



Board of County Commissioners

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

PUBLIC HEARING 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
May 1, 2018
9:30 AM

1. ROLL CALL

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

4. AWARDS AND PRESENTATIONS

5. PUBLIC COMMENT

A. Citizen Communication

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

B. Elected Officials' Communication

6. CONSENT CALENDAR

- A.** List of Expenditures Under the Dates of April 17-20, 2018
- B.** Minutes of the Commissioners' Proceedings from April 24, 2018
- C.** Resolution Approving Right-of-Way Agreement between Adams County and Gloria Calabrese for Property Necessary for the Lowell Boulevard Improvements Project- Clear Creek to West 62nd Avenue
(File was approved by ELT)

- D.** Resolution Approving Right-of-Way Agreement between Adams County and Harick, Inc., for Property Necessary for the York Street Improvements Project- York Street from East 78th Avenue to Highway 224
(File was approved by ELT)
- E.** Resolution Accepting Warranty Deed Conveying Property from Unlimited Motors, LLC, to Adams County for the Dedication of Road Right of Way for Welby Road and East 88th Avenue
(File was approved by ELT)
- F.** Resolution Accepting Warranty Deed Conveying Property from Prologis L.P., to Adams County for the Dedication of Road Right-of-Way
(File was approved by ELT)
- G.** Resolution Accepting a Permanent Access Easement from Bere, LLC, to Adams County for Access Purposes
(File was approved by ELT)
- H.** Resolution Accepting a Permanent Drainage Easement from Bere, LLC, to Adams County for Storm Water Drainage Purposes
(File was approved by ELT)
- I.** Resolution Accepting a Quitclaim Deed Conveying Property from Front Range RV Storage, LLC, to Adams County for the Dedication of Road Right-of-Way for Manilla Road
(File was approved by ELT)
- J.** Resolution Accepting a Permanent Drainage Easement from DTI Holdings, LLC, to Adams County for Storm Water Drainage Purposes
(File was approved by ELT)
- K.** Resolution Accepting a Warranty Deed Conveying Property from RLJ Development, LLC, to Adams County for the Dedication of Road Right-of-Way for Manilla Road
(File was approved by ELT)
- L.** Resolution Approving an Amendment to the Action Plan for the Neighborhood Stabilization Program for Adams County
(File was approved by ELT)
- M.** Resolution Approving a Grant Permanent Easement from Adams County to the City of Brighton for Sanitary Sewer Purposes
(File was approved by ELT)
- N.** Resolution Appointing Pat Laurenti to the E-911 Authority
(File was approved by ELT)
- O.** Resolution Appointing Siekkurra Chamberlin to the Unison Housing Partners Board as the Public Housing Authority Board Representative
(File was approved by ELT)
- P.** Resolution Approving the Memorandum of Understanding between Adams County, Correct Care Solutions, LLC, and Community Reach Center Regarding the Roles and Responsibilities in the County's Medication Assisted Treatment Program
(File was approved by ELT)
- Q.** Resolution Awarding a Crime Insurance Policy to Hiscox Insurance for Crime Insurance
(File was approved by ELT)
- R.** Resolution Awarding a Network Security and Privacy Liability Insurance Policy to Ace American Insurance Company for Network Security and Privacy Liability Insurance
(File was approved by ELT)

- S. Resolution Awarding a Bond Policy to Travelers Casualty & Surety Company for Self Insurers Workers' Compensation Bond
(File was approved by ELT)
- T. Resolution Awarding a Property-Equipment Breakdown Insurance Policy to Lexington Insurance Company for Property-Equipment Breakdown Insurance
(File was approved by ELT)
- U. Resolution Awarding a Public Entity Liability Insurance Policy to Allied World Insurance Company for Public Entity Liability Insurance
(File was approved by ELT)
- V. Resolution Awarding an Airport Operators' Liability Insurance Policy to ACE USA Insurance Company for Airport Operators' Liability Insurance
(File was approved by ELT)
- W. Resolution Awarding an Underground Storage Tank Insurance Policy to Liberty Surplus Lines Insurance Company for Underground Storage Tank Liability Insurance
(File was approved by ELT)
- X. Resolution Awarding an Excess Workers' Compensation Insurance Policy to Midwest Employers Casualty Company for Excess Workers' Compensation Insurance
(File was approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

- 1. Resolution Awarding a Purchase Order to Honnen Equipment for 2018 John Deere Heavy Equipment
(File was approved by ELT)
- 2. Resolution Awarding a Purchase Order to Potestio Brothers Equipment Inc., for 2018 John Deere Cab Tractors
(File was approved by ELT)
- 3. Resolution Awarding a Purchase Order to Honnen Equipment for 2018 Hamm Rollers
(File was approved by ELT)
- 4. Resolution Approving Addendum Five to the Agreement between Adams County and Halogen Software, Inc., for Employee Training Data Reports
(File was approved by ELT)
- 5. Resolution Approving a Purchase Order between Adams County and Accela, Inc., for Annual Software Maintenance
(File was approved by ELT)

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

- 1. PRC2017-00008 Telluride Bar & Grill
(File was approved by ELT)
- 2. RCU2017-00038 Eco-Site
(File was approved by ELT)

9. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	705,862.71
6	Equipment Service Fund	77,022.60
7	Stormwater Utility Fund	4,976.20
13	Road & Bridge Fund	36,138.02
19	Insurance Fund	177,184.47
25	Waste Management Fund	5,025.00
27	Open Space Projects Fund	169,765.00
30	Community Dev Block Grant Fund	22,457.80
31	Head Start Fund	7,555.82
34	Comm Services Blk Grant Fund	17,151.56
35	Workforce & Business Center	780.00
43	Front Range Airport	16,418.00
		<u>1,240,337.18</u>

Net Warrants by Fund Detail

1General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00722461	630412	ADVANCED LAUNDRY SYSTEMS	04/17/18	220.00
00722462	383698	ALLIED UNIVERSAL SECURITY SERV	04/17/18	16,459.58
00722464	699965	BEEN ANDREW J	04/17/18	195.00
00722465	40942	BI INCORPORATED	04/17/18	4,177.90
00722466	2914	BOB BARKER COMPANY	04/17/18	6,043.00
00722470	40398	CINTAS CORPORATION #66	04/17/18	142.24
00722474	671123	FOUND MY KEYS	04/17/18	1,755.00
00722475	620784	FREDERICKSON SARAH	04/17/18	36.42
00722479	699829	HILL'S PET NUTRITION SALES INC	04/17/18	770.88
00722480	699963	JOY JAMES H	04/17/18	195.00
00722481	77611	KD SERVICE GROUP	04/17/18	2,779.14
00722482	36861	LEXIS NEXIS MATTHEW BENDER	04/17/18	2,072.99
00722483	700824	MARTIN CONNIE	04/17/18	19.00
00722485	637831	MCCREARY RAPHAEL	04/17/18	260.00
00722486	51274	MCDONALD YONG HUI V	04/17/18	5,190.00
00722489	93018	MURPHY RICK	04/17/18	4,972.66
00722490	13591	MWI VETERINARY SUPPLY CO	04/17/18	105.70
00722491	701553	NUNEZ MIRSHA	04/17/18	10.00
00722493	486185	OPEN JUSTICE BROKER CONSORTIUM	04/17/18	6,720.00
00722494	12691	PEARL COUNSELING ASSOCIATES	04/17/18	9,342.23
00722495	214735	PITNEY BOWES PURCHASE POWER	04/17/18	300.00
00722497	10669	REIGENBORN, RICHARD A	04/17/18	195.00
00722499	472626	SAFEWARE INC	04/17/18	6,459.66
00722501	599714	SUMMIT FOOD SERVICE LLC	04/17/18	28,808.49
00722503	666214	TYGRET DEBRA R	04/17/18	250.00
00722509	338508	WRIGHTWAY INDUSTRIES INC	04/17/18	129.00
00722510	42779	ADAMS COUNTY COMMUNICATION CEN	04/18/18	384,376.21
00722511	327129	AIRGAS USA LLC	04/18/18	64.25
00722512	293119	BUZEK, VINCE	04/18/18	65.00
00722516	426465	CLARK AARON	04/18/18	133.58
00722518	5050	COLO DIST ATTORNEY COUNCIL	04/18/18	3,206.50
00722519	13049	COMMUNITY REACH CENTER	04/18/18	42,247.75
00722520	13049	COMMUNITY REACH CENTER	04/18/18	20,558.74
00722521	700616	DE SANTIAGO EMMA	04/18/18	1,725.00
00722522	678436	DOMENICO JOSEPH	04/18/18	65.00
00722523	698569	FOREST SEAN	04/18/18	65.00

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>
00722524	26333	GRAF TREVOR G	04/18/18	107.37
00722525	700614	HER VONG	04/18/18	400.00
00722526	293122	HERRERA, AARON	04/18/18	65.00
00722529	637390	PLAKORUS DAVID	04/18/18	65.00
00722530	53054	RICHARDSON SHARON	04/18/18	65.00
00722531	5637	ROCKY MTN MICROFILM & IMAGING	04/18/18	900.00
00722532	700615	RODRIGUEZ RUBY	04/18/18	75.00
00722534	698476	SCHULZE BRETT	04/18/18	110.43
00722537	385142	THOMPSON GREGORY PAUL	04/18/18	65.00
00722538	666214	TYGRET DEBRA R	04/18/18	342.00
00722540	13822	XCEL ENERGY	04/18/18	59.51
00722541	13822	XCEL ENERGY	04/18/18	192.72
00722542	13822	XCEL ENERGY	04/18/18	241.32
00722543	13822	XCEL ENERGY	04/18/18	27.20
00722544	30273	ADAMS COUNTY DETENTION FACILIT	04/18/18	429.74
00722545	35974	ADAMS COUNTY TREASURER	04/18/18	538.62
00722546	433987	ADCO DISTRICT ATTORNEY'S OFFIC	04/18/18	384.67
00722547	383698	ALLIED UNIVERSAL SECURITY SERV	04/18/18	3,620.14
00722548	12012	ALSCO AMERICAN INDUSTRIAL	04/18/18	28.10
00722549	37266	CENTURY LINK	04/18/18	95.99
00722550	354470	COLLINS EMILY	04/18/18	304.00
00722551	1279	COLO ASSN OF CHIEFS OF POLICE	04/18/18	4,680.38
00722553	13049	COMMUNITY REACH CENTER	04/18/18	200.00
00722554	13049	COMMUNITY REACH CENTER	04/18/18	4,998.41
00722555	13049	COMMUNITY REACH CENTER	04/18/18	400.00
00722556	255001	COPYCO QUALITY PRINTING INC	04/18/18	530.73
00722557	8154	COUNTY SHERIFFS OF COLO	04/18/18	1,000.00
00722558	248103	DS WATERS OF AMERICA INC	04/18/18	2,220.72
00722559	346534	FIRST CHOICE COFFEE SERVICES	04/18/18	84.35
00722562	42876	LEXISNEXIS RISK SOLUTIONS	04/18/18	100.79
00722564	680163	MCI A VERIZON CO	04/18/18	1,959.60
00722567	37012	UNITED REPROGRAPHIC SUPPLY INC	04/18/18	1,620.00
00722568	8158	ZONES INC	04/18/18	1,502.13
00722569	13663	DELTA DENTAL PLAN OF COLO	04/18/18	35.99
00722573	13593	KAISER PERMANENTE	04/18/18	9,050.00
00722576	46792	SECURE HORIZONS	04/18/18	1,550.00

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>
00722578	240959	UNITED HEALTHCARE	04/18/18	7,400.00
00722584	2914	BOB BARKER COMPANY	04/19/18	18,112.50
00722585	9902	CHEMATOX LABORATORY INC	04/19/18	870.00
00722586	6331	COLO ASSESSORS ASSN	04/19/18	140.00
00722587	251485	COMMERCE CITY HISTORICAL SOCIE	04/19/18	20.00
00722588	414169	CORONADO BINDING SYSTEMS	04/19/18	589.56
00722589	488944	PLUMB MARKETING	04/19/18	3,000.00
00722590	163837	PTS OF AMERICA LLC	04/19/18	1,050.00
00722591	7189	TOSHIBA FINANCIAL SERVICES	04/19/18	5,387.26
00722592	588648	TRIKOS INTERNATIONAL	04/19/18	13,000.00
00722593	37999	ULTRAMAX	04/19/18	9,718.00
00722594	3550	WESTERN PAPER DISTRIBUTORS	04/19/18	10,500.00
00722597	3020	BENNETT TOWN OF	04/20/18	68.33
00722600	13719	MORGAN COUNTY REA	04/20/18	461.86
00722601	13932	SOUTH ADAMS WATER & SANITATION	04/20/18	387.94
00722602	13932	SOUTH ADAMS WATER & SANITATION	04/20/18	578.86
00722603	13949	STRASBURG SANITATION	04/20/18	85.35
00722604	1007	UNITED POWER (UNION REA)	04/20/18	1,920.17
00722605	1007	UNITED POWER (UNION REA)	04/20/18	474.26
00722606	1007	UNITED POWER (UNION REA)	04/20/18	3,903.10
00722607	46796	WESTMINSTER CITY OF	04/20/18	5,875.67
00722608	13822	XCEL ENERGY	04/20/18	3,348.94
00722609	13822	XCEL ENERGY	04/20/18	12,261.44
00722610	13822	XCEL ENERGY	04/20/18	15,723.56
00722611	13822	XCEL ENERGY	04/20/18	852.01
00722612	13822	XCEL ENERGY	04/20/18	1,809.40
00722613	13822	XCEL ENERGY	04/20/18	44.60
00722614	13822	XCEL ENERGY	04/20/18	114.07

Fund Total**705,862.71**

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>
00722459	11657	A & E TIRE INC	04/17/18	6,289.62
00722477	14026	GUTIERREZ MIGUEL A	04/17/18	24.39
00722492	7305	O J WATSON COMPANY INC	04/17/18	40,476.00
00722500	16237	SAM HILL OIL INC	04/17/18	19,582.36
00722508	24560	WIRELESS ADVANCED COMMUNICATIO	04/17/18	10,425.23
00722595	39772	WOLF DAVID	04/19/18	225.00
Fund Total				77,022.60

County of Adams
Net Warrants by Fund Detail

<u>7</u>		<u>Stormwater Utility Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00722478	381414	HAMPDEN PRESS INC	04/17/18	4,976.20	
Fund Total				4,976.20	

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>
00722488	688102	MOSKOWITZ MARK	04/17/18	23.98
00722527	13771	JOE'S TOWING & RECOVERY	04/18/18	130.00
00722539	283725	UNIVERSAL FIELD SERVICES INC	04/18/18	7,160.00
00722560	702837	FLEITH ANTON F	04/18/18	249.00
00722561	702835	HOLLAND DAVID T	04/18/18	110.00
00722563	702836	McCONNELL RONNIE	04/18/18	249.00
00722566	595135	ULTEIG ENGINEERS INC	04/18/18	28,216.04
Fund Total				36,138.02

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>
00722468	419839	CAREHERE LLC	04/17/18	2,914.50
00722505	11552	VISION SERVICE PLAN-CONNECTICU	04/17/18	720.50
00722506	11552	VISION SERVICE PLAN-CONNECTICU	04/17/18	15,811.03
00722507	11552	VISION SERVICE PLAN-CONNECTICU	04/17/18	122.25
00722570	13663	DELTA DENTAL PLAN OF COLO	04/18/18	64.66
00722571	13663	DELTA DENTAL PLAN OF COLO	04/18/18	49.27
00722572	13663	DELTA DENTAL PLAN OF COLO	04/18/18	12,202.05
00722574	13593	KAISER PERMANENTE	04/18/18	75,024.13
00722575	13593	KAISER PERMANENTE	04/18/18	536.74
00722577	46792	SECURE HORIZONS	04/18/18	17,113.54
00722579	37507	UNITED HEALTHCARE	04/18/18	4,221.80
00722580	240958	UNITED HEALTHCARE	04/18/18	15,754.30
00722581	240959	UNITED HEALTHCARE	04/18/18	32,287.75
00722582	11552	VISION SERVICE PLAN-CONNECTICU	04/18/18	3.81
00722583	11552	VISION SERVICE PLAN-CONNECTICU	04/18/18	358.14
Fund Total				177,184.47

County of Adams
Net Warrants by Fund Detail

<u>25</u>		<u>Waste Management Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00722513	304171	CDPHE	04/18/18	5,025.00	
			Fund Total	5,025.00	

County of Adams
Net Warrants by Fund Detail

<u>27</u>		<u>Open Space Projects Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00722473	669264	ENERGES SERVICES LLC	04/17/18	169,765.00	
Fund Total				169,765.00	

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>
00722467	3827	BROTHERS REDEVELOPMENT INC	04/17/18	22,300.00
00722476	307402	GREENLAND JOELLE	04/17/18	38.81
00722552	252174	COLORADO COMMUNITY MEDIA	04/18/18	37.16
00722565	73648	METROWEST NEWSPAPERS	04/18/18	81.83
Fund Total				22,457.80

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>
00722469	327914	CESCO LINGUISTIC SERVICE INC	04/17/18	619.34
00722487	79121	MEADOW GOLD DAIRY	04/17/18	406.10
00722502	13770	SYSCO DENVER	04/17/18	1,922.21
00722514	37266	CENTURY LINK	04/18/18	169.42
00722515	327250	CINTAS CORPORATION NO 2	04/18/18	258.93
00722517	33480	COLO BUREAU OF INVESTIGATION	04/18/18	276.50
00722528	157395	LUJAN MONICA	04/18/18	102.57
00722533	537347	SANCHEZ MARITZA	04/18/18	53.63
00722535	62190	STEELMAN MARU E	04/18/18	10.90
00722536	13770	SYSCO DENVER	04/18/18	3,477.29
00722598	327250	CINTAS CORPORATION NO 2	04/20/18	123.65
00722599	28726	G & K SERVICES	04/20/18	135.28
Fund Total				7,555.82

Net Warrants by Fund Detail

34Comm Services Blk Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00722460	258636	ADAMS COUNTY FOOD BANK	04/17/18	6,542.90
00722463	5991	ALMOST HOME INC	04/17/18	3,099.57
00722472	190240	ECPAC	04/17/18	961.89
00722496	189016	PROJECT ANGEL HEART	04/17/18	6,547.20
Fund Total				17,151.56

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>
00722484	659290	MARTINEZ ALEXIA	04/17/18	80.00
00722596	292707	WESTCHESTER APARTMENTS LLLP	04/20/18	700.00
Fund Total				780.00

County of Adams
Net Warrants by Fund Detail

43	Front Range Airport				
	Warrant	Supplier No	Supplier Name	Warrant Date	Amount
	00722471	701557	DOUGAN SHAWN	04/17/18	331.50
	00722498	366395	RUPPEL DAVID	04/17/18	206.50
	00722504	694134	UNWIRED LLC	04/17/18	15,880.00
	Fund Total				16,418.00

County of Adams
Net Warrants by Fund Detail

Grand Total 1,240,337.18

County of Adams
Vendor Payment Report

<u>4304</u>	<u>Airport Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	DOUGAN SHAWN	00043	924073	304764	04/13/18	331.50
					Account Total	331.50
					Department Total	331.50

County of Adams
Vendor Payment Report

<u>2051</u>	<u>ANS - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Animal Control/Shelter					
	NUNEZ MIRSHA	00001	924074	304764	04/13/18	10.00
					Account Total	10.00
					Department Total	10.00

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					
	COMMERCE CITY HISTORICAL SOCIE	00001	924349	304991	04/17/18	20.00
					Account Total	20.00
					Department Total	20.00

County of Adams
Vendor Payment Report

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	COLO ASSESSORS ASSN	00001	924296	304960	04/17/18	140.00
					Account Total	140.00
	Operating Supplies					
	CORONADO BINDING SYSTEMS	00001	924297	304960	04/17/18	589.56
					Account Total	589.56
	Postage & Freight					
	PLUMB MARKETING	00001	924363	305062	04/18/18	3,000.00
					Account Total	3,000.00
					Department Total	3,729.56

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>
	Treasurer-Redemptions					
	ADAMS COUNTY TREASURER	00001	924321	304974	04/17/18	538.62
					Account Total	538.62
					Department Total	538.62

County of Adams
Vendor Payment Report

<u>941016</u>	<u>CDBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Institutions					
	BROTHERS REDEVELOPMENT INC	00030	924004	304657	04/12/18	19,600.00
					Account Total	19,600.00
					Department Total	19,600.00

County of Adams
Vendor Payment Report

<u>941017</u>	<u>CDBG 2017/2018</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Institutions					
	BROTHERS REDEVELOPMENT INC	00030	924010	304659	04/12/18	2,700.00
					Account Total	2,700.00
	Mileage Reimbursements					
	GREENLAND JOELLE	00030	924076	304764	04/13/18	38.81
					Account Total	38.81
					Department Total	2,738.81

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>
	Mileage Reimbursements					
	FREDERICKSON SARAH	00001	924071	304764	04/13/18	36.42
					Account Total	36.42
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	924039	304759	04/13/18	80.50
					Account Total	80.50
					Department Total	116.92

County of Adams
Vendor Payment Report

<u>1023</u>	<u>CLK Motor Vehicle</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	ALSCO AMERICAN INDUSTRIAL	00001	924038	304759	04/13/18	28.10
					Account Total	28.10
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	924040	304759	04/13/18	69.00
	COPYCO QUALITY PRINTING INC	00001	924041	304759	04/13/18	34.50
					Account Total	103.50
	Security Service					
	ALLIED UNIVERSAL SECURITY SERV	00001	924036	304759	04/13/18	1,776.47
	ALLIED UNIVERSAL SECURITY SERV	00001	924037	304759	04/13/18	1,843.67
					Account Total	3,620.14
					Department Total	3,751.74

County of Adams
Vendor Payment Report

<u>1021</u>	<u>CLK Recording</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	UNITED REPROGRAPHIC SUPPLY INC	00001	924042	304759	04/13/18	1,620.00
					Account Total	1,620.00
					Department Total	1,620.00

County of Adams
Vendor Payment Report

<u>951016</u>	<u>CSBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ADAMS COUNTY FOOD BANK	00034	924025	304748	04/10/18	6,542.90
	ALMOST HOME INC	00034	924022	304748	04/10/18	3,099.57
	ECPAC	00034	924024	304748	04/10/18	961.89
	PROJECT ANGEL HEART	00034	924023	304748	04/10/18	6,547.20
					Account Total	17,151.56
					Department Total	17,151.56

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>
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	924083	304770	04/13/18	157.89
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	924083	304770	04/13/18	183.86
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	924083	304770	04/13/18	42.92
					Account Total	384.67
					Department Total	384.67

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					
	A & E TIRE INC	00006	924050	304760	04/13/18	1,482.74
	A & E TIRE INC	00006	924051	304760	04/13/18	100.84
	A & E TIRE INC	00006	924052	304760	04/13/18	100.84
	A & E TIRE INC	00006	924081	304768	04/13/18	4,334.99
	A & E TIRE INC	00006	924082	304768	04/13/18	270.21
	O J WATSON COMPANY INC	00006	924078	304768	04/13/18	40,476.00
	SAM HILL OIL INC	00006	924053	304760	04/13/18	2,950.00
	SAM HILL OIL INC	00006	924080	304768	04/13/18	16,632.36
	WIRELESS ADVANCED COMMUNICATIO	00006	924079	304768	04/13/18	10,425.23
					Account Total	76,773.21
					Department Total	76,773.21

County of Adams
Vendor Payment Report

9114	Fleet- Commerce	Fund	Voucher	Batch No	GL Date	Amount
	Tools Reimbursement					
	WOLF DAVID	00006	924331	304979	04/17/18	225.00
					Account Total	225.00
	Travel & Transportation					
	GUTIERREZ MIGUEL A	00006	924084	304772	04/13/18	24.39
					Account Total	24.39
					Department Total	249.39

County of Adams
Vendor Payment Report

<u>43</u>	<u>Front Range Airport</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	UNWIRED LLC	00043	924043	304760	04/13/18	15,880.00
					Account Total	15,880.00
					Department Total	15,880.00

County of Adams
Vendor Payment Report

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=8287	00001	924159	304845	03/19/18	852.01
	Energy Cap Bill ID=8288	00001	924160	304845	03/22/18	1,809.40
					Account Total	2,661.41
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=8301	00001	924348	304989	04/02/18	68.33
					Account Total	68.33
					Department Total	2,729.74

County of Adams
Vendor Payment Report

<u>1075</u>	<u>FO - Administration Bldg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=8294	00001	924154	304845	04/01/18	461.86
	Energy Cap Bill ID=8298	00001	924155	304845	04/04/18	474.26
					Account Total	936.12
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=8302	00001	924156	304845	04/02/18	85.35
					Account Total	85.35
					Department Total	1,021.47

County of Adams
Vendor Payment Report

<u>1060</u>	<u>FO - Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=8292	00001	924150	304845	04/04/18	3,348.94
					Account Total	3,348.94
					Department Total	3,348.94

County of Adams
Vendor Payment Report

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=8289	00050	924163	304845	03/27/18	114.07
					Account Total	114.07
					Department Total	114.07

County of Adams
Vendor Payment Report

<u>1067</u>	<u>FO - Human Service Building</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=8299	00001	924151	304845	04/04/18	387.94
					Account Total	387.94
					Department Total	387.94

County of Adams
Vendor Payment Report

<u>1069</u>	<u>FO-Animal Shelter Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=8300	00001	924152	304845	04/04/18	1,920.17
					Account Total	1,920.17
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=8297	00001	924153	304845	04/04/18	578.86
					Account Total	578.86
					Department Total	2,499.03

County of Adams
Vendor Payment Report

<u>1112</u>	<u>FO-Sheriff HQ/Coroner Building</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=8296	00001	924162	304845	04/04/18	3,903.10
					Account Total	3,903.10
					Department Total	3,903.10

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>
	Received not Vouchered Clrg					
	ADAMS COUNTY COMMUNICATION CEN	00001	924085	304774	04/13/18	16,128.21
	ADAMS COUNTY COMMUNICATION CEN	00001	924086	304774	04/13/18	321,747.50
	ADAMS COUNTY COMMUNICATION CEN	00001	924086	304774	04/13/18	46,500.50
	ADVANCED LAUNDRY SYSTEMS	00001	923984	304653	04/12/18	220.00
	ALLIED UNIVERSAL SECURITY SERV	00001	923985	304653	04/12/18	16,459.58
	BI INCORPORATED	00001	923986	304653	04/12/18	4,177.90
	BOB BARKER COMPANY	00001	923987	304653	04/12/18	6,043.00
	BOB BARKER COMPANY	00001	924332	304984	04/17/18	945.00
	BOB BARKER COMPANY	00001	924333	304984	04/17/18	17,167.50
	CHEMATOX LABORATORY INC	00001	924335	304984	04/17/18	470.00
	CHEMATOX LABORATORY INC	00001	924337	304984	04/17/18	350.00
	CHEMATOX LABORATORY INC	00001	924340	304984	04/17/18	50.00
	CINTAS CORPORATION #66	00001	924048	304760	04/13/18	142.24
	COLO DIST ATTORNEY COUNCIL	00001	924302	304967	04/17/18	3,206.50
	COMMUNITY REACH CENTER	00001	924087	304774	04/13/18	42,247.75
	COMMUNITY REACH CENTER	00001	924088	304774	04/13/18	20,558.74
	FOUND MY KEYS	00001	923989	304653	04/12/18	1,755.00
	HILL'S PET NUTRITION SALES INC	00001	924047	304760	04/13/18	770.88
	KD SERVICE GROUP	00001	923990	304653	04/12/18	2,779.14
	LEXIS NEXIS MATTHEW BENDER	00001	923991	304653	04/12/18	2,072.99
	MCDONALD YONG HUI V	00001	923992	304653	04/12/18	5,190.00
	MURPHY RICK	00001	923993	304653	04/12/18	4,972.66
	MWI VETERINARY SUPPLY CO	00001	924046	304760	04/13/18	105.70
	OPEN JUSTICE BROKER CONSORTIUM	00001	923970	304233	04/12/18	1,560.00
	OPEN JUSTICE BROKER CONSORTIUM	00001	923970	304233	04/12/18	5,160.00
	PEARL COUNSELING ASSOCIATES	00001	923994	304653	04/12/18	2,842.23
	PEARL COUNSELING ASSOCIATES	00001	923995	304653	04/12/18	6,500.00
	PITNEY BOWES PURCHASE POWER	00001	923996	304653	04/12/18	300.00
	PTS OF AMERICA LLC	00001	924342	304984	04/17/18	1,050.00
	ROCKY MTN MICROFILM & IMAGING	00001	924089	304774	04/13/18	900.00
	SAFEWARE INC	00001	923997	304653	04/12/18	6,456.60
	SAFEWARE INC	00001	923997	304653	04/12/18	3.06
	SUMMIT FOOD SERVICE LLC	00001	923998	304653	04/12/18	28,808.49
	TOSHIBA FINANCIAL SERVICES	00001	924343	304984	04/17/18	2,871.02
	TOSHIBA FINANCIAL SERVICES	00001	924343	304984	04/17/18	1,278.28

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>
	TOSHIBA FINANCIAL SERVICES	00001	924343	304984	04/17/18	187.44
	TOSHIBA FINANCIAL SERVICES	00001	924343	304984	04/17/18	1,050.52
	TRIKOS INTERNATIONAL	00001	924344	304984	04/17/18	13,000.00
	TYGRETTE DEBRA R	00001	923999	304653	04/12/18	250.00
	TYGRETTE DEBRA R	00001	924091	304774	04/13/18	342.00
	ULTRAMAX	00001	924345	304984	04/17/18	9,718.00
	WESTERN PAPER DISTRIBUTORS	00001	924346	304984	04/17/18	10,500.00
	WRIGHTWAY INDUSTRIES INC	00001	924049	304760	04/13/18	129.00
					Account Total	606,967.43
					Department Total	606,967.43

County of Adams
Vendor Payment Report

<u>31</u>	<u>Head Start Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CESCO LINGUISTIC SERVICE INC	00031	924054	304760	04/13/18	95.00
	CESCO LINGUISTIC SERVICE INC	00031	924055	304760	04/13/18	98.00
	CESCO LINGUISTIC SERVICE INC	00031	924056	304760	04/13/18	101.50
	CESCO LINGUISTIC SERVICE INC	00031	924057	304760	04/13/18	211.34
	CESCO LINGUISTIC SERVICE INC	00031	924058	304760	04/13/18	113.50
	MEADOW GOLD DAIRY	00031	924059	304760	04/13/18	117.90
	MEADOW GOLD DAIRY	00031	924060	304760	04/13/18	65.50
	MEADOW GOLD DAIRY	00031	924061	304760	04/13/18	131.00
	MEADOW GOLD DAIRY	00031	924062	304760	04/13/18	91.70
	SYSCO DENVER	00031	924063	304760	04/13/18	63.80
	SYSCO DENVER	00031	924064	304760	04/13/18	1,300.01
	SYSCO DENVER	00031	924065	304760	04/13/18	558.40
					Account Total	2,947.65
					Department Total	2,947.65

County of Adams
Vendor Payment Report

<u>1015</u>	<u>Human Resources- Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Insurance Premiums					
	DELTA DENTAL PLAN OF COLO	00001	924269	304939	04/17/18	35.99
	KAISER PERMANENTE	00001	924251	304939	04/17/18	9,050.00
	SECURE HORIZONS	00001	924263	304939	04/17/18	1,550.00
	UNITED HEALTHCARE	00001	924273	304939	04/17/18	7,400.00
					Account Total	18,035.99
					Department Total	18,035.99

County of Adams
Vendor Payment Report

<u>1079</u>	<u>Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=8290	00001	924157	304845	03/29/18	12,261.44
	Energy Cap Bill ID=8293	00001	924158	304845	03/29/18	15,723.56
					Account Total	27,985.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=8295	00001	924347	304989	03/22/18	5,875.67
					Account Total	5,875.67
					Department Total	33,860.67

County of Adams
Vendor Payment Report

<u>935118</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	HS Parent Activity Expenses					
	SYSCO DENVER	00031	924134	304821	04/16/18	95.73
					Account Total	95.73
	Mileage Reimbursements					
	LUJAN MONICA	00031	924129	304821	04/16/18	102.57
	SANCHEZ MARITZA	00031	924130	304821	04/16/18	53.63
	STEELMAN MARU E	00031	924131	304821	04/16/18	10.90
					Account Total	167.10
	Operating Supplies					
	CINTAS CORPORATION NO 2	00031	924126	304821	04/16/18	123.65
	CINTAS CORPORATION NO 2	00031	924127	304821	04/16/18	135.28
	CINTAS CORPORATION NO 2	00031	924365	305069	04/18/18	123.65
	CINTAS CORPORATION NO 2	00031	924126	304821	04/20/18	123.65-
	CINTAS CORPORATION NO 2	00031	924127	304821	04/20/18	135.28-
	G & K SERVICES	00031	924366	305069	04/18/18	135.28
					Account Total	258.93
	Other Professional Serv					
	COLO BUREAU OF INVESTIGATION	00031	924128	304821	04/16/18	39.50
	COLO BUREAU OF INVESTIGATION	00031	924128	304821	04/16/18	237.00
					Account Total	276.50
	Telephone					
	CENTURY LINK	00031	924124	304821	04/16/18	169.42
					Account Total	169.42
					Department Total	967.68

County of Adams
Vendor Payment Report

<u>935618</u>	<u>HS CACFP</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Food Supplies					
	SYSCO DENVER	00031	924133	304821	04/16/18	3,381.56
					Account Total	3,381.56
					Department Total	3,381.56

County of Adams
Vendor Payment Report

<u>8613</u>	<u>Insurance - UHC EPO Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	UNITED HEALTHCARE	00019	924260	304939	04/17/18	102.88
					Account Total	102.88
	Insurance Premiums					
	UNITED HEALTHCARE	00019	924260	304939	04/17/18	119.32
					Account Total	119.32
					Department Total	222.20

County of Adams
Vendor Payment Report

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	COBRA Medical - Kaiser Ins.					
	KAISER PERMANENTE	00019	924258	304939	04/17/18	536.74
					Account Total	536.74
	Received not Vouchered Clrg					
	CAREHERE LLC	00019	924045	304760	04/13/18	2,914.50
					Account Total	2,914.50
	Retiree Med - Kaiser					
	KAISER PERMANENTE	00019	924250	304939	04/17/18	75,024.13
					Account Total	75,024.13
	Retiree Med - Pacificare					
	SECURE HORIZONS	00019	924261	304939	04/17/18	17,113.54
					Account Total	17,113.54
					Department Total	95,588.91

County of Adams
Vendor Payment Report

<u>8614</u>	<u>Insurance- Delta Dental</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	DELTA DENTAL PLAN OF COLO	00019	924255	304939	04/17/18	49.27
					Account Total	49.27
	Ins Premium Dental-Delta					
	DELTA DENTAL PLAN OF COLO	00019	924254	304939	04/17/18	64.66
	DELTA DENTAL PLAN OF COLO	00019	924268	304939	04/17/18	12,202.05
					Account Total	12,266.71
					Department Total	12,315.98

County of Adams
Vendor Payment Report

<u>8615</u>	<u>Insurance- UHC Retiree Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	UNITED HEALTHCARE	00019	924253	304939	04/17/18	1,594.64
	UNITED HEALTHCARE	00019	924253	304939	04/17/18	154.32
	UNITED HEALTHCARE	00019	924253	304939	04/17/18	102.88
					Account Total	1,851.84
	AARP RX					
	UNITED HEALTHCARE	00019	924270	304939	04/17/18	15,754.30
					Account Total	15,754.30
	Insurance Premiums					
	UNITED HEALTHCARE	00019	924253	304939	04/17/18	1,849.46
	UNITED HEALTHCARE	00019	924253	304939	04/17/18	178.98
	UNITED HEALTHCARE	00019	924253	304939	04/17/18	119.32
					Account Total	2,147.76
	UHC_MED					
	UNITED HEALTHCARE	00019	924271	304939	04/17/18	32,287.75
					Account Total	32,287.75
					Department Total	52,041.65

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Vendor Payment Report

<u>8623</u>	<u>Insurance- Vision</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Ins. Premium-Vision					
	VISION SERVICE PLAN-CONNECTICU	00019	924257	304939	04/17/18	3.81
					Account Total	3.81
	Self-Insurance Claims					
	VISION SERVICE PLAN-CONNECTICU	00019	924069	304764	04/13/18	15,811.03
	VISION SERVICE PLAN-CONNECTICU	00019	924070	304764	04/13/18	122.25
					Account Total	15,933.28
					Department Total	15,937.09

County of Adams
Vendor Payment Report

<u>1058</u>	<u>IT Network/Telecom</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	MCI A VERIZON CO	00001	924116	304820	04/16/18	1,959.60
					Account Total	1,959.60
					Department Total	1,959.60

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Vendor Payment Report

<u>1081</u>	<u>Long Range Strategic Planning</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	COLLINS EMILY	00001	924290	304947	04/17/18	304.00
					Account Total	304.00
					Department Total	304.00

County of Adams
Vendor Payment Report

<u>911010</u>	<u>NSP HERA PI</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	METROWEST NEWSPAPERS	00030	924164	304846	04/16/18	81.83
					Account Total	81.83
					Department Total	81.83

County of Adams
Vendor Payment Report

<u>911013</u>	<u>NSP3 Program Income</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	COLORADO COMMUNITY MEDIA	00030	924165	304847	04/16/18	37.16
					Account Total	37.16
					Department Total	37.16

County of Adams
Vendor Payment Report

<u>27</u>	<u>Open Space Projects Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ENERGES SERVICES LLC	00027	924077	304768	04/13/18	178,700.00
					Account Total	178,700.00
	Retainages Payable					
	ENERGES SERVICES LLC	00027	924077	304768	04/13/18	8,935.00-
					Account Total	8,935.00-
					Department Total	169,765.00

County of Adams
Vendor Payment Report

<u>1111</u>	<u>Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=8291	00001	924161	304845	03/26/18	44.60
					Account Total	44.60
					Department Total	44.60

County of Adams
Vendor Payment Report

<u>5010</u>	<u>PKS- Fair & Special Events</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Event Services					
	AIRGAS USA LLC	00001	924026	304750	04/13/18	64.25
					Account Total	64.25
	Regional Park Rentals					
	DE SANTIAGO EMMA	00001	924028	304750	04/13/18	1,725.00
	HER VONG	00001	924031	304750	04/13/18	400.00
	RODRIGUEZ RUBY	00001	924030	304750	04/13/18	75.00
					Account Total	2,200.00
					Department Total	2,264.25

County of Adams
Vendor Payment Report

<u>5018</u>	<u>PKS- Natural Resources Program</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	CLARK AARON	00001	924027	304750	04/13/18	133.58
					Account Total	133.58
					Department Total	133.58

County of Adams
Vendor Payment Report

<u>5012</u>	<u>PKS- Regional Complex</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	924033	304750	04/13/18	192.72
					Account Total	192.72
	Mileage Reimbursements					
	GRAF TREVOR G	00001	924029	304750	04/13/18	107.37
					Account Total	107.37
					Department Total	300.09

County of Adams
Vendor Payment Report

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	924032	304750	04/13/18	59.51
	XCEL ENERGY	00001	924034	304750	04/13/18	241.32
	XCEL ENERGY	00001	924035	304750	04/13/18	27.20
					Account Total	328.03
					Department Total	328.03

County of Adams
Vendor Payment Report

<u>1089</u>	<u>PLN- Boards & Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	BEEN ANDREW J	00001	924000	304655	04/12/18	65.00
	BEEN ANDREW J	00001	924001	304655	04/12/18	65.00
	BEEN ANDREW J	00001	924002	304655	04/12/18	65.00
	BUZEK, VINCE	00001	924215	304876	04/16/18	65.00
	DOMENICO JOSEPH	00001	924222	304876	04/16/18	65.00
	FOREST SEAN	00001	924218	304876	04/16/18	65.00
	HERRERA, AARON	00001	924216	304876	04/16/18	65.00
	JOY JAMES H	00001	924008	304655	04/12/18	65.00
	JOY JAMES H	00001	924011	304655	04/12/18	65.00
	JOY JAMES H	00001	924012	304655	04/12/18	65.00
	MCCREARY RAPHAEL	00001	924013	304655	04/12/18	65.00
	MCCREARY RAPHAEL	00001	924014	304655	04/12/18	65.00
	MCCREARY RAPHAEL	00001	924015	304655	04/12/18	65.00
	MCCREARY RAPHAEL	00001	924016	304655	04/12/18	65.00
	PLAKORUS DAVID	00001	924219	304876	04/16/18	65.00
	REIGENBORN, RICHARD A	00001	924003	304655	04/12/18	65.00
	REIGENBORN, RICHARD A	00001	924006	304655	04/12/18	65.00
	REIGENBORN, RICHARD A	00001	924007	304655	04/12/18	65.00
	RICHARDSON SHARON	00001	924220	304876	04/16/18	65.00
	THOMPSON GREGORY PAUL	00001	924214	304876	04/16/18	65.00
					Account Total	1,300.00
					Department Total	1,300.00

County of Adams
Vendor Payment Report

<u>8624</u>	<u>Retiree-Vision</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Ins. Premium-Vision					
	VISION SERVICE PLAN-CONNECTICU	00019	924264	304939	04/17/18	358.14
					Account Total	358.14
	Self-Insurance Claims					
	VISION SERVICE PLAN-CONNECTICU	00019	924068	304764	04/13/18	720.50
					Account Total	720.50
					Department Total	1,078.64

County of Adams
Vendor Payment Report

<u>13</u>	<u>Road & Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	JOE'S TOWING & RECOVERY	00013	924301	304967	04/17/18	130.00
	ULTEIG ENGINEERS INC	00013	924292	304948	04/17/18	5,518.17
	ULTEIG ENGINEERS INC	00013	924293	304948	04/17/18	22,697.87
	UNIVERSAL FIELD SERVICES INC	00013	924300	304967	04/17/18	7,160.00
					Account Total	35,506.04
					Department Total	35,506.04

County of Adams
Vendor Payment Report

<u>2004</u>	<u>Sheriff Training</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	924098	304776	04/13/18	55.00
					Account Total	55.00
					Department Total	55.00

County of Adams
Vendor Payment Report

<u>4315</u>	<u>SpacePort</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	RUPPEL DAVID	00043	924072	304764	04/13/18	206.50
					Account Total	206.50
					Department Total	206.50

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>
	Received not Vouchered Clrg					
	HAMPDEN PRESS INC	00007	924066	304760	04/13/18	4,976.20
					Account Total	4,976.20
					Department Total	4,976.20

County of Adams
Vendor Payment Report

<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>
	Education & Training					
	COMMUNITY REACH CENTER	00001	924095	304776	04/13/18	200.00
	COMMUNITY REACH CENTER	00001	924096	304776	04/13/18	4,998.41
	COMMUNITY REACH CENTER	00001	924097	304776	04/13/18	400.00
					Account Total	5,598.41
					Department Total	5,598.41

County of Adams
Vendor Payment Report

<u>2008</u>	<u>SHF - Training Academy</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	DS WATERS OF AMERICA INC	00001	924101	304776	04/13/18	912.26
					Account Total	912.26
					Department Total	912.26

County of Adams
Vendor Payment Report

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	COLO ASSN OF CHIEFS OF POLICE	00001	924094	304776	04/13/18	4,680.38
	COUNTY SHERIFFS OF COLO	00001	924100	304776	04/13/18	1,000.00
					Account Total	5,680.38
					Department Total	5,680.38

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>
	Operating Supplies					
	DS WATERS OF AMERICA INC	00001	924102	304776	04/13/18	272.35
					Account Total	272.35
	Other Communications					
	CENTURY LINK	00001	924093	304776	04/13/18	95.99
					Account Total	95.99
					Department Total	368.34

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>
	Operating Supplies					
	ADAMS COUNTY DETENTION FACILIT	00001	924092	304776	04/13/18	429.74
	DS WATERS OF AMERICA INC	00001	924104	304776	04/13/18	71.51
	DS WATERS OF AMERICA INC	00001	924105	304776	04/13/18	17.01
	DS WATERS OF AMERICA INC	00001	924106	304776	04/13/18	700.48
	ZONES INC	00001	924110	304776	04/13/18	1,502.13
					Account Total	2,720.87
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	924099	304776	04/13/18	291.73
					Account Total	291.73
					Department Total	3,012.60

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>
	Operating Supplies					
	DS WATERS OF AMERICA INC	00001	924107	304776	04/13/18	189.26
					Account Total	189.26
	Other Communications					
	LEXISNEXIS RISK SOLUTIONS	00001	924109	304776	04/13/18	100.79
					Account Total	100.79
					Department Total	290.05

County of Adams
Vendor Payment Report

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Extraditions					
	SCHULZE BRETT	00001	924359	305056	04/18/18	110.43
					Account Total	110.43
	Operating Supplies					
	FIRST CHOICE COFFEE SERVICES	00001	924108	304776	04/13/18	84.35
					Account Total	84.35
	Other Professional Serv					
	DS WATERS OF AMERICA INC	00001	924103	304776	04/13/18	57.85
					Account Total	57.85
					Department Total	252.63

County of Adams
Vendor Payment Report

<u>3011</u>	<u>Transportation Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	MARTIN CONNIE	00013	924021	304743	04/13/18	19.00
					Account Total	19.00
	Mileage Reimbursements					
	MOSKOWITZ MARK	00013	924075	304764	04/13/18	23.98
					Account Total	23.98
					Department Total	42.98

County of Adams
Vendor Payment Report

<u>3056</u>	<u>Transportation CIP</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Road & Streets					
	FLEITH ANTON F	00013	924279	304943	04/17/18	249.00
	HOLLAND DAVID T	00013	924278	304943	04/17/18	110.00
	McCONNELL RONNIE	00013	924280	304943	04/17/18	249.00
					Account Total	608.00
					Department Total	608.00

County of Adams
Vendor Payment Report

<u>25</u>	<u>Waste Management Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CDPHE	00025	924304	304967	04/17/18	5,025.00
					Account Total	5,025.00
					Department Total	5,025.00

County of Adams
Vendor Payment Report

<u>97500</u>	<u>WIOA YOUTH OLDER</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Supp Svcs-Housing Expenses					
	WESTCHESTER APARTMENTS LLLP	00035	924503	305192	04/19/18	700.00
					Account Total	700.00
	Supp Svcs-Incentives					
	MARTINEZ ALEXIA	00035	924067	304761	04/13/18	80.00
					Account Total	80.00
					Department Total	780.00

County of Adams
Vendor Payment Report

Grand Total 1,240,078.25

MINUTES OF COMMISSIONERS' PROCEEDINGS FOR
TUESDAY, APRIL 24, 2018

1. ROLL CALL (09:29 AM)

Present: All Commissioners present.

Excused:

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA (09:29 AM)

Motion to Approve 3. MOTION TO APPROVE AGENDA Moved by Eva J. Henry, seconded by Erik Hansen, unanimously carried.

4. AWARDS AND PRESENTATIONS (09:30 AM)

A. 18-370 Proclamation of April 2018 as Child Abuse Awareness and Prevention Month (09:30 AM)

5. PUBLIC COMMENT (09:37 AM)

A. Citizen Communication

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

B. Elected Officials' Communication

6. CONSENT CALENDAR (09:38 AM)

A. 18-381 List of Expenditures Under the Dates of April 6-13, 2018

B. 18-382 Minutes of the Commissioners' Proceedings from April 17, 2018

C. 18-362 Adams County Treasurer's Summary March 1-31, 2018

D. 18-405 Adams County Public Trustee Operational Expense for the Quarter Ending March, 2018

E. 18-357 Resolution Adopting Hearing Officer's Recommendations for Decision Regarding Property Tax Abatement Petitions (File approved by ELT)

F. 18-363 Resolution Adopting the Alternate Property Tax Appeal Calendar and Procedures for Tax Year 2018 as Permitted by C.R.S. § 39-5-122.7 (File approved by ELT)

G. 18-364 Resolution Approving an Intergovernmental Agreement for a Household Chemical Roundup Program between Tri-County Health Department, a Political Subdivision of the State of Colorado, and Adams County (File approved by ELT)

H. 18-395 Resolution Approving Lease Agreement between Adams County and Adams County Food Bank for use of a Portion of the Honnen Building as a Local Food Bank (File approved by ELT)

I. 18-374 Resolution Approving Funding Agreement CMS #109042 between Adams County and the State of Colorado, Department of Natural Resources, to provide Funding for Adams County's 88th Avenue Open Space Restoration and Recreation Improvements Project (File approved by ELT)

J. 18-390 Resolution Approving the Floodplain Community Rating System Annual

Recertification Program (File approved by ELT)

Motion to Approve 6. CONSENT CALENDAR Moved by Eva J. Henry, seconded by Steve O'Dorisio, unanimously carried.

7. NEW BUSINESS (09:38 AM)

A. COUNTY MANAGER (09:38 AM)

1. 18-283 Resolution Approving Change Order One to the Purchase Order between Adams County and Colorado West Equipment Inc., for Two Commercial Transport Jail Buses (File approved by ELT) (09:38 AM)

Motion to Approve 1. 18-283 Resolution Approving Change Order One to the Purchase Order between Adams County and Colorado West Equipment Inc., for Two Commercial Transport Jail Buses (File approved by ELT) Moved by Charles "Chaz" Tedesco, seconded by Steve O'Dorisio, unanimously carried.

2. 18-380 Resolution Approving Amendment One to the Agreement between Adams County and Roadsafe Traffic Systems, Inc., to Provide Pavement Marking Services (File approved by ELT) (09:41 AM)

Motion to Approve 2. 18-380 Resolution Approving Amendment One to the Agreement between Adams County and Roadsafe Traffic Systems, Inc., to Provide Pavement Marking Services (File approved by ELT) Moved by Steve O'Dorisio, seconded by Erik Hansen, unanimously carried.

B. COUNTY ATTORNEY (09:43 AM)

8. ADJOURNMENT (09:43 AM)

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Resolution approving right-of-way agreement between Adams County and Gloria Calabrese for property necessary for the Lowell Boulevard Improvements Project – Clear Creek to West 62 nd Avenue
FROM: Jeffery Maxwell, P.E., PTOE, 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 needed for road right-of-way.

BACKGROUND:

Adams County is in the process of acquiring right-of-way, permanent drainage easements and temporary construction easements for street improvements along Lowell Boulevard for the Lowell Boulevard Improvements Project – Clear Creek to West 62nd Avenue - that includes reconstructing the roadway, improving drainage, and installing curb, gutter, sidewalk and accessible curb ramps in compliance with the Americans with Disabilities Act. Attached is a copy of the right-of-way agreement between Adams County and Gloria Calabrese for dedication of road right-of-way. The attached resolution allows the County to acquire ownership of the needed property 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:	9010	W30561503	\$6,720.00
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$6,720.00

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

Draft Resolution

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

**RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN
ADAMS COUNTY AND GLORIA CALABRESE FOR PROPERTY NECESSARY FOR THE
LOWELL BOULEVARD IMPROVEMENTS PROJECT –
CLEAR CREEK TO WEST 62ND AVENUE**

Resolution 2018-

WHEREAS, Adams County is in the process of acquiring right-of-way, permanent drainage easements and temporary construction easements along Lowell Boulevard for the Lowell Boulevard Improvements Project – Clear Creek to West 62nd Avenue; and,

WHEREAS, the project includes installation and construction of storm sewer, drainage and roadway improvements for the use of the public within the right-of-way of Lowell Boulevard; and,

WHEREAS, this right-of-way acquisition is a portion of 5855 Lowell Boulevard located in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Gloria Calabrese (“Parcel ROW#2”); and,

WHEREAS, Adams County requires ownership of Parcel ROW#2 for construction of the street improvements; and,

WHEREAS, Gloria Calabrese is willing to convey Parcel ROW#2 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 Gloria Calabrese, 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 **Gloria Calabrese** whose address is **5855 Lowell Boulevard, Denver, Colorado 80221** ("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 **5855 Lowell Boulevard, Denver, Colorado 80221**, hereinafter (the "Property") for the Lowell Boulevard Improvements Project from Clear Creek to West 62nd Avenue (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 **SIX THOUSAND SEVEN HUNDRED TWENTY AND NO/100'S DOLLARS (\$6,720.00)**, 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 \$4,176.00 for the dedication of road right-of-way, \$1,650.00 for the replacement fencing and gate and \$894.00 for the temporary construction easement. 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 with an expected date of April 27, 2018.
3. 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 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.
5. The County's construction plans indicate the removal of the front yard fence along the right-of-way line and resetting the fence along the new right-of-way line. The

County will not reset or construct a new side yard fence. But the County has agreed to reimburse the owner the expense to reset or construct the side fence and gate and made a part of this Agreement.

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. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner:

By: Gloria Calabrese
Gloria Calabrese

Date: 3/23/18

Approved:

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

Chair

Date

Approved as to Form:

County Attorney

A PARCEL OF LAND, being a portion of the tract of land described in Warranty Deed recorded on December 22, 1975 in Book 2036 at Page 344 of the records in the office of the Clerk and Recorder of Adams County, Colorado, situated in the Southeast Quarter of Section 7, Township 3 South, Range 68 West of the 6th P.M., Adams County, Colorado, more particularly described as follows:

Commencing at the Southeast corner of said Southeast Quarter of Section 7;

Thence North 00°07'00" East along the East line of said Southeast Quarter, a distance of 1565.19 feet;

Thence South 89°40'03" West, a distance of 30.00 feet to the existing Westerly Right-of-Way of Lowell Boulevard, being the Point of Beginning;

Thence continuing South 89°40'03" West along the South line of said tract of land described in Book 2036 at Page 344, a distance of 6.00 feet;

Thence North 00°07'00" East, a distance of 174.08 feet;

Thence North 89°42'09" East along the North line of said tract of land described in Book 2036 at Page 344, a distance of 6.00 feet;

Thence South 00°07'00" West along said Westerly Right-of-Way of Lowell Boulevard, a distance of 174.08 feet to the Point of Beginning,

containing 1,044 square feet, or 0.0240 acre, more or less.

FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

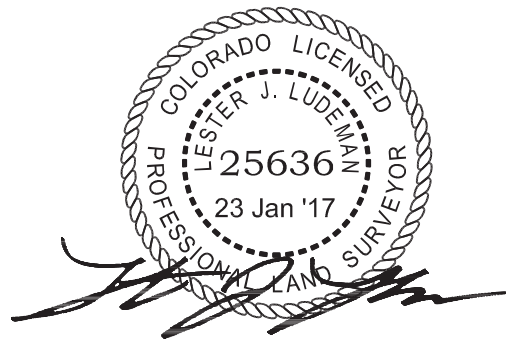


EXHIBIT - ROW #2

Page 2 of 2

Parcel 4
Hyland Hills Park
and Recreation District
PN 0182507401016

Line	Bearing	Distance
L1	S89°40'03"W	30.00'
L2	S89°40'03"W	6.00'
L3	N89°42'09"E	6.00'



Parcel 5
Gloria Calabrese
PN 0182507400005
Book 2036, Page 344

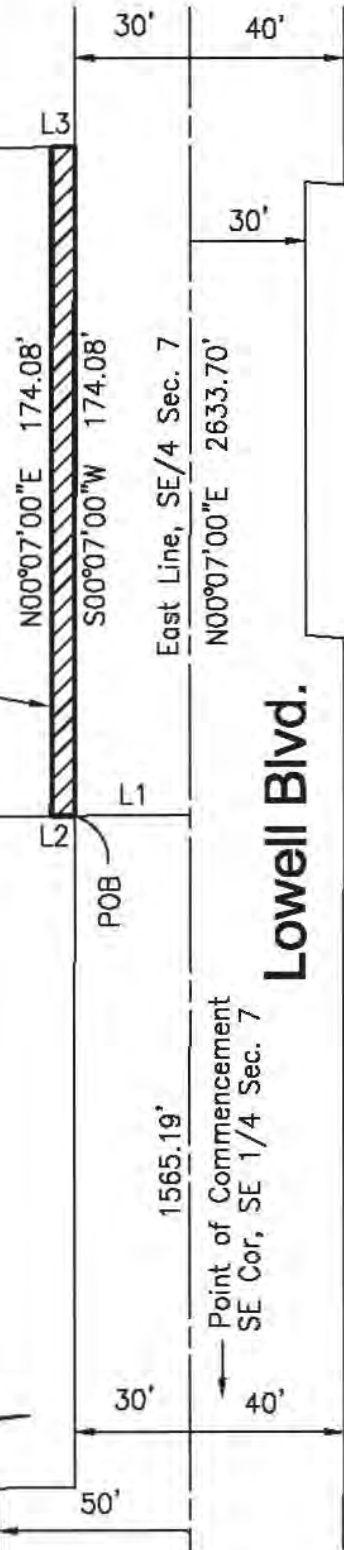
1,044 square feet
more or less

SE 1/4 Sec. 7
T 3 S, R 68 W

Parcel 6
Hyland Hills Park
and Recreation District
PN 0182507401016



[Signature]



FWS FORESIGHT WEST
SURVEYING INC.

4955 Iris Street, Wheat Ridge, CO 80033
(303) 504-4440

This illustration does not represent a monumented land survey
and is only intended to depict the accompanying description.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May1, 2018
SUBJECT: Resolution approving right-of-way agreement between Adams County and Harick, Inc., for property necessary for the York Street Improvements Project - York Street from East 78 th Avenue to Highway 224
FROM: Jeffery Maxwell, P.E., PTOE, 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 needed for road right-of-way.

BACKGROUND:

Adams County is in the process of acquiring right-of-way and temporary construction easements for street improvements along York Street from East 78th Avenue to Highway 224 that includes reconstructing the roadway, improving drainage, and installing curb, gutter, sidewalk and accessible curb ramps in compliance with the Americans with Disabilities Act. Attached is a copy of the right-of-way agreement between Adams County and Harick, Inc., for dedication of road right-of-way. The attached resolution allows the County to acquire ownership of the needed property 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:	9010	W30561701	\$600.00
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$600.00

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

Total project budget is \$3,000,000

Draft Resolution

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

**RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN
ADAMS COUNTY AND HARICK, INC., FOR PROPERTY NECESSARY FOR THE
YORK STREET IMPROVEMENTS PROJECT –
YORK STREET FROM EAST 78TH AVENUE TO HIGHWAY 224**

Resolution 2018-

WHEREAS, Adams County is in the process of acquiring right-of-way and a temporary construction easement along York Street for the York Street Improvements Project - York Street from East 78th Avenue to Highway 224; and,

WHEREAS, the project includes installation and construction of curb, gutter, sidewalk and accessible curb ramps for street improvements for the use of the public within the right-of-way of York Street; and,

WHEREAS, this right-of-way acquisition is a portion of 7795 York Street located in the Northeast Quarter of Section 35, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Harick, Inc. ("Parcel 37"); and,

WHEREAS, Adams County requires ownership of Parcel 37 for construction of the street improvements; and,

WHEREAS, Harick, Inc., is willing to sell Parcel 37 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 Harick, Inc., 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 **HARICK, INC., A COLORADO CORPORATION** whose address is **21 INVERNESS WAY EAST, ENGLEWOOD, Colorado 80112** ("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 **7795 YORK STREET, DENVER, COLORADO 80229**, hereinafter (the "Property") for the York Street Improvements Project – York Street from East 78th Avenue to Highway 224 (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 **SIX HUNDRED AND NO/100'S DOLLARS (\$600.00)** including the performance of the terms of this Agreement, the sufficiency of which is hereby acknowledged. 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 with an expected date of **April 30, 2018**.
3. 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 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.
5. 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.

