in whole or in part from ad valorem taxes or other revenues of the District for the Purposes of financing, acquiring, constructing, or improving any of the public improvements as contemplated herein. The debt limit shall not be increased unless approved by the County as permitted by statute and the Colorado Constitution. Any change in debt limit shall be considered a material modification of the Service Plan. The debt limit shall not apply to any SID Bonds, and any debt of the Green SID issued as SID Bonds shall not reduce the aggregate debt authorization of the District. The maximum term of any bond issue, including any SID Bonds and refunding and refinancing bonds, shall be thirty (30) years from the original date of issuance.

ii. Maximum Voted Interest Rate and Maximum Underwriting Discount

The interest rate on any debt, including SID Bonds, is limited to the market rate at the time the debt is issued. In the event of a default, the maximum voted interest rate on any debt shall not exceed twelve percent (12%). The maximum underwriting discount shall be five percent (5%). Debt, when issued, shall comply with all relevant requirements of this Service Plan, State Law, and Federal Law as is then applicable to the issuance of public securities.

VII. Annual Report

a. General

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

b. Reporting of Significant Events

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

1. Boundary changes made or proposed to the District Boundaries as of December 31 of the prior year.
2. Intergovernmental agreements with other governmental entities, either executed or proposed as of December 31 of the prior year.

3. Copies of the District's rules and regulations, effective December 31 of the prior year, if applicable.
4. A summary of any litigation which involves the District Public Improvements as of December 31 of the prior year.
5. Status of the District's construction of the Public Improvements as of December 31 of the prior year.
6. A list of all facilities and improvements constructed by the District that have been dedicated to and accepted by the County as of December 31 of the prior year.
7. The assessed valuation of the District for the current year.
8. Current year budget including a description of the Public Improvements to be constructed in such year.
9. Audit of the District's financial statements, for the year ending December 31 of the previous year, prepared in accordance with generally accepted accounting principles or audit exemption, if applicable.
10. Notice of any uncured events of default by the District which continue beyond a ninety (90) day period, under any Debt instrument.
11. Any inability of the District to pay its obligations as they come due, in accordance with the terms of such obligations, which continue beyond a ninety (90) day period.

VIII. Disclosure Statement

The District shall provide notice to all purchasers of the property in the District regarding the District's authority to levy and collect ad valorem taxes and to impose and collect rates, fees, tolls, and charges, by recording a disclosure statement against the property within the District with the Office of the Adams County Clerk and Recorder. Such disclosure statement shall also provide information concerning the structure of the Board and summarize how purchasers may participate in the affairs of the Board. The disclosure statement shall be recorded within thirty (30) days following recordation of the court decree organizing the District.

IX. Consolidation and Dissolution

The consolidation of the District with any other special district shall be subject to the approval of the County. The District shall take all steps necessary to dissolve pursuant to Section §§ 32-1-701 et. seq., C.R.S., as amended, at such time it does not need to remain in existence to discharge its final obligations or perform its services.

X. Intergovernmental Agreements

To the extent practicable, the District may enter into intergovernmental agreements to better ensure long-term provision of the Public Improvements identified herein or for other

lawful purposes. It is anticipated that sanitation and wastewater treatment services and water services will be provided to the District by appropriate governmental and quasi-governmental entities.

XI. Conclusion

It is submitted that this Services Plan for the District, as required by the ACDS&R and C.R.S. § 32-1-203, as amended, establishes that:

1. There is sufficient existing and projected need for the organized service in the area to be serviced by the District;
2. The existing service in the area to be served by the District is adequate for present and projected needs;
3. The District is capable of providing economical and sufficient service to the area within its proposed boundaries; and
4. The area to be included in the District does have, and will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
5. Adequate service is not, and will not be, available to the area through the County or other existing municipal or quasi-municipal corporations, including existing special districts, within a reasonable time and on a comparable basis.
6. The facility and service standards of the District are compatible with the facility and service standards of the County within which the special district is to be located and each municipal party which is an interested party under C.R.S. § 32- 1-204(1).
7. The proposal is in substantial compliance with the comprehensive plan, as amended, adopted pursuant to C.R.S. § 30-28-106, as amended.
8. The proposal is in compliance with any duly adopted County, regional, or state long-range water quality management plan for the area.
9. The creation of the District is in the best interest of the area proposed to be served.

EXHIBIT A
DISTRICT BOUNDARIES – LEGAL DESCRIPTION

PARCEL ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE W ½ OF THE SW ¼ OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, 50 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION;

THENCE NORTH 0°5' EAST A DISTANCE OF 500 FEET;

THENCE EAST AT AN ANGLE OF 90° A DISTANCE OF 20 FEET;

THENCE N 0°5' EAST A DISTANCE OF 105.5 FEET;

THENCE NORTHEAST ON A CURVE TO THE EAST WITH A RADIUS OF 2252 FEET A DISTANCE OF 2315.15 FEET;

THENCE NORTH 59° EAST 27.4 FEET TO A POINT 1186.27 FEET EAST OF THE WEST LINE OF SAID SECTION ON A BOUNDARY LINE LOCATED 100 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE EAST ALONG SAID BOUNDARY LINE TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SECTION;

THENCE WEST ALONG SAID SOUTH LINE 1270 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING,

EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF LAYTON TRUCK EQUIPMENT SUBDIVISION, RECORDED FEBRUARY 8, 2008 AT RECEPTION NO. 2008000010084,

AND EXCEPT THAT PORTION CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT IN QUIT CLAIM DEED RECORDED DECEMBER 27, 2011 AT RECEPTION NO. 20111000085351,

AND EXCEPT THE NORTH 30' OF THE 60' RIGHT OF WAY FOR WEST 56TH AVENUE CONVEYED PER ADAMS COUNTY ROAD PETITION 502 COMMISSIONERS' ROAD BOOK 1, PAGE 362 ON JULY 15, 1904,

COUNTY OF ADAMS,
STATE OF COLORADO.

FOR INFORMATIONAL PURPOSES: 465 W 56TH AVE / APN: R0177340

PARCEL TWO:

A PARCEL OF LAND LOCATED IN THE SE ¼ SE ¼ OF SECTION 9 AND THE S ½ NW ¼ SW ¼ AND THE SW ¼ SW ¼ OF SECTION 10, ALL IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 10 BEARS SOUTH 45°47' WEST, 69.80 FEET;

THENCE NORTH 0°05' EAST, 451.22 FEET;

THENCE SOUTH 89°55' EAST A DISTANCE OF 20 FEET;

THENCE NORTH 0°05' EAST A DISTANCE OF 105.50 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2,252 FEET, AN ARC DISTANCE OF 1,430.06 FEET;

THENCE WEST 30.22 FEET TO A POINT OF NON-TANGENT CURVE ON THE SOUTHEASTERLY BOUNDARY LINE OF A STRIP OF GROUND CONVEYED TO THE DENVER AND SALT LAKE RAILROAD COMPANY BY DEED RECORDED IN BOOK 146 AT PAGE 415, ADAMS COUNTY, RECORDS;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,526.60 FEET AND A CENTRAL ANGLE OF 5°07'51" AN ARC DISTANCE OF 226.25 FEET (THE CHORD OF WHICH BEARS SOUTH 35°18'55" WEST A DISTANCE OF 226.18 FEET) TO A POINT OF TANGENT; THENCE SOUTH 32°45' WEST ALONG SAID SOUTHEASTERLY BOUNDARY LINE A DISTANCE OF 961.00 FEET TO A 6" SQUARE WOOD FENCE POST;

THENCE SOUTH 24°58'35" EAST ALONG A LINE WHICH IS MARKED BY A 6' CHAIN LINK FENCE WITH A THREE-STRAND BARBED WIRE BARRIER ATOP A 4" SQUARE WOOD FENCE POSTS, A DISTANCE OF 473.29 FEET TO A 6" SQUARE WOOD FENCE POST;

THENCE NORTH 89°37'16" WEST ALONG A LINE WHICH IS MARKED BY A 6' CHAIN LINK FENCE WITH A THREE-STRAND BARBED WIRE BARRIER ATOP A 4" SQUARE WOOD FENCE POSTS, A DISTANCE OF 198.42 FEET TO A 6" SQUARE WOOD FENCE POST;

THENCE SOUTH 24°46'59" EAST ALONG A LINE WHICH IS MARKED BY A 6' CHAIN LINK FENCE WITH A CANTILEVERED FOUR-STRAND BARBED WIRE BARRIER ATOP AND 7" DIAMETER WOOD FENCE POSTS, A DISTANCE OF 518.73 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT IN QUIT CLAIM DEED RECORDED DECEMBER 27, 2011 AT RECEPTION NO. 20111000085351,

COUNTY OF ADAMS,
STATE OF COLORADO

THE SAME PROPERTY ALSO BEING DESCRIBED AS FOLLOWS BASED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY WARE MALCOMB CIVIL ENGINEERING & SURVEYING DATED MAY 25, 2021.

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE WEST SIXTEENTH CORNER OF SAID SECTION 10 AND 15 AND CONSIDERING THE CENTER SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 10 TO BEAR NORTH 00°10'45" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°10'45" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 490.00 FEET TO THE NORTH LINE OF LOT 1, LAYTON TRUCK EQUIPMENT SUBDIVISION RECORDED AT RECEPTION NUMBER 2008000010084 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ALONG SAID LOT 1 THE FOLLOWING FOUR COURSES:

1. SOUTH 89°51'58" WEST, A DISTANCE OF 346.60 FEET;
2. SOUTH 19°34'42" EAST, A DISTANCE OF 365.87 FEET;
3. NORTH 89°51'58" EAST, A DISTANCE OF 195.08 FEET;
4. SOUTH 00°10'45" EAST, A DISTANCE OF 115.00 FEET TO THE NORTHERLY RIGHT OF WAY OF WEST 56TH AVENUE AS RECORDED IN ADAMS COUNTY ROAD PETITION 502;

THENCE SOUTH 89°51'58" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,235.04 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE REGIONAL TRANSPORTATION DISTRICT DESCRIBED AT RECEPTION NUMBER 2011000085351 IN SAID RECORDS AND A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND CURVE HAVING A CENTRAL ANGLE OF 0°25'49", A RADIUS OF 1733.05 FEET, AN ARC LENGTH OF 13.01 FEET, AND A CHORD THAT BEARS NORTH 14°26'26" WEST, A DISTANCE OF 13.01 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°02'35" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 6.12 FEET;

THENCE NORTH 25°20'00" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 7.70 FEET TO A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND CURVE HAVING A CENTRAL ANGLE OF 16°44'04", A RADIUS OF 1733.05 FEET, AN ARC LENGTH OF 506.17 FEET, AND A CHORD THAT BEARS NORTH 23°41'35" WEST, A DISTANCE OF 504.37 FEET TO A POINT OF NON-TANGENCY AND THE SOUTHERLY LINE OF A PARCEL DESCRIBED AT RECEPTION NUMBER 2010000086807 IN SAID RECORDS;

THENCE SOUTH 89°54'33" EAST ALONG SAID PARCEL, A DISTANCE OF 183.99 FEET;

THENCE NORTH 24°55'49" WEST ALONG SAID PARCEL, A DISTANCE OF 475.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD RECORDED IN PAGE 415 OF BOOK 146 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES:

1. NORTH 32°34'04" EAST, A DISTANCE OF 959.95 FEET TO A TANGENT CURVE TO THE RIGHT;
2. ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 4°38'06", A RADIUS OF 2796.60 FEET, AN ARC LENGTH OF 226.24 FEET, AND A CHORD THAT BEARS NORTH 35°08'00" EAST, A DISTANCE OF 226.17 FEET TO A POINT OF NON-TANGENCY;
3. NORTH 89°49'04" EAST, A DISTANCE OF 33.75 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
4. ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°30'18", A RADIUS OF 2252.00 FEET, AN ARC LENGTH OF 884.55 FEET, AND A CHORD THAT BEARS NORTH 47°37'16" EAST, A DISTANCE OF 878.88 FEET;
5. THENCE NORTH 58°52'25" EAST, A DISTANCE OF 28.56 FEET;
6. THENCE NORTH 89°28'31" EAST, A DISTANCE OF 128.35 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10;

THENCE SOUTH 00°11'12" EAST ALONG SAID EAST LINE, A DISTANCE OF 1224.02 FEET TO THE CENTER SOUTHWEST SIXTEENTH CORNER OF SECTION 10;

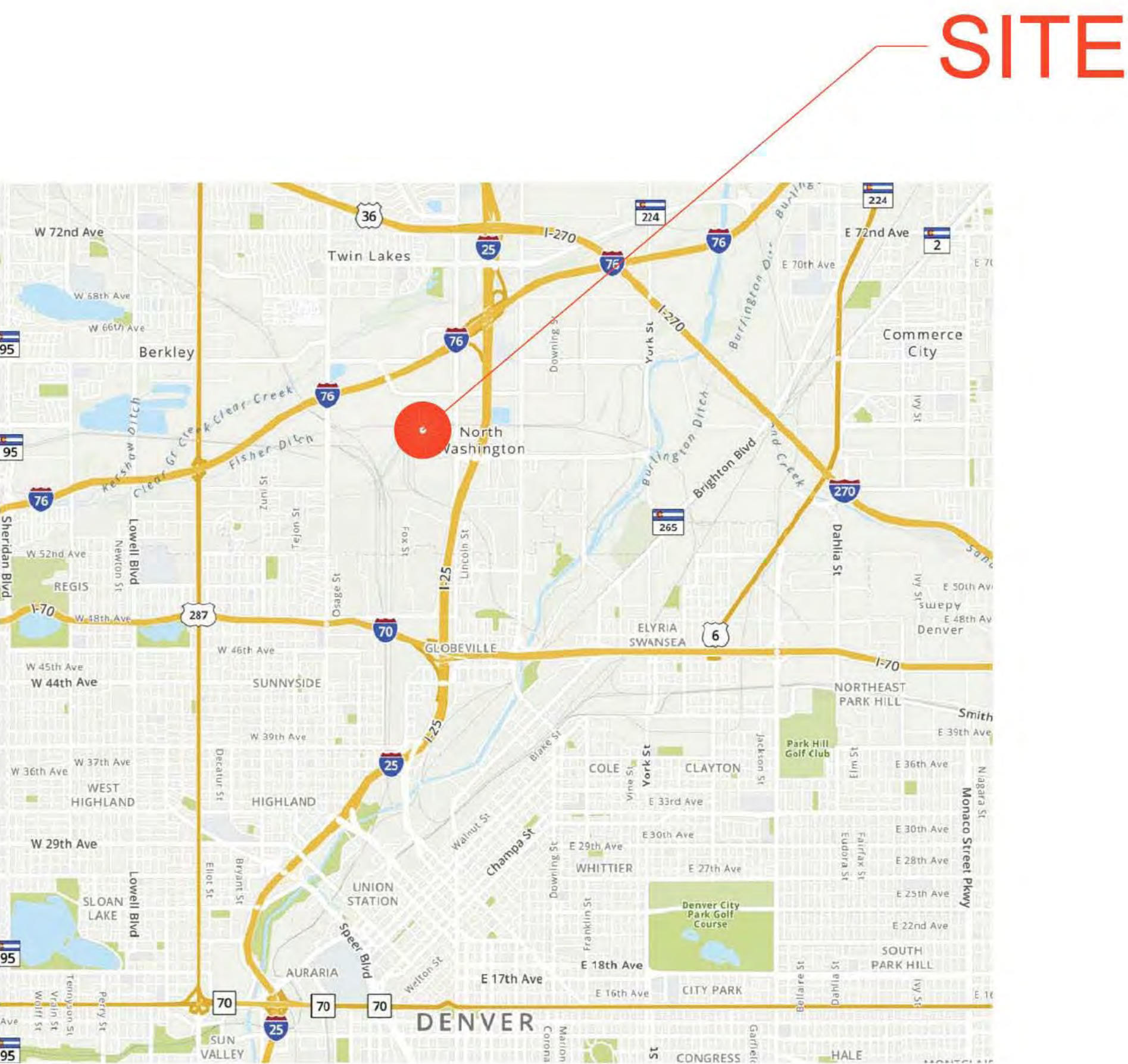
THENCE SOUTH 00°10'45" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 833.89 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A SURVEYED AREA OF 2,626,447 SQUARE FEET OR 60.295 ACRES, MORE OR LESS

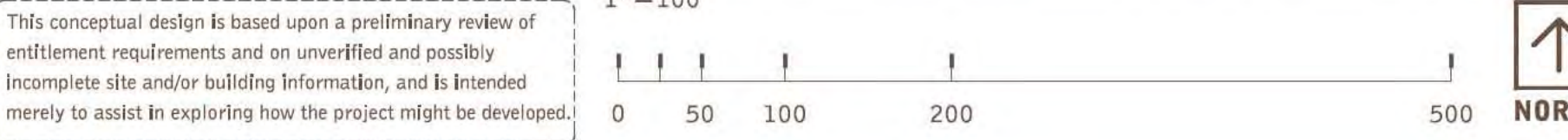
EXHIBIT B
SITE PLAN



TABULATIONS		
GROSS SITE AREA	+/- 2,626,446 SF	+/- 60.29 AC
TRACT AREA	+/- 598,384 SF	+/- 13.74 AC
NET SITE AREA	+/- 2,028,062 SF	+/- 46.56 AC
COVERAGE		42.8%
BUILDING/LOT AREA	BLDG	LOT
BUILDING 1	+/- 350,400 SF	+/- 19.31 AC
BUILDING 2	+/- 121,600 SF	+/- 6.16 AC
BUILDING 3	+/- 109,250 SF	+/- 5.75 AC
BUILDING 4	+/- 157,080 SF	+/- 7.82 AC
BUILDING 5	+/- 68,752 SF	+/- 3.61 AC
BUILDING 6	+/- 61,500 SF	+/- 3.91 AC
TOTAL BUILDING AREA	+/- 868,582 SF	+/- 46.56 AC
PARKING		
BUILDING 1		
AUTO	173 STALLS	
TRAILER	48 STALLS	
BUILDING 2		
AUTO	114 STALLS	
BUILDING 3		
AUTO	106 STALLS	
BUILDING 4		
AUTO	154 STALLS	
BUILDING 5		
AUTO	38 STALLS	
BUILDING 6		
AUTO	43 STALLS	
PARK PARKING		
AUTO	40 STALLS	



Ware Malcomb's services will be provided in accordance with its standard of care and will be based on physical or "social" distancing and health guidelines of the applicable federal, state and local authorities concerning the Covid-19 pandemic; which are in effect as of the date such Instruments of service are issued/delivered by Ware Malcomb to the client. Ware Malcomb will use its best professional judgment in interpreting and applying the requirements of all laws applicable to the Ware Malcomb's services such as those applicable to Covid-19, but compliance with these laws as they may be eventually interpreted by others cannot be guaranteed. In this regard, for those laws relating to Covid-19 health guidelines, such guidelines are and continue to be modified or amended by the applicable authorities; as such, Ware Malcomb's design is dependent on factors outside of its control and Ware Malcomb does not and cannot warrant or guarantee that Covid-19 or other illnesses will be prevented.



Hines

Quantum
56

scheme: mp1.0

Overall Site Plan

Quantum 56
Adams County, CO

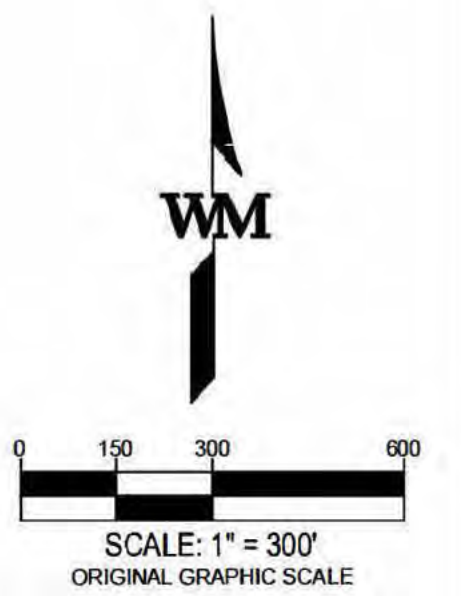
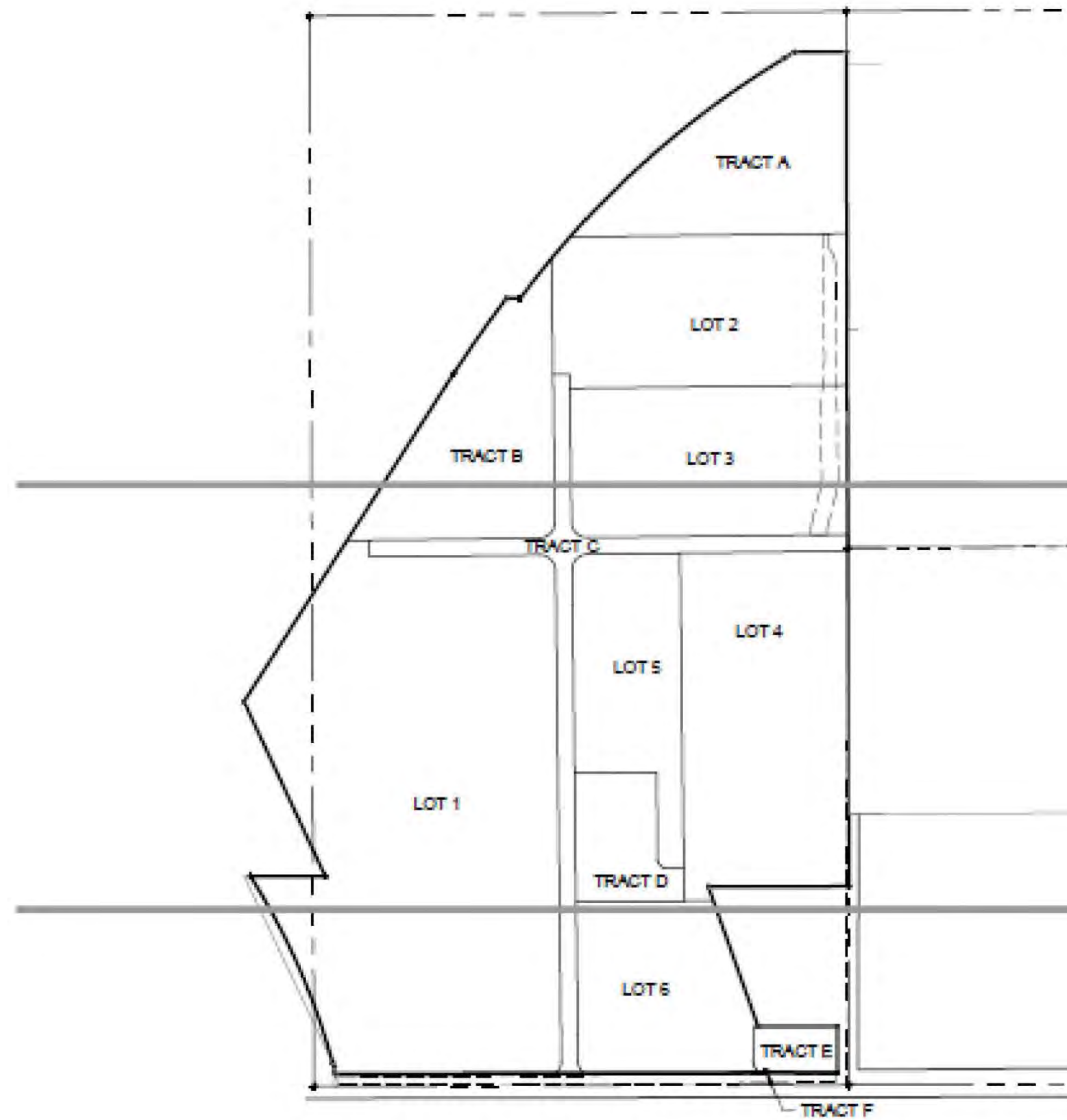
WARE MALCOMB

DCS20-4073-00
11.22.21

SHEET
1

EXHIBIT C
DISTRICT BOUNDARIES MAP & VICINITY MAP

DISTRICT BOUNDARIES MAP



VICINITY MAP



EXHIBIT D DISTRICT SERVICES

The District anticipates financing, designing, constructing, acquiring, and installing public improvements, including the following:

1. Grading & Erosion Control
2. Exterior Street
3. Interior Streets
4. Water Utility System
5. Sanitary Sewer System
6. Stormwater Drainage and Detention System
7. Renewable Energy Improvements

The District anticipates operating and maintaining public improvements, including the following:

1. Interior Streets
2. Stormwater Drainage and Detention System
3. Onsite sanitary sewer
4. Parks & open space
5. Renewable Energy Improvements

EXHIBIT E
FINANCIAL PLAN



Summary of Financing Assumptions

January 10, 2022

Quantum 56 Metropolitan District Financial Plan Service Plan Submission

We have prepared the following Financial Plan for the initial formation of the Quantum 56 Metropolitan District. This Financial Plan is based upon development information that has been provided to us by Quantum 56 Phase I LLC ("District Organizer").

Based upon the assumptions below, the Financial Plan demonstrates that the District has the ability to finance a significant portion of the public improvements identified within the Service Plan and will be capable of discharging that indebtedness on a reasonable basis. It is assumed that the District will impose a total mill levy of 50 mills on all taxable property within its boundaries and this mill levy will be used as the primary source of revenue for repayment of this debt and for operations and maintenance. It is anticipated that 47.5 mills will be for debt service and 2.5 mills for operations and maintenance with a max mill levy of 50 mills. It is anticipated that the District's portion of Specific Ownership Tax related to the debt mill levy, estimated at 6.0%, will also be pledged for bond repayment.

This forecast is based upon certain assumptions with facts and circumstances as we know them today and sets forth a reasonable estimate of growth within the development. Since events and circumstances frequently do not occur as expected there will usually be differences between the forecasted and actual results. Based upon these assumptions, the financial forecast shows that the District can levy 47.5 mills for debt and discharge its debt at reasonable rate. While these represent conservative assumptions provided by the District Organizer, it is the expectation that the District will be able to levy fewer mills. The following is a summary of the assumptions used in preparation of the Financial Plan.

Financial Plan Assumptions

The following assumptions have been provided by the Developer and form the basis of the financial analysis. All prices below reflect anticipated 2022 market values. The development is comprised of six industrial buildings for a total of 868,360 square feet. The buildings are anticipated to be completed between 2024 and 2027. The table below outlines the development buildout plan and estimated value per building. The estimated market value per unit figures below reflect 2022 market values. Such market values are modeled in the financial plan at a 1.50% biennial price inflation.

Commercial Development Summary												
Phase	Description	Type	Sq Ft	2022 MV SF	2022 Total MV	2022 AV SF	2022 Total AV	Complete Yr	2022	2023	2024	2025
								Collect Yr	2024	2025	2026	2027
1	Building 1	C	350,400	80	28,032,000	23	8,129,280				350,400	350,400
1	Building 2	C	121,600	100	12,160,000	29	3,526,400				121,600	121,600
1	Building 3	C	109,250	100	10,925,000	29	3,168,250				109,250	109,250
2	Building 4	C	157,080	100	15,708,000	29	4,555,320					157,080
2	Building 5	C	68,530	110	7,538,300	32	2,186,107					68,530
2	Building 6	C	61,500	110	6,765,000	32	1,961,850					61,500
Totals			868,360	93	81,128,300	27	23,527,207		-	-	581,250	287,110
Cumulative Commercial Sq Ft Built									-	-	581,250	868,360
% of Total Commercial Sq Ft Built									0%	0%	67%	100%

District Mill Levies:		
	Anticipated Mill Levy for Debt	47.500
	Anticipated Mill Levy for O&M	2.500
	Total Mill Levy	50.000
	Specific Ownership Tax %	6.00%

District Debt:		
	Estimated Senior Bond Interest Rate	6.00%
	Estimated Subordinate Bond Interest Rate	8.00%
	Bond Issuance Year(s)	2023
	Anticipated Bond Term	30 Years
	Principal Amount	\$17,420,000
	Net Project Funds	\$12,946,300
	Capitalized Interest	\$ 2,610,000
	Debt Service Reserve Fund	\$1,341,100
	Costs of Issuance	\$522,600
	Total	17,420,000

Similar Developments

The following represents the total mill levy for various developments within the Denver Metropolitan Area that are comprised of similar industrial buildings.

Mill Levy Comparisons (2020 for 2021 Collection)	
<u>Project</u>	<u>Total Mills</u>
Park 1200 Tech Center	101.6
Prologis Park Central	100.8
Hub 25	100.8
Crossroads Commerce Park (Denver)	119.1
Crossroads Commerce Park (Adams)	142.0
Enterprise Park	131.9
Stapleton Business Center North	101.1
Stapleton Business Center	101.1
Gateway Park	142.0
Majestic Commercenter	142.8
Eastpark 70	155.8
Airways Business Center	129.8
First Aurora Commerce Center	154.8
Tower Business Center	138.8
Park 70	154.8
Stafford Logistics Center	125.7
Highpoint Logistics Park	153.3
Nexus at DIA	173.4

Subject Property (2020 for 2021 Collection)	
<u>Quantum 56 Metropolitan District</u>	<u>Total Mills</u>
465 W 56th Ave Mill Levy	99.5
Maximum Metropolitan District Mill Levy	50.0
Total Potential Mill Levy	149.5

Summary

As we've described above the financing plan proposes an ultimate build-out over the next 3-5 years with industrial property development. The model assumes 47.5 debt service mills for the industrial property. As a result of the financial modeling with debt service coverage of 1.31 times, the bonding capacity of the District is \$17,500,000 assuming a 30 year bond issue. It is anticipated that the District will issue debt at the appropriate time as the capital markets will allow based on the buildout at that point in time.

