



**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**  
**July 3, 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 June 18-22, 2018
- B.** Minutes of the Commissioners' Proceedings from June 26, 2018
- C.** Resolution Approving the Interagency Agreement Regarding the Lowell Boulevard Improvements Project between the City and County of Denver, Acting by and through its Board of Water Commissioners and County of Adams, Colorado  
(File approved by ELT)

- D.** Resolution Approving Right-of-Way Agreement between Adams County and Jorge Isaac Medina Herrera, for Property Necessary for the 2018 Miscellaneous Concrete and ADA Ramps Project  
(File approved by ELT)
- E.** Resolution Approving Grant Agreement between Adams County and State of Colorado for the District Attorney's Office Diversion Program for State Fiscal Year 2018/2019  
(File approved by ELT)
- F.** Resolution Assigning and Transferring to the Housing Authority of the County of Adams, State of Colorado All of the County of Adams, State of Colorado 2018 Private Activity Bond Volume Cap Allocation from the State Ceiling for Private Activity Bonds; and Authorizing the Execution and Delivery of an Assignment and Other Documents in Connection Therewith  
(File approved by ELT)
- G.** Resolution Appointing Commissioner Mary Hodge to the Aurora Mental Health Board of Directors as the Adams County Representative  
(File approved by ELT)
- H.** Resolution Correcting Scrivener's Error in Resolution Regarding the Appointment of Christine Balderston to the Local Emergency Planning Committee  
(File approved by ELT)

**7. NEW BUSINESS**

**A. COUNTY MANAGER**

- 1.** Resolution Approving the Adams County 2018 Annual Action Plan  
(File approved by ELT)

**B. COUNTY ATTORNEY**

**8. LAND USE HEARINGS**

**A. Cases to be Heard**

- 1.** RCU2017-00039 American Towers  
(File approved by ELT)
- 2.** PLT2017-00001 Peak View Estates Final Plat  
(File approved by ELT)

**9. ADJOURNMENT**

**AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE**

**County of Adams**  
**Net Warrant by Fund Summary**

<b>Fund Number</b>	<b>Fund Description</b>	<b>Amount</b>
1	General Fund	727,352.15
4	Capital Facilities Fund	11,525.46
5	Golf Course Enterprise Fund	35,301.68
6	Equipment Service Fund	332,513.00
13	Road & Bridge Fund	406,619.10
19	Insurance Fund	835,501.98
24	Conservation Trust Fund	3,744.08
25	Waste Management Fund	3,146.48
27	Open Space Projects Fund	9,985.91
30	Community Dev Block Grant Fund	5,860.00
31	Head Start Fund	1,874.29
35	Workforce & Business Center	11,442.93
43	Front Range Airport	11,978.77
50	FLATROCK Facility Fund	89.92
94	Sheriff Payables	2,944.00
		<u>2,399,879.75</u>

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724666	334777	ALLEN DEBRA JEAN	06/18/18	368.97
00724667	383698	ALLIED UNIVERSAL SECURITY SERV	06/18/18	1,500.93
00724669	322973	ARMORED KNIGHTS INC	06/18/18	1,994.64
00724677	3020	BENNETT TOWN OF	06/18/18	68.33
00724678	13160	BRIGHTON CITY OF (WATER)	06/18/18	12,532.43
00724679	13160	BRIGHTON CITY OF (WATER)	06/18/18	3,925.03
00724680	40398	CINTAS CORPORATION #66	06/18/18	141.80
00724683	99357	COLO MEDICAL WASTE INC	06/18/18	150.00
00724684	564091	DENTONS US LLP	06/18/18	21,000.00
00724685	561841	DOUGLASS TAYLER	06/18/18	33.25
00724686	430532	EASTERN ADAMS COUNTY METROPOLI	06/18/18	805.30
00724687	101603	EMPIRE TITLE NORTH LLC	06/18/18	800.00
00724688	671123	FOUND MY KEYS	06/18/18	855.00
00724689	473351	GOLDMAN ROBBINS NICHOLSON & MA	06/18/18	5,126.75
00724691	699829	HILL'S PET NUTRITION SALES INC	06/18/18	1,051.20
00724692	90553	HOBBS DALE	06/18/18	77.94
00724694	485045	KORBY LANDSCAPE LLC	06/18/18	6,762.15
00724696	82539	LIMMEL RENEE	06/18/18	346.17
00724698	51274	MCDONALD YONG HUI V	06/18/18	5,565.00
00724699	13719	MORGAN COUNTY REA	06/18/18	239.18
00724700	93018	MURPHY RICK	06/18/18	5,925.22
00724701	13591	MWI VETERINARY SUPPLY CO	06/18/18	3,372.84
00724702	496938	OUTDOOR PROMOTIONS OF COLORADO	06/18/18	3,615.00
00724703	12691	PEARL COUNSELING ASSOCIATES	06/18/18	9,342.23
00724704	624925	PRODUCTION SERVICES INTERNATIO	06/18/18	4,211.12
00724705	308437	RANDSTAD US LP	06/18/18	571.92
00724706	422902	ROADRUNNER PHARMACY INCORPORAT	06/18/18	189.00
00724707	711167	ROOFTECH CONSULTANTS INC	06/18/18	4,480.00
00724709	369706	SANDOVAL DANIELLE	06/18/18	60.33
00724711	644974	STARCHASE LLC	06/18/18	24,785.00
00724712	13949	STRASBURG SANITATION	06/18/18	1,060.56
00724714	666214	TYGRETT DEBRA R	06/18/18	642.00
00724716	709582	VILLALOBOS CARLOS	06/18/18	750.00
00724717	13822	XCEL ENERGY	06/18/18	303.47
00724718	13822	XCEL ENERGY	06/18/18	3,186.80
00724719	13822	XCEL ENERGY	06/18/18	1,185.48

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724720	13822	XCEL ENERGY	06/18/18	5,873.81
00724721	13822	XCEL ENERGY	06/18/18	1,328.40
00724722	13822	XCEL ENERGY	06/18/18	2,058.31
00724723	13822	XCEL ENERGY	06/18/18	5,376.15
00724724	13822	XCEL ENERGY	06/18/18	4,692.76
00724725	13822	XCEL ENERGY	06/18/18	44.25
00724729	383698	ALLIED UNIVERSAL SECURITY SERV	06/18/18	3,285.82
00724730	12012	ALSCO AMERICAN INDUSTRIAL	06/18/18	105.58
00724731	228213	ARAMARK REFRESHMENT SERVICES	06/18/18	90.00
00724733	5907	AURORA SENTINEL	06/18/18	42.00
00724734	8973	C & R ELECTRICAL CONTRACTORS I	06/18/18	675.00
00724738	327250	CINTAS CORPORATION NO 2	06/18/18	199.42
00724739	718023	CLEAR CONSULTING LLC	06/18/18	1,990.00
00724743	255001	COPYCO QUALITY PRINTING INC	06/18/18	2,785.00
00724744	13409	EASTERN DISPOSE ALL	06/18/18	327.00
00724746	315846	ENERGYCAP INC	06/18/18	4,974.90
00724747	98700	GOMEZ STACY	06/18/18	98.10
00724750	54451	HIGH PLAINS ENGINEERING	06/18/18	2,450.00
00724751	5814	I70 SCOUT THE	06/18/18	27.84
00724752	5814	I70 SCOUT THE	06/18/18	499.40
00724755	41022	LEWIS HIMES ASSOCIATES INC	06/18/18	300.00
00724759	73648	METROWEST NEWSPAPERS	06/18/18	46.64
00724761	13774	NORTH PECOS WATER & SANITATION	06/18/18	40.39
00724762	13778	NORTH WASHINGTON ST WATER & SA	06/18/18	8,620.85
00724765	4842	PITNEY BOWES	06/18/18	1,152.54
00724766	717901	PRIOSTE MARCELLO	06/18/18	534.06
00724767	263724	RED HAWK FIRE & SECURITY	06/18/18	382.00
00724768	675206	REIS ALISHA	06/18/18	153.00
00724769	13538	SHRED IT USA LLC	06/18/18	146.30
00724770	25335	STANLEY CONVERGENT SECURITY S	06/18/18	917.40
00724773	1007	UNITED POWER (UNION REA)	06/18/18	31.62
00724775	300982	UNITED SITE SERVICES	06/18/18	343.56
00724776	13822	XCEL ENERGY	06/18/18	84.86
00724777	13822	XCEL ENERGY	06/18/18	17.85
00724778	13822	XCEL ENERGY	06/18/18	55.96
00724780	491318	AMERICAN EAGLE DISTRIBUTING	06/19/18	42.00

## 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>
00724785	433932	INDUSTRIAL PIPE SOLUTIONS	06/19/18	996.70
00724787	721508	PEACOCK INFORMATION CENTER, DE	06/19/18	130.00
00724789	88393	RECRUITING.COM	06/19/18	510.00
00724792	76990	TETRA TECH EC INC	06/19/18	7,335.96
00724795	433987	ADCO DISTRICT ATTORNEY'S OFFIC	06/20/18	344.76
00724796	719728	ARMSTRONG OLIVER	06/20/18	1,700.93
00724797	719727	BECKMAN AMY	06/20/18	1,135.67
00724798	719726	CASEY DAREN	06/20/18	1,262.80
00724799	5467	COLO ASSN OF ANIMAL CONTROL	06/20/18	15.00
00724801	61609	DAVIS GRAHAM & STUBBS LLP	06/20/18	2,082.00
00724802	282524	KELLY-YNIGUEZ COLLEEN	06/20/18	945.00
00724803	3029	MICROSOFT CORP	06/20/18	15.00
00724804	3029	MICROSOFT CORP	06/20/18	15.00
00724805	719723	MOLLY'S CUSTOM SILVER	06/20/18	3,637.45
00724806	276363	OKADA DAVID	06/20/18	2,500.00
00724807	719725	RICO GABRIELA	06/20/18	2,500.00
00724808	719661	RODARTE PILAR	06/20/18	267.50
00724809	506572	SANDOVAL THANE	06/20/18	1,095.60
00724811	518015	ADVANCED NETWORK MANAGEMENT IN	06/21/18	15,452.72
00724816	221351	APEX SYSTEMS GROUP LLC	06/21/18	4,021.00
00724818	54337	BOTTOMLINE TECHNOLOGIES INC	06/21/18	3,458.81
00724824	661015	CHP METRO NORTH LLC	06/21/18	5,275.00
00724825	48089	COMCAST BUSINESS	06/21/18	1,700.00
00724826	274030	COMMUNICATION CONSTRUCTION & E	06/21/18	2,810.00
00724828	190240	ECPAC	06/21/18	500.00
00724833	87117	GRANICUS INC	06/21/18	600.00
00724834	294059	GROUNDS SERVICE COMPANY	06/21/18	1,299.00
00724835	506267	HARTMANN SHAWN	06/21/18	945.00
00724836	14991	HELTON & WILLIAMSEN PC	06/21/18	306.00
00724839	32276	INSIGHT PUBLIC SECTOR	06/21/18	428,937.27
00724841	535598	JACHIMIAK PETERSON LLC	06/21/18	6,840.00
00724846	708348	MOUNTAIN NAVIGATION, INC	06/21/18	4,800.00
00724848	91870	PFX PET SUPPLY	06/21/18	450.75
00724849	39496	PIPER COMMUNICATION SERVICES I	06/21/18	1,074.50
00724850	592641	REED RICHARD	06/21/18	2,500.00
00724851	430098	REPUBLIC SERVICES #535	06/21/18	3,014.43

## Net Warrants by Fund Detail

1      General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724853	42818	STATE OF COLORADO	06/21/18	9,054.00
00724854	42818	STATE OF COLORADO	06/21/18	288.20
00724855	42818	STATE OF COLORADO	06/21/18	7,332.15
00724856	13951	TDS TELECOM	06/21/18	840.01
00724858	153459	ULTIMUS	06/21/18	9,375.00
00724862	374382	ADAMS COUNTY STORM WATER MANAG	06/22/18	5,820.08
00724868	228213	ARAMARK REFRESHMENT SERVICES	06/22/18	616.09
00724869	33944	B C INTERIORS	06/22/18	1,084.52
00724871	716997	CLARK DOUGLAS	06/22/18	58.48
00724875	99357	COLO MEDICAL WASTE INC	06/22/18	222.00
00724876	252174	COLORADO COMMUNITY MEDIA	06/22/18	13.52
00724877	255001	COPYCO QUALITY PRINTING INC	06/22/18	2,154.92
00724879	680061	GANTT SUSAN	06/22/18	53.46
00724881	720349	PRADO ELIZABETH	06/22/18	250.00
00724882	13538	SHRED IT USA LLC	06/22/18	380.23
00724884	33604	STATE OF COLORADO	06/22/18	649.26
00724885	599714	SUMMIT FOOD SERVICE LLC	06/22/18	163.57
00724886	76394	SYMBOL ARTS	06/22/18	180.00
00724887	61565	TRANSLATION & INTERPRETING CEN	06/22/18	825.00
00724888	717832	TREASH MICHAEL A	06/22/18	700.00
<b>Fund Total</b>				<b>727,352.15</b>

Net Warrants by Fund Detail

4 Capital Facilities Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724681	1909	COLO DOORWAYS INC	06/18/18	7,299.06
00724713	527100	TREANOR ARCHITECTS PA	06/18/18	4,226.40
			<b>Fund Total</b>	<b>11,525.46</b>

## Net Warrants by Fund Detail

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**5 Golf Course Enterprise Fund**


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<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724693	26418	JOHN DEERE COMPANY	06/18/18	23,337.26
00724726	13822	XCEL ENERGY	06/18/18	406.46
00724727	13822	XCEL ENERGY	06/18/18	457.60
00724812	8579	AGFINITY INC	06/21/18	360.00
00724813	302764	AGFINITY INC	06/21/18	5,607.05
00724814	9507	ALLIED RECYCLED AGGREGATES	06/21/18	305.34
00724815	12012	ALSCO AMERICAN INDUSTRIAL	06/21/18	93.07
00724819	9822	BUCKEYE WELDING SUPPLY CO INC	06/21/18	26.00
00724820	599778	BUFFALO BRAND SEED LLC	06/21/18	97.75
00724821	13206	C P S DISTRIBUTORS INC	06/21/18	223.13
00724827	13404	E & G TERMINAL INC	06/21/18	153.10
00724832	160270	GOLF & SPORT SOLUTIONS	06/21/18	752.96
00724840	2202	INTERSTATE BATTERY OF ROCKIES	06/21/18	101.85
00724847	74028	PERFORMANCE DISTRIBUTORS INC	06/21/18	225.45
00724857	47140	TORO NSN	06/21/18	229.00
00724859	18645	WILBUR-ELLIS COMPANY LLC	06/21/18	870.00
00724860	185265	WINFIELD SOLUTIONS LLC	06/21/18	1,037.20
00724863	374382	ADAMS COUNTY STORM WATER MANAG	06/22/18	1,018.46
<b>Fund Total</b>				<b>35,301.68</b>

## Net Warrants by Fund Detail

**6** Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724664	11657	A & E TIRE INC	06/18/18	16,732.38
00724665	295403	ABRA AUTO BODY & GLASS	06/18/18	160.00
00724695	494038	LARRY H MILLER FORD LAKEWOOD	06/18/18	88,815.00
00724708	16237	SAM HILL OIL INC	06/18/18	21,144.01
00724728	501023	ADCO CLERK & REC / MOTOR VEHIC	06/18/18	1,500.00
00724784	61188	DELLENBACH MOTORS	06/19/18	37,027.00
00724790	16237	SAM HILL OIL INC	06/19/18	1,826.11
00724793	44409	TRANSWEST TRAILERS INC	06/19/18	86,166.75
00724810	295403	ABRA AUTO BODY & GLASS	06/21/18	50.00
00724831	346750	FACTORY MOTOR PARTS	06/21/18	7,526.00
00724837	491796	HRT ENTERPRISES LLC	06/21/18	865.00
00724843	494038	LARRY H MILLER FORD LAKEWOOD	06/21/18	29,570.00
00724852	16237	SAM HILL OIL INC	06/21/18	41,130.75
<b>Fund Total</b>				<b>332,513.00</b>

## 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>
00724690	12812	GROUND ENGINEERING CONSULTANTS	06/18/18	2,206.00
00724715	595135	ULTEIG ENGINEERS INC	06/18/18	52,016.88
00724781	48927	ARCHDIOCESE OF DENVER	06/19/18	18,044.00
00724786	142892	JALISCO INTL INC	06/19/18	252,980.38
00724829	101603	EMPIRE TITLE NORTH LLC	06/21/18	20,100.00
00724838	8326	INDEPENDENT SALT CO	06/21/18	22,550.78
00724842	506641	JK TRANSPORTS INC	06/21/18	34,398.50
00724864	374382	ADAMS COUNTY STORM WATER MANAG	06/22/18	4,322.56
			<b>Fund Total</b>	<b>406,619.10</b>

## Net Warrants by Fund Detail

**19****Insurance Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724668	582063	AMERICAN RED CROSS	06/18/18	360.00
00724670	27429	ARTHUR J GALLAGHER	06/18/18	115,595.00
00724671	27429	ARTHUR J GALLAGHER	06/18/18	12,232.00
00724672	27429	ARTHUR J GALLAGHER	06/18/18	191,948.74
00724673	27429	ARTHUR J GALLAGHER	06/18/18	11,697.71
00724674	27429	ARTHUR J GALLAGHER	06/18/18	15,635.00
00724675	27429	ARTHUR J GALLAGHER	06/18/18	22,913.00
00724676	27429	ARTHUR J GALLAGHER	06/18/18	336,242.00
00724682	17565	COLO FRAME & SUSPENSION	06/18/18	2,380.37
00724782	419839	CAREHERE LLC	06/19/18	35,638.00
00724800	483426	CUTTING JESSICA L	06/20/18	40.66
00724817	86298	BERG HILL GREENLEAF & RUSCITTI	06/21/18	728.00
00724822	419839	CAREHERE LLC	06/21/18	68,993.06
00724830	548807	EMPLOYERS UNITY LLC	06/21/18	1,807.00
00724845	174580	MILE HIGH FITNESS	06/21/18	1,960.00
00724867	30744	AGUAYO HERLINDA S	06/22/18	203.29
00724878	720449	ELROD JOHN	06/22/18	205.95
00724890	11552	VISION SERVICE PLAN-CONNECTICU	06/22/18	2,217.49
00724891	11552	VISION SERVICE PLAN-CONNECTICU	06/22/18	188.95
00724892	11552	VISION SERVICE PLAN-CONNECTICU	06/22/18	14,515.76
<b>Fund Total</b>				<b>835,501.98</b>

**County of Adams**  
**Net Warrants by Fund Detail**

24

**Conservation Trust Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724791	266133	STREAM DESIGN LLC	06/19/18	3,744.08
<b>Fund Total</b>				<b>3,744.08</b>

Net Warrants by Fund Detail

25

Waste Management Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724783	304171	CDPHE	06/19/18	375.00
00724794	122941	TRI-COUNTY HEALTH DEPT	06/19/18	2,771.48
<b>Fund Total</b>				<b>3,146.48</b>

Net Warrants by Fund Detail

27

Open Space Projects Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724774	1007	UNITED POWER (UNION REA)	06/18/18	20.00
00724844	320028	MATRIX DESIGN GROUP	06/21/18	9,965.91
<b>Fund Total</b>				<b>9,985.91</b>

Net Warrants by Fund Detail

30      Community Dev Block Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724748	562001	G2 CONSTRUCTION LLC	06/18/18	5,860.00
			<b>Fund Total</b>	<b>5,860.00</b>

## 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>
00724736	37266	CENTURY LINK	06/18/18	337.09
00724737	37266	CENTURY LINK	06/18/18	132.38
00724741	33480	COLO BUREAU OF INVESTIGATION	06/18/18	79.00
00724742	2157	COLO OCCUPATIONAL MEDICINE PHY	06/18/18	150.00
00724749	537346	HERHOLD MARK	06/18/18	20.06
00724754	92839	KINNEY NICOLE	06/18/18	22.66
00724758	157395	LUJAN MONICA	06/18/18	58.15
00724760	61836	NAJEE-ULLAH NAJLA	06/18/18	67.04
00724763	669211	NUGENT ANNELISE	06/18/18	146.55
00724771	62190	STEELMAN MARU E	06/18/18	21.36
00724823	166025	CHILDRENS HOSPITAL	06/21/18	840.00
<b>Fund Total</b>				<b>1,874.29</b>