6. 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.
7. 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.
8. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.

Owner(s):

By: 

Printed Name: THOMAS R. HARRISON

Title: VICE PRESIDENT

Approved:

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

Chair

Date

Approved as to Form:

County Attorney



Drexel, Barrell & Co.

MAY 2, 2016

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

LEGAL DESCRIPTION PARCEL 37 RIGHT-OF-WAY DEDICATION

A TRACT OF LAND LOCATED IN THE NE1/4 OF SECTION 35, T2S, R68W OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE E1/4 CORNER OF SAID SECTION 35 AND CONSIDERING THE EAST LINE OF SAID NE1/4 TO BEAR N00°12'30"E, THENCE N02°27'48"W, 1287.15 FEET TO THE WESTERLY LINE OF YORK STREET AND THE SOUTHERLY LINE OF EAST 78TH AVENUE, SAID POINT BEING THE **TRUE POINT OF BEGINNING**;

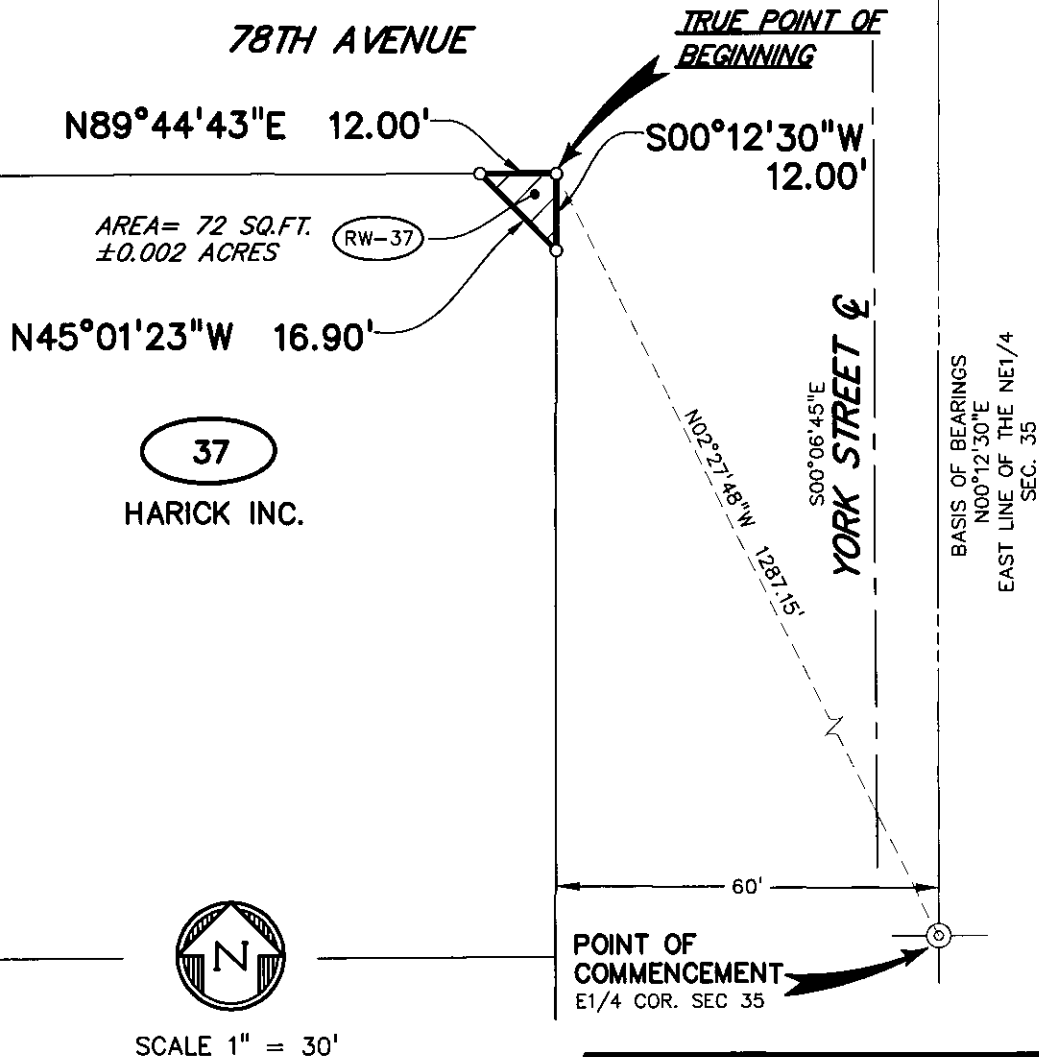
THENCE S00°12'30"W, 12.00 FEET ALONG SAID WESTERLY LINE OF YORK STREET; THENCE N45°01'23"W, 16.90 FEET TO SAID SOUTHERLY LINE OF EAST 78TH AVENUE; N89°44'43"E, 12.00 FEET ALONG SAID SOUTHERLY LINE OF EAST 78TH AVENUE TO THE **TRUE POINT OF BEGINNING**.

CONTAINING 0.002 ACRES OR 72 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 37
R.O.W. DEDICATION



NOTES

1. THIS MAP IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAT. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION
2. 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) 351-0645



Revisions - Date

Date
4-21-16

Drawn By
JRF

Job No.
20805

Scale
1"=30'

Checked By
MES

Drawing No.
IN FILE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Resolution accepting Warranty Deed conveying property from Unlimited Motors, LLC, to Adams County for the dedication of road right-of-way for Welby Road and East 88 th Avenue
FROM: Jeffery Maxwell, P.E., PTOE, 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 Warranty Deed for the acquisition of property needed for road right-of-way.

BACKGROUND:

Adams County is in the process of acquiring right-of-way for street improvements for the Welby Road Intersection Improvements at E. 88th Avenue Project that includes reconstructing the roadway, and installing curb, gutter, sidewalk and accessible curb ramps in compliance with the Americans with Disabilities Act. Attached is a copy of the right-of-way agreement between Adams County and Unlimited Motors, LLC, for dedication of road right-of-way and the acquisition and removal of a residential house within the proposed right-of-way. The attached resolution allows the County to acquire ownership of the needed property for the use of the public.

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
Warranty Deed
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:

Draft Resolution

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

**RESOLUTION ACCEPTING WARRANTY DEED CONVEYING PROPERTY
FROM UNLIMITED MOTORS, LLC, TO ADAMS COUNTY FOR THE
DEDICATION OF ROAD RIGHT OF WAY
FOR WELBY ROAD AND EAST 88TH AVENUE**

Resolution 2018-

WHEREAS, Adams County is in the process of acquiring right-of-way for street improvements of the Welby Road Intersection Improvements at East 88th Avenue Project (“Project”); and,

WHEREAS, these right-of-way parcels are a portion of 8780 Welby Road located in the Northwest Quarter of Section 25, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Unlimited Motors, LLC (“Parcels”); and

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

WHEREAS, Adams County also requires the acquisition and removal of a residential house located within the Parcels necessary for the construction of the street improvements; and,

WHEREAS, Unlimited Motors, LLC, has executed a Warranty Deed to dedicate the Parcels for road right-of-way purposes of Welby Road and East 88th 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 22nd day of March, 2018, the Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

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

WARRANTY DEED

THIS DEED, dated this 28th day of September 2017, between **UNLIMITED MOTORS, LLC**, a Colorado limited liability company, whose legal address is 3902 South Joplin Way, Aurora, CO 80013-2766, of the County of Adams and State of Colorado, grantor(s), and **THE COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all 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 Welby Road and East 88th Avenue

Also known by street and number as: 8780 Welby Road

Assessor's schedule or parcel number: part of 01719-25-2-00-013

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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensealing and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except oil, gas and mineral interests if any and except 2016 taxes due in 2017 which grantor agrees to pay.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Unlimited Motors, LLC
a Colorado limited liability company

By: *Ahmed Al-Amin*

Ahmed Al-Amin, Manager

STATE OF COLORADO)
) §
County of Douglas)

The foregoing instrument was acknowledged before me this 28th day of September 2017, by Ahmed Al-Amin as Manager of Unlimited Motors, LLC.

My commission expires:



Witness my hand and official seal.

Michelle Dizon
Notary Public

**EXHIBIT A
PROPERTY DESCRIPTION
WELBY ROAD RIGHT-OF-WAY ACQUISITION**

PARCEL 1

A PARCEL OF LAND IN THE COUNTY OF ADAMS, STATE OF COLORADO BEING A PORTION OF THE LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 1, 2016 AT RECEPTION NO. 2016000007430, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE ALONG THE WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25, SOUTH 00°34'07" EAST, 141.43 FEET TO THE EASTERLY RIGHT-OF-WAY OF THE UNION PACIFIC RAILROAD RIGHT-OF-WAY (150' WIDE) BEING THE BEGINNING OF A NON-TANGENT CURVE CONCAVE EASTERLY HAVING A RADIUS OF 3,745.00 FEET, THE RADIUS POINT OF SAID CURVE BEARS SOUTH 78°30'06" EAST AND THE **POINT OF BEGINNING**;

THENCE NORTHERLY ALONG SAID EASTERLY RIGHT-OF-WAY AND SAID CURVE THROUGH A CENTRAL ANGLE OF 01°44'28", AN ARC LENGTH OF 113.80 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF E. 88TH AVENUE (95' WIDE) AS DESCRIBED IN THE DEED TO THE CITY OF THORNTON RECORDED AUGUST 16, 1974 IN BOOK 1948, PAGE 478, IN SAID OFFICE OF THE CLERK AND RECORDER;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°24'38" EAST, 6.48 FEET TO THE WESTERLY RIGHT-OF-WAY OF WELBY ROAD;

THENCE ALONG SAID WESTERLY RIGHT-OF-WAY, SOUTH 02°30'56" WEST, 270.15 FEET TO THE SOUTHERLY LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED;

THENCE ALONG SAID SOUTHERLY LINE, NORTH 89°24'31" WEST, 17.42 FEET TO SAID WESTERLY LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE ALONG SAID WESTERLY LINE, NORTH 00°34'07" WEST, 158.63 FEET TO THE **POINT OF BEGINNING**;

CONTAINS 5,281 SQUARE FEET OR 0.121 ACRES, MORE OR LESS.

PARCEL 2

A PARCEL OF LAND IN THE COUNTY OF ADAMS, STATE OF COLORADO BEING A PORTION OF THE LAND DESCRIBED IN THE SPECIAL WARRANTY DEED RECORDED FEBRUARY 1, 2016 AT RECEPTION NO. 2016000007430, IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY, SITUATED IN THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, SAID COUNTY AND STATE, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 25;

THENCE SOUTH 71°27'36" EAST, 97.34 FEET TO THE INTERSECTION OF THE SOUTHERLY RIGHT-OF-WAY OF E. 88TH AVENUE (95' WIDE) AS DESCRIBED IN THE DEED TO THE CITY OF THORNTON RECORDED AUGUST 16, 1974 IN BOOK 1948, PAGE 478, IN SAID OFFICE OF THE CLERK AND RECORDER AND THE EASTERLY RIGHT-OF-WAY OF WELBY ROAD AS SHOWN ON THE PLAT OF JACKSON VILLA SUBDIVISION RECORDED AUGUST 10, 1971 IN FILE NO. 12 AT MAP NO. 339 IN THE OFFICE OF THE CLERK AND RECORDER OF SAID COUNTY AND THE **POINT OF BEGINNING**;

THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 89°24'38" EAST, 84.23 FEET TO THE EASTERLY LINE OF THE LAND DESCRIBED IN SAID SPECIAL WARRANTY DEED;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY, SOUTH 67°41'03" WEST, 38.89 FEET TO THE BEGINNING OF A TANGENT CURVE CONCAVE SOUTHEASTERLY HAVING A RADIUS OF 117.10 FEET;

THENCE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 32°02'27", AN ARC LENGTH OF 65.48 FEET TO SAID EASTERLY RIGHT-OF-WAY OF WELBY ROAD;

THENCE ALONG SAID EASTERLY RIGHT-OF-WAY, NORTH 02°30'56" EAST, 55.78 FEET TO THE **POINT OF BEGINNING**.

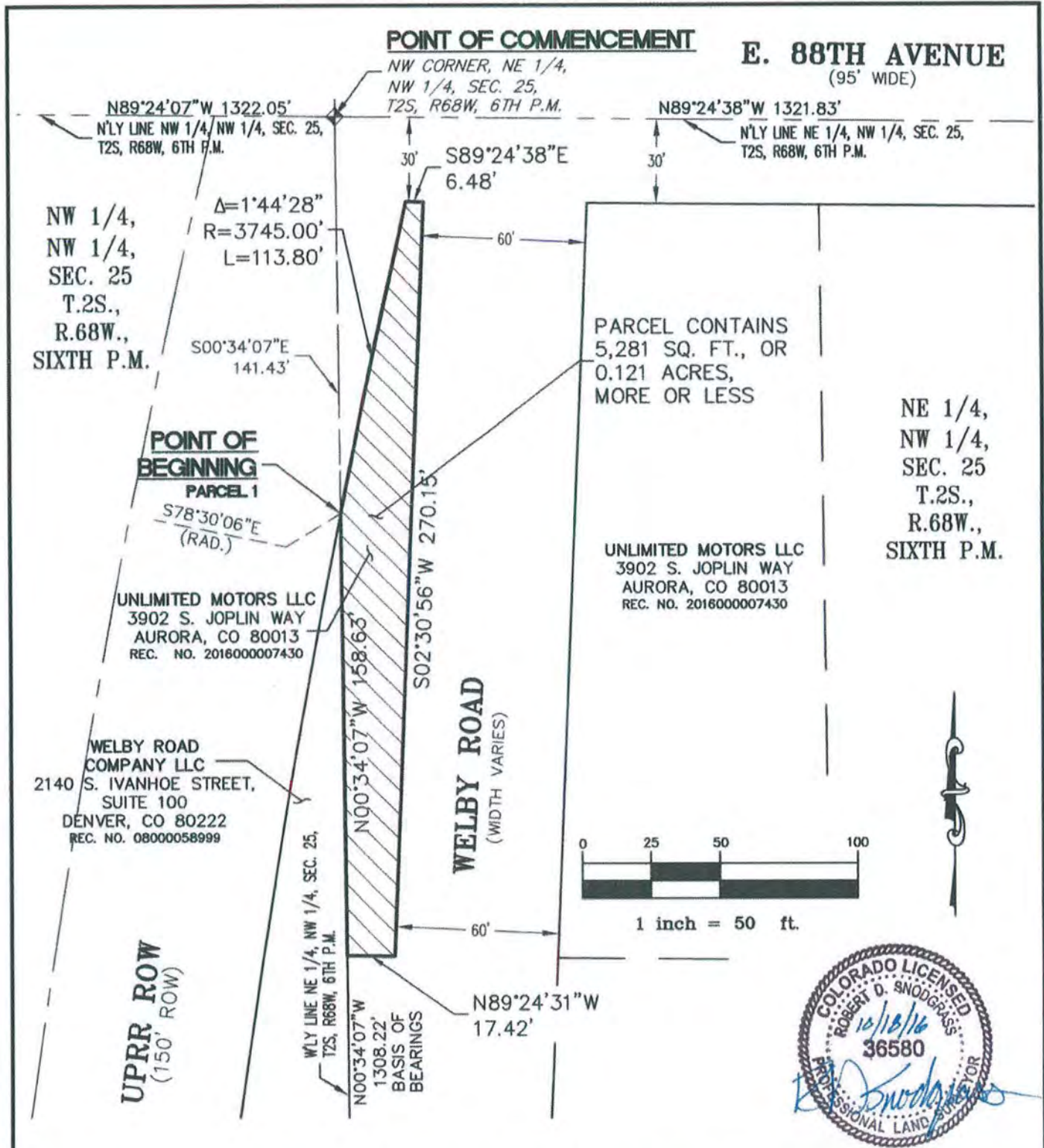
CONTAINS 1,804 SQUARE FEET OR 0.041 ACRES, MORE OR LESS.

AS SHOWN ON THE ATTACHED ILLUSTRATION.



ROBERT D. SNODGRASS, PLS 36580
COLORADO LICENSED PROFESSIONAL LAND SURVEYOR
FOR AND ON BEHALF OF AZTEC CONSULTANTS, INC.
300 EAST MINERAL AVENUE SUITE 1
LITTLETON, CO 80122

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: C:\51714-04-Welby Road Ext\Day\Exhibit
DWG NAME: WELBY ROAD ACQUISITION.DWG
DWG: SJTM CHK: RDS
DATE: 10/17/2016
SCALE: 1" = 50'



AZTEC
CONSULTANTS, INC.

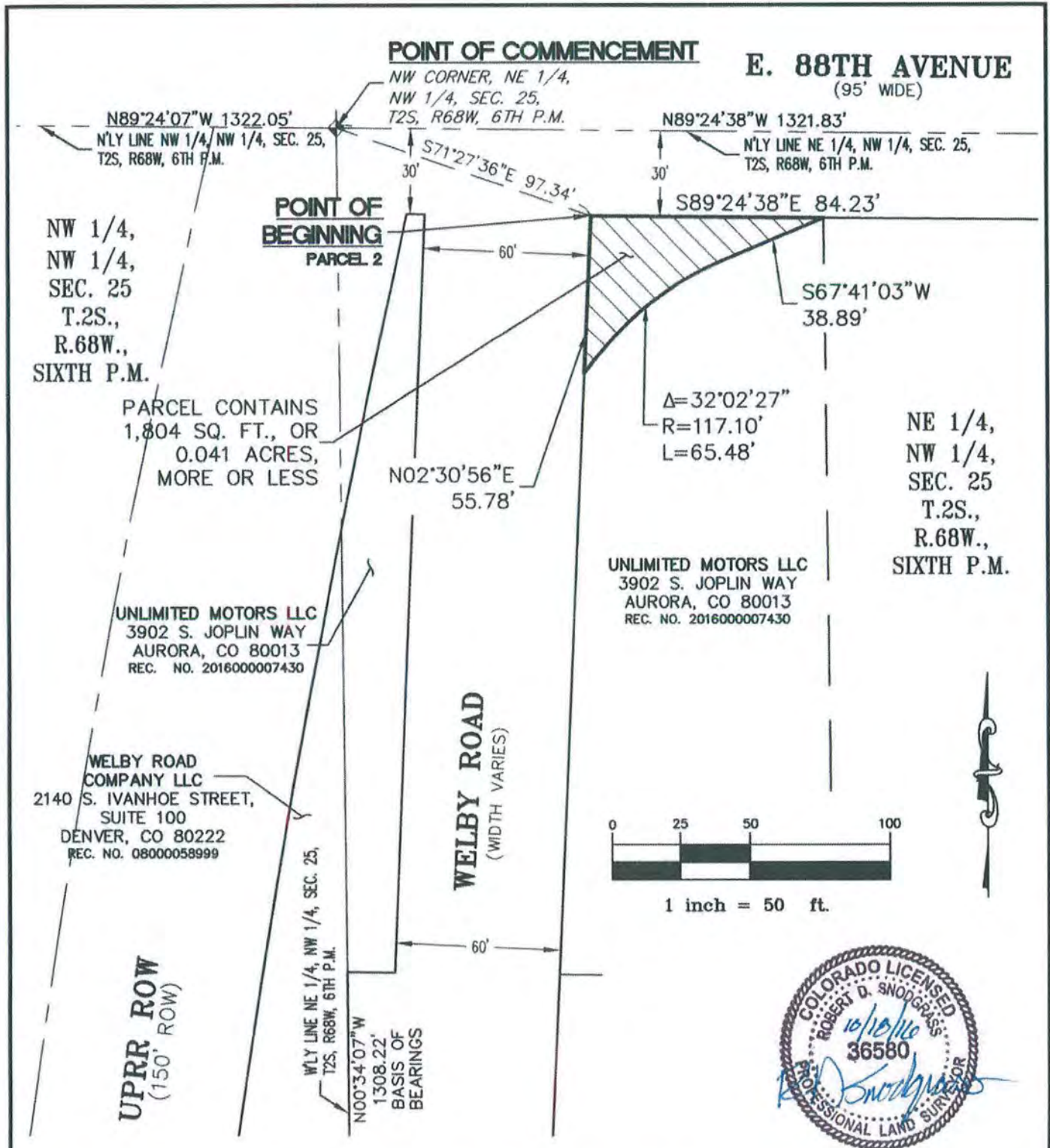
300 East Mineral Ave,
Suite 1
Littleton, Colorado 80122
Phone: (303)713-1898
Fax: (303)713-1897
www.aztecconsultants.com

RIGHT-OF-WAY ACQUISITION
NW 1/4 SEC. 25, T2S, R68W, 6TH P.M.
ADAMS COUNTY, COLORADO.

JOB NUMBER 51714-04

3 OF 4 SHEETS

ILLUSTRATION TO EXHIBIT A



NOTE: THIS DRAWING DOES NOT REPRESENT A MONUMENTED LAND SURVEY AND IS ONLY INTENDED TO DEPICT THE ATTACHED LEGAL DESCRIPTION.

PATH: Q:\51714-04-Welby Road Est\Draw\Exhibit
DWG NAME: WELBY ROAD ACQUISITION.DWG
DWG: SJTM CHK: RDS
DATE: 10/17/2016
SCALE: 1" = 50'



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

RIGHT-OF-WAY ACQUISITION
NW 1/4 SEC. 25, T2S, R68W, 6TH P.M.
ADAMS COUNTY, COLORADO.

JOB NUMBER 51714-04

4 OF 4 SHEETS

AGENDA ITEM 5H

PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING A WARRANTY DEED FROM UNLIMITED MOTORS, LLC,
TO ADAMS COUNTY FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at Adams County Government Center in Brighton on Thursday the 22nd day of March, 2018, 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 Warranty Deed from the Unlimited Motors, 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 Warranty Deed is in conjunction with the Welby Road Intersection Improvements Project at East 88th Avenue Project, for a portion of 8780 Welby Road located in the Northwest Quarter of Section 25, Township 2 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 deed be accepted by the Board of County Commissioners.

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

I, Greg Thompson, 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: May 1, 2018
SUBJECT: Resolution accepting a deed conveying property to Adams County for a road right-of-way dedication for Downing Street, Washington Street, East 62 nd Avenue, and East 61 st Avenue
FROM: Kristin Sullivan, Director, Community & Economic Development Department
AGENCY/DEPARTMENT: Community & 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 a resolution accepting a Warranty Deed from Prologis L.P. to Adams County

BACKGROUND:

In accordance with Section 5-03-06-01 of the County's Development Standards and Regulations, Prologis L.P., has executed a Warranty Deed to dedicate right-of-way for a parcel of land with address 6030 Washington Street and 6150 Downing Street. The property is being conveyed as part of a requirement for public improvements required for development of the property, which include curb, gutter, and sidewalk. Development of the site is currently under construction.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community & Economic Development, Public Works, Office of the County Attorney

ATTACHED DOCUMENTS:

Warranty Deed
Board of County Commissioners Resolution
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 2018-

**RESOLUTION ACCEPTING WARRANTY DEED CONVEYING PROPERTY FROM
PROLOGIS, L.P., TO ADAMS COUNTY FOR THE
DEDICATION OF ROAD RIGHT-OF-WAY**

WHEREAS, Prologis, L.P., has executed a Warranty Deed to dedicate a parcel for right-of-way purposes for Downing Street, Washington Street, East 62nd Avenue and East 61st Avenue that complies with County standards and will benefit the citizens of Adams County; and

WHEREAS, the property is being conveyed as part of a requirement for public improvements required for development of the property, which include curb, gutter, and sidewalk; and

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting the Warranty Deed from Prologis, L.P., for property located in the Northwest Quarter of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian as described in the attached Warranty Deed; 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 8th day of February, 2018, the Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the attached Warranty Deed from Prologis, L.P., a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

WARRANTY DEED

THIS DEED, dated this 30th day of November 2017, between Prologis, owner, of the Prologis L.P.C/O Prologis Tax Coordinator, County of Adams and State of Colorado, grantor(s), and **THE COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all 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, B & C" attached hereto and incorporated herein by this reference.

Dedicated for Downing Street, Washington Avenue, East 62nd Avenue and East 61st Avenue
Also known by street and number as: 6030 Washington Street

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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the enrolling and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except oil, gas and mineral interests if any and except 2016 taxes due in 2017 which grantor agrees to pay.

The grantor(s) shall and will WARRANT AND FOREVER DEFEND the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Prologis L.P.C/O Prologis Tax Coordinator, Owner

By: [Signature]

STATE OF COLORADO)

County of Denver) §

The foregoing instrument was acknowledged before me this 30 day of November, 2017,

Prologis as owner.

My commission expires: 10/20/2020

Witness my hand and official seal.

[Signature]

Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

SANDEE GAVIN-WICKS
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20044032955
MY COMMISSION EXPIRES 10/20/2020

EXHIBIT A

LEGAL DESCRIPTION

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF PLOTS 91 THROUGH 94, MAPLETON ADDITION RECORDED IN PLAT BOOK 1 AT PAGE 48 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDED AND THE THOMPSON PIPE AND STEEL COMPANY TRACT RECORDED AT RECEPTION NO. B130133 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 AND CONSIDERING THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 11 TO BEAR NORTH 00°07'09" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 61°46'13" EAST A DISTANCE OF 84.90 FEET TO A POINT ON THE SOUTHERLY LINE OF DEDICATED RIGHT OF WAY RECORDED AT RECEPTION NO. 20060719000727350 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE NORTH 86°07'07" EAST ALONG THE BOUNDARY OF SAID RIGHT-OF-WAY A DISTANCE OF 150.33 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST 62ND AVENUE;
THENCE SOUTH 89°55'58" EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,065.08 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF DOWNING STREET;
THENCE SOUTH 00°07'09" EAST ALONG SAID WESTERLY RIGHT-OF-WAY LINE A DISTANCE OF 1,233.18 FEET TO THE SOUTHEASTERLY CORNER OF SAID THOMPSON PIPE & STEEL COMPANY TRACT;
THENCE NORTH 89°58'30" WEST ALONG THE SOUTHERLY LINE OF SAID TRACT A DISTANCE OF 8.30 FEET;
THENCE NORTH 00°07'09" EAST A DISTANCE OF 1,208.18 FEET TO A POINT OF CURVATURE;
THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°56'53", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.55 FEET AND A CHORD THAT BEARS NORTH 45°05'35" WEST A DISTANCE OF 21.20 FEET;
THENCE NORTH 89°55'58" WEST A DISTANCE OF 1,191.80 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 21,601 SQUARE FEET, OR 0.496 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS. I

THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
WARE MALCOMB
990 SOUTH BROADWAY
SUITE 230
DENVER, COLORADO 80209
P 303.561.3333



WARE MALCOMB

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

PROJECT NAME: 62ND & WASHINGTON

JOB NO.: DEN17-0048

DATE: 09/05/2017

DRAWN: AM

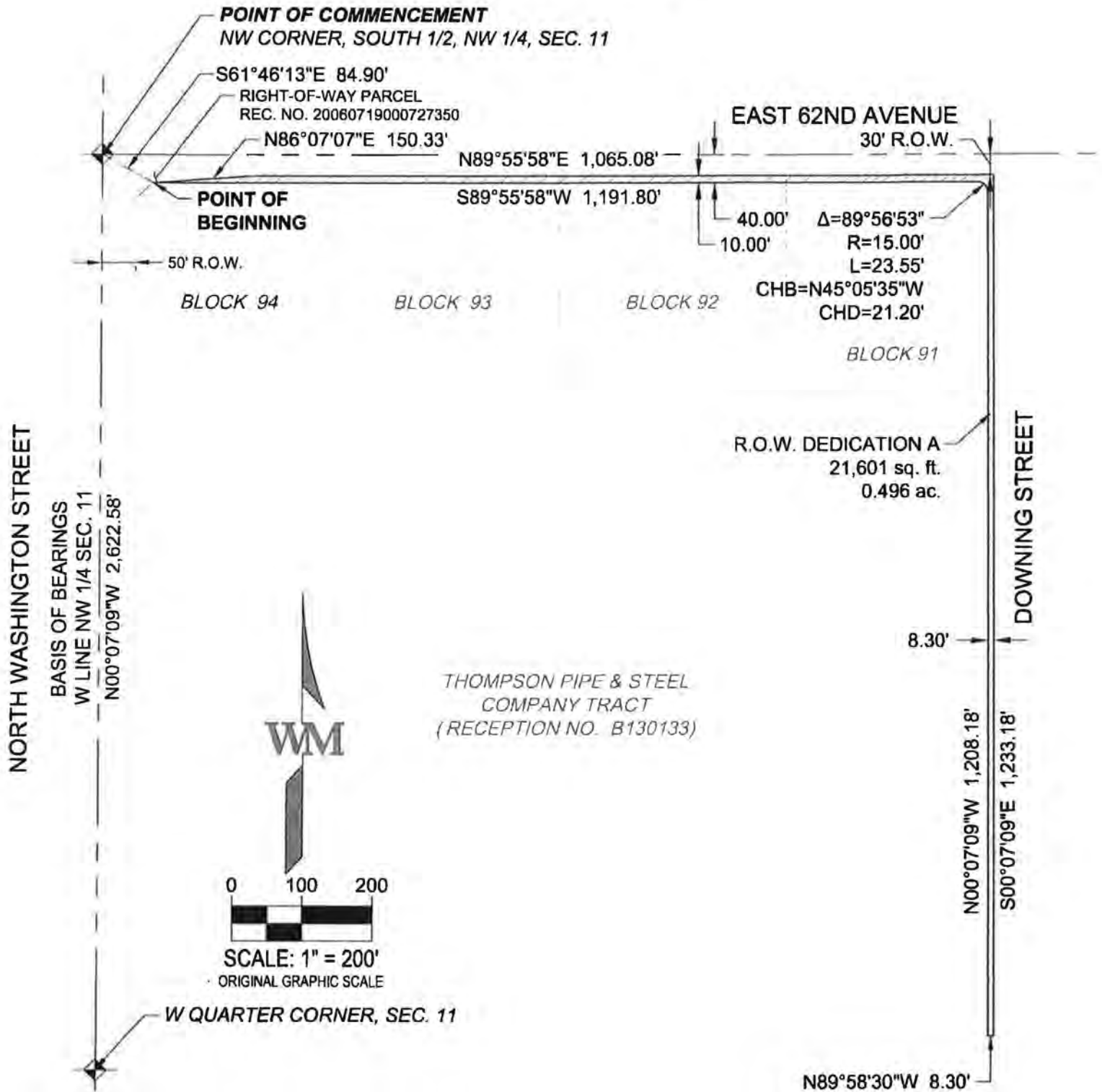
PA/PM: TS

SCALE:

SHEET

1 OF 2

EXHIBIT A



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY TO
DEPICT THE ATTACHED DESCRIPTION.

WARE MALCOMB

990 south broadway
suite 230
denver, co 80209
p 303.681.3333
waremalcomb.com

PROJECT NAME: 62ND & WASHINGTON

JOB NO.: DEN17-0048

DATE: 09/05/2017

DRAWN: AM

P/PM: TS

SCALE: 1" = 200'

SHEET

2 OF 2

EXHIBIT B

LEGAL DESCRIPTION

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PORTION OF BLOCK 132, MAPLETON ADDITION RECORDED IN PLAT BOOK 1 AT PAGE 48 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 AND CONSIDERING THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 11 TO BEAR NORTH 00°07'09" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 88°21'42" EAST A DISTANCE OF 1,352.14 FEET TO THE NORTHWESTERLY CORNER OF SAID BLOCK 132 AND THE **POINT OF BEGINNING**;

THENCE NORTH 89°55'58" EAST ALONG THE NORTHERLY LINE OF SAID PLOT 132 A DISTANCE OF 25.01 FEET; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 90°03'08", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.58 FEET AND A CHORD THAT BEARS SOUTH 44°54'24" WEST A DISTANCE OF 21.22 FEET; THENCE SOUTH 00°07'09" EAST A DISTANCE OF 672.39 FEET TO A POINT OF CURVATURE; THENCE ALONG A CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 89°49'53", A RADIUS OF 15.00 FEET, AN ARC LENGTH OF 23.52 FEET AND A CHORD THAT BEARS SOUTH 45°02'06" EAST A DISTANCE OF 21.18 FEET; THENCE SOUTH 89°57'02" EAST A DISTANCE OF 275.60 FEET TO A POINT ON THE EASTERLY BOUNDARY OF SAID PLOT 132;

THENCE ALONG THE BOUNDARY OF SAID PLOT 132 THE FOLLOWING THREE (3) COURSES:

1. SOUTH 00°08'01" EAST A DISTANCE OF 10.00 FEET;
2. NORTH 89°57'02" WEST A DISTANCE OF 300.56 FEET;
3. NORTH 00°07'09" WEST A DISTANCE OF 712.34 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 10,125 SQUARE FEET, OR 0.232 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I, THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
WARE MALCOMB
990 SOUTH BROADWAY
SUITE 230
DENVER, COLORADO 80209
P 303.561.3333



WARE MALCOMB

990 south broadway
suite 230
denver, co 80209
p 303.561.3333
waremalcomb.com

PROJECT NAME: 62ND & WASHINGTON

JOB NO.: DEN17-0048

DATE: 11/16/2017

DRAWN: AM

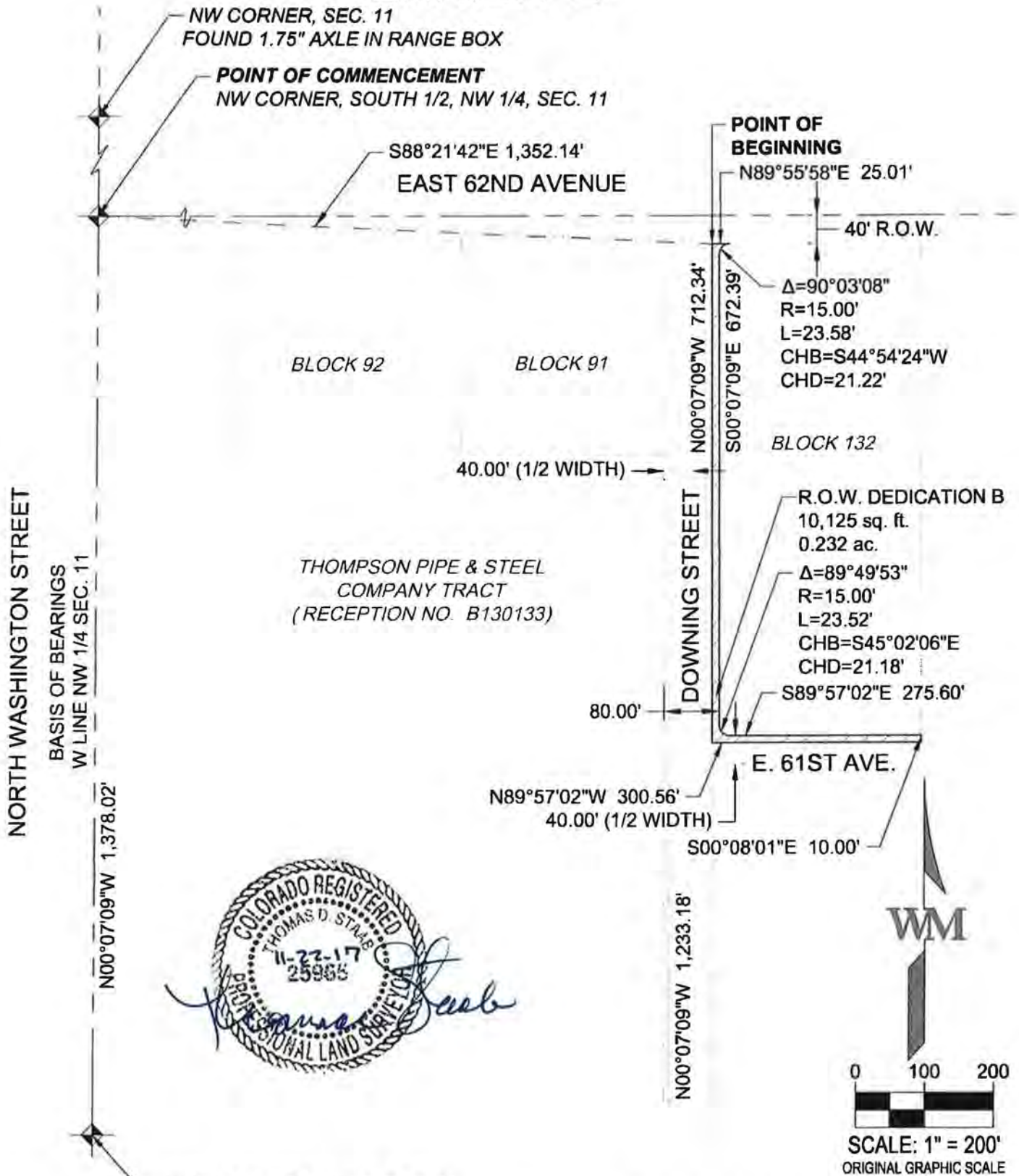
PA/PM: TS

SCALE: 1" = 200'

SHEET

1 OF 2

EXHIBIT B



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY. IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

WARE MALCOMB 990 south broadway suite 230 denver, co 80209 p 303.661.3333 waremalcomb.com	PROJECT NAME: 62ND & WASHINGTON			SHEET 2 OF 2
	JOB NO.: DEN17-0048		DATE : 11/16/2017	
	DRAWN: AM	PA/PM: TS	SCALE: 1" = 200'	

EXHIBIT C

LEGAL DESCRIPTION

A PARCEL OF LAND DEDICATED AS RIGHT-OF-WAY BEING A PART OF BLOCK 94, MAPLETON ADDITION RECORDED IN PLAT BOOK 1 AT PAGE 48 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND A PART RECORDED AND THE THOMPSON PIPE AND STEEL COMPANY TRACT RECORDED AT RECEPTION NO. B130133 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER, SITUATED IN THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 11, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11 AND CONSIDERING THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SECTION 11 TO BEAR NORTH 00°07'09" WEST, WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO;

THENCE SOUTH 37°39'03" EAST A DISTANCE OF 82.02 FEET TO A POINT ON THE SOUTHERLY LINE OF THAT DEDICATED RIGHT OF WAY RECORDED AT RECEPTION NO. 20060719000727350 IN THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER AND THE **POINT OF BEGINNING**;

THENCE NORTH 44°54'16" EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 28.27 FEET
THENCE SOUTH 00°07'09" EAST A DISTANCE OF 1,226.46 FEET TO A POINT ON THE SOUTHERLY LINE OF SAID THOMPSON PIPE AND STEEL COMPANY TRACT;
THENCE NORTH 89°58'30" WEST ALONG SAID SOUTHERLY LINE A DISTANCE OF 20.00 FEET TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF NORTH WASHINGTON STREET;
THENCE NORTH 00°07'09" WEST ALONG SAID EASTERLY RIGHT-OF-WAY A DISTANCE OF 1,206.43 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS AN AREA OF 24,329 SQUARE FEET, OR 0.559 ACRES, MORE OR LESS.

THE LINEAL DISTANCE UNIT USED IN THE PREPARATION OF THIS LEGAL DESCRIPTION IS THE UNITED STATES SURVEY FOOT. THE UNITED STATES DEPARTMENT OF COMMERCE, NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY DEFINES THE UNITED STATES SURVEY FOOT AS 1200/3937 METERS.

I THOMAS D. STAAB, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE LEGAL DESCRIPTION AND ATTACHED EXHIBIT WERE PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.

THOMAS D. STAAB, P.L.S. 25965
FOR AND ON BEHALF OF
WARE MALCOMB
990 SOUTH BROADWAY, SUITE 230
DENVER, COLORADO 80209
P 303.561.3333



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PROJECT NAME: 62ND & WASHINGTON

JOB NO.: DEN17-0048

DATE: 10/18/2017

DRAWN: AM

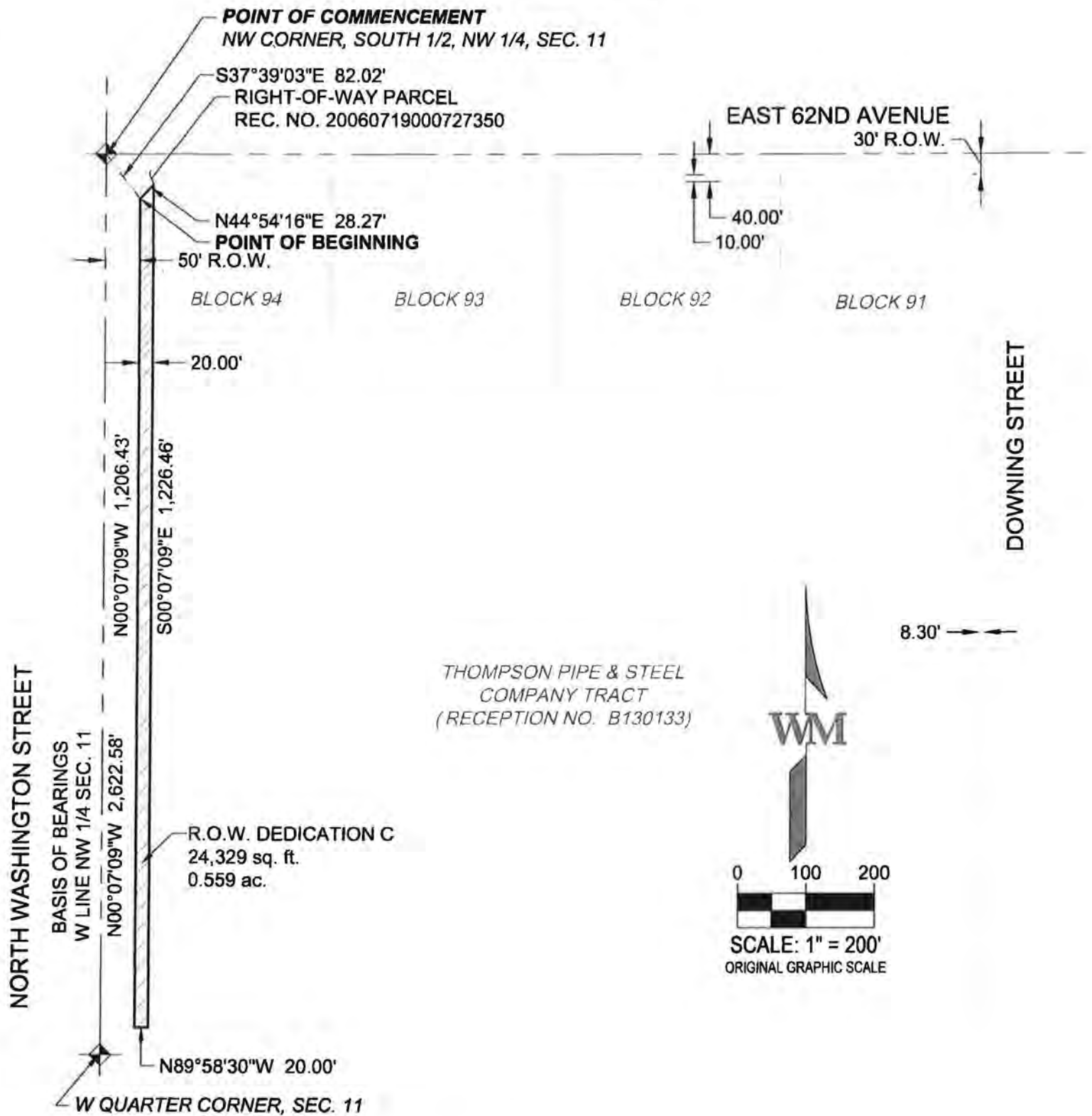
PA/PM: TS

SCALE:

SHEET

1 OF 2

EXHIBIT C



THIS EXHIBIT DOES NOT REPRESENT A
MONUMENTED SURVEY. IT IS INTENDED ONLY TO
DEPICT THE ATTACHED DESCRIPTION.

WARE MALCOMB

990 south broadway
suite 230
denver, co 80209
p 303.581.3333
waremalcomb.com

PROJECT NAME: 62ND & WASHINGTON

JOB NO.: DEN17-0048

DATE: 10/18/2017

DRAWN: AM

PA/PM: TS

SCALE: 1" = 200'

SHEET

2 OF 2

AGENDA ITEM 5C

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

**RESOLUTION APPROVING A WARRANTY DEED FROM PROLOGIS L.P. TO THE
COUNTY OF ADAMS 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 8th day of February, 2018, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Warranty Deed from Prologis L.P. for the dedication of road right-of-way for Downing Street, Washington Street, East 62nd Avenue and East 61st Avenue being on the following described property:


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

WHEREAS, this property is being conveyed as a condition of a future subdivision requirement, in the Northwest Quarter of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado; and,

NOW, THEREFORE, BE IT RESOLVED that the Adams County Planning Commission recommends to the Board of County Commissioners that said deed be accepted by the Board of County Commissioners for road right of way as designated above.

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

I, Sharon Richardson, 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, Chairman
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Resolution accepting an access easement from Bere, LLC, to Adams County for the purposes of accessing a permanent drainage easement
FROM: Kristin Sullivan, Director, Community & Economic Development Department
AGENCY/DEPARTMENT: Community & 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 a resolution accepting an access easement from Bere, LLC, to Adams County

BACKGROUND:

Adams County is acquiring an access easement from Bere, LLC, for a property located at 31990 East Colfax Avenue. This easement agreement will provide the County a permanent access easement to enter the property from Hudson Road for the purposes of inspecting and maintaining a detention pond easement on the property. Said easement is to be used for the sole purpose to access the drainage facilities on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community & Economic Development, Public Works, Office of the County Attorney

ATTACHED DOCUMENTS:

Access Easement
Board of County Commissioners Resolution
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: N/A**Cost Center:** N/A

	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 2018-

**RESOLUTION ACCEPTING A PERMANENT ACCESS EASEMENT FROM
BERE, LLC, TO ADAMS COUNTY FOR
ACCESS PURPOSES**

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Permanent Access Easement from Bere, LLC, for property located in Section 36, Township 3 South, Range 65 West of the 6th Principal Meridian as described in the attached Permanent Access Easement; and

WHEREAS, this Permanent Access Easement is in conjunction with a 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 8th day of February, 2018, the Planning Commission recommended that the Board of County Commissioners accept said Permanent Access Easement.

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

PERMANENT ACCESS EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

That Bere, a LLC, whose legal address is 80 Inverness Drive, Englewood, Colorado, 80112, hereinafter called "Grantor", for 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 access easement for the purpose of inspection and maintenance of a detention pond. Said access easement to be used solely in the event Grantor fails to maintain such detention pond 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 access.

In the event the County exercises its right to maintain the access all of the County's costs to maintain the access 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 damage caused on said easement arising out of the reconstruction, maintenance and repair of said access 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, the parties hereto have set their hand and seal this

20th day of December 2017.

Name, Bore, LLC

By: [Signature]

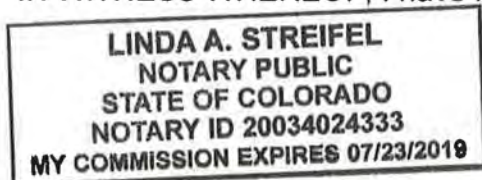
Print Name: Ron Kelly

Print Title: CEO

STATE OF COLORADO)
COUNTY OF ADAMS) §

The foregoing instrument was acknowledged before me this 20th day of DECEMBER, 2017 by RONALD J KELLY, as CEO of BORE, a COLORADO LLC.

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



[Signature]
Notary Public

My commission expires: 7/23/19

MAINTENANCE ACCESS EASEMENT

EXHIBIT "A"

PAGE 1 OF 2

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 36, BEING CONSIDERED TO BEAR NORTH 00°15'14" WEST, A DISTANCE OF 1674.15 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

-SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 65 WEST, FOUND 3.25" ALUMINUM CAP PLS 25618, MATCHES MONUMENT RECORDS ON FILE.

- WEST QUARTER CORNER OF SAID SECTION 36, FOUND 2.5" ALUMINUM CAP PLS 28285 MATCHES MONUMENT RECORDS ON FILE.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE ALONG SAID WEST LINE OF THE SOUTH HALF NORTH 00°15'14" WEST, A DISTANCE OF 282.80 FEET;

THENCE SOUTH 89°57'21" EAST, A DISTANCE OF 30.00 FEET;

THENCE NORTH 00°15'14" WEST, A DISTANCE OF 0.16 FEET;

THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 45°39'07", WHOSE CHORD BEARS NORTH 66°55'12" EAST A DISTANCE OF 46.55 FEET, FOR AN ARC DISTANCE OF 47.81 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 17°36'30", WHOSE CHORD BEARS NORTH 35°17'24" EAST A DISTANCE OF 18.37 FEET, FOR AN ARC DISTANCE OF 18.44 FEET;

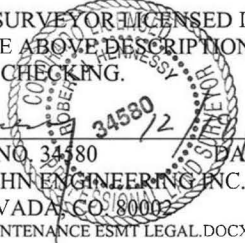
THENCE SOUTH 89°57'22" EAST, A DISTANCE OF 785.38 FEET;

THENCE SOUTH 00°13'05" EAST, A DISTANCE OF 15.00 FEET;

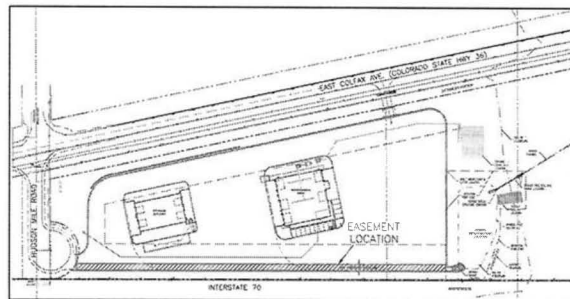
THENCE NORTH 89°57'21" WEST, A DISTANCE OF 796.05 FEET TO THE POINT OF BEGINNING.

CONTAINING 11,852 SQUARE FEET OR 0.272 ACRES, MORE OR LESS.

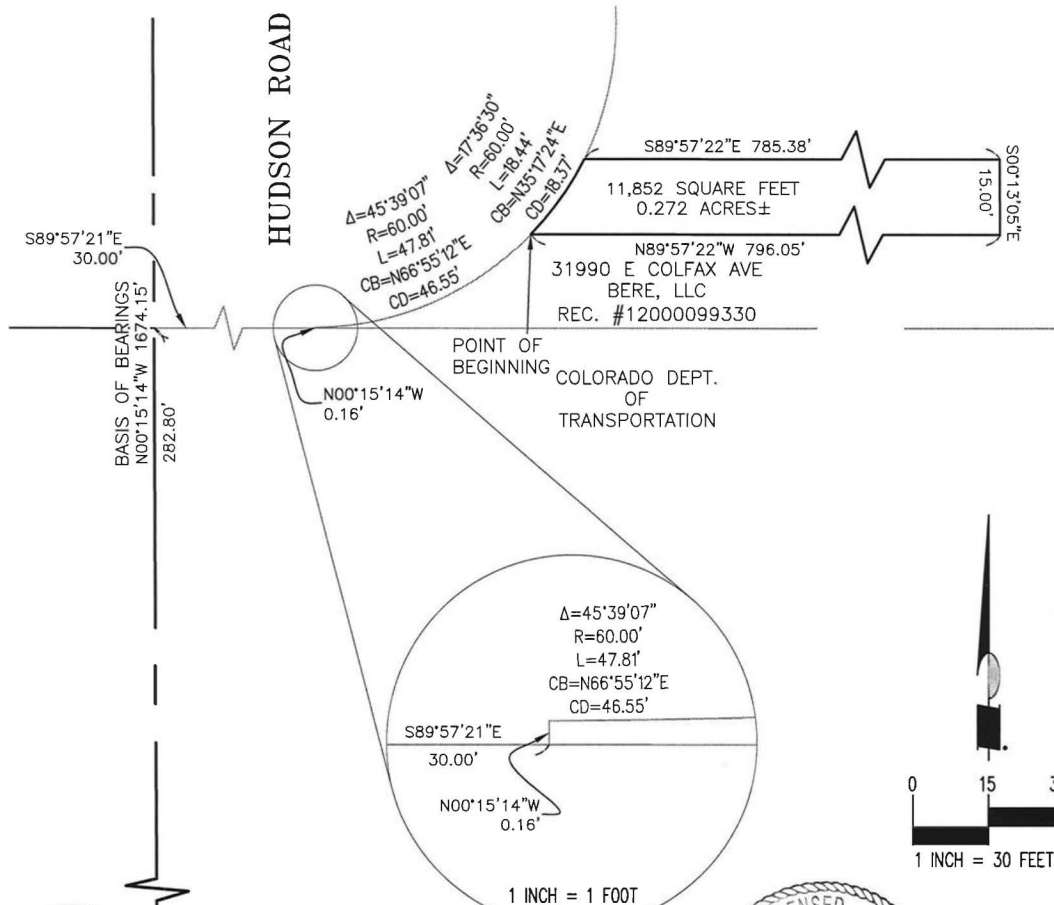
I, ROBERT J. HENNESSY, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.


ROBERT J. HENNESSY, PLS NO. 34580 DATE 12/17
FOR AND ON BEHALF OF JEHN ENGINEERING INC.
5690 WEBSTER STREET, ARVADA, CO 80002
J:\2217\214-032\SURVEY\EXHIBITS\MAINTENANCE ESMT LEGAL.DOCX

W. 1/4 CORNER
SECTION 36 2.5"
ALUM. CAP



NOT TO SCALE



1 INCH = 1 FOOT



SW COR., SEC 36
T3S, R65W, 6TH PM
3 1/4" ALUM. CAP
POINT OF
COMMENCEMENT



J:\2217\214-032\SURVEY\EXHIBITS\4032 ACC & DRN ESMT.DWG



JēHN ENGINEERING J2

5690 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-6036 FAX (303) 467-9438

LOCATION: A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

0.272 ACRES

TITLE: MAINTENANCE ACCESS EASEMENT

SCALE: 1"=30'

REVISÉ: 12.14.17

2217-214-032

ACC & DRN ESMT.DWG

AGENDA ITEM 5D

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

**RESOLUTION RECOMMENDING ACCEPTANCE OF AN ACCESS EASEMENT
FROM BERE, LLC, TO ADAMS COUNTY FOR
ACCESS TO A PERMANENT DRAINAGE EASEMENT**

At a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton, Colorado, on Thursday the 8th day of February, 2018, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of approving an access easement from Bere, LLC, for access and maintenance to a permanent drainage easement, on the following described property:


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

WHEREAS, this Access Easement is in conjunction with a construction of a detention pond for a property located in Section 36, Township 3 South, Range 65 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 Access Easement be accepted by the Board of County Commissioners.

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

I, Sharon Richardson, Chairperson 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.


Chairperson/Acting, Chairman
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Resolution accepting a permanent drainage easement from Bere, LLC, to Adams County for storm water drainage purposes
FROM: Kristin Sullivan, Director, Community & Economic Development Department
AGENCY/DEPARTMENT: Community & 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 a resolution accepting a permanent drainage easement from Bere, LLC, to Adams County

BACKGROUND:

Adams County is acquiring a permanent drainage easement from Bere, LLC, for a property located at 31990 E. Colfax Avenue. The purpose of the easement is to allow the County to enter the property to inspect and maintain drainage facilities, which include inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, etc, located on the property. Said easement is to be used solely in the event the Grantor fails to maintain such drainage facilities.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community & Economic Development, Public Works, Office of the County Attorney

ATTACHED DOCUMENTS:

Permanent Drainage Easement
Board of County Commissioners Resolution
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 2018-

**RESOLUTION ACCEPTING A PERMANENT DRAINAGE EASEMENT
FROM BERE, LLC, TO ADAMS COUNTY FOR STORM WATER DRAINAGE
PURPOSES**

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Permanent Drainage Easement from Bere, LLC, for property located in Section 36, Township 3 South, Range 65 West of the 6th Principal Meridian as described in the attached Permanent Drainage Easement; and

WHEREAS, this Permanent Drainage Easement is in conjunction with a development project on the property; 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 8th day of February, 2018, 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 Permanent Drainage Easement from Bere, 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 Bere, an LLC, whose legal address is 80 Inverness Drive, Englewood, Colorado, 80112, hereinafter called "Grantor", for 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 20th day of December, 2017.

Name, _____

Randy LLC

By: _____

Print Name: _____

Randy Kellish

Print Title: _____

CFO

STATE OF COLORADO)

COUNTY OF _____

ARAPAHOE

The foregoing instrument was acknowledged before me this 20th day of December, 2017 by RONALD J KELLISH, as CFO of BELE, a COLORADO LLC.

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

My commission expires: _____

7/23/19

Linda A. Streifel

Notary Public

LINDA A. STREIFEL
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20034024333
MY COMMISSION EXPIRES 07/23/2019

POND EASEMENT

EXHIBIT "A"

PAGE 1 OF 2

A PARCEL OF LAND LOCATED IN SECTION 36, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS:

BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTH HALF OF SAID SECTION 36, BEING CONSIDERED TO BEAR NORTH 00°15'14" WEST, A DISTANCE OF 1674.15 FEET BETWEEN THE FOLLOWING DESCRIBED MONUMENTS:

-SOUTHWEST CORNER OF SECTION 36, TOWNSHIP 3 SOUTH, RANGE 65 WEST, FOUND 3.25" ALUMINUM CAP PLS 25618, MATCHES MONUMENT RECORDS ON FILE.

- WEST QUARTER CORNER OF SAID SECTION 36, FOUND 2.5" ALUMINUM CAP PLS 28285 MATCHES MONUMENT RECORDS ON FILE.