The assumptions disclosed in the Financial Plan are those of the District Organizer and have not been independently reviewed by RBC Capital Markets. All of the revenues pledged to debt service are dependent solely upon the timely build-out at the projected market and assessed values per unit. The forecasted absorption schedule is based upon certain assumptions with facts and circumstances as we know them today and sets forth an estimate of growth within the development. As true with financial projections included in any model for a metropolitan district, these financial projections do not constitute a commitment to construct any specific buildings, nor do they obligate the Developer to begin new construction on any specific timetable.

The ability to issue debt in the future will also depend on the level of development achieved within the District, and on the rate of taxes imposed by the District within to the limits created by the Service Plan. There is a high probability that the forecasted results will differ from future tax base factors and such variations can be material. The assumptions as defined above should be viewed in conjunction with the attached Financial Plan.

It is contemplated that RBC Capital Markets will provide investment banking services to the District in connection with its future bond financings or other borrowings. RBC Capital Markets is not acting as a financial advisor to the Quantum 56 Metropolitan District. RBC Capital Markets has not independently reviewed the assumptions that the financial model is based upon and RBC Capital Markets cannot assure the achievability of the information provided by the Development. Due to the inherent nature of future events, which are subject to change, the actual results may vary materially from the results presented herein. RBC Capital Markets has no responsibility or obligation to update this information or this financial model for events occurring after the date of this report.

Sincerely,



Tom Wendelin

Director

RBC CAPITAL MARKETS

Quantum 56 Metropolitan District
Limited Tax General Obligation Bonds, Series 2023
Service Plan Submission - Financial Plan
D/S Mill Levy = 47.500 Mills

Financing Summary

Sources and Uses			
Sources	Senior	Subordinate	Total
Par Amount	14,500,000	2,920,000	17,420,000
Premium/(Discount)			-
Other			-
Total Sources	14,500,000	2,920,000	17,420,000

Uses	Senior	Subordinate	Total
Project Fund	10,113,900	2,832,400	12,946,300
Debt Service Reserve Fund	1,341,100	-	1,341,100
Capitalized Interest Fund	2,610,000	-	2,610,000
Estimated Issuance Costs (3.00%)	435,000	87,600	522,600
Total Uses	14,500,000	2,920,000	17,420,000

Development Assumptions	
Residential Units	-
Average Market Value per Unit (Uninflated)	-
Total Residential Market Value (Uninflated)	-
Total Residential Assessed Value (Uninflated)	-
Commercial Sq Ft	868,360
Average Market Value per Sq Ft (Uninflated)	93
Total Commercial Market Value (Uninflated)	81,128,300
Total Commercial Assessed Value (Uninflated)	23,527,207
Total Market Value (Uninflated)	81,128,300
Total Assessed Value (Uninflated)	23,527,207

Issue Information		
Issue Date	09/01/2023	09/01/2023
Maturity Date	12/01/2052	12/15/2052
Stated Term	29.3 Yrs	29.3 Yrs
Estimated Interest Rate	6.00%	8.00%

Senior Debt Service Summary	
Principal	14,500,000
Interest	19,455,000
Total Principal & Interest	33,955,000
Less: Capitalized Interest (Principal & Earnings @ 0%)	(2,610,000)
Less: Debt Service Reserve Fund (Principal & Earnings @ 0%)	(1,341,100)
Net Debt Service	30,003,900
Maximum Annual Net Debt Service	1,377,800

Subordinate Debt Service Summary	
Principal	2,920,000
Interest	7,043,226
Total Principal & Interest	9,963,226
Less: Debt Service Reserve Fund (Principal & Earnings @ 0%)	N/A
Net Debt Service	9,963,226
Maximum Annual Net Debt Service	N/A

Other Assumptions	
Debt Mill Levy	47.500 Mills
Operations Mill Levy	2.500 Mills
Total Mill Levy	50.000 Mills
Specific Ownership Tax %	6.00%
Maximum Total Mill Levy Allowed	50.000 Mills
Property Tax Collection Costs	2.00%
Commercial Assessment Rate	29.00%
Residential Assessment Rate	7.15%
Biennial Reappraisal Change	3.00%
Minimum Coverage Requirement	1.25-1.35
Actual Coverage at Stabilization (2028)	1.31

Commercial Development Summary													
Phase	Description	Type	Sq Ft	2022 MV SF	2022 Total MV	2022 AV SF	2022 Total AV	Complete Yr	2022	2023	2024	2025	Total
								Collect Yr	2024	2025	2026	2027	
1	Building 1	C	350,400	80	28,032,000	23	8,129,280				350,400		350,400
1	Building 2	C	121,600	100	12,160,000	29	3,526,400				121,600		121,600
1	Building 3	C	109,250	100	10,925,000	29	3,168,250				109,250		109,250
2	Building 4	C	157,080	100	15,708,000	29	4,555,320					157,080	157,080
2	Building 5	C	68,530	110	7,538,300	32	2,186,107					68,530	68,530
2	Building 6	C	61,500	110	6,765,000	32	1,961,850					61,500	61,500
Totals			868,360	93	81,128,300	27	23,527,207		-	-	581,250	287,110	868,360
Cumulative Commercial Sq Ft Built									-	-	581,250	868,360	
% of Total Commercial Sq Ft Built									0%	0%	67%	100%	
Commercial Sq Ft Developed								Collect Yr	2024	2025	2026	2027	
Commercial Market Value									-	-	54,230,025	86,069,013	
Commercial Assessed Value									-	-	15,726,707	24,960,014	
Commercial Undeveloped Land								Collect Yr	2024	2025	2026	2027	
Undeveloped Land				% of Total MV		6.58%		5,500,000	5,500,000	1,873,046	-		
Assessor Discount Factor								0%	0%	0%	0%		
Undeveloped Land Market Value (Discounted)									5,500,000	5,500,000	1,873,046	-	
Land Assessed Value									1,595,000	1,595,000	543,183	-	
Total Commercial Development								Collect Yr	2024	2025	2026	2027	
Total Market Value									5,500,000	5,500,000	56,103,071	86,069,013	
Total Assessed Value									1,595,000	1,595,000	16,269,891	24,960,014	
Reappraisal Change									3.00%		3.00%		

Cash Flow Summary											
	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Property Tax Revenue Information											
Beginning Assessed Value	-	-	-	1,595,000	1,595,000	16,269,891	24,960,014	25,708,814	25,708,814	26,480,079	26,480,079
Additions	-	-	1,595,000	-	14,627,041	8,690,123	-	-	-	-	-
Reappraisal Adjustments	-	-	-	-	47,850	-	748,800	-	771,264	-	794,402
Ending Assessed Value	-	-	1,595,000	1,595,000	16,269,891	24,960,014	25,708,814	25,708,814	26,480,079	26,480,079	27,274,481
D/S Mill Levy	-	47.500	47.500	47.500	47.500	47.500	47.500	47.500	47.500	47.500	47.500
% Reappraisal Growth			3.00%		3.00%		3.00%		3.00%		3.00%
D/S Property Tax Revenue	-	-	75,763	75,763	772,820	1,185,601	1,221,169	1,221,169	1,257,804	1,257,804	1,295,538
Specific Ownership Taxes @ 6.00%	-	-	4,546	4,546	46,369	71,136	73,270	73,270	75,468	75,468	77,732
Treasurer's Fee - 2.00%	-	-	(1,606)	(1,606)	(16,384)	(25,135)	(25,889)	(25,889)	(26,665)	(26,665)	(27,465)
Total Revenue for Debt Service	-	-	78,702	78,702	802,805	1,231,602	1,268,550	1,268,550	1,306,607	1,306,607	1,345,805
Senior Debt Service Information											
Debt Service	-	217,500	870,000	870,000	870,000	940,000	965,800	969,800	998,200	994,500	1,025,500
Capitalized Interest	-	(217,500)	(870,000)	(870,000)	(652,500)	-	-	-	-	-	-
DSR Fund	-	-	-	-	-	-	-	-	-	-	-
Total Net Debt Service	-	-	-	-	217,500	940,000	965,800	969,800	998,200	994,500	1,025,500
D/S Coverage Ratio	-	-	-	-	3.69	1.31	1.31	1.31	1.31	1.31	1.31
D/S Coverage Ratio at Max Levy of 47.500 Mills	-	-	-	-	3.69	1.31	1.31	1.31	1.31	1.31	1.31
Revenue After Senior D/S	-	-	78,702	78,702	585,305	291,602	302,750	298,750	308,407	312,107	320,305
Surplus Fund Deposits = \$690,000	-	-	78,702	78,702	532,596	-	-	-	-	-	-
Revenue After Surplus Fund Deposit	-	-	-	-	52,709	291,602	302,750	298,750	308,407	312,107	320,305
Subordinate Bond Information											
Beginning Balance	-	-	2,987,484	3,226,483	3,484,602	3,710,661	3,715,912	3,710,435	3,708,520	3,696,794	3,680,431
Additions		2,920,000									
Interest Rate		8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Interest	-	67,484	238,999	258,119	278,768	296,853	297,273	296,835	296,682	295,744	294,434
Payments	-	-	-	-	(52,709)	(291,602)	(302,750)	(298,750)	(308,407)	(312,107)	(320,305)
Ending Balance	-	2,987,484	3,226,483	3,484,602	3,710,661	3,715,912	3,710,435	3,708,520	3,696,794	3,680,431	3,654,560
Revenue After Subordinate D/S	-	-	-	-	-	-	-	-	-	-	-
Surplus Fund Information											
Deposits	-	-	78,702	78,702	532,596	-	-	-	-	-	-
Interest at 0.00%	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	-	-	78,702	157,404	690,000	690,000	690,000	690,000	690,000	690,000	690,000
O&M Mill Summary Information											
Assessed Value	-	-	1,595,000	1,595,000	16,269,891	24,960,014	25,708,814	25,708,814	26,480,079	26,480,079	27,274,481
O&M Mill Levy	-	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500
O&M Property Tax Revenue	-	-	3,988	3,988	40,675	62,400	64,272	64,272	66,200	66,200	68,186
Specific Ownership Taxes @ 6.00%	-	-	239	239	2,440	3,744	3,856	3,856	3,972	3,972	4,091
Treasurer's Fee - 2.00%	-	-	(85)	(85)	(862)	(1,323)	(1,363)	(1,363)	(1,403)	(1,403)	(1,446)
O&M Property Tax Revenue	-	-	4,142	4,142	42,253	64,821	66,766	66,766	68,769	68,769	70,832

Cash Flow Summary											
	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Property Tax Revenue Information											
Beginning Assessed Value	27,274,481	27,274,481	28,092,716	28,092,716	28,935,497	28,935,497	29,803,562	29,803,562	30,697,669	30,697,669	31,618,599
Additions	-	-	-	-	-	-	-	-	-	-	-
Reappraisal Adjustments	-	818,234	-	842,781	-	868,065	-	894,107	-	920,930	-
Ending Assessed Value	27,274,481	28,092,716	28,092,716	28,935,497	28,935,497	29,803,562	29,803,562	30,697,669	30,697,669	31,618,599	31,618,599
D/S Mill Levy	47.500	47.500	47.500	47.500	47.500	47.500	47.500	47.500	47.500	47.500	47.500
% Reappraisal Growth		3.00%		3.00%		3.00%		3.00%		3.00%	
D/S Property Tax Revenue	1,295,538	1,334,404	1,334,404	1,374,436	1,374,436	1,415,669	1,415,669	1,458,139	1,458,139	1,501,883	1,501,883
Specific Ownership Taxes @ 6.00%	77,732	80,064	80,064	82,466	82,466	84,940	84,940	87,488	87,488	90,113	90,113
Treasurer's Fee - 2.00%	(27,465)	(28,289)	(28,289)	(29,138)	(29,138)	(30,012)	(30,012)	(30,913)	(30,913)	(31,840)	(31,840)
Total Revenue for Debt Service	1,345,805	1,386,179	1,386,179	1,427,764	1,427,764	1,470,597	1,470,597	1,514,715	1,514,715	1,560,157	1,560,157
Senior Debt Service Information											
Debt Service	1,024,100	1,057,100	1,057,400	1,086,800	1,088,500	1,124,000	1,121,200	1,157,200	1,154,600	1,190,500	1,192,500
Capitalized Interest	-	-	-	-	-	-	-	-	-	-	-
DSR Fund	-	-	-	-	-	-	-	-	-	-	-
Total Net Debt Service	1,024,100	1,057,100	1,057,400	1,086,800	1,088,500	1,124,000	1,121,200	1,157,200	1,154,600	1,190,500	1,192,500
D/S Coverage Ratio	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31
D/S Coverage Ratio at Max Levy of 47.500 Mills	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31
Revenue After Senior D/S	321,705	329,079	328,779	340,964	339,264	346,597	349,397	357,515	360,115	369,657	367,657
Surplus Fund Deposits = \$690,000	-	-	-	-	-	-	-	-	-	-	-
Revenue After Surplus Fund Deposit	321,705	329,079	328,779	340,964	339,264	346,597	349,397	357,515	360,115	369,657	367,657
Subordinate Bond Information											
Beginning Balance	3,654,560	3,625,220	3,586,159	3,544,272	3,486,850	3,426,534	3,354,060	3,272,988	3,177,312	3,071,382	2,947,435
Additions	-	-	-	-	-	-	-	-	-	-	-
Interest Rate	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%
Interest	292,365	290,018	286,893	283,542	278,948	274,123	268,325	261,839	254,185	245,711	235,795
Payments	(321,705)	(329,079)	(328,779)	(340,964)	(339,264)	(346,597)	(349,397)	(357,515)	(360,115)	(369,657)	(367,657)
Ending Balance	3,625,220	3,586,159	3,544,272	3,486,850	3,426,534	3,354,060	3,272,988	3,177,312	3,071,382	2,947,435	2,815,573
Revenue After Subordinate D/S	-	-	-	-	-	-	-	-	-	-	-
Surplus Fund Information											
Deposits	-	-	-	-	-	-	-	-	-	-	-
Interest at 0.00%	-	-	-	-	-	-	-	-	-	-	-
Ending Balance	690,000	690,000	690,000	690,000	690,000	690,000	690,000	690,000	690,000	690,000	690,000
O&M Mill Summary Information											
Assessed Value	27,274,481	28,092,716	28,092,716	28,935,497	28,935,497	29,803,562	29,803,562	30,697,669	30,697,669	31,618,599	31,618,599
O&M Mill Levy	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500
O&M Property Tax Revenue	68,186	70,232	70,232	72,339	72,339	74,509	74,509	76,744	76,744	79,046	79,046
Specific Ownership Taxes @ 6.00%	4,091	4,214	4,214	4,340	4,340	4,471	4,471	4,605	4,605	4,743	4,743
Treasurer's Fee - 2.00%	(1,446)	(1,489)	(1,489)	(1,534)	(1,534)	(1,580)	(1,580)	(1,627)	(1,627)	(1,676)	(1,676)
O&M Property Tax Revenue	70,832	72,957	72,957	75,145	75,145	77,400	77,400	79,722	79,722	82,114	82,114

Cash Flow Summary										
	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Property Tax Revenue Information										
Beginning Assessed Value	31,618,599	32,567,157	32,567,157	33,544,172	33,544,172	34,550,497	34,550,497	35,587,012	35,587,012	
Additions	-	-	-	-	-	-	-	-	-	24,912,164
Reappraisal Adjustments	948,558	-	977,015	-	1,006,325	-	1,036,515	-	1,067,610	11,742,458
Ending Assessed Value	32,567,157	32,567,157	33,544,172	33,544,172	34,550,497	34,550,497	35,587,012	35,587,012	36,654,622	36,654,622
D/S Mill Levy	47.500	47.500	47.500	47.500	47.500	47.500	47.500	47.500	47.500	
% Reappraisal Growth	3.00%		3.00%		3.00%		3.00%		3.00%	
D/S Property Tax Revenue	1,546,940	1,546,940	1,593,348	1,593,348	1,641,149	1,641,149	1,690,383	1,690,383	1,741,095	38,512,764
Specific Ownership Taxes @ 6.00%	92,816	92,816	95,601	95,601	98,469	98,469	101,423	101,423	104,466	2,310,766
Treasurer's Fee - 2.00%	(32,795)	(32,795)	(33,779)	(33,779)	(34,792)	(34,792)	(35,836)	(35,836)	(36,911)	(816,471)
Total Revenue for Debt Service	1,606,961	1,606,961	1,655,170	1,655,170	1,704,825	1,704,825	1,755,970	1,755,970	1,808,649	40,007,059
Senior Debt Service Information										
Debt Service	1,227,400	1,228,100	1,261,400	1,260,200	1,301,300	1,302,000	1,339,400	1,341,100	2,718,900	33,955,000
Capitalized Interest	-	-	-	-	-	-	-	-	-	(2,610,000)
DSR Fund	-	-	-	-	-	-	-	-	(1,341,100)	(1,341,100)
Total Net Debt Service	1,227,400	1,228,100	1,261,400	1,260,200	1,301,300	1,302,000	1,339,400	1,341,100	1,377,800	30,003,900
D/S Coverage Ratio	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	
D/S Coverage Ratio at Max Levy of 47.500 Mills	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	1.31	
Revenue After Senior D/S	379,561	378,861	393,770	394,970	403,525	402,825	416,570	414,870	430,849	10,003,160
Surplus Fund Deposits = \$690,000	-	-	-	-	-	-	-	-	(690,000)	-
Revenue After Surplus Fund Deposit	379,561	378,861	393,770	394,970	403,525	402,825	416,570	414,870	1,120,849	10,003,160
Subordinate Bond Information										
Beginning Balance	2,815,573	2,661,258	2,495,297	2,301,151	2,090,273	1,853,970	1,599,463	1,310,850	1,000,848	-
Additions										2,920,000
Interest Rate	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	8.00%	
Interest	225,246	212,901	199,624	184,092	167,222	148,318	127,957	104,868	80,068	7,043,226
Payments	(379,561)	(378,861)	(393,770)	(394,970)	(403,525)	(402,825)	(416,570)	(414,870)	(1,080,916)	(9,963,227)
Ending Balance	2,661,258	2,495,297	2,301,151	2,090,273	1,853,970	1,599,463	1,310,850	1,000,848	-	-
Revenue After Subordinate D/S	-	-	-	-	-	-	-	-	39,933	39,933
Surplus Fund Information										
Deposits	-	-	-	-	-	-	-	-	(690,000)	-
Interest at 0.00%	-	-	-	-	-	-	-	-	-	-
Ending Balance	690,000	690,000	690,000	690,000	690,000	690,000	690,000	690,000	-	-
O&M Mill Summary Information										
Assessed Value	32,567,157	32,567,157	33,544,172	33,544,172	34,550,497	34,550,497	35,587,012	35,587,012	36,654,622	
O&M Mill Levy	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	2.500	
O&M Property Tax Revenue	81,418	81,418	83,860	83,860	86,376	86,376	88,968	88,968	91,637	2,026,988
Specific Ownership Taxes @ 6.00%	4,885	4,885	5,032	5,032	5,183	5,183	5,338	5,338	5,498	121,619
Treasurer's Fee - 2.00%	(1,726)	(1,726)	(1,778)	(1,778)	(1,831)	(1,831)	(1,886)	(1,886)	(1,943)	(42,972)
O&M Property Tax Revenue	84,577	84,577	87,114	87,114	89,728	89,728	92,419	92,419	95,192	2,105,635

Debt Service Summary

Senior - Series 1 - 2023

Date	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Principal	-	-	-	-	-	70,000	100,000	110,000	145,000	150,000	190,000
Coupon		6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest	-	217,500	870,000	870,000	870,000	870,000	865,800	859,800	853,200	844,500	835,500
Total P+I	-	217,500	870,000	870,000	870,000	940,000	965,800	969,800	998,200	994,500	1,025,500
CAPI	-	(217,500)	(870,000)	(870,000)	(652,500)	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	-	-	217,500	940,000	965,800	969,800	998,200	994,500	1,025,500

Senior - Total

Date	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
Principal	-	-	-	-	-	70,000	100,000	110,000	145,000	150,000	190,000
Interest	-	217,500	870,000	870,000	870,000	870,000	865,800	859,800	853,200	844,500	835,500
Total P+I	-	217,500	870,000	870,000	870,000	940,000	965,800	969,800	998,200	994,500	1,025,500
CAPI	-	(217,500)	(870,000)	(870,000)	(652,500)	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-
Net D/S	-	-	-	-	217,500	940,000	965,800	969,800	998,200	994,500	1,025,500

Debt Service Summary											
Senior - Series 1 - 2023											
Date	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Principal	200,000	245,000	260,000	305,000	325,000	380,000	400,000	460,000	485,000	550,000	585,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%
Interest	824,100	812,100	797,400	781,800	763,500	744,000	721,200	697,200	669,600	640,500	607,500
Total P+I	1,024,100	1,057,100	1,057,400	1,086,800	1,088,500	1,124,000	1,121,200	1,157,200	1,154,600	1,190,500	1,192,500
CAPI	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-
Net D/S	1,024,100	1,057,100	1,057,400	1,086,800	1,088,500	1,124,000	1,121,200	1,157,200	1,154,600	1,190,500	1,192,500

Senior - Total											
Date	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042	2043
Principal	200,000	245,000	260,000	305,000	325,000	380,000	400,000	460,000	485,000	550,000	585,000
Interest	824,100	812,100	797,400	781,800	763,500	744,000	721,200	697,200	669,600	640,500	607,500
Total P+I	1,024,100	1,057,100	1,057,400	1,086,800	1,088,500	1,124,000	1,121,200	1,157,200	1,154,600	1,190,500	1,192,500
CAPI	-	-	-	-	-	-	-	-	-	-	-
DSR	-	-	-	-	-	-	-	-	-	-	-
Net D/S	1,024,100	1,057,100	1,057,400	1,086,800	1,088,500	1,124,000	1,121,200	1,157,200	1,154,600	1,190,500	1,192,500

Debt Service Summary

Senior - Series 1 - 2023

Date	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Principal	655,000	695,000	770,000	815,000	905,000	960,000	1,055,000	1,120,000	2,565,000	14,500,000
Coupon	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	6.00%	
Interest	572,400	533,100	491,400	445,200	396,300	342,000	284,400	221,100	153,900	19,455,000
Total P+I	1,227,400	1,228,100	1,261,400	1,260,200	1,301,300	1,302,000	1,339,400	1,341,100	2,718,900	33,955,000
CAPI	-	-	-	-	-	-	-	-	-	(2,610,000)
DSR	-	-	-	-	-	-	-	-	(1,341,100)	(1,341,100)
Net D/S	1,227,400	1,228,100	1,261,400	1,260,200	1,301,300	1,302,000	1,339,400	1,341,100	1,377,800	30,003,900

Senior - Total

Date	2044	2045	2046	2047	2048	2049	2050	2051	2052	Totals
Principal	655,000	695,000	770,000	815,000	905,000	960,000	1,055,000	1,120,000	2,565,000	14,500,000
Interest	572,400	533,100	491,400	445,200	396,300	342,000	284,400	221,100	153,900	19,455,000
Total P+I	1,227,400	1,228,100	1,261,400	1,260,200	1,301,300	1,302,000	1,339,400	1,341,100	2,718,900	33,955,000
CAPI	-	-	-	-	-	-	-	-	-	(2,610,000)
DSR	-	-	-	-	-	-	-	-	(1,341,100)	(1,341,100)
Net D/S	1,227,400	1,228,100	1,261,400	1,260,200	1,301,300	1,302,000	1,339,400	1,341,100	1,377,800	30,003,900

To: Tom Wendelin, Director, RBC Capital Markets

From: Mitch Zatz, Managing Director, Jones Lang LaSalle
 Jason White, Industrial Broker, Jones Lang LaSalle

Date: January 5, 2022

RE: Broker's Opinion of Market Feasibility for Quantum 56

Jones Lang LaSalle has been asked to provide a Broker's Opinion of Market Feasibility for the proposed Quantum 56 Business Logistic Park located at 465 West 56th Avenue in unincorporated Adams County, CO (the Project). The memorandum that follows provides an assessment of proposed Project absorption and assessed valuation as shown in the RBC Capital Markets Financial Plan (aka the Quantum 56 Metropolitan District Limited Tax General Obligation Bonds, Series 2023 (Service Plan Submission), dated December 15, 2021, and based on current market conditions in the Metro Denver Industrial Market and the North Central Denver Industrial Submarket.

Project Overview / Planned Development

The Quantum 56 development is projected to include 868,360 SF of Class-A industrial spread across 6 buildings ranging in size from 61,500 SF to 350,400 SF, including a range of single and multi-tenant cross-dock and front-load buildings.

Table 1: Quantum 56 – Planned Development

Development Assumptions	Phase 1			Phase 2			SubTotal
	Bldg 1	Bldg 2	Bldg 3	Bldg 4	Bldg 5	Bldg 6	
Land SqFt	1,033,560	325,052	325,052	445,988	196,890	215,767	2,542,310
Residual Raw Land Value PSF	\$ 2.15	\$ 2.15	\$ 2.15	\$ 2.15	\$ 2.15	\$ 2.15	
Residual Improved Land Value PSF	\$ 4.93	\$ 4.93	\$ 4.93	\$ 4.93	\$ 4.93	\$ 4.93	
Commercial Development Type	Industrial	Industrial	Industrial	Industrial	Industrial	Industrial	
Commercial Square Feet	350,400	121,600	109,250	157,080	68,752	61,500	868,582
Assessor's Market Value per SF	\$ 80	\$ 100	\$ 100	\$ 100	\$ 110	\$ 110	
Year of Construction Completion	2024	2024	2024	2025	2025	2025	
Year of Taxable Assessed Value	2026	2026	2026	2027	2027	2027	

The development plan, and therefore financial model anticipates two phases of development, with Buildings 1-3 (581,250 total SF) being constructed in Phase 1, and Buildings 4-6 (287,110 total SF) being constructed in Phase 2. Phase 1 construction starts in 2023, is complete in 2024, and fully on tax rolls for property tax collection in 2026. Phase 2 construction starts in 2024, is complete in 2025, and fully on tax rolls for property tax collection in 2027.

Exhibit 1: Quantum 56 Site Plan



Denver Industrial Market / Quantum 56 Projected Absorption

The Quantum 56 development is expected to begin active leasing concurrent with the start of vertical construction in 2023. The financial model assumes it will be fully constructed and at least 90% leased / occupied by December 2025. The anticipated three-year lease-up requires average annual absorption of 289,500 SF.

JLL's Q3 2021 Market Insights Report for the Denver Metro Industrial Market is attached and shows continued demand for industrial space in Metro Denver. In the fourth quarter of 2021, the Denver market had absorbed more than 4.75M SF of new space (JLL) and year-end absorption hit 10.3M SF – the largest rate of net annual absorption on record.

The Denver Industrial Market weathered the 2008 recession better than most, averaging 1.77M SF of net absorption between 2009 and 2015 (CBRE, Colliers), and since 2015 that number has steadily grown.

Table 2: Metro Denver Net Annual Absorption of Industrial Space

Year	Net Annual Absorption (SF)
2016	4.1 M
2017	3.8 M
2018	2.7 M
2019	2.9 M
2020	3.3 M
2021	10.3 M
5-Year Average	4.5 M

Source: JLL, Colliers

With average annual net absorption of 4.5M SF, the Quantum 56 financial model only requires capturing 6.7% of total project demand annually for the three-year lease-up period. Given the Site's access to I-25 and central location, JLL projects the Project's true capture rate will be much higher.

The Quantum 56 Project is located within the North Central Denver Industrial Submarket (see Appendix A). The North Central Submarket is supply constrained and has one of the lowest vacancy rates in the Metro Denver market at 7.9% and saw 1.3M SF of new construction in 2021 (14.6% of total Metro Denver industrial development) and absorbed more than 1.2M SF during the same period. The resulting 18.5% capture rate is almost three times higher than the Quantum 56 underwriting assumptions and reflects the continued pent-up demand for warehouse industrial development in the land-constrained central submarkets.

There are currently no developments of the size or variety of product offerings planned or under construction within the North Central Submarket that will compete directly with Quantum 56 during the planned lease-up period. Significant projects within submarket include:

Pecos Logistics Park I (former Rocky Mountain Pre-Stress Site)

- 66 acres located at the NWC of W 56th and Pecos

- Phase 1 was delivered in Q3 2021, including at 283,500 SF built to suit distribution facility for Pepsi Co and three speculative buildings totaling 392,000. This Phase is 68% leased and expected to be fully leased before Q56 begins construction.
- Phase 2 is under construction and includes three buildings comprising 471,000 SF that is slated for delivery in Q2 2022. Phase 2 is expected to be fully leased by the time Q56 begins actively leasing.

Pecos Logistics Park II (301 W 60th Pl.)

- 22.6 acres located at the NWC of W 60th Pl and Broadway.
- No specific plans announced, but the long and narrow site configuration is expected to result in one or two separate build-to-suit opportunities totaling between 250,000 and 400,000 SF. As such, the project will not be directly competitive with a multi-building full-service logistics park such as Q56.

Pivot Denver (former Denver Merchandise Mart)

- 30.3 acres located at the NEC of 58th and Washington
- No specific site plans released, but currently marketed as a mixed-use site targeting big box retailers, “last-mile” distribution facilities and large scale medical and MOB. As such, the project will not be directly competitive with a multi-building full-service logistics park such as Q56.

104th Commerce Park

- 89.6 acres located at 104th Avenue east of I-76 and SH 85
- Currently under construction, the project includes 5 speculative industrial buildings totaling 1.2M SF.
- Located on the border between the Denver North and I-76/Brighton Submarkets and slated for delivery more than a year ahead of Q56, the project is not considered a significant competitor to Q56; however, the lease up periods will overlap.