## 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>
00724697	90481	MCDANIEL JENNIFER	06/18/18	98.00
00724710	357890	SCHAGER BRETT	06/18/18	96.74
00724735	8821380	CENTRAL COLORADO AHEC	06/18/18	1,750.00
00724745	720172	ELENES JAZMIN	06/18/18	80.00
00724753	720183	JIM BLACK CONSTRUCTION INC	06/18/18	3,200.00
00724756	643316	LOCKHEED MARTIN SPACE SYSTEMS	06/18/18	5,840.00
00724764	698506	PASQUINI PAOLO	06/18/18	40.00
00724779	90483	YEPEZ JAYMI	06/18/18	34.34
00724861	252050	ADAMS COUNTY HUMAN SERVICES	06/22/18	303.85
<b>Fund Total</b>				<b>11,442.93</b>

## Net Warrants by Fund Detail

43Front Range Airport

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724732	80118	AT&T CORP	06/18/18	99.20
00724740	2381	COLO ANALYTICAL LABORATORY	06/18/18	129.50
00724757	112383	LOTTMAN OIL COMPANY	06/18/18	601.25
00724772	80271	TWS AVIATION FUEL SYSTEMS	06/18/18	178.04
00724788	669966	QUANDARY CONSULTANTS LLC	06/19/18	157.50
00724865	374382	ADAMS COUNTY STORM WATER MANAG	06/22/18	3,949.01
00724870	12543	BENNETT FIRE PROTECTION DIST 7	06/22/18	138.65
00724880	618136	PARAGON DINING SERVICES	06/22/18	6,526.97
00724883	49310	SOUTH PARK EMBROIDERY	06/22/18	123.65
00724889	33893	TRI STATE OIL	06/22/18	75.00
<b>Fund Total</b>				<b>11,978.77</b>

Net Warrants by Fund Detail

50

FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724866	374382	ADAMS COUNTY STORM WATER MANAG	06/22/18	89.92
<b>Fund Total</b>				<b>89.92</b>

## Net Warrants by Fund Detail

94Sheriff Payables

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00724872	95935	CLERK OF THE COUNTY COURT	06/22/18	1,370.00
00724873	92474	COLO DEPT OF HUMAN SERVICES	06/22/18	1,425.00
00724874	44915	COLO JUDICIAL DEPT	06/22/18	149.00
<b>Fund Total</b>				<b>2,944.00</b>

**County of Adams**  
**Net Warrants by Fund Detail**

**Grand Total**      2,399,879.75

**County of Adams**  
**Vendor Payment Report**

<u>4302</u>	<u>Airport Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	AT&T CORP	00043	928662	309809	06/14/18	86.12
					Account Total	86.12
					Department Total	86.12

**County of Adams**  
**Vendor Payment Report**

<u>4308</u>	<u>Airport ATCT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	AT&T CORP	00043	928662	309809	06/14/18	<u>6.54</u>
					Account Total	<u>6.54</u>
					Department Total	<u><u>6.54</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>4303</u>	<u>Airport FBO</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Airport Freight					
	LOTTMAN OIL COMPANY	00043	927727	308536	05/31/18	3.75
					Account Total	3.75
	Oil & Lubrication					
	LOTTMAN OIL COMPANY	00043	927727	308536	05/31/18	116.50
	LOTTMAN OIL COMPANY	00043	927727	308536	05/31/18	332.00
	LOTTMAN OIL COMPANY	00043	927727	308536	05/31/18	78.75
	LOTTMAN OIL COMPANY	00043	927727	308536	05/31/18	70.25
					Account Total	597.50
	Self Serve Fuel					
	TWS AVIATION FUEL SYSTEMS	00043	927728	308536	05/31/18	178.04
					Account Total	178.04
	Uniforms & Cleaning					
	SOUTH PARK EMBROIDERY	00043	929108	310286	06/20/18	123.65
					Account Total	123.65
	Waste Oil Recovery					
	TRI STATE OIL	00043	929130	310286	06/20/18	75.00
					Account Total	75.00
					Department Total	<u>977.94</u>

**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>
	Aircraft Rescue Fire Fighting					
	BENNETT FIRE PROTECTION DIST 7	00043	929107	310286	06/20/18	138.65
					Account Total	138.65
	Telephone					
	AT&T CORP	00043	928662	309809	06/14/18	6.54
					Account Total	6.54
	Water/Sewer/Sanitation					
	ADAMS COUNTY STORM WATER MANAG	00043	928736	309901	06/15/18	3,949.01
					Account Total	3,949.01
					Department Total	<u>4,094.20</u>

**County of Adams**  
**Vendor Payment Report**

<u>99800</u>	<u>All Ofc Shared Direct</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	ADAMS COUNTY HUMAN SERVICES	00035	928717	309901	06/15/18	<u>274.70</u>
					Account Total	<u>274.70</u>
					Department Total	<u><u>274.70</u></u>

**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					
	PRADO ELIZABETH	00001	928733	309901	06/15/18	<u>250.00</u>
					Account Total	<u>250.00</u>
					Department Total	<u><u>250.00</u></u>

**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>
	Legal Notices					
	COLORADO COMMUNITY MEDIA	00001	929106	310274	06/20/18	13.52
	METROWEST NEWSPAPERS	00001	928696	309826	06/14/18	46.64
					Account Total	60.16
	Operating Supplies					
	ARAMARK REFRESHMENT SERVICES	00001	928695	309825	06/14/18	90.00
					Account Total	90.00
	Special Events					
	ECPAC	00001	928804	309917	06/15/18	500.00
					Account Total	500.00
					Department Total	650.16

**County of Adams**  
**Vendor Payment Report**

<u>4306</u>	<u>Cafe</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Snack Bar Supplies, Rep & Main					
	PARAGON DINING SERVICES	00043	929243	310506	06/22/18	<u>6,526.97</u>
					Account Total	<u>6,526.97</u>
					Department Total	<u><u>6,526.97</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	COLO DOORWAYS INC	00004	928498	309455	06/12/18	7,299.06
	TREANOR ARCHITECTS PA	00004	928445	309455	06/11/18	4,226.40
					Account Total	<u>11,525.46</u>
					Department Total	<u><u>11,525.46</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>24</u>	<u>Conservation Trust Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	STREAM DESIGN LLC	00024	928770	309910	06/15/18	<u>3,744.08</u>
					Account Total	<u>3,744.08</u>
					Department Total	<u><u>3,744.08</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>2055</u>	<u>Control/Enforcement</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Membership Dues					
	COLO ASSN OF ANIMAL CONTROL	00001	928794	309913	06/15/18	<u>15.00</u>
					Account Total	<u>15.00</u>
					Department Total	<u><u>15.00</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>1012</u>	<u>County Manager</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	REIS ALISHA	00001	928813	309985	06/18/18	153.00
					Account Total	153.00
					Department Total	153.00

**County of Adams**  
**Vendor Payment Report**

<u>1052</u>	<u>Criminal Justice Coord Council</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	ALLEN DEBRA JEAN	00001	928321	309441	06/11/18	18.00
					Account Total	18.00
	Mileage Reimbursements					
	ALLEN DEBRA JEAN	00001	928322	309441	06/11/18	141.63
	ALLEN DEBRA JEAN	00001	928324	309441	06/11/18	105.24
	ALLEN DEBRA JEAN	00001	928325	309441	06/11/18	104.10
					Account Total	350.97
					Department Total	368.97

**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					
	G2 CONSTRUCTION LLC	00030	928557	309578	06/12/18	<u>5,860.00</u>
					Account Total	<u>5,860.00</u>
					Department Total	<u><u>5,860.00</u></u>

**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>
	Legal Notices					
	I70 SCOUT THE	00001	928792	309911	06/15/18	27.84
	I70 SCOUT THE	00001	928793	309911	06/15/18	499.40
					Account Total	527.24
	Operating Supplies					
	PITNEY BOWES	00001	928795	309911	06/15/18	1,152.54
					Account Total	1,152.54
	Other Professional Serv					
	PIPER COMMUNICATION SERVICES I	00001	928453	309532	06/12/18	1,074.50
					Account Total	1,074.50
	Subscrip/Publications					
	AURORA SENTINEL	00001	928797	309911	06/15/18	42.00
					Account Total	42.00
					Department Total	2,796.28

**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>
	Destruction of Records					
	SHRED IT USA LLC	00001	928798	309911	06/15/18	146.30
					Account Total	146.30
	Mileage Reimbursements					
	DOUGLASS TAYLER	00001	928291	309347	06/08/18	33.25
	GOMEZ STACY	00001	928814	309985	06/18/18	98.10
	HOBBS DALE	00001	928292	309347	06/08/18	23.44
	HOBBS DALE	00001	928293	309347	06/08/18	54.50
	LIMMEL RENEE	00001	928294	309347	06/08/18	346.17
	SANDOVAL DANIELLE	00001	928295	309347	06/08/18	60.33
					Account Total	615.79
	Operating Supplies					
	ALSCO AMERICAN INDUSTRIAL	00001	928781	309911	06/15/18	18.41
	ALSCO AMERICAN INDUSTRIAL	00001	928782	309911	06/15/18	18.41
	ALSCO AMERICAN INDUSTRIAL	00001	928784	309911	06/15/18	17.19
	ALSCO AMERICAN INDUSTRIAL	00001	928785	309911	06/15/18	17.19
	ALSCO AMERICAN INDUSTRIAL	00001	928787	309911	06/15/18	17.19
	ALSCO AMERICAN INDUSTRIAL	00001	928788	309911	06/15/18	17.19
					Account Total	105.58
	Other Professional Serv					
	RED HAWK FIRE & SECURITY	00001	928796	309911	06/15/18	382.00
	STANLEY CONVERGENT SECURITY S	00001	928799	309911	06/15/18	917.40
					Account Total	1,299.40
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	928789	309911	06/15/18	2,350.00
	COPYCO QUALITY PRINTING INC	00001	928790	309911	06/15/18	435.00
					Account Total	2,785.00
	Security Service					
	ALLIED UNIVERSAL SECURITY SERV	00001	928778	309911	06/15/18	1,562.46
	ALLIED UNIVERSAL SECURITY SERV	00001	928780	309911	06/15/18	1,723.36
					Account Total	3,285.82
					Department Total	8,237.89

**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>
	Membership Dues					
	RODARTE PILAR	00001	928518	309554	06/12/18	267.50
					Account Total	267.50
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	928517	309554	06/12/18	165.32
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	928517	309554	06/12/18	133.47
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	928517	309554	06/12/18	45.97
					Account Total	344.76
					Department Total	612.26

**County of Adams**  
**Vendor Payment Report**

<u>7041</u>	<u>Economic Development Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	CLARK DOUGLAS	00001	928727	309901	06/15/18	<u>58.48</u>
					Account Total	<u>58.48</u>
					Department Total	<u><u>58.48</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>99500</u>	<u>Employment First</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	YEPEZ JAYMI	00035	928645	309790	06/14/18	<u>34.34</u>
					Account Total	<u>34.34</u>
					Department Total	<u><u>34.34</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>97802</u>	<u>Employment Support Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	MCDANIEL JENNIFER	00035	928578	309678	06/13/18	<u>98.00</u>
					Account Total	<u>98.00</u>
					Department Total	<u><u>98.00</u></u>

**County of Adams**  
**Vendor Payment Report**

6	Equipment Service Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	A & E TIRE INC	00006	928455	309455	06/12/18	1,313.10
	A & E TIRE INC	00006	928456	309455	06/12/18	691.12
	A & E TIRE INC	00006	928457	309455	06/12/18	484.55
	A & E TIRE INC	00006	928469	309455	06/12/18	1,909.40
	A & E TIRE INC	00006	928470	309455	06/12/18	348.49
	A & E TIRE INC	00006	928471	309455	06/12/18	3,818.80
	A & E TIRE INC	00006	928472	309455	06/12/18	557.36
	A & E TIRE INC	00006	928621	309782	06/14/18	814.45
	A & E TIRE INC	00006	928622	309782	06/14/18	3,434.36
	A & E TIRE INC	00006	928624	309782	06/14/18	1,909.40
	A & E TIRE INC	00006	928626	309782	06/14/18	1,087.11
	A & E TIRE INC	00006	928661	309782	06/14/18	364.24
	ABRA AUTO BODY & GLASS	00006	928620	309782	06/14/18	160.00
	ABRA AUTO BODY & GLASS	00006	928985	310236	06/20/18	25.00
	ABRA AUTO BODY & GLASS	00006	928986	310236	06/20/18	25.00
	DELLENBACH MOTORS	00006	928691	309823	06/14/18	37,027.00
	FACTORY MOTOR PARTS	00006	929015	310238	06/20/18	7,526.00
	LARRY H MILLER FORD LAKEWOOD	00006	928490	309455	06/12/18	29,570.00
	LARRY H MILLER FORD LAKEWOOD	00006	928531	309455	06/12/18	332.50
	LARRY H MILLER FORD LAKEWOOD	00006	928531	309455	06/12/18	29,290.00
	LARRY H MILLER FORD LAKEWOOD	00006	928532	309455	06/12/18	332.50
	LARRY H MILLER FORD LAKEWOOD	00006	928532	309455	06/12/18	29,290.00
	LARRY H MILLER FORD LAKEWOOD	00006	929012	310238	06/20/18	29,570.00
	SAM HILL OIL INC	00006	928641	309782	06/14/18	21,144.01
	SAM HILL OIL INC	00006	928694	309823	06/14/18	1,826.11
	SAM HILL OIL INC	00006	929017	310238	06/20/18	2,165.65
	SAM HILL OIL INC	00006	929018	310238	06/20/18	19,003.26
	SAM HILL OIL INC	00006	929019	310238	06/20/18	1,386.81
	SAM HILL OIL INC	00006	929021	310238	06/20/18	1,683.28
	SAM HILL OIL INC	00006	929025	310236	06/20/18	16,891.75
	TRANSWEST TRAILERS INC	00006	928692	309823	06/14/18	86,166.75
					Account Total	330,148.00
					Department Total	330,148.00

**County of Adams**  
**Vendor Payment Report**

<u>1014</u>	<u>Finance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	GANTT SUSAN	00001	928718	309901	06/15/18	<u>53.46</u>
					Account Total	<u>53.46</u>
					Department Total	<u><u>53.46</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>9111</u>	<u>Fleet- Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	ADCO CLERK & REC / MOTOR VEHIC	00006	928812	309985	06/18/18	<u>1,500.00</u>
					Account Total	<u>1,500.00</u>
					Department Total	<u><u>1,500.00</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>9114</u>	<u>Fleet- Commerce</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	HRT ENTERPRISES LLC	00006	928721	309903	06/15/18	<u>865.00</u>
					Account Total	<u>865.00</u>
					Department Total	<u><u>865.00</u></u>

**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					
	QUANDARY CONSULTANTS LLC	00043	928766	309910	06/15/18	<u>157.50</u>
					Account Total	<u>157.50</u>
					Department Total	<u><u>157.50</u></u>

**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>
	Consultant Services					
	CLEAR CONSULTING LLC	00001	928443	309454	06/11/18	1,990.00
					Account Total	1,990.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=8495	00001	928685	309818	06/01/18	68.33
	EASTERN DISPOSE ALL	00001	928429	309454	06/11/18	145.00
					Account Total	213.33
					Department Total	<u>2,203.33</u>

**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=8491	00001	928678	309818	06/01/18	239.18
					Account Total	239.18
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=8492	00001	928679	309818	05/29/18	805.30
	Energy Cap Bill ID=8496	00001	928680	309818	05/31/18	1,060.56
	EASTERN DISPOSE ALL	00001	928430	309454	06/11/18	182.00
					Account Total	2,047.86
					Department Total	<u>2,287.04</u>

**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>
	Water/Sewer/Sanitation					
	ADAMS COUNTY STORM WATER MANAG	00001	928734	309901	06/15/18	<u>446.00</u>
					Account Total	<u>446.00</u>
					Department Total	<u><u>446.00</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=8493	00001	928687	309818	06/01/18	<u>3,925.03</u>
					Account Total	<u>3,925.03</u>
					Department Total	<u><u>3,925.03</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	ADAMS COUNTY STORM WATER MANAG	00050	928735	309901	06/15/18	<u>89.92</u>
					Account Total	<u>89.92</u>
					Department Total	<u><u>89.92</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=8486	00001	928681	309818	05/24/18	1,328.40
	ENERGYCAP INC	00001	928441	309454	06/11/18	4,974.90
					Account Total	6,303.30
	Other Professional Serv					
	LEWIS HIMES ASSOCIATES INC	00001	928431	309454	06/11/18	300.00
					Account Total	300.00
					Department Total	6,603.30

**County of Adams**  
**Vendor Payment Report**

<u>1070</u>	<u>FO - Honnen/Plan&amp;Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=8485	00001	928673	309818	05/24/18	303.47
	Energy Cap Bill ID=8488	00001	928674	309818	05/24/18	3,186.80
	Energy Cap Bill ID=8489	00001	928675	309818	05/31/18	1,185.48
					Account Total	4,675.75
					Department Total	4,675.75

**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					
	ADAMS COUNTY STORM WATER MANAG	00001	928734	309901	06/15/18	<u>892.00</u>
					Account Total	<u>892.00</u>
					Department Total	<u><u>892.00</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	C & R ELECTRICAL CONTRACTORS I	00001	928440	309454	06/11/18	675.00
					Account Total	675.00
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=8494	00001	928676	309818	06/01/18	12,532.43
					Account Total	12,532.43
					Department Total	13,207.43

**County of Adams**  
**Vendor Payment Report**

<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	ADAMS COUNTY STORM WATER MANAG	00001	928734	309901	06/15/18	<u>446.00</u>
					Account Total	<u>446.00</u>
					Department Total	<u><u>446.00</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>1072</u>	<u>FO - West Service 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=8487	00001	928677	309818	05/29/18	<u>5,873.81</u>
					Account Total	<u>5,873.81</u>
					Department Total	<u><u>5,873.81</u></u>

**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>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00001	928725	309901	06/15/18	649.26
					Account Total	649.26
	Received not Vouchered Clrg					
	ADVANCED NETWORK MANAGEMENT IN	00001	928987	310236	06/20/18	15,202.72
	ALLIED UNIVERSAL SECURITY SERV	00001	928627	309782	06/14/18	1,500.93
	AMERICAN EAGLE DISTRIBUTING	00001	928714	309823	06/15/18	42.00
	APEX SYSTEMS GROUP LLC	00001	928988	310236	06/20/18	2,027.50
	ARMORED KNIGHTS INC	00001	928533	309455	06/12/18	332.44
	ARMORED KNIGHTS INC	00001	928533	309455	06/12/18	332.44
	ARMORED KNIGHTS INC	00001	928533	309455	06/12/18	332.44
	ARMORED KNIGHTS INC	00001	928533	309455	06/12/18	332.44
	ARMORED KNIGHTS INC	00001	928533	309455	06/12/18	332.44
	ARMORED KNIGHTS INC	00001	928533	309455	06/12/18	332.44
	ARMORED KNIGHTS INC	00001	928533	309455	06/12/18	332.44
	BOTTOMLINE TECHNOLOGIES INC	00001	929024	310238	06/20/18	3,458.81
	CHP METRO NORTH LLC	00001	928989	310236	06/20/18	25.00
	CHP METRO NORTH LLC	00001	928994	310236	06/20/18	1,050.00
	CHP METRO NORTH LLC	00001	928998	310236	06/20/18	1,050.00
	CHP METRO NORTH LLC	00001	929001	310236	06/20/18	1,050.00
	CHP METRO NORTH LLC	00001	929005	310236	06/20/18	1,050.00
	CHP METRO NORTH LLC	00001	929007	310236	06/20/18	1,050.00
	CINTAS CORPORATION #66	00001	928632	309782	06/14/18	141.80
	COLO MEDICAL WASTE INC	00001	928630	309782	06/14/18	150.00
	DENTONS US LLP	00001	928494	309455	06/12/18	10,500.00
	DENTONS US LLP	00001	928495	309455	06/12/18	10,500.00
	FOUND MY KEYS	00001	928309	309369	06/08/18	855.00
	GOLDMAN ROBBINS NICHOLSON & MA	00001	928601	309691	06/13/18	5,126.75
	GRANICUS INC	00001	929010	310236	06/20/18	300.00
	GRANICUS INC	00001	929011	310236	06/20/18	300.00
	GROUNDS SERVICE COMPANY	00001	928995	310238	06/20/18	330.00
	GROUNDS SERVICE COMPANY	00001	928996	310238	06/20/18	294.00
	GROUNDS SERVICE COMPANY	00001	928997	310238	06/20/18	675.00
	HELTON & WILLIAMSEN PC	00001	929027	310238	06/20/18	306.00
	HILL'S PET NUTRITION SALES INC	00001	928633	309782	06/14/18	700.80
	HILL'S PET NUTRITION SALES INC	00001	928634	309782	06/14/18	350.40