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 36;

THENCE ALONG SAID WEST LINE OF THE SOUTH HALF NORTH 00°15'14" WEST, A DISTANCE OF 282.80 FEET;

THENCE SOUTH 89°57'21" EAST, A DISTANCE OF 868.94 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 00°13'05" WEST, A DISTANCE OF 229.70 FEET;

THENCE NORTH 89°58'40" EAST, A DISTANCE OF 169.94 FEET;

THENCE SOUTH 00°13'05" EAST, A DISTANCE OF 79.73 FEET;

THENCE SOUTH 89°58'40" WEST, A DISTANCE OF 54.51 FEET;

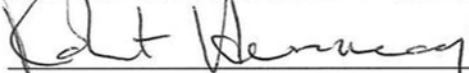
THENCE SOUTH 00°13'05" EAST, A DISTANCE OF 54.25 FEET;

THENCE SOUTH 20°03'30" WEST, A DISTANCE OF 102.02 FEET;

THENCE NORTH 89°57'21" WEST, A DISTANCE OF 80.08 FEET TO THE POINT OF BEGINNING.

CONTAINING 29,174 SQUARE FEET OR 0.670 ACRES, MORE OR LESS.

I, ROBERT J. HENNESSY, A SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE ABOVE DESCRIPTION WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND CHECKING.



ROBERT J. HENNESSY, PLS NO. 34580

FOR AND ON BEHALF OF JEHN ENGINEERING INC.

5690 WEBSTER STREET, ARVADA, CO 80003

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POND EASEMENT
EXHIBIT "A"
PAGE 2 OF 2

W. 1/4 CORNER
SECTION 36 2.5"
ALUM. CAP



29,174 SQUARE FEET
0.670 ACRES±

31990 E COLFAX AVE
BERE, LLC
REC. #12000099330

31990 E COLFAX AVE
BERE, LLC
REC. #12000099330

BASIS OF BEARINGS
N00°15'14"W 1674.15'
282.80'

S89°57'21"E
868.94'

POINT OF
BEGINNING

N89°57'21"W 80.08'

COLORADO DEPT. OF
TRANSPORTATION

N89°58'40"E 169.94'

S00°13'05"E 79.73'

54.51'
S89°58'40"W

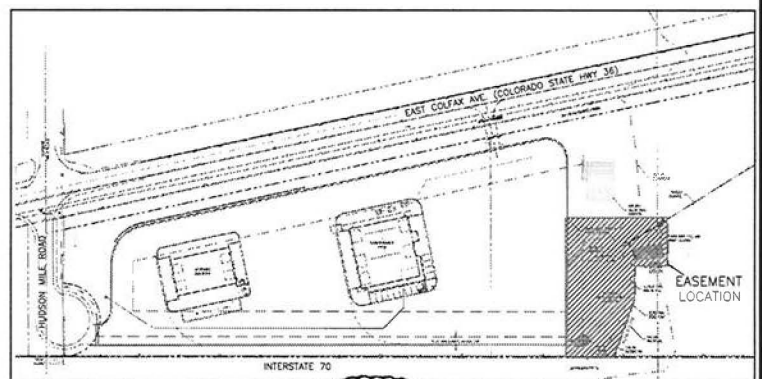
54.25'
S00°13'05"E

S20°03'30"W 102.02'

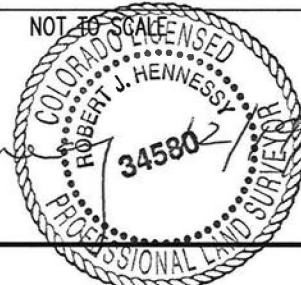
0 20 40
1 INCH = 40 FEET



SW COR., SEC 36
T3S, R65W, 6TH PM
3 1/4" ALUM. CAP
POINT OF
COMMENCEMENT



NOT TO SCALE



Robert J. Hennessy

z:\2217\214-032\SURVEY\EXHIBITS\4032 ACC & DRN ESMT.DWG



J.E.H.N.
ENGINEERING, Inc.

5690 WEBSTER STREET
ARVADA, CO 80002
PH. (303) 423-6036 FAX (303) 467-9438

LOCATION:

A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF
SECTION 36, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH
PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

0.670 ACRES

TITLE: POND EASEMENT

SCALE: 1"=40'

REVISED: 12.14.17

2217-214-032

ACC & DRN ESMT.DWG

AGENDA ITEM 5E

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

**RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT DRAINAGE
EASEMENT FROM BERE, LLC, TO ADAMS COUNTY FOR STORM WATER
DRAINAGE 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 8th day of February, 2018, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of approving a permanent drainage easement from Bere, LLC, for storm water drainage 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 Permanent Drainage Easement is in conjunction with a development project for a property located in Section 36, Township 3 South, Range 65 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 be accepted by the Board of County Commissioners.

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

I, Sharon Richardson, Chairperson 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.



Chairperson/Acting, Chairman
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Resolution accepting a deed conveying property to Adams County for the dedication of road right-of-way for Manilla Road.
FROM: Kristin Sullivan, Director, Community & Economic Development Department
AGENCY/DEPARTMENT: Community & 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 a resolution accepting a Quitclaim Deed from Front Range RV Storage, LLC, to Adams County.

BACKGROUND:

In accordance with Section 5-03-06-01 of the County's Development Standards and Regulations, Front Range RV Storage, LLC, has executed a Quitclaim Deed to dedicate right-of-way for a parcel of land with an address of 2121 Manilla Road. The dedication securely establishes a public road right-of-way to the County.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community & Economic Development, Transportation, Office of the County Attorney

ATTACHED DOCUMENTS:

Quitclaim Deed
Board of County Commissioners Resolution
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 2018-

**RESOLUTION ACCEPTING A QUITCLAIM DEED CONVEYING PROPERTY FROM
FRONT RANGE RV STORAGE, LLC, TO ADAMS COUNTY FOR THE
DEDICATION OF ROAD RIGHT-OF-WAY FOR MANILLA ROAD**

WHEREAS, Front Range RV Storage, LLC, has executed a Quitclaim Deed to dedicate a parcel for right-of-way purposes for Manilla Road that complies with County standards and will benefit the citizens of Adams County; and

WHEREAS, this right-of-way dedication is in conjunction with a change in use permit and required drainage infrastructure improvements on the site; and

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting the Quitclaim Deed from Front Range RV Storage, LLC, for property located in the Northeast Quarter of Section 34, Township 3 South, Range 64 West of the 6th Principal Meridian as described in the attached Quitclaim Deed; 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 8th day of February, 2018, 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 Front Range RV Storage, LLC, a copy of which is attached hereto and incorporated herein by this reference, be and hereby is accepted.

QUITCLAIM DEED

THIS DEED, made this 8th day of January, 2018, between **Front Range RV Storage, LLC**, whose legal address is 6159 S. Kincaid Street, Bennett, 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.

WITNESS, that the grantor, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold and QUITCLAIMED, and by these presents does 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 and State of Colorado, described as follows:

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

Dedicated for Manilla Road

Also known by street and number as: 2121 Manilla Road

Assessor's schedule or parcel numbers: part of 01817-34-1-00-001

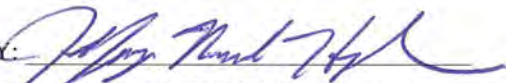
TOGETHER with all and singular the hereditaments and appurtenances thereto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either 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.

BY:


Jeffrey M. Hopkins, Manager

BY:


Phillip D. Oyer, Member

STATE OF COLORADO)

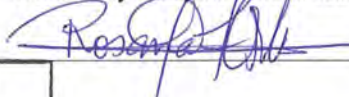
) §
County of Adams)

The foregoing instrument was acknowledged before me this 8th day of January, 2018, by Jeffrey M. Hopkins and Phillip D. Oyer, as Manager and Member of the Front Range RV Storage, LLC.

My commission expires:

May 31, 2021

Witness my hand and official seal.



Notary Public

ROSANA ORTIZ FLORES
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094013490
MY COMMISSION EXPIRES MAY 31, 2021

EXHIBIT A
LAND DESCRIPTION

A PARCEL OF LAND BEING THE EAST 72 FEET OF THE S 1/2 OF THE NE 1/4 OF SECTION 34, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE E 1/4 CORNER OF SAID SECTION 34;
THENCE N88°59'10"W ALONG THE SOUTH LINE OF THE NE 1/4 OF SAID SECTION 34, A DISTANCE OF 72.03 FEET;
THENCE N00°34'33"W, A DISTANCE OF 654.22 FEET TO A POINT ON THE NORTH LINE OF THE S 1/2 OF THE NE 1/4 OF SAID SECTION 34;
THENCE S88°53'49"E ALONG SAID NORTH LINE, A DISTANCE OF 72.03 FEET TO A POINT ON THE EAST LINE OF THE NE 1/4 OF SAID SECTION 34;
THENCE S00°34'33"E ALONG SAID EAST LINE OF SAID NE 1/4, A DISTANCE OF 654.11 FEET TO THE POINT OF BEGINNING;

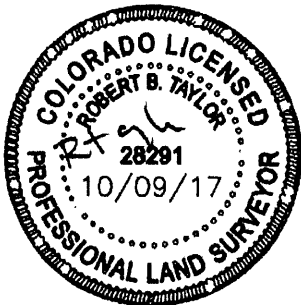
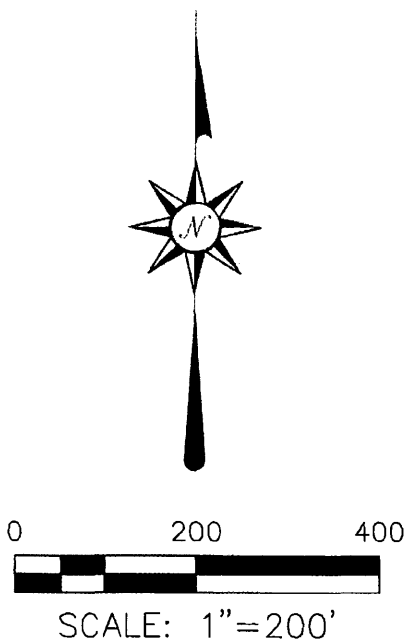
CONTAINING 47,100 SQUARE FEET (1.081 ACRES) MORE OR LESS.

THE BASIS OF BEARINGS IS EAST LINE OF THE NE 1/4 OF SECTION 34, T3S, R64W, 6TH PM, BEING N00°34'33"W (ASSUMED). THE E 1/4 CORNER IS A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX LS#25961 AND THE NE CORNER OF SECTION 34 IS A FOUND 3 1/4" ALUMINUM CAP IN RANGE BOX LS#10372.

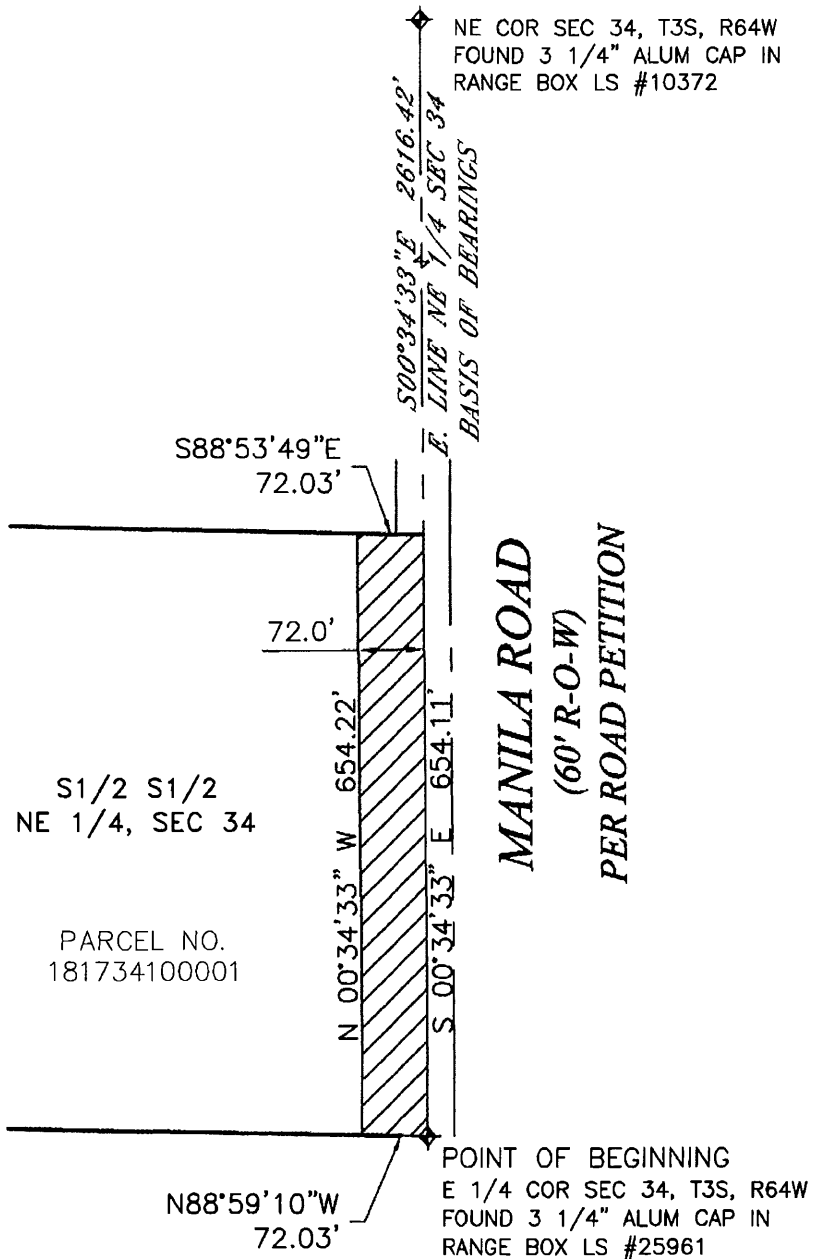
Prepared By: Robert B. Taylor, PLS #28291
For and on behalf of
LCON LLC
P.O. Box 261176
Lakewood, CO 80226



ILLUSTRATION FOR EXHIBIT A



PARCEL CONTAINS 47,100 SQ.FT.



THIS EXHIBIT DOES NOT REPRESENT A MONUMENTED SURVEY.
IT IS INTENDED ONLY TO DEPICT THE ATTACHED DESCRIPTION.

ADAMS COUNTY, COLORADO

DRAWN BY: RBT	SCALE: 1" = 200'	LCON LLC Land Consultants · Land Surveyors P.O. BOX 261176 Lakewood, CO 80226
JOB NO.: JH1704	DATE: 10/09/17	

A PARCEL OF LAND SITUATED IN THE S 1/2,
S 1/2, NE 1/4 OF SECTION 34, T3S, R64W OF
THE 6TH PM, COUNTY OF ADAMS, STATE
OF COLORADO.

AGENDA ITEM 5F

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

**RESOLUTION APPROVING A QUITCLAIM DEED FROM FRONT RANGE RV
STORAGE, LLC, TO THE COUNTY OF ADAMS 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 8th day of February, 2018, A.D., 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 Front Range RV Storage, LLC, for the dedication of road right-of-way for Manilla Road 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 property is being conveyed as a condition of a change of use permit, in the Northeast Quarter of Section 34, Township 3 South, Range 64 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 deed be accepted by the Board of County Commissioners for road right-of-way as designated above.

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

I, Sharon Richardson, 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: May 1, 2018
SUBJECT: Resolution accepting a permanent drainage easement from DTI Holdings, LLC, to Adams County for storm water drainage purposes
FROM: Kristin Sullivan, Director, Community & Economic Development Department
AGENCY/DEPARTMENT: Community & 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 a resolution accepting a permanent drainage easement from DTI Holdings, LLC, to Adams County

BACKGROUND:

Adams County is acquiring a permanent drainage easement from DTI Holdings, LLC, for a property located at 8040 Steele Street. The purpose of the easement is to allow the County to enter the property to inspect and maintain drainage facilities, which include inlets, pipes, culverts, channels, ditches, hydraulic structures, detention basins, etc, located on the property. Said easement is to be used solely in the event the Grantor fails to maintain such drainage facilities.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community & Economic Development, Public Works, Office of the County Attorney

ATTACHED DOCUMENTS:

Permanent Drainage Easement
Board of County Commissioners Resolution
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 2018-

**RESOLUTION ACCEPTING A PERMANENT DRAINAGE EASEMENT
FROM DTI HOLDINGS, LLC, TO ADAMS COUNTY FOR STORM WATER
DRAINAGE PURPOSES**

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting a Permanent Drainage Easement from DTI Holdings, LLC, for property located in the Southeast Quarter of Section 25, Township 2 South, Range 68 West of the 6th Principal Meridian as described in the attached Permanent Drainage Easement; and

WHEREAS, this Permanent Drainage Easement is in conjunction with a development project; 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 8th day of February, 2018, 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 Permanent Drainage Easement from DTI Holdings, 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 DTI Holdings, a Limited Liability Company, whose legal address is 8955 West 44TH Avenue, Wheat Ridge, Colorado, hereinafter called "Grantor", for 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" & "B" 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 4th day of January, 2018.

DTI Holdings,
a Limited Liability Company

By: [Signature]
Print Name: Todd Carlson
Print Title: Member

STATE OF COLORADO)

COUNTY OF Jefferson)§

The foregoing instrument was acknowledged before me this 4th day of January, 2018 by Todd Carlson, as Member of DTI Holdings, a Limited Liability Company.

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

[Signature]
Notary Public

My commission expires: 2-11-2020

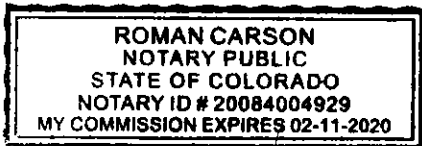
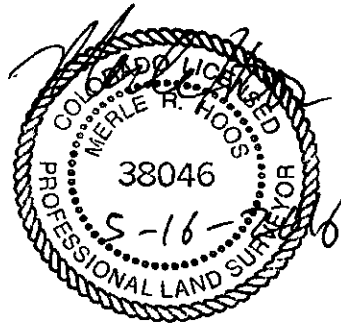


Exhibit 'A'

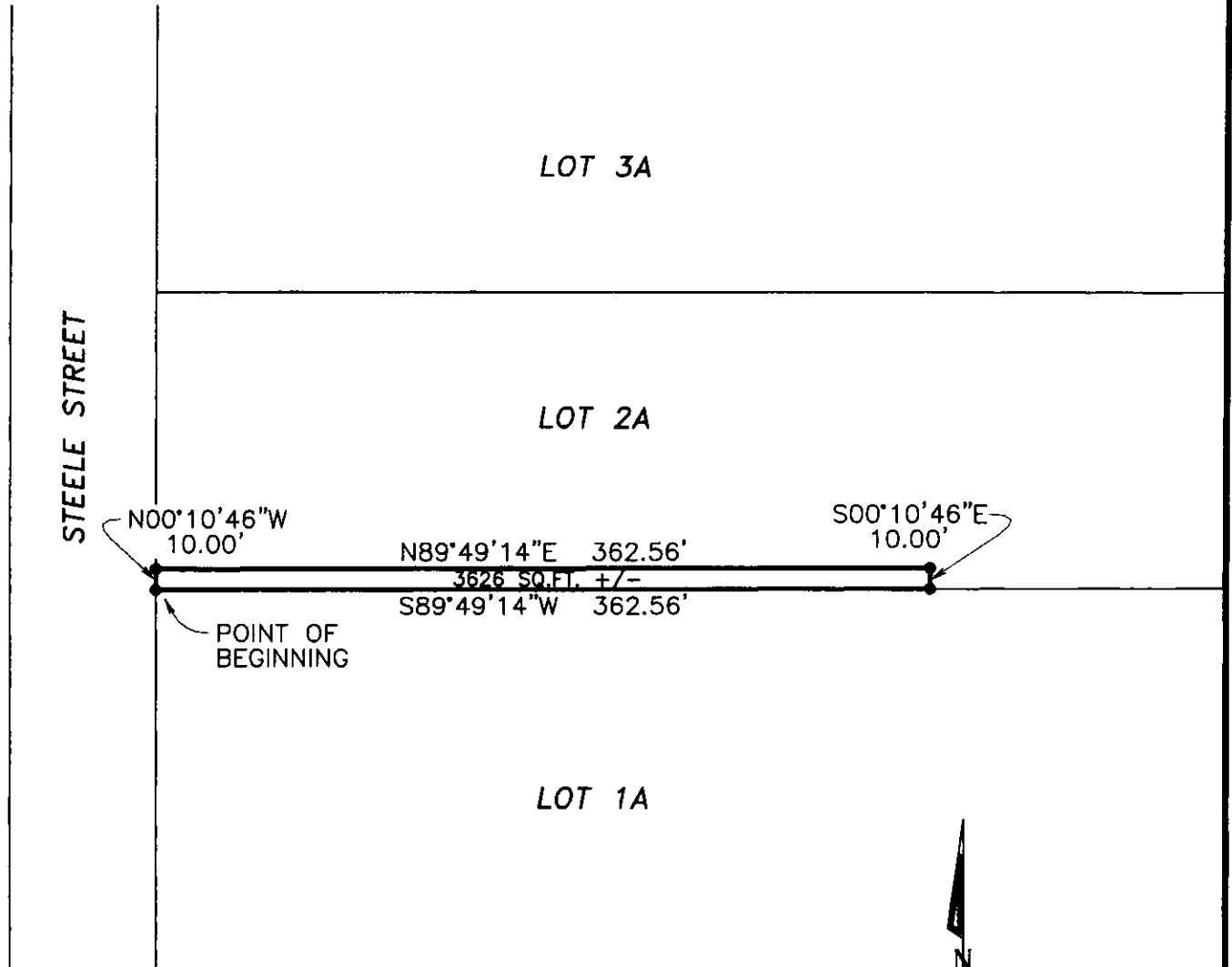
A 10-FOOT WIDE DRAINAGE EASEMENT ALONG THE SOUTH SIDE OF LOT 2A, STEELE STREET INDUSTRIAL PARK FILING NO. 2, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 2A; THENCE COINCIDENT WITH THE WEST LINE OF SAID LOT 2A NORTH $00^{\circ}10'46''$ WEST, A DISTANCE OF 10.00 FEET; THENCE NORTH $89^{\circ}49'14''$ EAST, A DISTANCE OF 362.56 FEET; THENCE SOUTH $00^{\circ}10'46''$ EAST, A DISTANCE OF 10.00 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 2A; THENCE COINCIDENT WITH SAID SOUTH LINE SOUTH $89^{\circ}49'14''$ WEST, A DISTANCE OF 362.56 FEET TO THE POINT OF BEGINNING, CONTAINING 3626 SQUARE FEET +/-, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIPTION PREPARED BY:
MERLE R. HOOS, PLS 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



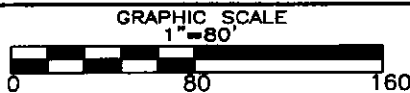
'Exhibit A'



LEGEND:

● = INDICATES CHANGE IN DIRECTION ONLY.

(Page 2 of 2)



DRAWN BY: MRH

JOB:16-203

DRAINAGE
EASEMENT



Exhibit 'B'

AN EASEMENT FOR A DRAINAGE POND LOCATED OVER THE EASTERLY PORTION OF LOT 2A, STEELE STREET INDUSTRIAL PARK FILING NO. 2, RECORDED IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER UNDER RECEPTION NO. 2015000049316 MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF SAID LOT 2A; THENCE COINCIDENT WITH THE SOUTH LINE OF SAID LOT 2A SOUTH 89°49'14" WEST, A DISTANCE OF 67.25 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING COINCIDENT WITH SAID SOUTH LINE SOUTH 89°49'14" WEST, A DISTANCE OF 90.49 FEET; THENCE NORTH 00°10'46" EAST, A DISTANCE OF 142.76 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 2A; THENCE COINCIDENT WITH THE SAID NORTH LINE NORTH 89°49'14" EAST, A DISTANCE OF 180.59 FEET TO THE NORTHEAST CORNER OF SAID LOT 2A; THENCE COINCIDENT WITH THE EASTERLY LINE OF SAID LOT 2A SOUTH 08°54'47" WEST, A DISTANCE OF 14.29 FEET; THENCE COINCIDENT WITH THE NORTHWESTERLY LINE OF AN EASEMENT DESCRIBED IN BOOK 1531 AT PAGE 472 SOUTH 34°08'47" WEST, A DISTANCE OF 155.78 FEET TO THE POINT OF BEGINNING, CONTAINING 0.46 ACRES +/-, COUNTY OF ADAMS, STATE OF COLORADO.

DESCRIPTION PREPARED BY:
MERLE R. HOOS, PLS 38046
FOR AND ON BEHALF OF
AMERICAN WEST LAND SURVEYING CO.
A COLORADO CORPORATION



'Exhibit B'

LOT 3A

N89°49'14"E 180.59'

S08°54'47"W
14.29'

LOT 2A

0.46 ACRES +/-

N00°10'46"W 142.76'

S34°08'47"W 155.78'
METROPOLITAN DEVER SEWAGE
DISPOSAL DISTRICT NO. 1 EASEMENT
BOOK 1531, PAGE 472

S89°49'14"W
67.25'

POINT OF
COMMENCEMENT

S89°49'14"W 90.49'

POINT OF
BEGINNING

SOUTHEAST
CORNER OF
LOT 2A

LOT 1A

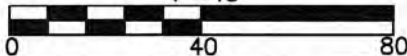


LEGEND:

● = INDICATES CHANGE IN DIRECTION ONLY.

(Page 2 of 2)

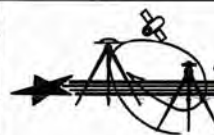
GRAPHIC SCALE
1"=40'



DRAWN BY: MRH

JOB:16-203

DRAINAGE POND
EASEMENT



American West
Land Surveying Co.
A Colorado Corporation

AGENDA ITEM 5G

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

**RESOLUTION RECOMMENDING ACCEPTANCE OF A PERMANENT DRAINAGE
EASEMENT FROM DTI HOLDINGS, LLC, TO ADAMS COUNTY FOR STORM
WATER DRAINAGE 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 8th day of February, 2018, the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of approving a permanent drainage easement from DTI Holdings, LLC, for storm water drainage purposes, being on the following described property:

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

WHEREAS, this Permanent Drainage Easement is in conjunction with a development project for a property located in the southeast quarter of Section 25, Township 2 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 be accepted by the Board of County Commissioners.

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

I, _____, Chairperson 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.



Chairperson/Acting Chairperson
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Resolution accepting a deed conveying property to Adams County for the dedication of road right-of-way for Manilla Road.
FROM: Kristin Sullivan, Director, Community & Economic Development Department
AGENCY/DEPARTMENT: Community & 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 a resolution accepting a Warranty Deed from RLJ Development, LLC, to Adams County.

BACKGROUND:

In accordance with Section 5-03-06-01 of the County's Development Standards and Regulations, RLJ Development, LLC, has executed a Warranty Deed to dedicate a road right-of-way to Adams County. The properties that are dedicating right-of-way are located in the Cavanaugh Hills Subdivision (See exhibit A). The right-of-way is being dedicated as part of a requirement for public improvements for the Cavanaugh Hills Subdivision, which includes paving of Manilla Road and drainage infrastructure along the road.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community & Economic Development, Public Works, Office of the County Attorney

ATTACHED DOCUMENTS:

Warranty Deed

Board of County Commissioners Resolution

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 2018-

**RESOLUTION ACCEPTING A WARRANTY DEED CONVEYING PROPERTY FROM
RLJ DEVELOPMENT, LLC, TO ADAMS COUNTY FOR THE
DEDICATION OF ROAD RIGHT-OF-WAY FOR MANILLA ROAD**

WHEREAS, RLJ Development, LLC, has executed a Warranty Deed to dedicate parcels of land for right-of-way purposes for Manilla Road that complies with County standards and will benefit the citizens of Adams County; and

WHEREAS, this right-of-way dedication is in conjunction with requirements for public improvement for the Cavanaugh Hills Subdivision, which includes paving of Manilla Road and infrastructure along the road; and

WHEREAS, the Planning Commission for Adams County, Colorado, has considered the advisability of accepting the Warranty Deed from RLJ Development, LLC, for property located in the East Half of Section 15, Township 1 South, Range 64 West of the 6th Principal Meridian as described in the attached Warranty Deed; 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 22nd day of March, 2018, the Planning Commission recommended that the Board of County Commissioners accept said Warranty Deed.

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

WARRANTY DEED

THIS DEED, dated this 15th day of FEBRUARY 2018, between **RLJ Development, LLC**, of the County of Adams and State of Colorado, grantor(s), and **THE COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all 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, B, C, & D" attached hereto and incorporated herein by this reference.

Dedicated for Manilla Road

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(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances;

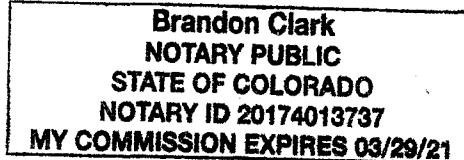
TO HAVE AND TO HOLD the said premises above bargained and described, with the appurtenances, unto the grantee(s), its successors and assigns forever. The grantor(s), for itself, its successors and assigns, do covenant, grant, bargain and agree to and with the grantee(s), its successors and assigns, that at the time of the ensembling and delivery of these presents, it is well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except oil, gas and mineral interests if any and except 2017 taxes due in 2018 which grantor agrees to pay.

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above bargained premises in the quiet and peaceable possession of the grantee(s), its successors and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Leif H. Nielsen, Managing Partner

By: 



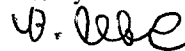
STATE OF COLORADO)

County of Jefferson) §

The foregoing instrument was acknowledged before me this 15th day of February, 2018, Leif Nielsen as Managing Partner of RLJ Development, LLC.

My commission expires: 3/29/21

Witness my hand and official seal.



Notary Public

Name and Address of Person Creating Newly Created Legal Description (§38-35-106.5, C.R.S.)

EXHIBIT "A"

January 24, 2018

A strip of land, 20.00 feet in width, located in Lot 1, Block 9, Cavanaugh Hills, a subdivision located in the E1/2 of Section 15, T1S, R64W of the 6th P.M., County of Adams, State of Colorado, according to the plat recorded October 20, 2004, as Reception No. 20041020001049740 of the records of Adams County, Colorado, described as follows:

COMMENCING at the Southeast Corner of said Section 15 from which the E1/4 Corner of said Section 15 bears N00°12'44"E, 2650.58 feet (Basis of Bearings), thence N23°50'25"W, 98.14 feet to the Northerly point of curvature at the Southeasterly Corner of said Lot 1 and the POINT OF BEGINNING;

Thence N00°12'44"E, 522.38 feet along the Easterly Line of said Lot 1 to a point of curve to the left;

Thence Northwesterly, 28.27 feet along the arc of said curve and along the Northeasterly Line of said Lot 1 to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N44°47'16"W, 25.46 feet;

Thence N89°47'16"W, 20.00 feet along the Northerly Line of said Lot 1;

Thence Southeasterly, 28.27 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S44°47'16"E, 25.46 feet;

Thence S00°12'44"W, 521.83 feet to a point of curve to the right;

Thence Southwesterly, 28.77 feet along the arc of said curve to the Southerly Line of said Lot 1 and a point tangent, said arc having a radius of 18.00 feet, a central angle of 91°34'06", and being subtended by a chord that bears S45°59'47"W, 25.80 feet;

Thence S88°13'10"E, 20.01 feet along the Southerly Line of said Lot 1 to a point of curve to the left;

Thence Northeasterly, 28.77 feet along the arc of said curve and along the Southeasterly Line of said Lot 1 to a point tangent and the POINT OF BEGINNING, said arc having a radius of 18.00 feet, a central angle of 91°34'06", and being subtended by a chord that bears N45°59'47"E, 25.80 feet.

Area = 11,172 square feet, more or less.

NOTICE: According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered 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.


Frank N. Drexel 24305
Colorado Professional Land
Surveyor No. 24305
1500 Kansas Ave #2-E, Longmont, CO 80501
Date: 1-24-18

ILLUSTRATION FOR EXHIBIT "A"

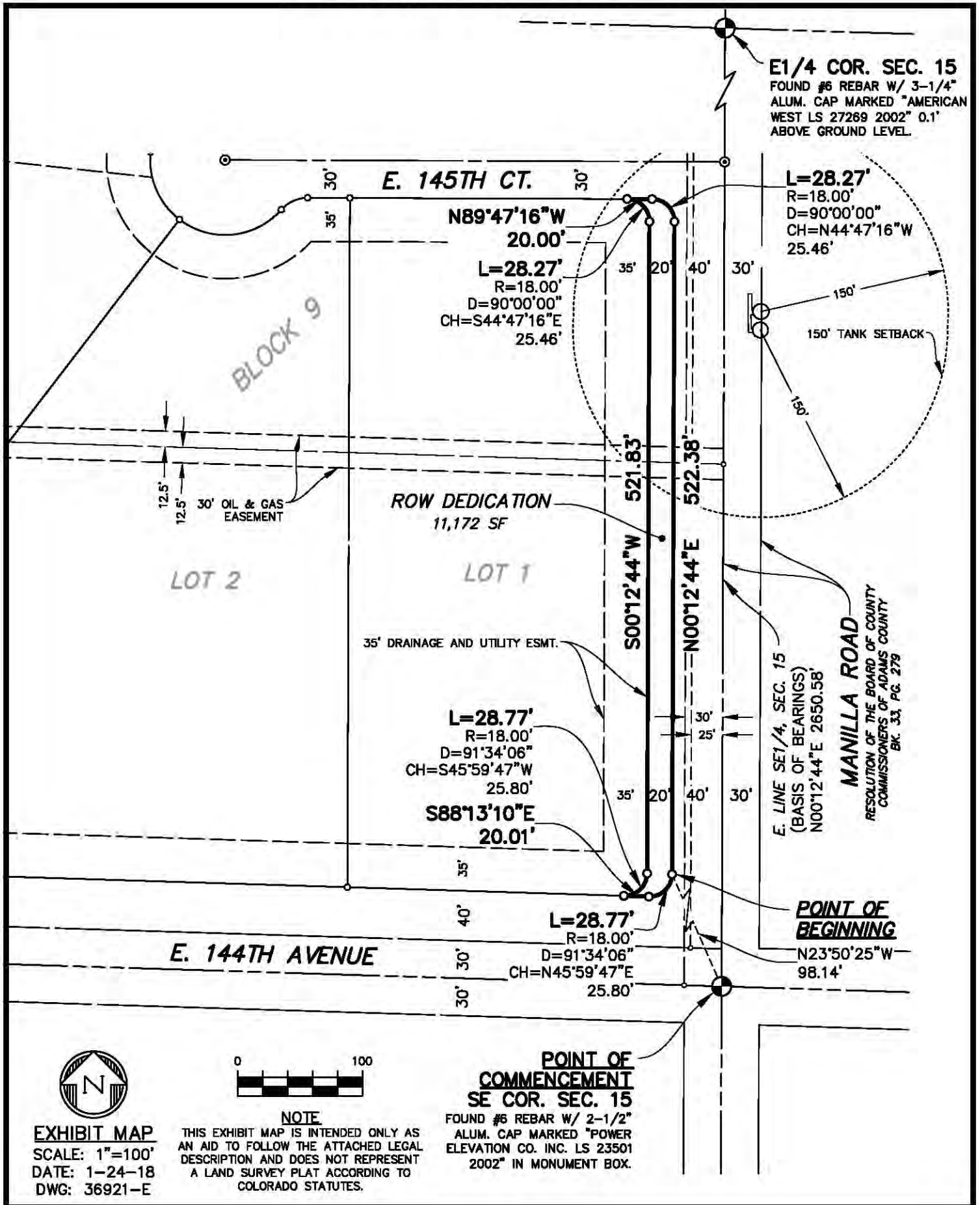


EXHIBIT "B"

January 24, 2018

A strip of land, 20.00 feet in width, located in Lot 5 and Lot 6, Block 9, Cavanaugh Hills, a subdivision located in the E1/2 of Section 15, T1S, R64W of the 6th P.M., County of Adams, State of Colorado, according to the plat recorded October 20, 2004, as Reception No. 20041020001049740 of the records of Adams County, Colorado, described as follows:

COMMENCING at the Southeast Corner of said Section 15 from which the E1/4 Corner of said Section 15 bears N00°12'44"E, 2650.58 feet (Basis of Bearings), thence N03°01'17"W, 709.13 feet to the Northerly point of curvature at the Southeasterly Corner of said Lot 5 and the POINT OF BEGINNING;

Thence N00°12'44"E, 564.00 feet along the Easterly Lines of said Lot 5 and said Lot 6 to a point of curve to the left;

Thence Northwesterly, 28.27 feet along the arc of said curve and along the Northeasterly Line of said Lot 6 to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N44°47'16"W, 25.46 feet;

Thence N89°47'16"W, 20.00 feet along the Northerly Line of said Lot 6;

Thence Southeasterly, 28.27 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S44°47'16"E, 25.46 feet;

Thence S00°12'44"W, 564.00 feet to a point of curve to the right;

Thence Southwesterly, 28.27 feet along the arc of said curve to the Southerly Line of said Lot 5 and a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S45°12'44"W, 25.46 feet;

Thence S89°47'16"E, 20.00 feet along the Southerly Line of said Lot 5 to a point of curve to the left;

Thence Northeasterly, 28.27 feet along the arc of said curve and along the Southeasterly Line of said Lot 5 to a point tangent and the POINT OF BEGINNING, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N45°12'44"E, 25.46 feet.

Area = 12,000 square feet, more or less.

NOTICE: According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered 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.


Frank N. Drexel 24305
Colorado Professional Land
Surveyor No. 24305
1500 Kansas Ave #2-E, Longmont, CO 80501
Date: 1-24-18

ILLUSTRATION FOR EXHIBIT "B"

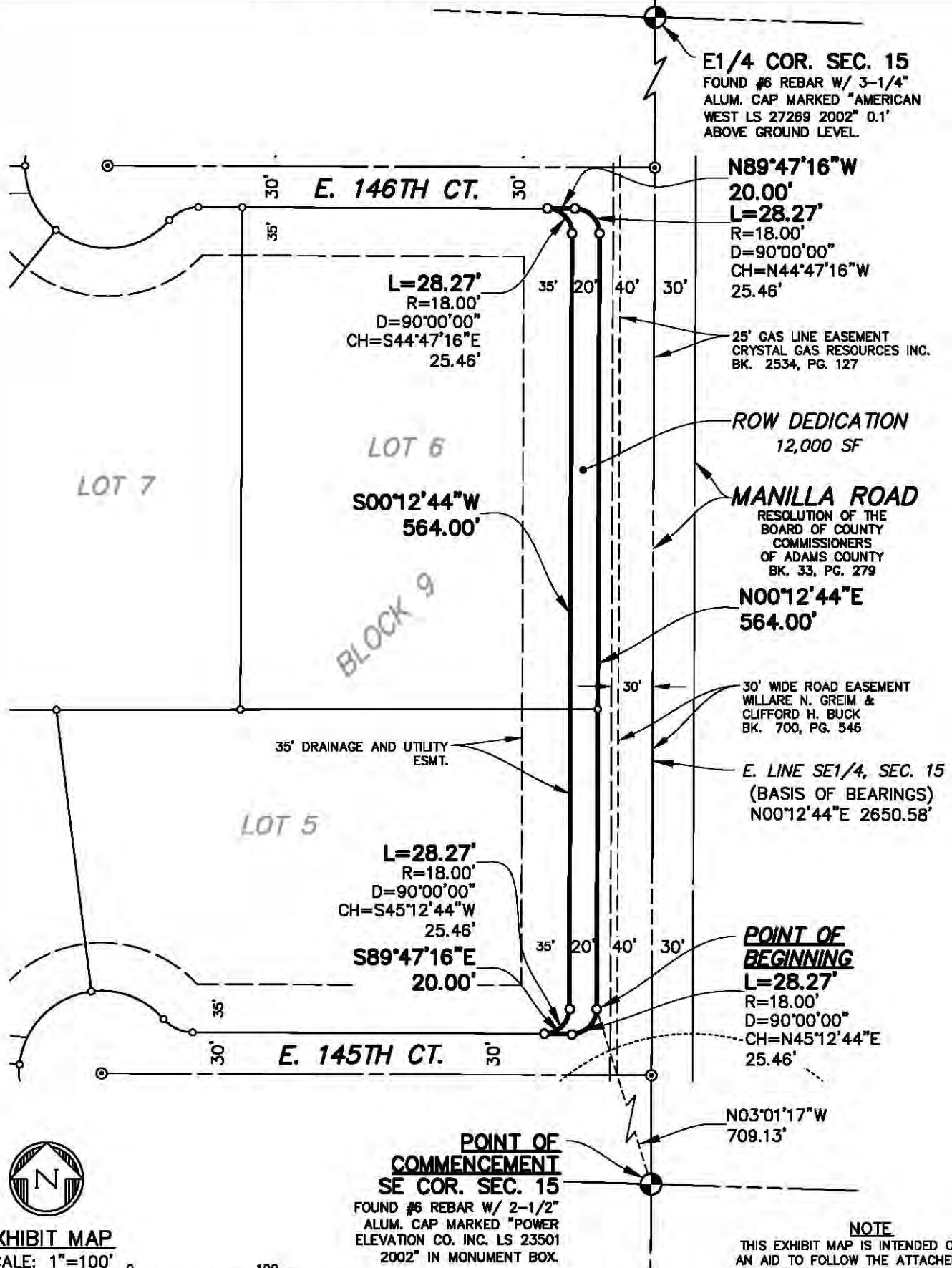


EXHIBIT MAP

SCALE: 1"=100'

DATE: 1-2-18

DWG: 36921-E



NOTE

THIS EXHIBIT MAP IS INTENDED ONLY AS AN AID TO FOLLOW THE ATTACHED LEGAL DESCRIPTION AND DOES NOT REPRESENT A LAND SURVEY PLAT ACCORDING TO COLORADO STATUTES.

EXHIBIT "C"

January 24, 2018

A strip of land, 20.00 feet in width, located in Lot 11 and Lot 12, Block 9, Cavanaugh Hills, a subdivision located in the E1/2 of Section 15, T1S, R64W of the 6th P.M., County of Adams, State of Colorado, according to the plat recorded October 20, 2004, as Reception No. 20041020001049740 of the records of Adams County, Colorado, described as follows:

COMMENCING at the Southeast Corner of said Section 15 from which the E1/4 Corner of said Section 15 bears N00°12'44"E, 2650.58 feet (Basis of Bearings), thence N01°27'46"W, 1368.58 feet to the Northerly point of curvature at the Southeasterly Corner of said Lot 11 and the POINT OF BEGINNING;

Thence N00°12'44"E, 703.19 feet along the Easterly Lines of said Lot 11 and said Lot 12 to a point of curve to the left;

Thence Northwesterly, 28.27 feet along the arc of said curve and along the Northeasterly Line of said Lot 12 to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N44°47'16"W, 25.46 feet;

Thence N89°47'16"W, 20.00 feet along the Northerly Line of said Lot 12;

Thence Southeasterly, 28.27 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S44°47'16"E, 25.46 feet;

Thence S00°12'44"W, 703.19 feet to a point of curve to the right;


Thence Southwesterly, 28.27 feet along the arc of said curve to the Southerly Line of said Lot 11 and a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S45°12'44"W, 25.46 feet;

Thence S89°47'16"E, 20.00 feet along the Southerly Line of said Lot 11 to a point of curve to the left;

Thence Northeasterly, 28.27 feet along the arc of said curve and along the Southeasterly Line of said Lot 11 to a point tangent and the POINT OF BEGINNING, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N45°12'44"E, 25.46 feet.

Area = 14,784 square feet, more or less.

NOTICE: According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered 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.


Frank N. Drexel
Colorado Professional Land
Surveyor No. 24305
1500 Kansas Ave, #2-E, Longmont, CO 80501

Date: 1-24-18

ILLUSTRATION FOR EXHIBIT "C"

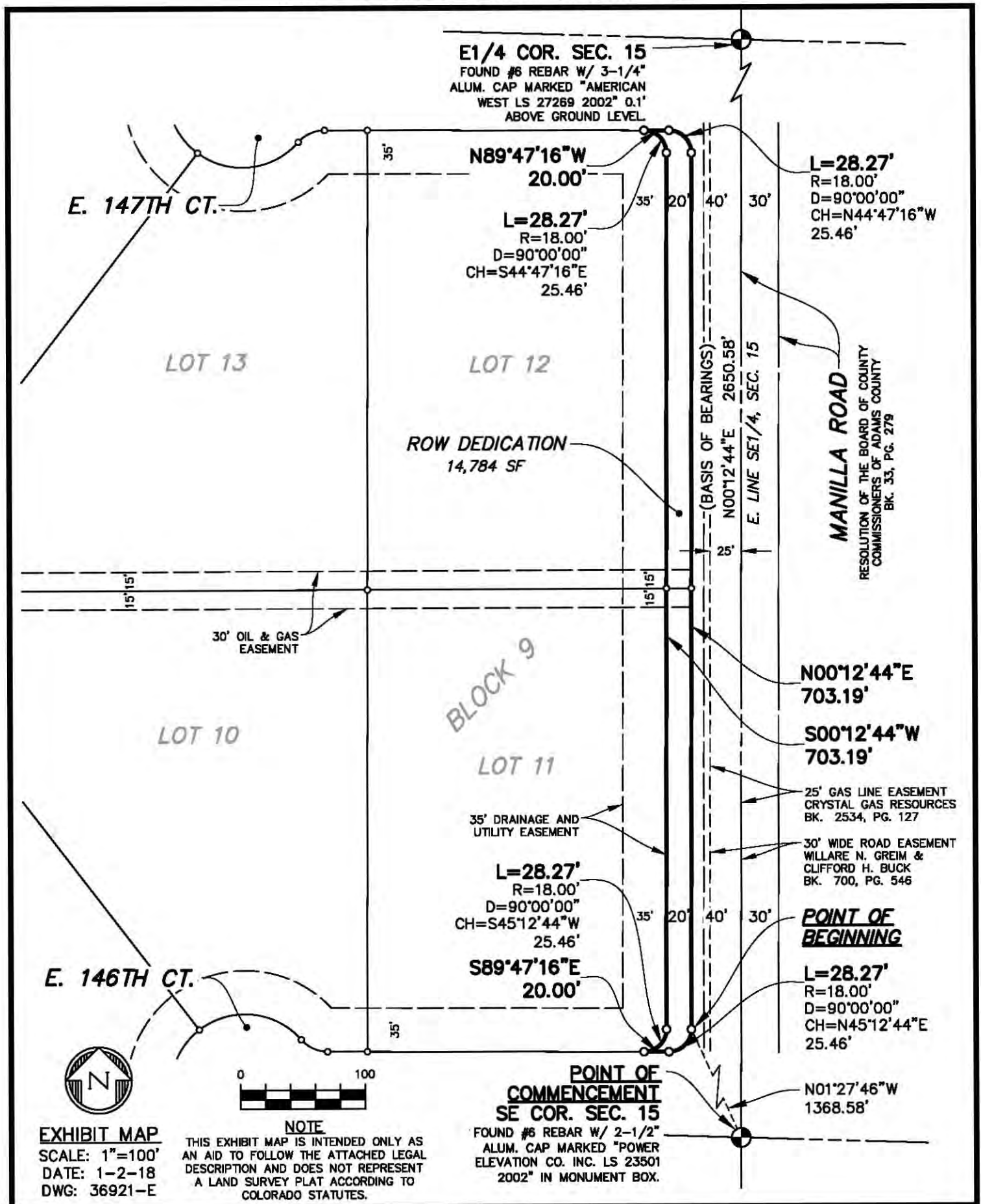


EXHIBIT MAP
 SCALE: 1"=100'
 DATE: 1-2-18
 DWG: 36921-E

NOTE
 THIS EXHIBIT MAP IS INTENDED ONLY AS
 AN AID TO FOLLOW THE ATTACHED LEGAL
 DESCRIPTION AND DOES NOT REPRESENT
 A LAND SURVEY PLAT ACCORDING TO
 COLORADO STATUTES.

EXHIBIT "D"

January 24, 2018

A strip of land, 20.00 feet in width, located in Lot 17 and Lot 18, Block 9, Cavanaugh Hills, a subdivision located in the E1/2 of Section 15, T1S, R64W of the 6th P.M., County of Adams, State of Colorado, according to the plat recorded October 20, 2004, as Reception No. 20041020001049740 of the records of Adams County, Colorado, described as follows:

COMMENCING at the Southeast Corner of said Section 15 from which the E1/4 Corner of said Section 15 bears N00°12'44"E, 2650.58 feet (Basis of Bearings), thence N00°50'43"W, 2167.56 feet to the Northerly point of curvature at the Southeasterly Corner of said Lot 17;

Thence N00°12'44"E, 483.39 feet along the Easterly Lines of said Lot 17 and said Lot 18;

Thence N00°12'59"E, 57.69 feet along the Easterly Line of said Lot 18 to a point of curve to the left;

Thence Northwesterly, 28.27 feet along the arc of said curve and along the Northeasterly Line of said Lot 18 to a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N44°47'01"W, 25.46 feet;

Thence N89°47'01"W, 7.00 feet along the Northerly Line of said Lot 18 to a point of curve to the right;

Thence Southwesterly, 10.05 feet along the arc of said curve, said arc having a radius of 60.00 feet, a central angle of 09°35'33", and being subtended by a chord that bears N84°59'15"W, 10.03 feet;

Thence Southeasterly, 25.26 feet along the arc of a curve concave to the Southwest to a point tangent, said arc having a radius of 18.00 feet, a central angle of 80°24'27", and being subtended by a chord that bears S39°59'15"E, 23.24 feet;

Thence S00°12'59"W, 58.79 feet;

Thence S00°12'44"W, 483.39 feet to a point of curve to the right;

Thence Southwesterly, 28.27 feet along the arc of said curve to the Southerly Line of said Lot 17 and a point tangent, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears S45°12'44"W, 25.46 feet;

Thence S89°47'16"E, 20.00 feet along the Southerly Line of said Lot 17 to a point of curve to the left;

EXHIBIT "D" CONTINUED

Thence Northeasterly, 28.27 feet along the arc of said curve and along the Southeasterly Line of said Lot 17 to a point tangent and the POINT OF BEGINNING, said arc having a radius of 18.00 feet, a central angle of 90°00'00", and being subtended by a chord that bears N45°12'44"E, 25.46 feet.

Area = 11,528 square feet, more or less.

NOTICE: According to Colorado law you **must** commence any legal action based upon any defect in this survey within three years after you first discovered 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.

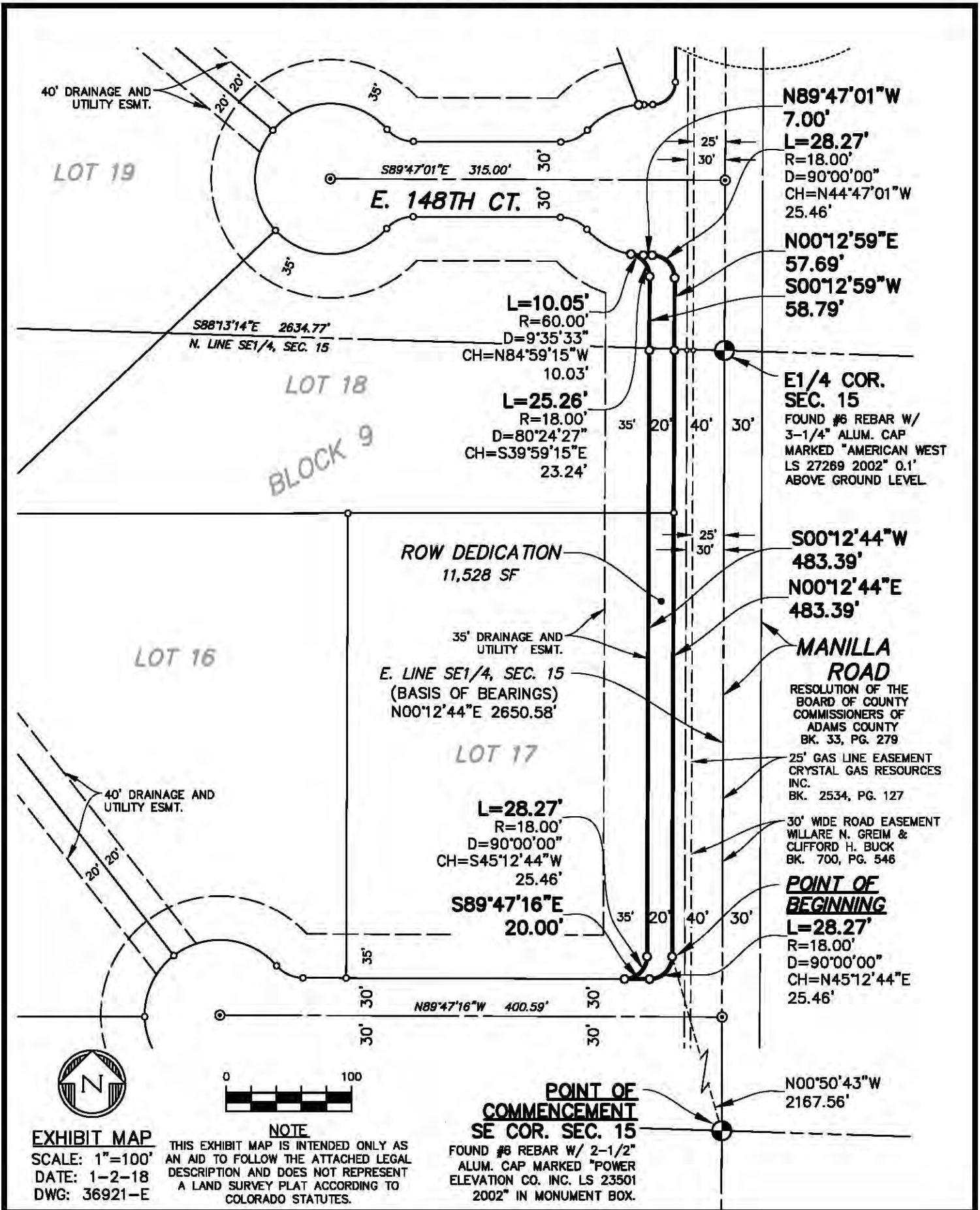


Frank N. Drexel 24305
Colorado Professional Land
Surveyor No. 24305
1500 Kansas Ave #2-E, Longmont, CO 80501
Date: 1-24-18

File: 36921-lgl-d.doc

Project: 369-21

ILLUSTRATION FOR EXHIBIT "D"



AGENDA ITEM 5D

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

**RESOLUTION APPROVING A WARRANTY DEED FROM RLJ DEVELOPMENT,
LLC, TO THE COUNTY OF ADAMS 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 22nd day of March, 2018, A.D., the following proceedings, among others, were had and done, to wit:

WHEREAS, the Adams County Planning Commission has considered the advisability of accepting a Warranty Deed from RLJ Development, LLC, for the dedication of road right-of-way for Manilla Road being on the following described property:

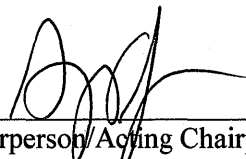
See Legal Description as set forth in Exhibit "A, B, C & D" attached hereto and incorporated herein by this reference.

WHEREAS, this property is being conveyed as a condition of the Cavanaugh Hills subdivision development and road construction requirements, in the east half of Section 15, Township 1 South, Range 64 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 deed be accepted by the Board of County Commissioners for road right-of-way as designated above.

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

I, Greg Thompson, 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: May 1, 2018
SUBJECT: Substantial Amendment to the Neighborhood Stabilization Program 1 and Neighborhood Stabilization Program 3 Action Plan
FROM: Kristin Sullivan, Community & Economic Development Director
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: March 13, 2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approve a Substantial Amendment to the Neighborhood Stabilization Program Action Plan in accordance with the County's Citizen Participation Plan and U.S. Department of Housing and Urban Development regulations to commit and expend Neighborhood Stabilization Program funds for the redevelopment of vacant property for the benefit of low-to-moderate income residents.

BACKGROUND:

As a requirement of the U.S. Department of Housing and Urban Development (HUD) to qualify for Neighborhood Stabilization Program (NSP) funds, Adams County originally developed and submitted Action Plans for NSP1 and NSP3 to HUD in 2009 and 2011, respectively. The NSP Action Plans demonstrate how NSP funds will be spent to address community needs in distressed areas of Adams County. Currently, the County's NSP Action Plans require a Substantial Amendment to commit and expend unobligated NSP funds in accordance with the County's Citizen Participation Plan (CPP).

A Substantial Amendment is required by HUD when a jurisdiction makes the decision to carry out an activity using funds from any program covered by the Consolidated Plan that is not previously described in the Action Plan. As NSP is a program covered under the 2015-2019 Consolidated Plan, a Substantial Amendment is required to modify the projects and activities allowable. The purpose of this Substantial Amendment is to allow Adams County to pursue the use of NSP funding for the redevelopment of demolished or vacant properties to create affordable multifamily housing in the geographic areas specified in the NSP Action Plans. Once passed, NSP funds can be used for these types of projects. All contracts will still need to be approved by the Board of County Commissioners.

The department published the required public notice in local newspapers and held a 30-day public comment period. No comments were received.

The Substantial Amendment to the NSP Action Plans was discussed with the Board on March 6, 2018 and was given approval to proceed.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

N/A

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:**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 AN AMENDMENT TO THE ACTION PLAN FOR THE
NEIGHBORHOOD STABILIZATION PROGRAM FOR ADAMS COUNTY
2018-

WHEREAS, the federal government, on July 30, 2008, passed the Housing and Economic Recovery Act of 2008 (“Act”), to be administered by the U.S. Department of Housing and Urban Development (HUD); and,

WHEREAS, the Act created the Neighborhood Stabilization Program (NSP) and made funds available to assist in stabilizing those neighborhoods highly impacted by foreclosures and abandoned properties; and,

WHEREAS, Adams County received NSP 1 and 3 funding from HUD in 2009 and 2011, respectively; and,

WHEREAS, Adams County has identified an eligible activity requiring a Substantial Amendment to the NSP Action Plans which will allow for the development of multifamily affordable rental housing; and,

WHEREAS, a Substantial Amendment is required by HUD to carry out an activity, using funds covered by the consolidated plan (including program income, reimbursements, repayment, recaptures, or reallocations from HUD), not previously described in the action plan; and,

WHEREAS, NSP 1 and NSP 3 funding was included in the Adams County 2015-2019 Consolidated Plan submitted to HUD; and,

WHEREAS, Adams County has made the Substantial Amendment available to the public for comment, governed by and in accordance with the County’s Citizen Participation Plan; and,

WHEREAS, once HUD accepts the Substantial Amendment, the County will be able to expend NSP funds contingent upon the necessary environmental clearances and HUD requirements; and,

WHEREAS, the Community Development & Long Range Planning Manager serves as the designated Authorized Representative to execute the non-contractual documents necessary to carry out the Action Plans.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Substantial Amendment to the Neighborhood Stabilization Program Action Plans be approved.