Given the limited number of actively leasing projects in the area and the North Central Submarket’s historic ability to capture between 15% and 20% of total market demand, JLL believes the Quantum 56 financial model’s assumption that the Project will capture +/- 7% of annual demand is a conservative estimate well supported by the available market data.

Quantum 56 Projected Assessed Valuation

As shown in Table 1, the Quantum 56 financial model assumes an average assessor’s market value of \$80 PSF for the 350,000 SF Building 1, \$100 PSF for Buildings 2, 3, and 4 which range between 100,000 SF and 160,000 SF, and \$110 PSF for Buildings 5 and 6 each of which is less than 100,000 SF.

The modeled assumptions are inclusive of taxable commercial personal property which has historically averaged between 13% and 18% of the associated real property valuation in the Denver market. As such, the assumed market valuations are very conservative when compared to comparable sales in the Denver market which have average above \$180 PSF for similar product in recent years.

Table 3: Recent Comparable Metro Denver Industrial Sales

Development	Sale Date	Size (SF)	Sale Price	PPSF	Buyer	Seller
Pecos Logistics Park	Dec-21	1,146,100	\$ 318,000,000	\$ 277	JP Morgan	Westfield
Tower Business Center	Feb-21	422,691	\$ 66,450,000	\$ 157	EverWest RE Investors	United Properties
Enterprise Park	Dec-20	461,224	\$ 77,000,000	\$ 167	Nuveen RE	Etkin Johnson
Enterprise Business Center #6	May-20	647,000	\$ 85,700,000	\$ 132	Zurich Alt. Asst. Mnmt.	United Properties
Central 62	Sep-18	421,499	\$ 74,000,000	\$ 176	JP Morgan	Corum RE Group
Uninflated Average				\$ 182		

While market sales have climbed significantly in the past five years, area property tax assessments typically lag the market by at least two years and have not kept pace and, as such, are considerably lower. A summary of comparable properties from area tax rolls indicates that the valuations included in the Quantum 56 financial model are inline with area assessors' market valuations for similar product.

Table 4: Assessors' Market Valuation for North Central Denver Industrial Buildings

Development	Assessor	Year Built	Bldg size	2021 value/sf	Est. Personal Property	Total Market Value
> 300k SF						
Crossroads Commerce Park	Adams	2015	376,598	\$ 65.55	\$ 18.67	\$ 84.22
100k SF > 200k SF						
Central 62	Adams	2016	123,904	\$ 96.76	\$ 14.27	\$ 111.03
Central Connection	Adams	2020	153,300	\$ 80.58	\$ 11.89	\$ 92.47
Crossroads Commerce Park	Adams	2016	126,600	\$ 90.25	\$ 2.63	\$ 92.88
< 100k SF						
Central Connection	Adams	2020	41,280	\$ 83.62	\$ 12.33	\$ 95.95
Crossroads Commerce Park	Adams	2016	69,114	\$ 99.89	\$ 14.73	\$ 114.63
Crossroads Commerce Park	Denver	2016	60,155	\$ 126.52	\$ 18.66	\$ 145.18
Crossroads Commerce Park	Denver	2016	58,035	\$ 134.37	\$ 19.82	\$ 154.19
Central 64	Adams	2020	62,870	\$ 82.07	\$ 12.11	\$ 94.18

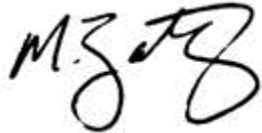
Source: Adams and Denver County Assessor's Offices

Given that the financial model assumes a modest 3% bi-annual inflation beginning in 2022, JLL believes the assumed \$80 to \$110 PSF assessor's market valuation (inclusive of business personal property) is a conservative estimate that is supported by current market conditions and that recent comparable sales will result in future biannual reassessments well in excess of the assumed 3%.

Attachment:

Jones Lang LaSalle – Q4 2021 Market Insights Report for the Denver Metro Industrial Market.

Sincerely,



Mitch Zatz
Managing Director
M +1 303 618 0584
Mitch.zatz@am.jll.com



Jason White
Executive Vice President
M +1 720 935 2168
jason.white@am.jll.com

Denver

Record-shattering absorption despite project delays and supply-chain chokehold

- 3.4 million s.f. delivered this quarter, resulting in 9.3 million s.f. of annual completions for 2021.
- The bulk of leasing activity occurred in I-70/East (41%) and North I-25 (22%) submarkets, with the average lease size around 50,000 s.f.
- Westfield's sale of Pecos Logistics Park for \$318 million was the top transaction of Q4, with 1.2 million s.f. trading hands to JP Morgan.
- Asking rents climbed as vacancy dropped by 60 basis points as a result of activity volume but also delayed move-ins from prolonged construction.

Absorption in Q4 2021 eclipsed the record level seen in Q3 by roughly 1.4 million s.f. and amounted to nearly half of the total 10.3 million s.f. absorbed in 2021. The completion of Lowe's and an e-commerce company's build to suit projects accounted for roughly 2.3 million s.f. of newly occupied space alone.

The drive for last-mile hubs and the desire for consumer proximity following Colorado's population growth spurred more new leases and expansions than relinquished space, resulting in less vacant space quarter-over-quarter. However, the lag of new vacancies to market may be a symptom of construction delays, as tenants like US Autoforce and Sashco, among others, idled in their old spaces as they awaited buildouts.

New deliveries exceeded last quarter by a little over 300,000 s.f., nearly 56% of which was pre-leased. We continued to see competitive asking rates in the Airport, I-70 / East and Northeast submarkets where development activity is most concentrated. However, the average asking rate for Denver increased overall, partially attributable to 22.5% of new construction coming from the Southeast and 14.3% from North Central submarkets, where rates are slightly above those in the I-70 / East & Airport submarkets.

Outlook

2022 promises another strong year for development with 6 million s.f. in projected deliveries in Q1 and Q2. Without any notion of supply chain resolve, tenants will continue choosing existing or spec spaces to speed up time to market. The stability of the market depends on this preference toward, particularly for large occupiers who would otherwise trend toward build to suit space, to curb the amount of available space that has steadily crept up each quarter this year even with the recent record absorption.

Fundamentals

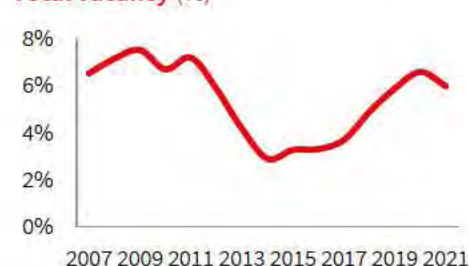
Forecast

YTD net absorption	10,257,259 s.f. ▼
Under construction	9,943,569 s.f. ▲
Total vacancy	6.0% ►
Sublease vacancy	1,052,547 s.f. ►
Direct asking rent	\$7.82 p.s.f. ▲
Sublease asking rent	\$6.79 p.s.f. ▲
Concessions	Stable ►

Supply and demand (s.f.)

Net absorption
Deliveries

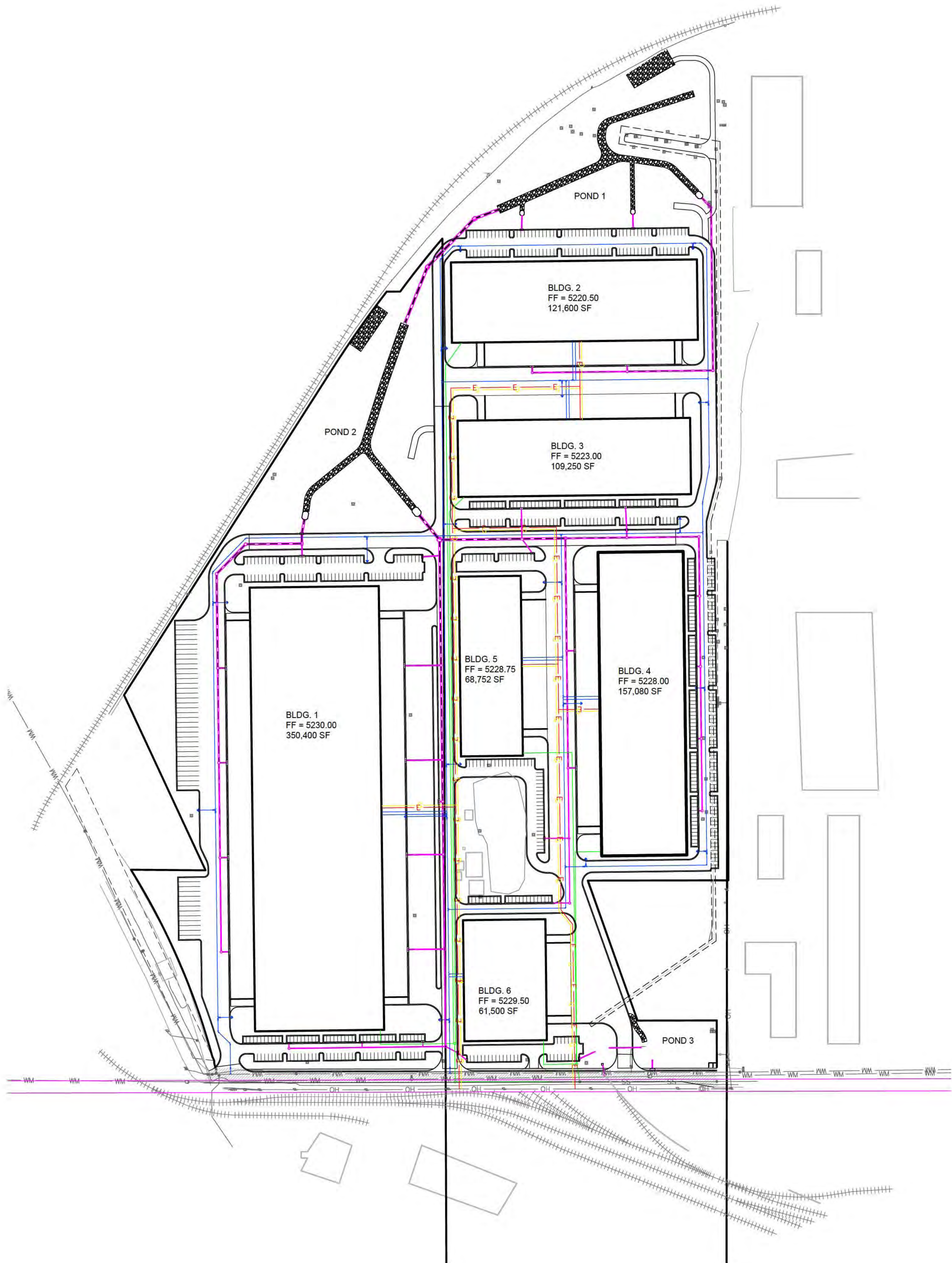

Total vacancy (%)



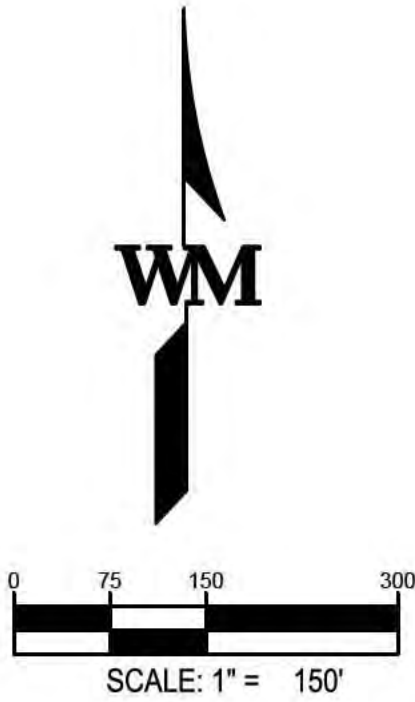
Average asking rent (\$ p.s.f.)



EXHIBIT F
IMPROVEMENTS MAP AND COST ESTIMATE



- LEGEND:
- PROPERTY LINE
 - 5720 PROPOSED 5' CONTOUR
 - 5721 PROPOSED 1' CONTOUR
 - 5720 EXISTING 5' CONTOUR
 - 5721 EXISTING 1' CONTOUR
 - PROPOSED STORM LINE
 - EXISTING STORM LINE
 - PROPOSED STORM INLET
 - EXISTING STORM INLET
 - EXISTING CURB & GUTTER
 - PROPOSED CURB & GUTTER
 - PROPOSED WATER LINE
 - PROPOSED SANITARY LINE
 - EXISTING FENCE
 - PROPOSED FIRE HYDRANT
 - EXISTING FIRE HYDRANT
 - EXISTING SANITARY SEWER W/ MANHOLE
 - EXISTING WATERLINE & VALVE
 - EXISTING GAS LINE
 - EXISTING TELEPHONE LINE
 - EXISTING ELECTRIC LINE
 - EXISTING FIBER OPTIC LINE
 - PROPOSED GAS LINE
 - PROPOSED ELECTRIC LINE



990 south broadway
suite 230
denver, co 80209
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CIVIL ENGINEERING & SURVEYING

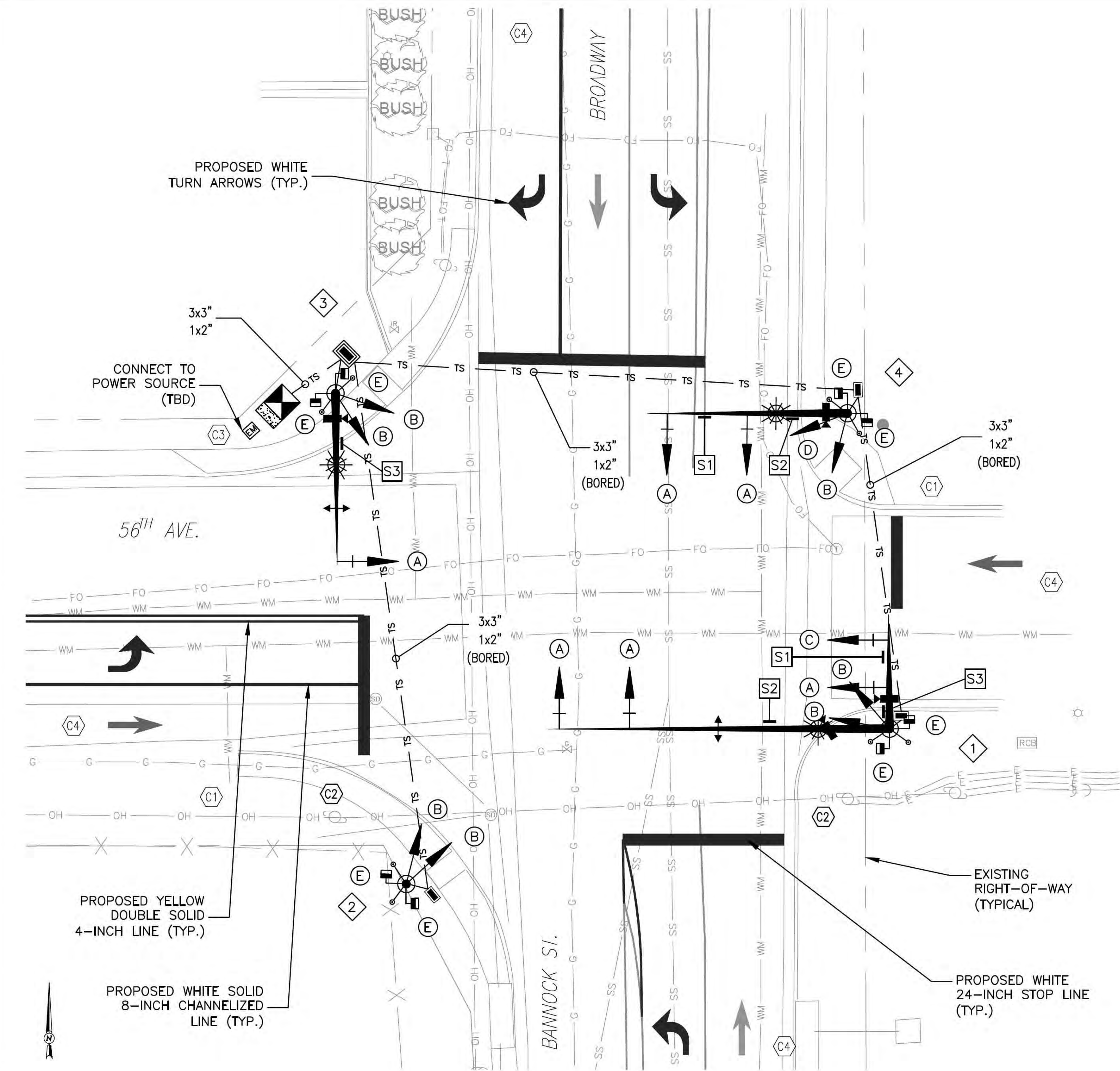
FOR AND ON BEHALF
OF WARE MALCOMB

KOPPERS
UTILITY EXHIBIT

NO.	DATE	REMARKS

JOB NO.:	DCS20-4073
PA / PM:	T. SWAN
DRAWN BY:	J. PENA
DATE:	01/26/2021
PLOT DATE:	

Drawing File: C:\Users\cassie\Dropbox (Fox Tuttle)\FH Team Only\Projects\2021\21010 Kopper Redevelopment Traffic Study\Signal design\21010_Signal Design_v2.dwg
Plotted by: cassie
Plotted Date: Dec 01, 2021 - 2:26pm



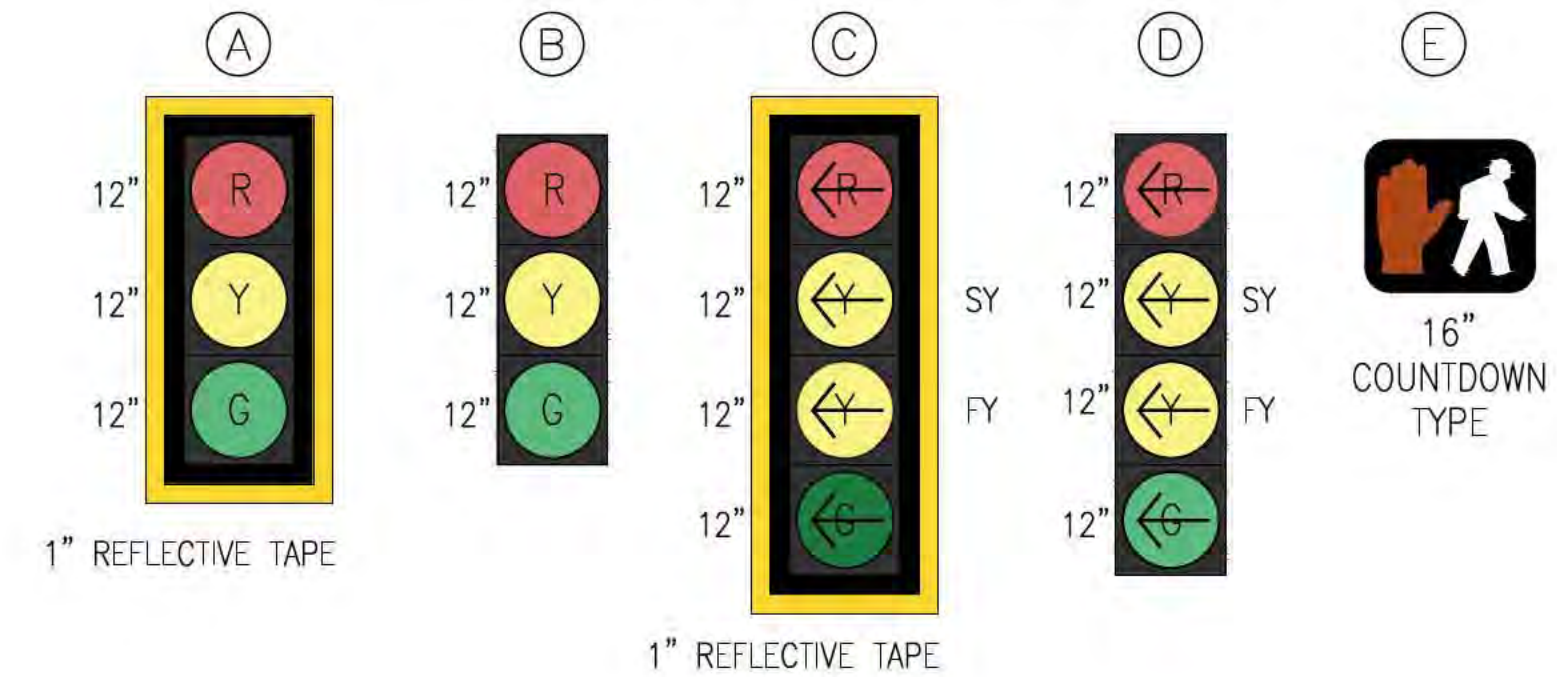
CONSTRUCTION NOTES:

- C1 REMOVE CONFLICTING TRAFFIC CONTROL WHEN NEW SIGNAL IS IN REGULAR OPERATION.
- C2 SIGNAL EQUIPMENT MUST REMAIN 10 FEET FROM ALL ELECTRIC POLES AND OVERHEAD LINES IN ALL DIRECTIONS.
- C3 INSTALL METER PEDESTAL FOR ELECTRIC METER.
- C4 THROUGH LANE ARROWS SHOWN FOR INFORMATIONAL PURPOSES.

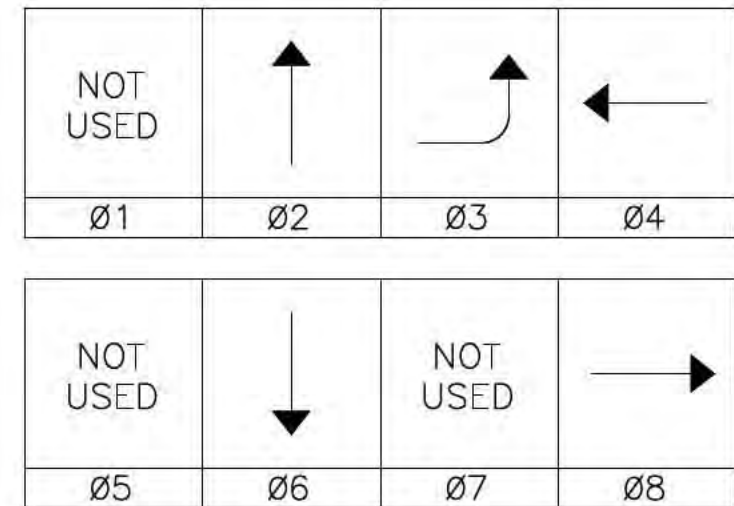
LEGEND

- NEW TRAFFIC SIGNAL LIGHT POLE
- NEW TRAFFIC SIGNAL PEDESTAL POLE
- NEW PEDESTRIAN SIGNAL INDICATION
- NEW SIGNAL INDICATION
- NEW SIGNAL INDICATION WITH BACK PLATE
- NEW PVC CONDUIT (SCHEDULE 80)
- NEW LUMINAIRE
- NEW PULL BOXES (13"x24"x12")
- NEW CABINET HOME RUN PULL BOXES (24"x36"x18")
- NEW PEDESTRIAN PUSH BUTTON
- NEW OPTICOM PREEMPTION DEVICE (LOCATION TBD)
- NEW CLOSED CIRCUIT TELEVISION (PTZ CAMERA)
- NEW ELECTRICAL METER PEDESTAL
- NEW TRAFFIC SIGNAL CONTROLLER AND CABINET (COLBALT ATC & TS2 TYPE 1 WITH UPS PEDESTAL)

SIGNAL AND OVERHEAD SIGN DETAILS:



PHASING DIAGRAM:



SIGNAL POLE SCHEDULE:

NO.	BASE LOCATION	COORDINATES	SIGNAL DIMENSIONS			LED LUM	SIGNAL HEAD(S)
			HEIGHT	SIG. MAST ARM	LUM MAST ARM		
1	SE CORNER	E:3144041.1232 N:1716040.5767	40'-0"	20'-0" 60'-0"	15'-0"	250W	A, B, C, E A, A, B, E
2	SW CORNER	E:3143956.5472 N:1716013.4217	15'-0"	N/A	N/A	N/A	B, B, E, E
3	NW CORNER	E:3143944.1630 N:1716099.2386	40'-0"	30'-0"	15'-0"	250W	A, B, B, E, E
4	NW CORNER	E:3144033.7445 N:1716095.7553	40'-0"	35'-0"	15'-0"	250W	A, A, B, D, E, E

90% DESIGN
NOT FOR CONSTRUCTION



BROADWAY AT 56TH AVENUE
ADAMS COUNTY, CO
TRAFFIC SIGNAL PLAN

REVISIONS	DESCRIPTION		DATE	BY

ENGINEER:	CRS
FT PROJECT #:	21010
FILE NAME:	SIG DESIGN
ORIGINAL SCALE:	AS NOTED
DATE:	8/20/2021
SUBSET: TRAFFIC	
4	
SHEET 4 OF 4	

WARE MALCOMB

ARCHITECTURE | PLANNING | INTERIORS

BRANDING | CIVIL ENGINEERING

Quantum 56 - LandCO

Engineer's Estimate of Probable Cost

for
EFG / Hines

3/19/2021

HARD COSTS - PHASE 1 - Site	
Grading and Erosion Control	\$ 4,269,984
Roads	\$ 2,018,050
Overhead Relocation / Dry util estimate	\$ 300,000
Water	\$ 932,000
Sanitary Sewer	\$ 497,700
Storm Sewer	\$ 2,225,720
Sub Total Hard Cost - LandCO	\$ 10,243,454
15% Contingency	\$ 1,536,518
Sub Total Hard Costs	\$ 11,779,973
SOFT COSTS - PHASE 1 - Site	
Permitting Fees (2%)	\$ 204,869
Design Fees (Engineering) (3%)	\$ 307,304
Survey and Testing (3%)	\$ 307,304
GC Overhead and Profit (5%)	\$ 512,173
Bonding (2%)	\$ 204,869
Sub Total Soft Cost	\$ 1,536,518
Soft Const Continency (15%)	\$ 230,478
TOTAL COST - LandCO	\$ 13,316,491
TOTAL COST/sf (61 acres)	\$ 5.01

Quantum 56 - LandCO

Engineer's Estimate of Probable Cost

for
EFG / Hines

3/19/2021

Description	Unit	Quantity	Unit Cost	Amount
Grading & Erosion Control - 61 acres				
Clearing and Grubbing (assume 4" on 30 ac)	CY	16,117	\$ 2.00	\$ 32,234
Earthwork	CY	100,000	\$ 3.00	\$ 300,000
Earthwork Import	CY	160,000	\$ 12.00	\$ 1,920,000
HEIC	AC	41	\$ 38,000.00	\$ 1,558,000
Inlet Protection	EA	40	\$ 200.00	\$ 8,000
Silt Fencing	LF	5,000	\$ 2.50	\$ 12,500
Vehicle Tracking Control Pad	EA	3	\$ 5,000.00	\$ 15,000
Concrete Washout	EA	2	\$ 2,000.00	\$ 4,000
Erosion Control Log	LF	5,000	\$ 2.00	\$ 10,000
Check Dam	EA	30	\$ 75.00	\$ 2,250
Water Truck	Day	90	\$ 600.00	\$ 54,000
Re-seeding	AC	36	\$ 1,500.00	\$ 54,000
Rail Removal	LS	1	\$ 300,000.00	\$ 300,000
Sub Total Grading & Erosion Control				\$ 4,269,984

Quantum 56 - LandCO

Engineer's Estimate of Probable Cost

for
EFG / Hines

3/19/2021

Description	Unit	Quantity	Unit Cost	Amount
56th				
Full-Depth Asphalt (1-lane, Assumed Depth 9")	SY	4,044	\$ 60.00	\$ 242,667
6-in Type IIB Curb and Gutter	LF	1,300	\$ 24.00	\$ 31,200
5.5-Foot attached Sidewalk (6-inch)	SF	7,150	\$ 6.00	\$ 42,900
Street Lights	EA	4	\$ 6,000.00	\$ 26,000
Traffic Signals (56th and Broadway)	EA	1	\$ 500,000.00	\$ 500,000
Monument Signage	EA	1	\$ 30,000.00	\$ 30,000
Railroad removal	LS	1	\$ 100,000.00	\$ 100,000
			Sub Total	\$ 972,767
Internal Roads - Phase 1 - Tracts				
Full-Depth Asphalt (Assumed Depth 9")	SY	12,456	\$ 60.00	\$ 747,333
6-in Type IIB Curb and Gutter	LF	5,900	\$ 24.00	\$ 141,600
Attached Sidewalk (6-inch)	SF	16,225	\$ 6.00	\$ 97,350
Street Lights	EA	10	\$ 6,000.00	\$ 59,000
			Sub Total	\$ 1,045,283

Quantum 56 - LandCO

Engineer's Estimate of Probable Cost

for
 EFG / Hines

3/19/2021

Description	Unit	Quantity	Unit Cost	Amount
-------------	------	----------	-----------	--------

UTIL

overhead electric remove/replace	LS	1	\$ 300,000.00	\$ 300,000.00
----------------------------------	----	---	---------------	---------------

Subtotal Overhead System \$ 300,000.00

Water System (onsite) - phase 1

Tie Into Existing System	EA	2	\$ 5,000.00	\$ 10,000.00
12" Water Main	LF	9000	\$ 75.00	\$ 675,000.00
Valves	EA	46	\$ 2,500.00	\$ 115,000.00
Fire Hydrant Assembly	EA	22	\$ 6,000.00	\$ 132,000.00

Subtotal Water System \$ 932,000.00

Sanitary Sewer System - phase 1

4-inch Force Mail	LF	4800	\$ 40.00	\$ 192,000.00
8-inch SS	LF	510	\$ 70.00	\$ 35,700.00
SS Ejector System	EA	5	\$ 50,000.00	\$ 250,000.00
SSMH	EA	4	\$ 5,000.00	\$ 20,000.00

Subtotal Sewer System \$ 497,700.00

Storm Sewer System - phase 1

60" RCP	LF	478	\$ 320.00	\$ 152,960
48" RCP	LF	674	\$ 260.00	\$ 175,240
42" RCP	LF	834	\$ 230.00	\$ 191,820
36" RCP	LF	52	\$ 200.00	\$ 10,400
36" HDPE	LF	1404	\$ 180.00	\$ 252,720
30" HDPE	LF	1313	\$ 150.00	\$ 196,950
24" RCP	LF	15	\$ 140.00	\$ 2,100
24" HDPE	LF	1410	\$ 120.00	\$ 169,200
18" RCP	LF	127	\$ 100.00	\$ 12,700
18" HDPE	LF	864	\$ 80.00	\$ 69,120
12" PVC	LF	4793	\$ 70.00	\$ 335,510
ST Manholes	EA	34	\$ 5,000.00	\$ 170,000
ST Inlets	EA	37	\$ 6,000.00	\$ 222,000
Detention Pond Outlet Structure	EA	1	\$ 15,000.00	\$ 15,000
Retention Pond Outlet Structure	EA	2	\$ 35,000.00	\$ 70,000
Detention Pond Forebays	EA	5	\$ 10,000.00	\$ 50,000
Retention Pond	EA	2	\$ 50,000.00	\$ 100,000
Detention Pond	EA	1	\$ 15,000.00	\$ 15,000
Downstream Stabilization (rr ROW)	LF	300	\$ 50.00	\$ 15,000

Subtotal Storm Sewer \$ 2,225,720



Development Review Team Comments

Date: 2/11/2022

Project Number: PLN2022-00002

Project Name: Quantum 56 Metropolitan District

Commenting Division: Development Engineering Review

Name of Reviewer: Steve Krawczyk

Date: 02/11/2022

Email:

Complete

The Metro District must obtain required permit from the county prior to the commence of work. Engineering has no issues with the Service Plan as written.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 02/11/2022

Email: gjbarnes@adcogov.org

Complete

PLN01. Add correct date to the cover sheet.