**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>
	INDUSTRIAL PIPE SOLUTIONS	00001	928688	309823	06/14/18	996.70
	INSIGHT PUBLIC SECTOR	00001	929020	310236	06/20/18	424,338.50
	INSIGHT PUBLIC SECTOR	00001	929023	310236	06/20/18	4,598.77
	JACHIMIAK PETERSON LLC	00001	928992	310238	06/20/18	6,840.00
	KORBY LANDSCAPE LLC	00001	928497	309455	06/12/18	890.07
	KORBY LANDSCAPE LLC	00001	928497	309455	06/12/18	853.96
	KORBY LANDSCAPE LLC	00001	928497	309455	06/12/18	693.85
	KORBY LANDSCAPE LLC	00001	928497	309455	06/12/18	1,040.77
	KORBY LANDSCAPE LLC	00001	928497	309455	06/12/18	1,207.53
	KORBY LANDSCAPE LLC	00001	928497	309455	06/12/18	274.72
	KORBY LANDSCAPE LLC	00001	928497	309455	06/12/18	392.91
	KORBY LANDSCAPE LLC	00001	928497	309455	06/12/18	387.01
	KORBY LANDSCAPE LLC	00001	928497	309455	06/12/18	635.16
	KORBY LANDSCAPE LLC	00001	928497	309455	06/12/18	386.17
	MATRIX DESIGN GROUP	00001	929028	310238	06/20/18	9,965.91
	MCDONALD YONG HUI V	00001	928308	309369	06/08/18	5,565.00
	MOUNTAIN NAVIGATION, INC	00001	929026	310238	06/20/18	4,800.00
	MURPHY RICK	00001	928315	309369	06/08/18	4,059.93
	MURPHY RICK	00001	928315	309369	06/08/18	1,865.29
	MWI VETERINARY SUPPLY CO	00001	928636	309782	06/14/18	26.87
	MWI VETERINARY SUPPLY CO	00001	928637	309782	06/14/18	2,928.43
	MWI VETERINARY SUPPLY CO	00001	928638	309782	06/14/18	83.86
	MWI VETERINARY SUPPLY CO	00001	928639	309782	06/14/18	333.68
	OUTDOOR PROMOTIONS OF COLORADO	00001	928611	309691	06/13/18	3,615.00
	PEARL COUNSELING ASSOCIATES	00001	928310	309369	06/08/18	6,500.00
	PEARL COUNSELING ASSOCIATES	00001	928311	309369	06/08/18	2,842.23
	PFX PET SUPPLY	00001	929004	310238	06/20/18	450.75
	PRODUCTION SERVICES INTERNATIO	00001	928499	309455	06/12/18	4,211.12
	RANDSTAD US LP	00001	928640	309782	06/14/18	571.92
	RECRUITING.COM	00001	928769	309910	06/15/18	510.00
	ROADRUNNER PHARMACY INCORPORAT	00001	928473	309455	06/12/18	48.00
	ROADRUNNER PHARMACY INCORPORAT	00001	928475	309455	06/12/18	141.00
	ROOFTECH CONSULTANTS INC	00001	928454	309455	06/12/18	4,480.00
	STARCHASE LLC	00001	928314	309369	06/08/18	24,785.00
	STATE OF COLORADO	00001	929096	310261	06/20/18	9,054.00
	STATE OF COLORADO	00001	929096	310261	06/20/18	288.20

**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>
	STATE OF COLORADO	00001	929100	310261	06/20/18	7,332.15
	TETRA TECH EC INC	00001	928801	309910	06/15/18	7,335.96
	TYGRETT DEBRA R	00001	928312	309369	06/08/18	311.00
	TYGRETT DEBRA R	00001	928313	309369	06/08/18	331.00
	ULTIMUS	00001	929030	310236	06/20/18	9,375.00
					Account Total	<u>615,378.77</u>
					Department Total	<u><u>616,028.03</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>5</u>	<u>Golf Course Enterprise Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg JOHN DEERE COMPANY	00005	928610	309691	06/13/18	23,337.26
					Account Total	23,337.26
					Department Total	23,337.26

**County of Adams**  
**Vendor Payment Report**

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Rental					
	BUCKEYE WELDING SUPPLY CO INC	00005	928859	310001	06/18/18	26.00
					Account Total	26.00
	Fuel, Gas & Oil					
	AGFINITY INC	00005	928853	310001	06/18/18	1,846.90
	AGFINITY INC	00005	928854	310001	06/18/18	3,760.15
					Account Total	5,607.05
	Gas & Electricity					
	XCEL ENERGY	00005	928527	309556	06/12/18	406.46
	XCEL ENERGY	00005	928528	309556	06/12/18	122.13
					Account Total	528.59
	Grounds Maintenance					
	AGFINITY INC	00005	928855	310001	06/18/18	360.00
	ALLIED RECYCLED AGGREGATES	00005	928856	310001	06/18/18	305.34
	BUFFALO BRAND SEED LLC	00005	928860	310001	06/18/18	97.75
	C P S DISTRIBUTORS INC	00005	928861	310001	06/18/18	35.53
	C P S DISTRIBUTORS INC	00005	928862	310001	06/18/18	187.60
	GOLF & SPORT SOLUTIONS	00005	928865	310001	06/18/18	752.96
	PERFORMANCE DISTRIBUTORS INC	00005	928867	310001	06/18/18	225.45
	TORO NSN	00005	928868	310001	06/18/18	229.00
	WILBUR-ELLIS COMPANY LLC	00005	928869	310001	06/18/18	870.00
	WINFIELD SOLUTIONS LLC	00005	928870	310001	06/18/18	1,037.20
					Account Total	4,100.83
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	928857	310001	06/18/18	47.49
	ALSCO AMERICAN INDUSTRIAL	00005	928858	310001	06/18/18	45.58
	E & G TERMINAL INC	00005	928863	310001	06/18/18	29.80
	E & G TERMINAL INC	00005	928864	310001	06/18/18	123.30
					Account Total	246.17
					Department Total	<u>10,508.64</u>

**County of Adams**  
**Vendor Payment Report**

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00005	928528	309556	06/12/18	335.47
					Account Total	335.47
	Golf Carts					
	INTERSTATE BATTERY OF ROCKIES	00005	928866	310001	06/18/18	101.85
					Account Total	101.85
	Water/Sewer/Sanitation					
	ADAMS COUNTY STORM WATER MANAG	00005	928737	309901	06/15/18	1,018.46
					Account Total	1,018.46
					Department Total	1,455.78

**County of Adams**  
**Vendor Payment Report**

<u>9252</u>	<u>GF- Admin/Org Support</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	DAVIS GRAHAM & STUBBS LLP	00001	928556	309573	06/12/18	2,082.00
	HIGH PLAINS ENGINEERING	00001	928762	309909	06/15/18	2,450.00
					Account Total	4,532.00
					Department Total	4,532.00

**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 Cllrg CHILDRENS HOSPITAL	00031	929008	310239	06/20/18	840.00
					Account Total	840.00
					Department Total	840.00

**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>
	Tuition Reimbursement					
	ARMSTRONG OLIVER	00001	928547	309571	06/01/18	1,700.93
	BECKMAN AMY	00001	928549	309571	06/01/18	1,135.67
	CASEY DAREN	00001	928550	309571	06/01/18	1,262.80
	HARTMANN SHAWN	00001	928657	309796	06/14/18	945.00
	KELLY-YNIGUEZ COLLEEN	00001	928552	309571	06/01/18	945.00
	OKADA DAVID	00001	928553	309571	06/01/18	2,500.00
	REED RICHARD	00001	928658	309796	06/14/18	2,500.00
	RICO GABRIELA	00001	928554	309571	06/01/18	2,500.00
	SANDOVAL THANE	00001	928555	309571	06/01/18	1,095.60
					Account Total	14,585.00
					Department Total	14,585.00

**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=8482	00001	928682	309818	05/31/18	2,058.31
	Energy Cap Bill ID=8483	00001	928683	309818	05/30/18	5,376.15
	Energy Cap Bill ID=8490	00001	928684	309818	05/30/18	4,692.76
					Account Total	12,127.22
	Repair & Maint Supplies					
	PRIOSTE MARCELLO	00001	928442	309454	06/11/18	534.06
					Account Total	534.06
					Department Total	12,661.28

**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>
	Medical Services					
	COLO OCCUPATIONAL MEDICINE PHY	00031	928329	309445	06/11/18	150.00
					Account Total	150.00
	Mileage Reimbursements					
	HERHOLD MARK	00031	928331	309445	06/11/18	20.06
	LUJAN MONICA	00031	928333	309445	06/11/18	58.15
	NAJEE-ULLAH NAJLA	00031	928334	309445	06/11/18	67.04
	NUGENT ANNELISE	00031	928335	309445	06/11/18	146.55
	STEELMAN MARU E	00031	928339	309445	06/11/18	21.36
					Account Total	313.16
	Other Professional Serv					
	COLO BUREAU OF INVESTIGATION	00031	928328	309445	06/11/18	79.00
					Account Total	79.00
	Telephone					
	CENTURY LINK	00031	928326	309445	06/11/18	337.09
	CENTURY LINK	00031	928327	309445	06/11/18	132.38
					Account Total	469.47
					Department Total	<u>1,011.63</u>

**County of Adams**  
**Vendor Payment Report**

<u>8622</u>	<u>Insurance -Benefits &amp; Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	CUTTING JESSICA L	00019	928551	309571	06/01/18	<u>40.66</u>
					Account Total	<u>40.66</u>
					Department Total	<u><u>40.66</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	AMERICAN RED CROSS	00019	928598	309691	06/13/18	80.00
	AMERICAN RED CROSS	00019	928602	309691	06/13/18	280.00
	ARTHUR J GALLAGHER	00019	928603	309691	06/13/18	115,595.00
	ARTHUR J GALLAGHER	00019	928604	309691	06/13/18	12,232.00
	ARTHUR J GALLAGHER	00019	928605	309691	06/13/18	191,948.74
	ARTHUR J GALLAGHER	00019	928606	309691	06/13/18	11,697.71
	ARTHUR J GALLAGHER	00019	928607	309691	06/13/18	15,635.00
	ARTHUR J GALLAGHER	00019	928608	309691	06/13/18	22,913.00
	ARTHUR J GALLAGHER	00019	928609	309691	06/13/18	336,242.00
	BERG HILL GREENLEAF & RUSCITTI	00019	928991	310238	06/20/18	728.00
	CAREHERE LLC	00019	928805	309910	06/15/18	8,648.00
	CAREHERE LLC	00019	928805	309910	06/15/18	9,171.00
	CAREHERE LLC	00019	928806	309910	06/15/18	8,648.00
	CAREHERE LLC	00019	928806	309910	06/15/18	9,171.00
	CAREHERE LLC	00019	928999	310238	06/20/18	1,064.30
	CAREHERE LLC	00019	928999	310238	06/20/18	605.71
	CAREHERE LLC	00019	928999	310238	06/20/18	5,104.79
	CAREHERE LLC	00019	928999	310238	06/20/18	35,813.43
	CAREHERE LLC	00019	928999	310238	06/20/18	336.86
	CAREHERE LLC	00019	929000	310238	06/20/18	71.81
	CAREHERE LLC	00019	929000	310238	06/20/18	4,036.22
	CAREHERE LLC	00019	929000	310238	06/20/18	566.20
	CAREHERE LLC	00019	929000	310238	06/20/18	725.96
	CAREHERE LLC	00019	929000	310238	06/20/18	20,667.78
	COLO FRAME & SUSPENSION	00019	928599	309691	06/13/18	1,256.60
	COLO FRAME & SUSPENSION	00019	928600	309691	06/13/18	1,123.77
	EMPLOYERS UNITY LLC	00019	928990	310238	06/20/18	1,807.00
	MILE HIGH FITNESS	00019	929002	310238	06/20/18	1,960.00
					Account Total	818,129.88
	Retiree Med - Kaiser					
	AGUAYO HERLINDA S	00019	928732	309901	06/15/18	203.29
					Account Total	203.29
					Department Total	818,333.17

**County of Adams**  
**Vendor Payment Report**

<u>8611</u>	<u>Insurance- Property/Casualty</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Prop Claims-Under Deduct					
	ELROD JOHN	00019	928716	309901	06/15/18	205.95
					Account Total	205.95
					Department Total	205.95

**County of Adams**  
**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>
	Self-Insurance Claims					
	VISION SERVICE PLAN-CONNECTICU	00019	928730	309901	06/15/18	188.95
	VISION SERVICE PLAN-CONNECTICU	00019	928731	309901	06/15/18	14,515.76
					Account Total	14,704.71
					Department Total	14,704.71

**County of Adams**  
**Vendor Payment Report**

<u>1056</u>	<u>IT Help Desk &amp; Servers</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	MICROSOFT CORP	00001	929098	310266	06/20/18	15.00
	MICROSOFT CORP	00001	929101	310266	06/20/18	15.00
					Account Total	<u>30.00</u>
					Department Total	<u><u>30.00</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>1058</u>	<u>IT Network/Telecom</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	ADVANCED NETWORK MANAGEMENT IN	00001	928486	309532	06/12/18	250.00
	APEX SYSTEMS GROUP LLC	00001	928488	309532	06/12/18	420.00
	APEX SYSTEMS GROUP LLC	00001	928489	309532	06/12/18	360.00
	APEX SYSTEMS GROUP LLC	00001	928808	309976	06/18/18	1,213.50
					Account Total	2,243.50
	ISP Services					
	COMCAST BUSINESS	00001	928474	309532	06/12/18	1,700.00
					Account Total	1,700.00
	Other Professional Serv					
	COMMUNICATION CONSTRUCTION & E	00001	928809	309976	06/18/18	2,810.00
					Account Total	2,810.00
	Telephone					
	TDS TELECOM	00001	928807	309976	06/18/18	840.01
					Account Total	840.01
					Department Total	7,593.51

**County of Adams**  
**Vendor Payment Report**

<u>93511</u>	<u>MISC PROJECTS</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Food Supplies					
	KINNEY NICOLE	00031	928332	309445	06/11/18	<u>22.66</u>
					Account Total	<u>22.66</u>
					Department Total	<u><u>22.66</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>6107</u>	<u>Open Space Projects</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	UNITED POWER (UNION REA)	00027	928432	309454	06/11/18	31.62
	UNITED POWER (UNION REA)	00027	928481	309535	06/12/18	20.00
					Account Total	51.62
					Department Total	51.62

**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=8484	00001	928686	309818	05/24/18	<u>44.25</u>
					Account Total	<u>44.25</u>
					Department Total	<u><u>44.25</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>5011</u>	<u>PKS- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	REPUBLIC SERVICES #535	00001	928573	309675	06/13/18	565.50
	REPUBLIC SERVICES #535	00001	928574	309675	06/13/18	407.26
					Account Total	972.76
	Water/Sewer/Sanitation					
	ADAMS COUNTY STORM WATER MANAG	00001	928734	309901	06/15/18	3,752.92
					Account Total	3,752.92
					Department Total	4,725.68

**County of Adams**  
**Vendor Payment Report**

<u>5010</u>	<u>PKS- Fair &amp; Special Events</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Fair Expenses-General					
	MOLLY'S CUSTOM SILVER	00001	928619	309702	06/13/18	3,637.45
	PEACOCK INFORMATION CENTER, DE	00001	928917	310135	06/19/18	130.00
					Account Total	3,767.45
	Regional Park Rentals					
	VILLALOBOS CARLOS	00001	928697	309827	06/14/18	750.00
					Account Total	750.00
					Department Total	4,517.45

**County of Adams**  
**Vendor Payment Report**

<u>5015</u>	<u>PKS- Grounds Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	928575	309675	06/13/18	<u>1,872.67</u>
					Account Total	<u>1,872.67</u>
					Department Total	<u><u>1,872.67</u></u>

**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	928483	309535	06/12/18	84.86
					Account Total	84.86
	Operating Supplies					
	CINTAS CORPORATION NO 2	00001	928477	309535	06/12/18	199.42
					Account Total	199.42
					Department Total	284.28

**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	928484	309535	06/12/18	17.85
	XCEL ENERGY	00001	928485	309535	06/12/18	55.96
					Account Total	73.81
	Water/Sewer/Sanitation					
	NORTH PECOS WATER & SANITATION	00001	928478	309535	06/12/18	40.39
	NORTH WASHINGTON ST WATER & SA	00001	928479	309535	06/12/18	7,697.86
	NORTH WASHINGTON ST WATER & SA	00001	928480	309535	06/12/18	922.99
	REPUBLIC SERVICES #535	00001	928575	309675	06/13/18	169.00
	UNITED SITE SERVICES	00001	928482	309535	06/12/18	343.56
					Account Total	9,173.80
					Department Total	9,247.61

**County of Adams**  
**Vendor Payment Report**

<u>1082</u>	<u>PLN- Development Review</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Zoning & Subdivision					
	TREASH MICHAEL A	00001	928719	309901	06/15/18	<u>700.00</u>
					Account Total	<u>700.00</u>
					Department Total	<u><u>700.00</u></u>

**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>
	Self-Insurance Claims					
	VISION SERVICE PLAN-CONNECTICU	00019	928729	309901	06/15/18	<u>2,217.49</u>
					Account Total	<u>2,217.49</u>
					Department Total	<u><u>2,217.49</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>13</u>	<u>Road &amp; Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ARCHDIOCESE OF DENVER	00013	928803	309910	06/15/18	18,044.00
	EMPIRE TITLE NORTH LLC	00013	928993	310238	06/20/18	20,100.00
	GROUND ENGINEERING CONSULTANTS	00013	928496	309455	06/12/18	2,206.00
	INDEPENDENT SALT CO	00013	929013	310238	06/20/18	21,933.00
	INDEPENDENT SALT CO	00013	929013	310238	06/20/18	617.78
	JALISCO INTL INC	00013	928690	309823	06/14/18	266,295.14
	JK TRANSPORTS INC	00013	929014	310238	06/20/18	6,341.25
	JK TRANSPORTS INC	00013	929014	310238	06/20/18	28,057.25
	ULTEIG ENGINEERS INC	00013	928660	309782	06/14/18	52,016.88
					Account Total	415,611.30
	Retainages Payable					
	JALISCO INTL INC	00013	928690	309823	06/14/18	13,314.76-
					Account Total	13,314.76-
					Department Total	402,296.54

**County of Adams**  
**Vendor Payment Report**

<u>97711</u>	<u>Sectors NEG Program</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Apprenticeship					
	LOCKHEED MARTIN SPACE SYSTEMS	00035	928629	309783	06/14/18	840.00
	LOCKHEED MARTIN SPACE SYSTEMS	00035	928631	309783	06/14/18	5,000.00
					Account Total	5,840.00
					Department Total	5,840.00

**County of Adams**  
**Vendor Payment Report**

<u>94</u>	<u>Sheriff Payables</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Brain Trust					
	COLO DEPT OF HUMAN SERVICES	00094	928724	309901	06/15/18	1,425.00
					Account Total	1,425.00
	Family Friendly Fee					
	COLO JUDICIAL DEPT	00094	928722	309901	06/15/18	149.00
					Account Total	149.00
	State Surcharge					
	CLERK OF THE COUNTY COURT	00094	928723	309901	06/15/18	1,370.00
					Account Total	1,370.00
					Department Total	<u>2,944.00</u>

**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>
	Other Professional Serv					
	SHRED IT USA LLC	00001	929148	310299	06/20/18	83.52
					Account Total	83.52
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	929140	310299	06/20/18	159.92
					Account Total	159.92
					Department Total	243.44

**County of Adams**  
**Vendor Payment Report**

<u>3090</u>	<u>Storm Water Utility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Infrastruc Rep & Maint					
	EMPIRE TITLE NORTH LLC	00001	928594	309681	06/13/18	<u>800.00</u>
					Account Total	<u>800.00</u>
					Department Total	<u><u>800.00</u></u>

**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					
	ARAMARK REFRESHMENT SERVICES	00001	929136	310299	06/20/18	<u>146.40</u>
					Account Total	<u>146.40</u>
					Department Total	<u><u>146.40</u></u>