BE IT FURTHER RESOLVED, that the Chair is authorized to sign any agreements related to Neighborhood Stabilization Program activities.

BE IT FURTHER RESOLVED that the Director of the Community & Economic Development Department and the Community Development & Long Range Planning Manager are hereby

authorized to sign necessary non-contractual documents to carry out the ongoing activities of the amended Neighborhood Stabilization Program Action Plans.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Resolution approving an easement from Adams County to the City of Brighton for an existing sanitary sewer line.
FROM: Kristin Sullivan, Director, Community & Economic Development Department
AGENCY/DEPARTMENT: Community & 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 an easement from Adams County to the City of Brighton for an existing sanitary sewer line.

BACKGROUND:

The City of Brighton is requesting an easement agreement with the County for an existing private sanitary sewer line as part of the County's subdivision and rezoning application currently under review with the City of Brighton. The subject property is located at 1933 Bridge St., Brighton, CO (See Exhibit A).

The subject property is vacant and the location of the easement is described and shown in Exhibit A of this report. In addition, County staff reviewed the request and determined granting of the easement will not be detrimental to any future development on the property. The granting of the easement shall be for the sole purpose of capturing the existing private sanitary sewer line in an easement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Community & Economic Development, Public Works, Office of the County Attorney, Facilities Management

ATTACHED DOCUMENTS:

Easement Agreement
BOCC Draft Resolution
Exhibits

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: None.

Draft Resolution

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

Resolution 2018-

**RESOLUTION APPROVING A GRANT OF PERMANENT EASEMENT FROM
ADAMS COUNTY TO THE CITY OF BRIGHTON FOR SANITARY SEWER
PURPOSES**

WHEREAS, Adams County owns a fee parcel of land located in the Southeast Quarter of Section 5, Township 1 South, Range 66 West of the 6th Principal Meridian, County of Adams, State of Colorado (the “Property”); and,

WHEREAS, the City of Brighton (the “City”) desires to acquire a permanent right of occupancy, access and use for the Property, and in particular, that certain non-exclusive permanent easement on, over, under, through, across and upon the Property, in order to provide for the construction, installation, and ongoing maintenance, operation, repair and replacement by the City, in perpetuity, of certain public improvements including sanitary sewer lines, maintenance and access roads and related appurtenances, and other necessary improvements as the City may determine; and,

WHEREAS, the City requires the conveyance of the Grant of Permanent Easement over the County’s property; and,

WHEREAS, granting of the easement on the County property will not impact the County’s use of the property for development.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Grant of Permanent Easement, copy of which is attached hereto, be and are hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to execute the Grant of Permanent Easement.

GRANT OF PERMANENT EASEMENT
Sanitary Sewer Easement – Adams County

This Grant of Permanent Easement (hereinafter "Easement Agreement") is entered into this ____ day of _____, 2018, by and between THE COUNTY OF ADAMS, STATE OF COLORADO, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601 (hereinafter "GRANTOR"), and THE CITY OF BRIGHTON, COLORADO, a Colorado home rule municipality having its address at 500 South 4th Avenue, Brighton, Colorado 80601 (hereinafter "CITY" or "GRANTEE"), as follows (GRANTOR and GRANTEE are sometimes referred to collectively as the "Parties"):

WHEREAS, the CITY is a Colorado home rule municipality existing under and by virtue of the laws of the State of Colorado, and is authorized, *inter alia*, to acquire easements in real property necessary to the public functions and operations of the CITY; and

WHEREAS, GRANTOR represents and warrants that GRANTOR is the owner in fee simple of that certain parcel of real property more particularly described in Exhibit A, attached hereto and incorporated herein by reference (the "Property"), and that GRANTOR is authorized and empowered to grant and convey the easements and interests specified herein, and that such conveyance is free and clear of any liens or encumbrances that would interfere with the intended public use of such easements; and

WHEREAS, CITY desires to acquire from GRANTOR, and GRANTOR desires to grant and convey unto the CITY, on the terms set forth herein, a permanent right of occupancy, access and use for the Property, and in particular, that certain non-exclusive permanent easement on, over, under, through, across and upon the Property, in order to provide for the construction, installation, and ongoing maintenance, operation, repair and replacement by the CITY, in perpetuity, of certain public improvements including sanitary sewer lines, maintenance and access roads and related appurtenances, and other necessary improvements as the CITY may determine (collectively, the "Public Improvements"), to be located on the Property described in Exhibit A, attached hereto and incorporated herein by reference.

NOW, THEREFORE, in consideration of the foregoing Recitals which are incorporated by reference, and the payment to GRANTOR of Ten Dollars (\$10.00) and other valuable consideration, and for the mutual covenants herein exchanged, and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged and confirmed, GRANTOR hereby grants, bargains, sells, conveys, transfers and assigns to the CITY, its successors and assigns, in perpetuity, a non-exclusive permanent easement on, over, under, through, and across the Property described in Exhibit A (hereinafter, the "Permanent Easement") for the construction, installation, operation, maintenance, use, alteration, reconstruction, replacement, inspection, improvement, removal, cleaning and repair of the Public Improvements, together with all the rights and privileges reasonably necessary or convenient for the full use and enjoyment of the rights and purposes contemplated herein.

FURTHER, the Parties hereto mutually covenant and agree as follows:

1. CITY shall exercise the rights and privileges granted hereunder with due care, and during construction or repair activities shall use reasonable efforts to minimize the actual area of the Permanent Easement disrupted; shall locate and protect any existing underground or above-ground utility lines and appurtenances; shall provide temporary construction fencing around all excavated areas during construction, maintenance or repair; and, within a commercially reasonable time after construction of the Public Improvements or any maintenance, repair or replacement thereof, shall clear the Permanent Easement of all construction debris, re-vegetate or re-pave the surface of the Permanent Easement as appropriate, and replace and properly compact any soils that have been excavated from the Property or otherwise disturbed by such construction, maintenance, or repair.
2. Unless approved by the City in writing, the GRANTOR shall not locate or place within the Permanent Easement any personal property, vehicle, structure or other long-term, permanent or semi-permanent improvement, including but not limited to outbuildings, trees, shrubs, fences, walls or the like, such as would obstruct the area of the Easement or materially interfere with the ongoing operation, use and maintenance of the Public Improvements in any way, or such as would unreasonably interfere with the CITY's ongoing access, occupancy, use and maintenance of the Public Improvements and Permanent Easement as provided herein. In connection herewith, GRANTOR hereby grants to the CITY such temporary construction easements and temporary rights of access and use of the Property as depicted in Exhibit A, as may be reasonably necessary for the CITY to access the Permanent Easement from time to time for construction, repair and maintenance purposes.
3. At all times during construction or repair, CITY shall require its contractors or construction agents to provide and maintain all insurance required by the CITY's contract(s) with such agents or contractors, including endorsements naming GRANTOR as additional insured if so required.
4. CITY shall not suffer or permit any mechanic's lien, or other lien, to be filed against the Property, or any part thereof, by reason of work, labor, services, or materials supplied, or claimed to have been supplied, to CITY and/or its contractors or agents hereunder, or anyone claiming by, through or under CITY and/or its contractors or agents hereunder.
5. CITY is relying on, and does not waive nor intend to waive by any provision of this Easement Agreement, the monetary limitations or any other rights, immunities or protections provided by the Colorado Governmental Immunity Act, as amended from time to time ("Act"), or any other limitation or defense otherwise available to CITY and its officers or agents.
6. This Easement Agreement embodies the entire agreement between GRANTOR and CITY relating to the subject matter hereof, and shall extend to and bind the Parties and their respective agents, officers, employees, administrators, personal representatives, heirs, successors, and/or assigns in perpetuity.

7. This Easement Agreement is made in and shall be construed in accordance with the laws of the State of Colorado.

8. GRANTOR, for itself and its successors and assigns does hereby covenant and agree that this Easement Agreement shall attach to and run with the Property in perpetuity, and shall be binding upon GRANTOR and its heirs, personal representatives, successors and assigns, and any other person or entity claiming by, through or under GRANTOR. This Easement Agreement may be recorded by the CITY at the CITY's expense in the real property records of Adams County, Colorado.

9. The Permanent Easement and the rights and privileges granted to CITY hereunder are perpetual for the public purposes outlined herein.

IN WITNESS WHEREOF, the Parties have set their hands and seals.

ATTEST:
STAN MARTIN,
CLERK AND RECORDER

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

BY:

Chair

APPROVED AS TO FORM:

Adams County Attorney's Office

ACCEPTED BY THE CITY OF BRIGHTON:

By _____
Philip Rodriguez, City Manager

ATTEST:
NATALIE HOEL, CITY CLERK

EXHIBIT A

SANITARY SEWER EASEMENT

A PARCEL OF LAND BEING A PORTION OF ADAMS COUNTY ASSESSOR PARCEL NUMBER 0156905400011 AND BEING A PORTION OF THE SOUTHEAST ONE-QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPLE MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAM, STATE OF COLORADO

BASIS OF BEARINGS: BEARINGS ARE BASED ON THE WEST LINE OF THE SOUTHEAST 1/4 OF SEC 5, T1S, R66W, 6TH P.M. AND IS ASSUMED TO BEAR, N00°24'15"W.

COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 5, THENCE N89°19'53"E ALONG THE SOUTH LINE OF SAID SECTION 5, A DISTANCE OF 86.28 FEET AND N00°40'07"W, A DISTANCE OF 50.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST BRIDGE STREET AND THE POINT OF BEGINNING;

THENCE S89°19'53"W ALONG SAID NORTH RIGHT OF WAY LINE, A DISTANCE OF 20.02 FEET;

THENCE N03°15'34"W, A DISTANCE OF 41.79 FEET;

THENCE N02°11'10"W, A DISTANCE OF 83.34 FEET;

THENCE N00°02'36"E, A DISTANCE OF 58.12 FEET;

THENCE N00°48'18"W, A DISTANCE OF 27.40 FEET;

THENCE N00°47'41"W, A DISTANCE OF 75.78 FEET;

THENCE N02°29'09"W, A DISTANCE OF 12.24 FEET;

THENCE N01°41'30"W, A DISTANCE OF 108.02 FEET;

THENCE N02°11'07"W, A DISTANCE OF 109.49 FEET;

THENCE N89°33'05"E, A DISTANCE OF 162.46 FEET;

THENCE S51°16'47"E, A DISTANCE OF 53.46 FEET;

THENCE N89°18'50"E, A DISTANCE OF 108.87 FEET;

THENCE N26°40'43"E, A DISTANCE OF 36.55 FEET;

THENCE N89°54'26"E, A DISTANCE OF 122.96 FEET;

THENCE N82°56'38"E, A DISTANCE OF 187.92 FEET TO A POINT ON THE EAST LINE OF SAID ASSESSOR PARCEL NUMBER 0156905400011;

THENCE S00°41'44"E ALONG SAID EAST LINE, A DISTANCE OF 20.12 FEET;

THENCE S82°56'38"W, A DISTANCE OF 186.91 FEET;

SHEET 1 OF 3

THENCE S89°54'26"W, A DISTANCE OF 111.86 FEET;
THENCE S26°40'43"W, A DISTANCE OF 36.40 FEET;
THENCE S89°18'50"W, A DISTANCE OF 128.20 FEET;
THENCE N51°16'47"W, A DISTANCE OF 53.51 FEET;
THENCE S89°33'05"W, A DISTANCE OF 134.73 FEET;
THENCE S02°11'07"E, A DISTANCE OF 88.96 FEET;
THENCE S01°41'30"E, A DISTANCE OF 107.97 FEET;
THENCE S02°29'09"E, A DISTANCE OF 12.39 FEET;
THENCE S00°47'41"E, A DISTANCE OF 76.07 FEET;
THENCE S00°48'18"E, A DISTANCE OF 27.55 FEET;
THENCE S00°02'36"W, A DISTANCE OF 57.88 FEET;
THENCE S02°11'10"E, A DISTANCE OF 82.76 FEET;
THENCE S03°15'34"E, A DISTANCE OF 42.50 FEET; TO THE POINT OF BEGINNING.
PARCEL CONTAINS 23,359 SQUARE FEET OR 0.536 ACRES, MORE OR LESS.

EXHIBIT B IS ATTACHED HERETO AND IS ONLY INTENDED TO DEPICT EXHIBIT A - LEGAL DESCRIPTION. IN THE EVENT THAT EXHIBIT A CONTAINS AN AMBIGUITY, EXHIBIT B MAY BE USED TO RESOLVE SAID AMBIGUITY.

PREPARED FOR AND ON BEHALF OF GALLOWAY
BY LYLE G. BISSEGER, PLS# 38038



EXHIBIT B

SANITARY SEWER EASEMENT IN THE SOUTHEAST QUARTER OF SECTION 5, T1S, R66W OF THE 6TH P.M. CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO

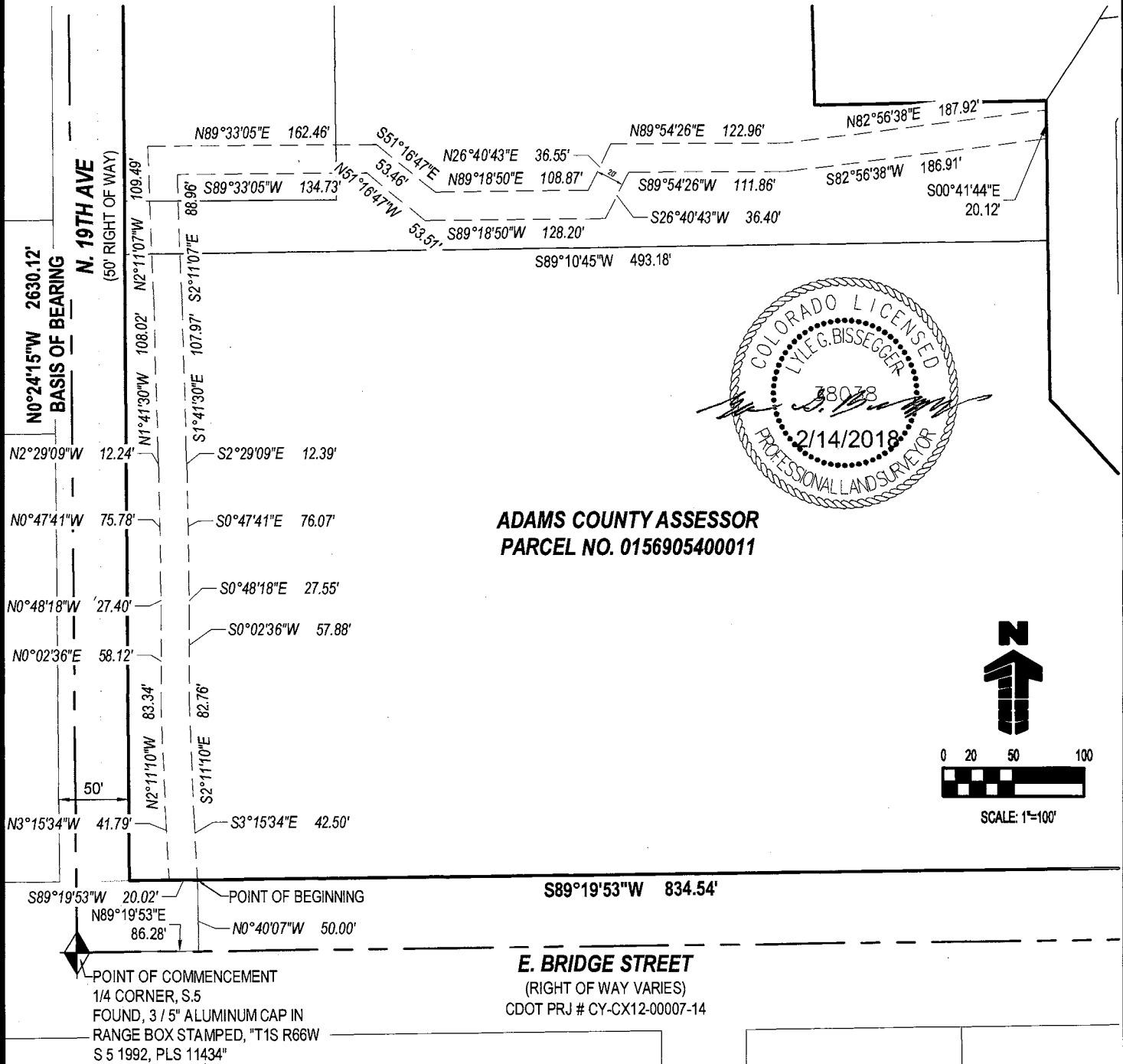


EXHIBIT B SANITARY SEWER EASEMENT

1931 E. BRIGHTON ST.
CITY OF BRIGHTON, COUNTY OF ADAMS, COLORADO
SHEET 3 OF 3

Project No: AYA004
Drawn By: JJA
Checked By: LGB
Date: 02/09/18

Galloway
Planning. Architecture. Engineering.

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Greenwood Village, CO 80111
303.770.8884
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PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Boards and Commissions Appointments
FROM: Katie Burczek, Executive Assistant to the BoCC
AGENCY/DEPARTMENT: BoCC
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: Appoint the below board members to their respective boards.

BACKGROUND:

Boards and Commissions Appointments as discussed by BoCC for the following:

Pat Laurenti	E911
Seikkurra	
Chamberlin	Unison Housing Authority

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolutions

FISCAL IMPACT:

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

Fund:

Cost Center:

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

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

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING PAT LAURENTI TO THE E-911 AUTHORITY

WHEREAS, a vacancy currently exists for a member for the E-911 Authority; and,

WHEREAS, Pat Laurenti has expressed an interest in serving on the E-911 Authority; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed qualified; and,

WHEREAS, the Board of County Commissioners selected Pat Laurenti to fill this vacancy.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Pat Laurenti shall be appointed as a member of the E-911 Authority for the term as listed below:

Pat Laurenti

Term Expires
January 30, 2020



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Boards and Commissions Appointments
FROM: Katie Burczek, Executive Assistant to the BoCC
AGENCY/DEPARTMENT: BoCC
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: Appoint the below board members to their respective boards.

BACKGROUND:

Boards and Commissions Appointments as discussed by BoCC for the following:

Pat Laurenti	E911
Seikkurra	
Chamberlin	Unison Housing Authority

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolutions

FISCAL IMPACT:

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

Fund:

Cost Center:

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

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

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING SIEKKURRA CHAMBERLIN TO THE UNISON HOUSING
PARTNERS BOARD AS THE PUBLIC HOUSING AUTHORITY BOARD
REPRESENTATIVE

WHEREAS, a vacancy currently exists for a member for the Unison Housing Partners Board;
and,

WHEREAS, Siekkurra Chamberlin has expressed an interest in serving on the Unison Housing
Partners Board; and,

WHEREAS, the Board of County Commissioners have reviewed all candidates deemed
qualified; and,

WHEREAS, the Board of County Commissioners selected Siekkurra Chamberlin to fill this
vacancy as the public housing authority board representative.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of
Adams, State of Colorado, that Siekkurra Chamberlin shall be appointed as a member of the
Unison Housing Partners Board as the public housing authority board representative for the term
as listed below:

Siekkurra Chamberlin

Term Expires
January 30, 2023



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: 05/01/18
SUBJECT: Vivitrol Program
FROM: Sheriff Michael McIntosh
AGENCY/DEPARTMENT: Sheriff's Office
HEARD AT STUDY SESSION ON 04/24/18 during AIR
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves MOU between Adams County, Correct Care Solutions, LLC, and Community Reach Center

BACKGROUND:

As the opioid epidemic continues to grow in Colorado, the Adams County Jail is the latest to offer Vivitrol to inmates battling drug addiction and withdrawal.

The Adams County Sheriff's Office is partnering with the drug's manufacturer Alkermes and with the nonprofit Community Reach Center on the project. Alkermes is covering the cost of Vivitrol shots, which can cost \$1,000 or more per shot.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Sheriff's Office
Correct Care Solutions, LLC
Community Reach Center

ATTACHED DOCUMENTS:

Resolution
MOU

FISCAL IMPACT:

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

Fund:**Cost Center:**

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

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

New FTEs requested: ☐ YES ☐ NO

Future Amendment Needed: ☐ YES ☐ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE MEMORANDUM OF UNDERSTANDING BETWEEN
ADAMS COUNTY, CORRECT CARE SOLUTIONS, LLC, AND COMMUNITY REACH
CENTER REGARDING THE ROLES AND RESPONSIBILITIES IN THE COUNTY'S
MEDICATION ASSISTED TREATMENT PROGRAM.

WHEREAS, Correct Care Solutions ("CCS") provides correctional health care services to the County at the Adams County Detention Facility pursuant to the Comprehensive Inmate Medical Services Agreement which was first effective April 1, 2016, as amended (the "Agreement"); and,

WHEREAS, the County, in cooperation with Community Reach Center, desires to implement a Medication Assisted Treatment ("MAT") Program with Vivitrol, with assistance from Alkermes, Inc.; and,

WHEREAS, CCS agrees to provide services related to limited administration of the Vivitrol program and related utilization review pursuant to the Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Memorandum of Understanding between Adams County, Correct Care Solutions, LLC, and Community Reach Center regarding the roles and responsibilities in the County's MAT Program, 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 is authorized to execute said Memorandum of Understanding on behalf of Adams County.

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding (the "MOU") is entered into and made effective the date signed by the last signatory ("Effective Date") by and between Correct Care Solutions, LLC ("CCS"), Community Reach Center ("CRC"), and the Adams County Sheriff's Office acting by and through the Adams County Board of Commissioners (the "County"). The purpose of this MOU is to clarify the role of the Parties with regard to the County's Vivitrol program.

WITNESSETH

WHEREAS, CCS provides correctional health care services to the County at the Adams County Detention Facility pursuant to the Comprehensive Inmate Medical Services Agreement which was first effective April 1, 2016, as amended (the "Agreement"); and

WHEREAS, the County, in cooperation with CRC, desires to implement a Medication Assisted Treatment (MAT) Program with Vivitrol, with assistance from Alkermes, Inc.; and

WHEREAS, CCS agrees to provide services related to limited administration of the Vivitrol program and related utilization review pursuant to the Agreement.

NOW THEREFORE, in consideration of the covenants and promises hereinafter made, the Parties hereto agree as follows:

1. GENERAL TERMS

- 1.1. Responsibilities of the Parties. CCS or CRC shall identify and refer inmates who may be candidates for the program. CRC shall complete the necessary mental health diagnostic assessment, and CCS shall complete the necessary physical screening. When an inmate meets the program requirements, CCS and CRC shall notify the County. CCS shall provide services related to the necessary pregnancy testing, hepatic testing and administration of Vivitrol. Under no circumstances shall CCS be responsible for the cost of the Vivitrol injection. Each Party shall perform the specific functions as delineated in the Vivitrol Procedure, attached hereto as Exhibit A.
- 1.2. Terms of the Agreement. Unless otherwise specifically provided in this MOU, the terms of the Agreement shall control.
- 1.3. Severability. If any terms or provisions of this MOU or the application thereof to any person or circumstance shall to any extent be invalid or unenforceable, the remainder of this MOU or the application of such term or provision to person or circumstances other than those as to which it is held invalid or unenforceable shall not be affected thereby and each term and provision of this MOU shall be valid and enforceable to the fullest extent permitted by law.
- 1.4. Capitalized Terms Definitions. Capitalized terms used but not defined herein shall have the meaning ascribed to them in the underlying Agreement.

2. TERM AND TERMINATION

- 2.1. Term. This MOU shall be coterminous with the term of the underlying Agreement.
- 2.2. Termination for Convenience. Notwithstanding the term of the underlying Agreement, this MOU may be terminated for any reason by any Party with or without cause by giving thirty (30) days advance written notice to all other Parties. Termination under this Section shall not result in any penalty to any Party.
- 2.3. Termination for Cause. Failure of any Party to comply with any provision of this MOU or the Agreement shall be considered grounds for termination of the MOU upon fifteen (15) days advance written notice. Such notice shall specify the effective date of the termination and the "basis for termination."
- 2.4. Termination Effect. Upon termination of this MOU for any reason, the underlying Agreement shall remain in full force and effect until expiration or termination in accordance with the terms thereof.

3. LIMITATION ON LIABILITY

- 3.1 Each Party shall be responsible for the acts, conduct, misconduct, or omissions of its agents, employees, or independent contractors in connection with performance or non-performance of duties under this MOU.

(Signature page to follow)

IN WITNESS WHEREOF, the Parties have caused this MOU to be executed in their names or their official acts by their respective representatives, each of whom is duly authorized to execute the same.

AGREED TO AND ACCEPTED AS STATED ABOVE:

Adams County Board of Commissioners

By: _____

Name: _____

Title: _____

Date: _____

Correct Care Solutions, LLC

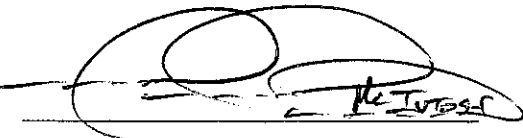
By:  _____

Name: Andrew D. Walter

Title: Vice President, Operations

Date: 4/16/2018

Adams County Sheriff's Office

By:  _____

Name: MICHAEL T. MCINTOSH

Title: SHERIFF

Date: 04/19/18

Community Reach Center

By:  _____

Name: Rick Doucet

Title: CEO

Date: 4/16/2018

EXHIBIT A - PROPOSED VIVITROL PROCEDURE

The Adams County Sheriff's Office (the "County"), Community Reach Center ("CRC") and Correct Care Solutions, LLC ("CCS") shall participate in a pilot substance abuse treatment program for inmates in the custody of the County. The program will require the inmate to be drug free and willing to receive the first Vivitrol injection prior to release (and continuance of treatment in the community). Program treatment will be continued and monitored by a network of community providers in coordination with the County. Incustody procedures are outlined below:

I Inmate will be identified as a candidate for Vivitrol Therapy

- a. Referral may come from a variety of sources including patient self-initiation, custody staff, CRC, or CCS. The inmate must express an interest in the program.
- b. CCS shall complete a physical health screening process to ensure the inmate meets all medical requirements for the program.
- c. CRC shall complete a mental health diagnostic assessment to ensure the inmate is psychologically prepared to enter the program.
- d. CCS and CRC shall jointly provide all recommended education and training to the inmate on the benefits and risks of Vivitrol. The County will provide the facilities for CCS and CRC to conduct these informational sessions as well as circulate literature about the program to inmates.
- e. If the inmate meets the requirements, CCS and CRC shall notify the County.

II Screening of Inmate

- a. CCS' Health Care Practitioner ("HCP") will order hepatic panel to be drawn with the next lab collection, and CCS shall conduct a pregnancy test on all female candidates.
- b. CCS' nurse will obtain written consent for Vivitrol injection/therapy program from the inmate.
- c. If an inmate refuses to consent to Vivitrol Injection, CCS' nurse will send written notification to the County.

III Vivitrol Injection & Discharge Planning

- a. CCS' HCP will review medical history and lab report and order further investigation as indicated. If Vivitrol Injection Therapy is contraindicated, CCS' HCP will send written notification to the County and CRC.
- b. The County will notify CCS of the inmate's expected release date.
- c. If the inmate is clinically qualified for Vivitrol Therapy, CCS, CRC and the County shall jointly decide to allow the inmate to participate in Vivitrol Injection Therapy. CCS' HCP shall order administration of the oral short-acting Vivitrol dose between twenty-four (24) and seventy-two (72) hours prior to the expected administration of the Vivitrol injection. The inmate will be monitored for a period of a minimum of one (1) hour for any adverse reaction.
- d. If the inmate does not experience an adverse reaction to the oral Vivitrol, CCS' HCP shall order administration of the Vivitrol injection between one (1) and forty-eight (48) hours prior to expected release date and time, per manufacturers' recommendation. Injection shall be administered by a CCS nurse.
- e. Inmate will be monitored for a period of a minimum of one (1) hour for any adverse reaction.
- f. CCS nurse will phone designated County personnel to advise that inmate is release eligible.
- g. CCS (and CRC if the involved patient intends to utilize a CRC provider upon release to the local community) will establish a discharge plan for each inmate as well as participate in regular MAT committee meetings.

IV. The Inmate will be processed for release.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Insurance Renewals
FROM: Philip Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 24, 2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners enter into contracts for insurance coverage

BACKGROUND:

Every year in January, Risk Management meets with our insurance broker to develop a market strategy for the renewal of expiring county wide insurance policies which expire on April 30. At that time insurance market conditions are reviewed. The County insurance program is designed to have the type and amount of coverage to best protect the County's financial assets. The insurance policy period is one year. Expiring insurance policies are marketed to appropriate insurance carriers to obtain competitive quotations. Once the quotations are received, they are reviewed by our insurance broke and the results are then presented to the BOCC.

Renewal includes policies for liability, property, workers' compensation, underground tanks, airport, and crime.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Risk Management, County Attorney's Office

ATTACHED DOCUMENTS:

Resolution Awarding An Airport Operators' Liability Insurance Policy To Ace USA Insurance Company For Airport Operators' Liability Insurance

Resolution Awarding A Crime Insurance Policy To Hiscox Insurance For Crime Insurance

Resolution Awarding A Network Security And Privacy Liability Insurance Policy To Ace American Insurance Company For Network Security And Privacy Liability Insurance

Resolution Awarding A Bond Policy To Travelers Casualty & Surety Company For Self Insurers Workers' Compensation Bond

Resolution Awarding A Property-Equipment Breakdown Insurance Policy To Lexington Insurance Company For Property-Equipment Breakdown Insurance

Resolution Awarding A Public Entity Liability Insurance Policy To Allied World Insurance Company For Public Entity Liability Insurance

Resolution Awarding An Underground Storage Tank Insurance Policy To Liberty Surplus Lines Insurance Company For Underground Storage Tank Liability Insurance

Resolution Awarding An Excess Workers' Compensation Insurance Policy To Midwest Employers Casualty Company For Excess Workers' Compensation Insurance

FISCAL IMPACT:

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

Fund: 19**Cost Center:** 8611.8115

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8115		\$755,906
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:

Any additional budget need will be addressed at year-end 2018.

**RESOLUTION AWARDING A CRIME INSURANCE POLICY TO HISCOX
INSURANCE FOR CRIME INSURANCE**

WHEREAS, on April 18, 2018 quotations were reviewed to consider an insurance company to provide Crime insurance coverage for the county; and,

WHEREAS, Hiscox Insurance submitted a quotation to provide a Crime insurance policy in the premium amount of \$15,635; and,

WHEREAS, Hiscox Insurance provided the lowest quotation; and,

WHEREAS, Risk Management recommends that the Crime Insurance Policy be awarded to Hiscox Insurance.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Crime insurance policy be awarded to Hiscox Insurance.

BE IT FURTHER RESOLVED, that the Chairman is hereby authorized to sign binding of the Crime insurance policy to Hiscox Insurance for Crime Insurance.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Insurance Renewals
FROM: Philip Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 24, 2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners enter into contracts for insurance coverage

BACKGROUND:

Every year in January, Risk Management meets with our insurance broker to develop a market strategy for the renewal of expiring county wide insurance policies which expire on April 30. At that time insurance market conditions are reviewed. The County insurance program is designed to have the type and amount of coverage to best protect the County's financial assets. The insurance policy period is one year. Expiring insurance policies are marketed to appropriate insurance carriers to obtain competitive quotations. Once the quotations are received, they are reviewed by our insurance broke and the results are then presented to the BOCC.

Renewal includes policies for liability, property, workers' compensation, underground tanks, airport, and crime.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Risk Management, County Attorney's Office

ATTACHED DOCUMENTS:

Resolution Awarding An Airport Operators' Liability Insurance Policy To Ace USA Insurance Company For Airport Operators' Liability Insurance

Resolution Awarding A Crime Insurance Policy To Hiscox Insurance For Crime Insurance

Resolution Awarding A Network Security And Privacy Liability Insurance Policy To Ace American Insurance Company For Network Security And Privacy Liability Insurance

Resolution Awarding A Bond Policy To Travelers Casualty & Surety Company For Self Insurers Workers' Compensation Bond

Resolution Awarding A Property-Equipment Breakdown Insurance Policy To Lexington Insurance Company For Property-Equipment Breakdown Insurance

Resolution Awarding A Public Entity Liability Insurance Policy To Allied World Insurance Company For Public Entity Liability Insurance

Resolution Awarding An Underground Storage Tank Insurance Policy To Liberty Surplus Lines Insurance Company For Underground Storage Tank Liability Insurance

Resolution Awarding An Excess Workers' Compensation Insurance Policy To Midwest Employers Casualty Company For Excess Workers' Compensation Insurance

FISCAL IMPACT:

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

Fund: 19**Cost Center:** 8611.8115

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8115		755,906.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

Any additional budget need will be addressed at year end 2018.

**RESOLUTION AWARDING A NETWORK SECURITY AND PRIVACY LIABILITY
INSURANCE POLICY TO ACE AMERICAN INSURANCE COMPANY FOR
NETWORK SECURITY AND PRIVACY LIABILITY INSURANCE**

WHEREAS, on April 18, 2018 quotations were reviewed to consider an insurance company to provide Network Security and Privacy Liability insurance coverage for the county; and,

WHEREAS, ACE American Insurance Company submitted the only quotation to provide Network Security and Privacy Liability insurance policy in the premium amount of \$97,583; and,

WHEREAS, Risk Management recommends that the Network Security and Privacy Liability insurance be awarded to ACE American Insurance Company.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Network Security and Privacy Liability insurance policy be awarded to ACE American Insurance Company.

BE IT FURTHER RESOLVED, that the Chairman is hereby authorized to sign binding of the Network Security and Privacy Liability insurance policy with ACE American Insurance Company for Network Security and Privacy Liability insurance.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Insurance Renewals
FROM: Philip Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 24, 2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners enter into contracts for insurance coverage

BACKGROUND:

Every year in January, Risk Management meets with our insurance broker to develop a market strategy for the renewal of expiring county wide insurance policies which expire on April 30. At that time insurance market conditions are reviewed. The County insurance program is designed to have the type and amount of coverage to best protect the County's financial assets. The insurance policy period is one year. Expiring insurance policies are marketed to appropriate insurance carriers to obtain competitive quotations. Once the quotations are received, they are reviewed by our insurance broke and the results are then presented to the BOCC.

Renewal includes policies for liability, property, workers' compensation, underground tanks, airport, and crime.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Risk Management, County Attorney's Office

ATTACHED DOCUMENTS:

Resolution Awarding An Airport Operators' Liability Insurance Policy To Ace USA Insurance Company For Airport Operators' Liability Insurance

Resolution Awarding A Crime Insurance Policy To Hiscox Insurance For Crime Insurance

Resolution Awarding A Network Security And Privacy Liability Insurance Policy To Ace American Insurance Company For Network Security And Privacy Liability Insurance

Resolution Awarding A Bond Policy To Travelers Casualty & Surety Company For Self Insurers Workers' Compensation Bond

Resolution Awarding A Property-Equipment Breakdown Insurance Policy To Lexington Insurance Company For Property-Equipment Breakdown Insurance

Resolution Awarding A Public Entity Liability Insurance Policy To Allied World Insurance Company For Public Entity Liability Insurance

Resolution Awarding An Underground Storage Tank Insurance Policy To Liberty Surplus Lines Insurance Company For Underground Storage Tank Liability Insurance

Resolution Awarding An Excess Workers' Compensation Insurance Policy To Midwest Employers Casualty Company For Excess Workers' Compensation Insurance

FISCAL IMPACT:

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

Fund: 19**Cost Center:** 8611.8115

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8115		\$755,906
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:

Any additional budgetary need will be addressed at year-end 2018.

RESOLUTION AWARDING A BOND POLICY TO TRAVELERS CASUALTY & SURETY COMPANY FOR SELF INSURERS WORKERS' COMPENSATION BOND

WHEREAS, on April 18, 2018 quotations were reviewed to consider an insurance company to provide Self Insurers Workers' Compensation Bond for the county; and,

WHEREAS, Travelers Casualty & Surety Company submitted the only quotation to provide Self Insurers Workers' Compensation Bond in the premium amount of \$12,232; and,

WHEREAS, Risk Management recommends that the bond be awarded to Travelers Casualty & Surety Company as a sole source.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the bond be awarded to Travelers Casualty & Surety Company.

BE IT FURTHER RESOLVED, that the Chairman is hereby authorized to sign the binding of a bond policy to Travelers Casualty & Surety Company for Self Insurers Workers' Compensation bond.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Insurance Renewals
FROM: Philip Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 24, 2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners enter into contracts for insurance coverage

BACKGROUND:

Every year in January, Risk Management meets with our insurance broker to develop a market strategy for the renewal of expiring county wide insurance policies which expire on April 30. At that time insurance market conditions are reviewed. The County insurance program is designed to have the type and amount of coverage to best protect the County's financial assets. The insurance policy period is one year. Expiring insurance policies are marketed to appropriate insurance carriers to obtain competitive quotations. Once the quotations are received, they are reviewed by our insurance broke and the results are then presented to the BOCC.

Renewal includes policies for liability, property, workers' compensation, underground tanks, airport, and crime.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Risk Management, County Attorney's Office

ATTACHED DOCUMENTS:

Resolution Awarding An Airport Operators' Liability Insurance Policy To Ace USA Insurance Company For Airport Operators' Liability Insurance

Resolution Awarding A Crime Insurance Policy To Hiscox Insurance For Crime Insurance

Resolution Awarding A Network Security And Privacy Liability Insurance Policy To Ace American Insurance Company For Network Security And Privacy Liability Insurance

Resolution Awarding A Bond Policy To Travelers Casualty & Surety Company For Self Insurers Workers' Compensation Bond

Resolution Awarding A Property-Equipment Breakdown Insurance Policy To Lexington Insurance Company For Property-Equipment Breakdown Insurance

Resolution Awarding A Public Entity Liability Insurance Policy To Allied World Insurance Company For Public Entity Liability Insurance

Resolution Awarding An Underground Storage Tank Insurance Policy To Liberty Surplus Lines Insurance Company For Underground Storage Tank Liability Insurance

Resolution Awarding An Excess Workers' Compensation Insurance Policy To Midwest Employers Casualty Company For Excess Workers' Compensation Insurance

FISCAL IMPACT:

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

Fund: 19**Cost Center:** 8611.8115

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8115		\$755,906
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:

Any additional budget need will be addressed at year-end 2018.

**RESOLUTION AWARDING A PROPERTY-EQUIPMENT BREAKDOWN
INSURANCE POLICY TO LEXINGTON INSURANCE COMPANY FOR PROPERTY-
EQUIPMENT BREAKDOWN INSURANCE**

WHEREAS, on April 18, 2018 quotations were reviewed to consider an insurance company to provide Property-Equipment Breakdown insurance coverage for county property and equipment; and,

WHEREAS, Lexington Insurance Company submitted the only quotation for a Property-Equipment Breakdown insurance policy in the premium amount of \$193,494; and,

WHEREAS, the quotation provides a rate guarantee and lower rate than the current policy; and,

WHEREAS, Risk Management recommends that the Property-Equipment Breakdown Insurance Policy be awarded to Lexington Insurance Company.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the insurance policy be awarded to Lexington Insurance Company.

BE IT FURTHER RESOLVED, that the Chairman is hereby authorized to sign the binding of a Property-Equipment Breakdown insurance policy to Lexington Insurance Company for Property-Equipment Insurance.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Insurance Renewals
FROM: Philip Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 24, 2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners enter into contracts for insurance coverage

BACKGROUND:

Every year in January, Risk Management meets with our insurance broker to develop a market strategy for the renewal of expiring county wide insurance policies which expire on April 30. At that time insurance market conditions are reviewed. The County insurance program is designed to have the type and amount of coverage to best protect the County's financial assets. The insurance policy period is one year. Expiring insurance policies are marketed to appropriate insurance carriers to obtain competitive quotations. Once the quotations are received, they are reviewed by our insurance broke and the results are then presented to the BOCC.

Renewal includes policies for liability, property, workers' compensation, underground tanks, airport, and crime.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Risk Management, County Attorney's Office

ATTACHED DOCUMENTS:

Resolution Awarding An Airport Operators' Liability Insurance Policy To Ace USA Insurance Company For Airport Operators' Liability Insurance

Resolution Awarding A Crime Insurance Policy To Hiscox Insurance For Crime Insurance

Resolution Awarding A Network Security And Privacy Liability Insurance Policy To Ace American Insurance Company For Network Security And Privacy Liability Insurance

Resolution Awarding A Bond Policy To Travelers Casualty & Surety Company For Self Insurers Workers' Compensation Bond

Resolution Awarding A Property-Equipment Breakdown Insurance Policy To Lexington Insurance Company For Property-Equipment Breakdown Insurance

Resolution Awarding A Public Entity Liability Insurance Policy To Allied World Insurance Company For Public Entity Liability Insurance

Resolution Awarding An Underground Storage Tank Insurance Policy To Liberty Surplus Lines Insurance Company For Underground Storage Tank Liability Insurance

Resolution Awarding An Excess Workers' Compensation Insurance Policy To Midwest Employers Casualty Company For Excess Workers' Compensation Insurance

FISCAL IMPACT:

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

Fund: 19**Cost Center:** 8611.8115

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			805,935
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

**RESOLUTION AWARDING A PUBLIC ENTITY LIABILITY INSURANCE POLICY
TO ALLIED WORLD INSURANCE COMPANY FOR PUBLIC ENTITY LIABILITY
INSURANCE**

WHEREAS, on April 18, 2018 quotations were reviewed to consider an insurance company to provide Public Entity Liability insurance coverage for the county; and,

WHEREAS, Allied World Insurance Company submitted a quotation to provide a Public Entity Liability insurance policy in the premium amount of \$336,242; and,

WHEREAS, the quotation was the lowest responsive and responsible quotation; and,

WHEREAS, Risk Management recommends that the Public Entity Liability Insurance Policy be awarded to Allied World Insurance Company.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Public Entity Liability insurance policy be awarded to Allied World Insurance Company.

BE IT FURTHER RESOLVED, that the Chairman is hereby authorized to sign binding of a Public Entity General Liability insurance policy to Allied World Insurance Company for Public Entity Liability Insurance.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Insurance Renewals
FROM: Philip Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 24, 2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners enter into contracts for insurance coverage

BACKGROUND:

Every year in January, Risk Management meets with our insurance broker to develop a market strategy for the renewal of expiring county wide insurance policies which expire on April 30. At that time insurance market conditions are reviewed. The County insurance program is designed to have the type and amount of coverage to best protect the County's financial assets. The insurance policy period is one year. Expiring insurance policies are marketed to appropriate insurance carriers to obtain competitive quotations. Once the quotations are received, they are reviewed by our insurance broke and the results are then presented to the BOCC.

Renewal includes policies for liability, property, workers' compensation, underground tanks, airport, and crime.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Risk Management, County Attorney's Office

ATTACHED DOCUMENTS:

Resolution Awarding An Airport Operators' Liability Insurance Policy To Ace USA Insurance Company For Airport Operators' Liability Insurance

Resolution Awarding A Crime Insurance Policy To Hiscox Insurance For Crime Insurance

Resolution Awarding A Network Security And Privacy Liability Insurance Policy To Ace American Insurance Company For Network Security And Privacy Liability Insurance

Resolution Awarding A Bond Policy To Travelers Casualty & Surety Company For Self Insurers Workers' Compensation Bond

Resolution Awarding A Property-Equipment Breakdown Insurance Policy To Lexington Insurance Company For Property-Equipment Breakdown Insurance

Resolution Awarding A Public Entity Liability Insurance Policy To Allied World Insurance Company For Public Entity Liability Insurance

Resolution Awarding An Underground Storage Tank Insurance Policy To Liberty Surplus Lines Insurance Company For Underground Storage Tank Liability Insurance

Resolution Awarding An Excess Workers' Compensation Insurance Policy To Midwest Employers Casualty Company For Excess Workers' Compensation Insurance

FISCAL IMPACT:

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

Fund: 19**Cost Center:** 8611.8115

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8115		\$755,906
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

**RESOLUTION AWARDING AN AIRPORT OPERATORS' LIABILITY INSURANCE
POLICY TO ACE USA INSURANCE COMPANY FOR AIRPORT OPERATORS'
LIABILITY INSURANCE**

WHEREAS, on April 18, 2018 quotations were reviewed to consider an insurance company to provide Airport Operators' Liability insurance for the county; and,

WHEREAS, ACE USA Insurance Company submitted the only quotation to provide an Airport Operators' Liability insurance policy in the premium amount of \$22,913; and,

WHEREAS, Risk Management recommends that the Airport Operators' Liability insurance be awarded to ACE USA Insurance Company as a sole source.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Airport Operators' Liability insurance policy be awarded to ACE USA Insurance Company.

BE IT FURTHER RESOLVED, that the Chairman is hereby authorized to sign binding of the Airport Operators' Liability insurance policy with ACE USA Insurance Company for Airport Operators' Liability insurance.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Insurance Renewals
FROM: Philip Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 24, 2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners enter into contracts for insurance coverage

BACKGROUND:

Every year in January, Risk Management meets with our insurance broker to develop a market strategy for the renewal of expiring county wide insurance policies which expire on April 30. At that time insurance market conditions are reviewed. The County insurance program is designed to have the type and amount of coverage to best protect the County's financial assets. The insurance policy period is one year. Expiring insurance policies are marketed to appropriate insurance carriers to obtain competitive quotations. Once the quotations are received, they are reviewed by our insurance broke and the results are then presented to the BOCC.

Renewal includes policies for liability, property, workers' compensation, underground tanks, airport, and crime.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Risk Management, County Attorney's Office

ATTACHED DOCUMENTS:

Resolution Awarding An Airport Operators' Liability Insurance Policy To Ace USA Insurance Company For Airport Operators' Liability Insurance

Resolution Awarding A Crime Insurance Policy To Hiscox Insurance For Crime Insurance

Resolution Awarding A Network Security And Privacy Liability Insurance Policy To Ace American Insurance Company For Network Security And Privacy Liability Insurance

Resolution Awarding A Bond Policy To Travelers Casualty & Surety Company For Self Insurers Workers' Compensation Bond

Resolution Awarding A Property-Equipment Breakdown Insurance Policy To Lexington Insurance Company For Property-Equipment Breakdown Insurance

Resolution Awarding A Public Entity Liability Insurance Policy To Allied World Insurance Company For Public Entity Liability Insurance

Resolution Awarding An Underground Storage Tank Insurance Policy To Liberty Surplus Lines Insurance Company For Underground Storage Tank Liability Insurance

Resolution Awarding An Excess Workers' Compensation Insurance Policy To Midwest Employers Casualty Company For Excess Workers' Compensation Insurance

FISCAL IMPACT:

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

Fund: 19**Cost Center:** 8611.8115

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8115		\$755,906
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:

Any additional budgetary need will be addressed at year-end 2018.

**RESOLUTION AWARDING AN UNDERGROUND STORAGE TANK INSURANCE
POLICY TO LIBERTY SURPLUS LINES INSURANCE COMPANY FOR
UNDERGROUND STORAGE TANK LIABILITY INSURANCE**

WHEREAS, on April 18, 2018 bids were reviewed to consider an insurance company to provide Underground Storage Tank Liability Insurance coverage for the county; and,

WHEREAS, Liberty Surplus Lines Insurance Company submitted the only quotation to provide an Underground Storage Tank Liability Insurance policy in the premium amount of \$11,698; and,

WHEREAS, Risk Management recommends that the Underground Storage Tank Liability Insurance be awarded to Liberty Surplus Lines Insurance Company as a sole source.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the underground storage tank liability insurance policy be awarded to Liberty Surplus Lines Insurance Company.

BE IT FURTHER RESOLVED, that the Chairman is hereby authorized to sign binding of the underground storage tank liability insurance policy to Liberty Surplus Lines Insurance Company for Underground Storage Tank Liability Insurance.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Insurance Renewals
FROM: Philip Padilla, Risk Manager
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: April 24, 2018
AUTHORIZATION TO MOVE FORWARD: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners enter into contracts for insurance coverage

BACKGROUND:

Every year in January, Risk Management meets with our insurance broker to develop a market strategy for the renewal of expiring county wide insurance policies which expire on April 30. At that time insurance market conditions are reviewed. The County insurance program is designed to have the type and amount of coverage to best protect the County's financial assets. The insurance policy period is one year. Expiring insurance policies are marketed to appropriate insurance carriers to obtain competitive quotations. Once the quotations are received, they are reviewed by our insurance broke and the results are then presented to the BOCC.

Renewal includes policies for liability, property, workers' compensation, underground tanks, airport, and crime.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Risk Management, County Attorney's Office

ATTACHED DOCUMENTS:

Resolution Awarding An Airport Operators' Liability Insurance Policy To Ace USA Insurance Company For Airport Operators' Liability Insurance

Resolution Awarding A Crime Insurance Policy To Hiscox Insurance For Crime Insurance

Resolution Awarding A Network Security And Privacy Liability Insurance Policy To Ace American Insurance Company For Network Security And Privacy Liability Insurance

Resolution Awarding A Bond Policy To Travelers Casualty & Surety Company For Self Insurers Workers' Compensation Bond

Resolution Awarding A Property-Equipment Breakdown Insurance Policy To Lexington Insurance Company For Property-Equipment Breakdown Insurance

Resolution Awarding A Public Entity Liability Insurance Policy To Allied World Insurance Company For Public Entity Liability Insurance

Resolution Awarding An Underground Storage Tank Insurance Policy To Liberty Surplus Lines Insurance Company For Underground Storage Tank Liability Insurance

Resolution Awarding An Excess Workers' Compensation Insurance Policy To Midwest Employers Casualty Company For Excess Workers' Compensation Insurance

FISCAL IMPACT:

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

Fund: 19**Cost Center:** 8611.8115

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	8115		\$755,906
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:

Any additional budgetary need will be addressed at year-end 2018.

**RESOLUTION AWARDING AN EXCESS WORKERS' COMPENSATION
INSURANCE POLICY TO MIDWEST EMPLOYERS CASUALTY COMPANY FOR
EXCESS WORKERS' COMPENSATION INSURANCE**

WHEREAS, on April 18, 2018 quotations were reviewed to consider an insurance company to provide Excess Workers' Compensation Insurance for the county; and,

WHEREAS, Midwest Employers Casualty Company submitted a quotation to provide Excess Workers' Compensation Insurance in the premium amount of \$115,595; and,

WHEREAS, Midwest Employers Casualty Company's quotation provided the most responsive and responsible quotation; and,

WHEREAS, Risk Management recommends that the Excess Workers' Compensation Insurance Policy be awarded to Midwest Employers Casualty Company.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Excess Workers' Compensation Insurance policy be awarded to Midwest Employers Casualty Company.

BE IT FURTHER RESOLVED, that the Chairman is hereby authorized to sign the binding of an Excess Workers' Compensation Insurance policy to Midwest Employers Casualty Company for Excess Workers' Compensation Insurance.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: John Deere Heavy Equipment
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Benjamin Dahlman, Finance Director Kim Roland, Procurement and Contracts Manager
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves a Purchase Order award to Honnen Equipment for Three 2018 John Deere 644K Loaders, One 2018 John Deere 772G Motor Grader, Two 2018 John Deere 410L Backhoe Loaders and One 2018 John Deere 300G Excavator

BACKGROUND:

On March 26, 2015, John Deere Construction Retail Sales submitted a proposal to the National Joint Powers Alliance (NJPA) purchasing cooperative to provide construction and agricultural equipment to participating agencies. On May 19, 2015, a contract was awarded to John Deere Construction Retail Sales by NJPA for such equipment. The contract allows authorized resellers to sell John Deere equipment utilizing the negotiated cooperative pricing.

In 2018, budget appropriations were made to procure several new pieces of John Deere heavy equipment for the Facilities and Fleet Management Department (Fleet Management) as most of the current equipment is at the end of their service hours. The appropriations included funding for Three (3) 644K Loaders, One (1) 772G Motor Grader, Two (2) 410L Backhoe Loaders and One (1) 300G Excavator. As Adams County is a participant in the NJPA purchasing cooperative, Fleet Management plans to utilize the contracted pricing as follows:

- 1 each – 644K Loader in the amount of \$248,773.00
- 2 each – 644K Loader in the amount of \$258,223.00 each (higher cost due to additional fork attachments)
- 1 each – 772G Motor Grader in the amount of \$285,579.00
- 2 each – 410L Backhoe Loaders in the amount of \$135,614.00 each
- 1 each – 300G Excavator in the amount of \$300,935.00

Fleet Management feels the contracted pricing is fair and reasonable for this equipment. It is recommended that the Purchase Order be issued to Honnen Equipment for the purchase of the heavy equipment for Fleet Management in the total amount of \$1,622,961.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facilities and Fleet Management Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 1**Cost Center: 9111**

	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:	9165	91111810	\$900,000
	9165	91111809	\$310,000
	9165	91111813	\$310,000
	9165	91111811	\$370,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			<u>\$1,890,000</u>

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

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION AWARDING A PURCHASE ORDER TO
HONNEN EQUIPMENT FOR 2018 JOHN DEERE HEAVY EQUIPMENT

WHEREAS, John Deere Construction Retail Sales submitted a proposal on March 26, 2015 to provide construction and agricultural equipment to the National Joint Powers Alliance (NJPA) purchasing cooperative; and,

WHEREAS, John Deere Construction Retail Sales was awarded a contract on May 19, 2015 to provide construction and agricultural equipment through approved NJPA resellers; and,

WHEREAS, Honnen Equipment is an approved NJPA reseller; and,

WHEREAS, Adams County is a participant in the NJPA purchasing cooperative; and,

WHEREAS, Honnen Equipment agrees to provide one (1) 2018 John Deere 644K Loader in the amount of \$248,773.00, two (2) 2018 John Deere 644K Loaders in the amount of \$258,223.00 each, one (1) 2018 John Deere 772G Motor Grader in the amount of \$285,579.00, two (2) 2018 John Deere 410L Backhoe Loaders in the amount of \$135,614.00 each, and one (1) 2018 John Deere 300G Excavator in the amount of \$300,935.00, for a total amount of \$1,622,961.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the purchase order award be made to Honnen Equipment to provide John Deere Heavy Equipment to the Facilities and Fleet Management Department.

BE IT FURTHER RESOLVED that the Chair hereby authorizes the Purchasing Division to sign the Purchase Order to Honnen Equipment.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: John Deere Cab Tractors
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Benjamin Dahlman, Finance Director Kim Roland, Procurement and Contracts Manager
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves a Purchase Order to Potestio Brothers Equipment Inc., for Two 2018 John Deere 6120M Cab Tractors and One 2018 John Deere 6195R Cab Tractor

BACKGROUND:

On March 26, 2015, John Deere Construction Retail Sales submitted a proposal to the National Joint Powers Alliance (NJPA) purchasing cooperative to provide construction and agricultural equipment to participating agencies. On May 19, 2015, a contract was awarded to John Deere Construction Retail Sales by NJPA for such equipment. The contract allows authorized resellers to sell John Deere equipment utilizing the negotiated cooperative pricing.

In 2018, budget appropriations were made to procure several new 2018 John Deere Tractors for the Facilities and Fleet Management Department (Fleet Management) as the current tractors are at the end of their service hours. The appropriations included funding for two (2) 6120M Cab Tractors and one (1) 6195R Cab Tractor. As Adams County is a participant in the NJPA purchasing cooperative, Fleet Management plans to utilize the contracted pricing to purchase the two 6120M Cab Tractors in the amount of \$87,340.30 each and the 6195R Cab Tractor in the amount of \$166,849.95 for a total of \$341,530.55 from Potestio Brothers Equipment Inc., which is an authorized NJPA reseller.

Fleet Management feels the contracted pricing is fair and reasonable for this equipment. It is recommended that a Purchase Order be issued to Potestio Brothers Equipment Inc., for the purchase of the 2018 John Deere Cab Tractors for Fleet Management.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facilities and Fleet Management Department

ATTACHED DOCUMENTS:

Resolution

Revised 07/2017

FISCAL IMPACT:

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

Fund: 1**Cost Center: 9111**

	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:	9165	91111818	\$270,000
	9165	91111819	\$200,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$470,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION AWARDING A PURCHASE ORDER TO
POTESTIO BROTHERS EQUIPMENT INC., FOR
JOHN DEERE CAB TRACTORS

WHEREAS, John Deere Construction Retail Sales submitted a proposal on March 26, 2015 to provide construction and agricultural equipment to the National Joint Powers Alliance (NJPA) purchasing cooperative; and,

WHEREAS, John Deere Construction Retail Sales was awarded a contract on May 19, 2015 to provide construction and agricultural equipment through approved NJPA resellers; and,

WHEREAS, Potestio Brothers Equipment Inc., is an approved NJPA reseller; and,

WHEREAS, Adams County is a participant in the NJPA purchasing cooperative; and,

WHEREAS, Potestio Brothers Equipment Inc., agrees to provide two (2) 2018 John Deere 6120M Cab Tractors in the amount of \$87,340.30 each and one (1) 2018 John Deere 6195R Cab Tractor in the amount of \$166,849.95, for a total amount of \$341,530.55.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Purchase Order award be made to Potestio Brothers Equipment Inc., to provide John Deere Cab Tractors.

BE IT FURTHER RESOLVED that the Chair hereby authorizes the Purchasing Division to sign the Purchase Order to Potestio Brothers Equipment Inc.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Hamm Rollers
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Benjamin Dahlman, Finance Director Kim Roland, Procurement and Contracts Manager
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: <input type="checkbox"/> YES <input type="checkbox"/> NO
RECOMMENDED ACTION: That the Board of County Commissioners approves purchase orders to Honnen Equipment for One 2018 Hamm HD10i Sheep's Foot Roller, One 2018 Hamm 180i-20 Rubber Tire Roller and One 2018 Hamm HD 90i Steel Drum Roller

BACKGROUND:

On March 26, 2015, Wirtgen America, Inc., submitted a proposal to the National Joint Powers Alliance (NJPA) purchasing cooperative to provide construction equipment to participating agencies. On May 19, 2015, a contract was awarded to Wirtgen America, Inc., by NJPA for such equipment. The contract allows authorized resellers to sell Wirtgen America, Inc., manufactured equipment brands, which includes Hamm roller products, utilizing the negotiated cooperative pricing.