PLN02. The 1st paragraph of Section IV indicates the incorrect zoning. All 60 acres are now zoned I-2.

PLN03. The preliminary plat and County zoning maps are not necessary to be included in this, and it would be preferred if they were not. I believe the the legal threshold is to provide a boundary map.

PLN04. Legal description is provided separately for each existing lot. Please provide one legal description for the boundary as a whole?

PLN05. We prefer language that Fire Services do not limit or supplant the local fire district? There's language like this included in the Security section description.

PLN06. I have not heard from South Adams Fire, and will want their buy-in to verify the need for the district and that no duplicative services are being provided. North Pecos Water & Sanitation provided no comments, but wants to be notified of hearing dates and get the staff report.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 01/24/2022

Email:

Complete

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 01/20/2022

Email: gjbarnes@adcogov.org

External Agencies Selected

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Greg Barnes

From: Laura Garcia
Sent: Wednesday, February 2, 2022 2:04 PM
To: Greg Barnes; Christine Fitch
Subject: RE: PLN2022-00002 Word Version

Hi Greg,

I don't have any additional comments since they provided answers to my previous questions.

The only thing is that I want to note that they are anticipating imposing the maximum of 50 mills. 47.5 mills for debt and 2.5 mills for operations and maintenance.

Please let me know if you need anything else.

Thanks and have a great day.



Laura Garcia

General Accounting Manager, *Finance*
4430 South Adams County Parkway, 4th floor, Suite C4228
Brighton, CO 80601
720.523.6239 | Lgarcia@adcogov.org | adcogov.org

Please note my work schedule below:

Tuesday – Friday: 7:00am – 5:30pm

In the office on Wednesday and Thursday

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, January 20, 2022 8:29 AM
To: Christine Fitch <CFitch@adcogov.org>; Laura Garcia <LGarcia@adcogov.org>
Subject: PLN2022-00002 Word Version

I've attached the Microsoft Word version of the Special District review. Comments due Feb 10th. I'll invite you both to our staff meeting on that day. Would love it if you could attend.



Greg Barnes

Planner III, *Community and Economic Development Dept.*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216
720.523.6853 | gjbarnes@adcogov.org
adcogov.org

Beginning July 27, 2020, my work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm

MEMO

COMMUNITY DEVELOPMENT DEPARTMENT

To: Greg Barnes, Planner III
From: Omar Yusuf, City Planner
Subject: Quantum 56 Metropolitan District
Date: February 9, 2022

To the Adams County Planning Commission

Thank you for allowing Commerce City to comment on special district creation on 60.2 acres at 465 W 56th Avenue that may have an impact on our jurisdiction. The city has no comments:

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



Greg Barnes

From: Ives, Steven <Steven.Ives@lumen.com>
Sent: Friday, January 21, 2022 11:15 AM
To: Miller, Kenneth R; Greg Barnes
Subject: RE: For Review: Quantum56 Metro District (PLN2022-00002)

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

We have no conflicts, we are also in talks with how to feed this already.

STEVEN IVES
SR LNI ENGINEER
CenturyLink

5325 ZUNI ST
DENVER CO 80221
United States

cell: 720-219-4160
Steven.Ives@lumen.com



From: Miller, Kenneth R <Kenneth.R.Miller@lumen.com>
Sent: Thursday, January 20, 2022 6:58 PM
To: Greg Barnes <GJBarnes@adcogov.org>; Ives, Steven <Steven.Ives@lumen.com>
Subject: RE: For Review: Quantum56 Metro District (PLN2022-00002)

Steve,
Can you review and determine any conflicts concerns with this new district

From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, January 20, 2022 8:28 AM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Quantum56 Metro District (PLN2022-00002)

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following application: **special district creation on 60.2 acres**. This request is located at 465 W 56th Avenue. The Assessor's Parcel Numbers are 0182510300003, 0182510300004.

Greg Barnes

From: Patrick Dowdle <pdowdle@northpecoswater.org>
Sent: Wednesday, February 9, 2022 5:16 PM
To: Greg Barnes
Cc: Manager; Courtney Salazar
Subject: Case Name: Quantum 56 Metropolitan District; Case Number PLN2022-00002

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

Hi Greg:

My name is Pat Dowdle and I represent North Pecos Water and Sanitation District.

Thank you for sending us notice of the Quantum 56 Metropolitan District Application. Our District does not plan to send any comments on their application at this time.

We would appreciate, however, receiving a copy of the staff report when written and notices of any subsequent public hearing dates regarding this application.

Thank you for your assistance.

Pat Dowdle

Greg Barnes

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Wednesday, February 9, 2022 1:15 PM
To: Greg Barnes
Subject: RE-Quantum 56 Metro District

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

The RTD has no comment on this metrodistrict



C. Scott Woodruff

Engineer III

Regional Transportation District

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

o 303.299.2943 | m 303-720-2025

clayton.woodruff@rtd-denver.com

Greg Barnes

From: Jeff Nelson <JNelson@sacwsd.org>
Sent: Wednesday, February 9, 2022 7:47 AM
To: Greg Barnes
Subject: RE: For Review: Quantum56 Metro District (PLN2022-00002)

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

Greg
No comment, parcel is outside of SACWSD.

Sincerely,

Jeff Nelson
Development Review Supervisor
jnelson@sacwsd.org

South Adams County Water & Sanitation District
REMOTE OFFICE LOCATION

Direct: 720-206-0593, Cell: **720-530-8396**



From: Greg Barnes <GJBarnes@adcogov.org>
Sent: Thursday, January 20, 2022 8:28 AM
To: Greg Barnes <GJBarnes@adcogov.org>
Subject: For Review: Quantum56 Metro District (PLN2022-00002)

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following application: **special district creation on 60.2 acres**. This request is located at 465 W 56th Avenue. The Assessor's Parcel Numbers are 0182510300003, 0182510300004.

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **02/10/2022** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

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



Greg Barnes

Planner III, *Community and Economic Development Dept.*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601-8216

720.523.6853 gjbarnes@adcogov.org

adcogov.org

Beginning July 27, 2020, my work schedule is:

Monday – Alternating weeks of 7 am – 3:30 pm and off

Tuesday – Friday – 7 am – 4:30 pm



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.thorntonco.gov

February 8, 2022

Greg Barnes
Adams County Community and Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80602

RE: Request for comments for Quantum56 Metro District (PLN2022-00002)

Mr. Barnes:

City of Thornton staff have reviewed the proposal and do not have any comments pertaining to the referenced application.

Please feel free to contact me at 303-538-7301, or via e-mail at erinn.rogowski@thorntonco.gov for questions related to this response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erinn Rogowski", written over a light blue circular stamp.

Erinn Rogowski
Planner I

cc: Gjbarnes@adcogov.org
Warren Campbell, Current Planning Manager



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

February 10, 2022

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

Attn: Greg Barnes

Re: Quantum 56 Metro District, Case # PLN2022-00002

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Quantum 56 Metro District**. Please be advised that PSCo has existing electric distribution facilities within the development, and has no objection to this proposal, contingent upon PSCo's ability to maintain all existing rights and the metro district should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

PSCo also acknowledges there will be clean corridors for utilities, including natural gas and electric distribution facilities.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com



Request for Comments

Case Name: Quantum 56 Metropolitan District
Case Number: PLN2022-00002

January 20, 2022

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following application: **special district creation on 60.2 acres**. This request is located at 465 W 56TH AVE. The Assessor's Parcel Numbers are 0182510300003, 0182510300004.

Applicant Information: EFG DENVER
SARAH LAVERTY
1035 OSAGE ST, STE 842
DENVER, CO 80204

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by 02/10/2022 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to GJBarnes@adcogov.org.

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

Greg Barnes
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Public Notice

NOTICE IS HEREBY GIVEN, that an application has been filed by, EFG Denver, Case # PLN2022-00002, requesting: A service plan to establish the **Quantum 56 Metropolitan District**. The service plan will provide funding for construction and maintenance of public services and facilities within the Quantum 56, Filing No. 1 Subdivision on the following property:

LEGAL DESCRIPTION:

PARCEL ONE:

ALL THAT CERTAIN TRACT OR PARCEL OF LAND SITUATE IN THE W ½ OF THE SW ¼ OF SECTION 10, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BOUNDED AND DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION, 50 FEET EAST OF THE SOUTHWEST CORNER OF SAID SECTION;

THENCE NORTH 0°5' EAST A DISTANCE OF 500 FEET;

THENCE EAST AT AN ANGLE OF 90° A DISTANCE OF 20 FEET;

THENCE N 0°5' EAST A DISTANCE OF 105.5 FEET;

THENCE NORTHEAST ON A CURVE TO THE EAST WITH A RADIUS OF 2252 FEET A DISTANCE OF 2315.15 FEET;

THENCE NORTH 59° EAST 27.4 FEET TO A POINT 1186.27 FEET EAST OF THE WEST LINE OF SAID SECTION ON A BOUNDARY LINE LOCATED 100 FEET SOUTH OF AND PARALLEL TO THE NORTH LINE OF SAID SOUTHWEST QUARTER;

THENCE EAST ALONG SAID BOUNDARY LINE TO THE EAST LINE OF THE WEST HALF OF SAID SOUTHWEST QUARTER;

THENCE SOUTH ALONG SAID EAST LINE TO THE SOUTH LINE OF SAID SECTION;

THENCE WEST ALONG SAID SOUTH LINE 1270 FEET, MORE OR LESS, TO THE PLACE OF BEGINNING,

EXCEPT ANY PORTION THEREOF LYING WITHIN THE PLAT OF LAYTON TRUCK EQUIPMENT SUBDIVISION, RECORDED FEBRUARY 8, 2008 AT RECEPTION NO. 2008000010084,

AND EXCEPT THAT PORTION CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT IN QUIT CLAIM DEED RECORDED DECEMBER 27, 2011 AT RECEPTION NO. 20111000085351,

AND EXCEPT THE NORTH 30' OF THE 60' RIGHT OF WAY FOR WEST 56TH AVENUE CONVEYED PER ADAMS COUNTY ROAD PETITION 502 COMMISSIONERS' ROAD BOOK 1, PAGE 362 ON JULY 15, 1904,

COUNTY OF ADAMS,
STATE OF COLORADO.

FOR INFORMATIONAL PURPOSES: 465 W 56TH AVE / APN: R0177340

PARCEL TWO:

A PARCEL OF LAND LOCATED IN THE SE ¼ SE ¼ OF SECTION 9 AND THE S ½ NW ¼ SW ¼ AND THE SW ¼ SW ¼ OF SECTION 10, ALL IN TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID PARCEL, WHENCE THE SOUTHWEST CORNER OF SAID SECTION 10 BEARS SOUTH 45°47' WEST, 69.80 FEET;

THENCE NORTH 0°05' EAST, 451.22 FEET;

THENCE SOUTH 89°55' EAST A DISTANCE OF 20 FEET;

THENCE NORTH 0°05' EAST A DISTANCE OF 105.50 FEET TO A POINT OF CURVE;

THENCE ALONG A CURVE TO THE RIGHT WITH A RADIUS OF 2,252 FEET, AN ARC DISTANCE OF 1,430.06 FEET;

THENCE WEST 30.22 FEET TO A POINT OF NON-TANGENT CURVE ON THE SOUTHEASTERLY BOUNDARY LINE OF A STRIP OF GROUND CONVEYED TO THE DENVER AND SALT LAKE RAILROAD COMPANY BY DEED RECORDED IN BOOK 146 AT PAGE 415, ADAMS COUNTY, RECORDS;

THENCE SOUTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 2,526.60 FEET AND A CENTRAL ANGLE OF 5°07'51" AN ARC DISTANCE OF 226.25 FEET (THE CHORD OF WHICH BEARS SOUTH 35°18'55" WEST A DISTANCE OF 226.18 FEET) TO A POINT OF TANGENT; THENCE SOUTH 32°45' WEST ALONG SAID SOUTHEASTERLY BOUNDARY LINE A DISTANCE OF 961.00 FEET TO A 6" SQUARE WOOD FENCE POST;

THENCE SOUTH 24°58'35" EAST ALONG A LINE WHICH IS MARKED BY A 6' CHAIN LINK FENCE WITH A THREE-STRAND BARBED WIRE BARRIER ATOP A 4" SQUARE WOOD FENCE POSTS, A DISTANCE OF 473.29 FEET TO A 6" SQUARE WOOD FENCE POST;

THENCE NORTH 89°37'16" WEST ALONG A LINE WHICH IS MARKED BY A 6' CHAIN LINK FENCE WITH A THREE-STRAND BARBED WIRE BARRIER ATOP A 4" SQUARE WOOD FENCE POSTS, A DISTANCE OF 198.42 FEET TO A 6" SQUARE WOOD FENCE POST;

THENCE SOUTH 24°46'59" EAST ALONG A LINE WHICH IS MARKED BY A 6' CHAIN LINK FENCE WITH A CANTILEVERED FOUR-STRAND BARBED WIRE BARRIER ATOP AND 7" DIAMETER WOOD FENCE POSTS, A DISTANCE OF 518.73 FEET TO THE POINT OF BEGINNING,

EXCEPT THAT PORTION CONVEYED TO THE REGIONAL TRANSPORTATION DISTRICT IN QUIT CLAIM DEED RECORDED DECEMBER 27, 2011 AT RECEPTION NO. 20111000085351,

COUNTY OF ADAMS,
STATE OF COLORADO

THE SAME PROPERTY ALSO BEING DESCRIBED AS FOLLOWS BASED ON THE ALTA/NSPS LAND TITLE SURVEY PREPARED BY WARE MALCOMB CIVIL ENGINEERING & SURVEYING DATED MAY 25, 2021.

A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 10 AND THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS;

COMMENCING AT THE WEST SIXTEENTH CORNER OF SAID SECTION 10 AND 15 AND CONSIDERING THE CENTER SOUTHWEST SIXTEENTH CORNER OF SAID SECTION 10 TO BEAR NORTH 00°10'45" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE NORTH 00°10'45" WEST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 490.00 FEET TO THE NORTH LINE OF LOT 1, LAYTON TRUCK EQUIPMENT SUBDIVISION RECORDED AT RECEPTION NUMBER 2008000010084 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE POINT OF BEGINNING;

THENCE ALONG SAID LOT 1 THE FOLLOWING FOUR COURSES:

1. SOUTH 89°51'58" WEST, A DISTANCE OF 346.60 FEET;
2. SOUTH 19°34'42" EAST, A DISTANCE OF 365.87 FEET;
3. NORTH 89°51'58" EAST, A DISTANCE OF 195.08 FEET;
4. SOUTH 00°10'45" EAST, A DISTANCE OF 115.00 FEET TO THE NORTHERLY RIGHT OF WAY OF WEST 56TH AVENUE AS RECORDED IN ADAMS COUNTY ROAD PETITION 502;

THENCE SOUTH 89°51'58" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY, A DISTANCE OF 1,235.04 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE REGIONAL TRANSPORTATION DISTRICT DESCRIBED AT RECEPTION NUMBER 2011000085351 IN SAID RECORDS AND A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND CURVE HAVING A CENTRAL ANGLE OF 0°25'49", A RADIUS OF 1733.05 FEET, AN ARC LENGTH OF 13.01 FEET, AND A CHORD THAT BEARS NORTH 14°26'26" WEST, A DISTANCE OF 13.01 FEET TO A POINT OF NON-TANGENCY;

THENCE NORTH 00°02'35" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 6.12 FEET;

THENCE NORTH 25°20'00" WEST ALONG SAID EASTERLY RIGHT-OF-WAY, A DISTANCE OF 7.70 FEET TO A NON-TANGENT CURVE TO THE LEFT;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY AND CURVE HAVING A CENTRAL ANGLE OF 16°44'04", A RADIUS OF 1733.05 FEET, AN ARC LENGTH OF 506.17 FEET, AND A CHORD THAT BEARS NORTH 23°41'35" WEST, A DISTANCE OF 504.37 FEET TO A POINT OF NON-TANGENCY AND THE SOUTHERLY LINE OF A PARCEL DESCRIBED AT RECEPTION NUMBER 2010000086807 IN SAID RECORDS;

THENCE SOUTH 89°54'33" EAST ALONG SAID PARCEL, A DISTANCE OF 183.99 FEET;

THENCE NORTH 24°55'49" WEST ALONG SAID PARCEL, A DISTANCE OF 475.52 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD RECORDED IN PAGE 415 OF BOOK 146 IN SAID RECORDS;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY THE FOLLOWING SIX COURSES:

1. NORTH 32°34'04" EAST, A DISTANCE OF 959.95 FEET TO A TANGENT CURVE TO THE RIGHT;
2. ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 4°38'06", A RADIUS OF 2796.60 FEET, AN ARC LENGTH OF 226.24 FEET, AND A CHORD THAT BEARS NORTH 35°08'00" EAST, A DISTANCE OF 226.17 FEET TO A POINT OF NON-TANGENCY;
3. NORTH 89°49'04" EAST, A DISTANCE OF 33.75 FEET TO A NON-TANGENT CURVE TO THE RIGHT;
4. ALONG SAID CURVE HAVING A CENTRAL ANGLE OF 22°30'18", A RADIUS OF 2252.00 FEET, AN ARC LENGTH OF 884.55 FEET, AND A CHORD THAT BEARS NORTH 47°37'16" EAST, A DISTANCE OF 878.88 FEET;
5. THENCE NORTH 58°52'25" EAST, A DISTANCE OF 28.56 FEET;
6. THENCE NORTH 89°28'31" EAST, A DISTANCE OF 128.35 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10;

THENCE SOUTH 00°11'12" EAST ALONG SAID EAST LINE, A DISTANCE OF 1224.02 FEET TO THE CENTER SOUTHWEST SIXTEENTH CORNER OF SECTION 10;

THENCE SOUTH 00°10'45" EAST ALONG THE EAST LINE OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 10, A DISTANCE OF 833.89 FEET TO THE POINT OF BEGINNING;

SAID PARCEL CONTAINS A SURVEYED AREA OF 2,626,447 SQUARE FEET OR 60.295 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: 465 W. 56th Avenue

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 February, 2022, 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 consent agenda 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 15th day of February, 2022, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

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 22nd day of February, 2022, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

NOTICE IS FURTHER GIVEN that any person owning property in the proposed special district requesting that his or her property be excluded from the special district shall submit a request to the Board of County Commissioners pursuant to Colorado Revised Statute 32-1-203(3.5).

For further information regarding this case, please contact Greg Barnes (gjbarnes@adacogov.org) at the Community and Economic Development Department, 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.

Legal Notice No. NTS666
First Publication: February 24, 2022
Last Publication: February 24, 2022
Publisher: Westminster Window



Public Hearing Notification

Case Name:	QUANTUM 56 METRO DISTRICT
Case Number:	PLN2022-00002
Board of County Commissioners Scheduling Hearing:	March 15, 2022, at 9:30 a.m.
Anticipated Board of County Commissioners Hearing:	March 22, 2022, at 9:30 a.m.

February 23, 2022

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

Application to create a special district.

This request is located at 465 W. 56th Avenue

The Assessor's Parcel Numbers are: 0182510300003, 0182510300004.

Applicant Information: EFG Denver
Sarah Laverty
1035 Osage St, Ste 842
Denver, CO 80204

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Community and Economic Development Dept., 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2


Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

Thank you for your review of this case.


Greg Barnes
Planner III



Referral Listing
Case Number PLN2022-00002
Quantum 56 Metropolitan District

Agency	Contact Information
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County Constiuent Services	Matt Gorenc 4430 S Adams County Pkwy Brighton CO 80220 720.523.6997 mgorenc@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Fire Protection District	Whitney Even 7980 Elmwood Lane Denver CO 80221 303-539-6802 weven@acfpd.org

Agency	Contact Information
Adams County Fire Protection District	Carla Gutierrez 7980 Elmwood Ln. Denver CO 80221 303-539-6862 cgutierrez@acfpd.org
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County School District 14	Leo Rodriguez 4211 E 68th Ave Commerce City CO 80022 303.853.7901 lrodriguez@adams14.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Arvada Fire Department	Steven Parker 7903 Alison Way Arvada CO 80005 303-424-3012 steven.parker@arvadafire.com
Berkeley Sanitation District	Sharon Whitehair 1600 W 12th Ave (303)628-6620 berkeleywater@gmail.com
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com

Agency	Contact Information
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
City & County of Denver	Sarah Nurmela 201 W Colfax Ave #205 Denver CO 80202 720-865-2705 Development.Services@denvergov.org
City & County of Denver	Sarah Nurmela 201 W Colfax Ave Dept 205 Denver CO 80202 720-865-2790 Development.Services@denvergov.org
City of Arvada	Rob Smetana 8101 Ralston Rd Arvada CO 80002 (720)898-7444 rsmetana@arvada.org
City of Commerce City	Omar Yusuf 7887 E 60th Ave Commerce City CO 80022 303-289-3693 oyusuf@c3gov.com
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
City of Thornton	Warren Campbell 9500 Civic Center Dr Thornton CO 80229 303-538-7670 developmentsubmittals@thorntonco.gov
City of Thornton	James Kaiser 12450 Washinton St Thornton CO 80241 720.977.6266 jim.kaiser@thorntonco.gov
City of Westminster	Alexander Gan Public Works & Utilities 4800 W 92nd Ave 303.658.2272 agan@cityofwestminster.us
CITY OF WESTMINSTER	Rita McConnell 4800 W 92ND AVE. WESTMINSTER CO 80031 303-658-2093 planning@cityofwestminster.us

Agency	Contact Information
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
Crestview Water & Sanitation District	Mitchell Terry PO Box 666 Westminster CO 80036 303-429-1881 manager@crestviewwater.com
Denver Water	Paul Peloquin 4455 W 58th Ave Unit A Arvada CO 80002 (303) 477-1914 paul.peloquin@denverwater.org
Denver Water	Kela Naso 4455 W 58th Ave Unit A Arvada CO 80002 303-628-6620 Kela.Naso@denverwater.org
Mapleton School District #1	Charlotte Ciano 7350 N Broadway Denver CO 80221 303-853-1015 charlotte@mapleton.us
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
North Lincoln Water and Sanitation District	JORGE HINOJOS 1560 Broadway Suite 1400 Denver CO 80202 303-861-0061 jorge.hinojos@tetrattech.com
North Lincoln Water and Sanitation District	- - - nlwsdistrict1@gmail.com
North Pecos Water & Sanitation District	Courtney Salazar 6900 Pecos St Denver CO 80221 303-429-5770 ar@northpecoswater.org
North Washington Street Water & San Dist	Mike DeMattee 3172 E 78th Ave Denver CO 80229 303-288-6664 mdemattee@nwsd.com

Agency	Contact Information
Pecos Park Logistics Park Metro District	Matt Mitchell 4221 Brighton Blvd Denver CO 802163719 303-298-1111 mmitchell@westfield-co.com
Pomponio Terrace Metropolitan District	Zachary White 2154 E Commons Ave #2000 Centennial CO 80122 303-858-1800 zwhite@wbapc.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com
South Adams County Fire District	Randall Weigum 6050 Syracuse St Commerce City CO 80022 720-573-9790 rweigum@sacfd.org
South Adams County Fire District	Fire Prevention Division 6050 Syracuse St Commerce City CO 80022 303-288-0835 planreview@sacfd.org

FAX: 303-288-5977

Agency	Contact Information
South Adams County Water & San Dist	Abel Moreno 10200 E 102nd Ave Henderson CO 80022 720-206-0590 amoreno@sacwsd.org
South Adams County Water & San Dist	Sharleen Maier 10200 E 102nd Avenue Henderson CO 80022 720.206.0590 smaier@sacwsd.org
South Adams County Water & Sanitation District	Nelson Jeff 10200 E 102nd Avenue Henderson CO 80640 720.206.0593 jnelson@sacwsd.org
The TOD Group	THE TOD GROUP 1431 Euterpe Street New Orleans LA 70130 5047174718
Thornton Fire Department	Stephanie Harpring 9500 Civic Center Dr Thornton CO 80229-4326 303-538-7602 firedept@cityofthornton.net
Union Pacific Railroad	Rod Carroll 1400 Douglas St Stop 1690 Omaha NE 68179 402-544-2255 rscarroll@up.com
Westminster Fire Department	Lt. Jim Gagliano 9110 Yates St Westminster CO 80031 303.658.4545 jgaglian@cityofwestminster.us
WESTMINSTER SCHOOL DISTRICT #50	Jackie Peterson 7002 Raleigh Street WESTMINSTER CO 80030 720-542-5100 jpeterson@adams50.org

Quantum 56 Metro District

PLN2022-00002

Community & Economic Development Department

March 22, 2022

Presented by: Greg Barnes, Planner III



Request

A Service Plan for the establishment of the Quantum 56
Metropolitan District

Background

Applications Approved for the Proposed Quantum 56 Development:

- Rezoning to I-2
- Preliminary Plat

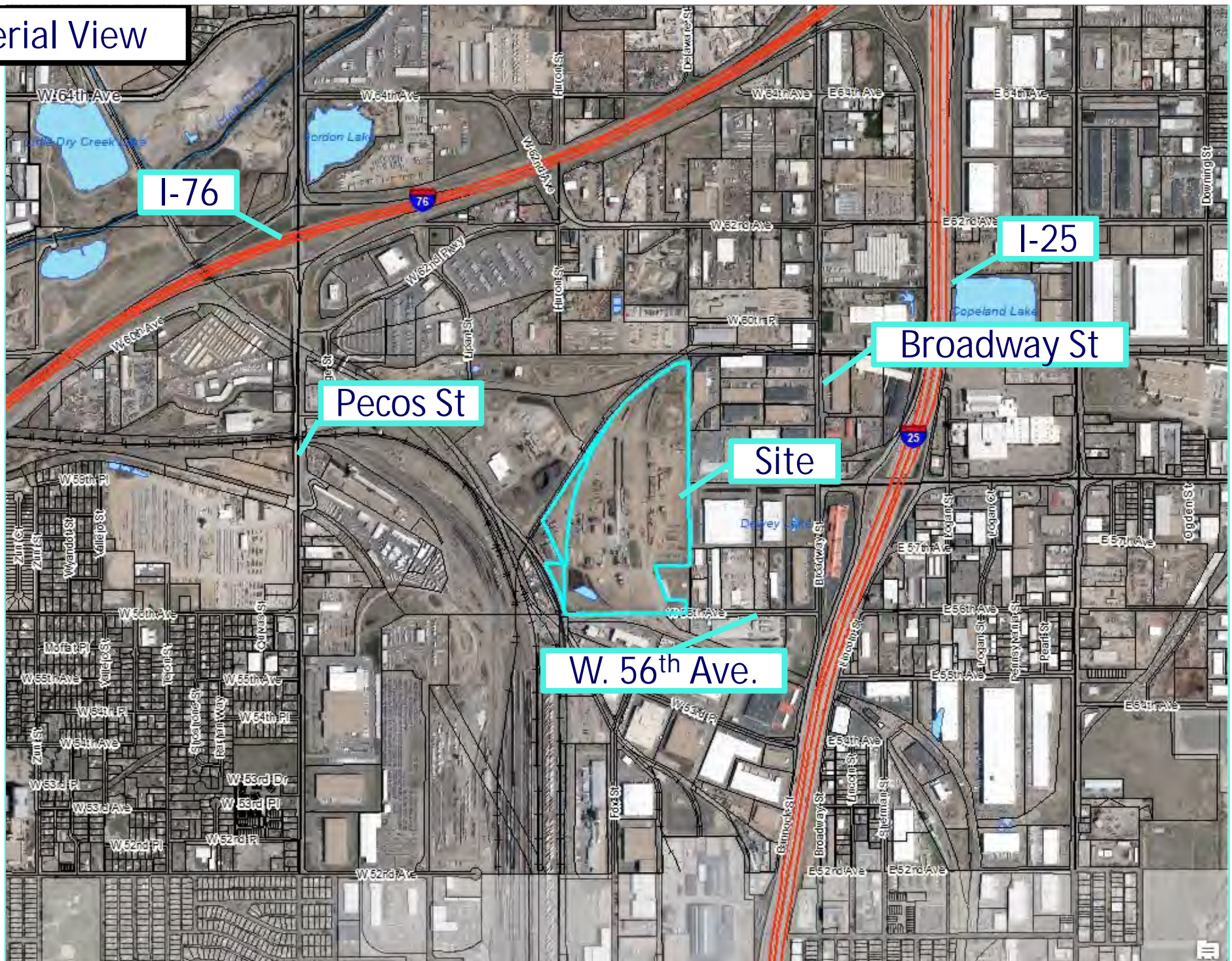
Applications Submitted for the Proposed Quantum 56 Development:

- Final Plat

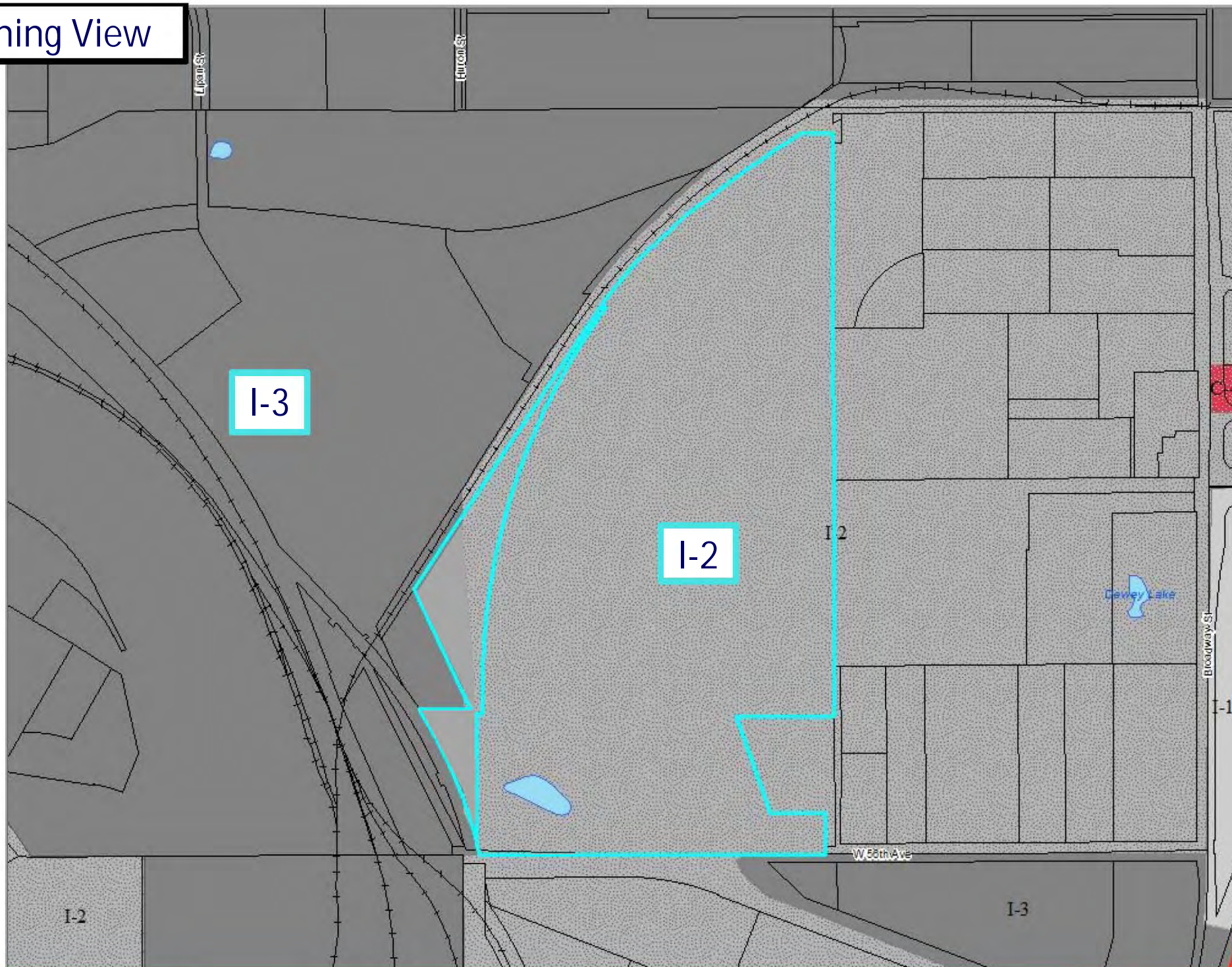
Background

- Proposed Development
 - 60.3 acres
 - 860,000 sq. ft. of industrial space
 - Anticipated assessed value at build-out: \$23,525,000
- Metropolitan District
 - Title 32, Article 1 C.R.S.
 - Quasi-governmental entity
 - 60.3 acres

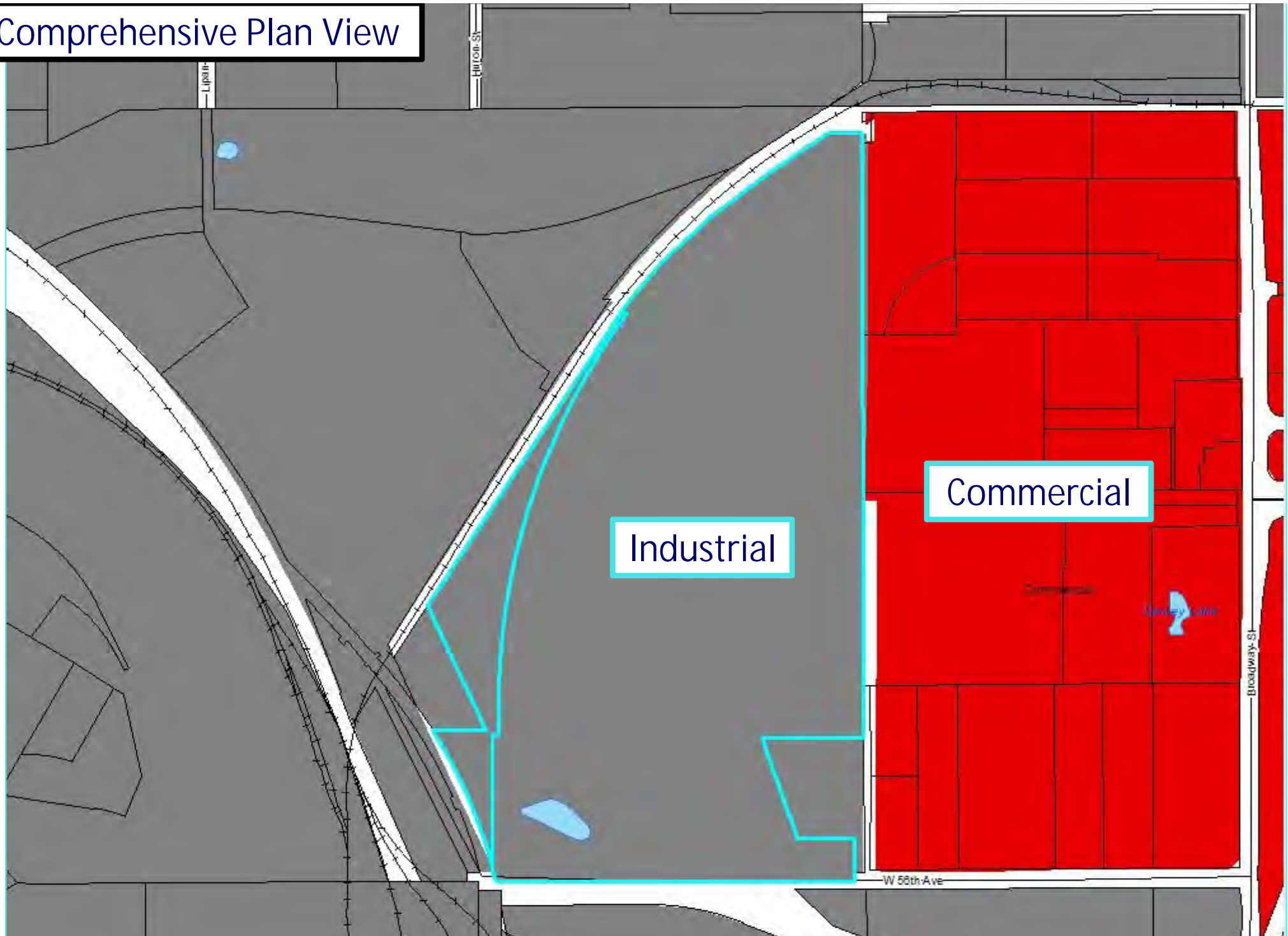
Aerial View



Zoning View



Comprehensive Plan View



Background

- Chapter 10 - Special Districts
 - Description of area to be served
 - Description of proposed facilities & services
 - Financial plan (cost & debt)
- Findings
 - Sufficient existing and projected need for organized services
 - Existing service is inadequate for present and projected needs
 - Proposed district can provide economic and sufficient service/ financial ability to repay debt

Description of Services

Financing and construction of public infrastructure and improvements, including:

- Streets
- Traffic & Safety Controls
- Transportation
- Fire Suppression
- Security
- Mosquito Control

Financial Structure

- Total est. cost of improvements: \$13.3 million
- Max. debt limitation: \$25 million
- Max. mill levy: 50 mills
- Estimated interest rate: 6-8%
- Maximum Interest Rate: 12%

Financial Structure

- Various revenue sources
 - Fees
 - Rates
 - Tolls
 - Penalties
- Anticipated start
 - 2023 for a 45-mill levy

Referral Comments

- Referral Agents:
 - Notification Radius: 3 miles
 - No Objections or Concerns

Planning Commission Recommendation

The Planning Commission considered this case on February 24, 2022.

- No members of the public spoke at the hearings

Recommended Approval (7-0) of this request (PLN2022-00002) with 9 findings-of-fact and 1 condition.

Recommended Findings-of-Fact

1. There is sufficient existing and projected need for organized service in the area to be serviced by the proposed District.
2. The existing service in the area to be served is inadequate for present and projected needs.
3. The proposed Special District is capable of providing economical and sufficient service to the area within its proposed boundaries.
4. The area to be included in the proposed Special District has, or will have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
5. Adequate service is not, or will not be, available to the area through the County, other existing municipal or quasi-municipal corporations, including existing Special Districts, within a reasonable time and on a comparable basis.
6. The facility and service standards of the proposed Special District are compatible with the facility and service standards of each county within which the proposed District is to be located and each municipality which is an interested party under C.R.S. Section 32-1-204 (1).
7. The proposal is in compliance with a master plan adopted pursuant to C.R.S. Section 30-28-106.
8. The proposal is in compliance with any duly adopted county, regional, or state long-range water quality management plan for the area.
9. The creation of the proposed District will be in the best interest of the area proposed to be served.

Recommended Condition

1. Maximum mill levy proposed in the district shall be capped at 50 mills.

Property Taxes

- Actual value is not taxable value
 - Taxable is a % of actual= Assessed value
- To calculate the property tax, multiply the assessed value times the decimal equivalent of the total mill levy.
- A mill is equal to 1/1000 of a dollar (\$1 per \$1,000).
- A tax rate is the mill levy expressed as a percentage.
- 50 mills = 5 percent or .05 as the decimal equivalent.
- Assessed Value x Mill Levy= Taxes





Memorandum

To: Board of County Commissioners
From: J. Gregory Barnes, Planner III *JGB*
Subject: Quantum 56 Metro District / Case # PLN2021-00002
Date: March 1, 2022

If the Board of County Commissioners does not concur with the Staff recommendation of Approval, the following findings may be adopted as part of a decision to recommend Denial:

ALTERNATIVE RECOMMENDED FINDINGS FOR DENIAL

1. There is insufficient existing and projected need for organized service in the area to be serviced by the proposed District
2. The existing service in the area to be served is adequate for present and projected needs.
3. The proposed District is incapable of providing economical and sufficient service to the area within its proposed boundaries.
4. The area to be included in the proposed District has not, or will not have, the financial ability to discharge the proposed indebtedness on a reasonable basis.
5. Adequate service is, or will be, available to the area through the County, other existing municipal or quasi-municipal corporations, including existing Special Districts, within a reasonable time and on a comparable basis.
6. The facility and service standards of the proposed District are incompatible with the facility and service standards of each county within which the proposed District is to be located and each municipality which is an interested party under C.R.S. Section 32-1-204 (1).
7. The proposal is not in compliance with a master plan adopted pursuant to C.R.S. Section 30-28-106.
8. The proposal is not in compliance with any adopted county, regional, or state long-range water quality management plan for the area.
9. The creation of the proposed District will not be in the best interest of the area proposed to be served.



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: PLT2021-00031

CASE NAME: Brendle Minor Subdivision Final Plat

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- 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 Final Plat

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County Staff)
- 4.2 Referral Comments (Adams County Sheriff)
- 4.3 Referral Comments (CDOT)
- 4.4 Referral Comments (Century Link)
- 4.5 Referral Comments (City of Westminster)
- 4.6 Referral Comments (Denver Water)
- 4.7 Referral Comments (DWR)
- 4.8 Referral Comments (North Pecos Water and Sanitation)
- 4.9 Referral Comments (RTD)
- 4.10 Referral Comments (TCHD)
- 4.11 Referral Comments (Xcel)

EXHIBIT 5- Public Comments

- 5.1 Public Comment (Luchini)

EXHIBIT 6- Associated Case Materials

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



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

March 22, 2022

CASE No.: PLT2021-00031 CASE NAME: Brendle Minor Subdivision Final Plat	
Applicant Name:	Frank Zwolinski, Power Surveying
Applicant Address:	6911 Broadway Denver, Colorado 80221
Owner Name:	Stephen Brendle
Owner Address:	1192 E. Draper Parkway #1 Draper, UT 84020
Location of Requests:	5254 Raleigh Street Denver, Colorado 80212
Parcel Number:	0171926325001
Nature of Request:	Minor Subdivision Final Plat to create two lots
Zone District:	Residential-2 (R-2)
Site Size:	0.17 acres
Proposed Use:	Residential- Duplex
Existing Use:	Residential- Duplex
Hearing Date(s):	PC: February 24, 2022 / 6:00 pm BoCC: March 22, 2022 / 9:30 am
Report Date:	February 25, 2022
Case Manager:	Layla Bajelan
Staff Recommendation:	APPROVAL with 11 Findings-of-Fact and 1 Note

SUMMARY OF APPLICATIONS

Background:

Stephen Brendle, the property owner, applied for a Minor Subdivision Final Plat to allow for the property at 5254 Raleigh Street to be split into two lots. The property is developed with a duplex, and the property would need to be subdivided for the individual units to be on separate lots.

In 2017, the subject parcel was created through PLT2017-00020, a plat correction-lot line adjustment to combine the eight existing lots into two lots. One of the two lots is developed with a single-family home and the second lot (the subject lot) was proposed as a duplex. At the time, the County required 9,000 square feet per lot to develop a duplex on one lot. The subject property is roughly 7,400 square feet in size and did not meet the requirements to build a duplex. Mr. Brendle applied for and was approved for a Variance (VSP2019-00046) to allow for two-family dwelling (duplex) on a lot measuring approximately 7,400 square feet, where the

minimum lot size is 9,000 square feet. Mr. Brendle has applied for the Minor Subdivision to divide the lot into two.

Site Characteristics:

The subject property is located east of Raleigh Street and north of the intersection with W. 52nd Avenue, which is the border with the City and County of Denver. The property has frontage along Raleigh Street and is developed with a duplex.

Development Standards and Regulations Requirements:

Per Section 2-02-20-03 of the Adams County Development Standards and Regulations, the applicant is requesting a Minor Subdivision Final Plat to create two lots.

Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and parcel lot dimensions are required to conform to requirements of the designated zone district. In addition, all lots created by a subdivision shall have access to a County-maintained right-of-way. The proposed final plat has been reviewed by County staff for consistency with the County's Subdivision Design Standards. The proposed plat has been designed to be appropriate for development, and the lot configuration is suitable for access and emergency services. The proposed subdivision is currently served by the Berkeley Sanitation District for sewer services and Denver Water for water services. The Department of Water Resources has confirmed that there is sufficient water supply for the proposed subdivision.

The minimum lot size required in the Residential-2 zone district is 3,500 square feet for a two-family lot, and the minimum lot width for a two-family lot is 35 feet for an internal lot. The proposed Lot One is 3,697 square feet with roughly 47 feet in lot width. The proposed Lot Two is 3,713 square feet with roughly 47 feet in lot width. Both lots proposed meet all dimensional standards. In addition, no new uses are proposed on this property as the lots are developed with a duplex

Per Section 5-02-04 of the County's Development Standards and Regulations, an SIA is required with a final plat. The SIA allows for construction of infrastructure such as public streets, curbs, gutters, sidewalks, and storm sewers to be constructed on the property. It has been determined by County Staff that no SIA will be required with this request and no public improvements are proposed.

Future Land Use Designation/Comprehensive Plan:

The future land use designation on the property is Urban Residential. Per Chapter 5 of the County's Comprehensive Plan, the purpose of the Urban Residential future land use designation is to provide a mix of housing types at residential densities greater than one dwelling unit per acre. The request has no impact on the Comprehensive Plan designation for the property, as the property is already developed in conformance with the future land use.

Surrounding Zoning Designations and Existing Use Activity:

<u>Northwest</u> R-2 Single Family	<u>North</u> R-2 Single Family	<u>Northeast</u> R-2 Single Family
<u>West</u> R-2 Single Family	<u>Subject Property</u> R-2 Two Family	<u>East</u> R-2 Single Family
<u>Southwest</u> R-2 Single Family	<u>South</u> R-2 Two Family	<u>Southeast</u> R-2 Single Family

Compatibility with the Surrounding Area:

All properties within the larger vicinity of the parcel are zoned as Residential-2, which per Section 3-13-01 of the Adams County Development Standards and Regulations is intended to provide a residential district which permits two-family dwellings and single-family homes in a moderate density setting. All of the surrounding properties are developed with a single-family or two-family dwelling. The proposed subdivision would be harmonious and compatible to the surrounding area.

Staff Recommendation:

Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of this request with 11 findings-of-fact and 1 note:

RECOMMENDED FINDINGS-OF-FACT

1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.

9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
 - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans and encourage a land use pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies, and regulations of the County;
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures; and
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

Recommended Notes to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.

CITIZEN COMMENTS

Notifications Sent	Comments Received
313	1

All property owners and occupants within 750 feet of the subject property were notified of this request. As of writing this report, staff has received one public comment regarding this case. The comment was in opposition to this request, stating that the County should not have allowed a duplex to be built in front of another house and expressed concerns over the applicant's written explanation. The public comment notes that Mr. Brendle owns several other duplexes within the area.

PC UPDATE

This case was heard at the Planning Commission (PC) on February 24, 2022, and the PC forwarded a recommendation of approval (7-0) with 11 findings-of-fact and 1 note to the applicant. The PC had no comments on the subject request and only asked if the duplex was serviced by separate water and sewer taps, which it is. The applicant spoke at the hearing and had no concerns with the staff report or presentation. No members of the public attended the meeting in support or opposition to this request.

COUNTY AGENCY COMMENTS

Staff reviewed the request and has no outstanding concerns with the proposed applications.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

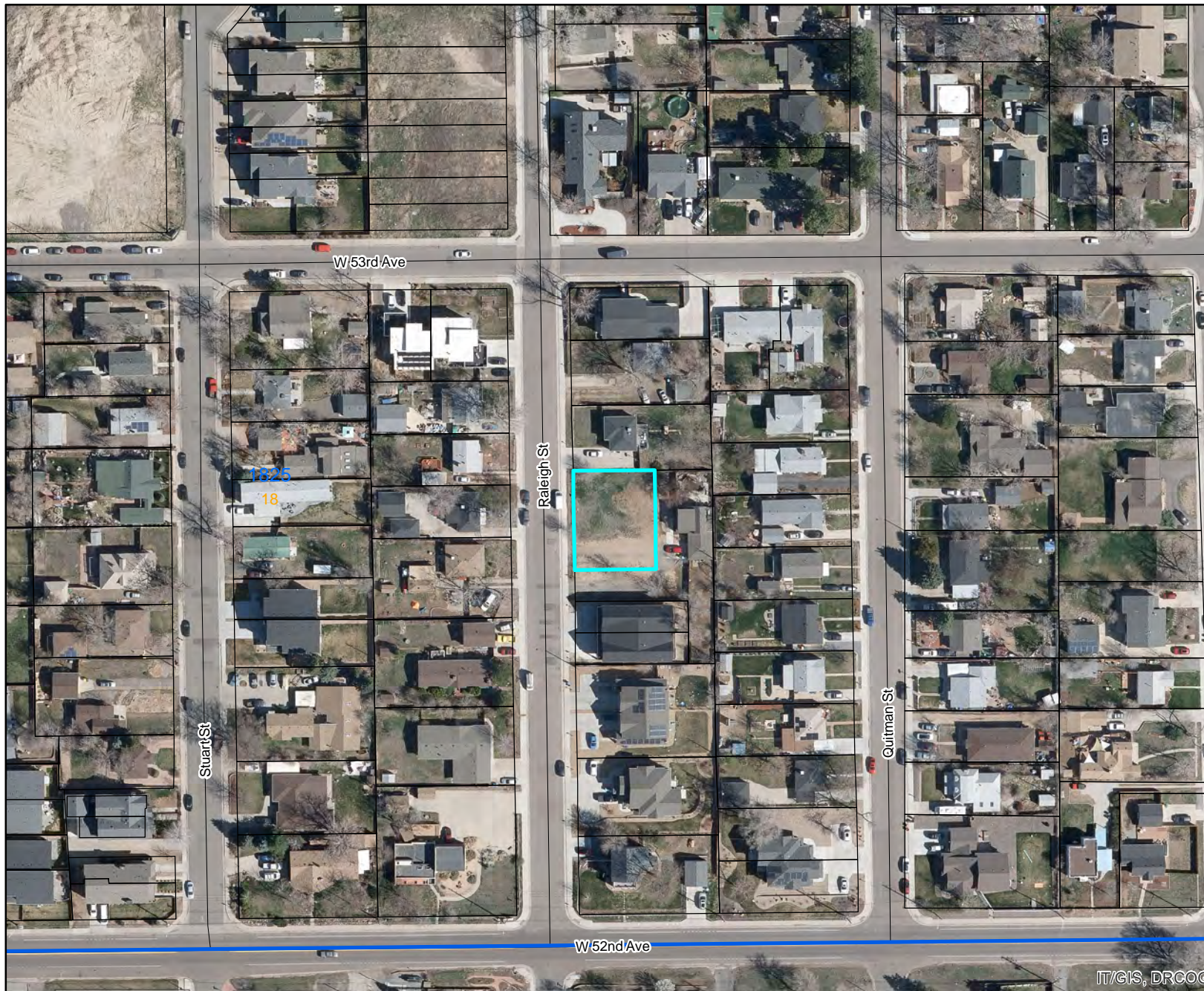
N/A

Responding without Concerns:

Adams County Sheriff's Department
Century Link
City of Westminster
Colorado Division of Transportation
Colorado Division of Water Resources
Denver Water
North Pecos Water and Sanitation District
RTD
Tri-County Health Department

Notified but not Responding / Considered a Favorable Response:

Adams County School District 14
Adams County Sheriff
Adams County Treasurer
Century Link
Colorado Division of Wildlife
Comcast
Crestview Water & Sanitation
Mapleton School District #1
Metro Wastewater Reclamation
North Pecos Water & Sanitation
North Washington Street Water & Sanitation
Perl Mack Neighborhood Group
South Adams County Fire
Thornton Fire Department
Union Pacific Railroad
United States Postal Service



Legend

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

Zoning Districts

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

PLT2021-00031; Brendle Minor Subdivison Final Plat

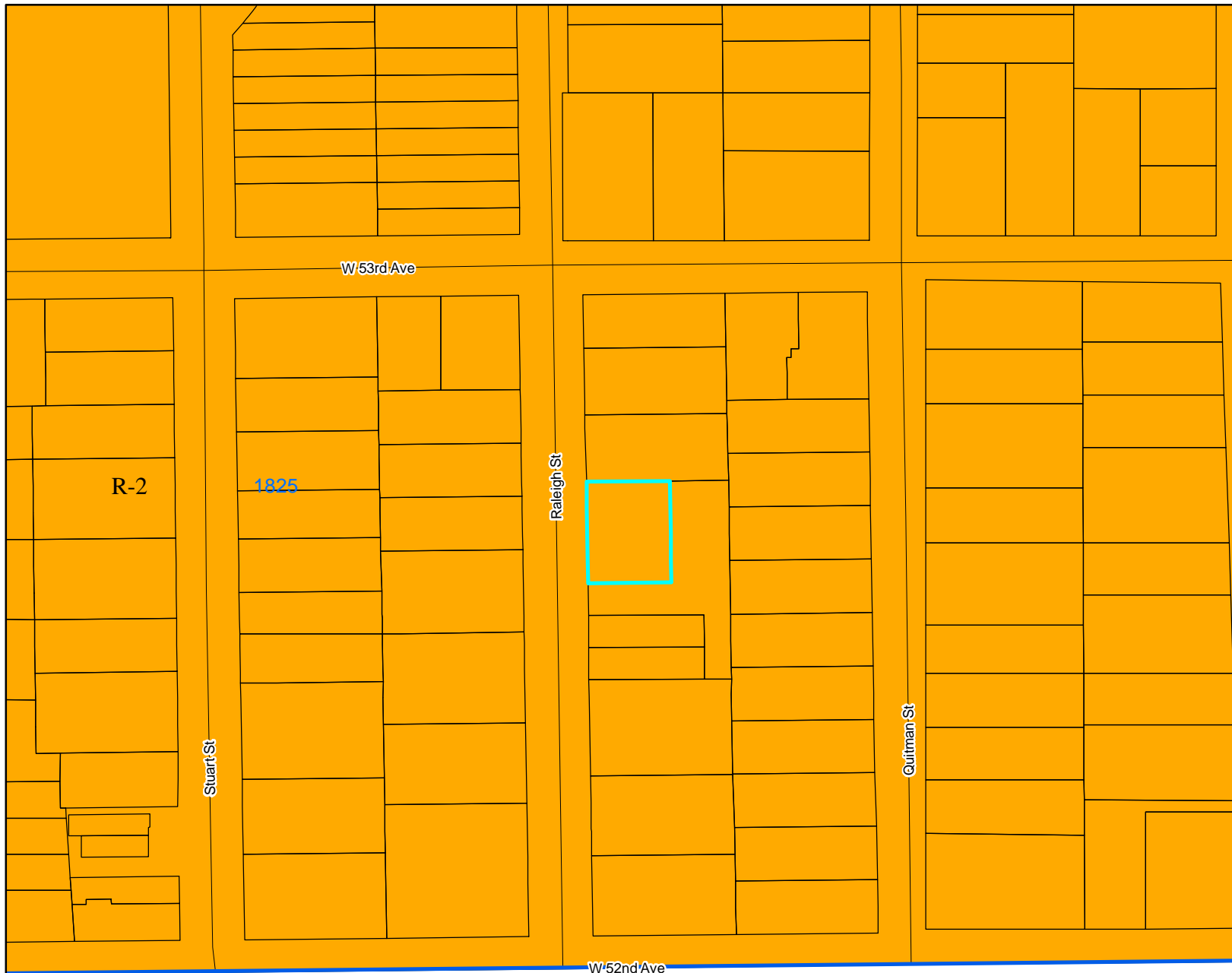
Aerial Map



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)
- Conditions

PLT2021-00031; Brendle Minor Subdivison Final Plat

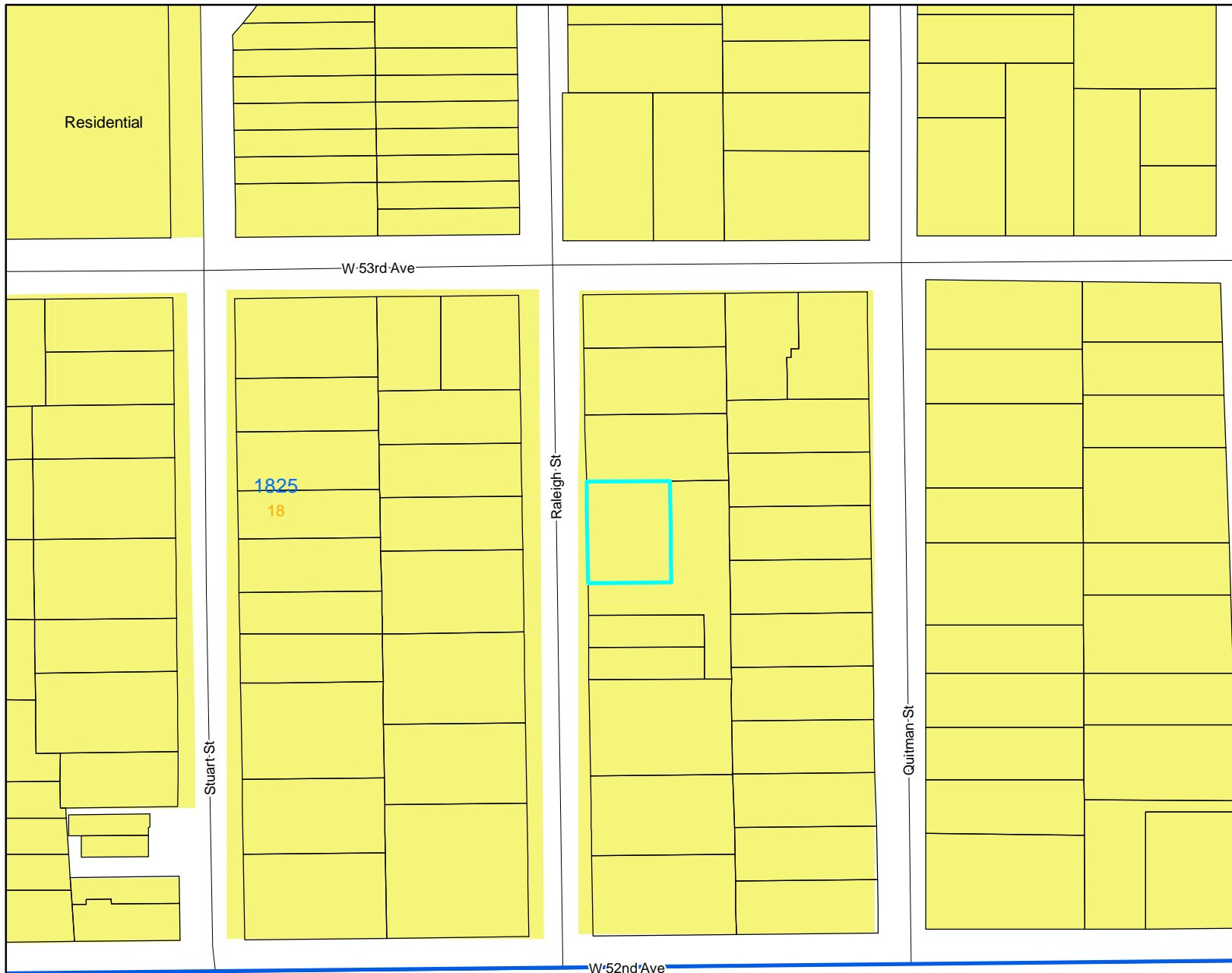
Current Zoning Map



For display purposes only.