**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>
	Office Furniture					
	B C INTERIORS	00001	929137	310299	06/20/18	1,084.52
					Account Total	1,084.52
	Operating Supplies					
	ARAMARK REFRESHMENT SERVICES	00001	929136	310299	06/20/18	469.69
					Account Total	469.69
	Uniforms & Cleaning					
	SYMBOL ARTS	00001	929153	310299	06/20/18	180.00
					Account Total	180.00
					Department Total	1,734.21

**County of Adams**  
**Vendor Payment Report**

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	929143	310299	06/20/18	<u>40.00</u>
					Account Total	<u>40.00</u>
					Department Total	<u><u>40.00</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Interpreting Services					
	TRANSLATION & INTERPRETING CEN	00001	929154	310299	06/20/18	825.00
					Account Total	825.00
	Other Professional Serv					
	COLO MEDICAL WASTE INC	00001	929146	310299	06/20/18	222.00
	SHRED IT USA LLC	00001	929156	310299	06/21/18	30.00
					Account Total	252.00
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	929138	310299	06/20/18	330.00
	COPYCO QUALITY PRINTING INC	00001	929141	310299	06/20/18	280.00
	COPYCO QUALITY PRINTING INC	00001	929145	310299	06/20/18	875.00
					Account Total	1,485.00
					Department Total	2,562.00

**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					
	SHRED IT USA LLC	00001	929149	310299	06/20/18	131.71
	SUMMIT FOOD SERVICE LLC	00001	929151	310299	06/20/18	83.40
	SUMMIT FOOD SERVICE LLC	00001	929152	310299	06/20/18	80.17
					Account Total	295.28
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	929142	310299	06/20/18	17.50
					Account Total	17.50
					Department Total	312.78

**County of Adams**  
**Vendor Payment Report**

<u>2010</u>	<u>SHF- MIS Unit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	929144	310299	06/20/18	<u>52.50</u>
					Account Total	<u>52.50</u>
					Department Total	<u><u>52.50</u></u>

**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>
	Other Professional Serv					
	SHRED IT USA LLC	00001	929156	310299	06/21/18	30.00
					Account Total	30.00
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	929139	310299	06/20/18	400.00
					Account Total	400.00
					Department Total	430.00

**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>
	Other Professional Serv					
	SHRED IT USA LLC	00001	929147	310299	06/20/18	<u>105.00</u>
					Account Total	<u>105.00</u>
					Department Total	<u><u>105.00</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>3061</u>	<u>Transportation Engineering</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	ADAMS COUNTY STORM WATER MANAG	00001	928734	309901	06/15/18	<u>283.16</u>
					Account Total	<u>283.16</u>
					Department Total	<u><u>283.16</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>3031</u>	<u>Transportation Opers &amp; Maint</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	ADAMS COUNTY STORM WATER MANAG	00013	928738	309901	06/15/18	<u>4,322.56</u>
					Account Total	<u>4,322.56</u>
					Department Total	<u><u>4,322.56</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>97800</u>	<u>Wagner-Peyser</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	SCHAGER BRETT	00035	928663	309807	06/14/18	8.18
					Account Total	8.18
	Postage & Freight					
	ADAMS COUNTY HUMAN SERVICES	00035	928717	309901	06/15/18	6.58
					Account Total	6.58
					Department Total	<u>14.76</u>

**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	928763	309823	06/15/18	375.00
	TRI-COUNTY HEALTH DEPT	00025	928772	309910	06/15/18	2,771.48
					Account Total	3,146.48
					Department Total	3,146.48

**County of Adams**  
**Vendor Payment Report**

<u>4316</u>	<u>Wastewater Treatment Plant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Laboratory Analysis					
	COLO ANALYTICAL LABORATORY	00043	928664	309809	06/14/18	112.00
	COLO ANALYTICAL LABORATORY	00043	928665	309809	06/14/18	17.50
					Account Total	<u>129.50</u>
					Department Total	<u><u>129.50</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>98740</u>	<u>WBT Adult Program</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Clnt Trng- OJT					
	JIM BLACK CONSTRUCTION INC	00035	928635	309783	06/14/18	<u>3,200.00</u>
					Account Total	<u>3,200.00</u>
					Department Total	<u><u>3,200.00</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>97700</u>	<u>WIOA DLW PROGRAM</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	ADAMS COUNTY HUMAN SERVICES	00035	928717	309901	06/15/18	<u>22.57</u>
					Account Total	<u>22.57</u>
					Department Total	<u><u>22.57</u></u>

**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>
	Mileage Reimbursements					
	SCHAGER BRETT	00035	928663	309807	06/14/18	6.54
	SCHAGER BRETT	00035	928663	309807	06/14/18	38.69
	SCHAGER BRETT	00035	928663	309807	06/14/18	41.69
					Account Total	86.92
	Supp Svcs-Incentives					
	ELENES JAZMIN	00035	928625	309783	06/14/18	80.00
	PASQUINI PAOLO	00035	928628	309783	06/14/18	40.00
					Account Total	120.00
					Department Total	206.92

**County of Adams**  
**Vendor Payment Report**

<u>99807</u>	<u>Youth Shared Prgrm Direct Cost</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Mileage Reimbursements					
	SCHAGER BRETT	00035	928663	309807	06/14/18	<u>1.64</u>
					Account Total	<u>1.64</u>
					Department Total	<u><u>1.64</u></u>

**County of Adams**  
**Vendor Payment Report**

<u>97450</u>	<u>Yth WBL Direct Svcs</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Clnt Trng-Work Experience					
	CENTRAL COLORADO AHEC	00035	928623	309783	06/14/18	<u>1,750.00</u>
					Account Total	<u>1,750.00</u>
					Department Total	<u><u>1,750.00</u></u>

**County of Adams**  
**Vendor Payment Report**

**Grand Total**      2,399,879.75

**MINUTES OF COMMISSIONERS' PROCEEDINGS FOR  
TUESDAY, JUNE 26, 2018**

1. ROLL CALL

Present: All Commissioners present.

Excused:

2. PLEDGE OF ALLEGIANCE (09:29 AM)

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

**Motion to Approve 3. MOTION TO APPROVE AGENDA Moved by Eva J. Henry, seconded by Charles "Chaz" Tedesco, unanimously carried.**

4. AWARDS AND PRESENTATIONS

5. PUBLIC COMMENT (09:29 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 (09:36 AM)

6. CONSENT CALENDAR (09:37 AM)

A. 18-587 List of Expenditures Under the Dates of June 11-15, 2018

B. 18-588 Minutes of the Commissioners' Proceedings from June 19, 2018

C. 18-460 Resolution Approving Amendment 2 to Land Lease Agreement between the Front Range Airport and Front Range Hangar 2 Condominium Association, Inc. (File approved by ELT)

D. 18-543 Resolution for Final Acceptance of Public Improvements Constructed at the Pecos Place Townhome Subdivision (PRC2016-00006, SIA2016-00011, SUB2016-00005) (File approved by ELT)

E. 18-552 Resolution Designating the Adams County Sheriff as the Principal Executive Officer for Emergency Management in Adams County (File approved by ELT)

F. 18-569 Resolution Approving Amendments to the Adams County Code of Ethics (File approved by ELT)

G. 18-573 Resolution Regarding Defense and Indemnification of Michael McIntosh and Joseph McMullen as Defendants Pursuant to C.R.S. § 24-10-101, Et Seq. (File approved by ELT)

H.

- 18-581 Resolution Approving the County Incentive Contract Amendment No. 4 between Adams County and the Colorado Department of Health Care Policy and Financing (HCPF) (File approved by ELT)
- I. 18-597 Resolution Approving Changes to the Adams County Workforce Development Bylaws to Better Align with the Workforce Innovation and Opportunity Act of 2014 (File approved by ELT)
- J. 18-603 Resolution Approving Consent to Encroach Agreement Among the GC Net Lease (Westminster) Investors, LLC, DigitalGlobe, Inc., WL Park 12 Hundred Owner, LLC, Atlas Denver Industrial, LP, and Adams County Regarding Erecting a Fence in the Sanitary Sewer Line Easement (File approved by ELT)
- K. 18-604 Resolution Appointing Christine Balderson to the Local Emergency Planning Committee as a Public Sector Representative (File approved by ELT)
- L. 18-605 Resolution Appointing Carlos Briano to the Adams County Foundation (File approved by ELT)
- M. 18-606 Resolution Appointing Glenn Plagens to the Workforce Development Board as an Adult Education Representative (File approved by ELT)
- N. 18-607 Resolution Appointing Janet Renden to the Workforce Development Board as an Adult Education Representative (File approved by ELT)
- O. 18-608 Resolution Appointing William Totten to the Front Range Airport Advisory Board as a Tenant Representative (File approved by ELT)
- P. 18-609 Resolution Appointing Jessica Troy to the Cultural Council (File approved by ELT)
- Q. 18-610 Resolution Appointing Michael Williams to the Workforce Development Board as a Labor Representative (File approved by ELT)
- R. 18-574 Resolution Approving an Agreement between Adams County and Adams County Education Consortium for Professional Services (File approved by ELT)
- S. 18-575 Resolution Approving Memorandum of Understanding between Adams County, Adams County Education Consortium, Adams 14 Education Foundation, School District 27J, Mapleton Education Foundation, Westminster Public Schools Foundation, Strasburg 31J, Adams 12 Five Star Schools and Bennett School District 29J Regarding the Adams County Scholarship Fund (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 (09:37 AM)

A. COUNTY MANAGER (09:37 AM)

1. 18-577 Resolution Approving Amendment Four to the Agreement between Adams County and Huitt-Zollars Inc., for Engineering Design Services (File approved by ELT) (09:37 AM)

**Motion to Approve 1. 18-577 Resolution Approving Amendment Four to the Agreement between Adams County and Huitt-Zollars Inc., for Engineering Design Services (File approved by ELT) Moved by Eva J. Henry, seconded by Erik Hansen, unanimously carried.**

2. 18-578 Resolution Approving Amendment Two to the Agreement between Adams County and Hays Companies for Employee Benefits Brokerage Services (File approved by ELT) (09:38 AM)

**Motion to Approve 2. 18-578 Resolution Approving Amendment Two to the Agreement between Adams County and Hays Companies for Employee Benefits Brokerage Services**

**(File approved by ELT) Moved by Eva J. Henry, seconded by Steve O'Dorisio, unanimously carried.**

3. 18-579 Resolution Approving an Agreement between Adams County and Vaswig Photography, Inc., for the Creation and Delivery of Photography Pieces for the Adams County Pete Mirelez Human Services Center (File approved by ELT) (09:40 AM)

**Motion to Approve 3. 18-579 Resolution Approving an Agreement between Adams County and Vaswig Photography, Inc., for the Creation and Delivery of Photography Pieces for the Adams County Pete Mirelez Human Services Center**

**(File approved by ELT) Moved by Charles "Chaz" Tedesco, seconded by Eva J. Henry, unanimously carried.**

4. 18-580 Resolution Approving a Purchase Order Between Adams County and RFD Beaufort Inc., (Survitec) for a Portable Wall Training System (File approved by ELT) (09:43 AM)

**Motion to Approve 4. 18-580 Resolution Approving a Purchase Order Between Adams County and RFD Beaufort Inc., (Survitec) for a Portable Wall Training System**

**(File approved by ELT) Moved by Steve O'Dorisio, seconded by Eva J. Henry, unanimously carried.**

**B. COUNTY ATTORNEY**

8. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Noise Issues at DIA (09:45 AM)

**Motion to Approve 8. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Noise Issues at DIA Moved by Eva J. Henry, seconded by Steve O'Dorisio, unanimously carried.**

9. ADJOURNMENT (09:46 AM)

**AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE**



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> June 19, 2018
<b>SUBJECT:</b> The Interagency Agreement Regarding the Lowell Boulevard Improvements Project
<b>FROM:</b> Jeffery A. Maxwell, PE, PTOE, Director, Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON</b>
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the Interagency Agreement regarding the Lowell Boulevard improvements project with The City and County of Denver, acting by and through its Board of Water Commissioners

### **BACKGROUND:**

Adams County (“County”) and the City and County of Denver, acting by and through its Board of Water Commissioners, a municipal corporation of the State of Colorado (“Board”) desire to enter into an Interagency Agreement (Agreement) regarding the Lowell Boulevard Improvements Project (“Project”). The Board owns and maintains a domestic water supply system permitted by the County that is affected by the Project (“Water Facilities”). The County agrees to include the reset or adjustment of the Board’s Water Facilities with the Project. The Board agrees to reimburse the County for all costs associated with the reset or adjustment of the Board’s Water Facilities. The Agreement outlines the responsibilities of both the Board and Adams County regarding the project and associated costs. The City and County of Denver, acting by and through its Board of Water Commissioners have approved and signed the Agreement.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Adams County Public Works  
County Attorney’s Office

### **ATTACHED DOCUMENTS:**

Resolution  
Interagency Agreement

**FISCAL IMPACT:**

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

**Fund:** 00013

**Cost Center:** 3056

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:	5660	30561503	\$31,950
<b>Total Revenues:</b>			<u>\$31,950</u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30561503	\$3,416,757
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u></u>

**New FTEs requested:**             **YES**             **NO**

**Future Amendment Needed:**     **YES**             **NO**

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE INTERAGENCY AGREEMENT REGARDING THE LOWELL BOULEVARD IMPROVEMENTS PROJECT BETWEEN THE CITY AND COUNTY OF DENVER, ACTING BY AND THROUGH ITS BOARD OF WATER COMMISSIONERS AND COUNTY OF ADAMS, COLORADO

Resolution 2018-

WHEREAS, Adams County (“County”) is planning a roadway improvement project to improve Lowell Boulevard from Clear Creek to 62<sup>nd</sup> Avenue; and,

WHEREAS, the City and County of Denver, acting through its Board of Water Commissioners (“Board”), owns and maintains a domestic water supply system permitted by the County that is affected by the Project (“Water Facilities”); and,

WHEREAS, some of the Board’s Water Facilities require reset or adjustment to accommodate the Project; and,

WHEREAS, the County agrees to include the reset or adjustment of the Board’s Water Facilities with the Project; provided the Board agrees to reimburse the County for all costs associated with the reset or adjustment of the Board’s Water Facilities; and,

WHEREAS, an Interagency Agreement Regarding the Lowell Boulevard Improvements Project was prepared to document the responsibilities, the reimbursement costs and the authority for the Board and the County to expend or collect money associated with the reset or adjustment of the Board’s Water Facilities.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Interagency Agreement Regarding the Lowell Boulevard Improvements Project between the City and County of Denver, acting by and through its Board of Water Commissioners, and County of Adams, a copy of which is attached hereto and incorporated herein by this reference, is hereby approved.

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

**INTERAGENCY AGREEMENT Contract # 503223**

**THIS INTERAGENCY AGREEMENT** (“Agreement”) is made and entered into as of the Effective Date (as hereinafter defined) between the City and County of Denver, acting by and through its Board of Water Commissioners, a municipal corporation of the State of Colorado (the “Board”), and the County of Adams, Colorado, a political subdivision of the State of Colorado (the “County”).

**RECITALS**

1. Adams County is planning a roadway improvement project to improve Lowell Boulevard from Clear Creek to 62<sup>nd</sup> Avenue. The Work will include resetting water lines and adjusting water valve boxes. This IGA is for costs associated with changes to the board’s water infrastructure necessitated by the county’s road project. The total estimated cost for the Work is shown on Exhibit A attached hereto and incorporated herein by this reference. The general plan for the Work is shown in Exhibit B attached hereto and incorporated herein by this reference.

2. In accordance with the Colorado Constitution and the Charter of the City and County of Denver, the County and the Board are authorized to enter into agreements of this nature.

NOW, THEREFORE, the Board and the County agree as follows:

**1. COORDINATION AND LIAISON.**

A. The Senior Transportation Engineer is the County’s authorized representative for purposes of performing the County’s obligations under this Agreement. The County hereby designates the Senior Engineer as its authorized representative for purposes of directing and administering the County’s activities under this Agreement. The County has designated Jennifer W. Shi as the Project Manager to generally oversee construction and act as a liaison between the Board and the County’s construction contractor. The County may change its authorized representatives at any time by providing written notice to the Board of such change.

B. The Board’s Director of Engineering is the Board’s authorized representative for purposes of directing and administering the Board’s activities under this Agreement. The Board may change its authorized representative at any time by providing written notice to the County of such change.

**2. THE WORK.**

A. Subject to the terms and conditions of the Agreement, the County’s consultant will provide design services for the Work. Furthermore, the County’s contractor will conduct the improvement work along Lowell Boulevard in accordance with plans and specifications approved by the Board and by the County prior to the commencement of construction on the project. The Board hereby authorizes the County’s contractor to exercise the Board’s rights with regard to service line replacements pursuant to the Denver Water Operating Rules.

3. **DESIGN AND CONSTRUCTION.**

A. **Board Responsibilities**

(1) As requested by the County, Board representatives shall attend any pre-bid conferences scheduled by the County, assist in the preparation of any required addenda, attend the pre-construction meeting, and attend regularly scheduled construction meetings to address issues related to the Work.

(2) The Board shall participate in a final inspection of the Work to verify Work completion and acceptance.

(3) In performing its construction-related obligations, the Board, unless otherwise directed by the County's Project Manager, shall not direct the County's construction contractor, but shall instead provide such direction to the County's Project Manager.

B. **County Responsibilities**

(1) The County has contracted with Huitt-Zollars to complete the design for this project.

(2) The County, through its contractor, shall complete the Work in accordance with the Board's Operating Rules and Engineering Standards.

4. **REIMBURSEMENT.**

A. The Board agrees to reimburse the County for all costs associated with the Work. For budgeting purposes, and not as a limit on the Board's obligation, the parties estimate the total amount to be \$31,950, which the Board represents it has budgeted for the purpose of this Agreement.

**B. In the event the County determines that the cost of the Work will exceed the preceding cost estimate, the County shall provide notice to the Board.**

C. The County shall invoice the Board upon completion of the Work or each month for Work completed during the previous month. The invoice shall include a detailed accounting of the actual costs expended for the Work by the County. The Board shall review the invoice and, unless disputing the invoice or the Work as completed, shall pay the invoice in one lump sum payment within thirty (30) days of the receipt of the invoice.

5. **RECORDS AND AUDITS.** The County shall at all times maintain a system of accounting records in accordance with its normal procedures, together with supporting documentation for all Work under this Agreement, which shall be made available for audit and reproduction by the Board at the Board's request. The parties agree that, for a period of at least three (3) years from the final scheduled payment under this Agreement, any duly authorized representative of the County or the Board, including the County Auditor or the County Auditor's designee, shall have access to and the right to examine any directly pertinent books, documents, papers, and records of the parties involving the transactions and other activities related to this Agreement.

6. **BEST EFFORTS.** The County and the Board agree to work diligently together, and in good faith, using their best efforts to resolve any unforeseen issues and disputes regarding the design, construction, completion, and acceptance of the Work.

7. **INSPECTION AND ACCEPTANCE.**

A. The Board will be allowed to and shall undertake such inspections, as it deems necessary to verify that the Work is being constructed in accordance with the accepted Work plans. If the Board observes that the Work is not being constructed in accordance with the accepted plans, then the Board shall provide timely notice of these observations to the County. If the County fails to take action on these concerns, the Board's representative may stop all work on the Board's facilities.

8. **WARRANTY.** Adams County shall warrant the Work for a period of one (1) year from the date of acceptance by the Denver Water. [AU1]

9. **LIABILITY.** Each party shall be liable for the errors and omissions of its agents and employees to the extent provided by the Colorado Governmental Immunity Act. This obligation shall survive termination of the Agreement.

10. **NOTICES.** All notices required or given under this Agreement shall be in writing and shall be deemed effective: (a) when delivered personally to the other party; or (b) seven days after posting in the United States mail, first-class postage prepaid, and properly addressed as follows; or (c) when sent by email transmission and the receipt is confirmed by return email transmission.

If sent to the County: Jennifer W. Shi, Public Works, Adams County Colorado, 4430 South Adams County Parkway, Suite W2000B, Brighton, Co 80601; [jshi@adcogov.org](mailto:jshi@adcogov.org).

If sent to the Board: Paul Peloquin, Distribution Engineering, Denver Water, 1600 West 12th Avenue, Denver, Colorado 80204; [Paul.peloquin@denverwater.org](mailto:Paul.peloquin@denverwater.org) or such other persons or addresses as the parties may have designated in writing.