In 2018, budget appropriations were made to procure several new Hamm Rollers for the Facilities and Fleet Management Department (Fleet Management) as the current equipment is at the end of their service hours. The appropriations included funding for One (1) 2018 Hamm HD10i Sheep's Foot Roller in the amount of \$128,987.00, One (1) 2018 Hamm 180i-20 Rubber Tire Roller in the amount of \$138,760.00 and One (1) 2018 Hamm HD 90i Steel Drum Roller in the amount of \$141,482.00 for a total of \$409,229.00 from Honnen Equipment which is an authorized NJPA reseller.

Fleet Management feels the contracted pricing is fair and reasonable for this equipment. It is recommended that the Purchase Order be issued to Honnen Equipment for the purchase of the Hamm Rollers for Fleet Management.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facilities and Fleet Management Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund: 6**Cost Center: 9111**

	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:	9165	91111814	\$95,000
	9165	91111812	\$290,000
Add'l Capital Expenditure not included in Current Budget:	9165	91111814	\$35,000
Total Expenditures:			\$420,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

Subledger 91111814 is budgeted for \$95k but the cost is \$130k – the difference of \$35k will come from subledger 91111810. This was approved in AIR Study Session on March 13, 2018.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION AWARDING A PURCHASE ORDER TO
HONNEN EQUIPMENT FOR 2018 HAMM ROLLERS

WHEREAS, Wirtgen America, Inc., submitted a proposal on March 26, 2015 to provide construction equipment to the National Joint Powers Alliance (NJPA) purchasing cooperative; and,

WHEREAS, Wirtgen America, Inc., was awarded a contract on May 19, 2015 for manufactured construction equipment brands, which includes Hamm roller products, through approved NJPA resellers; and,

WHEREAS, Honnen Equipment is an approved NJPA reseller; and,

WHEREAS, Adams County is a participant in the NJPA purchasing cooperative; and,

WHEREAS, Honnen Equipment agrees to provide One (1) 2018 Hamm HD10i Sheep's Foot Roller in the amount of \$128,987.00, One (1) 2018 Hamm 180i-20 Rubber Tire Roller in the amount of \$138,760.00 and One (1) 2018 Hamm HD 90i Steel Drum Roller in the amount of \$141,482.00 for a total of \$409,229.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Purchase Order award be made to Honnen Equipment to provide Hamm Rollers to the Facilities and Fleet Management Department.

BE IT FURTHER RESOLVED that the Chair hereby authorizes the Purchasing Division to sign the Purchase Order to Honnen Equipment.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Employee Training Data
FROM: Raymond H. Gonzales, County Manager; Alisha Reis, Deputy County Manager; Benjamin Dahlman, Finance Director; Kim Roland, Procurement and Contracts Manager
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 Addendum Five to the Agreement with Halogen Software, Inc., to obtain employee training data for reports for the People and Cultural Services, Learning and Development Division.

BACKGROUND:

One of the core goals of the Learning and Development Division is to accurately track and manage the success of the employee training program. In order to do this, it is necessary to obtain data such as the number of classes offered, employee attendance and class ratings for each course. Additionally, in order to create an easily viewable catalog for employees to utilize, there needs to be data available on all classes offered, their dates and times, and the course descriptions.

The Performance Management Software System from Halogen Software, Inc., does not provide the above mentioned data without having to perform tedious manual extraction from several different data sources, which is cumbersome and inefficient. In order to overcome this limited reporting, Halogen Software, Inc., will customize a monthly report to provide the necessary data to track employee training and educational courses.

The People and Cultural Services, Learning and Development Division staff is recommending that Addendum Five be approved with Halogen Software, Inc., at the fair and reasonable not to exceed amount of \$1,050.00, bringing the total contract value to \$330,022.28.

HALOGEN SOFTWARE, INC.	DATES	COST
Original Agreement	Dec 2014—Dec 2015	\$97,002.00
First Renewal Option	Dec 2015—Dec 2016	\$66,807.00
Second Renewal Option	Dec 2016—Dec 2017	\$76,780.08
Training Report 2017	April 2017	\$1,750.00
One Month Extension	Dec 2017—Jan 2018	\$6,781.91
Third Renewal Option	Jan 2018—Jan 2019	\$79,851.29
Training Report 2018	April 2018	\$1,050.00
Contract Total		\$330,022.28

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

People and Cultural Services, Learning and Development Division

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: 00001

Cost Center: 9248

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7750		\$150,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$150,000

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING ADDENDUM FIVE TO THE AGREEMENT BETWEEN
ADAMS COUNTY AND HALOGEN SOFTWARE, INC.,
FOR EMPLOYEE TRAINING DATA REPORTS

WHEREAS, the Board of County Commissioners approved an agreement for a performance management software system with Halogen Software, Inc., in 2014; and,

WHEREAS, Halogen Software, Inc., will create a report to capture employee training data for the People and Cultural Services, Learning and Development Division; and,

WHEREAS, Halogen Software, Inc., agrees to create a report to capture employee training data in the not to exceed amount of \$1,050.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Addendum Five to the Agreement between Adams County and Halogen Software, Inc., be approved.

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



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: May 1, 2018
SUBJECT: Accela, Inc., Software Maintenance
FROM: Raymond H. Gonzales, County Manager; Alisha Reis, Deputy County Manager; Benjamin Dahlman, Finance Director; Kim Roland, Procurement and Contracts Manager
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 a Purchase Order for the annual maintenance of the Accela, Inc., software suite of products.

BACKGROUND:

The Accela, Inc., software suite of products includes Land Management, Citizen Access, Mobile Office, and Accela Geographic Information System (GIS). This suite is used by Adams County for all land case management and permitting activities. The County went live with the Accela, Inc., platform in 2009, and the software plays an integral role in the day to day operations for the Community and Economic Development, Public Works and Parks and Open Space Departments.

The Accela Land Management module is used to administer all land cases and permits for building, planning, construction management, and code enforcement. Accela Citizen Access is the engine behind the County's ePermit Center allowing citizens to apply and pay for all building permits online. Accela Mobile Office provides inspectors mobile access while in the field performing inspections. Accela GIS interacts with spatial data from GIS maps to provide accurate mapping information.

It is recommended that the annual software maintenance with Accela, Inc., be approved in the not to exceed amount of \$111,546.87.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Information Technology and Innovation Department

ATTACHED DOCUMENTS:

Resolution

Revised 07/2017

Page 1 of 2

FISCAL IMPACT:

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

Fund: 00001**Cost Center:** 1057

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7825		\$903,140
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$903,140

New FTEs requested: ☐ YES ☒ NO

Future Amendment Needed: ☐ YES ☒ NO

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING A PURCHASE ORDER BETWEEN ADAMS COUNTY AND
ACCELA, INC., FOR THE ANNUAL SOFTWARE MAINTENANCE

WHEREAS, the County has applications with Accela, Inc., including Land Management, Citizen Access, Mobile Office, and Geographic Information System (GIS) that require annual software maintenance; and,

WHEREAS, Accela, Inc., has agreed to the annual software maintenance, in the not to exceed amount of \$111,546.87.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that a Purchase Order between Adams County and Accela, Inc., for the annual software maintenance be approved.

BE IT FURTHER RESOLVED that the Chair hereby authorizes the Purchasing Division to sign said Purchasing Order with Accela, Inc., after negotiation and approval as to form is completed by the County Attorney's Office.



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: PRC2017-00008

CASE NAME: TELLURIDE BAR & GRILL

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- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (City of Brighton)
- 4.2 Referral Comments (Brighton Fire)
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EXHIBIT 6- Associated Case Materials

- 6.1 Request for Comments
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Board of County Commissioners**May 1, 2018**

CASE No.: PRC2017-00008	CASE NAME: Telluride Bar & Grill
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Owner's Name:	Vinh M. Dam
Applicant's Name:	Vinh M. Dam
Applicant's Address:	12063 Monaco Court
Location of Request:	14000 Telluride Street
Nature of Request:	(1) A Comprehensive Plan Amendment to change the future land use designation from Parks & Open Space to Commercial to operate a restaurant on the site and; (2) Rezone from Agricultural-2 (A-2) to Commercial (C-2)
Zone District:	Agriculture-2 (A-2)
Site Size:	0.7723 acre
Proposed Uses:	Restaurant
Existing Use:	Vacant
Hearing Date(s):	PC: April 12, 2018/ 6:00 pm
	BOCC: May 1, 2018/ 9:30 am
Report Date:	April 12, 2018
Case Manager:	Julie Wyatt
PC Action/Recommendation:	APPROVAL of a Comprehensive Plan Amendment with 3 Findings-of-Fact and recommendation of APPROVAL of the rezoning with 4 Findings-of-Fact
Staff Recommendation:	APPROVAL with 7 Findings-of-Fact

SUMMARY OF PREVIOUS APPLICATIONS

In February 2017, the applicant met with staff for a conceptual review meeting to discuss requirements to operate a restaurant on the subject site.

SUMMARY OF APPLICATION**Background:**

Applicant and owner Vinh Dam purchased the property on Telluride Street, south of Interstate 76, with the intention of operating a restaurant. The existing building located on the site was previously used as a restaurant, but has been vacant since 2010.

Per section 4-02-01 of the County's Development Standards and Regulations, if active and continuous operations of a particular use are not carried on in a building or property during a continuous period of six months, any proposed change shall be required to comply with current regulations. The property is currently zoned Agriculture 2 (A-2) District, which does not permit restaurants. In order to resume the use of the property as a restaurant, the applicant is requesting a Comprehensive Plan amendment to change the current future land use designation from Parks & Open Space to Commercial, and also rezone the property from Agriculture-2 (A-2) to Commercial-2 (C-2).

Site Characteristics:

The site is approximately 0.7723 acre of land and currently developed with a 1,550 square foot structure built as a tavern. The site has access on Telluride Street, and while the property is located in proximity to Interstate 76, highway access is not permitted. The property is composed of four parcels and a small portion of right-of-way that was once designated as Colorado Department of Transportation's right-of-way for Interstate 76. If the proposed zoning is approved to allow a restaurant, the applicant will be required to apply for a minor subdivision to combine all four lots into one and vacate the existing right-of-way. The applicant intends to update the existing building and add required landscaping and parking in compliance with Adams County regulations.

Future Land Use Designation/Comprehensive Plan:

The subject property is designated as Parks & Open Space in the County's Comprehensive Plan future land use map. Per Chapter 5 of the Comprehensive Plan, Parks & Open Space areas are intended to provide land for recreation and enjoyment, provide areas for wildlife, and preserve sensitive, beautiful, or historic areas. This property received a future land use designation of Parks & Open space because of its proximity to Barr Lake.

Since the proposed rezoning from A-2 zone district is not consistent with the future land use designation, as part of this request, the applicant is seeking a Comprehensive Plan Amendment to change the future land use from Parks & Open Space to Commercial.

Development Standards and Regulations Requirements:

In order to develop the site with a commercial use, the applicant is requesting a Comprehensive Plan amendment and a rezoning.

Comprehensive Plan amendments are analyzed based upon the criteria for approval outlined in Section 2-02-13-06-03 of the Development Standards and Regulations. These include consistency with the goals and policies of the Adams County Comprehensive Plan, compatibility with the plan's land use, transportation, and open space maps, and advancement of the health, safety, and welfare of Adams County citizens and property owners.

Rezoning requests are analyzed based upon the criteria for approval outlined in Section 2-02-13-06-02 of the County's Development Standards and Regulations. These include compliance with the requirements and purposes of the Development Standards and Regulations, consistency with the Comprehensive Plan, and compatibility with the surrounding area.

Comprehensive Plan Amendment:

As part of the rezoning request, the applicant is proposing to amend the future land use designation from Parks & Open Space to Commercial. The purpose of the Commercial future land use designation is to serve neighborhood or regional needs and is comprised of retail stores, restaurants, and other services. While the preservation of open space is an important component of future development of Adams County, the site's adjacency to Interstate 76, small land area, and no direct connectivity to Barr Lake reduces the likelihood that a park will be developed on the property. Furthermore, Adams County Parks & Open Space reviewed the request and noted the property is not part of any current or future plans for the Department and expressed no concerns with the proposed modification to the future land use.

The proposed amendment to the Comprehensive Plan to allow a future land use designation of Commercial is compatible with the current and future commercial land uses across Interstate 76 in Brighton and the property's proximity to a major transportation thoroughfare in the County. Additionally, the neighborhood, during the referral review, commented that a business in the area would meet the needs of the nearby residential properties.

Rezoning Request:

The rezoning must be consistent with the purposes and comply with the regulations of the County's Development Standards and Regulations. The property is currently located within an A-2 zone district, which is intended to provide for rural subdivisions of at least 10 acres in size where farming uses are permitted. Since it is less than an acre in size, the property does not conform to the minimum lot dimensions, and, therefore, could not be platted under the current zoning. Additionally, using the property for farming purposes would be unlikely due to its small size. Conversely, the subject site conforms to the minimum lot size and width requirements of the proposed C-2 zone district. Per Section 3-20-07 of the Adams County Development Standards and Regulations, there is no minimum lot size for properties in the C-2 zone district, and the minimum lot width is seventy-five (75) feet. The property is 0.7723 acres and has a width of 300 feet.

While the proposed rezoning is not consistent with the current future land use designation of Parks & Open Space, the applicant has requested an amendment to the future land use to Commercial. If the Comprehensive Plan amendment is approved, the proposed C-2 will conform to the future land use, as areas designated as Commercial are intended to encourage retail and office uses which are compatible with the surrounding development. Commercial 2 zone district permits necessary day-to-day commercial uses, but with a maximum building height limit of 35 feet, a maximum floor area for commercial uses of 10,000 square feet, and a limitation on hours of operation. These requirements, combined with the minimum setbacks, serve to reduce the potential for impacts of commercial development on nearby residential areas. Furthermore, performance standards such as landscaping and parking help to ensure that any new development is compatible with the surrounding area.

The property is situated between Interstate 76 and an existing residential neighborhood. The area northwest of the site and across Interstate 76 is developed as a commercial center within the City of Brighton, including regional retail and restaurant uses. The proposed C-2 zone district would

provide a transition area between the large-scale commercial development to the northwest and the residential uses located southeast of the site. As a transition, C-2 zone district is compatible with both the commercial development and the residential development, allowing the scale to gradually step down from regional commercial uses to neighborhood-serving uses. Additionally, physical constraints on the site, such as lot size, required setbacks, and proximity to residential properties, inhibit the ability to develop the property for potentially incompatible uses such as indoor recreation facilities and car dealerships. Such uses would not conform to required performance standards.

Surrounding Zoning Designations and Existing Use Activity:

Northwest Interstate-76	North Interstate-76	Northeast Interstate-76
West C-2 Vacant	Subject Property C-2 Restaurant	East A-2 Single Family Residential
Southwest R-1-C Single Family Residential	South A-2 Single Family Residential	Southeast A-2 Single Family Residential

Compatibility with the Surrounding Area:

The property is surrounded to the south and east by single-family homes. Interstate 76 is located directly north of the site, and commercial uses make up the area north of the Interstate 76. Since the existing building was constructed as a tavern in 1940, the site development does not conform to current standards. Therefore, updates to the site would be required, which may include landscaping at the right-of-way and an improved parking area. The update will be reviewed with a building permit review, which is required to remodel the existing structure. Additionally, the subject site will serve as a noise and visual buffer between the residential properties and Interstate 76.

Per Section 3-20-01 of the County's Development Standards and Regulations, the purpose of the proposed C-2 zone district is to provide neighborhood-oriented retail, office, and service uses. These types of uses are compatible with the surrounding zoning and development patterns. While the district allows for some intense uses such as heavy retail and selected industrial, these require approval of a conditional use permit by the Board of County Commissioners through the public hearing process. Furthermore, the site's size and location restricts uses to those which will serve, and be compatible with, the neighborhood. Any new development on the property would be required to conform to dimensional standards such as setbacks, proximity to residential properties, and lot size. This is to ensure the development of uses which are suitable for the site and compatible with the surrounding area.

Using the property as a restaurant is compatible with the surrounding neighborhood. In addition, the property has previously operated as a restaurant and neighboring property owners expressed support for redevelopment of the property for a business or restaurant.

The applicant held a neighborhood meeting prior to submitting the rezoning application. According to the applicant, one nearby property owner attended the meeting, and he expressed support in order to see the property open, as more businesses are needed for the number of people in the area. The intent to use the property as restaurant is consistent with the goals of the C-2 zoning designation, as it would provide a service to neighboring property owners.

Staff Recommendations:

Based upon the application, the criteria for approval for a Comprehensive Plan amendment and rezoning, and a recent site visit, staff recommends Approval of this request with 7 findings-of-fact.

Planning Commission (PC) Update:

The Planning Commission considered the proposed rezoning and Comprehensive Plan amendment during a public hearing on April 12, 2018. The PC expressed no concerns with the request and no members of the public spoke in support or against the project

The Planning Commission voted unanimously (7-0) to approve the Comprehensive Plan Amendment for further ratification by the Board of County Commissioners, as well as unanimously recommended approval of the rezoning to the Board of County Commissioners.

RECOMMENDED FINDINGS OF FACT REZONING

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

RECOMMENDED FINDINGS OF FACT COMPREHENSIVE PLAN AMENDMENT

1. The Comprehensive Plan amendment is consistent with the goals and policies of the Adams County Comprehensive Plan.
2. The Comprehensive Plan amendment is consistent and/or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
3. The Comprehensive Plan amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.

CITIZEN COMMENTS

Notifications Sent	Comments Received
12	0

Property owners within six-hundred (750) feet of the property were notified of the subject request. As of writing this report, staff has not received any comments in regards to this application.

COUNTY AGENCY COMMENTS

Staff reviewed the request and had no concerns with the proposed rezoning and future land use designation. Staff noted that if the request is approved, the applicant shall be required to apply for a minor subdivision and construction plan review, including a traffic impact study and drainage analysis.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

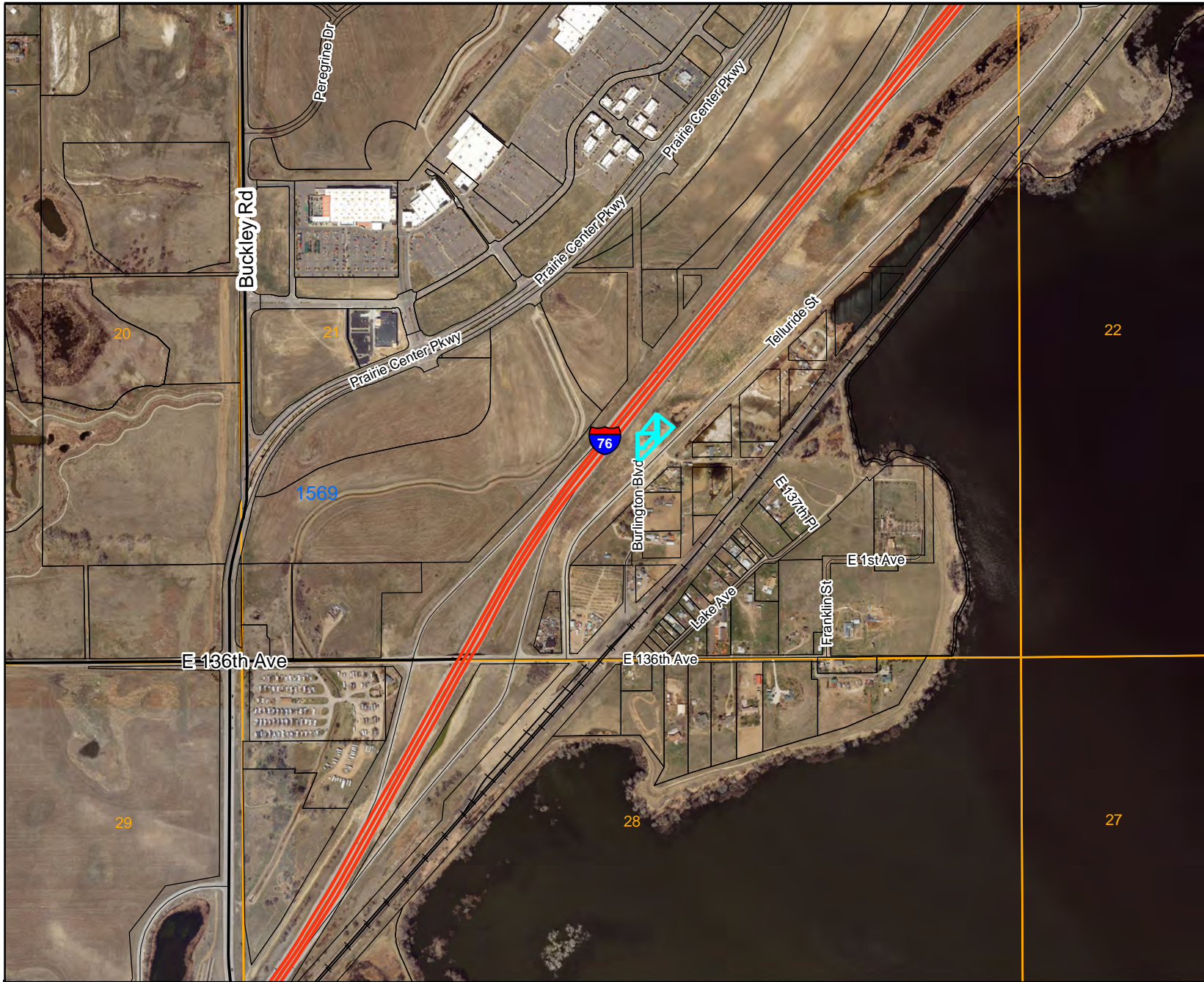
None

Responding without Concerns:

City of Brighton
Brighton Fire Department
Colorado Department of Transportation
Tri County Health Department
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Century Link
Colorado Department of Public Health and Environment –Air Quality
Colorado Department of Public Health and Environment –Solid Waste
Colorado Department of Public Health and Environment –Water Quality
Colorado Division of Water Resources
Comcast
United Power



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- 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)
- Airport Noise Overlay

Telluride Bar & Grill

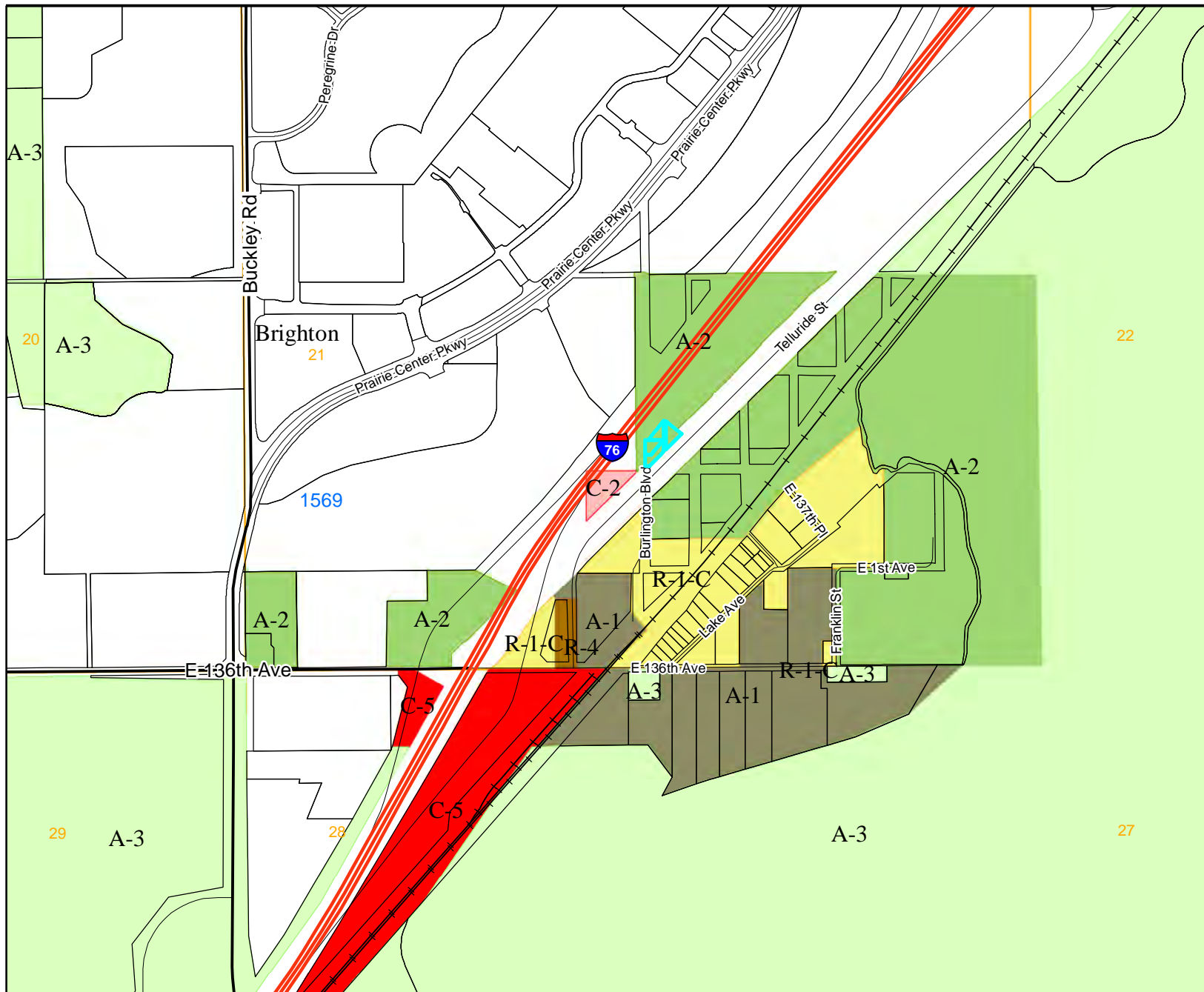
PRC2017-00008



For display purposes only.



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



LEGEND

- ★ Special Zoning Conditions
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Telluride Bar & Grill

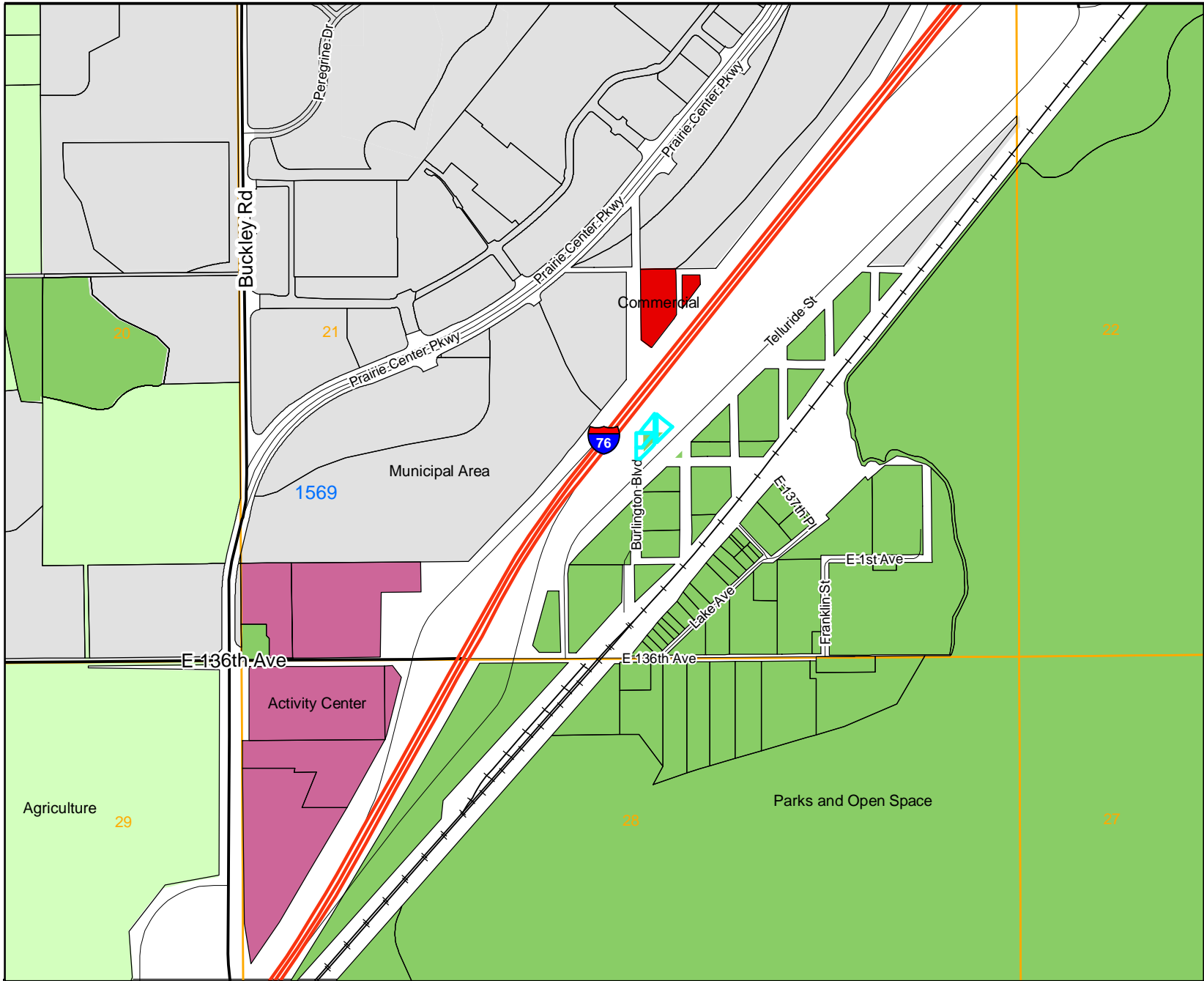
PRC2017-00008



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LEGEND

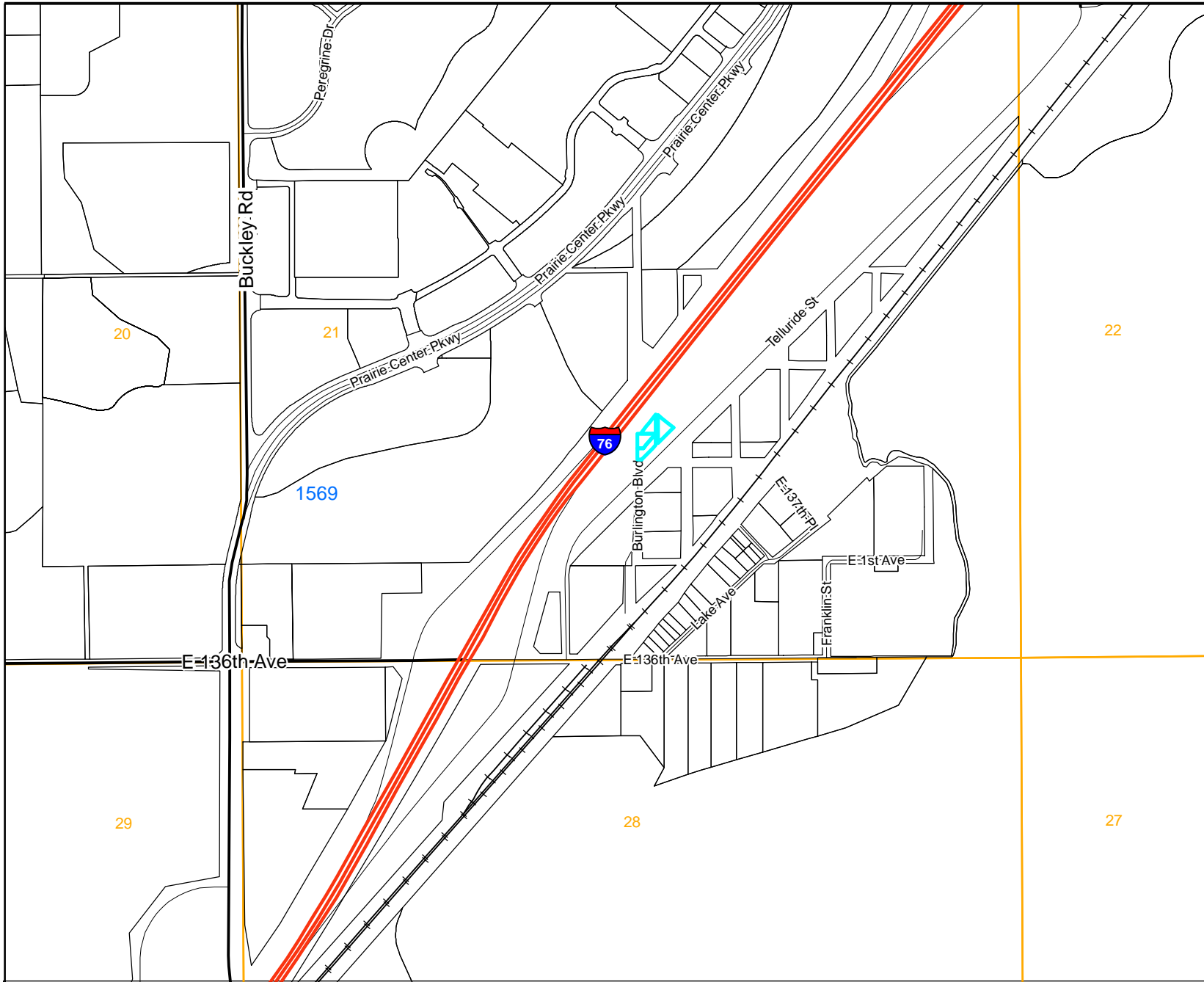
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- P-U-D(P)
- Airport Noise Overlay

Telluride Bar & Grill
PRC2017-00008

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 For display purposes only.



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
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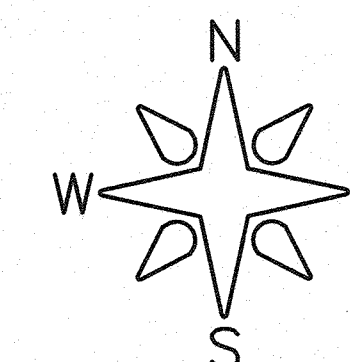
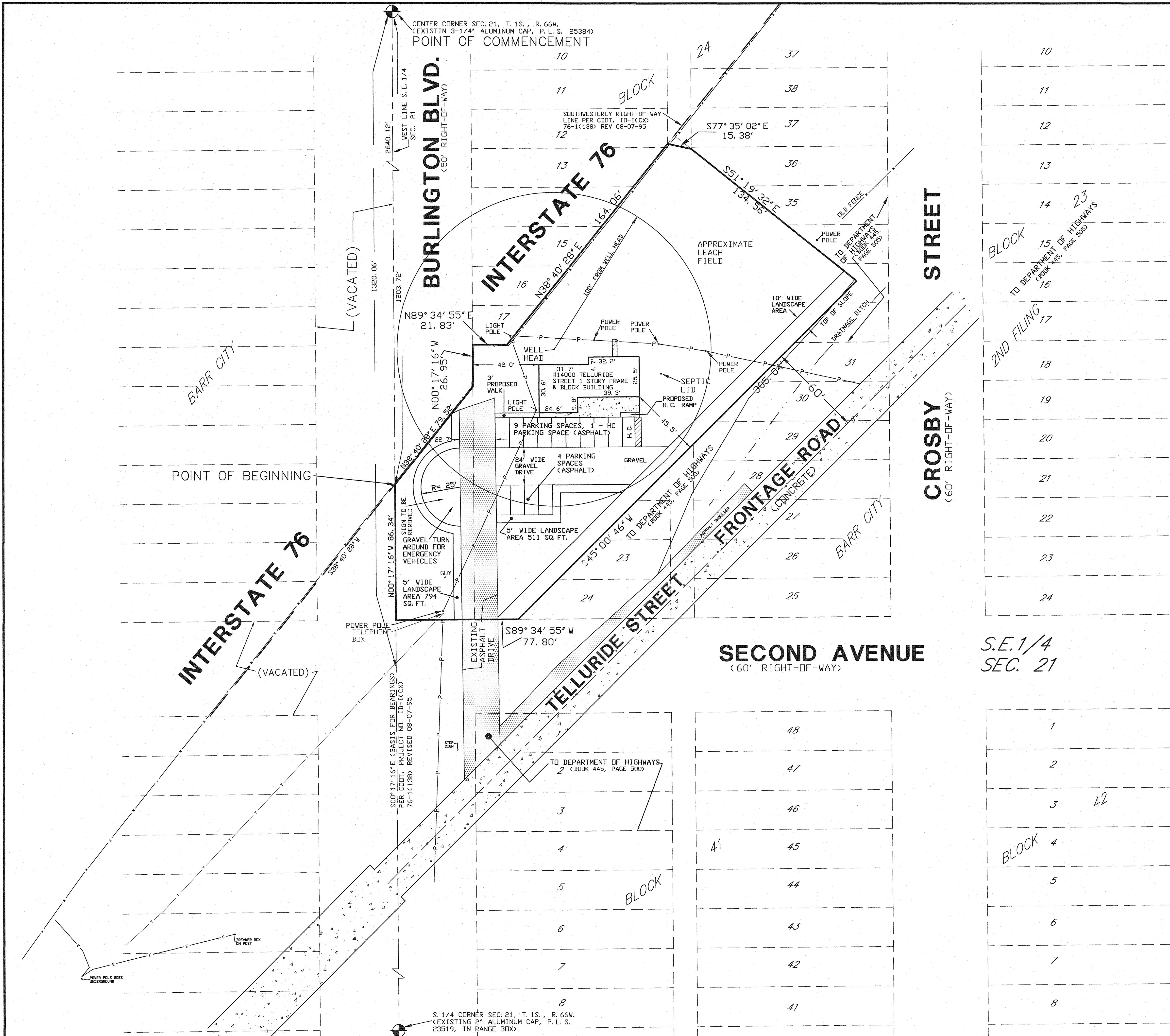
For display purposes only.

Telluride Bar & Grill
PRC2017-00008

3. Written Explanation of the Project - 14000 Telluride St.

The purpose of this application is to request approval of a zoning change and Comprehensive Plan amendment from Agricultural (A-2) to Commercial (C-4). The property was previously operated as a restaurant and the current owner wishes to reopen the restaurant after acquiring and correcting parcels, vacation of outdated right-of-way with CDOT, and development of appropriate landscaping and parking lot areas as required for a commercial zoned property in Adams County. Please also see the detailed Site Plan for further details on the plan for this property.

Attached is a zone map (Attachment A) that shows the property in relation to the surrounding parcels. The requested rezoning would be a minimum change on the Zone map.



SCALE: 1"=30'

LEGEND

- DENOTES: FOUND NAIL & BRASS TAG
- DENOTES: FOUND HOLE IN CONCRETE
- x — x — DENOTES: FENCE LINE
- P — P — DENOTES: OVERHEAD POWER LINE
- G — G — DENOTES: BURIED GAS LINE

PROPOSED LEGAL DESCRIPTION:

THAT OF PARCELS OF LAND AS DESCRIBED IN RECEPTION NO.'S 2013000010759 AND 2016000020116, ADAMS COUNTY RECORDS AND THE VACATED PORTIONS OF BRIGHTON BOULEVARD AND THE ALLEY IN BLOCK 24, BARR CITY 2ND FILING, ALL IN THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, TOGETHER BEING DESCRIBED AS FOLLOWS:

COMMENCING AT NORTHWEST CORNER OF THE SOUTHEAST ONE-QUARTER OF SAID SECTION 21; THENCE SOUTH 00°17'16" EAST ALONG THE WEST LINE OF SAID SOUTHEAST ONE-QUARTER, A DISTANCE OF 1,203.72 FEET TO THE SOUTHEASTLY RIGHT-OF-WAY LINE OF INTERSTATE 76 AS SHOWN ON THE COLORADO DEPARTMENT OF HIGHWAYS, HIGHWAY MAPPING FOR PROJECT ID-I(CX) 76-1(138) REV 08-07-95, ALSO BEING THE POINT OF BEGINNING; THENCE ALONG SAID SOUTHEASTLY RIGHT-OF-WAY LINE THE FOLLOWING FOUR (4) COURSES AND DISTANCES: THENCE 1) NORTH 38°40'28" EAST A DISTANCE OF 79.52 FEET; THENCE 2) NORTH 00°17'16" WEST A DISTANCE OF 26.95 FEET; THENCE 3) NORTH 89°34'55" EAST A DISTANCE OF 21.84 FEET; THENCE 4) NORTH 38°40'28" EAST A DISTANCE OF 164.06 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 1, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 77°35'02" EAST A DISTANCE OF 15.38 FEET TO THE NORTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 2, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 51°19'32" EAST A DISTANCE OF 134.56 FEET TO THE NORTHEAST CORNER OF SAID PARCEL OF LAND DESCRIBED IN AREA 2, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 45°00'46" WEST ALONG THE SOUTHEASTLY RIGHT-OF-WAY LINE OF TELLURIDE STREET (FRONTAGE ROAD), A DISTANCE OF 305.04 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN AREA 3, RECEPTION NO. 20016000020116, ADAMS COUNTY RECORDS; THENCE SOUTH 89°34'55" WEST ALONG THE SOUTH LINE OF SAID PARCEL OF LAND IN AREA 3 AND ALONG THE NORTH LINE OF SECOND AVENUE, A DISTANCE OF 77.80 FEET TO THE CENTERLINE OF SAID BURLINGTON BOULEVARD NOW VACATED BY THIS PLAT; THENCE NORTH 00°17'16" WEST ALONG SAID CENTERLINE, A DISTANCE OF 86.34 FEET TO THE POINT OF BEGINNING. CONTAINS 42,441 SQUARE FEET OR 0.974 ACRES MORE OR LESS.

BASIS FOR BEARINGS:

THE WEST LINE OF THE SOUTHEAST ONE-QUARTER (THE S.1/4 CORNER IS A 2" ALUMINUM CAP P.L.S. 23519, IN A RANGE BOX AND THE CENTER IS 3-1/4" ALUMINUM CAP, P.L.S. 25384) OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, BEARS SOUTH 00°17'16" EAST, TAKEN FROM THE COLORADO DEPARTMENT OF HIGHWAYS, HIGHWAY MAPPING FOR PROJECT NO. ID-I(CX) 76-1(138) REVISED 08-07-95.

NOTE: THE SITE SHOWN HEREON IS SHOWN AS ONE PARCEL AS THOUGH THE PROPOSED SUBDIVISION PLAT HAD BEEN APPROVED AND RECORDED.

PROPOSED ADDITIONS:

13 PARKING SPACES 9'x19'	= 2,223 SQ. FT. (ASPHALT)
1 HANDICAP PARKING SPACE 13'x19'	= 247 SQ. FT. (ASPHALT)
1 HANDICAP RAMP 3'x12'	= 36 SQ. FT. (ASPHALT)
28.1'X3' WIDE WALK EXTENSION	= 85 SQ. FT. (CONCRETE)
TOTAL	= 2,591 SQ. FT.

MINDR GRADING OF PARKING AREAS AND GRAVEL DRIVE TO FLOW AWAY FROM EXISTING STRUCTURE

10' LANDSCAPE AREA ADJOINING FRONTAGE ROAD - 3,098 SQ. FT. (MULCH AND ROCK GROUND COVER, TWO TREES AND 5 SHRUBS PER 40 LINEAR FEET = 16 TREES AND 38 SHRUBS - REQUIRED)

5' LANDSCAPE AREA ADJOINING PARKING - #1 511 SQ. FT. & ADJOINING DRIVE #2 794 SQ. FT. (MULCH AND ROCK LANDSCAPING)

TOTAL ADDITIONAL LANDSCAPE AREA = 4,403 SQ. FT.

PROPERTY IS CURRENTLY ZONED: A-2

PROPOSED ZONING TO: C-4

R.W. BAYER & ASSOCIATES, INC.

2090 EAST 104TH AVENUE, SUITE 200
THORNTON, COLORADO 80233-4316
(303) 452-4433 rwbsurveying@hotmail.com

CAD FILE: D16122F/D16122F.DWG (D16122.dwg) REVISIONS: 08-04-2017
BREAKDOWN OF PROPOSED ADDITIONS /

CONCEPTUAL SITE PLAN/REZONING - DAM PROPERTIES

PART OF THE SOUTHEAST ONE-QUARTER OF SECTION 21, TOWNSHIP 1 SOUTH, RANGE 66 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF BRIGHTON, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1"=30'	DATE: JUNE 27, 2017	DRW BY: G.A.B.	CKD BY: R.B.	PROJ. NO: 2016-122F
BOOK: 676	PAGE: 1	FILE NO: 21-1S.66-33L	SHEET: 1 OF 1	

From: [Bradford, Jason](#)
To: [Libbie Adams](#)
Subject: RE: Request for Comments Telluride Bar & Grill (PRC2017-00008)
Date: Wednesday, November 08, 2017 9:46:24 AM
Attachments: [image003.png](#)

Ms. Adams,

Thank you for the opportunity to comment on this application. The City of Brighton is supportive of this use and requests the following issues be taken into consideration:

- Please require that the parking lot be paved and striped in accordance with Adams County standards.
- Please limit the access point on the frontage road to a maximum width in accordance with Adams County standards. (The City of Brighton has a 36' wide access point max. width.)
- Please ensure all site lighting is cut-off style fixtures. Please ensure lighting does not bleed off-site, especially ensuring no glare on roadways.
- Please require that all mechanical equipment (HVAC, electrical equipment, etc.) is screened, especially from the views from the frontage road and I-76.
- Please require a trash enclosure that screens the dumpster and matches the architecture of the building.
- Please require a landscape plan (and irrigation plan) that will provide landscaping on the site, especially to screen mechanical equipment, and soften the hard edges of the parking lot, and help to define the access point.
- Please ensure the signage is only located on site and meets all Adams County regulations.

The City of Brighton appreciates the opportunity to comment on this application. Thank you for taking the City's comments under consideration. Please feel free to contact me with any questions or concerns.

Cordially,
Jason Bradford, AICP
Planning Manager
Community Development
City of Brighton
500 South 4th Avenue
Brighton, CO 80601
303-655-2024



Integrity + Vision + Stewardship = A Progressive Community
Think green ...reduce, reuse, recycle.

From: Libbie Adams [mailto:LAdams@adcogov.org]
Sent: Wednesday, November 1, 2017 10:00 AM
To: Libbie Adams <LAdams@adcogov.org>

Subject: Request for Comments Telluride Bar & Grill (PRC2017-00008)

Good morning,

Attached is the request for comments for the Telluride Bar & Grill (case #PRC2017-00008). The applicant is requesting to rezone the subject site from Agriculture-2 to Commercial-4. The applicant is also requesting a comprehensive plan amendment to change the future land use designation from parks and open space to commercial. The site is located at 14000 Telluride Street. Please forward any comments you may have to me by **Thursday, November 23**. Thanks in advance for your review of this case.

Sincerely,
Libbie Adams

Libbie Adams, AICP

Planner I, *Community and Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Pkwy, Suite W2000A

Brighton, CO 80601

o: 720.523.6855 | ladams@adcogov.org

www.adcogov.org

From: [Even, Whitney](#)
To: [Libbie Adams](#)
Subject: RE: Request for Comments Telluride Bar & Grill (PRC2017-00008)
Date: Tuesday, November 21, 2017 6:14:09 PM

Hi Libbie,

We have no comments on this rezoning case. Thank you! Happy Holidays!

Please be aware that my email address has changed to weven@brightonfire.org and my old email address (wmeans@brightonfire.org) will no longer be in use.

Whitney Even

Deputy Fire Marshal
Brighton Fire Rescue District
500 S. 4th Ave. 3rd Floor
Brighton, CO 80601
303-654-8040
www.brightonfire.org

From: Libbie Adams [mailto:LAdams@adcogov.org]
Sent: Wednesday, November 1, 2017 10:00 AM
To: Libbie Adams <LAdams@adcogov.org>
Subject: Request for Comments Telluride Bar & Grill (PRC2017-00008)

Good morning,

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Sincerely,
Libbie Adams

Libbie Adams, AICP

Planner I, *Community and Economic Development*
ADAMS COUNTY, COLORADO
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Brighton, CO 80601
o: 720.523.6855 | ladams@adcogov.org
www.adcogov.org

From: [Loeffler - CDOT, Steven](#)
To: [Libbie Adams](#)
Subject: PRC2017-00008, Telluride Bar & Grill Rezoning
Date: Monday, November 06, 2017 2:38:36 PM

Libbie,

I have reviewed the referral named above for a request to rezone and request for a comp plan amendment for property located at 140000 Telluride Street and have the following comments:

- If any work is proposed to take place in the Interstate 76 Right-of-Way, a permit from CDOT will be required. Contact for that permit is Robert Williams who can be reached at Robert.Williams@state.co.us or 303-916-3542
- Any signing on this property that will be visible to Interstate 76 must be on-premise in nature and only advertise goods and/or services that are available on that property and must comply with any other applicable rules governing outdoor advertising in Colorado per **2CCR 601-3**
- If grading will be done or any work that will change drainage, CDOT will want to review the drainage report to insure that there is no negative impact to Interstate 76 Right-of-Way.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P [303.757.9891](tel:303.757.9891) | F [303.757.9886](tel:303.757.9886)
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org



November 21, 2017

Libbie Adams
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Telluride Bar and Grill, PRC2017-00008
TCHD Case No. 4660

Dear Ms. Adams,

Thank you for the opportunity to review and comment on the rezone and comprehensive plan amendment for a restaurant located at 14000 Telluride Street. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has the following comments.

On-Site Wastewater Treatment System (OWTS) – Use Permit

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. According to TCHD records, a new OWTS for a retail food establishment was installed under permit, in May, 2013.

Tri-County Health Department Regulation Number O-17, Section 4.2 requires a Use Permit be obtained when a property is sold. The application did not indicate whether the property is for sale, has recently been sold, or if the property owner will be the operator of the retail food establishment. If the property is for sale or has been sold, the applicant shall contact the TCHD Commerce City Office, 4201 E 72nd Avenue, (303) 288-6816. More information is available at <http://www.tchd.org/269/Septic-Systems> under the Use Permit tab.

To obtain a Use Permit, the OWTS will need to be inspected by a National Association of Wastewater Technicians (NAWT) Certified Use Permit Inspector. A list of Certified Inspectors is available here <http://www.nawt.org/search.html>. If it is determined by the inspector that the system has deficiencies that require repair, these repairs must be completed prior to TCHD issuing a Use Permit.

Public Water System for Retail Food Establishment

Systems serving 25 or more persons on average, a minimum of 60 days per year are subject to regulation by the Colorado Department of Public Health and Environment (CDPHE) as a non-community drinking water system. The applicant shall contact the

Telluride Bar and Grill
November 21, 2017
Page 2 of 2

CDPHE Drinking Water Section at (303) 692-3500 or <https://www.colorado.gov/pacific/cdphe/drinking-water> to determine requirements for the drinking water system.

Food Service Plan Review

TCHD reviews plans for new and remodeled retail food establishments to reduce the risk of food borne illnesses. Plans for all new and remodeled retail food establishments must be reviewed by TCHD for compliance with Colorado Retail Food Establishment Rules and Regulations and approved by the Department before the start of construction. If a remodel of the facility is planned, then the applicant shall submit plans for the proposed changes to our Administration Office at 6162 S Willow Drive, Suite 100, Greenwood Village, along with the Plan Review Specification Packet found at <http://www.tchd.org/DocumentCenter/View/2094>. More information can be found at <http://www.tchd.org/246/Restaurants-Grocery>. We recommend a review of the plans by TCHD be completed before the County issues a building permit for the construction.

The applicant may call TCHD's Plan Review Hotline, at our Administrative Office at (303) 846-6230, regarding requirements for, and scheduling a plan review. Instructions for opening a retail food establishment can be found on line at TCHD's web site at <http://www.tchd.org/DocumentCenter/View/315>.

If no changes to the equipment or finishes are proposed, then the applicant shall contact the TCHD Commerce City office, 4201 E 72nd Avenue, (303) 288-6816, and request a Change of Ownership Inspection.

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions on TCHD's comments.

Sincerely,



Kathy Boyer, REHS
Environmental Health Specialist III

cc: Sheila Lynch, Monte Deatrich, Jeff McCarron, 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

November 3, 2017

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

Attn: Libbie Adams

**Re: Telluride Bar and Grill Rezone and Comprehensive Plan Amendment
Case # PRC2017-00008**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the request for the **Telluride Bar and Grill Rezone and Comprehensive Plan Amendment**. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The property owner/developer/contractor must complete the **application process** for any new gas service via FastApp-Fax-Email-USPS (go to: https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



Request for Comments

Case Name: Telluride Bar & Grill Rezoning
Project Number: PRC2017-00008

November 1, 2017

Adams County Community and Economic Development Department is requesting comments on the following request:

1) Request to rezone the subject site from Agriculture-2 (A-2) to Commercial-4 (C-4) to operate a restaurant and 2) request comprehensive plan amendment to change future land use designation from parks and open space to commercial.

This request is located at **14000 Telluride Street**

The Assessor's Parcel Number is: **0156921007004, 0156921405001, 0156921405002, 0156921405003**

Legal Description: **Barr City 2nd Filing Blk: 24. Lots 18 to 31 exc Hiway desc as those portions of Lots 18 to 21 inclusive S and E of a line extending from the NE corner of Lot 18 to a pt on the S Ln of Lot 21 40 ft E of the SW cor of Lot 21 all of Lots 22 to 31 inclusive BLCK 24 2nd Filing.**

You were notified with this request because your property is within 750 feet of the site listed above.

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 by **Thursday, November 23, 2017** so that your comments may be taken into consideration in the review of this case. Please send your response by way of e-mail to LAdams@adcogov.org, or you may call with comments at 720.523.6855. This referral can also be found online at <https://www.adcogov.org/planning/currentcases>.

Thank you for your review of this case.

Libbie Adams
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Jan Pawlowski
DISTRICT 5



Revised Request for Comments / Public Hearing Notice

Case Name: Telluride Bar & Grill Rezoning
Project Number: PRC2017-00008
Planning Commission Hearing Date: Thursday, April 12, 2018 at 6:00 pm
Board of County Commissioners Hearing Date: Tuesday, May 01, 2018 at 9:30 am

March 20, 2018

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

- 1) Request to rezone the subject site from Agriculture-2 (A-2) to Commercial-2 (C-2) and 2) request a comprehensive plan amendment to change the future land use designation from Parks & Open Space to Commercial to operate a restaurant.**

This request is located at **14000 Telluride Street**

The Assessor's Parcel Number is **0156921007004, 0156921405001, 0156921405002, 0156921405003**

Legal Description: **Barr City 2nd Filing Blk: 24. Lots 18 to 31 exc Hiway desc as those portions of Lots 18 to 21 inclusive S and E of a line extending from the NE corner of Lot 18 to a pt on the S Ln of Lot 21 40 ft E of the SW cor of Lot 21 all of Lots 22 to 31 inclusive BLCK 24 2nd Filing**

Owner Information: The Dam Anthony Trust
12063 Monaco Ct
Brighton, CO 80602

The hearing will be held in the Public Hearing Room located at the Adams County Government Center 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 this hearing 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. If you should have any comments on this case, please feel free to contact me at 720.523.6858. 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.
Julie Wyatt
Case Manager

PUBLICATION REQUEST

Telluride Bar and Grill Rezoning

Case Number: PRC2017-00008

Planning Commission Hearing Date: April 12, 2018 at 6:00 pm

Board of County Commissioners Hearing Date: May 1, 2018 at 9:30 am

Request: 1) Rezone the subject site from Agriculture-2 (A-2) to Commercial-2 (C-2) and 2) a comprehensive plan amendment to change the future land use designation from Parks & Open Space to Commercial to operate a restaurant.