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Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Legend

Future Landuse 2012 (Rev2016)

Residential

- Urban Residential
- Estate Residential

Mixed Use

- Local District Mixed Use
- Mixed Use Neighborhood
- Activity Center
- Mixed Use Employment

Commercial/Industrial

- Commercial
- Industrial

Other

- Agriculture
- DIA Reserve
- Parks and Open Space
- Public
- Municipal Area

PLT2021-00031; Brendle Minor Subdivison Final Plat

Future Land Use Map

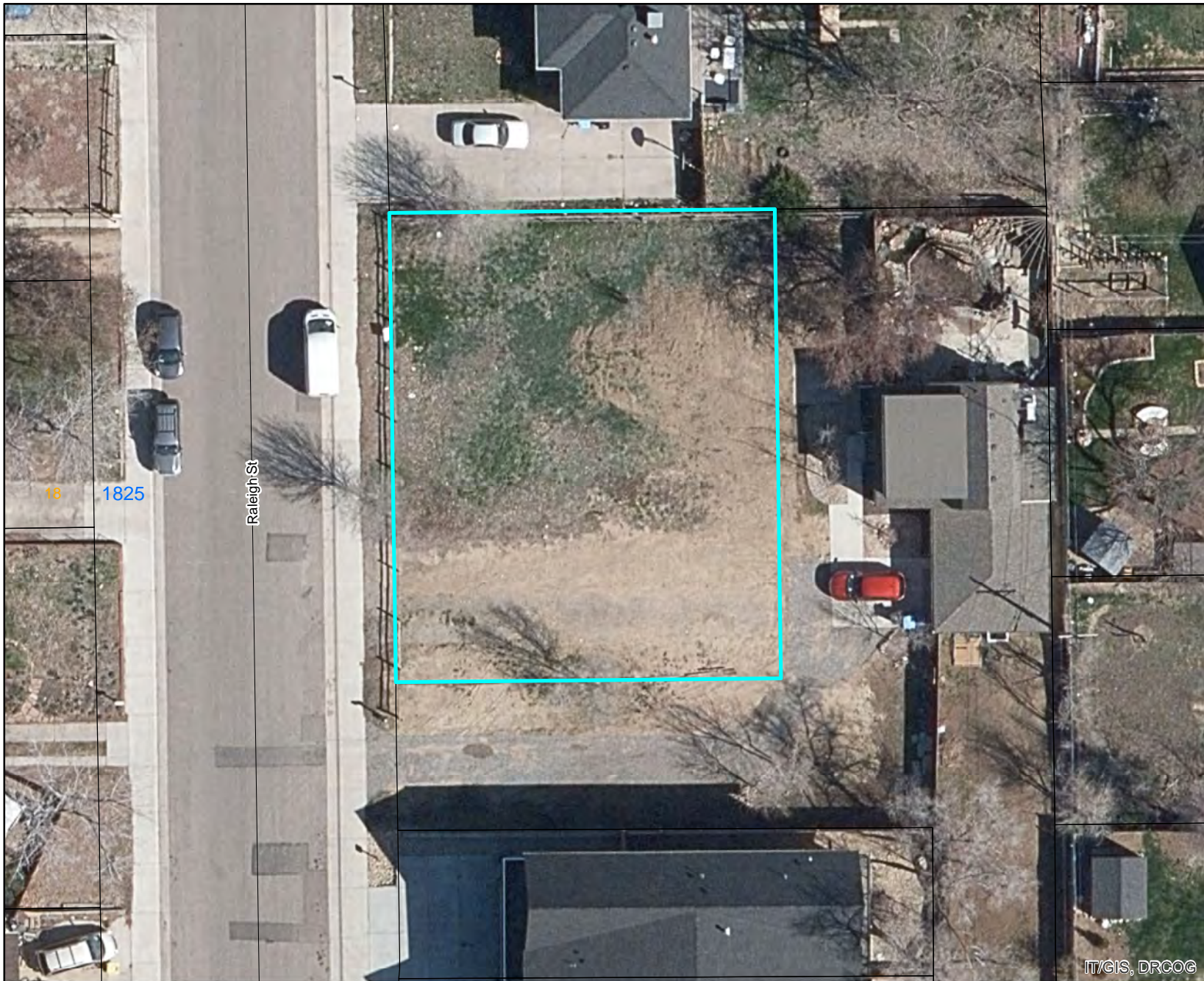


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Legend

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

IT/GIS, DRCOG

PLT2021-00031; Brendle Minor Subdivison Final Plat

Aerial Map



For display purposes only.



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responsibility for its accuracy

Explanation of the Project

R2 Zoning

5254 Raleigh Street

I purchased the property in 2018, built (2) attached Town Homes as a "Duplex" completed in 2021. Building Permits BDP19-3653 & BDP20-0769.

The homes are technically on a one lot "Duplex" I have requested that each Unit have its own lot. This will allow Ownership for each Town Home and each home will have its own address instead of Units A & B. The homes were approved through Adams County Development Services. They meet or exceed the building requirements for Town Home Construction for (2) attached units or as designated as Attached Single-Family Residences. The only difference between a "Duplex" lot and a SFR 1 lots is that each lot is separated.

This is an infill neighborhood; this development adds significant quality housing which is desperately needed and desired in this area and is currently going through regentrification. I built one of the Town Homes for my daughter Sophie Brendle where she currently resides and is attending Regis University and currently working on her Doctorate Degree in Physical Therapy. Sophie has a long familial history in Denver going back to her Great Grandfather and she is planning on staying in Denver for her career in PT.

My original plan was to keep both units and use one of the units to help offset some of the costs for Sophie's home. Fast forward to 2021 and with the cost of construction which has gone up by at least 35% has put that plan out of reach. I need to sell one of the units to offset the increase in building costs. The construction costs alone exceeded 400,000 per unit.

I have attached a photo of the completed homes which have been completed and fully landscaped.

Thank You,

Stephen E. Brendle/Owner

BRENDLE MINOR SUBDIVISION FINAL PLAT

A RESUBDIVISION OF LOT 1 OF BERKELEY GARDENS, BLOCK 6 - PLAT CORRECTION NO. 3, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

Sheet 1 of 2

Case No. PLT2021-00031

OWNERSHIP AND DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

ALL THAT PORTION OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AND CONVEYED IN THAT CERTAIN QUIT CLAIM DEED RECORDED NOVEMBER 19, 2020 AT RECEPTION NO. 2020000120623, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

ALL OF LOT 1 OF BERKELEY GARDENS, BLOCK 6 - PLAT CORRECTION No. 3, COUNTY OF ADAMS, STATE OF COLORADO.

CONTAINING ±7,410 SQUARE FEET OR ±0.170 ACRES OF LAND, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF BRENDLE MINOR SUBDIVISION FINAL PLAT.

IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND SEAL THIS ____ DAY OF _____, 20__.

STEPHEN BRENDLE, OWNER

NOTARY ACKNOWLEDGMENT

STATE OF _____)
COUNTY OF _____) SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 20__, BY STEPHEN BRENDLE AS OWNER.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

ADDRESS OF NOTARY: _____

SURVEYOR'S CERTIFICATE

I, RICHARD BRUCE GABRIEL, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED HEREIN WAS MADE UNDER MY SUPERVISION AND THE MONUMENTS SHOWN THEREON ACTUALLY EXIST, AND THE PLAT ACCURATELY REPRESENTS SAID SURVEY.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of Power Surveying Company, Inc.

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS ____ DAY OF _____, 20__.

CHAIR

PLANNING COMMISSION APPROVAL

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

CHAIR

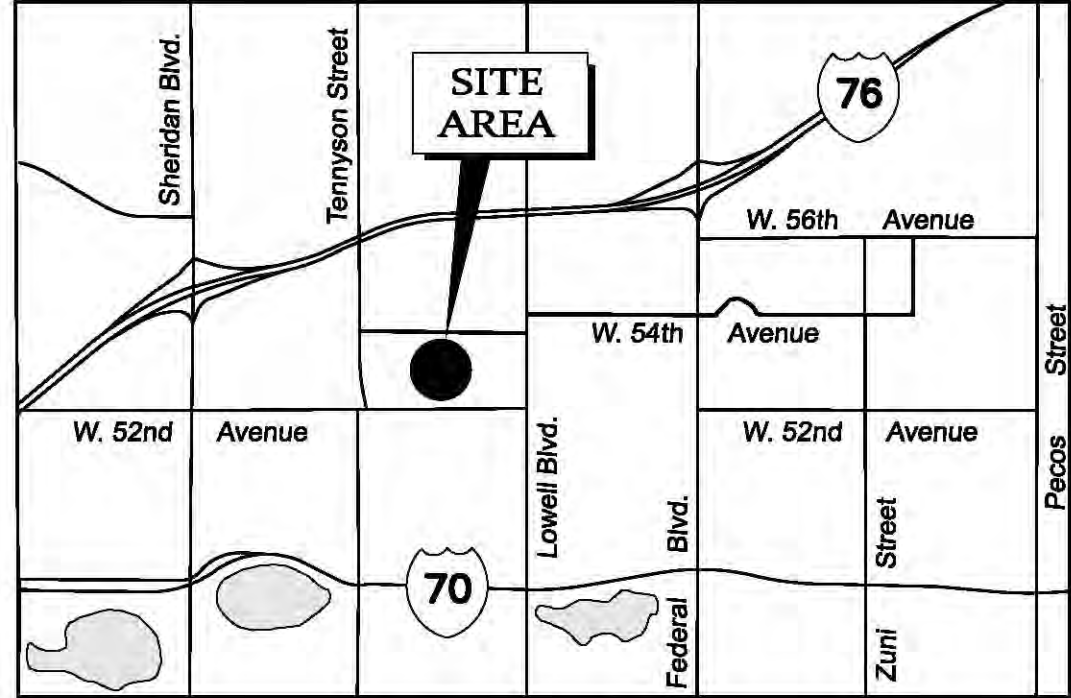
CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT ____ O'CLOCK ____ M., THIS ____ DAY OF _____, A.D., 20__.

FILED AT RECEPTION NO. _____

BY: _____
ADAMS COUNTY RECORDER

DEPUTY



VICINITY MAP

Scale: 1"=3000'

SURVEYOR'S NOTES

1. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY FIDELITY NATIONAL TITLE COMPANY:

FILE No. 592-F0684731-122-LF, WITH AN EFFECTIVE DATE OF DECEMBER 3, 2021.

3. FLOOD ZONE DESIGNATION: THE SUBJECT PROPERTY LIES ENTIRELY WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% PERCENT ANNUAL CHANCE FLOODPLAIN), AS SHOWN ON FEMA F.I.R.M. MAP #08001 C 0591H, WITH AN EFFECTIVE DATE OF MARCH 5, 2007.

4. FIELD SURVEY COMPLETION DATE: JUNE 25, 2021.

5. BASIS OF BEARINGS: NORTH 90°00'00" WEST, BEING THE BEARING OF THE SOUTH LINE OF THE NORTHEAST QUARTER (NE 1/4) OF SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN A FOUND 3-1/4" DIAM. ILLEGIBLE ALUMINUM CAP IN RANGE BOX AT THE SOUTHEAST CORNER OF SAID NORTHEAST QUARTER (NE 1/4) AND A FOUND 2-1/2" DIAMETER ALUMINUM CAP IN RANGE BOX, PLS 14112 AT THE SOUTHWEST CORNER OF SAID NORTHEAST QUARTER (NE 1/4).

6. 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.

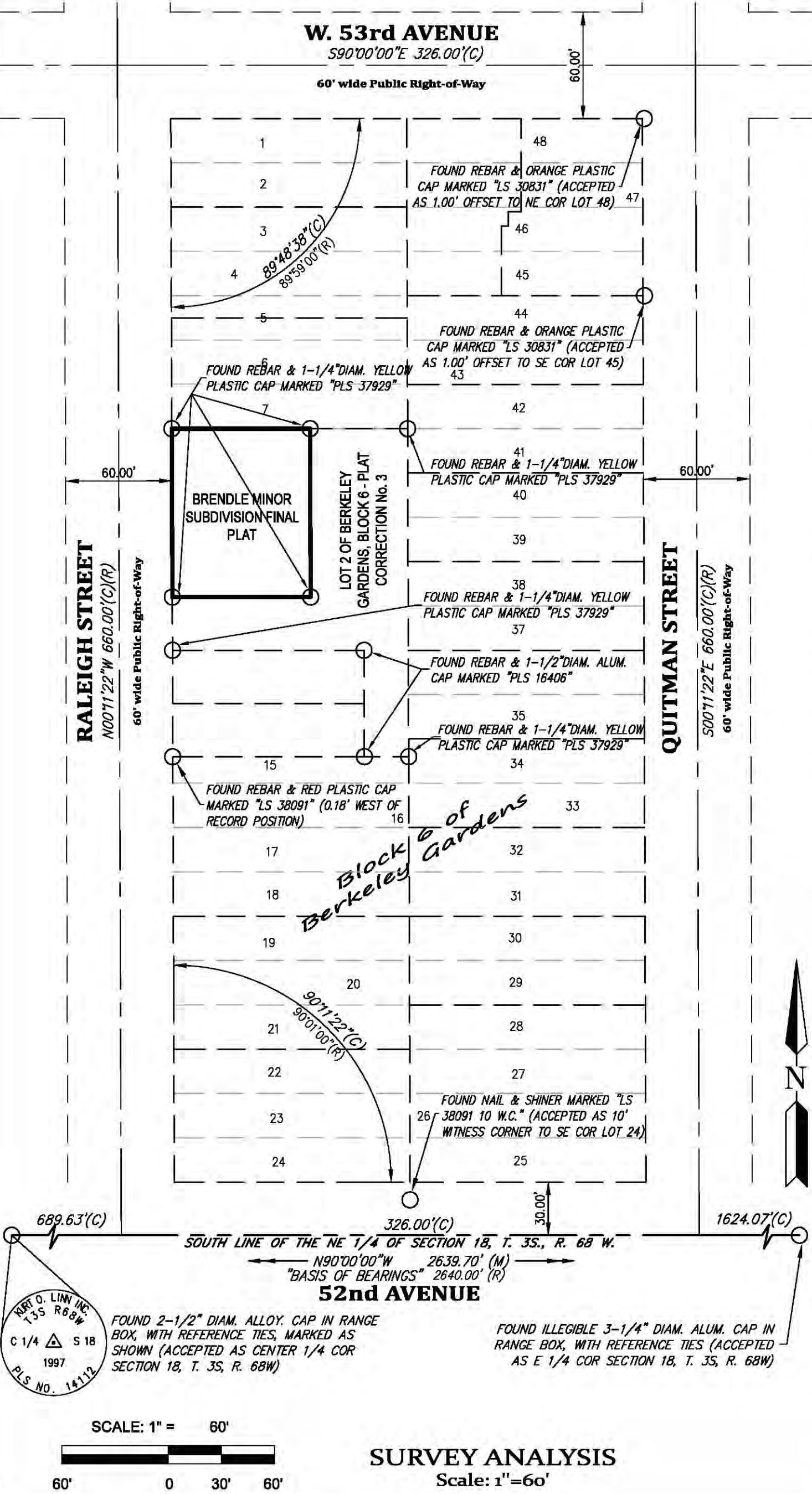
7. UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PRIVATE STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

8. THE UNDERLYING PREVIOUS WAS ERRONEOUSLY TITLED "BERKELEY GARDENS, BLOCK 6 - PLAT CORRECTION No. 2" AT REC. #2018000029161 AND THE TITLE WAS CORRECTED BY AFFIDAVIT OF CORRECTION AT REC. #2018000039208.

9. THE LINEAR UNIT OF MEASUREMENT FOR THIS SURVEY IS THE U.S. SURVEY FOOT, DEFINED AS BEING EXACTLY 1200/3937 OF A METER.

ADAMS COUNTY ATTORNEY'S CERTIFICATE

APPROVED AS TO FORM



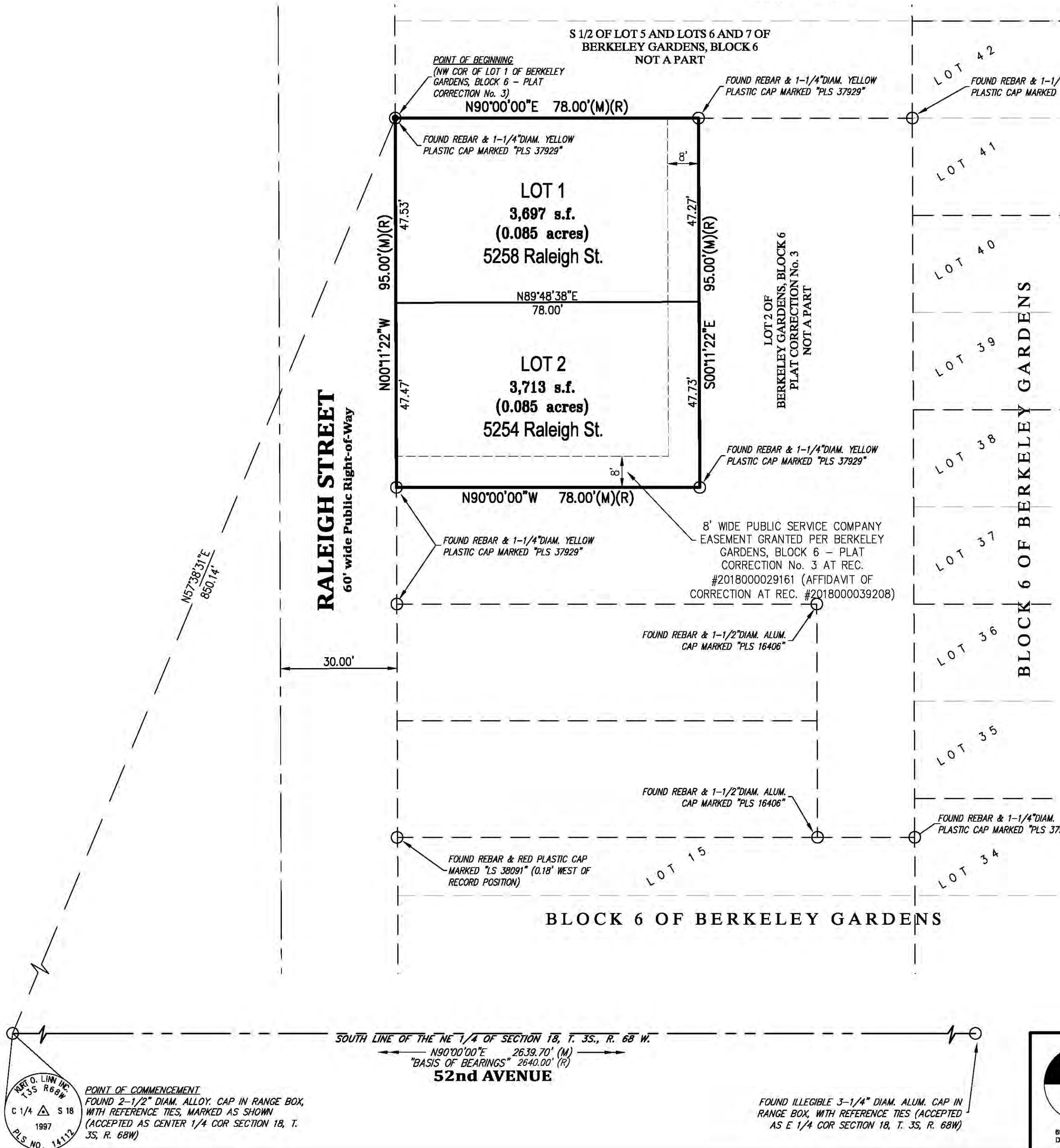
TYPE OF SUBMITTAL:	PLAT AMENDMENT
PREPARATION DATE:	JULY 16, 2021
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-187	DWG: 501-21-187.dwg

BRENDLE MINOR SUBDIVISION FINAL PLAT

A RESUBDIVISION OF LOT 1 OF BERKELEY GARDENS, BLOCK 6 - PLAT
CORRECTION NO. 3, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

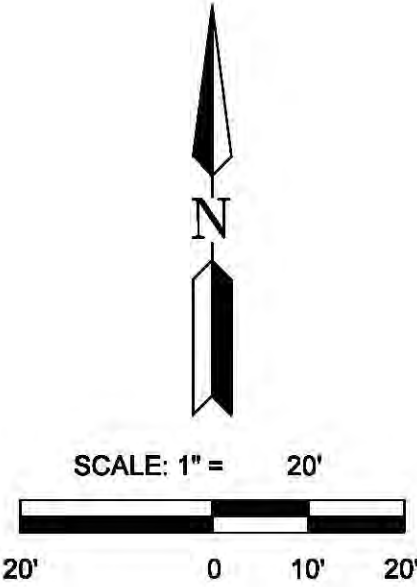
Case No. PLT2021-00031

Sheet 2 of 2



MAP LEGEND

- MONUMENT FOUND, AS NOTED
- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- EXISTING RECORD EASEMENT LINE
- NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
- NEW LOT LINE PER THIS PLAT
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS



POWER™
Surveying Company, Inc.
Established 1948
PH. 303-702-1817
FAX. 303-702-1488
www.powersurveying.com

TYPE OF SUBMITTAL:	PLAT AMENDMENT
PREPARATION DATE:	JULY 16, 2021
REVISION DATE:	
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-21-187	DWG: 501-21-187.dwg



Development Review Team Comments

Date: November 4, 2021

Project Number: PLT2021-00031

Project Name: Brendle Berkeley Gardens Minor Subdivision Final Plat

Note to Applicant:

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

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

Commenting Division: Development Services, Planning

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

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

PLN01: Request- Minor Subdivision Final Plat to create two lots.

PLN02: Site Characteristics:

- Current Zoning: Residential-2 (R-2)
- Future Land Use: Urban Residential
- Parcel Size: .1701 acres
- Parcel Width: 95 feet

PLN03: R-2 Zone District Requirements (Two-Family lot)

- Minimum lot size: 3,500 square feet per dwelling unit
- Minimum lot width: 35 feet

Subject lot split appears to meet all the minimum dimensional standards of the R-2 zone district.

PLN04: Please provide a site plan to ensure that the duplex will be meeting all setback requirements once the lot is split.

PLN05: Applicant did not provide a final plat with this submittal. A plat correction document was submitted however, the creation of additional lots cannot be done through a plat correction. Applicant must submit the correct documents for review.

PLN06: Applicant provided the Fire Department letter from the variance case, please provide an updated Fire District Impact Report.

PLN07: Applicant has provided a conditional will serve letter for sewer services, which does not meet the requirements for proof of sewer services.

PLN08: Please find attached the calculation spreadsheet for PLD fee. The PLD fees of \$2,542.62 are due at the time of scheduling for public hearing.

Commenting Division: Development Services, Engineering

Name of Reviewer: Eden Steele, Civil Engineer II

Email: ESTeele@adcogov.org / 720-523-6897

ENG1: Site has already been built out. No additional improvements are required.

ENG2: The plat is a Subdivision, not a Plat Correction. The title of the plat is misleading.

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

Name of Reviewer: David Dittmer

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

Comments will be sent out on 11/05/2021



Development Review Team Comments

Date: 12/3/2021

Project Number: PLT2021-00031

Project Name: Brendle Berkeley Gardens Minor Subdivision Final Plat

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Layla Bajelan

Date: 12/03/2021

Email:

Resubmittal Required

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Layla Bajelan

Date: 12/03/2021

Email:

Resubmittal Required

PLN01: Applicant did not provide a final plat with this submittal. A plat correction document was submitted however, the creation of additional lots cannot be done through a plat correction. Applicant must submit the correct documents for review.

For reference, Jen Rutter has been the Development Services Manager for almost 3 years now, so any references to Nana Appiah should be removed. The final plat will require Planning Commission and Board of County Commissioners approval blocks.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 11/29/2021

Email:

Resubmittal Required

ROW1: As a Re-Plat of an existing subdivision, it will be processed as a Minor Subdivision as only creating two lots. Please meet the criteria for a minor subdivision by referencing the guidelines in the application packet, and the following comments:

- a. Both the Planning Commission and Board of County Commissioners signature blocks are required on Sheet 1:
- b. Pursuant to Colorado Revised Statutes 38-51-106 a complete closure statement is required.
- c. The vicinity map needs to be to scale from 1" = 2000' to 1" = 6000'
- d. The metes and bounds legal description of the current lot has to be provided under the OWNERSHIP AND DEDICATION STATEMENT
- e. The Ownership and Dedication Statement must include the ownership by vesting deed as reference prior to the legal description. What is provided does not work for a Minor Subdivision Plat.
- f. Title Plat to read: BERKELEY GARDENS BLOCK 6 RESUBDIVISION OF PLAT CORRECTION NO. 3 (or similar)
- g. A Title Commitment must be provided and dated within 30 days of application (by 10/15/2021 or current). This must be properly referenced by survey note.
- h. Provide Sheet Numbers 1 of X centered below the title of each sheet

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Rayleen Swarts

Date: 11/23/2021

Email:

Complete

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

From: [Rick Reigenborn](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision
Date: Monday, October 11, 2021 10:34:32 AM
Attachments: [image004.wmz](#)
[image006.png](#)
[image001.png](#)

The Sheriff's Office does not oppose this request as it will have little to no impact on our staff.

Richard A. Reigenborn
Sheriff
Adams County Sheriff's Office
4430 S. Adams County Parkway,
1st Floor, Suite W5400
Brighton, CO 80601
303-655-3218 | RReigenborn@adcogov.org

Character • Integrity • Transparency

From: Layla Bajelan
Sent: Saturday, October 9, 2021 6:55 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision

Request for Comments

October 9, 2021

Case Name: Brendle Berkeley Gardens Minor Subdivision Final Plat

Case Number: PLT2021-00031

The Adams County Planning Commission is requesting comments on the following application:
Minor Subdivision Final Plan to create two lots in the Berkeley Gardens Subdivision. This request is located at 5254 RALEIGH ST. The Assessor's Parcel Number is 0182518113026.

Applicant Information: POWER SURVEYING, FRANK ZWOLINSKI
6911 BROADWAY
DENVER, CO 80221

Please forward any written comments on this application to the Community and Economic

From: [Loeffler - CDOT, Steven](#)
To: [Layla Bajelan](#)
Subject: Re: Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision
Date: Monday, November 1, 2021 11:03:25 AM
Attachments: [image001.png](#)

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

Layla,

I have reviewed the referral for Brindle Berkeley gardens Minot Subdivision Final Plat, located at 5254 Raleigh Street and have no objections. This is off the state highway system.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit- Region 1



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



On Sat, Oct 9, 2021 at 6:54 PM Layla Bajelan <LBajelan@adcogov.org> wrote:

Request for Comments

October 9, 2021

Case Name: Brendle Berkeley Gardens Minor Subdivision Final Plat

Case Number: PLT2021-00031

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plan to create two lots in the Berkeley Gardens Subdivision.** This request is located at 5254 RALEIGH ST. The Assessor's Parcel Number is 0182518113026.

October 29, 2021



Layla Bajelan
Long Range Planner
Adams County, Colorado
4430 S. Adams County Parkway
Brighton, CO 80601
lbajelan@adcogov.org

PLT2021-00031
No Objection/With Reservation

SUBJECT: Lot Line Adjustment to split one lot into two

**Project Name & Location: 5254 Raleigh St., Denver, CO
Berkeley Gardens Block 6 Correction Plat No. 3 Lot 1
APN 0182518113026**

To Whom it may concern:

CenturyLink has reviewed the request to proceed with Lot Line Adjustment as indicated on Exhibit "A". Exhibit "A" attached hereto and incorporated by this reference. CenturyLink will have no objection to the Lot Line Adjustment provided, however that the Applicant provides CenturyLink with a four-foot (4') easement.