11. **NO DISCRIMINATION IN EMPLOYMENT.** In connection with the performance of work under this Agreement, the parties agree not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified, solely because of race, color, religion, national origin, gender, age, military status, sexual orientation, marital status, or physical or mental disability. The parties further agree to insert the foregoing or a similar provision in all contracts entered into in furtherance of this Agreement.

12. **CONFLICT OF INTEREST.** The parties agree that no official, officer, or employee of the County or of the Board shall have any personal or beneficial interest whatsoever in the Work, related services, or property described herein.

13. **SUBJECT TO LOCAL LAWS; VENUE.** Each and every term, provision, or condition herein is subject to and shall be construed in accordance with the provisions of Colorado law, the Charter of the County and County of Denver, and the applicable ordinances, regulations, executive orders, or fiscal rules, enacted or promulgated pursuant thereto. The Charter and Revised Municipal Code of the County and County of Denver, as the same may be amended from time to time, are hereby expressly incorporated into this Agreement as if fully set out herein by this

reference. Venue for any legal action relating to this Agreement shall lie in the District Court in and for the County and County of Denver, Colorado.

14. **GOVERNMENTAL IMMUNITY ACT.** The parties understand and agree that the parties are relying upon and have not waived the monetary limitations and all other rights, immunities and protections provided by the Colorado Governmental Immunity Act, C.R.S. § 24-10-101, et seq., as it may be amended from time to time.

15. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the Board and the County as to the subject matter hereof, and it replaces all prior written or oral agreements and understandings. It may be altered, amended, or repealed only by a duly executed written instrument. However, the parties acknowledge there are aspects of the Work not within the scope of this Agreement (e.g., utility relocations) that will require submittal, review, approval, and licensing by the Board; such activities shall be governed by the Board's Operating Rules and Engineering Standards.

16. **NO THIRD PARTY BENEFICIARIES.** Enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement shall be strictly reserved to the County and the Board; nothing contained in this Agreement shall give or allow any such claim or right of action by any other person or third party.

17. **EXECUTION OF AGREEMENT.** This Agreement is expressly subject to, and shall not be or become effective or binding on the County and the Board until fully executed by all signatories of the Board and the County and County of Denver.

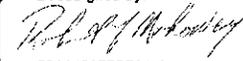
18. **EFFECTIVE DATE AND TERMINATION.** As used herein, the term "Effective Date" shall mean and refer to the date set out on the County's signature page of this Agreement. This Agreement shall expire, unless earlier terminated or otherwise stated herein, upon completion of the Work. Either party may terminate the Agreement on thirty days' written notice for cause in the event the other party fails to comply with any term or condition contained herein.

19. **ELECTRONIC SIGNATURES AND ELECTRONIC RECORDS.** The Board consents to the use of electronic signatures by the County. The Agreement, and any other documents requiring a signature hereunder, may be signed electronically by the County in the manner specified by the County. The parties agree not to deny the legal effect or enforceability of the Agreement solely because it is in electronic form or because an electronic record was used in its formation. The parties agree not to object to the admissibility of the Agreement in the form of an electronic record, a paper copy of an electronic document, or a paper copy of a document bearing an electronic signature on the grounds that it is an electronic record, an electronic signature, that it is not in its original form, or is not an original.

[END OF PAGE]

CITY AND COUNTY OF DENVER,  
acting by and through its  
BOARD OF WATER COMMISSIONERS

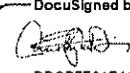
APPROVED:

DocuSigned by:  
  
By: \_\_\_\_\_  
FB8A4B37EBF6416  
Robert J. Mahoney  
Chief Engineering Officer

DocuSigned by:  
  
By: \_\_\_\_\_  
DEDE0A34B77B484  
James S. Lochhead  
CEO/Manager

DocuSigned by:  
APPROVED AS TO FORM:  
  
\_\_\_\_\_  
44D2017AC6EA43A  
Office of General Counsel

REGISTERED AND COUNTERSIGNED:  
CITY AND COUNTY OF DENVER

DocuSigned by:  
  
By: \_\_\_\_\_  
DBC7E81F4174C0...  
Timothy O'Brien, CPA  
Auditor

DS  


**COUNTY, COLORADO**

By: Mary Hodge, Chair

ATTEST:

\_\_\_\_\_  
Deputy Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
County Attorney

Date of Approval: \_\_\_\_\_

**EXHIBIT A COST ESTIMATE FOR RESETTING AND ADJUSTING  
WATER FACILITIES**

210-000401	Reset Water Line (12-in Water Main)	EA	4	\$6,750.00	\$27,000.00
210-04060	Adjust Valve Box	EA	9	\$550.00	\$4,950.00
625-00000	Construction Survey	LS	1	\$2,500.00	\$2,500.00
626-00000	Mobilization	LS	1	\$11,500.00	\$11,500.00
				<b>Total</b>	<b>\$31,950.00</b>

### TABULATION OF UTILITY ITEMS

LOCATION	SIDE	210-04050	210-00030	210-00040	210-00061	FOR INFORMATION ONLY - WORK BY OTHERS											MISCELLANEOUS	
		ADJUST VALVE BOX EA	RESET WATER SERVICE EA	RESET WATER LINE EA	RESET WIRING LS	REMOVE POLE	REMOVE GUY WIRE EA	RESET RESET POLE EA	ADJUST FIRE HYDRANT EA	ADJUST MH EA	RESET GAS EA	ADJUST HH EA	ADJUST LINE EA	RESET PEDESTAL EA	RESET METER EA	ADJUST PULL BOX EA		
100+56	LT																	Xcel OHE
103-01	RT & LT			1		1	1											Century Link FO, Denver Water, Zayo FO & Xcel
103+80	LT				1													COOT FO
104+26	RT	1																
105+72	RT																	Century Link FO
107+34	RT	1							1	1								Reset Denver Water Fire Hydrant Includes Removal of 2 Pipe Bollards
107+46	RT	1																
109+86	LT												1					Zayo FO
110+40	RT	1																Denver Water
111+20	LT																	Xcel OHE
111+56	LT		1															Denver Water
111+87	RT & LT			1														Century Link FO, Denver Water, Zayo FO & Xcel
111+93	LT																	Xcel
112+37	RT																	Century Link FO
113+39	LT									1								Xcel OHE
113+71	LT																	Xcel (Disconnect)
114+00	RT	1																Reset Denver Water Fire Hydrant Includes Removal of 2 Pipe Bollards
114+05	RT	1																Denver Water
114+67	LT																	Xcel
115+04 to 118+04	LT																	Denver Water
115+27	RT & LT			1														Century Link FO, Denver Water, Zayo FO & Xcel
115+30	LT																	Century Link
116+04	RT	2																
116+04	LT			1														Denver Water
117+50	LT																	Century Link
118+06	RT	1																Denver Water
118+14	LT		1															Denver Water
118+64	LT																	Xcel
119+20	RT																	Century Link FO
119+38	RT & LT																	Century Link FO & Zayo FO
119+47	LT																	Century Link
119+64	LT																	UPRR Electric
119+60 to 120+45	RT																	UPRR Electric
120+00 to 120+55	LT																	UPRR Electric
122+42	LT																	Xcel UGE
122+74	RT																	Xcel UGE
123+15	LT																	Zayo FO
126+13	RT																	Century Link FO
126+85	RT																	Century Link FO
126+17	RT																	Century Link FO
131+80	RT																	Century Link FO
133+13	RT																	Century Link FO
135+40	RT																	Xcel Gas
TOTAL		9	2	4	1		1	4	3	6	8	2	13	1	1	6		

\*Includes new meter (from Water District) and Meter Box

## Exhibit B

Computer File Information	
Designed By: GP	Drawn By: JMP
Creation Date: 12-17-2011	Initials: DKIM
Last Modification Date: 12-15-2017	Initials: JMP
Drawing File Name: _SHEET10320PH01-G300-SA 1.DWG	
AutoCAD Version: C3D 2014	Units: English

Index of Revisions	

PREPARED FOR:



**ADAMS COUNTY**  
4430 S. ADAMS COUNTY PARKWAY  
BREITENBURY, COLORADO 80021

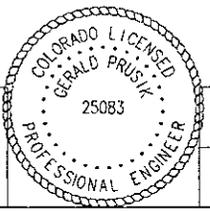
CONTACT: JENNIFER SMI, PE

PREPARED BY:



**HUTT-ZOLLARS**  
4542 S. Ulster St. Ste 240  
Phone (303) 740-7325  
Denver, CO 80237  
Fax (303) 224-9897

CONTACT: GERALD PRUSIK, PE

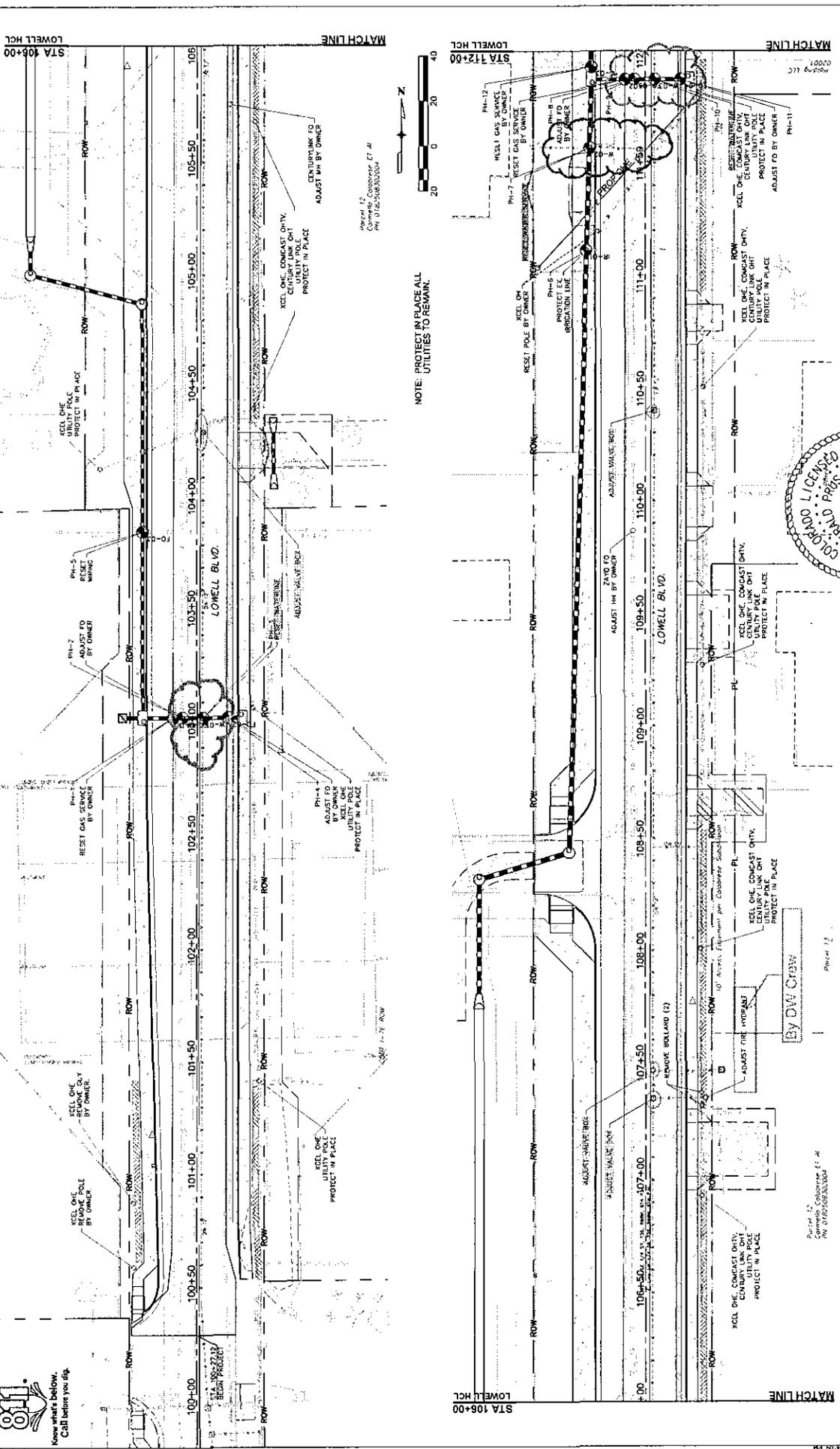


**LOWELL BOULEVARD IMPROVEMENTS**  
CLEAR CREEK TO W. 62ND AVENUE

**TABULATION OF UTILITY ITEMS**

Project No. / Code	
ADAMS COUNTY: IMP2013-00009	HUTT-ZOLLARS: 16-0320-01
Sheet Name	UT-0.1
Sheet Number	92

PRINTSCALE: 2017.12.15 04:46:54 PM



NOTE: PROTECT IN PLACE ALL UTILITIES TO REMAIN.

Computer File Information		Index of Revisions	
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Last Modification Date:	12-15-2017	Initials:	JMP (62)
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AutoCAD Version:	CAD 2014		

Project No. / Code  
ADAMS COUNTY IMPROV00000  
HUIT-ZOLLARS, 16-0320-01

LOWELL BOULEVARD IMPROVEMENTS  
CLEAR CREEK TO W. 62ND AVENUE

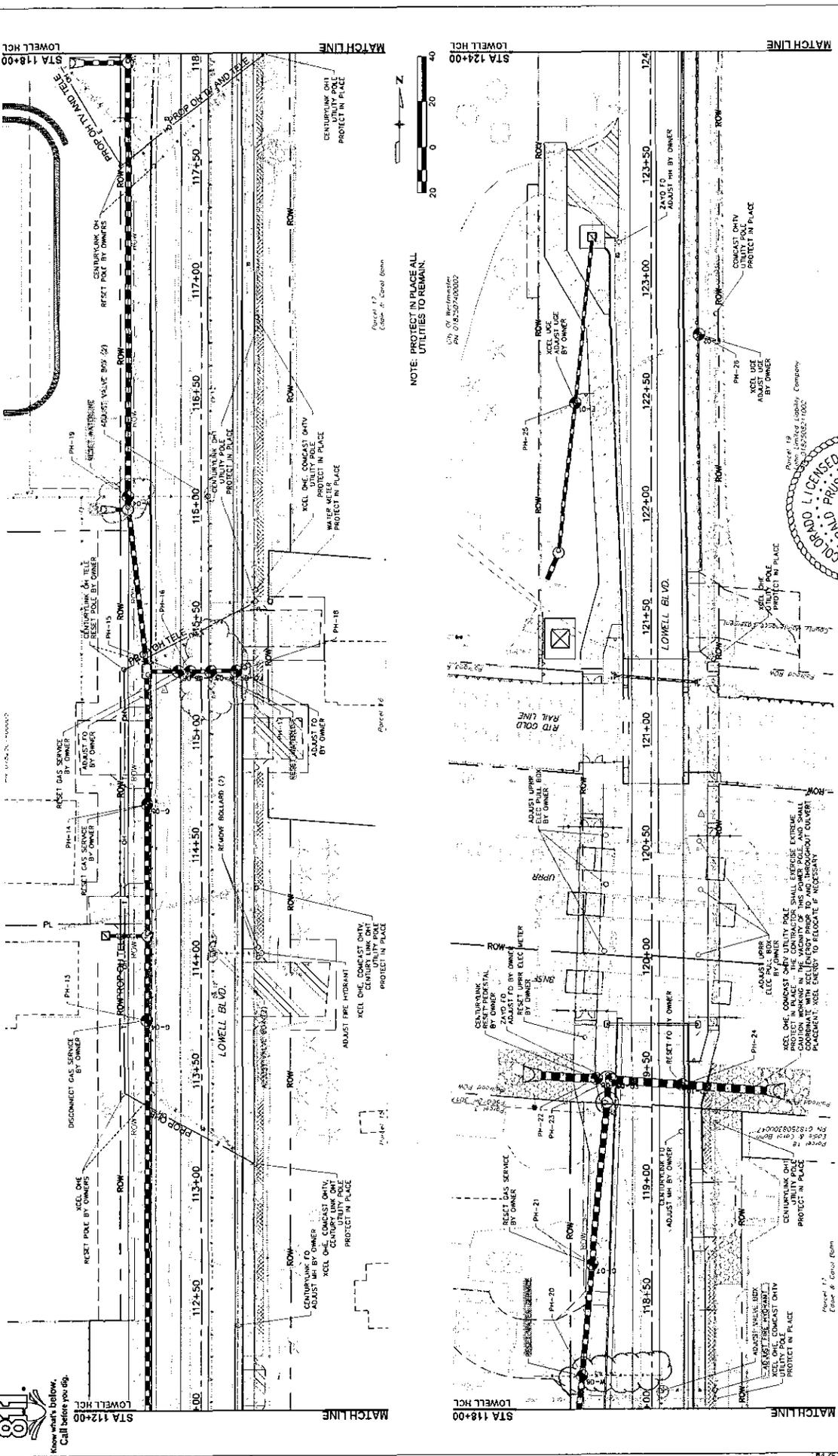


ADAMS COUNTY  
REGISTRAR  
1402 S. WILSON ST., SUITE 240  
DENVER, CO 80202  
Phone: (303) 748-7325  
Fax: (303) 724-9887

CONTRACT: GERHOLD PRUECK, PE  
CONTACT: BENJAMIN SHU, PE

Prepared by: HUIT-ZOLLARS  
4882 S. WILSON ST., SUITE 240  
DENVER, CO 80202  
Phone: (303) 748-7325  
Fax: (303) 724-9887

Sheet Name: UT-1  
Sheet Number: 94



Computer File Information		Index of Revisions	
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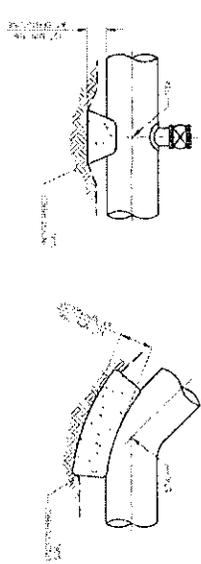
**ADAMS COUNTY**  
 4542 S. Union St. Ste. 240  
 Denver, CO 80237  
 Phone (303) 740-7325  
 Fax (303) 224-4887  
 CONTACT: cgarrett@adco.gov

**LOWELL BOULEVARD IMPROVEMENTS**  
 CLEAR CREEK TO W. 62ND AVENUE  
**UTILITY PLAN**

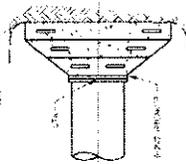
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Sheet Name	UT-2
Sheet Number	95



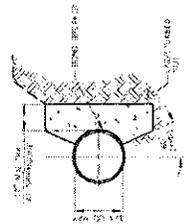
Know what's below.  
Call before you dig.



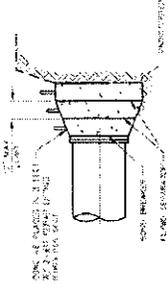
PLAN-TYPE 1



PLAN-TYPE 2



ELEVATION-TYPE 1&2

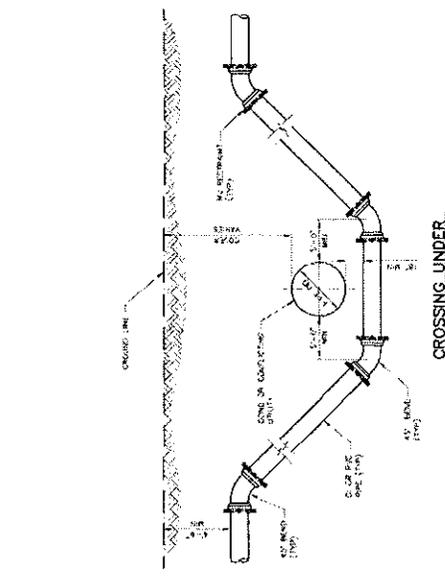


ELEVATION-TYPE 3

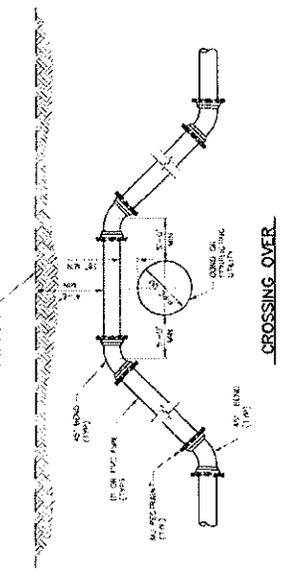
MINIMUM BEARING SURFACE AREA

NOMINAL PIPE Ø	BENDS			TEE OR DEAD END
	11 1/4"	22 1/2"	45° 90°	
6"	100	100	100	100
8"	150	150	150	150
10"	200	200	200	200
12"	250	250	250	250
14"	300	300	300	300
16"	350	350	350	350
18"	400	400	400	400
20"	450	450	450	450
22"	500	500	500	500
24"	550	550	550	550

- NOTES:
1. SEE PLAN FOR BEARING SURFACE AREA. MINIMUM BEARING SURFACE AREA SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE BEND.
  2. SEE PLAN FOR BEARING SURFACE AREA. MINIMUM BEARING SURFACE AREA SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE BEND.
  3. SEE PLAN FOR BEARING SURFACE AREA. MINIMUM BEARING SURFACE AREA SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE BEND.
  4. MATERIALS SHALL BE AS SPECIFIED IN THE BIDDING SPECIFICATIONS.
  5. SEE PLAN FOR BEARING SURFACE AREA. MINIMUM BEARING SURFACE AREA SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE BEND.
  6. SEE PLAN FOR BEARING SURFACE AREA. MINIMUM BEARING SURFACE AREA SHALL BE MAINTAINED THROUGHOUT THE ENTIRE LENGTH OF THE BEND.