Location: 14000 Telluride Street

Parcel Number(s): **0156921007004, 0156921405001, 0156921405002, 0156921405003**

Case Manager: Julie Wyatt

Applicant: Vinh Dam

Owner: The Dam Anthony Trust
12063 Monaco Ct
Brighton, CO 80602

Legal Description: Barr City 2nd Filing Blk: 24. Lots 18 to 31 exc Hiway desc as those portions of Lots 18 to 21 inclusive S and E of a line extending from the NE corner of Lot 18 to a pt on the S Ln of Lot 21 40 ft E of the SW cor of Lot 21 all of Lots 22 to 31 inclusive BLCK 24 2nd Filing

Adams County Development Services - Building
Attn: Justin Blair
4430 S Adams County Pkwy
Brighton CO 80601

COMCAST
Attn: JOE LOWE
8490 N UMITILLA ST
FEDERAL HEIGHTS CO 80260

BRIGHTON FIRE DISTRICT
Attn: WHITNEY EVEN
500 South 4th Avenue
3rd Floor
BRIGHTON CO 80601

Engineering Department - ROW
Attn: Transportation Department
PWE - ROW

CDPHE - AIR QUALITY
Attn: Richard Coffin
4300 CHERRY CREEK DRIVE SOUTH
DENVER CO 80246-1530

Engineering Division
Attn: Transportation Department
PWE

CDPHE - WATER QUALITY PROTECTION SECT
Attn: Patrick Pfaltzgraff
4300 CHERRY CREEK DRIVE SOUTH
WQCD-B2
DENVER CO 80246-1530

ENVIRONMENTAL ANALYST
Attn: Jen Rutter
PLN

CDPHE SOLID WASTE UNIT
Attn: Andy Todd
4300 CHERRY CREEK DR SOUTH
HMWMD-CP-B2
DENVER CO 80246-1530

METRO WASTEWATER RECLAMATION
Attn: CRAIG SIMMONDS
6450 YORK ST.
DENVER CO 80229

Century Link, Inc
Attn: Brandyn Wiedreich
5325 Zuni St, Rm 728
Denver CO 80221

NS - Code Compliance
Attn: Augusta Allen

CITY OF BRIGHTON - Planning
Attn: Jason Bradford
500 S 4th Ave
BRIGHTON CO 80601

Parks and Open Space Department
Attn: Nathan Mosley
mpedrucci@adcogov.org
aclark@adcogov.org

CITY OF BRIGHTON - WATER & SANATATION DEPT.
Attn: ED BURKE
500 S. 4th Ave, 4th Floor
BRIGHTON CO 80601

PRAIRIE CENTER METRO NO. #1
Attn: MCGEADY SISNEROS, P.C.
141 Union Boulevard, Suite 150
Lakewood CO 80228

Code Compliance Supervisor
Attn: Eric Guenther
eguenther@adcogov.org

SHERIFF'S OFFICE: SO-HQ
Attn: MICHAEL McINTOSH
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog
snielson@adcogov.org

COLORADO DEPT OF TRANSPORTATION
Attn: Steve Loeffler
2000 S. Holly St.
Region 1
Denver CO 80222

Sheriff's Office: SO-SUB
Attn: SCOTT MILLER
TFuller@adcogov.org, smiller@adcogov.org
aoverton@adcogov.org; mkaiser@adcogov.org

TRI-COUNTY HEALTH DEPARTMENT
Attn: MONTE DEATRICH
4201 E. 72ND AVENUE SUITE D
COMMERCE CITY CO 80022

TRI-COUNTY HEALTH DEPARTMENT
Attn: Sheila Lynch
6162 S WILLOW DR, SUITE 100
GREENWOOD VILLAGE CO 80111

Tri-County Health: Mail CHECK to Sheila Lynch
Attn: Tri-County Health
landuse@tchd.org

United Power, Inc
Attn: Marisa Dale
PO Box 929
500 Cooperative Way
Brighton CO 80601

Xcel Energy
Attn: Donna George
1123 W 3rd Ave
DENVER CO 80223

BARR LAKE INVESTMENTS LLC
9840 E POWERS AVE
GREENWOOD VILLAGE CO 80111

THF PRAIRIE CENTER DEVELOPMENT LLC
C/O THF REALTY INC
211 N STADIUM BLVD STE 201
COLUMBIA MO 65203-1161

COFFEY JOHN J
13770 HIWAY 76
BRIGHTON CO 80603

WALSH KEVIN A AND
WALSH SONDR A J
18101 E 138TH AVE
BRIGHTON CO 80603-4412

DAM ANTHONY TRUST THE
12063 MONACO CT
BRIGHTON CO 80602-4623

FUSHIMI GLEN S AND
FUSHIMI DEBORA D
13802 BURLINGTON BLVD
BRIGHTON CO 80603

GOMEZ STAN AND GOMEZ KARI
13750 BURLINGTON BLVD
BRIGHTON CO 80603

GOODWIN REX A AND
RODRIGUEZ CAROLYN A
13741 BURLINGTON BLVD
BRIGHTON CO 80603

HERRERA PEDRO
HERRERA MARIA
13920 HWY 76
BRIGHTON CO 80603

ORDONEZ JESUS M
13690 BURLINGTON BLVD
BRIGHTON CO 80601

SHAUFLETER TERRY
13609 BURLINGTON BLVD
BRIGHTON CO 80603-4407

SIMON CARLENE L AND
HERBERT ROBERTA E
3515 IVANHOE ST
DENVER CO 80207-1239

CERTIFICATE OF POSTING



I, Julie Wyatt do hereby certify that I posted the property at

14000 Telluride Street

on March 30, 2018

in accordance with the requirements of the Adams County Zoning Regulations

Julie Wyatt

Telluride Bar & Grill

PRC2017-000008

May 1, 2018

Board of County Commissioners Public Hearing

Community and Economic Development

Case Manager: Julie Wyatt



Request

- Comprehensive Plan Amendment
 - Existing: Parks & Open Space
 - Proposed: Commercial
- Rezone
 - Existing: Agricultural-2 (A-2)
 - Proposed: Commercial-2 (C-2)



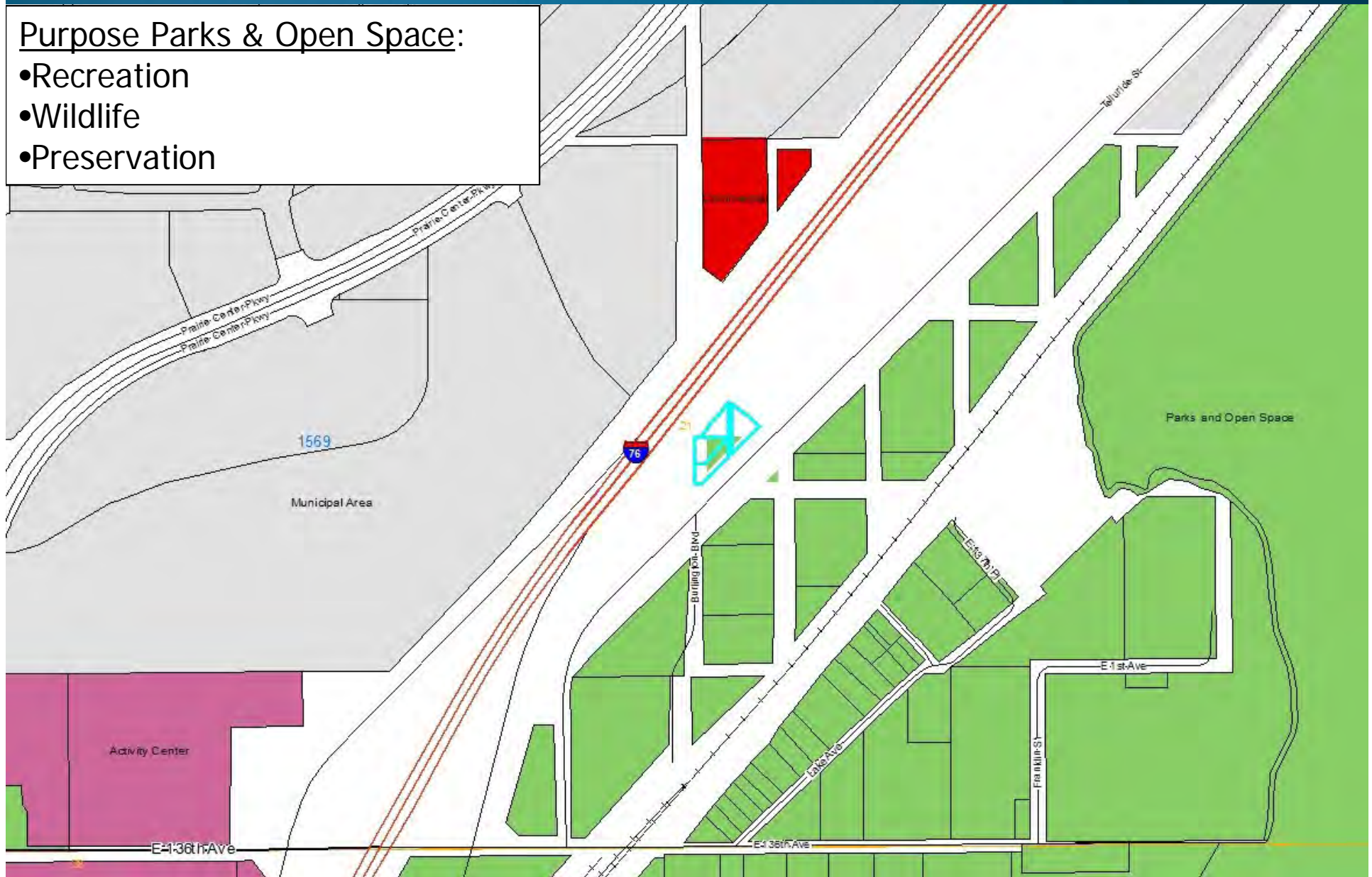
Background

- Existing structure was built as a restaurant in 1941
- Operated as a restaurant until 2010
- Applicant is proposing to re-establish restaurant use on property
 - Attended conceptual review meeting in February 2017

Existing Future Land Use Designation

Purpose Parks & Open Space:

- Recreation
- Wildlife
- Preservation



Proposed Comprehensive Plan Amendment

Purpose Commercial:
Serve neighborhood or
regional needs



Comprehensive Plan Amendment Criteria

Section 2-02-13-06-03

1. Consistent with goals and policies
2. Consistent with land use, transportation, and open space maps
3. Advances the health, safety, and welfare of the citizens and property owners of Adams County

Staff Analysis

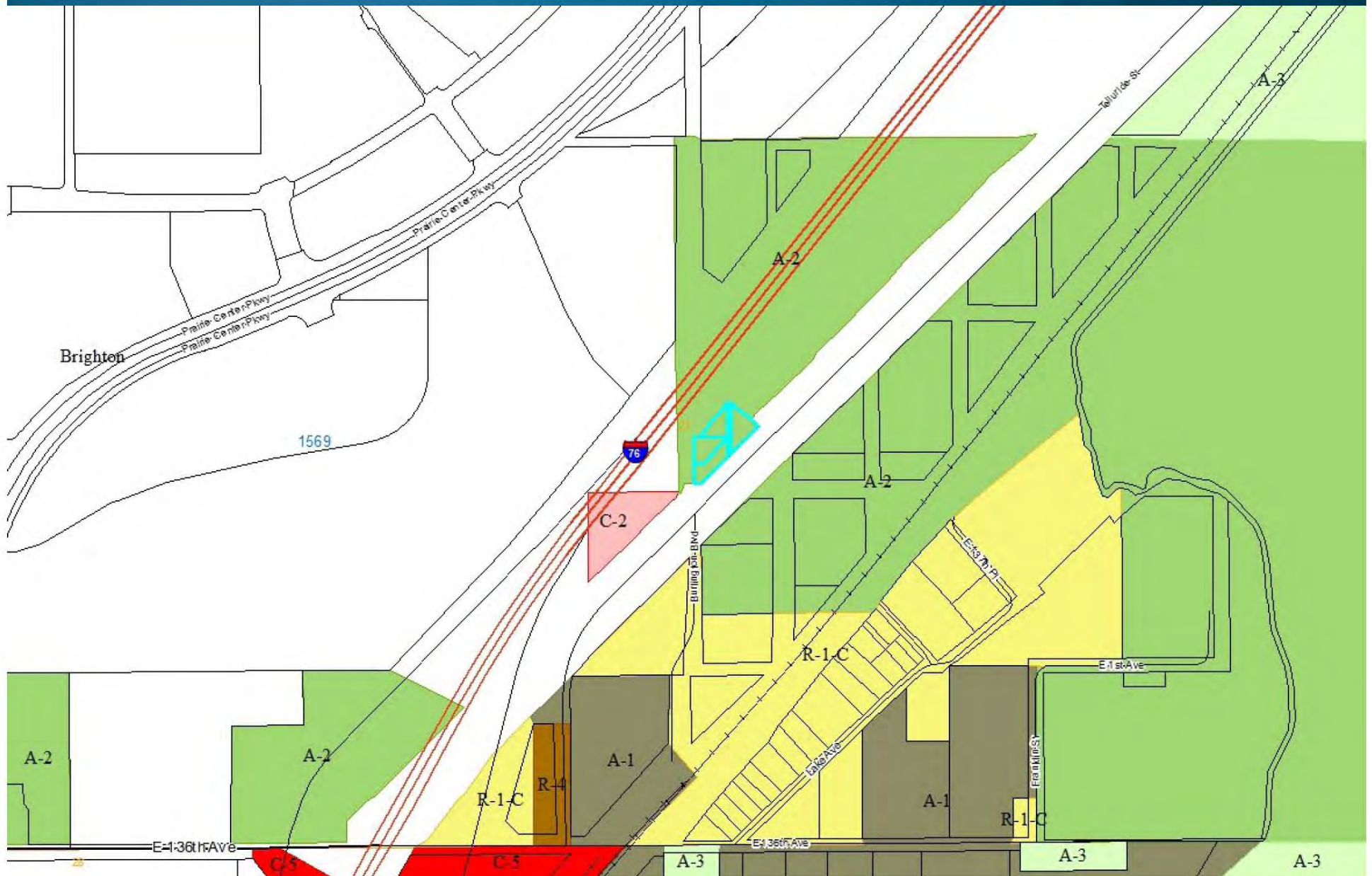
- Acts as transition between residential properties and highway
- Near a major commercial thoroughfare
- Advances the welfare of nearby citizens by providing a neighborhood business

Rezoning Criteria

Section 2-02-13-06-02

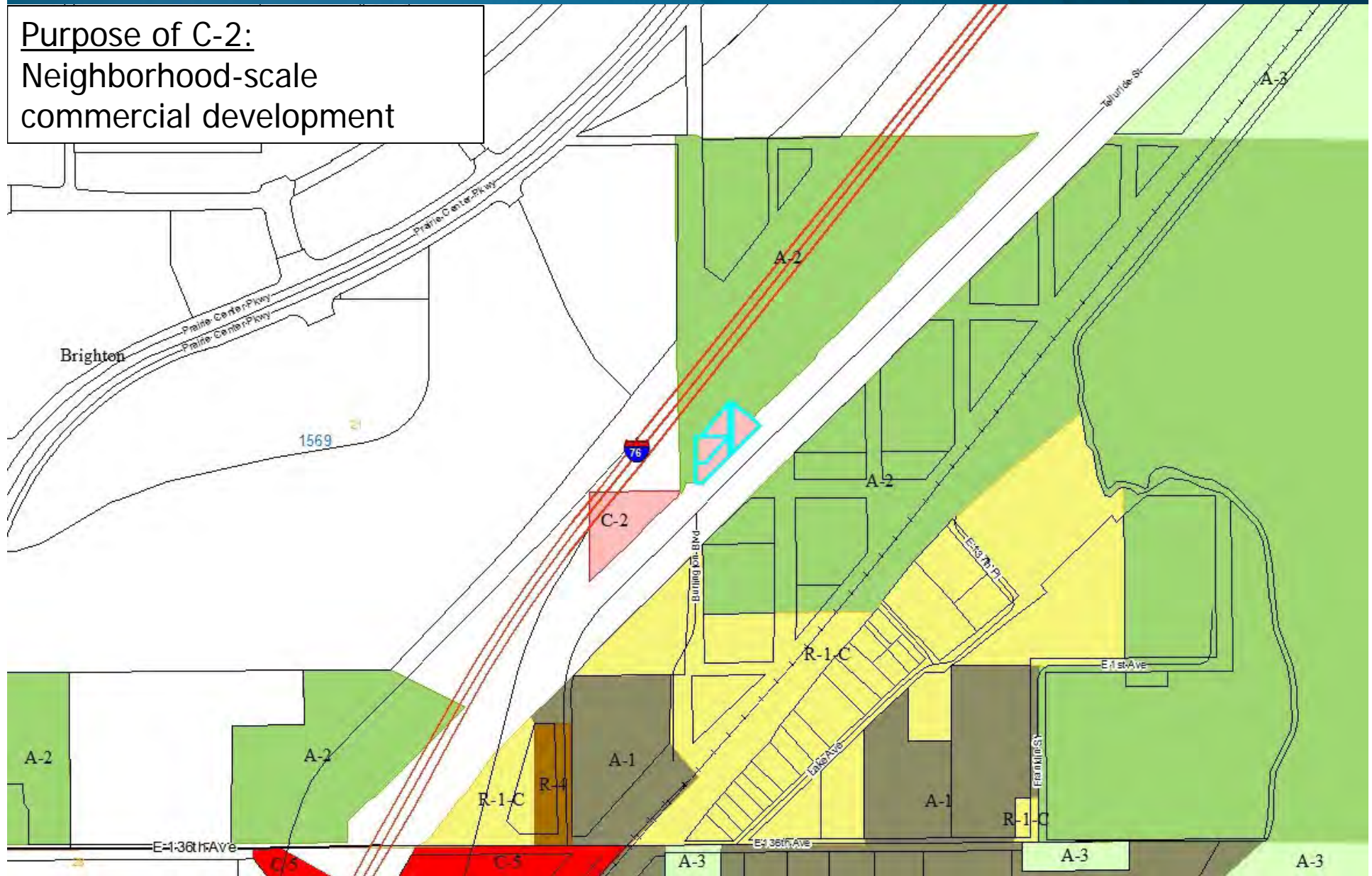
1. Consistent with Comprehensive Plan
2. Consistent with purposes of standards and regulations
3. Complies with requirements of standards and regulations
4. Compatible with surrounding area

Existing Zoning

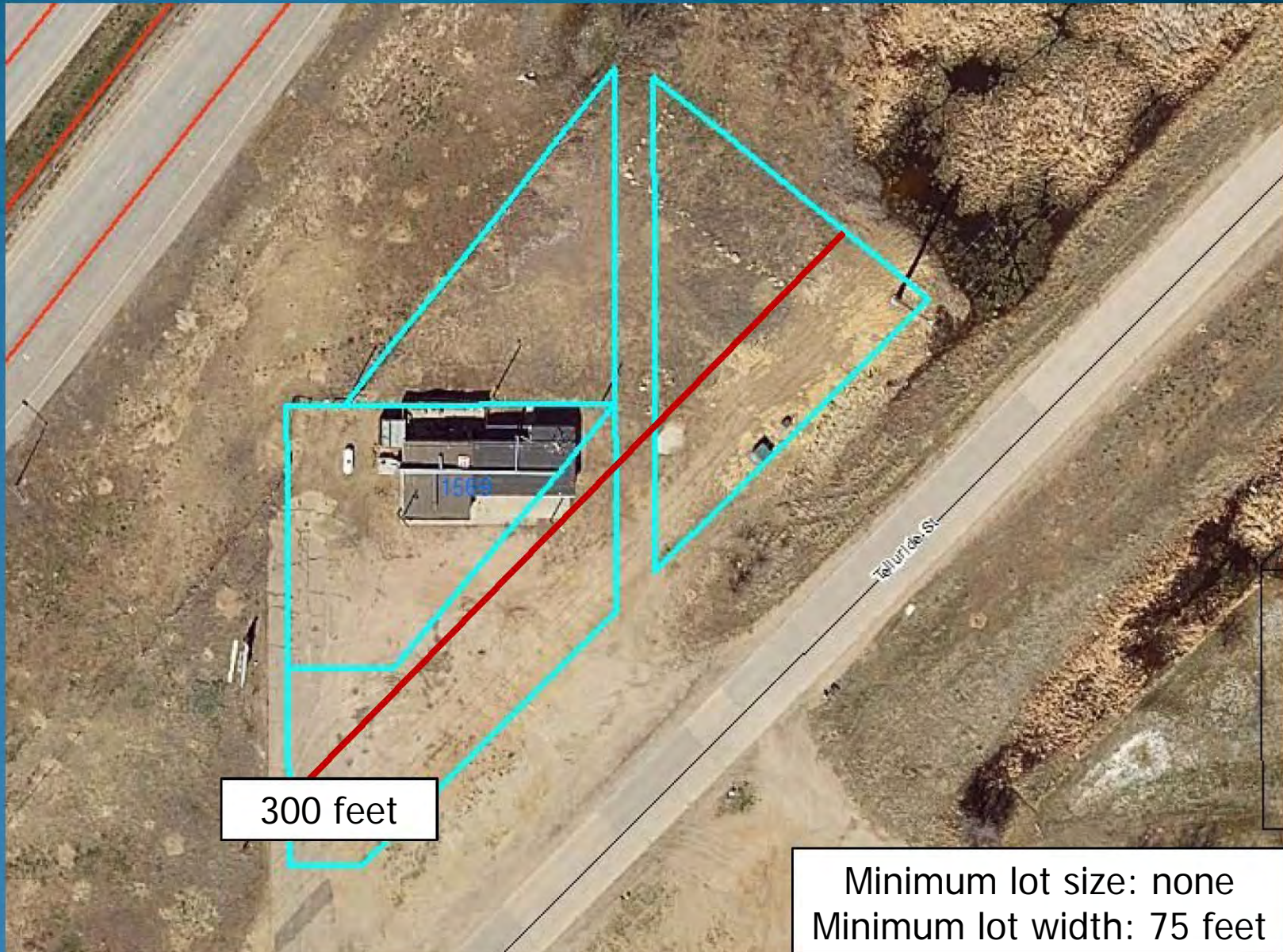


Proposed Zoning Map Amendment

Purpose of C-2:
Neighborhood-scale
commercial development



C-2 Standards



Northwest from Telluride



Southeast across Telluride



North along Telluride



North along Telluride



Referral Comments

- No concerns:
 - City of Brighton, Brighton Fire, CDOT, Tri County, Xcel
- Development Services Staff:
 - Applicant shall apply for a minor subdivision and engineering review
- Property Owners within 750 feet of subject site

Notifications Sent	Comments Received
12	0

PC Update

- Public Hearing: April 12, 2018
- No concerns expressed
- Voted (7-0) for approval
- The Planning Commission **approved** Comprehensive Plan Amendment for ratification with 3 Findings-of-Fact.
- The Planning Commission and staff recommend **approval** of the proposed rezoning RCU2017-00044 with 4 Findings-of-Fact.



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT**

CASE NO.: RCU2017-00038

CASE NAME: ECO-SITE

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**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

May 1, 2018

CASE No.: **RCU2017-00038**

CASE NAME: **Eco-Site**

Owner's Name:	Isabelle Estates, Inc.
Applicant's Name:	Eco-Site, Inc.
Applicant's Address:	5445 DTC Parkway P4, Greenwood Village, CO 80111
Location of Request:	13847 Washington Street
Nature of Request:	A conditional use permit to allow a commercial telecommunications tower on the property
Zone Districts:	Agriculture-2 (A-2)
Comprehensive Plan:	Activity Center
Site Size:	0.5 acre portion of a 26 acre parcel
Proposed Uses:	Telecommunications Tower
Existing Use:	Vacant
Hearing Date(s):	PC: April 12, 2018 / 6:00 p.m.
	BOCC: May 1, 2018 /9:30 a.m.
Report Date:	April 3, 2018
Case Manager:	Greg Barnes
PC Recommendation:	APPROVAL with 8 Findings-of-Fact, 3 Conditions Precedent, 5 Conditions, and 1 Note

SUMMARY OF APPLICATION

Background

Eco-Site, Inc., the applicant, is requesting a conditional use permit (CUP) to allow a commercial telecommunications tower on the subject property. The proposed tower will be designed to have the appearance of a clock tower. The facility will be used by T-Mobile to locate its antennae and related equipment on the structure.

The proposed telecommunication tower would occupy approximately a half-acre of a twenty-six (26) acre parcel. Specifically, the project will be located on the southwestern section of the

larger property (see Exhibit 3.2). Elevation plans submitted with the application show the tower will be seventy (70) feet in height (see Exhibit 3.2). There is also a proposed six-foot high masonry wall to be constructed along the perimeter of the telecommunications tower site. In addition, the applicant is proposing to install a minimum of thirty-one (31) juniper trees along the exterior perimeter of the masonry wall surrounding the site. The landscape plan submitted with the application show the trees will be spaced approximately eight (8) feet apart, and projected to reach a mature height of twenty (20) feet.

Site Characteristics:

The subject property is located on the western portion of Washington Street, and surrounded by the municipal boundaries of the City of Thornton to the north, south, and west. There is a planned retail shopping center on the properties surrounding the site. This planned shopping center is currently under construction. In addition, the City of Thornton informed the County during the referral review that the City intends to annex the subject property and allow it to be developed as part of the retail shopping center. The City is currently constructing Grant Street, which will abut the western section of the property. The development of Grant Street will provide an option to access the subject site from the west.

Currently, the property is vacant. Access to the proposed telecommunications tower would be from Washington Street. There is an existing driveway access on Washington Street, which will be utilized to enter the site. The site plan provided with the application shows an access easement on the larger property area to the telecommunication tower.

Development Standards and Regulations Requirements:

Per Section 3-07-01 of the Adams County Development Standards and Regulations, a conditional use permit is required for a commercial telecommunications tower in the A-2 zone district. Section 4-09-02-07 of the County's Development Standards and Regulations outlines design and performance standards for telecommunication facilities. These standards include maximum height, landscaping, screening, setbacks from property lines, separation from other freestanding facilities, and setbacks from residential uses. The elevation plans, provided with the application, show the tower is proposed to be 70 feet in height, and will be designed to resemble a clock tower. The maximum height allowed in the A-2 zone district for dwellings and accessory structures is thirty-five (35) feet; however, the Board of County Commissioners, through the conditional use permit, may grant an exception to the height of the telecommunication tower to exceed the maximum height allowed in the zone district.

Per Section 4-09-02-07(3) of the County's Development Standards and Regulations, freestanding telecommunication towers shall not be located closer than the height of the tower from any property line. The proposed telecommunication tower will be located 77 feet from the nearest property line to the south, thus conforming to the required setback standards.

Landscaping is required to screen the telecommunication tower as outlined in Section 4-09-02-07(3b) of the County's Development Standards and Regulations. The site plan submitted with the application shows all equipment associated with the telecommunication tower will be located and enclosed inside the clock tower structure or the six-foot masonry wall. In addition,

the landscape plan provided with the application also shows a proposed installation of thirty-one (31) evergreen trees along the exterior portions of the masonry wall. This is to enhance the aesthetic view toward the structure. The proposed screening and landscaping conform to the County's requirements outlined in Section 4-09-02-07(3) of the Development Standards and Regulations.

Section 4-09-02-07(3)(d) of the County's Development Standards and Regulations requires new telecommunication towers to be located no closer than 1,000 feet from the nearest telecommunications tower. From the information submitted by the applicant, the proposed location conforms to the County's spacing requirement, as the nearest tower is approximately located 20,000 feet away. In addition, the applicant has provided coverage maps of the area to demonstrate the need for the proposed tower.

A bond may be required to ensure removal of the tower if it is abandoned or no longer in need as outlined in Section 4-09-02-07(3)(b) of the County's Development Standards and Regulations. Staff has recommended a condition that the applicant provides a bond in the amount of \$10,000 to ensure the tower's removal, if at a later date the tower's conditional use permit is not renewed and the applicant fails to remove the tower.

Future Land Use Designation/Goals of the Comp-Plan for the Area

The future land use designation on the property is Activity Center. Per Chapter 5 of the County's Comprehensive Plan, the Activity Center future land use designated areas are intended to allow high-intensity residential, retail, and office development. The Activity Center designated areas are intended to increase employment and increase the tax base, while creating a mix of uses to create a pedestrian environment that is supportive of transit.

During the referral review of the subject request, the City of Thornton informed the County that the City intends to annex the property and has future plans to allow the property to be developed as a Regional Commercial development. Therefore, recommends denying the request as the location of the tower may be incompatible with future development of the area and the City's Comprehensive Plan. The City's future land use designation for the surrounding areas is Regional Commercial. According to the City's Comprehensive Plan, the Regional Commercial future land use designation is intended for auto-oriented commercial shopping centers with at least one big-box anchor tenant.

Per Chapter 3 of the Adams County Comprehensive Plan, specifically Policy 2.1, in administering land use and development policies, the County is to consider the growth area of each Adams County municipality and promote development in a manner that supports the land use plan and goals of applicable municipalities to avoid interjurisdictional competition. The County is to also coordinate with affected municipalities on development located within municipal growth areas. Furthermore, the County is to continue to engage each impacted municipality as a referral source for comments and review of proposed development and give careful consideration to input of affected municipalities. Policy 2.1.b of the Adams County Comprehensive Plan encourages annexation if a municipality demonstrates the intent and ability to provide municipal services to a development area in the near future.

The City of Thornton, during review of the project, informed the County that the City will likely annex the subject property within the next five years, and therefore recommends that any proposed request conforms to the City's future plans for the area. Currently, the property to the west is under construction as a commercial retail shopping center. According to the City of Thornton, the developer of this shopping center, Alberta Development Partners, was under contract to purchase the subject property and develop it in conformity with the City's plan for the area. However, final plans and potential specific development of the area is still in the beginning stage and approval of a telecommunication tower may be premature, and likely create an unnecessary impediment for full development of the site. Adams County staff has been communicating with the applicant and the City of Thornton to find amicable solutions that is consistent with the County's requirements, including the Comprehensive Plan policy. Through these discussions, County staff determined approval of the telecommunication tower for a period of five years will conform to the County's Comprehensive Plan policy of coordinating with surrounding municipalities, as well as providing improved telecommunication infrastructure to the surrounding properties. As the approval of the telecommunication tower for five years will provide ample time for the City of Thornton to complete final plans for the area, and determine specific development requirements for location of the tower and associated performance standards. Currently, the City's Regional Commercial (RC) zone district allows telecommunications towers. The proposed telecommunications tower complies with the city's height requirement for the RC zone district. The RC district also requires telecommunication towers to be setback at least 50% of the tower's height. In addition, the City prohibits towers to be located between the front façade and the public street. , Future development of buildings on the site will likely conform to this requirement. Currently, there are no buildings on the property.

The request to develop the property for a telecommunications tower for a limited duration is consistent with the County's Comprehensive Plan, as it will aid in providing improved telecommunication coverage to current and future development of the area. Approving the tower for a five year period will also provide ample time for the City of Thornton to complete future development plans for the area, while the tower provide improved telecommunication services to the surrounding neighborhood.

Surrounding Zoning Designations and Existing Use Activity:

Northwest Thornton Shopping Center	North Thornton Vacant	Northeast A-1 Single-Family Residential
West Thornton Shopping Center	Subject Property A-2 Vacant	East A-1 Single-Family Residential
Southwest Thornton Shopping Center	South Thornton Vacant	Southeast A-1 Single-Family Residential

Compatibility with the Surrounding Land Uses:

A majority of the surrounding properties to the site are located within the City of Thornton, with a zoning designation of Regional Commercial (RC). The Regional Commercial District serves to provide retail and office needs for a region, and to allow commercial uses to support the employment base. The City of Thornton's RC zone district allows telecommunications towers with specific setbacks and performance standards. Currently, the property is undeveloped which provides flexibility for development and design of the site to comply with the City's standards, as well as to be compatible to the planned development of the area.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this case on April 12, 2018. Mr. Eugene Carroll, the applicant's representative, spoke at the meeting and had no concerns with the staff report or presentation. The PC expressed support for staff recommended conditions of approval, including requiring the proposed clock associated with the tower to be functional. The applicant had no concerns with the conditions of approval. The PC inquired about requirements for ensuring the proposed landscape on the site will be maintained. Staff informed the PC that the applicant had submitted landscape maintenance standards as part of the conditional use permit application. In addition, County staff may pursue zoning enforcement activity for any violations to the conditional use permit, including maintaining the landscaping.

There was no one from the public to speak in favor or in opposition to the request. The Planning Commission voted (5-2) to recommend approval of the request. Commissioner Greg Thompson and Commissioner Vince Buzek were the dissenting votes.

Staff Recommendations:

Based upon the application, the criteria for approval of a conditional use permit outlined in Section 2-02-08-06 of the County's Development Standards, the County's Comprehensive Plan, and a recent site visit, staff recommends approval of the request with 8 findings-of-fact, three conditions precedent, five conditions, and one note.

Findings-of-fact for Approval:

1. The conditional use is permitted in the applicable zone district.

2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions Precedent:

1. The applicant shall obtain a building permit for the telecommunications tower.
2. Any telecommunications facility that ceases to be in operation for a consecutive period of six months or more shall be removed from the site within 90 days of the end of such period of non-use.
3. The applicant shall submit a performance bond in the amount of the cost for removal of the tower, or other adequate security bond as approved by the Director of Community and Economic Development and give the County the right to enter the property for removal of the tower. The bond documents shall be submitted and approved by the Director of Community and Economic Development prior to approval of any associated building permit.

Recommended Conditions:

1. The conditional use permit shall expire on May 1, 2023.
2. The height of the freestanding telecommunications tower shall not exceed 70 feet.
3. The tower shall provide for co-location opportunities for other telecommunication tower providers.
4. The clock feature on the tower must function and depict the correct time.
5. Access from Grant Street shall be pursued, and if granted by the City of Thornton, access easements to the tower from Grant Street will be obtained. In addition, if access is approved from Grant Street, existing access and utility easements from Washington Street shall be vacated.

Recommended Notes to the Applicant:

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

PUBLIC COMMENTS

Property Owners Notified	Number of Responses
18	2

Staff sent notices to property owners within 750 feet of the subject request and received two letters in opposition to the proposed development. These letters stated that the proposed development would impede the City of Thornton's future plans for development of the area as a shopping center.

COUNTY AGENCY COMMENTS

County staff reviewed the request and informed the applicant of the City of Thornton's recommendation for denial. As a result of the city's comments, the applicant modified the initial application and reduced the height of the tower from seventy-five (75) to seventy (70) feet. The applicant also modified the initial landscape plans to include thirty-one (31) juniper trees, and modifications to the site plan to construct a masonry wall around the perimeter of the site.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

The City of Thornton reviewed the request and stated that the property will eventually be annexed into the City and that the proposed request will be incompatible with intended future development of the area. In addition, the City is opposed to the tower's location along Grant Street, which will be developed within a year.

Responding without Concerns:

CDOT
CDPHE
Tri-County Health Department
Xcel Energy

Notified but not Responding / Considered a Favorable Response:

Adams 12 Five Star Schools
Century Link
Colorado Division of Wildlife
Comcast
Metro Wastewater Reclamation
North Metro Fire District
RTD
Wadley Farms HOA



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- 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)
 - Airport Noise Overlay

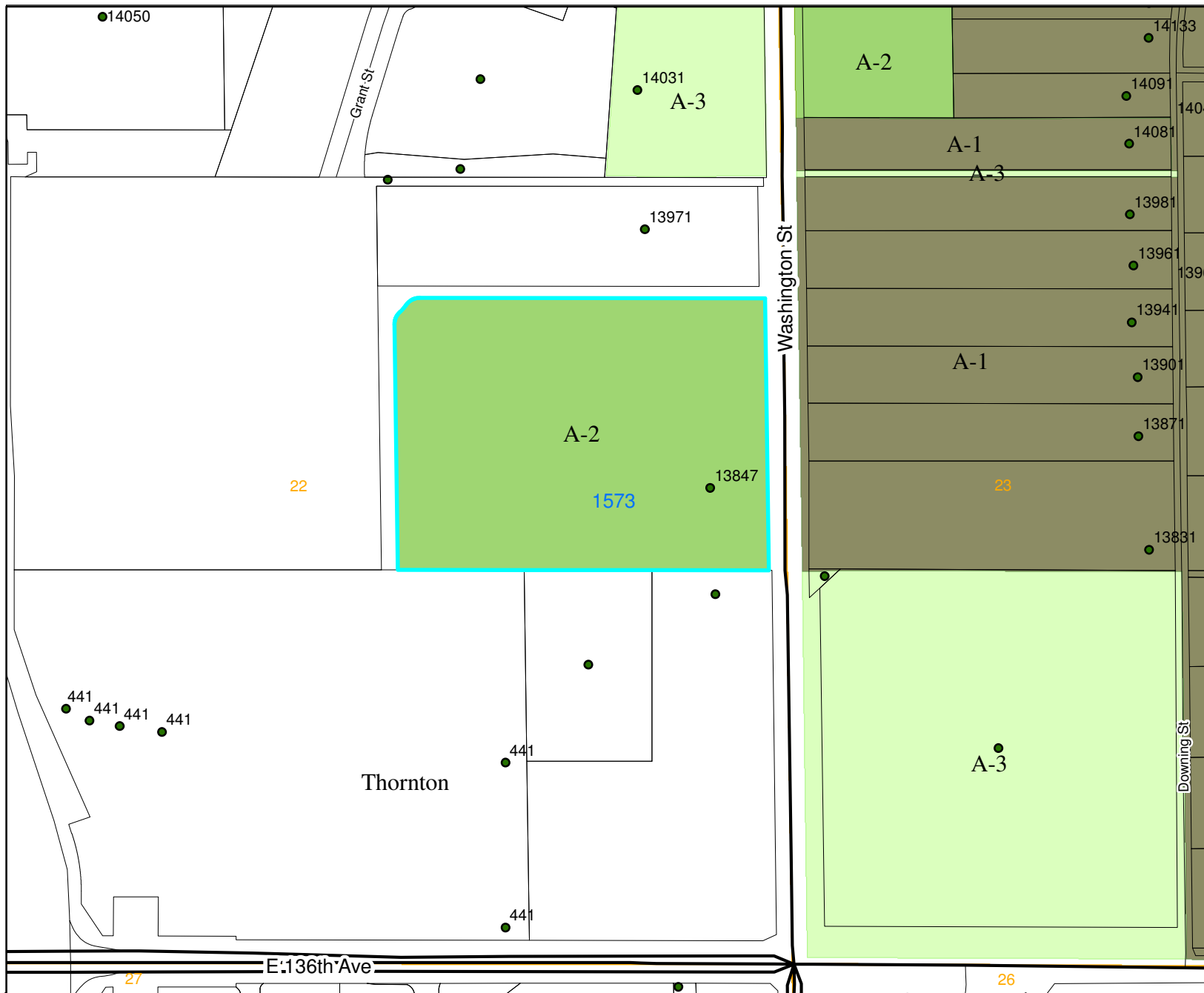


This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

Eco-Site Tower
RCU2017-00038



For display purposes only.



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- 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)
 - Airport Noise Overlay

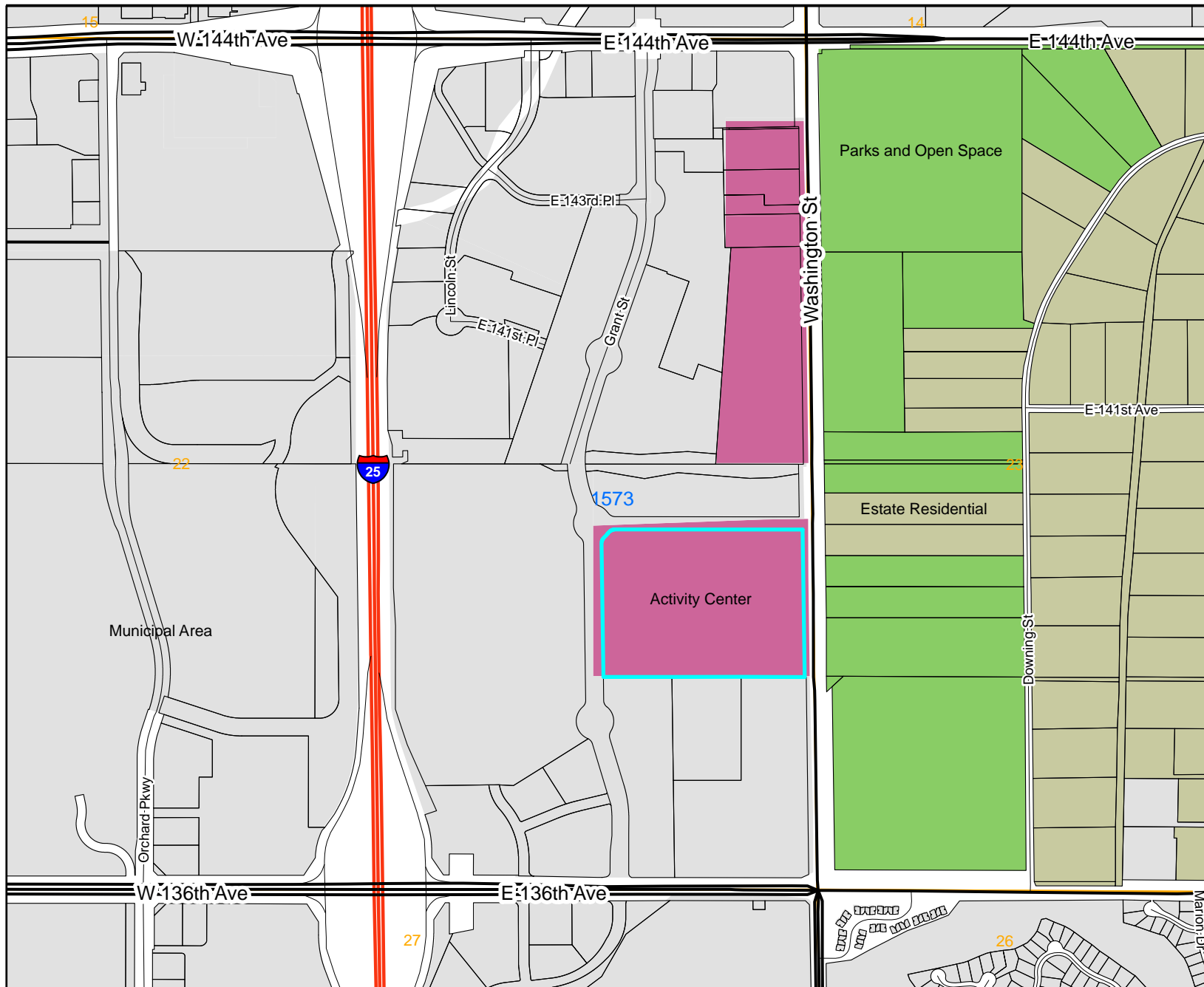


This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

Eco-Site Tower
RCU2017-00038



For display purposes only.



LEGEND

- ★ Special Zoning Conditions
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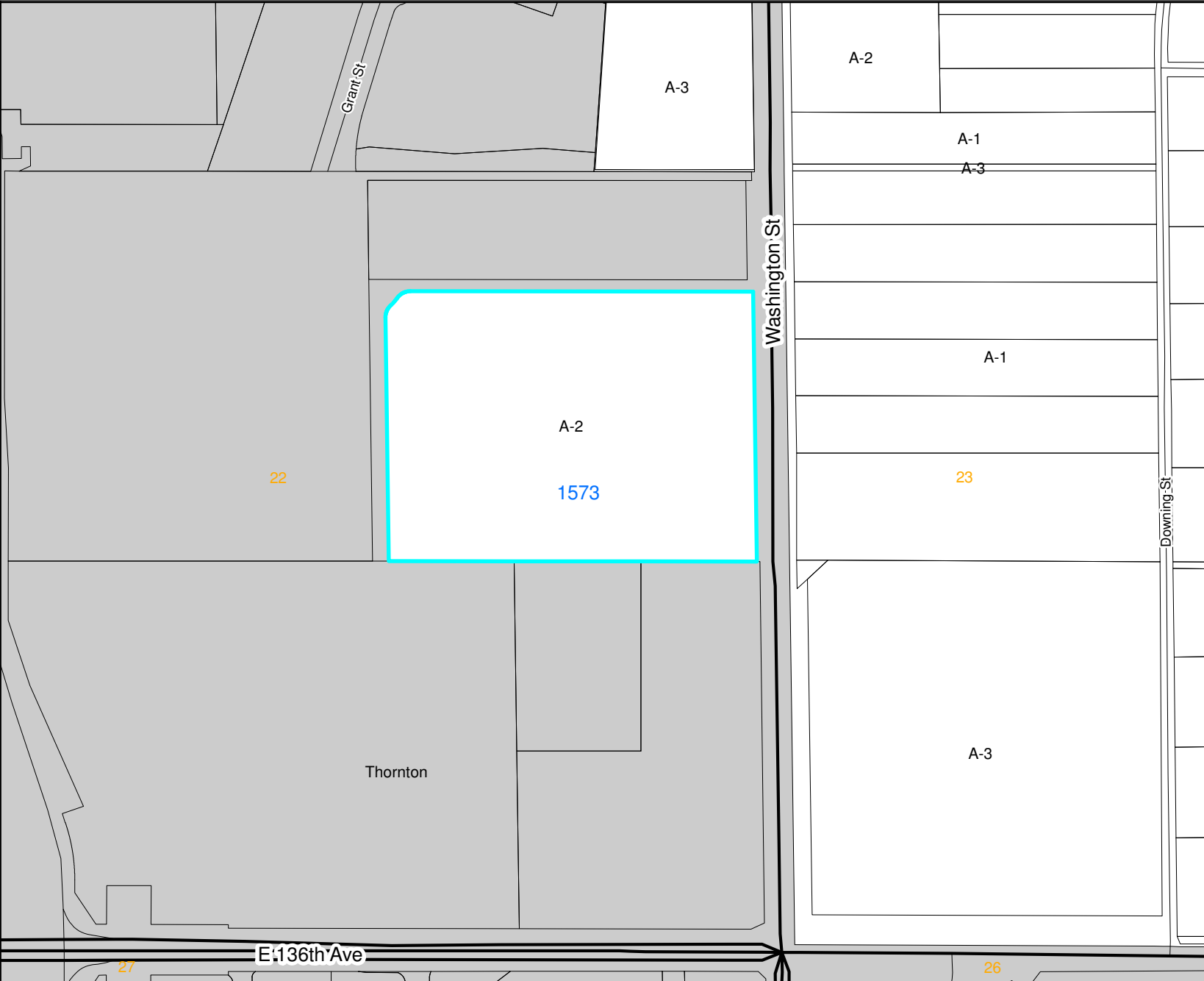
AD TY

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

Eco-Site

RCU2017-00038

For display purposes only.



LEGEND

- ★ Special Zoning Conditions
- 3 Section Numbers
- +— Railroad
- Major Water
- Zoning Line
- Sections

Eco-Site Tower
RCU2017-00038



For display purposes only.



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



Adams County
Planning Department

RE: Site Number CO-0051
13847 Washington St
Thornton CO 80223

Project Description:

Eco-Site LLC, proposes to construct and own a free standing 75' Clock Tower (Stealth Self Support) telecommunications facility to be located at 13847 Washington St, on land owned by Isabelle Estates Inc. The facility will be used by T-Mobile, which will collocate its antennas and related equipment inside the tower and within a brick compound.

T-Mobile is licensed and regulated by the Federal Communications Commission and is responsible for providing wireless telephone service to emergency services, businesses and individuals in the geographic area that is shown on the coverage maps provided. T-Mobile is currently upgrading its network in Adams County to provide its service to the residents and visitors in the area and improve its service capacity due to customer demand. In order to provide adequate wireless services to the city, T-Mobile must place a telecommunications facility in a technologically and geographically appropriate location. Included in the application are RF justification statements from T-Mobile, showing coverage maps and reasoning on the location, height and size of the tower.

Specifically, this project entails the construction of a 75' Stealth Clock Tower, as well as the placement of panel antennas, a microwave dish and related equipment at a centerline height of 71' inside the Clock Tower. The ground equipment will be in a brick walled compound at the base of the tower.

The site will be accessed by using an existing entrance off Washington St. There will be limited disturbance outside of the leased area that is shown on the site plan.



This area is developing with commercial development to the west of the proposed site. There is a proposed “Outlet Mall” to the west that will include multiple buildings of varying heights, some over 60’. Based upon the commercial growth in the area, the proposed 75’ “stealth” tower will fit in with the design of the “Outlet Mall” and the height of the tower will allow the network to function without restrictions from the buildings that are proposed to the west. A “Outlet Mall” information document is attached with this application. This document shows the location of the tower adjacent to the mall.

Telecommunications Criteria

4-09-02-07 COMMERCIAL MOBILE RADIO SERVICE (CMRS)

TELECOMMUNICATION SITES

1.

Eco-Site is requesting a height exception for the construction of the stealth clock tower communications tower, based upon the County Board ability to grant an exception. This exception is needed due to the height of the proposed “Outlet Mall” that will be directly west of the tower. The height of these buildings will create a blocking effect for the communications signal, unless the tower is at the requested height of 75’.

(a) The height of any freestanding CMRS communication facility shall conform to the height limit of the zone district in which the facility is located unless a height exception is granted by the Board of County Commissioners.

2.

Eco-Site is also requesting a setback waiver for the construction of the stealth clock tower on the south side of the proposed site. The setback for towers is equal to the height of the tower, however due to utility easements, topography and land owner requests, the clock tower is proposed to be 60’ from the south property line. Eco-Site has provided a “fall zone” letter from the manufacturer that shows the tower will collapse upon itself and fall within 40’ of the center of the tower.



(c) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than the height of the tower from any property line, **unless a waiver from this requirement is obtained from the Board of County Commissioners.**

Chapter 4

3. There are no towers with 3000 feet of the proposed tower location.

(d) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than one thousand (1,000) feet from any other freestanding CMRS telecommunications facility established or proposed

4. There are no residential dwellings within the 500' requirement.

(e) A freestanding CMRS telecommunications facility, as defined by these standards and regulations, shall not be located closer than five hundred (500) feet from any occupied dwelling unit, unless the property owner of said dwelling unit provides a written waiver. The waiver shall subsequently be recorded as a deed restriction notifying future owners of the location of the CMRS facility.

5. RF coverage maps are attached to the application, showing the need for the location and height of the proposed tower.

(f) During the Conditional Use Permit process, the applicant shall demonstrate: (1) the site is necessary to provide appropriate signal coverage quality;

6. The proposed tower will have a brick wall surrounding the equipment compound. There will be no buildings or shelters at the site.

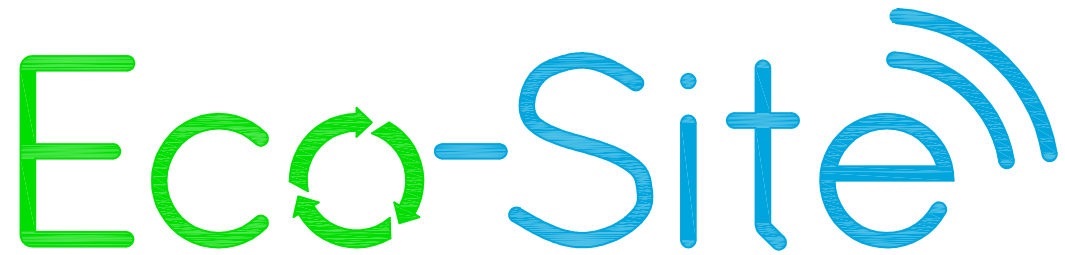
Adams County Development Standards and Regulations 4-119

(2) Be screened completely with an architecturally compatible wall or fence so the shelter is not visible from adjacent properties, roads or public areas;



7. The tower and compound will be located in the SW corner of a large parcel of land, away from Washington St. Therefore, we request that landscaping around the brick wall compound be waived. At this time there is no access to water to provide irrigation for the trees or bushes.

Eugene Carroll
Advantage Engineers LLC
720-507-5696
ecarroll@advantageengineers.com



ECO-SITE SITE NAME:
CO-0051 EASTLAKE

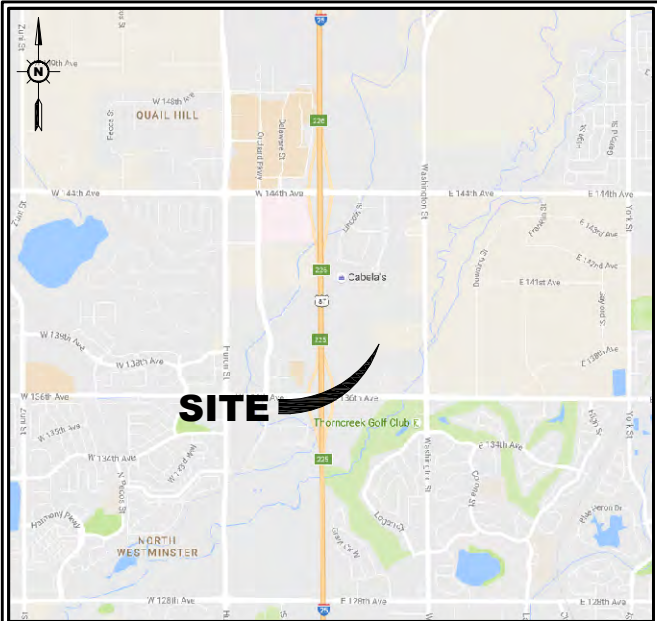
T-MOBILE SITE ID:
DN01571A

SITE ADDRESS:
**13847 WASHINGTON STREET
THORNTON, COLORADO 80223**

**NEW 48'-0"x50'-0" BRICK VENEER FENCED COMMUNICATIONS COMPOUND
& 70'-0" CLOCK TOWER INSTALLED WITHIN 60'-0"x60'-0" LEASE AREA**

SITE INFORMATION	
ECO-SITE SITE NAME:	CO-0051 EASTLAKE
T-MOBILE SITE ID:	DN01571A
SITE ADDRESS:	13847 WASHINGTON STREET THORNTON, COLORADO 80223
JURISDICTION:	ADAMS COUNTY, COLORADO
ZONING:	A-2 AGRICULTURE
TAX ACCOUNT ID:	R0015121
CENSUS TRACT / BLOCK:	85.26 / 1
TOWNSHIP / RANGE / SECT:	1S / 68 / 22
PARCEL SIZE / COMPOUND SIZE:	28.52 AC / 2,500.0 S.F.
SITE COORDINATES:	N 0° 0' 0" (NAD 83) W 0° 0' 0" (NAD 83)
GROUND ELEVATION:	5236.27'± (NAVD 88)
STRUCTURE TYPE:	CLOCK TOWER
STRUCTURE HEIGHT:	70'-0"± AGL (TOP OF CLOCK TOWER)
ANTENNA RAD CENTER:	66'-0"± AGL
GROUND LANDLORD NAME:	ISABELLE ESTATES INCORPORATED
GROUND LANDLORD ADDRESS:	5777 CENTRAL AVENUE #110, BOULDER, COLORADO 80301
APPLICANT:	ECO-SITE, LLC 240 LEIGH FARM ROAD, SUITE 415 DURHAM, NORTH CAROLINA 27707

CODE ANALYSIS	
BUILDING CODE:	IBC 2015
ELECTRICAL CODE:	NEC 2017
FIRE SAFETY CODE:	IFC 2015
USE GROUP:	U (UTILITY)
CONSTRUCTION TYPE:	IIB



AREA MAP

THORNTON, COLORADO
SCALE: 1" = 2,000'-0"

DIRECTIONS:

HEADING FROM STREET ADDRESS:
HEAD NORTH ON PEÑA BOULEVARD. USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT TOWARD PARKING – TERMINAL WEST (SIGNS FOR TERMINAL WEST). USE THE LEFT 2 LANES TO TURN SLIGHTLY LEFT ONTO PARKING – TERMINAL WEST. KEEP LEFT. TURN LEFT ONTO EAST 84TH AVE. CONTINUE ONTO PEÑA BOULEVARD. KEEP RIGHT TO STAY ON PEÑA BOULEVARD. TAKE EXIT 68 TOWARD BOULDER/FORT COLLINS. MERGE ONTO E-470 NORTH. TAKE EXIT 47 TO MERGE ONTO I-25 SOUTH TOWARD DENVER. TAKE EXIT 225 FOR 136TH AVENUE. USE THE MIDDLE LANE TO TURN LEFT ONTO WEST 136TH AVENUE (SIGNS FOR THORNTON). TURN LEFT ONTO WASHINGTON STREET. SITE WILL BE ON THE LEFT.

NOTE TO GENERAL CONTRACTOR

NO WORK IS TO BE PERFORMED ON THIS SITE WITHOUT REVIEW OF THE APPROVED STRUCTURAL ANALYSIS. IF ANY DISCREPANCIES ARE FOUND THE GENERAL CONTRACTOR SHALL NOTIFY ENGINEER IN WRITING. AT NO TIME WILL ANY ADDITIONAL ANTENNAS BE INSTALLED WITHOUT WRITTEN CONSENT FROM TOWER ENGINEER.

T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (215) 633-5200
FAX: (215) 633-5393

Eco-Site

ECO-SITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707



advantage engineers
435 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 498-0800
www.advantageengineers.com

SCHEDULE OF REVISIONS

6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
3	07-28-17	REV. TOWER LOCATION
2	04-10-17	REV. TOWER LOCATION
1	03-15-17	REV. PER REVISED SURVEY
0	09-07-16	ISSUED FOR ZONING
A	08-30-16	ISSUED FOR 90% REVIEW (ZDs)
REV. NO.	DATE	DESCRIPTION OF CHANGES

DRAWN BY: JNW

CHECKED BY: MTG

SCALE: NOTED

JOB NO: N590460.000

DRAWING TITLE:

**TITLE
SHEET**

DRAWING SHEET:

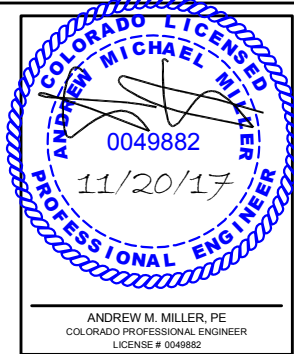
T-1

SHEET NUMBER:

1 OF 6

SITE INFORMATION:

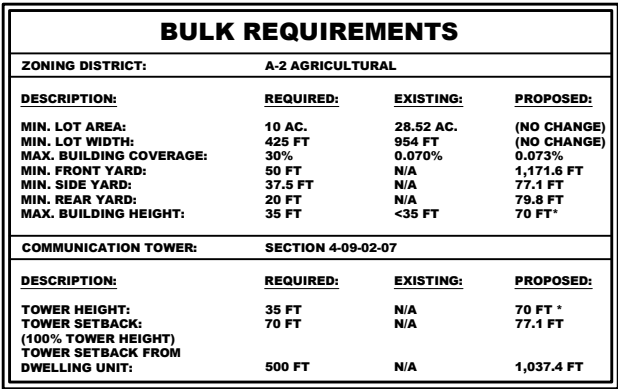
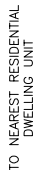
**ECO-SITE SITE NAME:
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DN01571A
SITE ADDRESS:
13847 WASHINGTON STREET
THORNTON, COLORADO 80223
JURISDICTION:
ADAMS COUNTY, COLORADO**



SHEET INDEX	
SHEET NO.	SHEET DESCRIPTION
T-1	TITLE SHEET
Z-1	SITE PLAN
Z-2	COMPOUND PLAN
Z-3	ELEVATION
Z-4	CONSTRUCTION DETAILS
L-1	LANDSCAPE PLAN, DETAILS & NOTES

PROJECT DESCRIPTION

- PROPOSED 48'-0"x50'-0" BRICK VENEER FENCED COMMUNICATIONS COMPOUND TO BE INSTALLED WITHIN 60'-0"x60'-0" LEASE AREA.
- PROPOSED 70'-0" CLOCK TOWER TO BE INSTALLED WITHIN FENCED COMPOUND.
- PROPOSED T-MOBILE ANTENNAS TO BE INSTALLED WITHIN NEW CLOCK TOWER.
- NEW ELECTRICAL SERVICE TO BE INSTALLED TO COMMUNICATIONS COMPOUND.
- PROPOSED T-MOBILE EQUIPMENT CABINETS TO BE INSTALLED ON NEW STEEL EQUIPMENT PLATFORM.



1. THIS PLAN WAS PREPARED USING AN APPROVED PLAN ENTITLED "RAWLAND SURVEY" BY CLARK LAND SURVEYING INCORPORATED, DATED 08/08/2016, LAST REVISED 02/21/2017.
2. THE PROPOSED FACILITY WILL CAUSE "DE MINIMUS" IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
3. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
4. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. (THERE IS NO HANDICAP ACCESS REQUIRED).
5. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
6. ELEVATIONS REFER TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 1988).
7. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE STREET SIGNS OF ANY TYPE.
8. THE PROPOSED DEVELOPMENT DOES NOT INCLUDE OUTDOOR STORAGE OR ANY SOLID WASTE RECEPTACLES.
9. ACCORDING TO THE F.I.R.M. COMMUNITY PANEL #08001C0303J, DATED 01/20/2016, THE PROPOSED SITE IS NOT IN A FLOODPLAIN.

COMMENCING AT THE SW CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 22, BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 23529", FLUSH W/SURFACE, THENCE N45°53'52"E (BEARINGS ARE REFERENCED BY THE EAST LINE OF THE SE1/4 OF SAID SECTION 22, MONUMENTED AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 13155", IN MONUMENT BOX, 6" BELOW SURFACE AND AT THE NORTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 34579", IN MONUMENT BOX, 3" BELOW SURFACE, AND BEARS N00°47'24"W, A DISTANCE OF 45.75 FEET TO THE POINT OF BEGINNING; THENCE N00°01'54"E, A DISTANCE OF 60.00 FEET; THENCE S89°58'06"E, A DISTANCE OF 60.00 FEET; THENCE S00°01'54"W, A DISTANCE OF 60.00 FEET; THENCE N89°58'06"W, A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING.