To serve both properties, CenturyLink will need an Easement within the same location as the PSCo of Colorado easement as dedicate on the Berkeley Gardens Block 6 Correction Plat No. 2. Please provide CenturyLink with a 4' easement on the East and South property lines of APN 0182518113026.

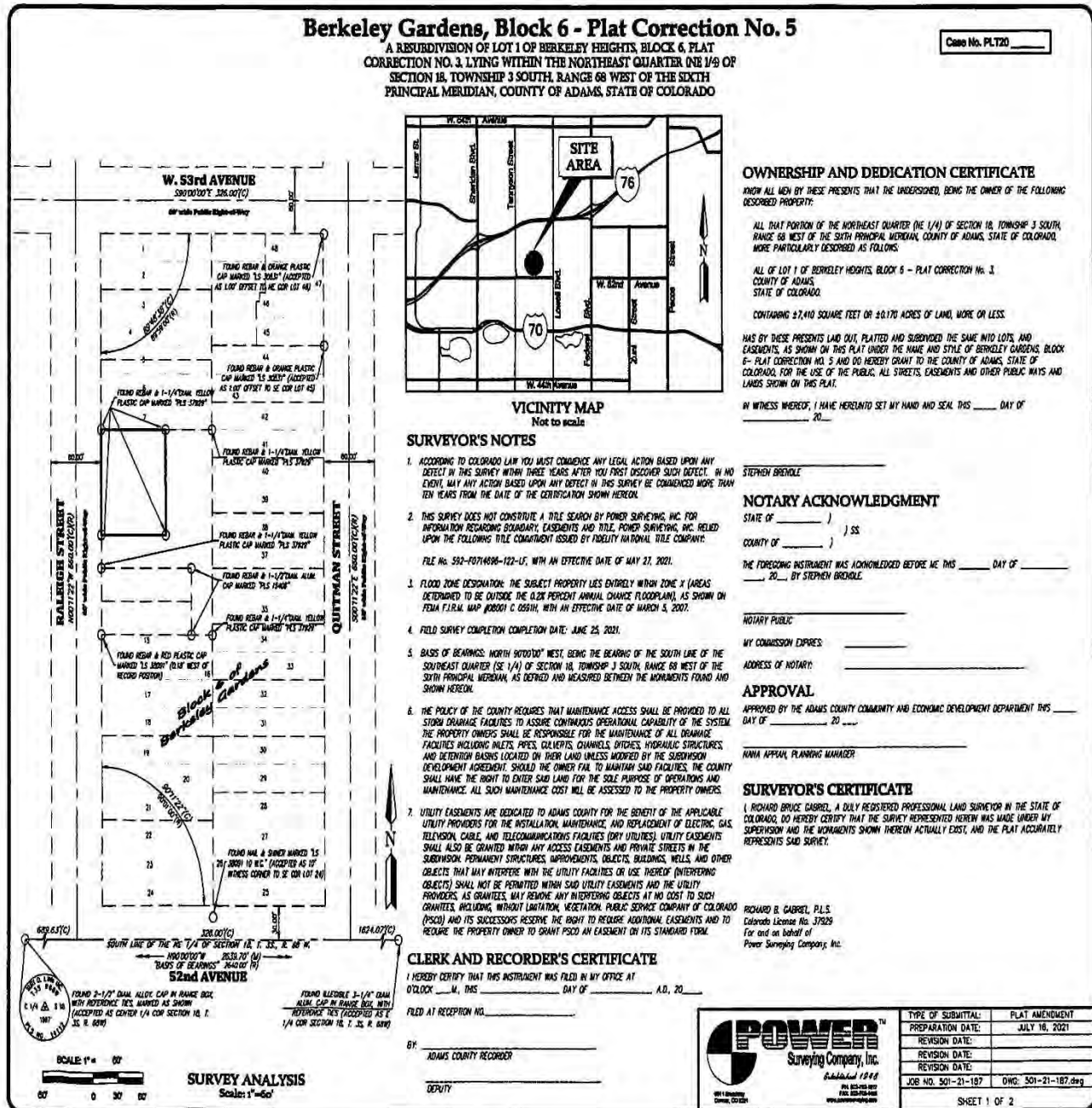
Please submit an updated Lot Line Adjustment indicating the CenturyLink Easement and CenturyLink will submit its no objection letter.

It is the intent and understanding of CenturyLink that this action shall not reduce its rights to any existing easements or rights it has on this site or in the area.

If you have any questions or would like to discuss this action further, please contact Lisa Gallegos-Thompson at lisa.gallegos@lumen.com.

Sincerely,

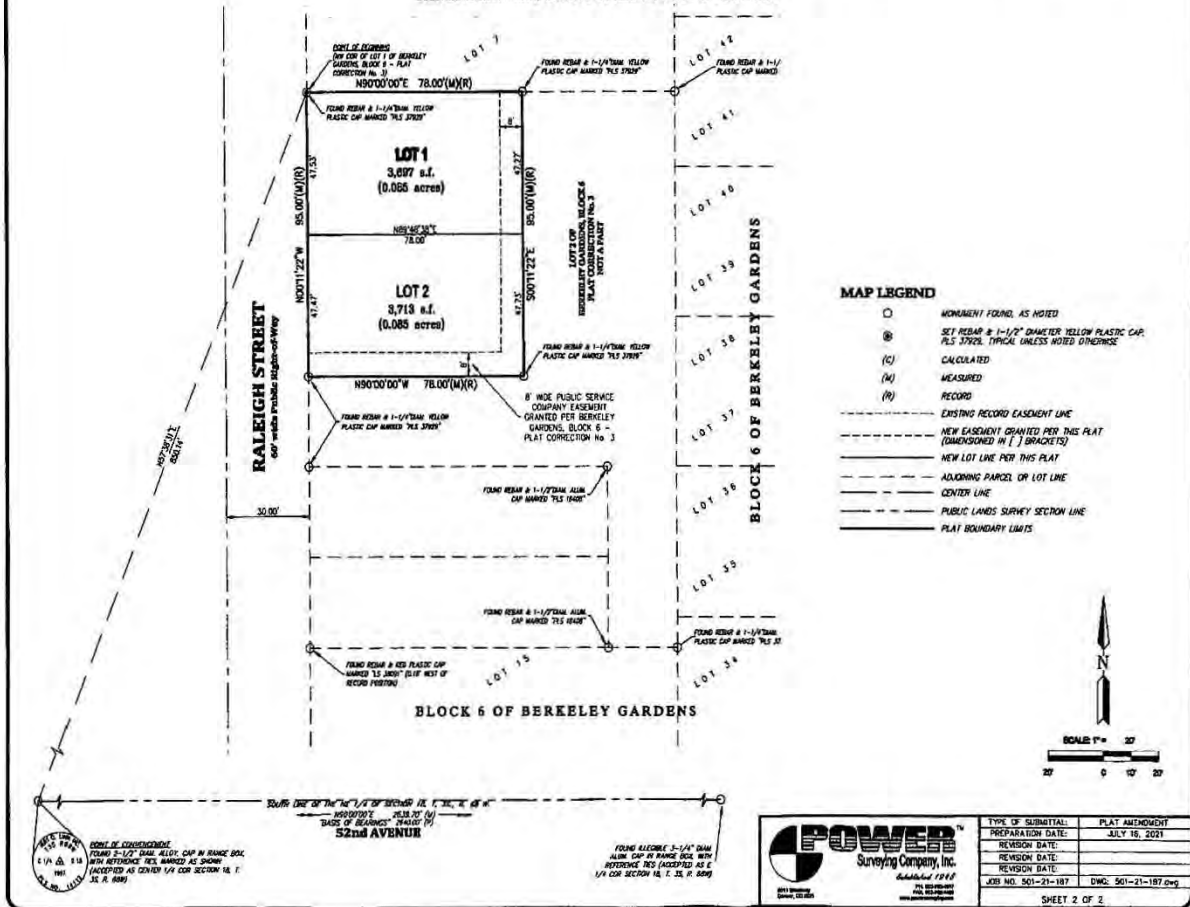
Diane Willatto
Network Infrastructure Services
CenturyLink
P839483



Berkeley Gardens, Block 6 - Plat Correction No. 5

A RESUBDIVISION OF LOT 1 OF BERKELEY HEIGHTS, BLOCK 6, PLAT
CORRECTION NO. 3, LYING WITHIN THE NORTHEAST QUARTER ONE 1/4 OF
SECTION 18, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH
PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

Case No. PLT20



From: [Gallegos, Lisa](#)
To: [Layla Bajelan](#)
Subject: Re: CenturyLink File No. P839483 / Adams County File No. PLT2021-00031
Date: Monday, December 6, 2021 7:37:01 AM
Attachments: [image003.png](#)
[Outlook-zhra5rbm.png](#)

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

Good morning, Layla.

I am not sure what the surveyor is attempting to do. There is already a Correction Plat No.3, as referenced in ownership and dedication. Correction Plat No. 2 was labeled incorrectly. He then recorded an affidavit correcting that mistake. This surveyor's original correction plat was named Plat No. 6 which would have been correct.

Neither plat gives CenturyLink any an easement within the same location as the PSC easement so CenturyLink's comments would remain the same.

Please let me know if you have any questions.

Thank you.



Lisa Gallegos-Thompson, CP

Contractor - ROW Agent Network Infrastructure Services
Helena, MT 59602
tel: 406-443-0583
lisa.gallegos@lumen.com

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Friday, December 3, 2021 2:15 PM
To: Gallegos, Lisa <Lisa.Gallegos@lumen.com>
Subject: RE: CenturyLink File No. P839483 / Adams County File No. PLT2021-00031

Hi Lisa,

The applicant did not let us know that they had resubmitted so this one has sat in our queue for some time without us noticing. That being said, will you please review the second submittal for PLT2021-00031 at your earliest convenience.

Thanks,



Layla Bajelan

Long Range Planner II, *Community and Economic Development*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
720.523.6863 | LBajelan@adcogov.org | www.adcogov.org

From: [McConnell, John](#)
To: [Layla Bajelan](#)
Subject: RE: [EXTERNAL] Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision
Date: Tuesday, October 12, 2021 11:57:40 AM
Attachments: [image001.png](#)
[image004.png](#)

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

Hello Layla,

Thanks for sharing this referral with us. The Community Development Department has no comments or concerns regarding this application.

Kind regards,
John

John McConnell, AICP | Principal Planner
City of Westminster Community Development
V: 303.658.2474



4800 West 92nd Avenue, Westminster, CO 80031
Monday – Thursday, 7am to 6pm (Closed Friday)

Visit [eTRAKit](#) online to apply for projects and permits,
submit plans, make payments and schedule inspections

PLEASE NOTE: As of June 14, 2021, City Hall is open. Any non-vaccinated persons entering a City facility are strongly encouraged to wear a mask. We look forward to serving you.

From: Planning
Sent: Monday, October 11, 2021 7:28 AM
To: Spurgin, Andrew <aspurgin@CityofWestminster.us>; McConnell, John <jmconne@CityofWestminster.us>
Subject: FW: [EXTERNAL] Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision



Jennifer Baden, APC
Associate Planner
City of Westminster Planning Division
Community Development Department
4800 West 92nd Avenue
Westminster, Colorado 80031
jbaden@cityofwestminster.us / 303.658.2097

City Hall is open from 7:00AM to 6:00PM, Monday through Thursday.
City Hall is closed every Friday, Saturday, and Sunday.

PLEASE NOTE: As of June 14, 2021, City Hall is open. Any non-vaccinated persons entering a City facility are strongly

From: [Naso, Kela A.](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision
Date: Friday, October 15, 2021 10:18:01 AM
Attachments: [image004.png](#)
[image005.png](#)

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

Good Morning Layla,

Denver Water has no comment on this rezoning request.

Thank you,

Kela Naso | Engineering Specialist
Denver Water | t: 303-628-6302 | c: 720-517-4486
denverwater.org | denverwater.org/TAP



From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Saturday, October 9, 2021 6:55 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision

Request for Comments

October 9, 2021

Case Name: Brendle Berkeley Gardens Minor Subdivision Final Plat

Case Number: PLT2021-00031

The Adams County Planning Commission is requesting comments on the following application:
Minor Subdivision Final Plan to create two lots in the Berkeley Gardens Subdivision. This request is located at 5254 RALEIGH ST. The Assessor's Parcel Number is 0182518113026.

Applicant Information: POWER SURVEYING, FRANK ZWOLINSKI
6911 BROADWAY
DENVER, CO 80221

Please forward any written comments on this application to the Community and Economic



COLORADO
Division of Water Resources
Department of Natural Resources

October 13, 2021

Layla Bajelan, Long Range Planner II
Adams County Community and Economic Development Department
Transmission via email: LBajelan@adcogov.org

Re: Brendle Berkely Gardens Minor Subdivision
Case No. PLT2021-00006
Re-subdivision of Lot 1, Block 6, Berkeley Gardens Subdivision, Plat Correction No. 3
Part of SW ¼ NE ¼ of Sec. 18, Twp. 8S, Rng. 68W, 6th P.M.
Water Division 1, Water District 7

Dear Layla Bajelan:

We have reviewed the October 9, 2021 proposal for a minor subdivision of 0.17 acres located at 5254 Raleigh St, Denver, also known as Lot 1, Block 6, Berkeley Gardens Subdivision, Plat Correction No. 3, into two lots of approximately 0.085 acre acres. The purpose of the subdivision is to allow each of the two existing townhomes on the property to have their own lot.

Water Supply Demand

Estimated water demand and proposed uses were not provided.

Source of Water Supply

There are no permitted wells on the property. The proposed water supply is service provided by the Berkeley Water and Sanitation District ("District"). According to the letter dated September 13, 2021 from Denver Water, the property is within the District's service area and is eligible to receive water provided the terms and conditions set forth by Denver Water and the District are met. Our office has not received information that these terms and conditions have been met by the Applicant. Information available to this office indicates that the District obtains its water supply through a distributor's "read and bill" contract with the Denver Water. This office considers Denver Water to be a reliable water supplier.

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., the State Engineer's office offers the opinion that with the District as the water supplier for this project, the proposed water supply is adequate and can be provided without causing material injury to existing water rights.

If you or the Applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x8206 or at Wenli.Dickinson@state.co.us.

Sincerely,

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file no. 28903
Applicant (wphomes@sisna.com)



From: [Courtney Salazar](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision
Date: Thursday, October 14, 2021 4:07:47 PM
Attachments: [image001.png](#)

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

Hi Layla –

The address of 5254 Raleigh Street is not within the North Pecos Water & Sanitation District boundaries; therefore, we do not have a comments on the requested subdivision.

Thank you!

COURTNEY SALAZAR
ACCOUNTS RECEIVABLE & PROJECT COORDINATOR
NORTH PECOS WATER & SANITATION DISTRICT
6900 PECOS STREET
DENVER, COLORADO 80221
(303) 429-5770

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Saturday, October 9, 2021 6:55 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision

Request for Comments

October 9, 2021

Case Name: Brendle Berkeley Gardens Minor Subdivision Final Plat

Case Number: PLT2021-00031

The Adams County Planning Commission is requesting comments on the following application:
Minor Subdivision Final Plan to create two lots in the Berkeley Gardens Subdivision. This request is located at 5254 RALEIGH ST. The Assessor's Parcel Number is 0182518113026.

Applicant Information: POWER SURVEYING, FRANK ZWOLINSKI
6911 BROADWAY
DENVER, CO 80221

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **10/30/2021** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

From: [Clayton Woodruff](#)
To: [Layla Bajelan](#)
Subject: RE: Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision
Date: Thursday, October 28, 2021 9:45:00 AM
Attachments: [image005.png](#)

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

Layla,

The RTD has no comment on this project.

Thanks,



C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202
o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

From: Layla Bajelan <LBajelan@adcogov.org>
Sent: Saturday, October 09, 2021 6:55 PM
To: Layla Bajelan <LBajelan@adcogov.org>
Subject: Request for Comments- PLT2021-00031; Brendle Berkeley Gardens Minor Subdivision

Request for Comments

October 9, 2021

Case Name: Brendle Berkeley Gardens Minor Subdivision Final Plat

Case Number: PLT2021-00031

The Adams County Planning Commission is requesting comments on the following application:
Minor Subdivision Final Plan to create two lots in the Berkeley Gardens Subdivision. This request is located at 5254 RALEIGH ST. The Assessor's Parcel Number is 0182518113026.

Applicant Information: POWER SURVEYING, FRANK ZWOLINSKI
6911 BROADWAY
DENVER, CO 80221



October 15, 2021

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

RE: Brendle Berkeley Gardens Minor Subdivision Final Plat, PLT2021-00031
TCHD Case No. 7292

Dear Ms. Bajelan,

Thank you for the opportunity to review and comment on the final plat to divide one lot with a duplex into two lots, one for each home located at 5254 Raleigh St. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

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

Sincerely,

A handwritten signature in black ink, appearing to read "K Boyer", followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Keith Homersham, TCHD



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

January 25, 2022

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

Attn: Layla Bajelan

Re: Berkeley Gardens, Block 3 Plat Correction No. 1 – Case # PLT2021-00044

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plat for **Berkeley Gardens, Block 3 Plat Correction No. 1** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing natural gas and electric distribution and service facilities within the subject property. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities *including relocation and/or removal* via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

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

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

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

From: [Steven Luchini](#)
To: [Layla Bajelan](#)
Subject: Comments for case PLT2021-00031
Date: Friday, October 15, 2021 11:09:56 AM

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

Hi,

I received a letter about submitting comments for this plat correction. I would like to state that I am against this subdivision. I think it is already atrocious that the county allowed this duplex to be effectively built in the front yard of another house. However, it has been built, so the housing stock Mr. Brendle is talking about adding to the neighborhood has already been added. Financial difficulties, as he stated, should not be used as a reason to enhance the value of his property. I would like to point out that this same individual owns a lot a little to the east (3281 W 53RD AVE #1 - 2) which he is aiming to redevelop as well so I believe he has other ways to come up with the cash he says he needs.

Additionally, these units could easily be “condotized” and sold separately that way as well.

Thanks

Steve Luchini



Request for Comments

Case Name: Brendle Minor Subdivision Final Plat

Case Number: PLT2021-00031

October 9, 2021

The Adams County Planning Commission is requesting comments on the following application: **Minor Subdivision Final Plan to create two lots**. This request is located at 5254 RALEIGH ST. The Assessor's Parcel Number is 0182518113026.

Applicant Information: POWER SURVEYING, FRANK ZWOLINSKI
6911 BROADWAY
DENVER, CO 80221

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **11/03/2021** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to LBajelan@adcogov.org.

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

Thank you for your review of this case.

Layla Bajelan, Long Range Planner II
Case Manager

BOARD OF COUNTY COMMISSIONERS

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Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Public Hearing Notification

Case Name:	Brendle Minor Subdivision Final Plat
Case Number:	PLT2021-00031
Planning Commission Hearing Date:	02/24/2022 at 6:00 p.m.
Board of County Commissioners Hearing Date:	03/22/2022 at 9:30 a.m.

January 27, 2022

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: Minor Subdivision Final Plat to create two lots.

The proposed use will be Residential. This request is located at 5254 RALEIGH ST on 0.17 acres.
The Assessor's Parcel Number(s) 0182518113026

Applicant Information: POWER SURVEYING
FRANK ZWOLINSKI
6911 BROADWAY
DENVER, CO 80221

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.
Thank you for your review of this case.

Layla Bajelan, Senior Long Range Planner
Case Manager

BOARD OF COUNTY COMMISSIONERS

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DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

PUBLICATION REQUEST

Case Name: Brendle Minor Subdivision Final Plat

Case Number: PLT2021-00031

Planning Commission Hearing Date: 02/24/2022 at 6 p.m.

Board of County Commissioners Hearing Date: 03/22/2022 at 9:30 a.m.

Case Manager: Layla Bajelan, Senior Long Range Planner, LBajelan@adcogov.org 720.523.6863

Request: Minor Subdivision Final Plat to create two lots.

Parcel Number (s): 0182518113026

Address: 5254 Raleigh Street

Applicant: Power Surveying Frank Zwolinski 6911 Broadway Denver, Colorado 80221

Public Hearings Location: 4430 S. Adams County Pkwy., Brighton, CO 80601

Please visit <http://www.adcogov.org/bocc> for up to date information. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.



Referral Listing
Case Number PLT2021-00031
Brendle Berkeley Gardens Minor Subdivision Final Plat

Agency	Contact Information
Adams County Assessor	Margaret Grondalsky 4430 S Adams County Pkwy C2100 Brighton CO 80601 720.523.6712 MGrondalski@adcogov.org
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
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Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
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Agency	Contact Information
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Adams County Fire Protection District	Carla Gutierrez 7980 Elmwood Ln. Denver CO 80221 303-539-6862 cgutierrez@acfpd.org
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Adams County POSCA Director	Byron Fanning 9755 Henderson Rd Brighton CO 80601 303-637-8000 bfanning@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County Public Works Construction Inspection	- - 4430 S Adams County Pkwy Brighton CO 80601 720-523-6965 Send to Case Engineer
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org

Agency	Contact Information
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Adams County Treasurer	Lisa Culpepper 4430 S Adams County Pkwy Brighton CO 80601 720.523-6166 lculpepper@adcogov.org
Arvada Fire Department	Steven Parker 7903 Alison Way Arvada CO 80005 303-424-3012 steven.parker@arvadafire.com
Berkeley Neighborhood Association	Wendy Carter 4420 W 52nd Pl Denver CO 80212 (303) 888-6350 (303) 477-9669 berkeleyneighborhoodassoc@gmail.com
Berkeley Sanitation District	Sharon Whitehair 1600 W 12th Ave (303)628-6620 berkeleywater@gmail.com
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Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
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CITY OF WESTMINSTER	Rita McConnell 4800 W 92ND AVE. WESTMINSTER CO 80031 303-658-2093 planning@cityofwestminster.us

Agency	Contact Information
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Colorado Division of Water Resources	Joanna Williams Office of State Engineer 1313 Sherman St, Room 818 Denver CO 80203 303-866-3581 joanna.williams@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
Colorado Geological Survey	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 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
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METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
MOBILE GARDENS	VERA MARIE JONES 6250 FEDERAL #29 DENVER CO 80221 303-429-5856
North Lincoln Water and Sanitation District	JORGE HINOJOS 1560 Broadway Suite 1400 Denver CO 80202 303-861-0061 jorge.hinojos@tetrattech.com
North Lincoln Water and Sanitation District	- - - nlwsdistrict1@gmail.com
North Pecos Water & Sanitation District	Courtney Salazar 6900 Pecos St Denver CO 80221 303-429-5770 ar@northpecoswater.org
North Washington Street Water & San Dist	Mike DeMattee 3172 E 78th Ave Denver CO 80229 303-288-6664 mdemattee@nwsd.com
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Agency	Contact Information
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Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
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Union Pacific Railroad	Rod Carroll 1400 Douglas St Stop 1690 Omaha NE 68179 402-544-2255 rscarroll@up.com

Agency

Contact Information

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WESTMINSTER SCHOOL DISTRICT #50

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STEAMBOAT SPRINGS CO 80487-9535

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4494 STUART LLC
4438 TENNYSON ST
DENVER CO 80212-2310

CARRILLO,ARTHUR B & BETTY A
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DENVER CO 80212-2605

52ND AVENUE INVESTMENTS LLC
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DENVER CO 80212-4012

CARTER ROGER D TRUST 1/2 INT AND
RUDDEN-CARER WENDY LIVING TRUST THE 1/2
4440 W 52ND PL
DENVER CO 80212-4012

5316 STUART LLC
1265 N FORD ST
GOLDEN CO 80403-1349

CARTER,ROGER D LIV TRUST
4440 W 52ND PL
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CESSAR JIM
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COLORADO REO PROPERTIES LLC
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GALLEGOS RICCO R/JANET L
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JOKEL LLC
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DENVER CO 80203-1259

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MERMAR PROPERTIES LLC
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LEE KUNZ DEVELOPMENT LLC
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MILO PROPERTIES - 52ND LLC
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DENVER CO 80212-4011

LONG POND PARTNERS LLC
ATTN CHARLES DUNLEAVY
511 W 14TH ST
SALIDA CO 81201-1805

NGUYEN LINDHAM
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ORRINO,MICHAEL A TRUST
5175 STUART ST
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PARADISE,EDWARD ALAN EQUITY TRUST COMPANY CU
STODIAN FBO IR
4012 DA VINCI DR
LONGMONT CO 80503-6479

SHARPLEY FAMILY ASSOCIATES LLLP
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PRECISION INVESTMENTS LLC
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STATE OF COLORADO FBO
COLORADO DEPARTMENT OF HUMAN SERVICES
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DENVER CO 80211-1652

R P TALD LLC
5380 TENNYSON ST STE C
DENVER CO 80212-4060

STONEGATE PROPERTIES LLC
99 INVERNESS DR E STE 140
ENGLEWOOD CO 80112-5122

RALEIGH STREET PARTNERS LLC
PO BOX 100244
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DENVER CO 80212-2912

ROSENDAHL,JOHN
5170 QUITMAN ST
DENVER CO 80212-2608

THOUTT BROTHERS CONCRETE
CONTRACTORS INC
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SCHMITT,SAM R TRUST
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ST THOMAS VI 00804-1570

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BETLEJ WHITNEY W
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5302 STUART ST
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53RD AND TENNYSON LLC
OR CURRENT RESIDENT
4301 W 53RD AVE
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BIRD MAURA M AND
BIRD JEFF J
OR CURRENT RESIDENT
5250 PERRY ST
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ANDERSON DREW D
OR CURRENT RESIDENT
5330 PERRY ST
DENVER CO 80212-4032

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ANTOKAL ALEX
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BALL RACHEL L
OR CURRENT RESIDENT
4005 W 52ND AVE
DENVER CO 80212-4002

BRENDLE STEPHEN
OR CURRENT RESIDENT
5254 RALEIGH ST
DENVER CO 80212-4037

BANKE BONNIE YOUNG
OR CURRENT RESIDENT
5293 STUART ST
DENVER CO 80212-4043

BRIDWELL ELSIE MAY/MICHELLE D AND
REYNOLDS PAULA S
OR CURRENT RESIDENT
5231 QUITMAN STREET
DENVER CO 80212

BARBER BONNIE
OR CURRENT RESIDENT
5308 STUART STREET
DENVER CO 80212

BUNKER ESTEVAN LEO AND
WARD CHRISTOPHER MICHAEL
OR CURRENT RESIDENT
5321 RALEIGH ST
DENVER CO 80212-4013

BASILE JACQUELINE S
OR CURRENT RESIDENT
5251 OSCEOLA STREET
DENVER CO 80212

CARTER MEGAN N
OR CURRENT RESIDENT
5253 QUITMAN ST
DENVER CO 80212-4033

CHAPMAN GEOFFREY RANDAL AND
CHAPMAN FRAN E
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4141 W 52ND AVE
DENVER CO 80212-4003

FOLEY SEAN
OR CURRENT RESIDENT
5216 TENNYSON ST
DENVER CO 80212-4046

COLSTON CADE AND
COLSTON LORI
OR CURRENT RESIDENT
5296 RALEIGH ST
DENVER CO 80212-4037

GALLEGOS DONALD E II
OR CURRENT RESIDENT
4091 W 53RD AVE
DENVER CO 80212-4016

CRUZ ANDREA M RODRIGUEZ AND
CRUZ-MARTINEZ JAVIER
OR CURRENT RESIDENT
5256 QUITMAN ST
DENVER CO 80212-4034

GANTI VIVEK
OR CURRENT RESIDENT
5201 STUART ST
DENVER CO 80212-4043

CURRAN,PIERCE
OR CURRENT RESIDENT
5155 N RALEIGH ST
DENVER CO 80212-2609

GARCIA MARIA A
OR CURRENT RESIDENT
5325 QUITMAN ST
DENVER CO 80212-4014

CZERWIEC JOHN J JR AND
CZERWIEC CAROL A
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DUNLEAVY PATRICK G AND
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OR CURRENT RESIDENT
5386 QUITMAN ST
DENVER CO 80212-4035