CROSSING UNDER



CROSSING OVER

Computer File Information		Index of Revisions	
Designed By:	GP	Drawn By:	JMP
Creation Date:	12-17-2011	Initials:	DKIM
Last Modification Date:	12-15-2017	Initials:	JMP
Drawing File Name:	...SHEET0320PHD1-C70X-CUT.DWG	Initials:	JMP
AutoCAD Version:	CSD 2014	Units:	English

REGISTERED PROFESSIONAL ENGINEER

**ADAMS COUNTY**  
 COLORADO PROFESSIONAL ENGINEERING BOARD  
 448 S. UNION ST., 2ND FLOOR  
 BRISTOLTON, COLORADO 80801

**HUITI-ZOLLARS**  
 4302 S. UNION ST., 2ND FLOOR  
 DENVER, CO 80227  
 Phone (303) 740-7325 Fax (303) 734-9987

CONTACT: GERALD PRUSIK, PE

**LOWELL BOULEVARD IMPROVEMENTS**  
 CLEAR CREEK TO W. 62ND AVENUE

**WATER**  
**DETAILS**

Project No. / Code  
 ADAMS COUNTY: HUITZ0320PHD1-C70X-CUT  
 HUITZ-ZOLLARS: W-0230-01

Sheet Name  
 UT-4

Sheet Number  
 97





## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> July 3, 2018
<b>SUBJECT:</b> Resolution approving right-of-way agreement between Adams County and Jorge Isaac Medina Herrera for property necessary for the 2018 Miscellaneous Concrete and ADA Ramps Project
<b>FROM:</b> Jeffery Maxwell, P.E., PTOE, Public Works
<b>AGENCY/DEPARTMENT:</b> Public Works
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> 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 along the Broadway Street-Conifer Road corridor from U.S. Highway 36 to 84<sup>th</sup> Avenue for the 2018 Miscellaneous Concrete and ADA Ramps Project. The intention of this Project is to identify and improve the overall mobility and accessibility of maturing neighborhoods with ADA accessibility connectivity including ADA-compliant sidewalks and the addition of ADA pedestrian ramps. Attached is a copy of the right-of-way agreement between Adams County and Jorge Isaac Medina Herrera 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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u><u>                    </u></u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9010	W30561827	\$1,000,000
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u><u>\$1,000,000</u></u>

**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 JORGE ISAAC MEDINA HERRERA, FOR PROPERTY NECESSARY FOR  
THE 2018 MISCELLANEOUS CONCRETE AND ADA RAMPS PROJECT**

Resolution 2018-

WHEREAS, Adams County is in the process of acquiring right-of-way along Broadway Street-Conifer Road corridor from U.S. Highway 36 to 84<sup>th</sup> Avenue for the 2018 Miscellaneous Concrete and ADA Ramps Project (“Project”); and,

WHEREAS, the intention of this Project is to identify and improve the overall mobility and accessibility of maturing neighborhoods with ADA accessibility connectivity including ADA-compliant sidewalks and the addition of ADA pedestrian ramps (“street improvements”) where absent; and,

WHEREAS, this right-of-way acquisition is a portion of 21 Campo Street located in the Southwest Quarter of Section 34, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, County of Adams, State of Colorado, and owned by Jorge Isaac Medina Herrera (“Parcel 4”); and,

WHEREAS, Adams County requires ownership of Parcel 4 for construction of the street improvements; and,

WHEREAS, Jorge Isaac Medina Herrera is willing to sell Parcel 4 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 Jorge Isaac Medina Herrera, 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 **Jorge Isaac Medina Herrera** whose address is **992 South 4<sup>th</sup> Avenue, Unit 100-269, Brighton, Colorado 80601-6802** (“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 **21 Campo Street, Denver, Colorado 80221**, hereinafter (the “Property”) for the 2018 Miscellaneous Concrete and ADA Ramps Project (the “Project”). The legal description and conveyance documents for the interests on said Property are set forth in Exhibit A attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **EIGHT HUNDRED TWENTY AND NO/100’S DOLLARS (\$820.00)**, 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 \$250.00 for the land dedication of road right-of-way and \$570.00 for the replacement cost of the 6-foot cedar fence. 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 June 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 County’s construction plans indicate the removal of approximately 15 lineal feet of the 6-foot high cedar fence located along Broadway. The County will not reset or

reconstruct the cedar fence. But the County has agreed to reimburse the owner the expense to reset or reconstruct the fence 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: \_\_\_\_\_

  
Jorge Isaac Medina Herrera

Date: \_\_\_\_\_

06/1/18

Approved:

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

\_\_\_\_\_  
Chair

\_\_\_\_\_  
Date

Approved as to Form:

\_\_\_\_\_  
County Attorney

**EXHIBIT “A”**

**DEED FROM JORGE ISAAC MEDINA-HERRERA  
TO  
THE COUNTY OF ADAMS, STATE OF COLORADO**

Legal Description

Two (2) tracts of land being a portion of Lot 52 Block 6 of the WESTERN HILLS FILING NO. 1, a Subdivision recorded on October 7, 1954 in File No. 10 Map 82 Reception No. 430673 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southwest Quarter of Section 34, Township 2 South, Range 68 West of the 6<sup>th</sup> Principal Meridian, being more particularly described as follows:

Tract A:

Beginning at the Northeasterly Corner of said Lot 35, thence South 00°02'17" East, along the Easterly line of said Lot 52, a distance of 8.50 feet;

Thence leaving said Easterly line, South 89°57'43" West, a distance of 5.00 feet to a point;

Thence North 0°02'17" West, a distance of 8.50 feet to a point on the Northerly line of said Lot 52;

Thence North 89°57'43" East, along the Northerly line of said Lot 52, a distance of 5.00 feet to the Point of Beginning.

Containing: 43 square feet, more or less.

Tract B:

Beginning at the Southeasterly Corner of said Lot 52, thence South 89°57'43" West, along the Southerly line of said Lot 52, a distance of 10.00 feet;

Thence leaving said Southerly line, North 44°57'43" East, a distance of 14.14 feet to the Easterly line of said Lot 52;

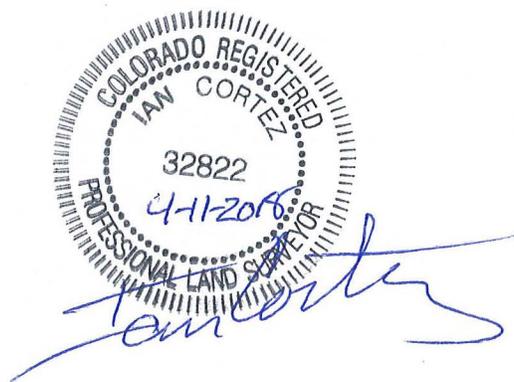
Thence South 0°02'17" East, along the Easterly line of said Lot 52, a distance of 10.00 feet to the Point of Beginning.

Containing: 50 square feet, more or less.

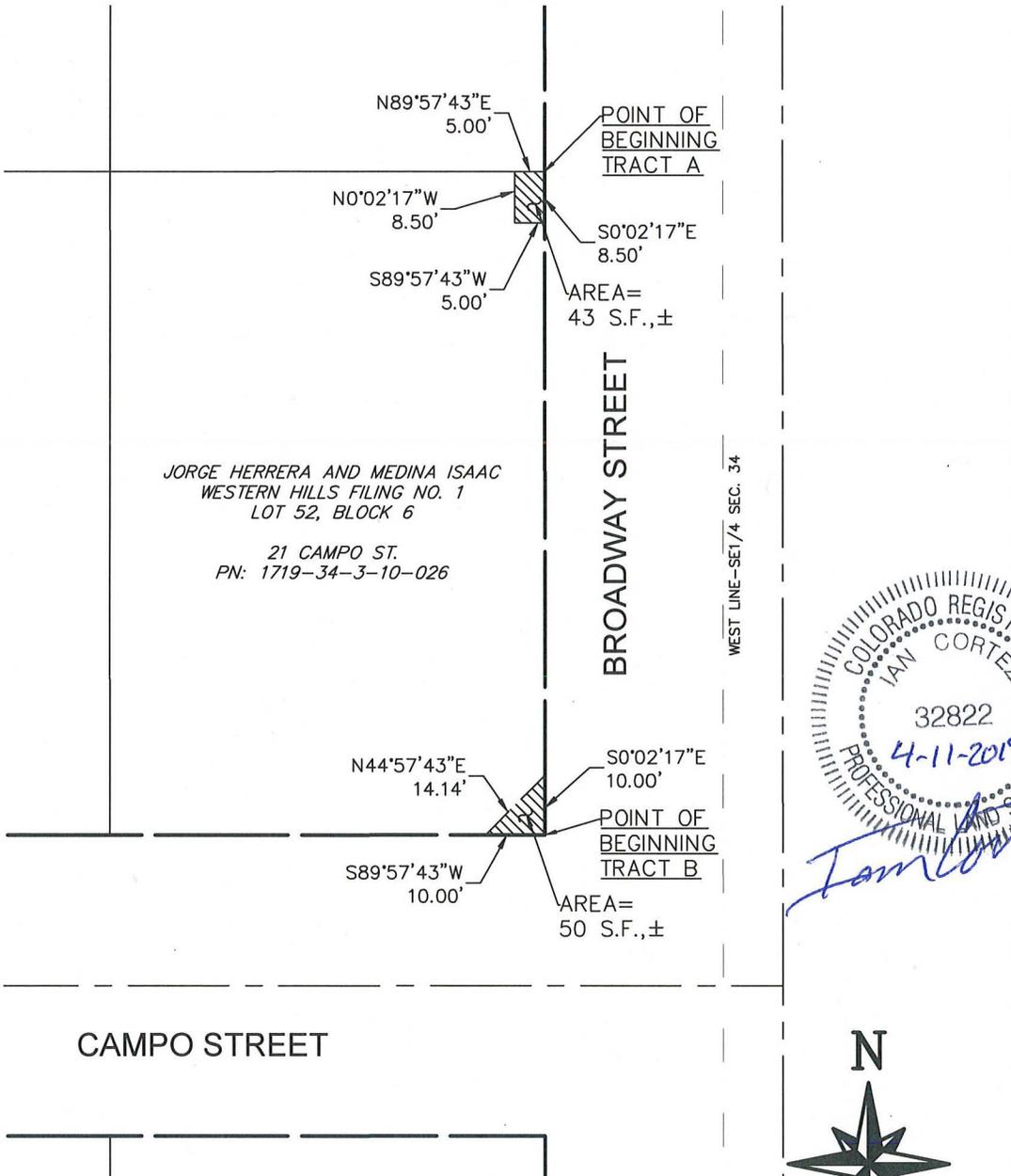
Legal description prepared by:

Ian Cortez, PLS  
Colorado Professional  
Land Surveyor No. 32822  
For and on behalf of:  
Adams County, Colorado

Exhibit "B" attached and hereby made a part thereof.



# EXHIBIT "B"

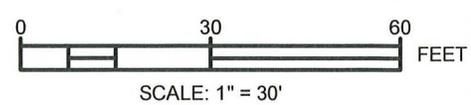


JORGE HERRERA AND MEDINA ISAAC  
WESTERN HILLS FILING NO. 1  
LOT 52, BLOCK 6

21 CAMPO ST.  
PN: 1719-34-3-10-026



*Ian Cortez*



**ADAMS COUNTY**  
COLORADO

THIS EXHIBIT IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE USED AS SUCH. IT IS INTENDED ONLY TO DEPICT THE ATTACHED LEGAL DESCRIPTION.



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> 7/3/18
<b>SUBJECT:</b> Acceptance of State Juvenile Diversion Program Funds the District Attorney's Office Diversion Program for State Fiscal Year 2018/2019
<b>FROM:</b> Levon Hupfer-Detor
<b>AGENCY/DEPARTMENT:</b> District Attorney's Diversion Office
<b>HEARD AT STUDY SESSION ON:</b> n/a
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners accepts the grant award for 2018/19 and authorizes the Chair to sign two copies of the Grant Agreement Form and also electronically sign the Certification of Match Form (pdf).

### **BACKGROUND:**

The 17<sup>th</sup> Judicial District Attorney's Office provides a Juvenile Diversion Education Program to serve Adams County through the State Division of Criminal Justice Juvenile Diversion Program Funds Grant that has operated since 2006.

The 17<sup>th</sup> Judicial District Attorney Diversion program was awarded \$72,009 (2019-DV-19-30014-17) to target at risk youth focusing on 4 risk factors that are shown to increase school drop-out rates and substance abuse. This grant fully funds a full-time Education Client Manager who supervises, supports, and connects with the youth and families.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

District Attorney's Office

### **ATTACHED DOCUMENTS:**

Resolution  
Grant Award

**FISCAL IMPACT:**

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

<b>Fund:01</b>
<b>Cost Center: 9261</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:	5565	JVDV1819	72,009
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<u><u>\$72,009</u></u>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	7005	JVDV1819	69,809
Current Budgeted Operating Expenditure:	7315	JVDV1819	1,200
Current Budgeted Operating Expenditure:	7745	JVDV1819	1,000
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<u><u>\$72,009</u></u>

**New FTEs requested:**             YES             NO

**Future Amendment Needed:**     YES             NO

**Additional Note:**

This grant is fully budgeted within the District Attorney’s 2018 budget. This is a 2018/2019 grant, which coincides with the school year. Therefore, the grant year begins July 1, 2018. There is a percentage cash match that is also contained within the existing budget to provide administrative and other program services in support of the project as required per the grant. There are no additional funds needed to support this grant.

\*\*The sub ledger JVDV1819 was recently requested and was not tied to the original budget submission. Currently we are finishing the 2017/2018 grant which is sub ledger JVDV1718.

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING GRANT AGREEMENT BETWEEN ADAMS COUNTY AND  
STATE OF COLORADO FOR THE DISTRICT ATTORNEY'S OFFICE DIVERSION  
PROGRAM FOR STATE FISCAL YEAR 2018/2019

**Resolution 2018 -**

WHEREAS, the 17<sup>th</sup> Judicial District Attorney's Office provides a Juvenile Diversion Education Program to serve Adams County; and,

WHEREAS, the 17<sup>th</sup> Judicial District Attorney's Office has been granted an award since 2006 by the State Division of Criminal Justice and must approve the attached Grant Agreement for FY 2018/19 for an award of \$72,009 and a cash match of \$27,750.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Grant Agreement between Adams County and the State of Colorado for the District Attorney's Office Diversion Program for State Fiscal Year 2018/19, 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 State of Colorado Grant Agreement and Certification of Match forms on behalf of Adams County.

Grantee: District Attorney's Office, 17th Judicial District  
 Project: Positive Action/Family Therapy-Year 2

DCJ Grant #: 2019-DV-19-30014-17

**GRANT AWARD LETTER (Intergovernmental Grant Agreement)  
 SUMMARY OF GRANT AWARD TERMS AND CONDITIONS  
 SIGNATURE AND COVER PAGE**

<b>State Agency</b> Department of Public Safety, Division of Criminal Justice	<b>DCJ Grant Number</b> 2019-DV-19-30014-17 <b>CMS Number</b> N/A
<b>Grantee</b> Board of County Commissioners of Adams County dba District Attorney's Office, 17th Judicial District	<b>Grant Amount</b> State Fiscal Year 2018-19: \$72,009 <b>Total for all State Fiscal Years: \$72,009</b>
<b>Grant Issuance Date (Start Date)</b> The later of July 1, 2018 or the date the State Controller or an authorized delegate signs this Grant Letter	
<b>Grant Expiration Date</b> June 30, 2019	<b>Match Amount</b> State Fiscal Year 2018-19: \$27,750 <b>Total for all State Fiscal Years: \$27,750</b>
<b>Grant Description</b> Funding to continue a program to specifically and intensely target 4 risk factors that increase the likelihood of youth dropping out of school and of being involved in substance use based on the research at Penn State's EPISCenter.	

**THE PARTIES HERETO HAVE EXECUTED THIS CONTRACT**

Each person signing this Agreement represents and warrants that he or she is duly authorized to execute this Agreement and to bind the Party authorizing his or her signature.

<b>GRANTEE</b> Board of County Commissioners of Adams County  <hr/> By: Mary Hodges, Chair  Date: _____	<b>STATE OF COLORADO</b> John W. Hickenlooper, Governor Department of Public Safety Stan Hilkey, Executive Director  <hr/> By: Joe Thome, Director, Division of Criminal Justice  Date: _____
<p align="center">In accordance with §24-30-202, C.R.S., this Agreement is not valid until signed and dated below by the State Controller or an authorized delegate.</p> <p align="center"><b>STATE CONTROLLER</b>  <b>Robert Jaros, CPA, MBA, JD</b></p> <p align="center">_____          By: Lyndsay J. Clelland, Contract and Grants Coordinator,          Department of Public Safety, Division of Criminal Justice</p> <p align="center">Effective Date: _____</p>	

<b>Representatives for this Grant</b>	
<b>For the State:</b>	<b>For Grantee:</b>
Joe Thome, Director	Mary Hodges
Division of Criminal Justice	County Commissioner Chair
Department of Public Safety	
700 Kipling Street, Suite 1000	4430 S. Adams County Parkway, Suite C5000A
Denver, Colorado 80215-5897	Brighton, Co 80601-8204
Joe.Thome@state.co.us	mhodges@adcogov.org

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EXHIBIT B, GRANT REQUIREMENTS.....1

EXHIBIT C, SPECIAL CONDITIONS.....1

EXHIBIT D, STATEMENT OF WORK.....1

EXHIBIT E, BUDGET.....1

**1. GRANT**

As of the Grant Issuance Date, the State Agency shown on the first page of this Grant Award Letter (the "State") hereby obligates and awards to Grantee shown on the first page of this Grant Award Letter (the "Grantee") an award of Grant Funds in the amounts shown on the first page of this Grant Award Letter. By accepting the Grant Funds provided under this Grant Award Letter, Grantee agrees to comply with the terms and conditions of this Grant Award Letter and requirements and provisions of all Exhibits to this Grant Award Letter.

**2. TERM**

A. Initial Grant Term and Extension

The Parties' respective performances under this Grant Award Letter shall commence on the Grant Issuance Date and shall terminate on the Grant Expiration Date unless sooner terminated or further extended in accordance with the terms of this Grant Award Letter. Upon request of Grantee, the State may, in its sole discretion, extend the term of this Grant Award Letter by providing Grantee with an updated Grant Award Letter showing the new Grant Expiration Date.

**B. Early Termination in the Public Interest**

The State is entering into this Grant Award Letter to serve the public interest of the State of Colorado as determined by its Governor, General Assembly, or Courts. If this Grant Award Letter ceases to further the public interest of the State or if State, Federal or other funds used for this Grant Award Letter are not appropriated, or otherwise become unavailable to fund this Grant Award Letter, the State, in its discretion, may terminate this Grant Award Letter in whole or in part by providing written notice to Grantee. If the State terminates this Grant Award Letter in the public interest, the State shall pay Grantee an amount equal to the percentage of the total reimbursement payable under this Grant Award Letter that corresponds to the percentage of Work satisfactorily completed, as determined by the State, less payments previously made. Additionally, the State, in its discretion, may reimburse Grantee for a portion of actual, out-of-pocket expenses not otherwise reimbursed under this Grant Award Letter that are incurred by Grantee and are directly attributable to the uncompleted portion of Grantee's obligations, provided that the sum of any and all reimbursements shall not exceed the maximum amount payable to Grantee hereunder. This subsection shall not apply to a termination of this Grant Award Letter by the State for breach by Grantee.