COMMENCING AT THE SW CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 22, BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 23529", FLUSH W/SURFACE, THENCE N45°53'52"E (BEARINGS ARE REFERENCED BY THE EAST LINE OF THE SE1/4 OF SAID SECTION 22, MONUMENTED AT THE SOUTH END BY A 3-1/4" ALUMINUM CAP STAMPED "PLS 13155" IN MONUMENT BOX, 6" BELOW SURFACE AND AT THE N1/2 CORNER OF THE SE1/4 OF SAID SECTION 22, BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 13155", A DISTANCE OF 45.75 FEET; THENCE N00°01'54"E, A DISTANCE OF 60.00 FEET; THENCE CONTINUING N00°01'54"E, A DISTANCE OF 10.00 FEET, TO THE POINT OF BEGINNING; THENCE S89°58'06"E, A DISTANCE OF 30.00 FEET; THENCE N00°01'54"E, A DISTANCE OF 23.31 FEET; THENCE N71°00'00"E, A DISTANCE OF 360.72 FEET; THENCE N11°21'55"E, A DISTANCE OF 110.42 FEET; THENCE N89°55'28"E, A DISTANCE OF 183.41 FEET; THENCE S89°55'28"E, A DISTANCE OF 183.41 FEET; THENCE N89°55'28"E, A DISTANCE OF 52.92 FEET, MORE OR LESS, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH WASHINGTON STREET, SAID POINT BEING THE POINT OF TERMINUS.

SAID PARCEL CONTAINS AN AREA OF 27,460 S.F. OR 0.630 ACRES, MORE OR LESS.

COMMENCING AT THE SW CORNER OF THE NE1/4 OF THE SE1/4 OF SAID SECTION 22, BEING MONUMENTED WITH A 2-1/2" ALUMINUM CAP STAMPED "PLS 23529", FLUSH W/SURFACE, THENCE N45°53'52"E (BEARINGS ARE REFERENCED BY THE EAST LINE OF THE SE1/4 OF SAID SECTION 22, BEING MONUMENTED AT THE SOUTH END BY A 2" ALUMINUM CAP STAMPED "PLS 23529" IN MONUMENT BOX, BELOW SURFACE, BEARING N45°53'52"E, AND NORTH- END BY A 1-1/4" ALUMINUM CAP STAMPED "PLS 23579" IN MONUMENT BOX, BELOW SURFACE, AND BEARS N00°47'24"W), A DISTANCE OF 45.75 FEET; THENCE S89°58'06"E, A DISTANCE OF 30.00 FEET TO THE POINT OF BEGINNING; THENCE S00°11'54"W, A DISTANCE OF 26.86 FEET; THENCE S89°58'06"E, A DISTANCE OF 257.23 FEET; THENCE N00°15'51"E, A DISTANCE OF 20.00 FEET; THENCE S89°58'06"E, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING, OR TO THE WEST RIGHT-OF-WAY LINE OF NORTH WASHINGTON STREET, SAID POINT BEING THE POINT OF TERMINUS.

SAID PARCEL CONTAINS AN AREA OF 12,353 S.F. OR 0.284 ACRES, MORE OR LESS.

12. Subject to gas, oil and mineral lease by and between Anthony Euser and Harry Fiolkoski and Jennie J. Fiolkoski as set forth in book 845, page 91 recorded 05/18/1960, Adams County Records.
--AFFECTS SURVEY AREA AND IS BLANKET IN NATURE.
13. Subject to reservations in deed from Anthony Euser and Jeanette Virginia Euser to International Beef Breeders as set forth in Book 1046, Page 107 recorded 01/10/1963, Adams County Records.
--DOCUMENT REFERENCES IRRIGATION DITCHES OVER THE PARENT PARCEL, BUT THERE ARE NO IRRIGATION DITCHES THAT AFFECT THE LEASE AREA, ACCESS OR UTILITY EASEMENT AREAS.
14. Subject to oil and gas lease by and between Euser Trust and Petrogulf Energy Company as set forth in book 2699, page 319 recorded 12/03/1982, Adams County Records. Ratification of Oil and Gas Lease as set forth in book 2810, page 439 recorded 11/29/1984, Adams County Records.
--AFFECTS SURVEY AREA AND IS BLANKET IN NATURE, ALTHOUGH ACCORDING TO THE SURVEY, THERE APPEARS TO BE NO WELLS OR RELATED FACILITIES ON THE LEASE AREA, ACCESS OR UTILITY EASEMENT AREAS.
16. Subject to resolution authorizing exemption from the Adams County Subdivision regulations as set forth in Book 3735, Page 106 recorded 12/10/1990, Adams County Records.
--AFFECTS SURVEY AREA, BUT IS NOT SURVEY RELATED.
17. Subject to plat map of euser exemption from subdivision as set forth in Inst# 1990020978274 recorded 12/10/1990, Adams County records.
--AFFECTS SURVEY AREA AND IS BLANKET IN NATURE.
20. Subject to deed of perpetual sanitary sewer line easement from Chip One Limited Liability Company to the City of Thornton as set forth in Inst# 2014000070194 recorded 10/10/2014, Adams County records.
--AFFECTS SURVEY AREA AND IS SHOWN HEREON.

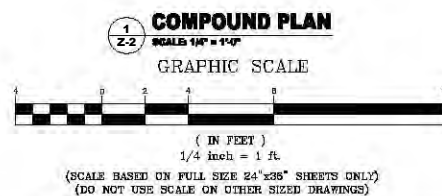
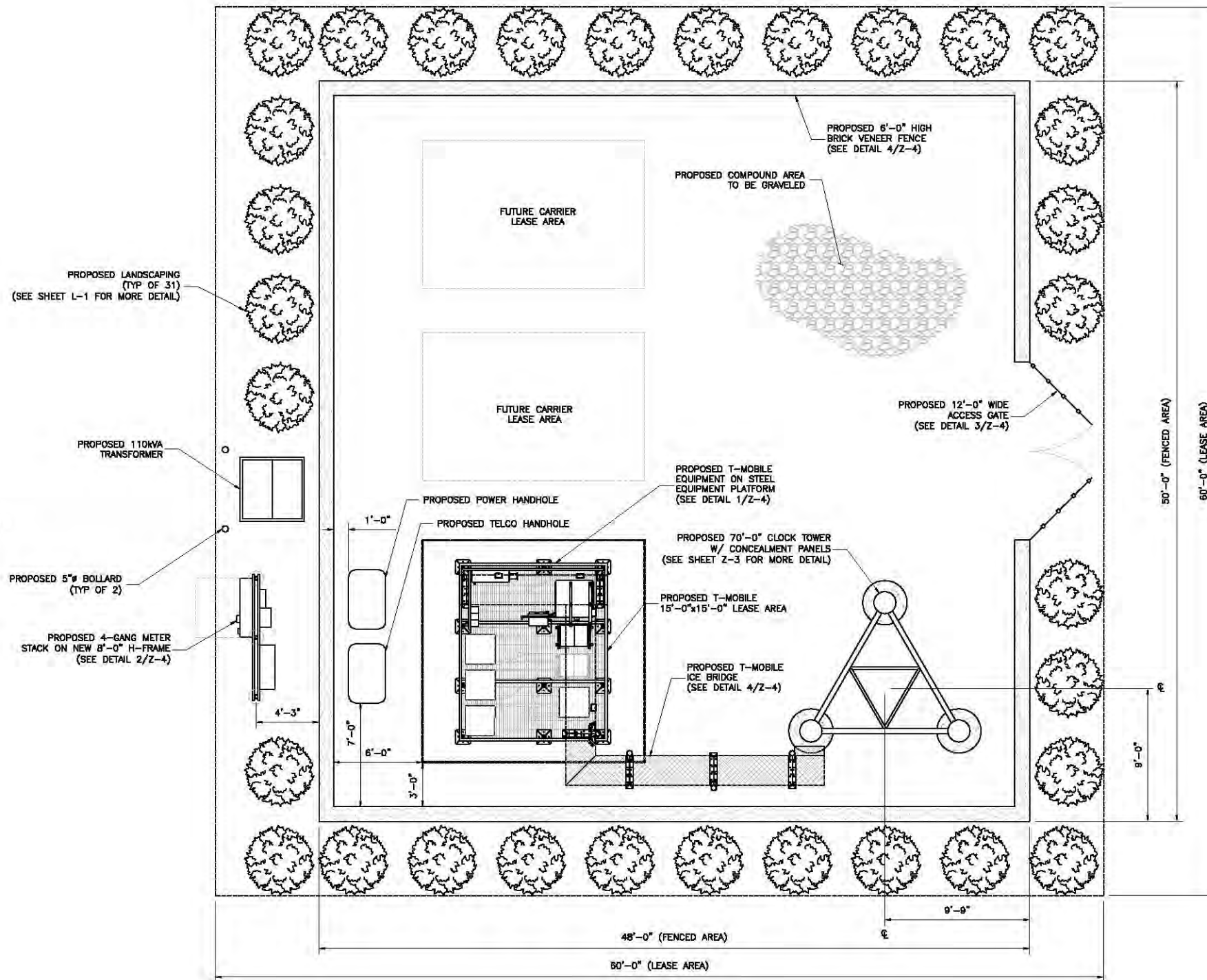
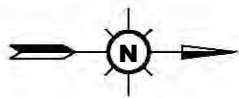


PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE

THIS DRAWING DOES NOT INCLUDE NECESSARY
COMPONENTS FOR CONSTRUCTION SAFETY. ALL
CONSTRUCTION MUST BE DONE IN COMPLIANCE
WITH THE OCCUPATIONAL SAFETY AND HEALTH
ACT OF 1970 AND ALL RULES AND REGULATIONS
THERE TO APPURTENANT.

ANDREW MICHAEL MILLER
0049882
11/20/17
PROFESSIONAL ENGINEER
COLORADO LICENSED

ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882



GENERAL NOTES

- FOR THE PURPOSE OF ZONING DRAWING, THE FOLLOWING DEFINITIONS SHALL APPLY:
CONTRACTOR— GENERAL CONTRACTOR
SUBCONTRACTOR— SUBCONTRACTOR HIRED BY GENERAL CONTRACTOR
OWNER— ECO-SITE
DEM— ORIGINAL EQUIPMENT MANUFACTURER
- PRIOR TO THE SUBMISSION OF BIDS, THE CONTRACTOR SHALL VISIT THE CELL SITE TO FAMILIARIZE THEMSELVES WITH THE EXISTING CONDITIONS AND TO CONFIRM THAT THE WORK CAN BE ACCOMPLISHED AS SHOWN ON THE CONSTRUCTION DRAWINGS. ANY DISCREPANCY FOUND SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER.
- ALL MATERIALS FURNISHED AND INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL ISSUE ALL APPROPRIATE NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK. ALL WORK CARRIED OUT SHALL COMPLY WITH ALL APPLICABLE MUNICIPAL AND UTILITY COMPANY SPECIFICATIONS AND LOCAL JURISDICTIONAL CODES, ORDINANCES AND APPLICABLE REGULATIONS.
- UNLESS NOTED OTHERWISE, THE WORK SHALL INCLUDE FURNISHING MATERIALS, EQUIPMENT APPURTENANCES AND LABOR NECESSARY TO COMPLETE ALL INSTALLATIONS AS INDICATED ON THE DRAWINGS.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY STATED OTHERWISE.
- IF THE SPECIFIED EQUIPMENT CAN NOT BE INSTALLED AS SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL PROPOSE AN ALTERNATIVE INSTALLATION FOR APPROVAL BY THE OWNER.
- CONTRACTOR SHALL DETERMINE ACTUAL ROUTING OF CONDUIT, POWER AND T1 CABLES, GROUNDING CABLES AS SHOWN ON THE POWER, GROUNDING AND TELCO PLAN DRAWINGS.
- THE CONTRACTOR SHALL PROTECT EXISTING IMPROVEMENTS, PAVEMENTS, CURBS, LANDSCAPING AND STRUCTURES. ANY DAMAGED PART SHALL BE REPAIRED AT CONTRACTOR'S EXPENSE TO THE SATISFACTION OF OWNER.
- CONTRACTOR SHALL LEGALLY AND PROPERLY DISPOSE OF ALL SCRAP MATERIALS SUCH AS COAXIAL CABLES AND OTHER ITEMS REMOVED FROM THE EXISTING FACILITY.
- CONTRACTOR SHALL LEAVE THE PREMISES IN CLEAN CONDITION.
- CONSTRUCTION SHALL COMPLY WITH ECO-SITE MASTER SPECIFICATIONS AND THESE DRAWINGS. WHERE A CONFLICT EXISTS, IT IS CONTRACTOR'S RESPONSIBILITY TO NOTIFY OWNER.
- NOTHING CONTAINED IN THESE DRAWINGS SHALL CREATE ANY CONTRACTUAL RELATIONS BETWEEN ANY SUBCONTRACTOR(S) AND ECO-SITE.
- CONTRACTOR SHALL HOLD HARMLESS ECO-SITE AND ITS REPRESENTATIVES FROM ALL SUITS, ACTIONS, OR CLAIMS OF ANY KIND BROUGHT ABOUT AS A RESULT OF ANY INJURIES OR DAMAGES SUSTAINED BY PERSON(S) OR PROPERTY DURING THE CONSTRUCTION OF THIS PROJECT.
A) PERSONAL PROTECTIVE & LIFE SAVING EQUIPMENT
B) SIGNS, SIGNALS & BARRICADES
C) TOOLS - HAND & POWER
D) ELECTRICAL
E) FALL PROTECTION
F) EXCAVATIONS
G) CONCRETE & MASONRY CONSTRUCTION
H) STEEL ERECTION
I) POWER TRANSMISSION & DISTRIBUTION
J) CRANES & DERRICKS IN CONSTRUCTION
- CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS FOR ANY AND ALL PERSONS, INCLUDING SUBCONTRACTORS, ON SITE AS REQUIRED BY CURRENT OSHA STANDARDS, INCLUDING BUT NOT LIMITED TO:

T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (215) 633-5200
FAX: (215) 633-5393

Eco-Site
ECO-SITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707

advantage engineers
480 WILSON AVENUE, SUITE C
HESKETH, ALABAMA 36117
PHONE: (205) 438-0000
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
3	07-28-17	REV. TOWER LOCATION
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1	03-15-17	REV. PER REVISED SURVEY
0	09-07-16	ISSUED FOR ZONING
A	08-30-16	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY: JNW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N590460.000

DRAWING TITLE:
COMPOUND PLAN

DRAWING SHEET:
Z-2

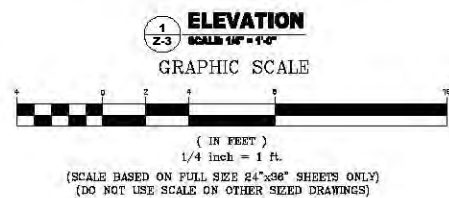
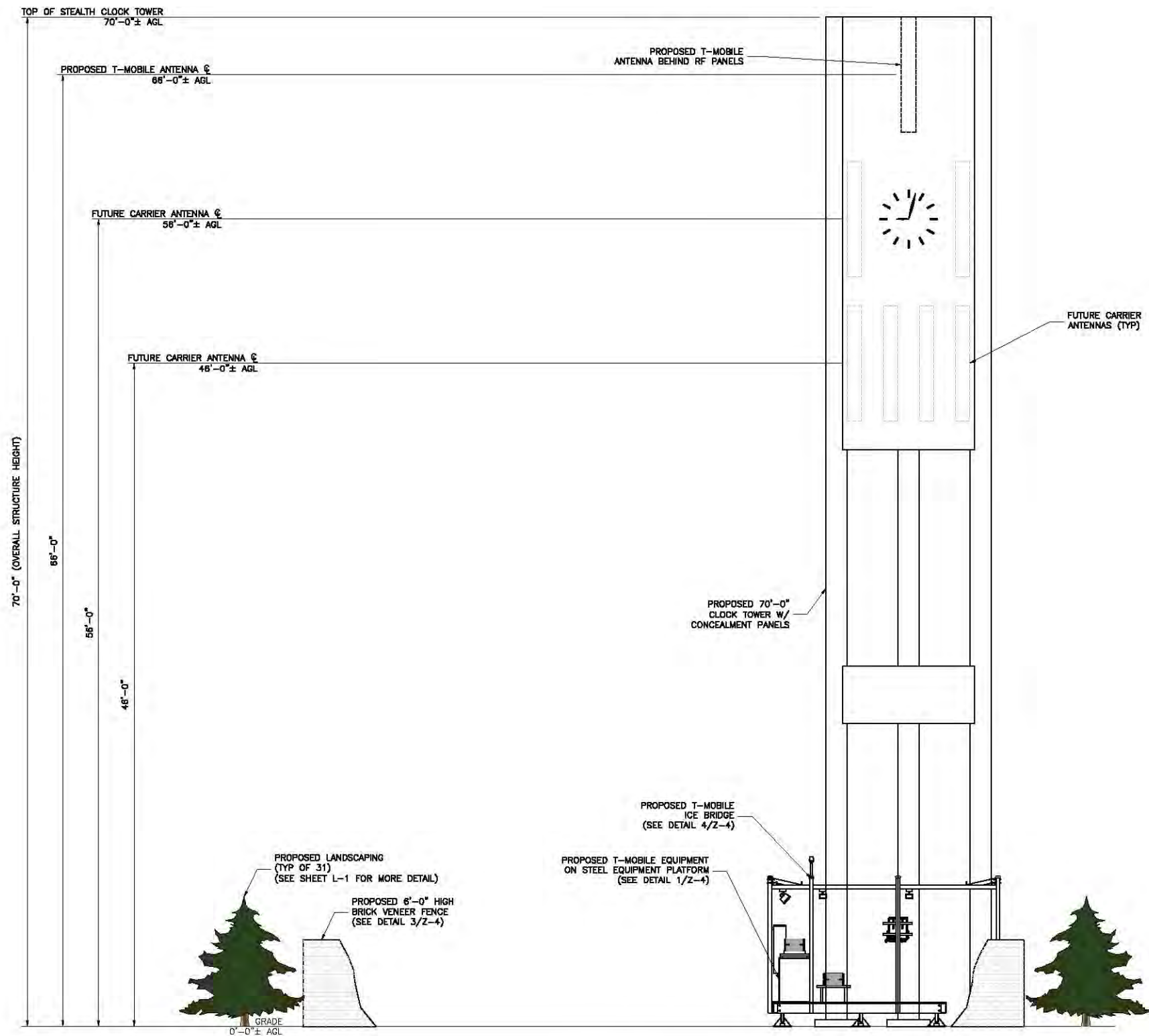
SHEET NUMBER:
3 OF 6

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0051 EASTLAKE
T-MOBILE SITE ID:
DN01571A
SITE ADDRESS:
13847 WASHINGTON STREET
THORNTON, COLORADO 80223
JURISDICTION:
ADAMS COUNTY, COLORADO

COLORADO LICENSED PROFESSIONAL ENGINEER
MICHAEL MILLER
0049882
11/20/17
ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882



PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE
THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.



T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
DENVER, COLORADO 80216
PHONE: (215) 633-5200
FAX: (215) 633-5393

Eco-Site
ECO-SITE, LLC
240 LEIGH FARM ROAD,
SUITE 415
DURHAM, NORTH CAROLINA 27707


advantage engineers
450 INDEPENDENCE AVENUE, SUITE C
WESCAMPTON, VIRGINIA 22189
PHONE: (703) 455-0000
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS		
REV. NO.	DATE	DESCRIPTION OF CHANGES
6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
3	07-28-17	REV. TOWER LOCATION
2	04-10-17	REV. TOWER LOCATION
1	03-15-17	REV. PER REVISED SURVEY
0	09-07-16	ISSUED FOR ZONING
A	08-30-16	ISSUED FOR 90% REVIEW (ZDs)

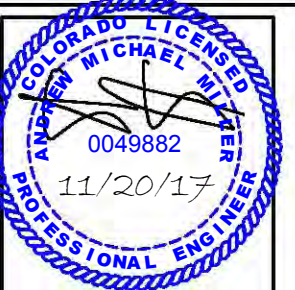
DRAWN BY: JNW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N590460.000

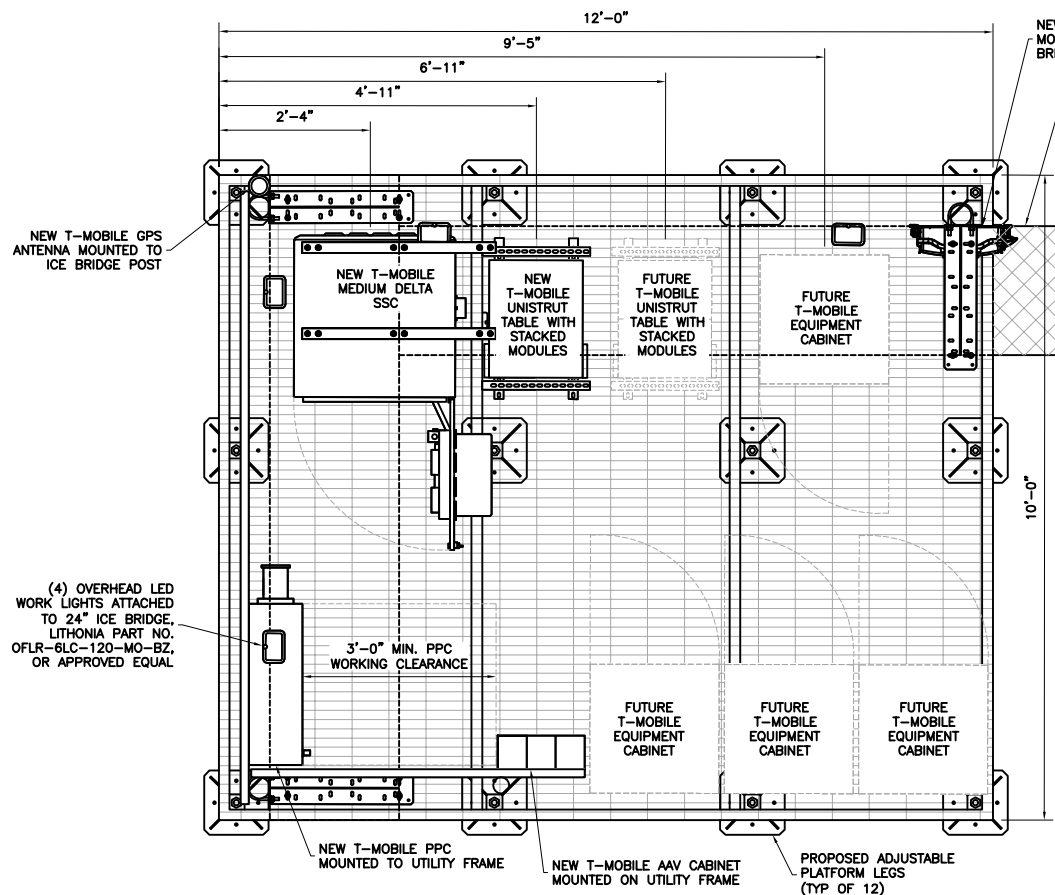
DRAWING TITLE:
ELEVATION

DRAWING SHEET:
Z-3

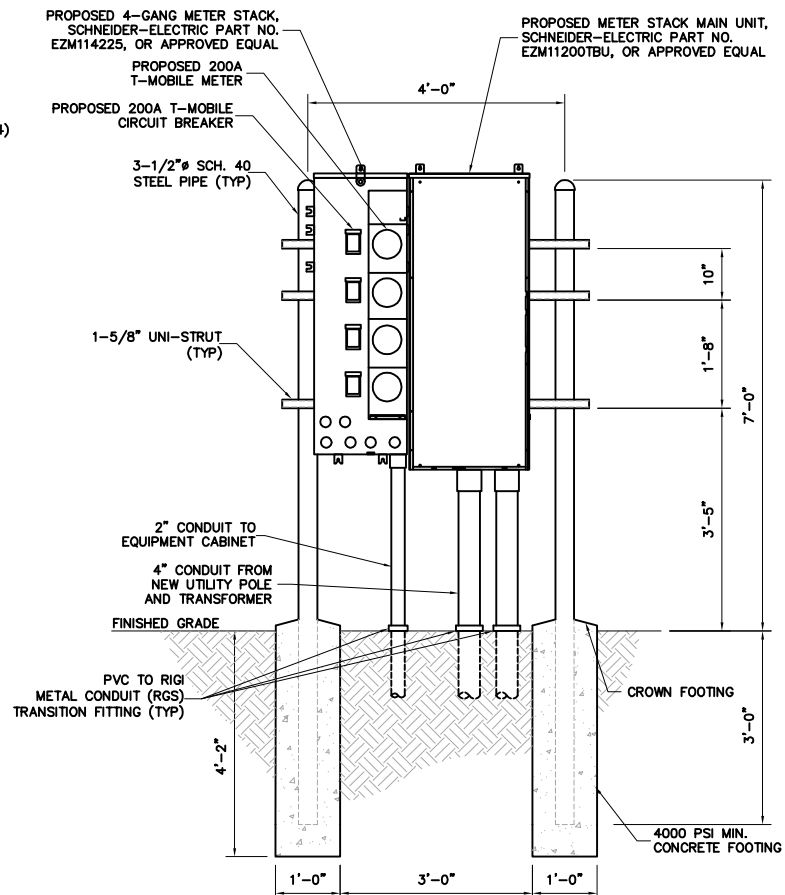
SHEET NUMBER:
4 OF 6

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0051 EASTLAKE
T-MOBILE SITE ID:
DN01571A
SITE ADDRESS:
13847 WASHINGTON STREET
THORNTON, COLORADO 80223
JURISDICTION:
ADAMS COUNTY, COLORADO

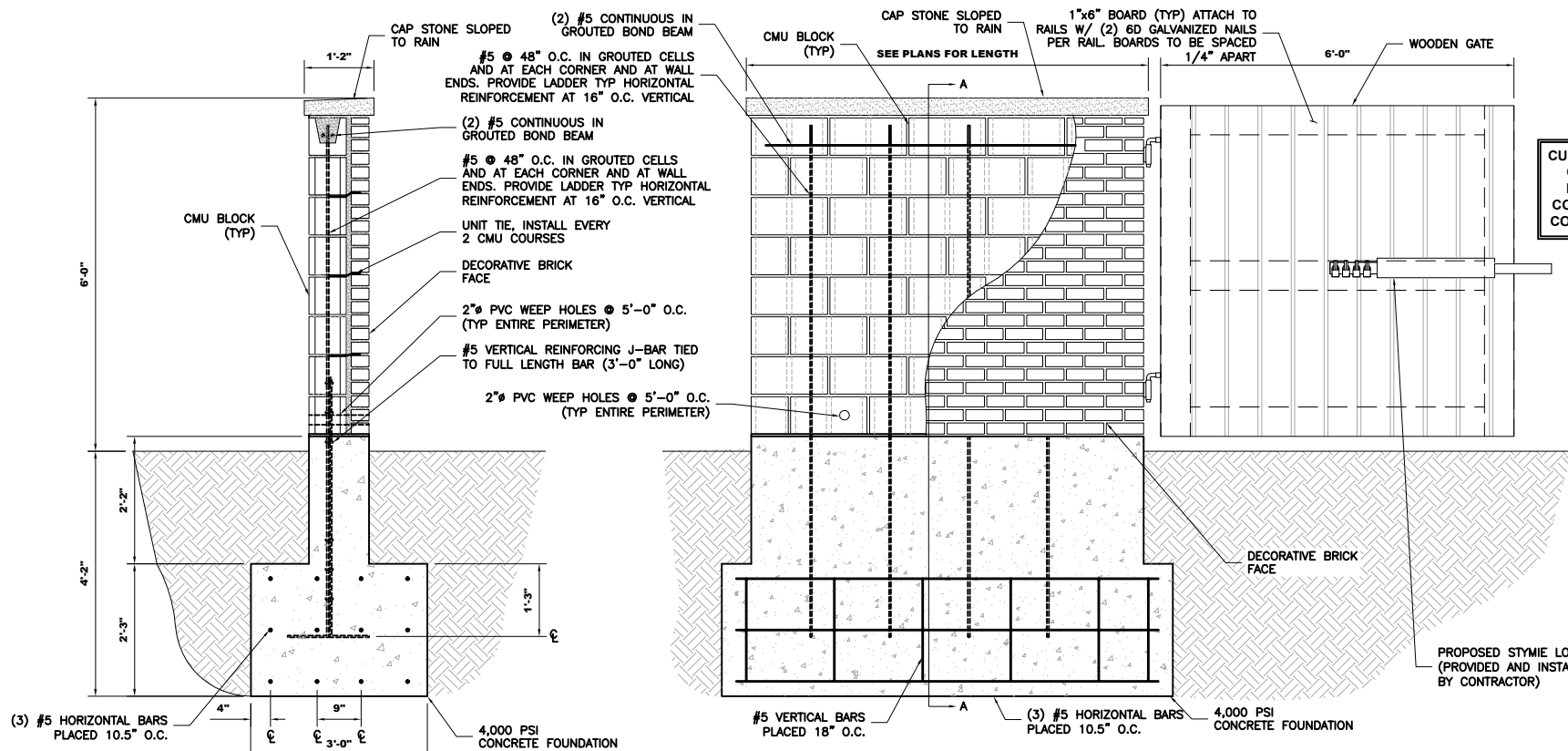

ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
LICENSE # 0049882



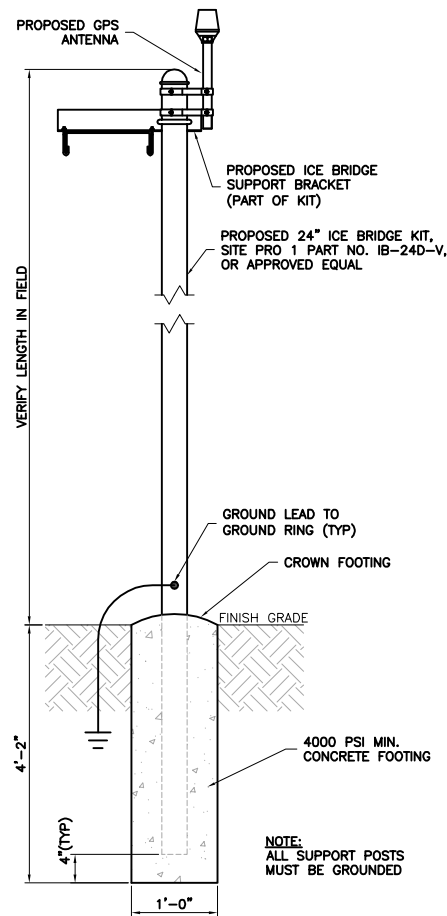
1
2-4 N.T.S.
PROPOSED T-MOBILE EQUIPMENT PLATFORM LAYOUT



2
2-4 N.T.S.
4'-0" UTILITY H-FRAME DETAIL



3
2-4 N.T.S.
BRICK VENEER FENCE & GATE DETAIL



4
2-4 N.T.S.
ICE BRIDGE DETAIL

T-Mobile
WEST LLC
T-MOBILE WEST LLC
2323 DELGANY STREET
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advantage engineers
436 INDEPENDENCE AVENUE, SUITE C
MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 458-0800
WWW.ADVANTAGEENGINEERS.COM

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
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1	03-15-17	REV. PER REVISED SURVEY
0	09-07-16	ISSUED FOR ZONING
A	08-30-16	ISSUED FOR 90% REVIEW (ZDs)

DRAWN BY: JNW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N590460.000

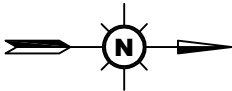
CONSTRUCTION DETAILS

DRAWING SHEET:
Z-4

SHEET NUMBER:
5 OF 6

SITE INFORMATION:
ECO-SITE SITE NAME:
CO-0051 EASTLAKE
T-MOBILE SITE ID:
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13847 WASHINGTON STREET
THORNTON, COLORADO 80223
JURISDICTION:
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COLORADO LICENSED PROFESSIONAL ENGINEER
ANDREW MICHAEL MILLER
0049882
11/20/17
ANDREW M. MILLER, PE
COLORADO PROFESSIONAL ENGINEER
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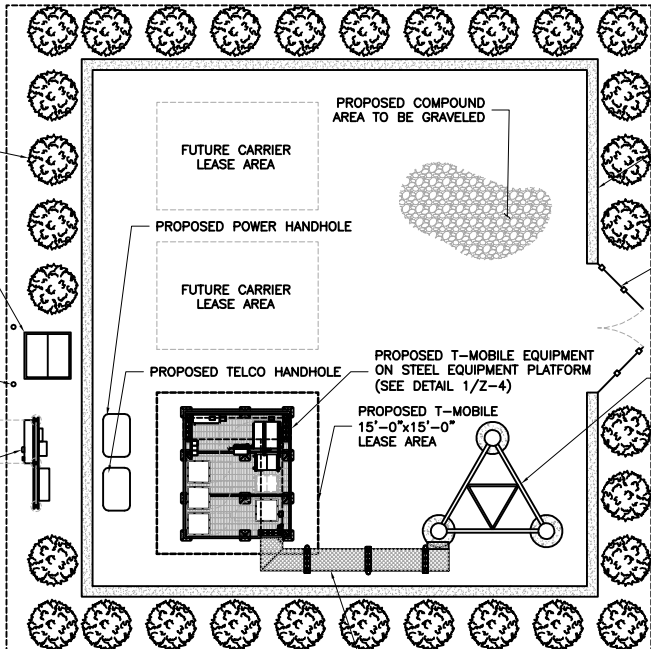


PROPOSED LANDSCAPING
(TYP OF 31)
(SEE DETAIL 2/L-1)

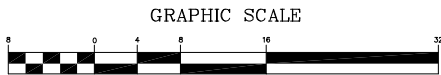
PROPOSED UTILITY
TRANSFORMER
(FINAL SIZE & LOCATION
TO BE DETERMINED BY
UTILITY COMPANY)

PROPOSED 5"Ø BOLLARD
(TYP OF 2)

PROPOSED 4-GANG METER
CENTER ON NEW 8"-Ø
ELECTRICAL BACKBOARD
SEE DETAIL 2/Z-4



1
L-1
LANDSCAPING PLAN
SCALE: 1/8" = 1'-0"



(SCALE BASED ON FULL SIZE 24"x36" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

PROPOSED 6'-0" HIGH
BRICK VENEER FENCE
(SEE DETAIL 3/Z-4)

PROPOSED 12'-0" WIDE
ACCESS GATE
(SEE DETAIL 3/Z-4)

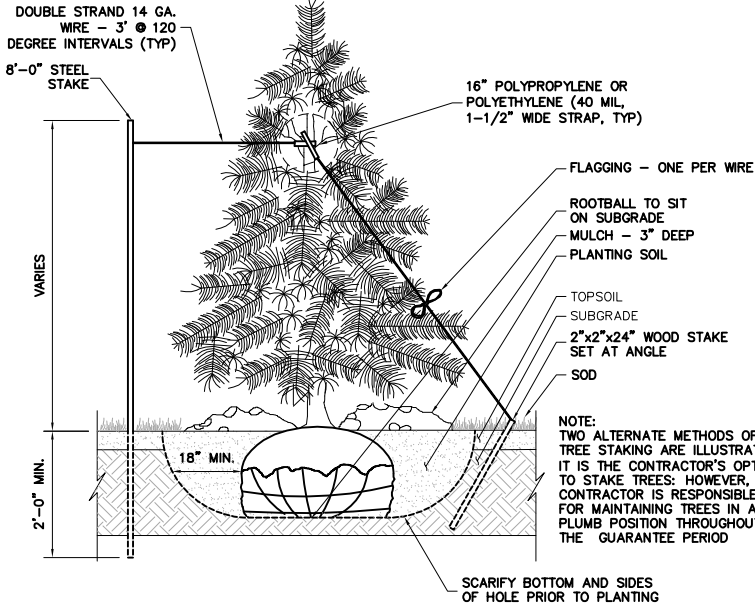
PROPOSED 70'-0" CLOCK TOWER
W/ CONCEALMENT PANELS
(SEE SHEET Z-3 FOR MORE DETAIL)

PROPOSED T-MOBILE
ICE BRIDGE
(SEE DETAIL 4/Z-4)

TYPICAL PLANT LIST

SYMBOL	COMMON NAME	BOTANICAL NAME	QUANTITY	MATURE HEIGHT	MATURE SPREAD	WATER USE
	COLOGREEN JUNIPER	JUNIPERUS SCOPULORUM COLOGREEN	31	16'-20'	8'-12'	LOW

NOTE:
CONIFER TO HAVE SHREDDED HARDWOOD
MULCH UNLESS NOTED OTHERWISE. NO
MULCH TO BE IN CONTACT WITH TRUNK.



2
L-1
TREE PLANTING DETAIL
SCALE: 1/4" = 1'-0"

LANDSCAPING NOTES

- ALL PLANT MATERIAL AND INSTALLATION OF PLANT MATERIAL SHALL BE IN STRICT CONFORMANCE WITH USDA STANDARDS FOR NURSERY STOCK AND THE "AMERICAN STANDARD FOR NURSERY STOCK," PUBLISHED BY AMERICAN HORTICULTURE INDUSTRY ASSOCIATION, LATEST EDITION.
- CONTRACTOR SHALL VERIFY ALL UTILITIES WITHIN WORK AREA AND SHALL BE RESPONSIBLE FOR THEIR PROTECTION.
- THE CONTRACTOR SHALL FURNISH AND PLANT ALL PLANTS SHOWN ON THE DRAWINGS, AS SPECIFIED, AND IN QUANTITIES INDICATED ON THE PLANT LIST.
- ALL PLANTS SHALL BE NURSERY GROWN.
- ALL PLANTS SHALL BE HARDY UNDER CLIMATIC CONDITIONS SIMILAR TO THOSE IN THE LOCALITY OF THE PROJECT.
- ALL PLANTS SHALL BE TYPICAL OF THEIR SPECIES OR VARIETY AND SHALL HAVE A NORMAL HABIT OR GROWTH. THEY SHALL BE SOUND, HEALTHY AND VIGOROUS WELL BRANCHED AND DENSELY FOLIATED WHEN IN LEAF THEY SHALL BE FREE OF DISEASE AND INSECT PESTS, EGGS OR LARVAE. THEY SHALL HAVE HEALTHY WELL-DEVELOPED ROOT SYSTEMS.
- SUBSTITUTIONS: WHEN PLANTS OF A SPECIFIED KIND OR SIZE ARE NOT AVAILABLE WITH A REASONABLE DISTANCE, SUBSTITUTIONS MAY BE MADE UPON REQUEST BY THE CONTRACTOR IF APPROVED BY THE LANDSCAPE ARCHITECT OR HIS/HER REPRESENTATIVE.
- ALL AREAS TO BE SHOWN AS LAWN SHALL BE GRASSED, AS SPECIFIED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- TREE LOCATIONS MAY NEED TO BE ADJUSTED BASED ON LOCATIONS OF PROPOSED UTILITIES.
- ALL PLANTING BEDS TO RECEIVE 3" SHREDDED HARDWOOD MULCH AS SHOWN ON DETAILS.
- ROOT BALLS OF ALL PLANTS SHALL BE ADEQUATELY PROTECTED AT ALL TIMES FROM SUN AND DRYING WINDS OR FROST.
- PLANTS WITH BROKEN ROOT BALLS OR EXCESSIVE DAMAGE TO THE CROWN SHALL BE REPLACED PRIOR TO PLANTING.
- ROPES AT TOP OF BALL SHALL BE CUT. REMOVE TOP 1/3 OF BURLAP. NON- BIODEGRADABLE MATERIAL SHALL BE TOTALLY REMOVED.
- PREPARATION OF PLANTING: CLEAN TOPSOIL OF ROOTS, PLANTS, STONES, CLAY LUMPS, AND OTHER EXTRANEOUS MATERIALS HARMFUL OR TOXIC TO PLANT GROWTH.
- DO NOT ALLOW AIR POCKETS TO FORM WHEN BACKFILLING.
- NO PLANT SHALL BE PLACED IN THE GROUND BEFORE ROUGH GRADING HAS BEEN COMPLETED AND APPROVED BY THE PROJECT LANDSCAPE ARCHITECT OR HIS/HER EQUAL.
- ALL PLANTS SHALL HAVE THE SAME RELATIONSHIP TO FINISHED GRADE AS THE PLANTS' ORIGINAL GRADE BEFORE DIGGING.
- ALL EXISTING TREES THAT ARE TO BE SAVED AS DETERMINED BY LANDSCAPE ARCHITECT SHALL BE PROTECTED UNTIL CONSTRUCTION HAS BEEN COMPLETED. AREA WITHIN DRIPLINE SHALL NOT BE TRAVELED ACROSS BY CONSTRUCTION TRAFFIC.
- TREES PLANTED ALONG STREETS SHALL HAVE A SINGLE STRAIGHT TRUNK THAT DOES NOT FORK BELOW 6'.
- WITH CONTAINER GROWN STOCK, THE CONTAINER SHALL BE REMOVED AND THE CONTAINER BALL CUT THROUGH THE SURFACE IN TWO VERTICAL LOCATIONS.
- THE CONTRACTOR SHALL LAYOUT WITH IDENTIFIABLE STAKES INDIVIDUAL TREE AND SHRUB LOCATIONS AND AREAS FOR MULTIPLE PLANTING ALONG WITH THE ARRANGEMENTS AND OUTLINE OF PLANTING BEDS AS INDICATED ON DRAWING. THE LAYOUT OF PLANTING WILL THEN BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO ANY EXCAVATION OF PLANT PITS OR PLANT BEDS.
- AT PLANTING TIME, ALL PLANT MATERIAL SHALL BE THINNED BY REMOVING BROKEN AND/OR DEAD VEGETATIVE MATERIAL.
- ALL PLANTS SHALL BE INSTALLED AS PER DETAIL AND THE CONTRACT SPECIFICATIONS.
- ALL PLANTS SHALL BE STAKED AND PLUMB UNLESS OTHERWISE SPECIFIED.
- ALL PLANTS SHALL BE THOROUGHLY WATERED TWICE DURING THE FIRST 24 HOUR PERIOD AFTER PLANTING. ALL PLANTS SHALL THEN BE WATERED WEEKLY OR MORE OFTEN, IF NECESSARY, DURING THE FIRST GROWING SEASON.
- WARRANTY TREES AND SHRUBS FOR A PERIOD OF ONE YEAR AFTER WRITTEN DATE OF ACCEPTANCE BY THE LANDSCAPE ARCHITECT AND/OR CONSTRUCTION MANAGER AGAINST DEFECTS INCLUDING DEATH AND UNSATISFACTORY GROWTH. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO MONITOR THE PROJECT DURING THE ONE YEAR WARRANTY PERIOD AND NOTIFY THE OWNER IF PROBLEMS DEVELOP. PLANTS THAT DIE DURING THE WARRANTY PERIOD SHALL BE REMOVED IMMEDIATELY. REPLACEMENTS SHALL BE PLACED UNDER WARRANTY FOR AN ADDITIONAL ONE YEAR PERIOD.
- CONDITIONS DETRIMENTAL TO PLANTS: THE CONTRACTOR SHALL NOTIFY THE PROJECT REPRESENTATIVE IN WRITING OF ALL SOIL OR DRAINAGE CONDITIONS WHICH THE CONTRACTOR CONSIDERS DETRIMENTAL TO THE GROWTH OF PLANTS. HE SHALL STATE THE CONDITIONS AND SUBMIT A PROPOSAL FOR CORRECTING THE CONDITIONS INCLUDING ANY CHANGE IN COST FOR REVIEW AND ACCEPTANCE BY THE PROJECT REPRESENTATIVE.
- MINOR ADJUSTMENTS TO TREE LOCATION MAY BE NECESSARY DUE TO FIELD CONDITIONS AND FINAL GRADING. THE CONTRACTOR SHALL NOTIFY THE OWNER IF MAJOR ADJUSTMENTS ARE REQUIRED.

T-Mobile
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advantage engineers
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MECHANICSBURG, PENNSYLVANIA 17055
PHONE: (717) 458-0000
www.advantageengineers.com

SCHEDULE OF REVISIONS

REV. NO.	DATE	DESCRIPTION OF CHANGES
6		
5	11-20-17	ADD LANDSCAPING
4	10-05-17	REV. TOWER HEIGHT
3	07-28-17	REV. TOWER LOCATION
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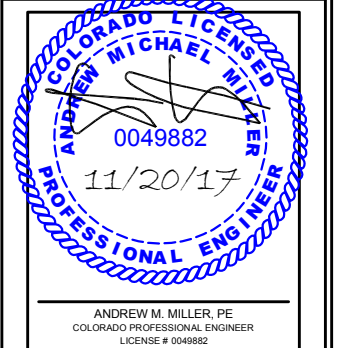
DRAWN BY: JNW
CHECKED BY: MTG
SCALE: NOTED
JOB NO: N590460.000

DRAWING TITLE:
**LANDSCAPE PLAN,
DETAILS & NOTES**

DRAWING SHEET:
L-1

SHEET NUMBER:
6 OF 6

SITE INFORMATION:
**ECO-SITE SITE NAME:
CO-0051 EASTLAKE
T-MOBILE SITE ID:
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13847 WASHINGTON STREET
THORNTON, COLORADO 80223
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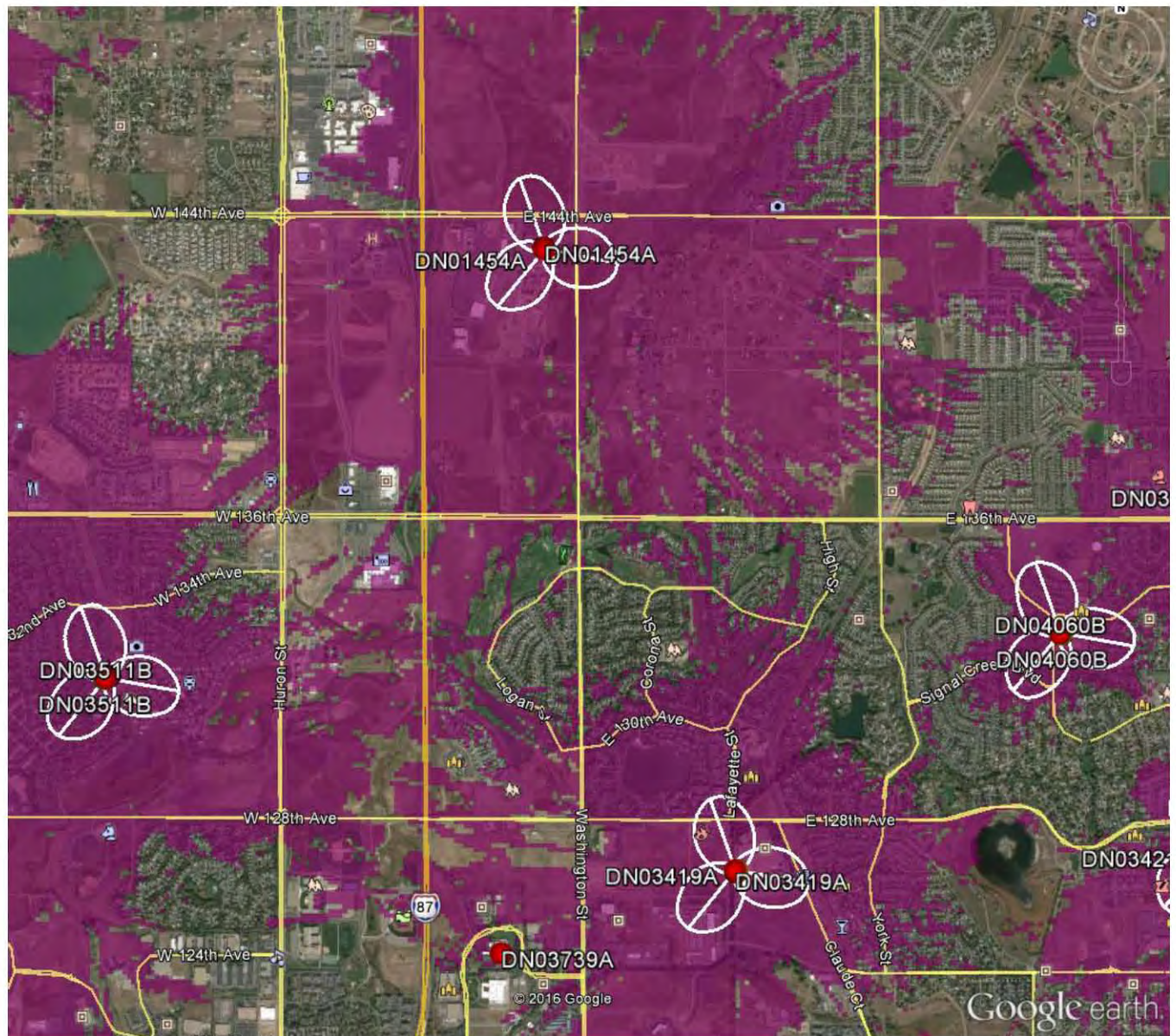


**Know what's below.
Call before you dig.**

PROTECT YOURSELF, GIVE THREE
WORKING DAYS NOTICE
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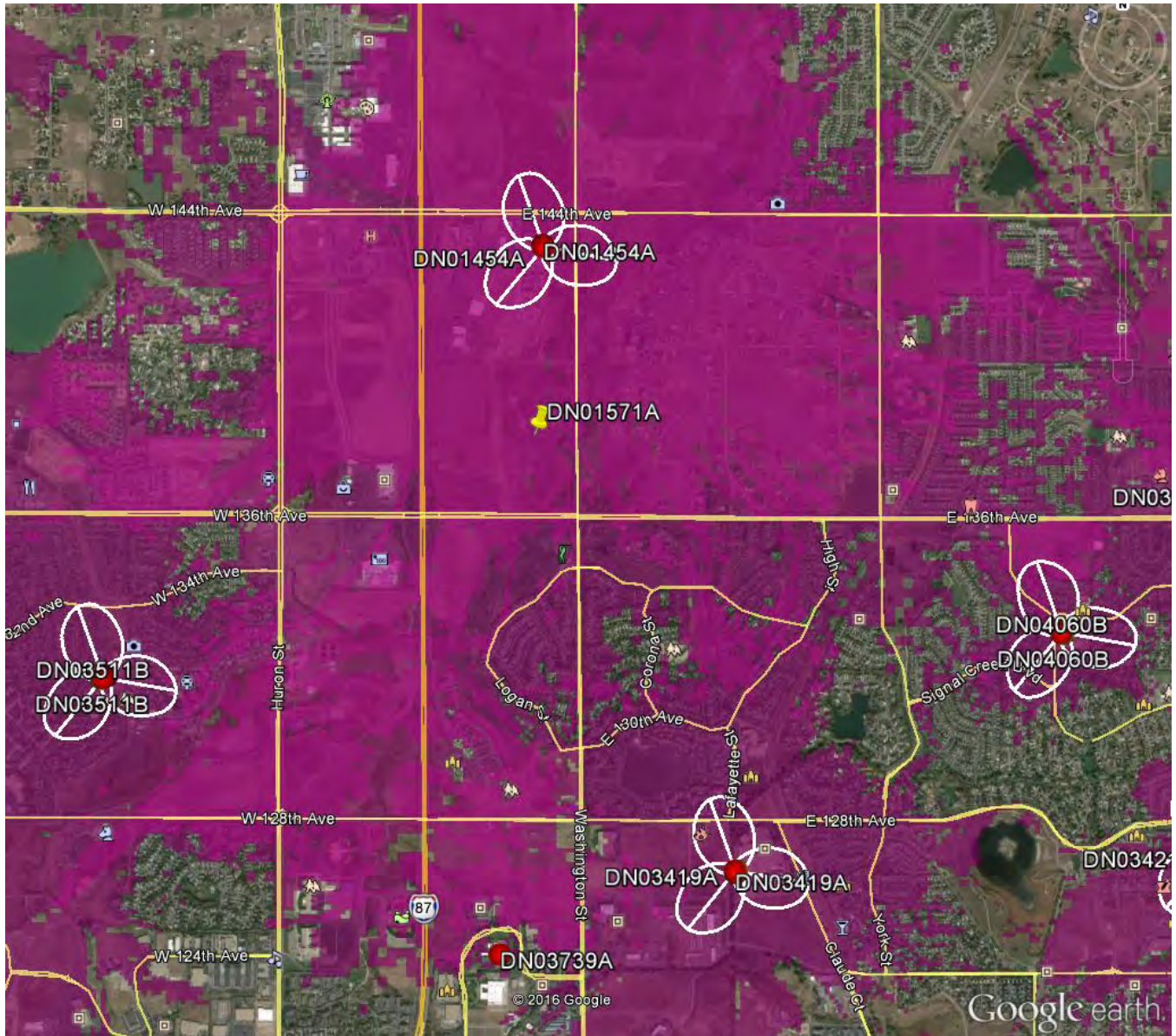
Existing Coverage





Proposed Coverage

Coverage with DN01571A



There is improvement in Very Good Service quality around the site. This location at 75' meets most of our objectives above. All residential and commercial area are covered. We have continuous coverage between existing sites

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601-8204
PHONE 720.523.6800
FAX 720.523.6998

Development Review Team Comments

Date: 10/2/2017

Project Number: RCU2017-00038

Project Name: Eco-Site

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the conditional use permit. The Development Review Team review has yielded the need for a resubmittal of more information. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 09/07/2017

Email: jblair@adcogov.org

Complete

Building permit will be required for the construction of the clock tower.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 09/11/2017

Email: memmens@adcogov.org

Complete

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG5: A Traffic Impact Study is not required for this application.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 08/29/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 09/05/2017

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/02/2017

Email: gibarnes@adcogov.org

Resubmittal Required

PLN01: The subject property is located within the Agricultural-2 (A-2) zone district. Commercial Communication Towers do require a Conditional Use Permit in the A-2 zone district. The Conditional Use Permit approval process includes two public hearings: Planning Commission and Board of County Commissioners. These hearings dates will be set, once all of the comments have been properly addressed. A resubmittal and reply is expected from this review.

PLN02: It has been noted that waivers are being requested from setback and height requirements. Please note, that staff recommends that the setback of the tower fully comply with the development standards. Additionally, staff may not be supportive of any height waiver that exceeds 70 feet, which is the maximum allowable height for agricultural structures in the A-2 zone district.

PLN03: An objection to this case has been filed by the City of Thornton. Please consult the City of Thornton to discuss if any changes can be made to the proposal that could reverse their decision.

PLN04: Your request to waive landscaping is unlikely to be supported. It is recommended that landscaping be considered.

PLN05: Please provide an estimate of the cost for removal of the tower facility for review. A bond will need to be submitted and held by the County for the tower's removal.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 09/15/2017

Email: mhillje@adcogov.org

Complete

ROW1: Rec #2016000062546 dedicated 140th Ave and Grant Street to City of Thornton. The proposed tower is adjacent to the Grant Street dedication. City of Thornton should be contacted to weigh in on setbacks from the dedicated road.

ROW2: All proposed easements shall be recorded



Development Review Team Comments

Date: 12/7/2017

Project Number: RCU2017-00038

Project Name: Eco-Site

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conditional Use Permit.

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 09/07/2017

Email: jblair@adcogov.org

Complete

Building permit will be required for the construction of the clock tower.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 09/11/2017

Email: memmens@adcogov.org

Complete

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG5: A Traffic Impact Study is not required for this application.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 11/28/2017

Email: memmens@adcogov.org

Complete

Comments Updated for 11-22-2017 Re-submittal

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

*County Comment: Applicant response not necessary - Comment Closed.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

Correction - Property IS located within the County's MS4 Permit Area however, proposed improvements will be under one (1) acre(s). An Adams County MS4 Stormwater Permit is not required. The installation of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

*County Comment: Applicant response not necessary - Comment Closed.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

- Applicant Response - The existing Washington St access will be used to access the site.

*County Comment: The applicant is required to contact the City of Thornton to inquire if an Access Permit is needed. Include the City of Thornton response in the next re-submittal. See New Comment ENG6 below.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

- Applicant Response – There will be less than the 3000 square feet of impervious area on the site.

*County Comment: Comment Closed

ENG5: A Traffic Impact Study is not required for this application.

*County Comment: Applicant response not necessary - Comment Closed.

ENG6: The developer must obtain approval from the fire department for the design of the proposed private access road. The fire district must also give this approval in a written statement to the developer.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 08/29/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 11/28/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 09/05/2017

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/02/2017

Email: gibarnes@adcogov.org

Resubmittal Required

PLN01: The subject property is located within the Agricultural-2 (A-2) zone district. Commercial Communication Towers do require a Conditional Use Permit in the A-2 zone district. The Conditional Use Permit approval process includes two public hearings: Planning Commission and Board of County Commissioners. These hearings dates will be set, once all of the comments have been properly addressed. A resubmittal and reply is expected from this review.

PLN02: It has been noted that waivers are being requested from setback and height requirements. Please note, that staff recommends that the setback of the tower fully comply with the development standards. Additionally, staff may not be supportive of any height waiver that exceeds 70 feet, which is the maximum allowable height for agricultural structures in the A-2 zone district.

PLN03: An objection to this case has been filed by the City of Thornton. Please consult the City of Thornton to discuss if any changes can be made to the proposal that could reverse their decision.

PLN04: Your request to waive landscaping is unlikely to be supported. It is recommended that landscaping be considered.

PLN05: Please provide an estimate of the cost for removal of the tower facility for review. A bond will need to be submitted and held by the County for the tower's removal.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 12/06/2017

Email: gibarnes@adcogov.org

Complete

PLN01: The City of Thornton is still opposing the project. Please let me know if you seek more time to work with them for support, or if you wish to proceed to public hearing without their support.

PLN02: A bond must be submitted to Adams County to cover the cost for removal of the tower. This bond must be provided prior to the case being scheduled for public hearing.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 11/30/2017

Email: mhillje@adcogov.org

Complete

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 09/15/2017

Email: mhillje@adcogov.org

Complete

ROW1: Rec #2016000062546 dedicated 140th Ave and Grant Street to City of Thornton. The proposed tower is adjacent to the Grant Street dedication. City of Thornton should be contacted to weigh in on setbacks from the dedicated road.