EATON STACY
OR CURRENT RESIDENT
5335 QUITMAN ST
DENVER CO 80212-4014

GOODHART ALISON MERKLE AND
GOODHART DAVID SCOTT
OR CURRENT RESIDENT
5249 OSCEOLA ST
DENVER CO 80212-4025

ECHERY,BRANDY M
OR CURRENT RESIDENT
5163 N RALEIGH ST
DENVER CO 80212-2609

GRAWL CHRISTOPHER A AND
ALLEN KELLY K
OR CURRENT RESIDENT
5247 QUITMAN ST
DENVER CO 80212-4033

FALIANO GERALD A AND
FALIANO LISA M
OR CURRENT RESIDENT
5312 STUART ST
DENVER CO 80212-4081

HARTKEMEYER KIRK DANIEL
OR CURRENT RESIDENT
5250 RALEIGH ST
DENVER CO 80212-4037

HARTLINE BENJAMIN AND
HARTLINE MEGAN
OR CURRENT RESIDENT
5225 STUART ST
DENVER CO 80212-4043

JENSEN JAMIE R
OR CURRENT RESIDENT
5239 RALEIGH ST
DENVER CO 80212-4036

HARTMAN,SCOTT M & JILL D
OR CURRENT RESIDENT
5175 N RALEIGH ST
DENVER CO 80212-2609

JOHNSON EVAN M
OR CURRENT RESIDENT
5392 QUITMAN ST
DENVER CO 80212-4035

HAYES RISA K
OR CURRENT RESIDENT
5335 RALEIGH ST
DENVER CO 80212-4013

JOHNSON MELISSA L AND
KAMINER DAVID H
OR CURRENT RESIDENT
5245 RALEIGH ST
DENVER CO 80212-4036

HOFFER ERIC D AND
SHEAR HOFFER GAILAN
OR CURRENT RESIDENT
5215 STUART ST
DENVER CO 80212-4043

JOLLY DAVID E
OR CURRENT RESIDENT
5235 PERRY ST
DENVER CO 80212

HOLLAND DAVID THOMAS
HOLLAND CASSANDRA LOUISE
OR CURRENT RESIDENT
5365 PERRY ST
DENVER CO 80212-4021

JONES LINH C
OR CURRENT RESIDENT
5225 OSCEOLA ST
DENVER CO 80212-4025

HORNE TIMOTHY O
OR CURRENT RESIDENT
5210 PERRY ST
DENVER CO 80212-4031

KEEVER GARY LEE AND
KEEVER DEBORAH ANN
OR CURRENT RESIDENT
3915 W 53RD AVE
DENVER CO 80212-4015

HURLEY SCOTT AND
HURLEY ALLISON
OR CURRENT RESIDENT
5330 RALEIGH ST
DENVER CO 80212-4038

KELSEY QUINN
OR CURRENT RESIDENT
5260 QUITMAN ST
DENVER CO 80212-4034

HYMAN TORIE
OR CURRENT RESIDENT
5315 PERRY ST
DENVER CO 80212-4021

KENNEDY CHRISTIANA N
OR CURRENT RESIDENT
5307 RALEIGH ST
DENVER CO 80212-4013

JACOBS DANIEL JOHN AND
STIFFLER CARISSA ANN
OR CURRENT RESIDENT
5310 STUART ST
DENVER CO 80212-4081

KING CORIE C
OR CURRENT RESIDENT
4009 W 52ND AVE
DENVER CO 80212-4002

JANSON,LIBERTY L
OR CURRENT RESIDENT
5158 N RALEIGH ST
DENVER CO 80212-2610

KING RODNEY AND KING STEVIE
OR CURRENT RESIDENT
4189 W 53RD AVE
DENVER CO 80212

KLOCKE BRENT R AND
KLOCKE JANICE M
OR CURRENT RESIDENT
5211 STUART STREET
DENVER CO 80212

MALDONADO MARIA D
OR CURRENT RESIDENT
5306 STUART ST
DENVER CO 80212

KORDOUNI SHAHAB AND
KORDOUNI FATEMEH
OR CURRENT RESIDENT
5280 TENNYSON ST
DENVER CO 80212-4046

MARION CHARLES L AND
MARION KEHLEY P
OR CURRENT RESIDENT
5327 RALEIGH ST
DENVER CO 80212-4013

KRAMP,LAUREN BETH
OR CURRENT RESIDENT
5166 N RALEIGH ST
DENVER CO 80212-2610

MEGANCK MICHAEL D
OR CURRENT RESIDENT
5240 PERRY ST
DENVER CO 80212-4031

LAWRENCE ASHLEY J AND
KOLB GREGOORY W
OR CURRENT RESIDENT
5281 STUART ST
DENVER CO 80212-4043

MELARAGNO LEE A AND
MELARAGNO JACKIE D
OR CURRENT RESIDENT
4097 W 53RD AVE
DENVER CO 80212-4016

LECHUGA,WILLIAM G SR
OR CURRENT RESIDENT
5140 N RALEIGH ST
DENVER CO 80212-2610

MERRIMAN ROBERT P AND
NAVA SABINO JR
OR CURRENT RESIDENT
5353 QUITMAN ST
DENVER CO 80212-4014

LOPEZ STEPHEN PAUL
OR CURRENT RESIDENT
5238 STUART ST
DENVER CO 80212-4044

MILLER MICHAEL J AND
MILLER JESSICA S
OR CURRENT RESIDENT
5291 OSCEOLA ST
DENVER CO 80212-4025

LUCERO JASON Q
OR CURRENT RESIDENT
4126 W 53RD AVE
DENVER CO 80212-4018

MIRANDA JUDY
OR CURRENT RESIDENT
5260 STUART ST
DENVER CO 80212-4044

LUCERO MARY E AND
LUCERO FRANK C
OR CURRENT RESIDENT
5264 TENNYSON ST
DENVER CO 80212-4046

MITCHELL-BRIGGS TANNEN
OR CURRENT RESIDENT
4210 W 53RD AVE
DENVER CO 80212-4011

LUCERO ROLAND
OR CURRENT RESIDENT
5220 STUART ST
DENVER CO 80212-4044

MONTANO ARTHUR P
OR CURRENT RESIDENT
5245 OSCEOLA ST
DENVER CO 80212-4025

LUKSICH BRIAN
OR CURRENT RESIDENT
5290 PERRY ST
DENVER CO 80212-4031

MORENO ANTONIO AND
MORENO MAGDALENA R
OR CURRENT RESIDENT
5271 STUART ST
DENVER CO 80212-4043

NEAL ROBERT
OR CURRENT RESIDENT
5301 TENNYSON STREET
DENVER CO 80212

POLYAK THOMAS
OR CURRENT RESIDENT
5268 STUART ST
DENVER CO 80212-4044

NELSON ARTHUR C AND
RORK BONNI L
OR CURRENT RESIDENT
4136 W 53RD AVE
DENVER CO 80212-4018

POSEY JOE D AND
POSEY MARGARET H
OR CURRENT RESIDENT
5271 QUITMAN ST
DENVER CO 80212-4033

NEUMAN JAMES E
OR CURRENT RESIDENT
5261 RALEIGH STREET
DENVER CO 80212

PROULX,LAURETTA
OR CURRENT RESIDENT
5174 N RALEIGH ST
DENVER CO 80212-2610

NEWTON HINDE
OR CURRENT RESIDENT
5259 RALEIGH ST
DENVER CO 80212-4036

QUATTLEBAUM JOSHUA LAROY
OR CURRENT RESIDENT
5265 RALEIGH ST
DENVER CO 80212-4036

NICHOLS JAMES AND
NICHOLS LENE
OR CURRENT RESIDENT
5280 QUITMAN ST
DENVER CO 80212-4034

R L BEALL PROPERTIES LLC
OR CURRENT RESIDENT
5394 QUITMAN ST
DENVER CO 80212-4035

NIGRELLI-DOYLE LISA L AND
CHEVILLOT FREDERIQUE E
OR CURRENT RESIDENT
5249 QUITMAN ST
DENVER CO 80212-4033

R P TALD LLC
OR CURRENT RESIDENT
5380 TENNYSON ST STE C
DENVER CO 80212-4060

ORR KEEGAN L AND
ORR BRANDON
OR CURRENT RESIDENT
3925 W 53RD AVE
DENVER CO 80212-4015

REEF DERRICK JOSEPH
OR CURRENT RESIDENT
4095 W 53RD AVE
DENVER CO 80212-4016

OWEN JAMES AND
OWEN JAMIE
OR CURRENT RESIDENT
5222 TENNYSON ST
DENVER CO 80212-4046

REESE DAVID WAYNE AND
REESE MELODY ANN
OR CURRENT RESIDENT
5230 QUITMAN ST
DENVER CO 80212-4034

PEREZ RONALD PAUL
OR CURRENT RESIDENT
5233 QUITMAN ST
DENVER CO 80212-4033

ROBERTSON EVAN ANDREW AND
ROBERTSON JESSICA SARA
OR CURRENT RESIDENT
5303 RALEIGH ST
DENVER CO 80212-4013

POLICKY TRENT AND
POLICKY ANDREA R
OR CURRENT RESIDENT
5322 STUART ST
DENVER CO 80212-4081

ROBITAILLE DAVID C
OR CURRENT RESIDENT
5388 QUITMAN ST
DENVER CO 80212

RUDDEN GLORIA G LIVING TRUST
OR CURRENT RESIDENT
4420 W 52ND PL
DENVER CO 80212-4012

SPEIGHT VALERIE
OR CURRENT RESIDENT
5340 QUITMAN ST
DENVER CO 80212-4035

RUDDEN MICHAEL J
OR CURRENT RESIDENT
5205 TENNYSON ST
DENVER CO 80212

ST CLAIR MARIE E
OR CURRENT RESIDENT
5295 TENNYSON ST
DENVER CO 80212-4045

RUDOLPH KATHRYN AND
FALIANO LAURIE
OR CURRENT RESIDENT
5320 STUART ST
DENVER CO 80212-4081

STOUT ANDREW R
OR CURRENT RESIDENT
5226 TENNYSON ST
DENVER CO 80212-4046

RYAN,THOMAS G & SUSAN E
OR CURRENT RESIDENT
5147 N RALEIGH ST
DENVER CO 80212-2609

STRENGE MARK S AND
STRENGE LORRAINE A
OR CURRENT RESIDENT
5345 QUITMAN ST
DENVER CO 80212-4014

SAYER JONAS
OR CURRENT RESIDENT
5261 STUART ST
DENVER CO 80212-4043

SUERETH DANIEL
OR CURRENT RESIDENT
5264 STUART ST
DENVER CO 80212-4044

SCHMIDTLINE THOMAS L
OR CURRENT RESIDENT
5265 OSCEOLA ST
DENVER CO 80212

SWINDLE DENNY
OR CURRENT RESIDENT
5230 RALEIGH ST
DENVER CO 80212-4037

SHAFFER DEBRA A
OR CURRENT RESIDENT
5325 PERRY ST
DENVER CO 80212-4021

THAYER ROBERT WILLIAM
OR CURRENT RESIDENT
5280 PERRY ST
DENVER CO 80212-4031

SNYDER DYLAN AND
BARTKOWIAK MORGAN
OR CURRENT RESIDENT
5205 STUART ST
DENVER CO 80212-4043

THOMPSON HEIDI
OR CURRENT RESIDENT
4035 W 53RD AVE
DENVER CO 80212-4016

SORAU F KELLEN AND
GOLDER ASHLEY
OR CURRENT RESIDENT
5251 STUART STREET
DENVER CO 80212

TILTON,NILS
OR CURRENT RESIDENT
5195 N RALEIGH ST
DENVER CO 80212-2609

SPEER MATHEW AND
SPEER ANDREA
OR CURRENT RESIDENT
5230 PERRY ST
DENVER CO 80212-4031

UEHLING,DANIEL H
OR CURRENT RESIDENT
5146 N RALEIGH ST
DENVER CO 80212-2610

VALDEZ DORA
OR CURRENT RESIDENT
5285 OSCEOLA ST
DENVER CO 80212-4025

CURRENT RESIDENT
5121 N QUITMAN ST
DENVER CO 80212

WALKER CLAIRE
OR CURRENT RESIDENT
5304 STUART ST
DENVER CO 80212-4081

CURRENT RESIDENT
5146 N STUART ST
DENVER CO 80212

WALKER KENNETH A TRUST THE
OR CURRENT RESIDENT
4199 W 53RD AVE
DENVER CO 80212-4017

CURRENT RESIDENT
5150 N RALEIGH ST
DENVER CO 80212

WATERMAN DONALD G AND
WATERMAN VIRGINIA I
OR CURRENT RESIDENT
5237 QUITMAN ST
DENVER CO 80212-4033

CURRENT RESIDENT
5150 N STUART ST
DENVER CO 80212

WILLIAMSON D B
OR CURRENT RESIDENT
4237 W 52ND AVE
DENVER CO 80212-4004

CURRENT RESIDENT
5151 N QUITMAN ST
DENVER CO 80212

WILLNER STEPHEN A/GWEN LEE JT
OR CURRENT RESIDENT
5395 QUITMAN ST
DENVER CO 80212-4014

CURRENT RESIDENT
5151 N STUART ST
DENVER CO 80212

WONG MELISSA KAREN AND
TIAN HUIFU
OR CURRENT RESIDENT
5290 QUITMAN ST
DENVER CO 80212-4034

CURRENT RESIDENT
5154 N QUITMAN ST
DENVER CO 80212

ZALESKI CHRISTOPHER AND
MEANS MCCABE
OR CURRENT RESIDENT
5240 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5157 N QUITMAN ST
DENVER CO 80212

ZAMORSKI,JESSICA L
OR CURRENT RESIDENT
5185 N RALEIGH ST
DENVER CO 80212-2609

CURRENT RESIDENT
5160 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
4220 W 52ND AVE
DENVER CO 80212

CURRENT RESIDENT
5161 N PERRY ST
DENVER CO 80212

CURRENT RESIDENT
5161 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
5176 N TENNYSON ST
DENVER CO 80212

CURRENT RESIDENT
5168 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
5177 N RALEIGH ST
DENVER CO 80212

CURRENT RESIDENT
5169 N PERRY ST
DENVER CO 80212

CURRENT RESIDENT
5180 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
5169 N QUITMAN ST
DENVER CO 80212

CURRENT RESIDENT
5185 N QUITMAN ST
DENVER CO 80212

CURRENT RESIDENT
5170 N QUITMAN ST
DENVER CO 80212

CURRENT RESIDENT
5185 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
5171 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
5186 N TENNYSON ST
DENVER CO 80212

CURRENT RESIDENT
5172 N QUITMAN ST
DENVER CO 80212

CURRENT RESIDENT
5187 N PERRY ST
DENVER CO 80212

CURRENT RESIDENT
5175 N PERRY ST
DENVER CO 80212

CURRENT RESIDENT
5188 N PERRY ST
DENVER CO 80212

CURRENT RESIDENT
5175 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
5190 N QUITMAN ST
DENVER CO 80212

CURRENT RESIDENT
5176 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
5190 N RALEIGH ST
DENVER CO 80212

CURRENT RESIDENT
5190 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
4121 W 53RD AVE
DENVER CO 80212-4017

CURRENT RESIDENT
5190 N TENNYSON ST
DENVER CO 80212

CURRENT RESIDENT
5353 PERRY ST
DENVER CO 80212-4021

CURRENT RESIDENT
5194 N PERRY ST
DENVER CO 80212

CURRENT RESIDENT
5357 PERRY ST
DENVER CO 80212-4021

CURRENT RESIDENT
5195 N QUITMAN ST
DENVER CO 80212

CURRENT RESIDENT
5215 OSCEOLA ST
DENVER CO 80212-4025

CURRENT RESIDENT
5195 N STUART ST
DENVER CO 80212

CURRENT RESIDENT
5225 PERRY ST
DENVER CO 80212-4030

CURRENT RESIDENT
5197 N PERRY ST
DENVER CO 80212

CURRENT RESIDENT
5247 PERRY ST
DENVER CO 80212-4030

CURRENT RESIDENT
4077 W 52ND AVE
DENVER CO 80212-4002

CURRENT RESIDENT
5253 PERRY ST
DENVER CO 80212-4030

CURRENT RESIDENT
4405 W 52ND AVE
DENVER CO 80212-4006

CURRENT RESIDENT
5275 PERRY ST
DENVER CO 80212-4030

CURRENT RESIDENT
4401 W 52ND PL
DENVER CO 80212-4012

CURRENT RESIDENT
5285 PERRY ST
DENVER CO 80212-4030

CURRENT RESIDENT
5355 QUITMAN ST
DENVER CO 80212-4014

CURRENT RESIDENT
5295 PERRY ST
DENVER CO 80212-4030

CURRENT RESIDENT
5204 PERRY ST
DENVER CO 80212-4031

CURRENT RESIDENT
5310 QUITMAN ST
DENVER CO 80212-4035

CURRENT RESIDENT
5220 PERRY ST
DENVER CO 80212-4031

CURRENT RESIDENT
5330 QUITMAN ST
DENVER CO 80212-4035

CURRENT RESIDENT
5260 PERRY ST
DENVER CO 80212-4031

CURRENT RESIDENT
5235 RALEIGH ST
DENVER CO 80212-4036

CURRENT RESIDENT
5270 PERRY ST
DENVER CO 80212-4031

CURRENT RESIDENT
5255 RALEIGH ST
DENVER CO 80212-4036

CURRENT RESIDENT
5340 PERRY ST
DENVER CO 80212-4032

CURRENT RESIDENT
5210 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5211 QUITMAN ST
DENVER CO 80212-4033

CURRENT RESIDENT
5218 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5219 QUITMAN ST
DENVER CO 80212-4033

CURRENT RESIDENT
5222 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5220 QUITMAN ST
DENVER CO 80212-4034

CURRENT RESIDENT
5226 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5224 QUITMAN ST
DENVER CO 80212-4034

CURRENT RESIDENT
5260 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
5286 QUITMAN ST
DENVER CO 80212-4034

CURRENT RESIDENT
5270 RALEIGH ST
DENVER CO 80212-4037

CURRENT RESIDENT
4340 W 53RD AVE
DENVER CO 80212-4039

CURRENT RESIDENT
5308 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
4402 W SAINT CLAIR PL
DENVER CO 80212-4040

CURRENT RESIDENT
5310 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5297 STUART ST
DENVER CO 80212-4043

CURRENT RESIDENT
5312 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5240 STUART ST
DENVER CO 80212-4044

CURRENT RESIDENT
5316 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5230 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5324 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5254 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5326 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5288 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5328 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5296 TENNYSON ST
DENVER CO 80212-4046

CURRENT RESIDENT
5330 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5304 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5334 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5306 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5338 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5340 TENNYSON ST
DENVER CO 80212-4048

CURRENT RESIDENT
5314 STUART ST
DENVER CO 80212-4081

CURRENT RESIDENT
5380 TENNYSON ST STE A
DENVER CO 80212-4060

CURRENT RESIDENT
5316 STUART ST
DENVER CO 80212-4081

CURRENT RESIDENT
5380 TENNYSON ST STE B
DENVER CO 80212-4060

CURRENT RESIDENT
5318 STUART ST
DENVER CO 80212-4081

CURRENT RESIDENT
5380 TENNYSON ST STE D
DENVER CO 80212-4060

CURRENT RESIDENT
5380 TENNYSON ST STE E
DENVER CO 80212-4060

CURRENT RESIDENT
5380 TENNYSON ST STE F
DENVER CO 80212-4060

CURRENT RESIDENT
5380 TENNYSON ST STE G
DENVER CO 80212-4060

CURRENT RESIDENT
3901 W 52ND AVE APT 1
DENVER CO 80212-4077

CURRENT RESIDENT
3901 W 52ND AVE APT 2
DENVER CO 80212-4077

CURRENT RESIDENT
3901 W 52ND AVE APT 3
DENVER CO 80212-4077

CERTIFICATE OF POSTING



I, Layla Bajelan, do hereby certify that I had the property posted at

5254 Raleigh Strret

on February 09, 2022

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

Layla Bajelan

Brendle Minor Subdivision Final Plat

PLT2021-00031

5254 Raleigh St.

Community & Economic Development Department

March 22, 2022

Presented by: Layla Bajelan, Senior Long Range Planner



Request

- Minor Subdivision Final Plat
 - 2 lots
- Background:
 - PLT2017-00023- plat correction-lot line adjustment to combine the eight existing lots into two lots.

Aerial View

Aerial View

W. 53rd Ave.

W 53rd Ave

1825
18

Raleigh St

Site

Raleigh St.

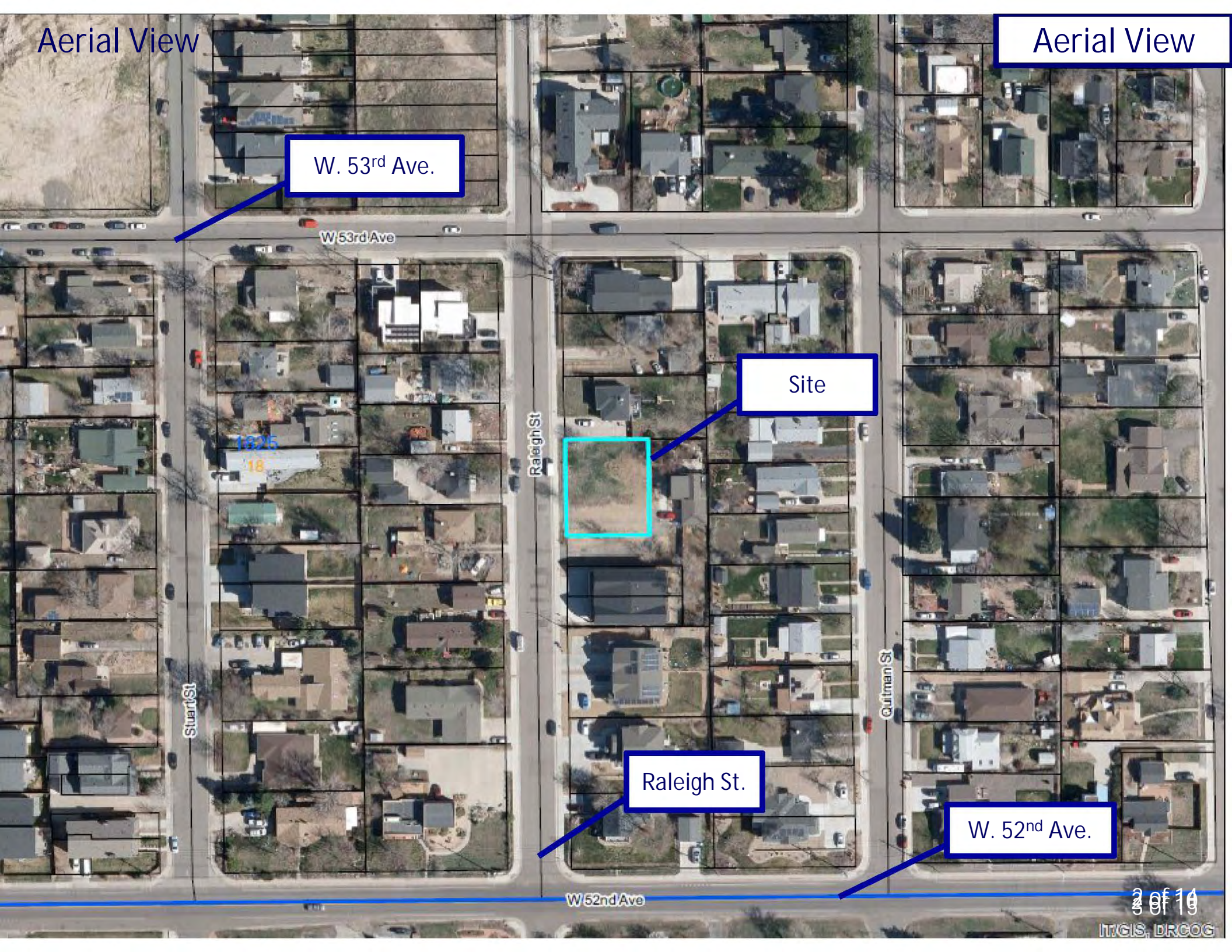
Quitman St

W. 52nd Ave.

W 52nd Ave

2 of 10

ITGIS, DRCOG



Current Zoning

W. 53rd Ave.

W 53rd Ave

R-2

1825

R-2

Raleigh St

Site

Culman St

Raleigh St.

W. 52nd Ave.

W 52nd Ave

Residential-2 (R-2)

Purpose: provide a residential district which permits two-family dwellings and single-family homes in a moderate density setting.

Future Land Use Map

Residential

W. 53rd Ave.

—W-53rd Ave

1825
18

Raleigh-St-

Site

Urban Residential

Raleigh St.

W. 52nd Ave.

W 52nd Ave

Urban Residential

Purpose: Single and multiple family housing, typically at urban densities of one dwelling per acre or greater.

Criteria for Minor Subdivision Final Plat

Section 2-02-20-03-05

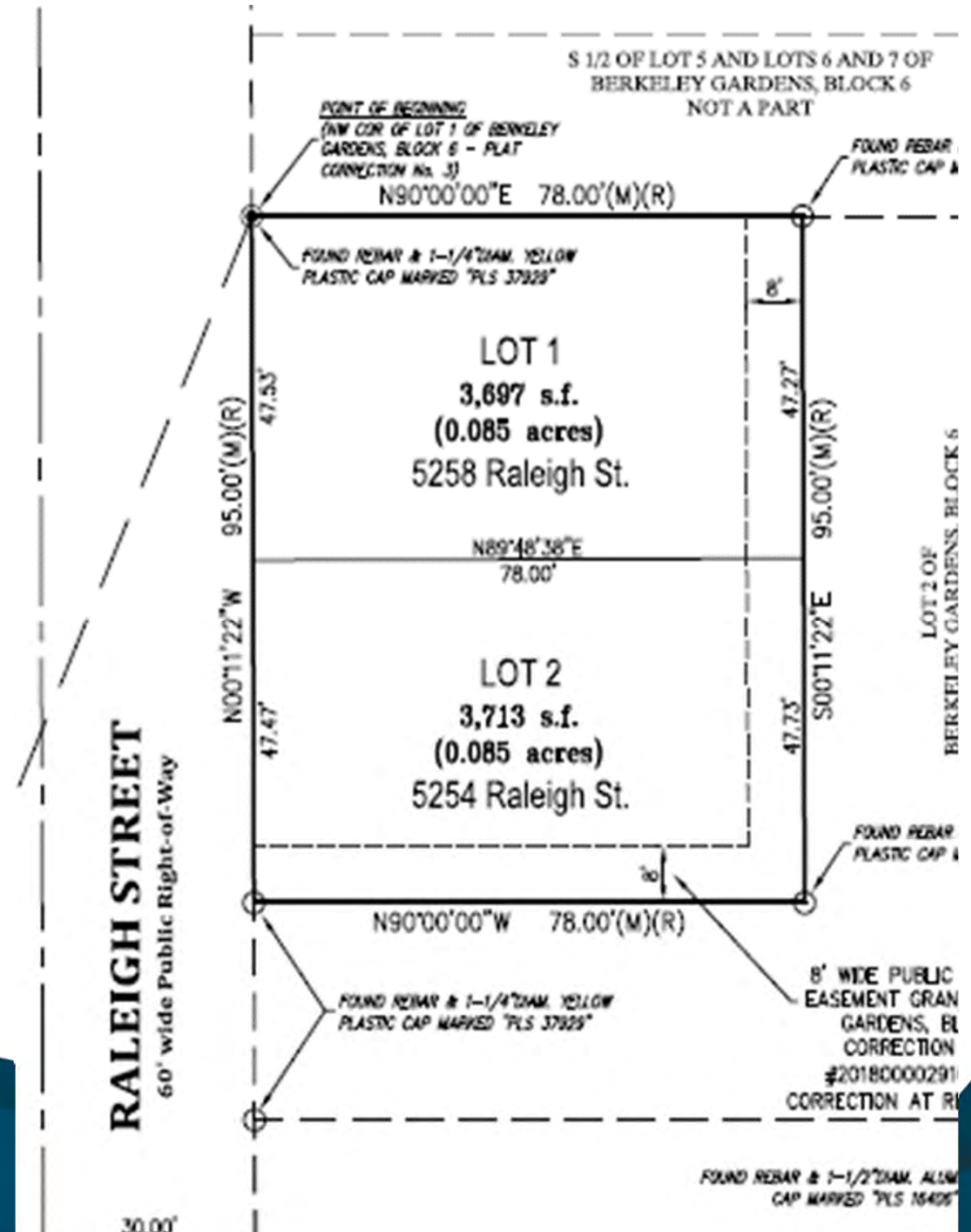
1. Conforms with subdivision design standards
2. Adequate water supply
3. Adequate sewer service
4. Any soil or topographical conditions have been identified
5. Adequate drainage infrastructure
6. Public infrastructure (curb, gutter, sidewalk)
7. Consistent with Comprehensive Plan and applicable subarea plans
8. Consistent with development standards
9. Compatible with surrounding area

Proposed Final Plat

Development Standards Residential-2 (R-2)

- Minimum lot size (Two-Family): 3,500 sq. ft.
 - Proposed Lot 1: 3,697 sq. ft.
 - Proposed Lot 2: 3,713 sq. ft.
- Minimum lot width (Two-Family Internal): 35 ft.
 - Proposed Lot 1: 47 ft.
 - Proposed Lot 2: 47 ft.

- Denver Water & Berkley Sanitation



Site Conditions



N
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H



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S
T



S
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T
H



W
E
S
T



Referral Comments

Notifications Sent*	#Comments Received
313	1

*Property owners and occupants within 750 ft.

Public Comment (1): Opposition- County should not have allowed a duplex to be built in front of another house and expressed concerns over the applicant's written explanation.

Responding with Concern: None

Responding without Concern: Adams County Fire, Century Link, City of Westminster, CDOT, DWR, Denver Water, RTD, TCHD

PC Update/Staff Recommendation

PLT2021-00031: Brendle Minor Subdivision Final Plat

PC Update

- Planning Commission: February 25, 2022
- Approval (7-0) with 11 Findings-of-fact and 1 Note
- No members of the Public in support or opposition

Staff Recommendation:

Staff recommends APPROVAL of the subject request (PLT2021-00031) with 11 Findings-of-Fact and 1 Note to the Applicant

- Complies with the Development Standards
- Adequate Water and Sewer Services
- Conforms with the subdivision design standards
- Harmonious and Compatible

Recommended Findings-of-Fact

1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.

Recommended Findings-of-Fact

6. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

Recommended Findings-of-Fact

11. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by
- a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
 - b. Incorporating site planning techniques to foster the implementation of the County's plans and encourage a land use pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit, and the cost- effective delivery of other services consistent with adopted plans, policies, and regulations of the County.
 - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures; and
 - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

Recommended Notes

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.