**C. Additional Terms**

The State, at its discretion, shall have the option to extend the performance under this Agreement beyond the Initial Term for a period, or for successive periods, of 1 year or less each successive period, at newly negotiated rates deemed necessary to meet any modification to this Agreement as provided in §18.E.

**3. AUTHORITY**

Authority to enter into this Grant Award Letter exists in the law as follows:

**A. State Authority**

- i. The Division of Criminal Justice is authorized to disburse these funds by Colorado Revised Statute 24-33.503 and 507.

- ii. Authority to enter into this Grant exists in the Juvenile Diversion Program, as defined in the Colorado Revised Statute §19-2-203.

#### 4. DEFINITIONS

The following terms shall be construed and interpreted as follows:

- A. **"Budget"** means the budget for the Work described in **Exhibit E, Budget**.
- B. **"Business Day"** means any day in which the State is open and conducting business, but shall not include Saturday, Sunday or any day on which the State observes one of the holidays listed in §24-11-101(1) C.R.S.
- C. **"CJI"** means criminal justice information collected by criminal justice agencies needed for the performance of their authorized functions, including, without limitation, all information defined as criminal justice information by the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information Services Security Policy, as amended and all Criminal Justice Records as defined under §24-72-302 C.R.S.
- D. **"CORA"** means the Colorado Open Records Act, §§24-72-200.1 *et. seq.*, C.R.S.
- E. **"Effective Date"** means the date on which this Grant Award Letter is approved and signed by the Colorado State Controller or designee, as shown on the Signature and Cover Page for this Grant Award Letter.
- F. **"Grant Award Letter"** means this letter which offers Grant Funds to Grantee, including all attached Exhibits, all documents incorporated by reference, all referenced statutes, rules and cited authorities, and any future updates thereto.
- G. **"Grant Funds"** means the funds that have been appropriated, designated, encumbered, or otherwise made available for payment by the State under this Grant Award Letter.
- H. **"Grant Expiration Date"** means the Grant Expiration Date shown on the first page of this Grant Award Letter.
- I. **"Grant Issuance Date"** means the Grant Issuance Date shown on the first page of this Grant Award Letter.
- J. **"Equipment"** means tangible, nonexpendable property with an acquisition cost of \$5,000 or more and a useful life of more than one year. Software, regardless of cost, is not considered equipment.
- K. **"Exhibits"** means the following exhibits attached to this Grant Award Letter:
  - i. **Exhibit A1**, Sample Option Letter.
  - ii. **Exhibit A2**, Sample Grant Funding Change Letter
  - iii. **Exhibit B**, Grant Requirements.
  - iv. **Exhibit C**, Special Conditions.
  - v. **Exhibit D**, Statement of Work.
  - vi. **Exhibit E**, Budget.
- L. **"Extension Term"** means the period of time by which the Grant Expiration Date is extended by the State through delivery of an updated Grant Award Letter

- M. **“Goods”** means any movable material acquired, produced, or delivered by Grantee as set forth in this Grant Award Letter and shall include any movable material acquired, produced, or delivered by Grantee in connection with the Services.
- N. **“Incident”** means any accidental or deliberate event that results in or constitutes an imminent threat of the unauthorized access or disclosure of State Confidential Information or of the unauthorized modification, disruption, or destruction of any State Records.
- O. **“Initial Term”** means the time period between the Grant Issuance Date and the Grant Expiration Date.
- P. **“Matching Funds”** means the funds provided Grantee as a match required to receive the Grant Funds.
- Q. **“Party”** means the State or Grantee, and **“Parties”** means both the State and Grantee.
- R. **“PCI”** means payment card information including any data related to credit card holders’ names, credit card numbers, or the other credit card information as may be protected by state or federal law.
- S. **“PII”** means personally identifiable information including, without limitation, any information maintained by the State about an individual that can be used to distinguish or trace an individual’s identity, such as name, social security number, date and place of birth, mother’s maiden name, or biometric records; and any other information that is linked or linkable to an individual, such as medical, educational, financial, and employment information. PII includes, but is not limited to, all information defined as personally identifiable information in §24-72-501 C.R.S.
- T. **“PHI”** means any protected health information, including, without limitation any information whether oral or recorded in any form or medium: **(i)** that relates to the past, present or future physical or mental condition of an individual; the provision of health care to an individual; or the past, present or future payment for the provision of health care to an individual; and **(ii)** that identifies the individual or with respect to which there is a reasonable basis to believe the information can be used to identify the individual. PHI includes, but is not limited to, any information defined as Individually Identifiable Health Information by the federal Health Insurance Portability and Accountability Act.
- U. **“Program”** means the 2018-2019 State Juvenile Diversion grant program that provides the funding for this Grant.
- V. **“Services”** means the services to be performed by Grantee as set forth in this Grant Award Letter, and shall include any services to be rendered by Grantee in connection with the Goods.
- W. **“State Confidential Information”** means any and all State Records not subject to disclosure under CORA. State Confidential Information shall include, but is not limited to, PII, PHI,

- PCI, Tax Information, CJI, and State personnel records not subject to disclosure under CORA.
- X. **“State Fiscal Rules”** means the fiscal rules promulgated by the Colorado State Controller pursuant to §24-30-202(13)(a) C.R.S.
  - Y. **“State Fiscal Year”** means a 12 month period beginning on July 1 of each calendar year and ending on June 30 of the following calendar year. If a single calendar year follows the term, then it means the State Fiscal Year ending in that calendar year.
  - Z. **“State Records”** means any and all State data, information, and records, regardless of physical form, including, but not limited to, information subject to disclosure under CORA.
  - AA. **“Subcontractor”** means third-parties, if any, engaged by Grantee to aid in performance of the Work. “Subcontractor” also includes sub-grantees.
  - BB. **“Subgrantee”** means third-parties, if any, engaged by Grantee to aid in performance of the Work.
  - CC. **“Tax Information”** means Federal and State of Colorado tax information including, without limitation, Federal and State tax returns, return information, and such other tax-related information as may be protected by Federal and State law and regulation. Tax Information includes, but is not limited to all information defined as Federal tax information in Internal Revenue Service Publication 1075.
  - DD. **“Work”** means the delivery of the Goods and performance of the Services described in this Grant Award Letter.
  - EE. **“Work Product”** means the tangible and intangible results of the Work, whether finished or unfinished, including drafts. Work Product includes, but is not limited to, any discovery or invention, documents, text, software (including source code), research, reports, proposals, specifications, plans, notes, studies, data, images, photographs, negatives, pictures, drawings, designs, models, surveys, maps, materials, ideas, concepts, know-how, sound recordings, and any other results of the Work. “Work Product” does not include any material that was developed prior to the Grant Issuance Date that is used, without modification, in the performance of the Work.

Any other term used in this Grant Award Letter that is defined in an Exhibit shall be construed and interpreted as defined in that Exhibit.

## 5. PURPOSE

The state Juvenile Diversion purpose is to prevent further involvement of juveniles in the formal justice system. Focusing on holding youth accountable for behavior while involving them in programs and activities to prevent future criminal and delinquent behavior. Applications for funds are reviewed and approved by the Juvenile Justice and Delinquency Prevention Council.

## 6. STATEMENT OF WORK

Grantee shall complete the Work as described in this Grant Award Letter and in accordance with the provisions of **Exhibit D, Statement of Work**. The State shall have no liability to compensate

or reimburse Grantee for the delivery of any goods or the performance of any services that are not specifically set forth in this Grant Award Letter.

The State may increase or decrease the quantity of goods/services described **Exhibit D, Statement of Work** and **Exhibit E, Budget** based upon the rates established in the Grant. If the State exercises the option, it will provide written notice to Grantee at least **15** days prior to the end of the current grant term in a form substantially equivalent to **Exhibit A, Sample Option Letter**. Delivery/performance of the goods/service shall continue at the same rates and terms. If exercised, the provisions of the Option Letter shall become part of and be incorporated into the original grant.

## 7. PAYMENTS TO GRANTEE

### A. Maximum Amount

Payments to Grantee are limited to the unpaid, obligated balance of the Grant Funds. The State shall not pay Grantee any amount under this Grant that exceeds the Grant Amount for each State Fiscal Year shown on the first page of this Grant Award Letter. Financial obligations of the State payable after the current State Fiscal Year are contingent upon funds for that purpose being appropriated, budgeted, and otherwise made available. The State shall not be liable to pay or reimburse Grantee for any Work performed or expense incurred before the Grant Issuance Date or after the Grant Expiration Date; provided, however, that Work performed and expenses incurred by Grantee before the Grant Issuance Date that are chargeable to an active Federal Award may be submitted for reimbursement as permitted by the terms of the Federal Award.

### B. Erroneous Payments

The State may recover, at the State's discretion, payments made to Grantee in error for any reason, including, but not limited to, overpayments or improper payments, and unexpended or excess funds received by Grantee. The State may recover such payments by deduction from subsequent payments under this Grant Award Letter, deduction from any payment due under any other contracts, grants or agreements between the State and Grantee, or by any other appropriate method for collecting debts owed to the State.

### C. Reimbursement of Grantee Costs

The State shall reimburse Grantee's allowable costs, not exceeding the maximum total amount described in this Grant Award Letter for all allowable costs described in this Grant Award Letter and shown in the Budget, except that Grantee may adjust the amounts between each line item of the Budget without formal modification to this Agreement as long as the Grantee provides notice to the State of the change, the change does not modify the total maximum amount of this Grant Award Letter or the maximum amount for any state fiscal year, and the change does not modify any requirements of the Work. The State shall only reimburse allowable costs if those costs are: (i) reasonable and necessary to accomplish the Work and for the Goods and Services provided; and (ii) equal to the actual net cost to Grantee (i.e. the price paid minus any items of value received by Grantee that reduce the cost actually incurred).

### D. Close-Out.

Grantee shall close out this Grant within 45 days after the Grant Expiration Date. To complete close out, Grantee shall submit to the State all deliverables (including documentation) as

defined in this Grant Award Letter and Grantee's final reimbursement request or invoice. The State will withhold 5% of allowable costs until all final documentation has been submitted and accepted by the State as substantially complete.

E. Matching Funds.

Grantee shall provide the Match Amount shown on the first page of this Grant Award Letter and described in **Exhibit E, Budget**. Grantee shall appropriate and allocate all Match Amounts to the purpose of this Grant Award Letter each fiscal year prior to accepting any Grant Funds for that fiscal year. Grantee does not by accepting this Grant Award Letter irrevocably pledge present cash reserves for payments in future fiscal years, and this Grant Award Letter is not intended to create a multiple-fiscal year debt of Grantee. Grantee shall not pay or be liable for any claimed interest, late charges, fees, taxes or penalties of any nature, except as required by Grantee's laws or policies.

**8. REPORTING - NOTIFICATION**

A. Quarterly Reports.

In addition to any Exhibit, for any Agreement having a term longer than 3 months, Grantee shall submit, on a quarterly basis, a written report specifying progress made for each specified performance measure and standard in this Agreement. Such progress report shall be in accordance with the procedures developed and prescribed by the State. Progress reports shall be submitted to the State not later than 15 Days following the end of each calendar quarter or at such time as otherwise specified by the State. If the 15th does not fall on a Business Day, the report is due the following Business Day.

DCJ requires the submission of a Quarterly Financial Report and Quarterly Narrative (Programmatic) Report.

B. Performance and Final Status

Grantee shall submit all financial, performance and other reports to the State no later than the end of the close out described in §7.D, containing an evaluation and review of Grantee's performance and the final status of Grantee's obligations hereunder.

DCJ requires the submission of a Final Financial Report only if the last Quarterly Financial Report did not reflect all expenditures. A Final Narrative (Programmatic) Report is required for this Grant Award Letter.

C. Violations Reporting

Grantee shall disclose, in a timely manner, in writing to the State, all violations of federal or State criminal law involving fraud, bribery, or gratuity violations potentially affecting the Award. The State may impose any penalties for noncompliance allowed under 2 CFR Part 180 and 31 U.S.C. 3321, which may include, without limitation, suspension or debarment.

**9. GRANTEE RECORDS**

A. Maintenance and Inspection

Grantee shall make, keep, and maintain, all records, documents, communications, notes and other written materials, electronic media files, and communications, pertaining in any manner to this Grant for a period of **three (3) years** following the completion of the close out of this Grant. Grantee shall permit the State to audit, inspect, examine, excerpt, copy and transcribe

all such records during normal business hours at Grantee's office or place of business, unless the State determines that an audit or inspection is required without notice at a different time to protect the interests of the State.

B. Monitoring

The State will monitor Grantee's performance of its obligations under this Grant Award Letter using procedures as determined by the State. The State shall monitor Grantee's performance in a manner that does not unduly interfere with Grantee's performance of the Work.

C. Final Audit Report

Grantee shall promptly submit to the State a copy of the Grantee Agency's final audit report in accordance with **Exhibit B, Grant Requirements §1**.

**10. CONFIDENTIAL INFORMATION-STATE RECORDS**

A. Confidentiality

Grantee shall hold and maintain, and cause all Subcontractors to hold and maintain, any and all State Records that the State provides or makes available to Grantee for the sole and exclusive benefit of the State, unless those State Records are otherwise publically available at the time of disclosure or are subject to disclosure by Grantee under CORA. Grantee shall not, without prior written approval of the State, use for Grantee's own benefit, publish, copy, or otherwise disclose to any third party, or permit the use by any third party for its benefit or to the detriment of the State, any State Records, except as otherwise stated in this Grant Award Letter. Grantee shall provide for the security of all State Confidential Information in accordance with all policies promulgated by the Colorado Office of Information Security and all applicable laws, rules, policies, publications, and guidelines including, without limitation: (i) the most recently promulgated IRS Publication 1075 for all Tax Information, (ii) the most recently updated PCI Data Security Standard from the PCI Security Standards Council for all PCI, (iii) the most recently issued version of the U.S. Department of Justice, Federal Bureau of Investigation, Criminal Justice Information Services Security Policy for all CJI, and (iv) the federal Health Insurance Portability and Accountability Act for all PHI. Grantee shall immediately forward any request or demand for State Records to the State's principal representative.

B. Other Entity Access and Nondisclosure Agreements

Grantee may provide State Records to its agents, employees, assigns and Subcontractors as necessary to perform the Work, but shall restrict access to State Confidential Information to those agents, employees, assigns and Subcontractors who require access to perform their obligations under this Grant Award Letter. Grantee shall ensure all such agents, employees, assigns, and Subcontractors sign nondisclosure agreements with provisions at least as protective as those in this Grant, and that the nondisclosure agreements are in force at all times the agent, employee, assign or Subcontractor has access to any State Confidential

Information. Grantee shall provide copies of those signed nondisclosure restrictions to the State upon request.

C. Use, Security, and Retention

Grantee shall use, hold and maintain State Confidential Information in compliance with any and all applicable laws and regulations in facilities located within the United States, and shall maintain a secure environment that ensures confidentiality of all State Confidential Information wherever located. Grantee shall provide the State with access, subject to Grantee's reasonable security requirements, for purposes of inspecting and monitoring access and use of State Confidential Information and evaluating security control effectiveness. Upon the expiration or termination of this Grant, Grantee shall return State Records provided to Grantee or destroy such State Records and certify to the State that it has done so, as directed by the State. If Grantee is prevented by law or regulation from returning or destroying State Confidential Information, Grantee warrants it will guarantee the confidentiality of, and cease to use, such State Confidential Information.

D. Incident Notice and Remediation

If Grantee becomes aware of any Incident, it shall notify the State immediately and cooperate with the State regarding recovery, remediation, and the necessity to involve law enforcement, as determined by the State. After an Incident, Grantee shall take steps to reduce the risk of incurring a similar type of Incident in the future as directed by the State, which may include, but is not limited to, developing and implementing a remediation plan that is approved by the State at no additional cost to the State.

**11. CONFLICTS OF INTEREST**

Grantee shall not engage in any business or activities, or maintain any relationships that conflict in any way with the full performance of the obligations of Grantee under this Grant. Grantee acknowledges that, with respect to this Grant, even the appearance of a conflict of interest shall be harmful to the State's interests and absent the State's prior written approval, Grantee shall refrain from any practices, activities or relationships that reasonably appear to be in conflict with the full performance of Grantee's obligations under this Grant. If a conflict or the appearance of a conflict arises, or if Grantee is uncertain whether a conflict or the appearance of a conflict has arisen, Grantee shall submit to the State a disclosure statement setting forth the relevant details for the State's consideration.

**12. INSURANCE**

Grantee shall maintain at all times during the term of this Grant such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Colorado Governmental Immunity Act, §24-10-101, *et seq.*, C.R.S. (the "GIA"). Grantee shall ensure that any Subcontractors maintain all insurance customary for the completion of the Work done by that Subcontractor and as required by the State or the GIA.

**13. REMEDIES**

In addition to any remedies available under any exhibit to this Grant Award Letter, if Grantee fails to comply with any term or condition of this Grant, the State may terminate some or all of this Grant and require Grantee to repay any or all Grant funds to the State in the State's sole discretion. The State may also terminate this Grant Award Letter at any time if the State has determined, in

its sole discretion, that Grantee has ceased performing the Work without intent to resume performance, prior to the completion of the Work.

#### **14. DISPUTE RESOLUTION**

Except as herein specifically provided, disputes concerning the performance of this Grant that cannot be resolved by the designated Party representatives shall be referred in writing to a senior departmental management staff member designated by the State and a senior manager or official designated by Grantee for resolution.

#### **15. NOTICES AND REPRESENTATIVES**

Each individual identified on page 2, "Representatives for this Grant" shall be the principal representative of the other Party. All notices required or permitted to be given under this Grant Award Letter shall be in writing, and shall be delivered either in hard copy or by email to the representative of the other Party. Either Party may change its principal representative or principal representative contact information by notice submitted in accordance with this §15.

#### **16. RIGHTS IN WORK PRODUCT AND OTHER INFORMATION**

The exception to this §16 is Work Products that contain criminal justice records where each individual unit or agency will be subject to the rules and regulations.

Grantee hereby grants to the State a perpetual, irrevocable, non-exclusive, royalty free license, with the right to sublicense, to make, use, reproduce, distribute, perform, display, create derivatives of and otherwise exploit all intellectual property created by Grantee or any Subcontractors or Subgrantees and paid for with Grant Funds provided by the State pursuant to this Grant.

##### **i. State Right to Use**

The State has the right to use, duplicate and disclose, the above material in whole or in part in any manner for any purpose whatsoever and authorize others to do so.

#### **17. GOVERNMENTAL IMMUNITY**

Liability for claims for injuries to persons or property arising from the negligence of the Parties, their departments, boards, commissions committees, bureaus, offices, employees and officials shall be controlled and limited by the provisions of the GIA; the Federal Tort Claims Act, 28 U.S.C. Pt. VI, Ch. 171 and 28 U.S.C. 1346(b), and the State's risk management statutes, §§24-30-1501, *et seq.* C.R.S. No term or condition of this Grant Award Letter shall be construed or interpreted as a waiver, express or implied, of any of the immunities, rights, benefits, or protections of any of these provisions.

#### **18. GENERAL PROVISIONS**

##### **A. Assignment**

Grantee's rights and obligations under this Grant are personal and may not be transferred or assigned without the prior, written consent of the State. Any attempt at assignment or transfer without such consent shall be void. Any assignment or transfer of Grantee's rights and

obligations approved by the State shall be subject to the provisions of this Grant Award Letter.

B. Subcontracts and Subgrants

Grantee shall not enter into any subgrant or subcontract in connection with its obligations under this Agreement without the prior, written approval of the State. Grantee shall submit to the State a copy of each such subgrant or subcontract upon request by the State. All subgrants and subcontracts entered into by Grantee in connection with this Agreement shall comply with all applicable state laws and regulations, shall provide that they are governed by the laws of the State of Colorado, and shall be subject to all provisions of this Agreement.

C. Captions and References

The captions and headings in this Grant Award Letter are for convenience of reference only, and shall not be used to interpret, define, or limit its provisions. All references in this Grant Award Letter to sections (whether spelled out or using the § symbol), subsections, exhibits or other attachments, are references to sections, subsections, exhibits or other attachments contained herein or incorporated as a part hereof, unless otherwise noted.

D. Entire Understanding

This Grant Award Letter represents the complete integration of all understandings between the Parties related to the Work, and all prior representations and understandings related to the Work, oral or written, are merged into this Grant Award Letter.