ROW2: All proposed easements shall be recorded



Development Review Team Comments

Date: 1/19/2018

Project Number: RCU2017-00038

Project Name: Eco-Site

Note to Applicant:

The following review comments and information from the Development Review Team is based on the information you submitted for the Conditional Use Permit. It appears you have one outstanding comment from the ROW review that will need to be addressed. The report that gets generated includes all of the previous comments. To avoid any confusion, please pay attention to the dates which the comments were made. Please contact the case manager if you have any questions:

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 01/08/2018

Email: jblair@adcogov.org

No Comment

Commenting Division: Building Review

Name of Reviewer: Justin Blair

Date: 09/07/2017

Email: jblair@adcogov.org

Complete

Building permit will be required for the construction of the clock tower.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 09/11/2017

Email: memmens@adcogov.org

Complete

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

ENG5: A Traffic Impact Study is not required for this application.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 11/28/2017

Email: memmens@adcogov.org

Complete

Comments Updated for 11-22-2017 Re-submittal

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

*County Comment: Applicant response not necessary - Comment Closed.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

Correction - Property IS located within the County's MS4 Permit Area however, proposed improvements will be under one (1) acre(s). An Adams County MS4 Stormwater Permit is not required. The installation of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

*County Comment: Applicant response not necessary - Comment Closed.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

- Applicant Response - The existing Washington St access will be used to access the site.

*County Comment: The applicant is required to contact the City of Thornton to inquire if an Access Permit is needed. Include the City of Thornton response in the next re-submittal. See New Comment ENG6 below.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

- Applicant Response – There will be less than the 3000 square feet of impervious area on the site.

*County Comment: Comment Closed

ENG5: A Traffic Impact Study is not required for this application.

*County Comment: Applicant response not necessary - Comment Closed.

ENG6: The developer must obtain approval from the fire department for the design of the proposed private access road. The fire district must also give this approval in a written statement to the developer.

Commenting Division: Engineering Review

Name of Reviewer: Matthew Emmens

Date: 01/19/2018

Email: memmens@adcogov.org

Complete

ENG1: Floodplain: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the subject parcel is partially located within a delineated 100-year flood hazard zone. However, the project site is NOT located within a delineated 100-year flood hazard zone; a floodplain use permit will not be required.

*County Comment: Applicant response not necessary - Comment Closed.

ENG2: Stormwater Permitting: Property is not in MS4 Permit area.

A Stormwater Quality Permit is not required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMP's. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 in regards to illicit discharge.

Correction - Property IS located within the County's MS4 Permit Area however, proposed improvements will be under one (1) acre(s). An Adams County MS4 Stormwater Permit is not required. The installation of erosion and sediment control BMPs are expected. The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements.

*County Comment: Applicant response not necessary - Comment Closed.

ENG3: Property Access: The property has access to Washington Street; which is under the jurisdiction of the City of Thornton. The applicant should contact the City of Thornton to inquire if an Access Permit is needed.

- Applicant Response - The existing Washington St access will be used to access the site.

*County Comment: The applicant is required to contact the City of Thornton to inquire if an Access Permit is needed. Include the City of Thornton response in the next re-submittal. See New Comment ENG6 below.

ENG4: If the applicant is proposing to install over 3,000 square feet of impervious area on the project site, a drainage report and drainage plans in accordance to Chapter 9 of the Adams County Development Review Manual, are required to be completed by a registered professional engineer and submitted to Adams County for review and final approval.

- Applicant Response – There will be less than the 3000 square feet of impervious area on the site.

*County Comment: Comment Closed

ENG5: A Traffic Impact Study is not required for this application.

*County Comment: Applicant response not necessary - Comment Closed.

ENG6: The developer must obtain approval from the fire department for the design of the proposed private access road. The fire district must also give this approval in a written statement to the developer.

<update: 1/19/2018> Applicant has submitted letter from the City of Thornton Fire Department detailing revisions to the drive/access to the site. Applicant is responsible for resolving all issues/concerns from the fire district.

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 08/29/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Environmental Analyst Review

Name of Reviewer: Jen Rutter

Date: 11/28/2017

Email: jrutter@adcogov.org

No Comment

Commenting Division: Parks Review

Name of Reviewer: Aaron Clark

Date: 09/05/2017

Email: aclark@adcogov.org

No Comment

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 10/02/2017

Email: gjbarnes@adcogov.org

Resubmittal Required

PLN01: The subject property is located within the Agricultural-2 (A-2) zone district. Commercial Communication Towers do require a Conditional Use Permit in the A-2 zone district. The Conditional Use Permit approval process includes two public hearings: Planning Commission and Board of County Commissioners. These hearings dates will be set, once all of the comments have been properly addressed. A resubmittal and reply is expected from this review.

PLN02: It has been noted that waivers are being requested from setback and height requirements. Please note, that staff recommends that the setback of the tower fully comply with the development standards. Additionally, staff may not be supportive of any height waiver that exceeds 70 feet, which is the maximum allowable height for agricultural structures in the A-2 zone district.

PLN03: An objection to this case has been filed by the City of Thornton. Please consult the City of Thornton to discuss if any changes can be made to the proposal that could reverse their decision.

PLN04: Your request to waive landscaping is unlikely to be supported. It is recommended that landscaping be considered.

PLN05: Please provide an estimate of the cost for removal of the tower facility for review. A bond will need to be submitted and held by the County for the tower's removal.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 12/06/2017

Email: gjbarnes@adcogov.org

Complete

PLN01: The City of Thornton is still opposing the project. Please let me know if you seek more time to work with them for support, or if you wish to proceed to public hearing without their support.

PLN02: A bond must be submitted to Adams County to cover the cost for removal of the tower. This bond must be provided prior to the case being scheduled for public hearing.

Commenting Division: Planner Review

Name of Reviewer: Greg Barnes

Date: 01/19/2018

Email: gjbarnes@adcogov.org

Complete

PLN01: The bond has been filed. Thank you.

PLN02: The objection from the City of Thornton remains. It has been noted that we will proceed with public hearing with the objection in-place.

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 11/30/2017

Email: mhillje@adcogov.org

Complete

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 09/15/2017

Email: mhillje@adcogov.org

Complete

ROW1: Rec #2016000062546 dedicated 140th Ave and Grant Street to City of Thornton. The proposed tower is adjacent to the Grant Street dedication. City of Thornton should be contacted to weigh in on setbacks from the dedicated road.

ROW2: All proposed easements shall be recorded

Commenting Division: ROW Review

Name of Reviewer: Marissa Hillje

Date: 01/10/2018

Email: mhillje@adcogov.org

Resubmittal Required

ROW1: City of Thornton's comment about the proposed utility easement should be addressed and/or utility easement moved to accommodate future development.

"The proposed 10' utility easement that connects the tower site to the Washington Street ROW is directly adjacent to the off-site storm sewer easement for the DPO Pond D & E outfall, but there is no overlap with the drainage easement. There is a 257' section of the 20' wide utility easement that is directly adjacent to the southern property line of the existing Isabelle Estates parcel. If this existing property develops independently then Xcel Energy is going to want to put a 10' utility easement along this outside property line, which would overlap with the 20' utility easement shown on the plan. I would recommend that this 257' section of the 20' easement is shifted 10' to the north to allow for that potential independent development of the parcel."

Greg Barnes

From: Loeffler - CDOT, Steven [steven.loeffler@state.co.us]
Sent: Monday, September 11, 2017 10:38 AM
To: Greg Barnes
Subject: RCU2017-00038, Eco-Site

Greg,

I have reviewed the referral named above requesting a CUP to allow a commercial telecommunications tower, located at 13847 Washington Street and have no objections.

Thank you for the opportunity to review this referral.

Steve Loeffler
Permits Unit



P 303.757.9891 | F 303.757.9886
2000 S Holly Street, Denver, CO 80222
steven.loeffler@state.co.us | www.codot.gov | www.cotrip.org

Greg Barnes

From: Kuster - CDPHE, Kent [kent.kuster@state.co.us]
Sent: Monday, September 18, 2017 10:29 AM
To: Greg Barnes
Subject: RCU2017-00038

September 18, 2017

Greg Barnes, Case Manager

Community and Economic Development Department

4430 South Adams County Parkway, Suite W2000

Brighton, CO 80601-8204

Re: Case No. RCU2017-00038

Dear Mr. Barnes,

The Colorado Department of Public Health and Environment has no comment for Case No. RCU2017-00038. However, we recommend that the contractor(s) comply with all state and federal environmental rules and regulations. This may require obtaining a permit for regulated activities before emitting or discharging a pollutant into the air or water, dispose of hazardous waste or engaging in certain regulated activities.

Sincerely,

Kent Kuster

Environmental Specialist

Colorado Department of Public Health and Environment

--

Kent Kuster

Environmental Protection Specialist

Colorado Department of Public Health and Environment

4300 Cherry Creek Drive South

Denver, CO 80246-1530

303-692-3662 | kent.kuster@state.co.us



October 2, 2017

Greg Barnes
Adams County
Community and Economic Development
4430 South Adams County Parkway
Brighton, CO 80601

RE: Conditional Use Permit for telecommunications tower
RCU2017-00038
TCHD Case No. 4593

Dear Mr. Barnes:

Thank you for the opportunity to review and comment on the proposed conditional use permit to allow a commercial communications tower at 13847 Washington Street. Tri-County Health Department (TCHD) staff reviewed the application for compliance with applicable environmental and public health regulations. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1571 with any questions.

Sincerely,

A handwritten signature in black ink that reads "Sheila Lynch". The signature is fluid and cursive, with the first name "Sheila" being more prominent than the last name "Lynch".

Sheila Lynch
Land Use, Built Environment, and Health Program Manager

CC: Monte Deatrich, TCHD



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.cityofthornton.net

September 29, 2017

Greg Barnes
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

RE: 13847 Washington Street – Conditional Use Permit for a Commercial Communications Tower

Mr. Barnes:

The City of Thornton is not supportive of this application to allow a commercial telecommunications tower at 13847 Washington Street. The site of the proposed telecommunications tower is located on property that is not yet incorporated in the City of Thornton, however, the site is designated as Regional Commercial in the City's Comprehensive Plan and is expected to be annexed into the city and zoned for commercial development in the near future as the property is under contract with a private development firm. Additionally, we provide the following comments:

1. The proposed location of the telecommunications facilities may inhibit development of the site in accordance with City development standards.
2. Although referenced in the project narrative, the site plan does not show proposed setbacks from adjacent property lines for the facilities contemplated.
3. The proposed 10-foot utility easement is not referenced in the project narrative. The location of this easement will certainly complicate, if not inhibit, future development of the property.
4. The proposed utility easement crosses a floodway.

Enclosed with this email, please find a letter of objection by Alberta Development Partners, currently under contract to acquire the site proposed for the commercial communications tower.

We request to be updated as to the status of this application as it has serious consequences for site development. Please contact me at 303-538-7278, or via e-mail at Brian.Garner@cityofthornton.net for updates and/or questions related to this response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Brian Garner", with a stylized flourish at the end.

Brian Garner
Principal Planner

Enclosures

cc: Jason O'Shea, Development Director
Grant Penland, Current Planning Manager



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.cityofthornton.net

December 6, 2017

Greg Barnes
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

RE: RCU-2017-00038 - 13847 Washington Street – Conditional Use Permit for a Commercial Communications Tower – Second Submittal

Mr. Barnes:

The City of Thornton remains opposed to this application to allow a commercial telecommunications tower at 13847 Washington Street. As previously stated, the site of the proposed telecommunications tower is located on property that is not yet incorporated in the City of Thornton, where it is designated as Regional Commercial in the City's Comprehensive Plan. The property is expected to be annexed into the city and zoned for commercial development in the near future. The City requests the applicant work with any future developer of this site to plan any communications facilities in conjunction with development of the site, in compliance with city requirements.

Additionally, we provide the following comments:

Current Planning

1. The proposed location of the telecommunications facilities may inhibit development of the site in accordance with City development standards.
2. The location of proposed easements will certainly complicate, if not inhibit, future development of the property.

Policy Planning

1. Policy Planning has reviewed the above-mentioned referral and has the following comments regarding the 2012 Thornton Comprehensive Plan and other long-range planning documents, as they pertain to this application.

The developer proposes to install a commercial telecommunications facility disguised as a clock tower at the location noted above. While the project site is not currently a part of the city of Thornton, it is located within Thornton's future commercial growth area. Annexation of the above noted outparcel to the city of Thornton is expected in the near future, with commercial development likely to follow.

In light of the construction of a signature destination retail/commercial development currently under construction adjacent to and partially surrounding the subject property, and in consideration of the future commercial potential for the subject property, Policy Planning will only support a sensitively designed telecommunications facility incorporated compatibly into an overall development plan for 13847 Washington Street.

Development Engineering

1. The proposed 10' utility easement that connects the tower site to the Washington Street ROW is directly adjacent to the off-site storm sewer easement for the DPO Pond D & E outfall, but there is no overlap with the drainage easement. There is a 257' section of the 20' wide utility easement that is directly adjacent to the southern property line of the existing Isabelle Estates parcel. If this existing property develops independently then Xcel Energy is going to want to put a 10' utility easement along this outside property line, which would overlap with the 20' utility easement shown on the plan. I would recommend that this 257' section of the 20' easement be shifted 10' to the north to allow for that potential independent development of the parcel.

As for the tower itself, the proposed tower height of 70'-0" is less than the distance to the Grant Street ROW (79'-10") to the west and is less than the distance to the property line (77'-1") to the south. If the tower were to ever fall over it would stay within the property limits, at least as the property limits exist today. If this parcel is ever combined with the eastern outparcels for the DPO site to the west and south then you could end up with some conflicts, but as we have no future layout to compare against, I think that issue would need to be addressed later.

End of Comments

We request to be updated as to the status of this application as it has serious consequences for site development. Please contact me at 303-538-7278, or via e-mail at Brian.Garner@cityofthornton.net for updates and/or questions related to this response.

Sincerely,



Brian Garner
Principal Planner

cc: Jason O'Shea, Development Director
Grant Penland, Current Planning Manager
Robert Larsen, Senior Policy Planner
Tim Semones, Civil Engineer



City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.cityofthornton.net

January 11, 2018

Greg Barnes
Adams County Community and Economic Development
4430 S. Adams County Parkway, Suite W2000A
Brighton, CO 80601-8216

RE: RCU-2017-00038 - 13847 Washington Street – Conditional Use Permit for a Commercial Communications Tower – Third Submittal

Mr. Barnes:

The City of Thornton remains opposed to this application to allow a commercial telecommunications tower at 13847 Washington Street. As previously stated, the site of the proposed telecommunications tower is located on property that is not yet incorporated in the City of Thornton, where it is designated as Regional Commercial in the City's Comprehensive Plan. The property is expected to be annexed into the city and zoned for commercial development in the near future. The City requests the applicant work with any future developer of this site to plan any communications facilities in conjunction with development of the site, in compliance with city requirements.

Additionally, we provide the following comments:

Current Planning

1. The proposed location of the telecommunications facilities may inhibit development of the site in accordance with City development standards.
2. The location of proposed easements will certainly complicate, if not inhibit, future development of the property.
3. The application does not meet the criteria for approval of a Conditional Use Permit in accordance with Sec. 2-02-08-06 of the Adams County Code. In particular:

Criterion 4: The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.

City Rationale: the proposed CUP is a detriment to the future development of the area in the jurisdiction of the City of Thornton.

Criterion 6: The site is suitable for the conditional use including adequate useable space, adequate access, and absence of environmental constraints.

City Rationale: As stated by the City's Traffic Engineer, the existing access may be required to be closed and/or modified in the future when redevelopment occurs.

Criterion 8: Sewer, water, storm drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

City Rationale: See comments from the City's Development Engineering Division, below.

Policy Planning

Policy Planning has reviewed the above-mentioned referral and has the following comments regarding the 2012 Thornton Comprehensive Plan and other long-range planning documents, as they pertain to this application.

The developer proposes to install a commercial telecommunications facility disguised as a clock tower at the location noted above. While the project site is not currently a part of the city of Thornton, it is located within Thornton's future commercial growth area. Annexation of the above noted outparcel to the city of Thornton is expected in the near future, with commercial development likely to follow.

In light of the construction of a signature destination retail/commercial development currently under construction adjacent to and partially surrounding the subject property, and in consideration of the future commercial potential for the subject property, Policy Planning will only support a sensitively designed telecommunications facility incorporated compatibly into an overall development plan for 13847 Washington Street.

Development Engineering

There is a 257' section of the 20' wide utility easement that is directly adjacent to the southern property line of the existing Isabelle Estates parcel. If this existing property develops independently then Xcel Energy is going to want to put a 10' utility easement along this outside property line, which would overlap with the 20' utility easement shown on the plan. I would recommend that this 257' section of the 20' easement be shifted 10' to the north to allow for that potential independent development of the parcel.

If this parcel is ever combined with the eastern outparcels for the Denver Premium Outlets site to the west and south then the proposed 20' wide utility easement could create conflicts within the combined parcel that would limit the development potential of the combined parcel.

End of Comments

We request to be updated as to the status of this application as it has serious consequences for site development. Please contact me at 303-538-7278, or via e-mail at Brian.Garner@cityofthornton.net for updates and/or questions related to this response.

Sincerely,



Brian Garner
Principal Planner

cc: Jason O'Shea, Development Director
Grant Penland, Current Planning Manager
Robert Larsen, Senior Policy Planner
Tim Semones, Civil Engineer



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

September 29, 2017

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

Attn: Greg Barnes

Re: Eco-Site, Case # RCU2017-00038

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use documentation for **Eco-Site** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing electric distribution facilities along Washington Street. Should the project require any new electric service the property owner/developer/contractor must complete the **application process** via FastApp-Fax-Email-USPS (go to:

https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

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

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

December 1, 2017

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

Attn: Greg Barnes

Re: Eco-Site - Resubmittal, Case # RCU2017-00038

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the resubmitted conditional use documentation for **Eco-Site** and has **no apparent conflict**.

The property owner/developer/contractor must continue working with the Designer assigned to the project for approval of electric design details. Additional easements may need to be acquired by separate document for new facilities.

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

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



Right of Way & Permits
1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

January 11, 2018

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

Attn: Greg Barnes

Re: Eco-Site – Resubmittal – 2nd referral, Case # RCU2017-00038

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the second referral for the resubmitted conditional use documentation for **Eco-Site** and still has **no apparent conflict**.

The property owner/developer/contractor is reminded that PSCo has existing electric distribution facilities along Washington Street, and to continue working with the Designer assigned to the project for approval of electric design details.

https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders).

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

If you have any questions about this referral response, please contact me at (303) 571-3306.

Donna George
Contract Right of Way Referral Processor
Public Service Company of Colorado



REAL ESTATE ACQUISITION DEVELOPMENT AND INVESTMENT

September 27, 2017

Mr. Brian Garner
Principal Planner
City of Thornton
9500 Civic Center Drive
Thornton, CO 80229

RE: NWC 136th & Washington Development

Dear Brian,

As you know, Alberta Development Partners is intending to develop a retail and entertainment project adjacent to Simon's new outlets at 136th and Washington. Thank you for your assistance to date as we continue to move forward with this opportunity.

It has recently come to our attention that there has been a conditional use permit application (enclosed) submitted to Adams County for a commercial telecommunications tower to be located at 13847 Washington Street (Assessor's Parcel Number 0157322000033). We are currently under contract to purchase that property as it necessary to execute our project. As you can imagine, a 75 foot telecommunications tower on the property will certainly negatively impact and likely prevent the project from materializing.

Therefore, the purpose of this letter is to express our objection to the application referenced above. Please let me know if you have any questions.

Sincerely,

Bryan McFarland
Principal – Development

Cc Don Provost

Enclosures



THOMAS DUFFY
Broker

September 27, 2017

Mr. Brian Garner
Principal Planner
City of Thornton
9500 Civic Center Drive
Thornton, CO 80229

RE: NWC 136th & Washington Development

Dear Brian,

As the owner of the 24 acre Parcel located at the SW corner of 136th and Washington St. (adjacent to the new Simon outlets), we are currently under contract with Alberta Development for a retail and entertainment project adjacent to Simon's new outlets at 136th and Washington.

It has recently come to our attention that there has been a conditional use permit application (enclosed) submitted to Adams County for a commercial telecommunications tower to be located at 13847 Washington Street (Assessor's Parcel Number 0157322000033). We are currently under contract to sell our property to Alberta Development Partners. As you can imagine, a 75 foot telecommunications tower on the property will certainly negatively impact and likely prevent the project from materializing. I cannot imagine that anyone would be on board with this tower adjacent to the Simon and Alberta projects.

Therefore, the purpose of this letter is to express our objection to the application referenced above. Please let me know if you have any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Tom Duffy', is written over a light blue circular stamp or watermark.

Tom Duffy
Owner Broker
tom@duffyrealty.net

Cc Trong Lam - Pacific Century Investments

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name: Eco-Site
Case Number: RCU2017-00038

September 11, 2017

The Adams County Planning Commission is requesting comments on the following request: conditional use permit to allow a commercial telecommunications tower. The tower is proposed to be 75 feet in height, and designed to look like a clock tower.

This request is located at 13847 Washington Street. The Assessor's Parcel Number is 0157322000033. The legal decription of the site is:

A portion of that Amended-Land Survey Plat, recorded July 14, 1989 as Reception No. 21852757, recorded in the the official public records of Weld County, Colorado, being more particularly described as follows: COMMENCING at the Westerly most, Northwest Corner of said parcel; thence S50°49'56"E (Bearings are based on those shown upon Amended-Land Survey Plat recorded as Reception No. 21852757 in the Official Public Records of Weld County, Colorado, if rotated 0°04'38" counter-clockwise) a distance of 66.93 feet, to the POINT OF BEGINNING; thence S00°00'00"E a distance of 50.00 feet; thence N90°00'00"W a distance of 50.00 feet; thence N00°00'00"W a distance of 50.00 feet; thence N90°00'00"E a distance of 50.00 feet to the POINT OF BEGINNING.

Applicant Information: Eco-Site Inc/ Advantage Engineers, Inc.
Eugene Carroll
864 W. South Boulder Rd, Unit 200
Louisville, CO 80027

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by 10/02/2017 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 will be forwarded to you for your information. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases. Thank you for your review of this case.

Greg Barnes
Case Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

Community & Economic
Development Department
Development Services Division
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Public Hearing Notification

Case Name:	Eco-Site
Case Number:	RCU2017-00038
Planning Commission Hearing Date:	March 8, 2018 at 6:00 p.m.
Board of County Commissioners Hearing Date:	April 3, 2018 at 9:30 a.m.

February 7, 2018

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: conditional use permit to allow a commercial telecommunications tower.

The proposed use will be a commercial telecommunications tower. This request is located at 13847 Washington Street on a 3,600 sq. ft. portion of a 26 acre parcel of land. The Assessor's Parcel Number is 0157322000033. The legal description of the request is:

A Portion of the NE1/4 of the SE1/4 of Section 22, Township 1 South, Range 68 West, 5th P.M., being more particularly described as follows:

COMMENCING at the SW Corner of the NE1/4 of the SE1/4 of said section 22, thence N55°43'11"E (Bearings are based on the East line of the SE1/4 of Section 22, Township 1 South, Range 68 West, 5th P.M., which bears N00°47'24"W.), a distance of 37.69 feet to the POINT OF BEGINNING; thence N00°46'51"W, a distance of 60.00 feet; thence N89°13'09"E, a distance of 60.00 feet; thence S00°46'51"E, a distance of 60.00 feet; thence S89°13'09"W, a distance of 60.00 feet to to the POINT OF BEGINNING.

Said parcel contains an area of 3,600 S.F. or 0.083 acres, more or less.

Applicant Information:	Eco-Site Inc/ Advantage Engineers Inc Eugene Carroll 13847 Washington St Greenwood Village, CO 80111
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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.

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Erik Hansen
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Mary Hodge
DISTRICT 5

PUBLICATION REQUEST

Case Name: Eco-Site
Case Number: RCU2017-00038

Planning Commission Hearing Date: March 8, 2018 at 6:00 p.m.
Board of County Commissioners Hearing Date: April 3, 2018 at 9:30 a.m.

Request: Conditional Use Permit to allow a commercial telecommunications tower.

Location: 13847 WASHINGTON ST
Parcel Number: 0157322000033

Case Manager: Greg Barnes
Case Technician: Shayla Christenson

Applicant: EUGENE CARROLL
13847 WASHINGTON ST
GREENWOOD VILLAGE, CO 80111
720-507-5696

Owner: ISABELLE ESTATES INC
864 W SOUTH BOULDER RD UNIT 200
LOUISVILLE, CO 800272410

Legal Description:
A Portion of the NE1/4 of the SE1/4 of Section 22, Township 1 South, Range 68 West, 5th P.M., being more particularly described as follows:

COMMENCING at the SW Corner of the NE1/4 of the SE1/4 of said section 22, thence N55°43'11"E (Bearings are based on the East line of the SE1/4 of Section 22, Township 1 South, Range 68 West, 5th P.M., which bears N00°47'24"W.), a distance of 37.69 feet to the POINT OF BEGINNING; thence N00°46'51"W, a distance of 60.00 feet; thence N89°13'09"E, a distance of 60.00 feet; thence S00°46'51"E, a distance of 60.00 feet; thence S89°13'09"W, a distance of 60.00 feet to to the POINT OF BEGINNING.

Said parcel contains an area of 3,600 S.F. or 0.083 acres, more or less.



Referral Listing
Case Number RCU2017-00038
Eco-Site

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 Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
CDPHE - AIR QUALITY	Paul Lee 4300 CHERRY CREEK DRIVE SOUTH DENVER CO 80246-1530 303-692-3127 paul.lee@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	Patrick Pfaltzgraff 4300 CHERRY CREEK DRIVE SOUTH WQCD-B2 DENVER CO 80246-1530 303-692-3509 patrick.j.pfaltzgraff@state.co.us
CDPHE SOLID WASTE UNIT	Andy Todd 4300 CHERRY CREEK DR SOUTH HWMWD-CP-B2 DENVER CO 80246-1530 303.691.4049 Andrew.Todd@state.co.us
Century Link, Inc	Brandyn Wiedrich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029 brandyn.wiedrich@centurylink.com
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0
CITY OF THORNTON	JIM KAISER 12450 N WASHINGTON THORNTON CO 80241 720-977-6266

Agency	Contact Information
CITY OF THORNTON	Lori Hight 9500 CIVIC CENTER DRIVE THORNTON CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net.
Code Compliance Supervisor	Eric Guenther eguenther@adcogov.org 720-523-6856 eguenther@adcogov.org
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	Eliza Hunholz Northeast Regional Engineer 6060 BROADWAY DENVER CO 80216-1000 303-291-7454 eliza.hunholz@state.co.us
COLORADO DIVISION OF WILDLIFE	JOSEPH PADIA 6060 BROADWAY DENVER CO 80216 303-291-7132 joe.padia@state.co.us
COMCAST	JOE LOWE 8490 N UMITILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039 thomas_lowe@cable.comcast.com
COUNTY ATTORNEY- Email	Christine Francescani CFrancescani@adcogov.org 6884
Engineering Department - ROW	Transportation Department PWE - ROW 303.453.8787
Engineering Division	Transportation Department PWE 6875
ENVIRONMENTAL ANALYST	Jen Rutter PLN 6841
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US

Agency	Contact Information
NORTH METRO FIRE DISTRICT	Steve Gosselin 101 Lamar Street Broomfield CO 80020 (303) 452-9910 sgosselin@northmetrofire.org
NS - Code Compliance	Augusta Allen 720.523.6206
Parks and Open Space Department	Nathan Mosley mpedrucci@adcogov.org aclark@adcogov.org (303) 637-8000 nmosley@adcogov.org
REGIONAL TRANSPORTATION DIST.	CHRIS QUINN 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 chris.quinn@rtd-denver.com
SHERIFF'S OFFICE: SO-HQ	MICHAEL McINTOSH nblair@adcogov.org; aoverton@adcogov.org; mkaiser@adcogov.org snielson@adcogov.org (303) 654-1850 aoverton@adcogov.org; mkaiser@adcogov.org; snielson@adcogov.org
Sheriff's Office: SO-SUB	SCOTT MILLER TFuller@adcogov.org; smiller@adcogov.org aoverton@adcogov.org; mkaiser@adcogov.org 720-322-1115 smiller@adcogov.org
THORNTON FIRE DEPARTMENT	Chad Mccollum 9500 Civic Center Drive THORNTON CO 80229-4326 303-538-7602 firedept@cityofthornton.net
TRI-COUNTY HEALTH DEPARTMENT	Sheila Lynch 6162 S WILLOW DR, SUITE 100 GREENWOOD VILLAGE CO 80111 720-200-1571 landuse@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	MONTE DEATRICH 4201 E. 72ND AVENUE SUITE D COMMERCE CITY CO 80022 (303) 288-6816 mdeatrich@tchd.org
Tri-County Health: Mail CHECK to Sheila Lynch	Tri-County Health landuse@tchd.org .
WADLEY FARMS HOA	Bob Olivier PO BOX 1208 EASTLAKE CO 80614 303.457.9789 wadleyfarmshoa@msn.com

303.550.9682

Agency

Contact Information

Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

Exhibit 6.5 Property Owner Notice list

CITY OF THORNTON
9500 CIVIC CENTER DR
THORNTON CO 80229

LMC 144TH AND GRANT LLC
231 MILWAUKEE ST STE 202
DENVER CO 80206-5000

COUNTY OF ADAMS THE
9755 HENDERSON RD
BRIGHTON CO 80601-8114

MILINAZZO RICHARD C
MILINAZZO MICHELLE K
13941 DOWNING STREET
BRIGHTON CO 80602

DENVER PREMIUM OUTLETS LLC C/O
SIMON PREMIUM OUTLETS
C/O SIMON PROPERTY TAX
INDIANAPOLIS IN 46206-6120

OLIVIER ROBERT D AND
OLIVIER ILONA J
13748 DOWNING ST
BRIGHTON CO 80601-6344

FEDERAL NATIONAL MORTGAGE ASSOCIATION
13150 WORLDGATE DR
HERNDON VA 20170-4376

SPRENGER JOHN S
13871 DOWNING ST
BRIGHTON CO 80602

FETTER JAMES L AND
FETTER JEANINE M
13901 DOWNING ST
BRIGHTON CO 80601

SWARTZ RICHARD STANLEY JR AND
SWARTZ HEATHER COLLEEN
8751 CR 36.5
PLATTEVILLE CO 80651-9222

GENEVA/PACIFIC THORNTON LLC
7500 E ARAPAHOE ROAD SUITE 345
CENTENNIAL CO 80112

SZYMANSKI THOMAS J AND
SZYMANSKI AMANDA G
13981 DOWNING ST
BRIGHTON CO 80602-6347

GENEVA/PACIFIC THORNTON LLC
7500 E ARAPAHOE ROAD
CENTENNIAL CO 80112

THORNCREEK CHURCH OF THE NAZARENE
PO BOX 1282
EASTLAKE CO 80614-1282

ISABELLE ESTATES INC
864 W SOUTH BOULDER RD UNIT 200
LOUISVILLE CO 80027-2410

THORNTON LONG TERM INVESTMENTS LLC
2390 E CAMELBACK RD STE 410
PHOENIX AZ 85016-3479

JAROSINSKI FAMILY TRUST
13831 DOWNING ST
BRIGHTON CO 80602-6345

JMA FAMILY LIMITED PARTNERSHIP
9110 WASHINGTON ST
DENVER CO 80229-4305

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the property at

13847 Washington Street

on February 8, 2018

in accordance with the requirements of the Adams County Zoning Regulations

J. Gregory Barnes



Community & Economic Development Department

4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6998

MEMORANDUM

To: Board of County Commissioners
From: J. Gregory Barnes, Planner II
Subject: Eco-Site / Case # RCU2017-00038
Date: May 1, 2018

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 of Denial:

ALTERNATIVE RECOMMENDED FINDINGS FOR DENIAL

1. The conditional use is not permitted in the applicable zone district.
2. The conditional use is inconsistent with the purposes of these standards and regulations.
3. The conditional use will not comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is incompatible with the surrounding area, not harmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has not addressed all off-site impacts.
6. The site is unsuitable for the proposed conditional use including inadequate usable space, inadequate access, and presence of environmental constraints.
7. The site plan for the proposed conditional use will not provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are not available and adequate to serve the needs of the conditional use as designed and proposed.

Eco-Site

RCU2017-00038

13847 Washington Street

May 1, 2018

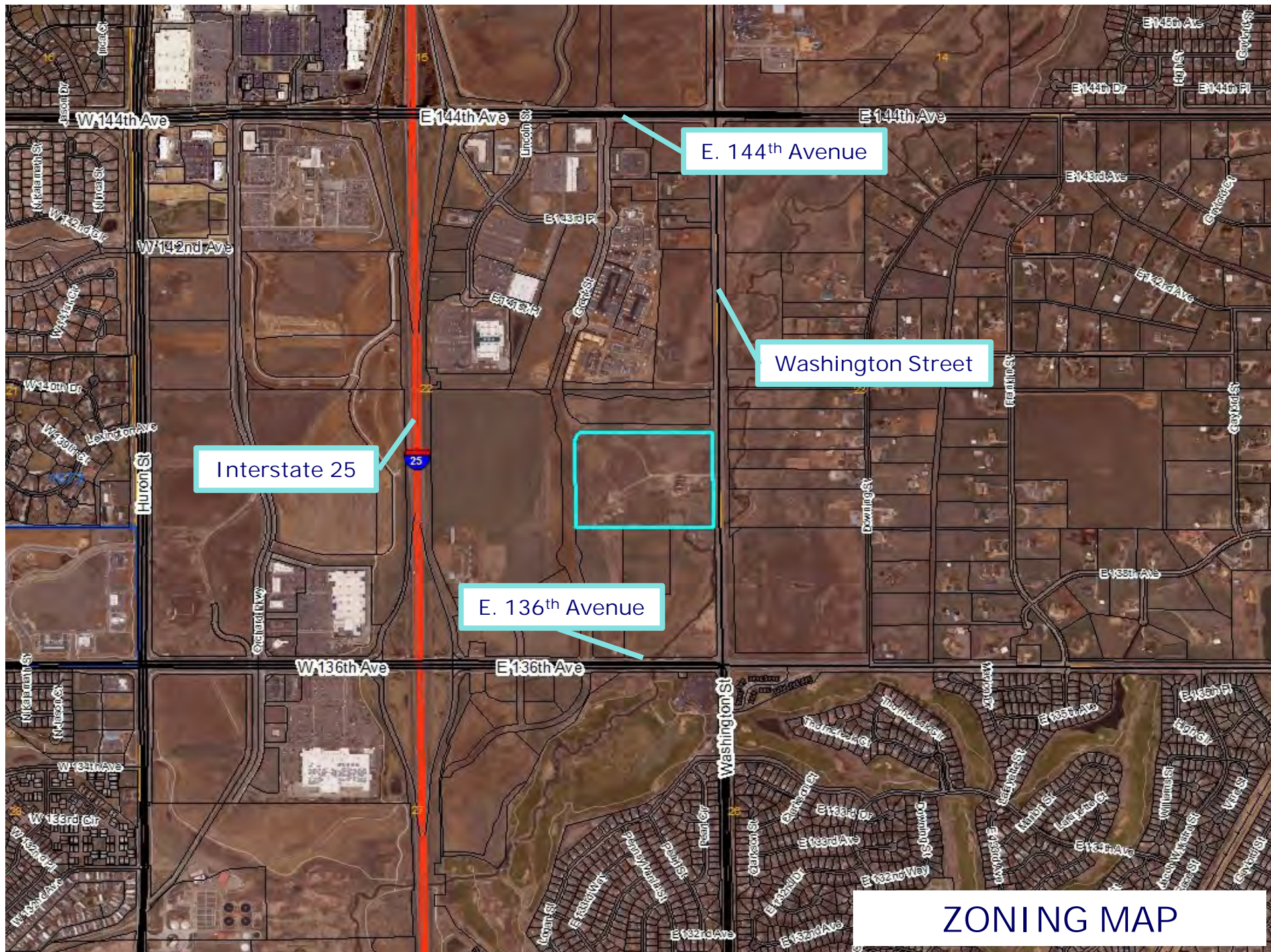
Board of County Commissioners Public Hearing
Community and Economic Development Department

Case Manager: Greg Barnes



Request

Conditional Use Permit to allow a commercial telecommunications tower in the Agricultural-2 (A-2) zone district.



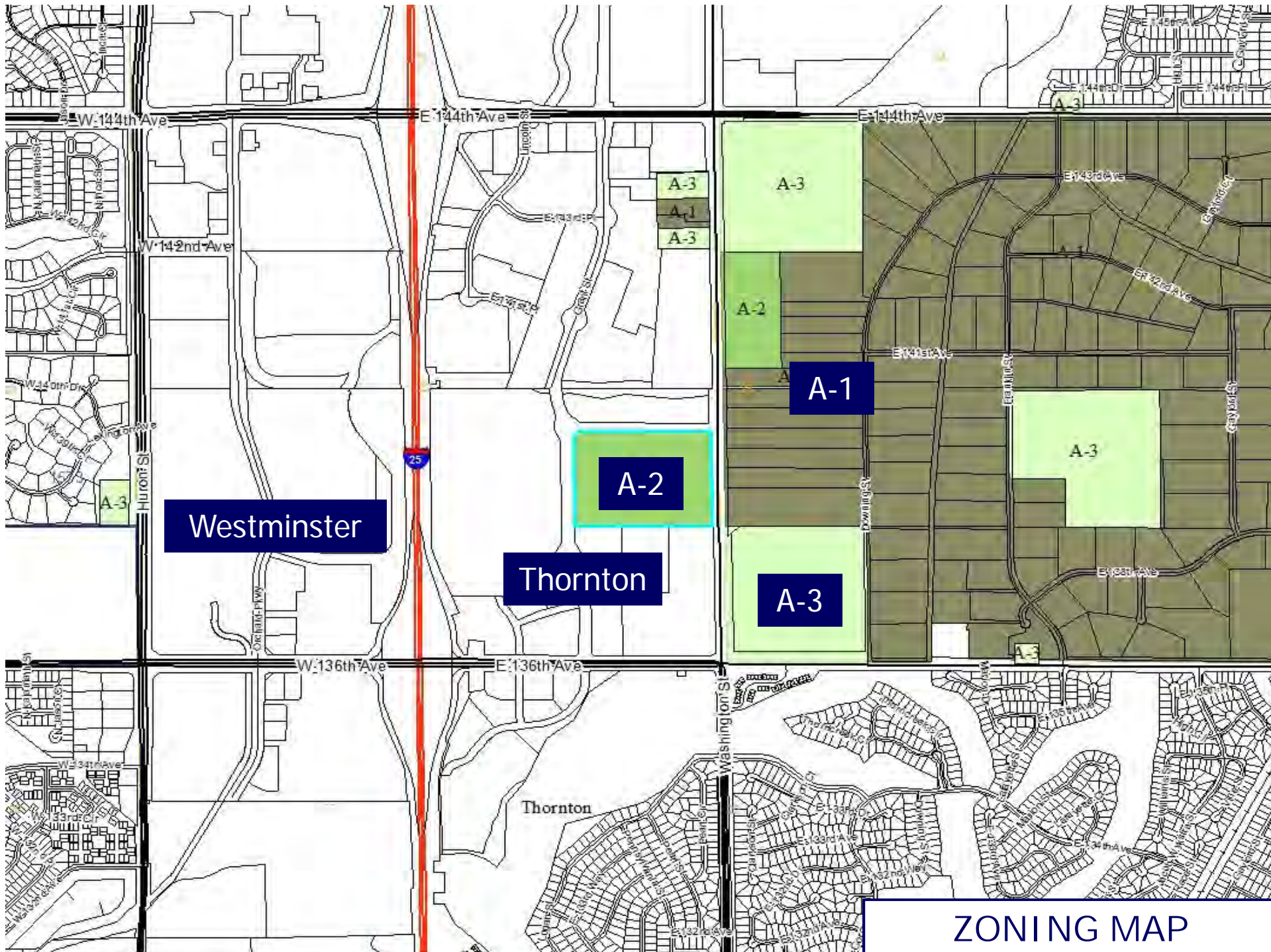
Interstate 25

E. 144th Avenue

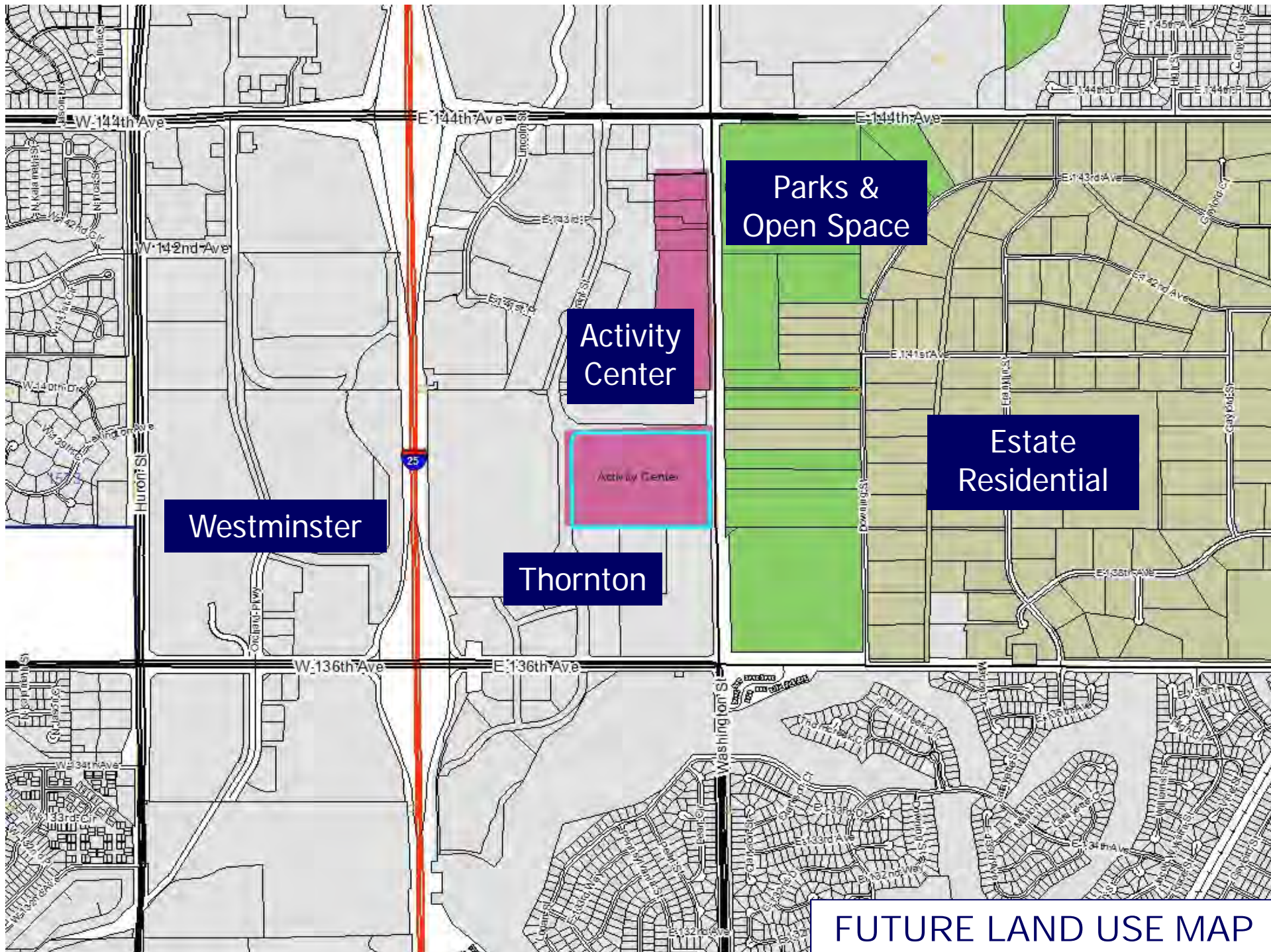
Washington Street

E. 136th Avenue

ZONING MAP



ZONING MAP



Westminster

Thornton

Activity Center

Activity Center

Parks & Open Space

Estate Residential

FUTURE LAND USE MAP

Criteria for Conditional Use

Section 2-02-08-06

1. Permitted in zone district
2. Consistent with regulations
3. Comply with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Site plan adequate for use
8. Adequate services



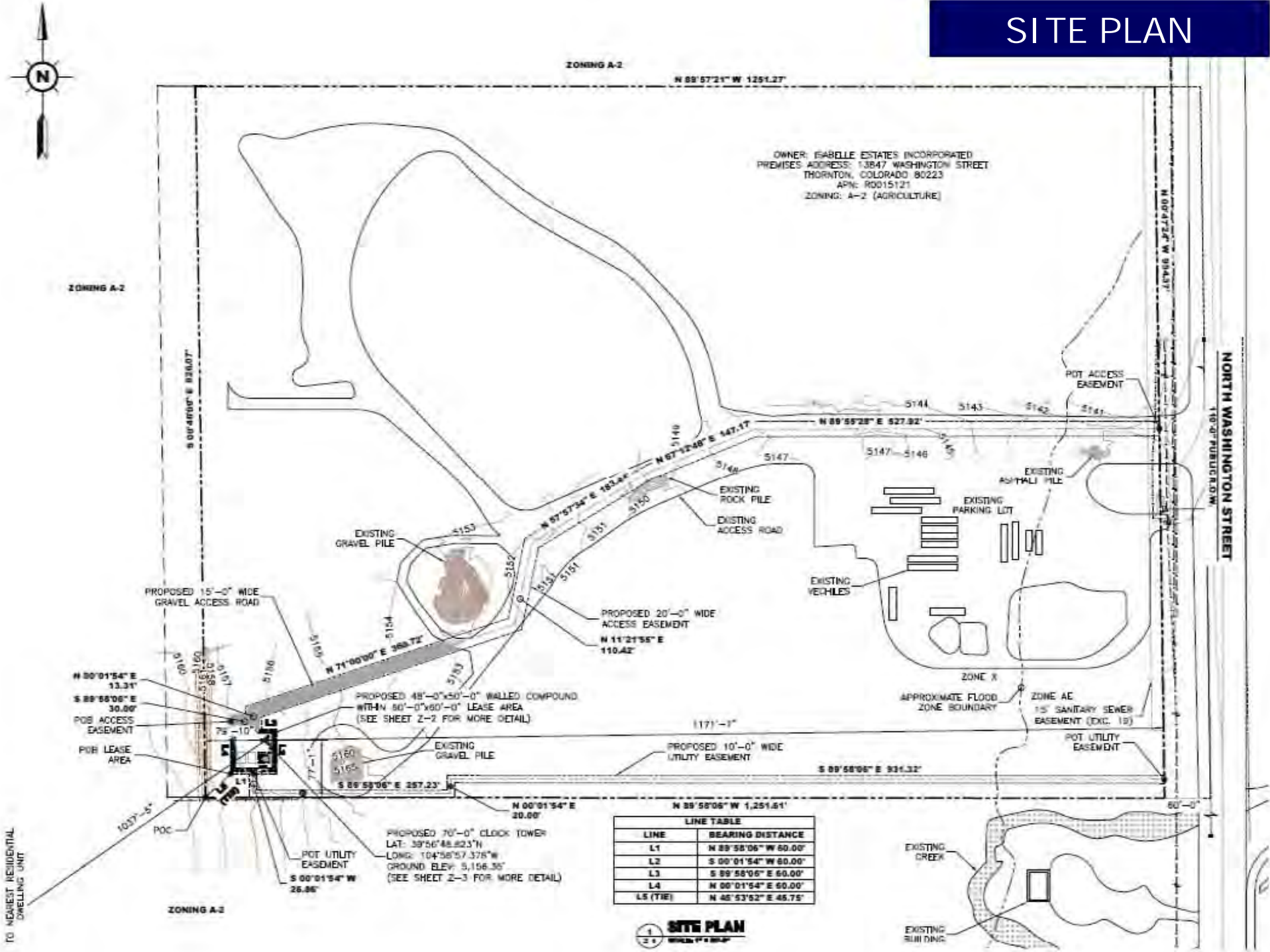
Washington Street

Grant Street

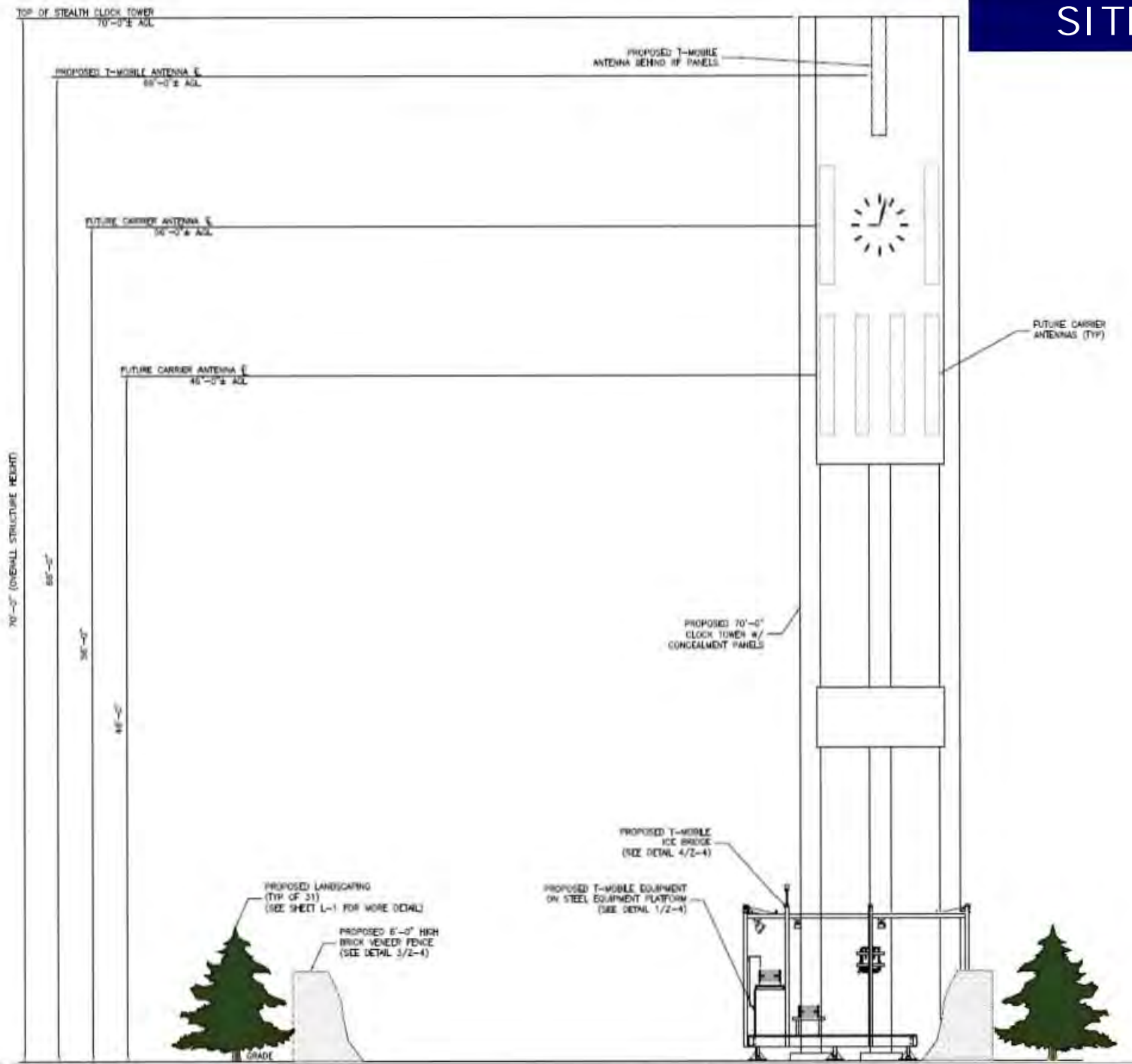
Tower Location

SITE

SITE PLAN



SITE PLAN

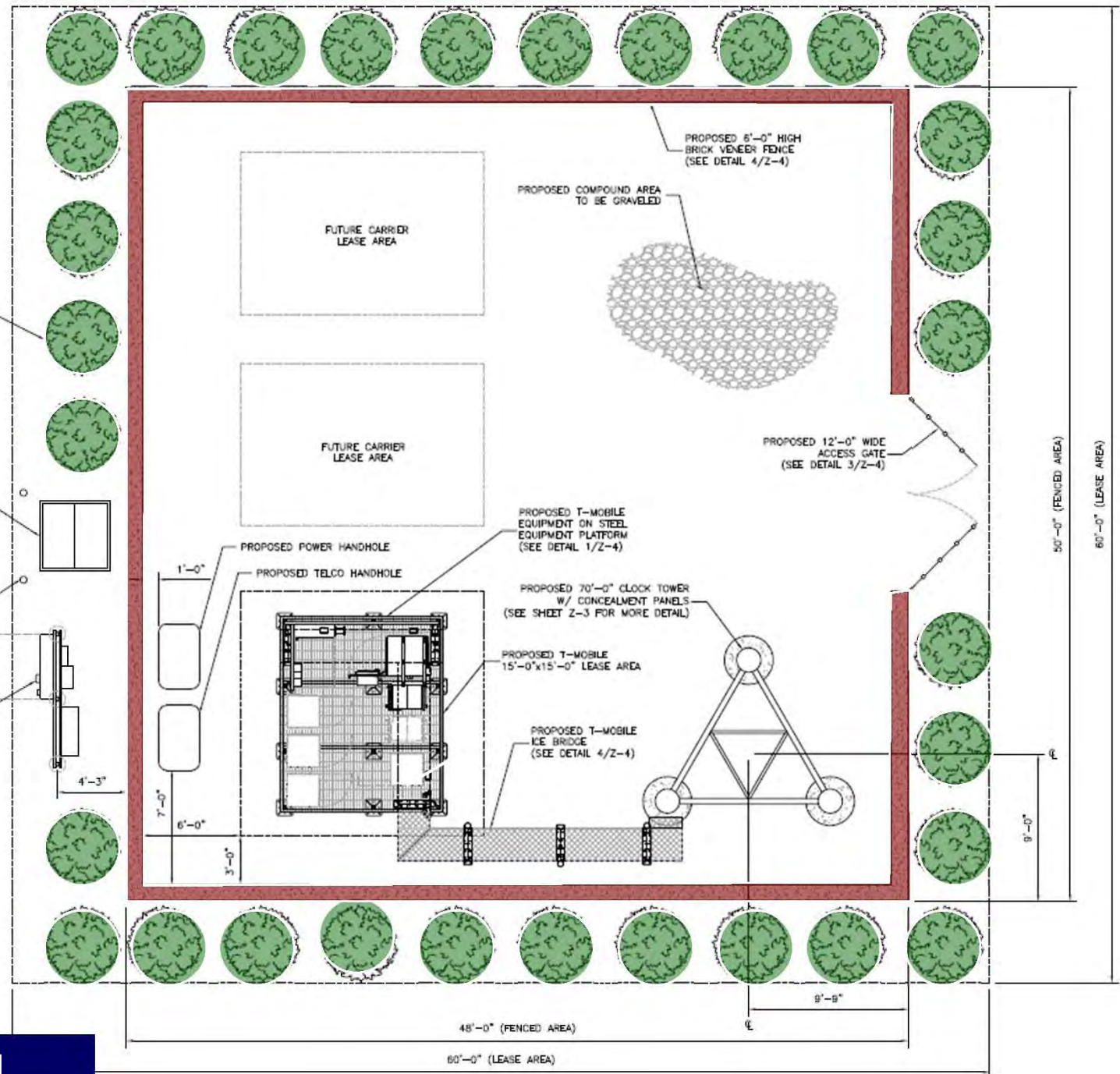


PROPOSED LANDSCAPING
(TYP OF 31)
(SEE SHEET L-1 FOR MORE DETAIL)

PROPOSED 110KVA
TRANSFORMER

PROPOSED 5" HOLLARD
(TYP OF 2)

PROPOSED 4-GANG METER
STACK ON NEW 6'-0" H-FRAME
(SEE DETAIL 2/Z-4)



SITE PLAN









Referral Period

Notices sent to property owners*	# of Comments Received
18	2

* Property owners within 750 feet were notified

Public Comments & City of Thornton:

- Discourages cohesive development
- Impedes future development

Adams County Comprehensive Plan

- Policy 2.1
 - In administering land use and development policies, the County is to consider the growth area of each Adams County municipality and promote development in a manner that supports the land use plan and goals of subject municipalities to avoid interjurisdictional competition. The County is to also coordinate with affected municipalities on development located within municipal growth areas.

Thornton Requirements for Towers

(18-826 and 18-827)

- Requires specific use permit
- Requires stealth design
- Maximum Height: 80' in RC zone district
 - Bonus of extra 20' allowed for co-location
- Minimum setback: $\frac{1}{2}$ height
- Not located in "front view area". Defined as between front façade and street.
 - New structures in the RC zone district are required to be located 25-50' from front property line.

Submittal & Review Timeline

August 29, 2017 - Application submitted

- 75' height clocktower
- 75' setback from Grant Street
- 6' brick wall with no landscaping

January 19, 2018 – Re-submittal

- 70' height clocktower
- 79' setback from Grant Street
- 6' brick wall with 31 evergreen trees

Planning Commission

April 12, 2018 - Public Hearing:

- No testimony from public
- Supports Functionality of clock feature
- Supports Access from Grant Street
- Emphasized Importance of Landscaping Maintenance

PC Recommendation

Approval of RCU2017-00038 – Eco-Site with:

- 8 Findings-of-Fact
- 3 Conditions Precedent
- 5 Conditions
- 1 Note

Recommended Conditions Precedent

1. The applicant shall obtain a building permit for the telecommunications tower.
2. Any telecommunications facility that ceases to be in operation for a consecutive period of six months or more shall be removed from the site within 90 days of the end of such period of non-use.
3. The applicant shall submit a performance bond in the amount of the cost for removal of the tower, or other adequate security bond as approved by the Director of Community and Economic Development and give the County the right to enter the property for removal of the tower. The bond documents shall be submitted and approved by the Director of Community and Economic Development prior to approval of any associated building permit.

Recommended Conditions

1. The Conditional Use Permit shall expire on May 1, 2023.
2. The height of the freestanding telecommunications tower shall not exceed 70 feet.
3. The tower shall provide for co-location opportunities for other telecommunication tower providers.
4. The clock feature on the tower must function and depict the correct time.
5. Access from Grant Street shall be pursued, and if granted by the City of Thornton, access easements to the tower from Grant Street will be obtained. In addition, if access is approved from Grant Street, existing access and utility easements from Washington Street shall be vacated.

SITE PLAN