E. Modification

The State may modify the terms and conditions of this Grant by issuance of an updated Grant Award Letter, which shall be effective if Grantee accepts Grant Funds following receipt of the updated letter. The Parties may also agree to modification of the terms and conditions of the Grant in a formal amendment to this Grant, properly executed and approved in accordance with applicable Colorado State law and State Fiscal Rules. Modifications permitted under this Agreement, other than Agreement amendments, shall conform to the policies issued by the Colorado State Controller.

- i. The State may, at the State's discretion, use an Option Letter substantially equivalent to **Exhibit A1, Sample Option Letter** to modify the grant terms. If exercised, the provisions of the Option Letter shall become part of and be incorporated into the original grant. An Option Letter may be used to perform the following grant actions:
  - a. Extend the term of the grant, at the same rates stated in this Agreement.
  - b. Increase or decrease the quantity of services of the grant, either at the same rates stated in this Agreement or at modified rates outlined in the Option Letter.
  - c. Prior to the grant expiration date listed on the cover page, the Division of Criminal Justice (DCJ) may, after discussions with the Grantee, redistribute unexpended grant award funds for additional work to further overall project goals. The reduction or addition of grant funds will be exercised in the form of an Option Letter.
- ii. The State may, at the State's discretion, use a Grant Funding Change Letter substantially equivalent to **Exhibit A2, Sample Grant Funding Change Letter** to

increase or decrease the amount of grant funds. If exercised, the provisions of the Grant Funding Change Letter shall become part of and be incorporated into the original grant.

F. Statutes, Regulations, Fiscal Rules, and Other Authority.

Any reference in this Grant Award Letter to a statute, regulation, State Fiscal Rule, fiscal policy or other authority shall be interpreted to refer to such authority then current, as may have been changed or amended since the Grant Issuance Date. Grantee shall strictly comply with all applicable Federal and State laws, rules, and regulations in effect or hereafter established, including, without limitation, laws applicable to discrimination and unfair employment practices.

G. Order of Precedence

In the event of a conflict or inconsistency between this Grant Award Letter and any Exhibits or attachment, such conflict or inconsistency shall be resolved by reference to the documents in the following order of priority:

- i. Exhibit C, Special Conditions.
- ii. The provisions of the other sections of the main body of this Agreement.
- iii. Exhibit B, Grant Requirements.
- iv. Exhibit D, Statement of Work.
- v. Exhibit E, Budget.

H. Severability

The invalidity or unenforceability of any provision of this Grant Award Letter shall not affect the validity or enforceability of any other provision of this Grant Award Letter, which shall remain in full force and effect, provided that the Parties can continue to perform their obligations under the Grant in accordance with the intent of the Grant.

I. Survival of Certain Grant Award Letter Terms

Any provision of this Grant Award Letter that imposes an obligation on a Party after termination or expiration of the Grant shall survive the termination or expiration of the Grant and shall be enforceable by the other Party.

J. Third Party Beneficiaries

Except for the Parties' respective successors and assigns described above, this Grant Award Letter does not and is not intended to confer any rights or remedies upon any person or entity other than the Parties. Any services or benefits which third parties receive as a result of this Grant are incidental to the Grant, and do not create any rights for such third parties.

K. Waiver

A Party's failure or delay in exercising any right, power, or privilege under this Grant Award Letter, whether explicit or by lack of enforcement, shall not operate as a waiver, nor shall any single or partial exercise of any right, power, or privilege preclude any other or further exercise of such right, power, or privilege.

**EXHIBIT A1, SAMPLE OPTION LETTER**

<b>State Agency</b> Insert Department's or IHE's Full Legal Name	<b>Option Letter Number</b> Insert the Option Number (e.g. "1" for the first option)
<b>Grantee</b> Insert Grantee's Full Legal Name, including "Inc.", "LLC", etc...	<b>Original Agreement Number</b> Insert CMS number or Other Contract Number of the Original Contract
<b>Current Agreement Maximum Amount</b> Initial Term State Fiscal Year 20xx \$0.00	<b>Option Agreement Number</b> Insert CMS number or Other Contract Number of this Option
Extension Terms State Fiscal Year 20xx \$0.00 State Fiscal Year 20xx \$0.00 State Fiscal Year 20xx \$0.00 State Fiscal Year 20xx \$0.00	<b>Agreement Performance Beginning Date</b> The later of the Effective Date or Month Day, Year
Total for All State Fiscal Years \$0.00	<b>Current Agreement Expiration Date</b> Month Day, Year

**1. OPTIONS:**

- A. Option to extend for an Extension Term
- B. Option to change the quantity of Goods under the Agreement
- C. Option to change the quantity of Services under the Agreement
- D. Option to modify Agreement rates
- E. Option to initiate next phase of the Agreement

**2. REQUIRED PROVISIONS:**

- F. **For use with Option 1(A):** In accordance with Section(s) Number of the Original Agreement referenced above, the State hereby exercises its option for an additional term, beginning Insert start date and ending on the current Agreement expiration date shown above, at the rates stated in the Original Agreement, as amended.
- G. **For use with Options 1(B and C):** In accordance with Section(s) Number of the Original Agreement referenced above, the State hereby exercises its option to Increase/Decrease the quantity of the Goods/Services or both at the rates stated in the Original Agreement, as amended.
- H. **For use with Option 1(D):** In accordance with Section(s) Number of the Original Agreement referenced above, the State hereby exercises its option to modify the Agreement rates specified in Exhibit/Section Number/Letter. The Agreement rates attached to this Option Letter replace the rates in the Original Agreement as of the Option Effective Date of this Option Letter.
- I. **For use with Option 1(E):** In accordance with Section(s) Number of the Original Agreement referenced above, the State hereby exercises its option to initiate Phase indicate which Phase: 2, 3, 4, etc, which shall begin on Insert start date and end on Insert ending date at the cost/price specified in Section Number.
- J. **For use with all Options that modify the Agreement Maximum Amount:** The Agreement Maximum Amount table on the Agreement's Signature and Cover Page is hereby deleted and replaced with the Current Agreement Maximum Amount table shown above.

**3. OPTION EFFECTIVE DATE:**

- K. The effective date of this Option Letter is upon approval of the State Controller or \_\_\_\_\_, whichever is later.

<p style="text-align: center;"><b>STATE OF COLORADO</b>                  John W. Hickenlooper, Governor                  INSERT-Name of Agency or IHE                  INSERT-Name &amp; Title of Head of Agency or IHE</p> <p>By: _____                  Name &amp; Title of Person Signing for Agency or IHE</p> <p>Date: _____</p>	<p>In accordance with §24-30-202 C.R.S., this Option is not valid until signed and dated below by the State Controller or an authorized delegate.</p> <p style="text-align: center;"><b>STATE CONTROLLER</b>                  Robert Jaros, CPA, MBA, JD</p> <p>By: _____                  Name of Agency or IHE Delegate-Please delete if contract will be routed to OSC for approval</p> <p>Option Effective Date: _____</p>
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**EXHIBIT A2, SAMPLE GRANT FUNDING CHANGE LETTER**

<b>State Agency</b> Colorado Department of Public Safety	<b>Original Grant Number</b> DCJ Grant Number: Insert DCJ grant number CMS Number: Insert CMS number if applicable or NA
<b>Grantee</b> Insert Grantee's Full Legal Name, including "Inc.", "LLC", etc...- This must match original contract	<b>Change Letter CMS Number</b> Insert Change Letter CMS number or NAINsert CMS number or Other Contract Number of the Original Contract
<b>Current Grant Maximum Amount</b>	<b>Grant Performance Beginning Date</b> Insert Original Begin Date- Month Day, Year
Initial Term State Fiscal Year 20xx \$0.00	<b>Current Grant Expiration Date</b> Month Day, Year
Extension Terms State Fiscal Year 20xx \$0.00	
State Fiscal Year 20xx \$0.00	
State Fiscal Year 20xx \$0.00	
State Fiscal Year 20xx \$0.00	
<b>Total for All State Fiscal Years</b> \$0.00	
<b>Grantee Match Requirement</b> \$0.00	

**1. GRANT FUNDING CHANGE**

In accordance with §Insert Section Number of the Original Grant referenced above, the State Agency listed above commits the following funds to the grant:

- A. The funding available for State Fiscal Year 20xx is Increased/Decreased by \$Amount of Change, because Insert Reason For Change.
- B. The total funding avail for all State Fiscal Years as of the effective date of this Grant Funding Change Letter is shown as the current contract maximum above.

**2. TERMINOLOGY**

All terminology used in this Grant Funding Change Letter shall be interpreted in accordance with the Original Grant referenced above.

**3. NO ORDER FOR WORK**

This Grant Funding Change Letter modifies the available funding only and does not constitute an order or authorization for any specific services or goods under the Grant.

**4. GRANT FUNDING CHANGE LETTER EFFECTIVE DATE:**

The effective date of this Grant Funding Change Letter is upon approval of the State Controller or \_\_\_\_\_, whichever is later.

<p style="text-align: center;"><b>STATE OF COLORADO</b>                  John W. Hickenlooper, Governor                  Colorado Department of Public Safety                  Stan Hilkey, Executive Director</p> <p>By: Joe Thome, Director, Division of Criminal Justice</p> <p>Date: _____</p>	<p>In accordance with §24-30-202 C.R.S., this Option is not valid until signed and dated below by the State Controller or an authorized delegate.</p> <p style="text-align: center;"><b>STATE CONTROLLER</b>                  Robert Jaros, CPA, MBA, JD</p> <p>By: _____                  Lyndsay J. Clelland, Colorado Department of Public Safety,                  Division of Criminal Justice, Contracts and Grants                  Coordinator</p> <p style="text-align: center;">Grant Funding Change Letter Effective</p> <p style="text-align: center;">Date: _____</p>
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## **EXHIBIT B, GRANT REQUIREMENTS**

The following terms as used herein shall be construed and interpreted as follows:

### **1. AUDIT REQUIREMENTS**

#### **A. Due Date:**

##### **i. Project Start:**

The Grantee must submit the most recent audit or financial review, including the corresponding management letter, to DCJ within thirty (30) days of request; and, if the most recent audit/financial review has not already been submitted to DCJ, it must be submitted within thirty (30) days of the start of this project.

##### **ii. Project End:**

The Grantee assures that it will procure an audit or financial review, incorporating this grant award, by an independent Certified Public Accountant (CPA), licensed to practice in Colorado. The audit or financial review incorporating this grant award must be completed and received by DCJ within nine (9) months of the end of the fiscal years that includes the end date of the grant, or within thirty (30) days of the completion of such audit or review, whichever is earlier.

#### **B. Report/Audit Type:**

- i.** If your entity expended \$750,000 or more in Federal funds (from all sources including pass-through subawards) in your organization's fiscal year (12-month turnaround reporting period), your organization is required to arrange for a single organization-wide audit conducted in accordance with the provisions of Title 2 C.F.R. Subpart F (§ 200.500 et seq.)
- ii.** If your entity expends less than \$750,000 in Federal funds (from all sources including pass-through subawards) in your organization's fiscal year (12-month turnaround reporting period), your organization is required to arrange for either an audit or financial review as follows:
  - a)** Grantees that have revenue greater than \$300,000 from all sources during the entity's fiscal year are required by DCJ to obtain a financial audit
  - b)** Grantees that have revenue less than \$300,000 from all sources during the entity's fiscal year are required by DCJ to obtain a financial audit or financial review. A compilation is not sufficient to satisfy this requirement.

#### **C. Report/Audit Costs:**

The Grantee accepts responsibility for the costs of a financial program audit to be performed by the Department of Public Safety in the event that the audit report or financial review:

- i.** does not meet the applicable federal audit or DCJ standards;
- ii.** is not submitted in a timely manner; or,
- iii.** does not provide an audit response plan with corresponding corrections made sufficient to satisfy any audit findings.

#### **D. Failure to Comply:**

The grantee understands and agrees that DCJ or the federal awarding office (DOJ) may withhold award funds, or may impose other related requirements, if the grantee does not satisfactorily and

promptly address outstanding issues from audits required by Part 200 Uniform Requirements, by the terms of this award, by the current addition of the DOJ Grants Financial Guide, or other outstanding issues that arise in connection with audits, investigations, or reviews of DOJ awards.

## **2. FINANCIAL AND ADMINISTRATIVE MANAGEMENT**

- A. The Grantee assures that fund accounting, auditing, monitoring, evaluation procedures and such records as necessary will be maintained to assure adequate internal fiscal controls, proper financial management, efficient disbursement of funds received, and maintenance of required source documentation for all costs incurred. These principles must be applied for all costs incurred whether charged on a direct or indirect basis.
- B. All expenditures must be supported by appropriate source documentation. Only actual, approved, allowable expenditures will be permitted.
- C. The Grantee assures that it will comply with the applicable Administrative Guide of the Division of Criminal Justice (Guide), located at <http://dcj.state.co.us/home/grants>. However, such a guide cannot cover every foreseeable contingency, and the Grantee is ultimately responsible for compliance with applicable state and federal laws, rules and regulations. In the event of conflicts or inconsistencies between the Guide and any applicable state and federal laws, rules and regulations, such conflicts or inconsistencies shall be resolved by applicable state and federal laws, rules and regulations.

## **3. PROCUREMENT AND CONTRACTS**

- A. Grantee assures that open, competitive procurement procedures will be followed for all purchases under the grant. All contracts for professional services, of any amount, and equipment purchases over five thousand dollars (per item, with a useful life of at least one year) must receive prior approval by the DCJ. Grantee shall submit Form 16 – Professional Services/Consultant Certification and/or Form 13 – Equipment Procurement Certification Form.
- B. Grantee may not assign its rights or duties under this grant without the prior written consent of the DCJ.

## **4. AWARD CHANGE REQUESTS**

Grantee may request budget modifications by submitting a request to DCJ. DCJ reserves the right to make and authorize modifications, adjustments, and/or revisions to the Grant Award Letter for the purpose of making changes in budget categories, extensions of grant award dates, changes in goals and objectives, and other modifications as described in §2.C and §18.E in the body of the Grant Award Letter.

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### **EXHIBIT C, SPECIAL CONDITIONS**

The following program specific requirements are imposed by the State sponsoring agency concerning special requirements of law, program requirements, and other administrative requirements. These requirements apply to this Agreement and must be passed on to subgrant award recipients.

The following Special Conditions documents, if checked, are incorporated herein. These documents are located on the DCJ Grants website and may also be obtained from DCJ upon request.

- 2019 State Juvenile Diversion Funds Special Conditions

## **EXHIBIT D, STATEMENT OF WORK**

### **Project Summary:**

The 17th Judicial District Attorney's Office Project will continue a program started one year to specifically and intensely target 4 risk factors that increase the likelihood of youth dropping out of school and of being involved in substance use based on the research at Penn State's EPISCenter. Grantee will intervene with a full-time Education Client Manager to supervise, support and connect the youth and families while in the project. This will be structured utilizing a Blue Prints Model program, Positive Action, which will be implemented through this project. In addition, the grantee will concurrently provide Strategic and Bowenian family therapy with all families.

### **Project Description:**

All referrals shall come from our District Attorney's Office, which is a first (rarely second) time district level offense diverted to the program for a supervision, counseling alternative to District Court processing and filing.

The grantee seeks to combat both substance use and school performance issues and drop-out rates through this project. Utilizing the research from the Penn State's EPISCenter and Dr. Bumbarger, project will target 4 risk factors that increase the likelihood of youth being involved with substance use and dropping out of high school. The leading indicator or risk factors are Family History of substance use or dropping out, Family Management Problems, Family Conflict and Lack of Commitment to School by the student.

Youth will be identified by the Intake Counselor, who is a MA, CAC III, using an internal screen based on the 4 risk factors of the EPISCenter and YASI criminogenic risk assessment tool, to determine if appropriate for referral to the Education Client Manager and this project. In addition, every student shall be screened for substance use disorders using the CRAFFT and the MASYI-2. If a student is deemed to need an assessment then one shall be provided for the student within 60 days of the contract signing by a contracted provider to do behavioral health mental and substance use assessments for the youth.

Once a student is identified as appropriate for the project, the Intake Counselor will assign the case to the Education Client Manager and the OMNI/grant forms shall be completed. The DCJ Intake form shall be given to the Legal Secretary who will enter it into OMNI. The Pre- survey shall be completed online with the Education Client Manager and youth at the first meeting after the contract signing.

The grantee will use these 4 risk factors to assess using pre- and post- self-report assessments by youth and parents. This will be done by the family therapist at family therapy and given to the Education Client Manager. Each client shall begin with the Positive Action program, which will be used in the program and in conjunction with the schools and any systems of care involved with the youth. This will be the theoretical and philosophical framework and structure for the project because it is such a model program (Blueprints, What Works, OJJDP, etc.). Positive Action is a systematic educational program that promotes an intrinsic interest in learning and encourages cooperation among students. It works by teaching and reinforcing the intuitive philosophy that you feel good about yourself when you do positive actions.

The effects of the program range from increased academic achievement to dramatic reductions in problem behaviors. These results have been replicated in diverse settings and feature the most rigorous efficacy study designs available.

Every youth, after being referred, shall have an initial staffing at his/her school within 45 days of the contract signing, involving the appropriate school officials and family, and a monthly staffing twice per semester thereafter for as long as the youth is in the program. Then the case plan for each youth shall be developed and implemented within 60 days of the contract signing. The initial family therapy session shall be held within 60 days of the contract signing for the youth as well, and every family shall attend at least 5 sessions of family therapy to be in the project. Each family's needs shall be assessed utilizing the 4 risk factors pre-assessment and families will attend as many sessions as they need up to 15 sessions.

The Diversion Counselor providing most of the family work is a LPC, CAC III with masters work in family therapy. Additional work shall be done by the Director who is a LAC with masters work in marriage and family, or marriage and family interns from Regis University. Each of the sessions shall be completely free to the families. Youth shall be drug screened and incentives shall be utilized following best practices of Motivational Enhancement Therapy (Dr. Riggs, Dr. Thurnstone) and the 'fish bowl' method of increasing internal and external reinforcers of positive and healthy behavior. The incentives will be awarded based on GPA increase, graduation, completion of family therapy, abstinence from substance use after previously struggling with that. Incentives will be books, music, sports equipment, shoes, clothing, ear buds, movie passes, rec center passes, bus passes, games, gardening supplies, cooking tools, or art supplies. Incentives will be signed for by youth, including date they receive and why and kept by the Ed Client Manager and Project Director and a youth shall be eligible for no more than two incentives while in the project totaling no more than \$60 total for the two. This will be facilitated by both the Diversion Counselor and the Education Client Manager.

The lagging indicators – or, what the grantee hopes to accomplish because of the supervision and case management of the cases, as well as the family therapy – is a reduction in family conflict and management problems, as well as substance use issues, and an increased commitment to school as evidenced by attendance and grades.

Every youth will participate in the regular Diversion program as well, just with more wrap-around and intensive services to target specific risks more because these youth shall be the highest educationally at risk students in the office, as well as substance users. This means that each youth shall also participate in the full restorative justice program, including financial restoration, community restoration work and community victim circles, when appropriate. Youth will ensure that victims are compensated, and/or made whole in terms of what they can do now that they have committed a crime.

If a youth is struggling to be compliant in the program, they will go through a second contract process where they will meet with the Director or Assistant Director of Diversion to process what has transpired. This meeting will be with the Diversion Counselor and family, as well, and will be facilitated by the Education Client Manager. If this process fails then eventually the youth will be sent to a community multi-disciplinary review board called 'final review' where a decision will be made regarding what to do with the case and whether the youth should be sent to court for filing of charges and prosecution of the case.

**Target Population:**

Number of Juveniles Targeted to be Served

Males - White / Caucasian	10
Females- White / Caucasian	8
Males - Black / African American	2
Females- Black / African American	1
Males - Hispanic / Latino	11
Females- Hispanic / Latino	8
Males - Asian	
Females- Asian	
Males - American Indian / Alaskan Native	
Females- American Indian / Alaskan Native	
Males - Nat. Hawaiian / Pacific Islander	
Females- Nat. Hawaiian / Pacific Islander	
Males - Mixed Race	1
Females - Mixed Race	1
Males - Other / Unknown	
Females- Other / Unknown	
<b>Total</b>	<b>42</b>

Level of Juvenile Justice Involvement

x	First Time Offenders
x	
x	

Age Range of Target Population: 12-18

Percent of Total to be Served with Limited English Proficiency: 1%

**Goals & Objectives / Quality Assurance Plan**

**GOAL 1**

Goal: Increase Family Attachment between youth and their families

**Objective 1.1**

Objective: All project youth shall complete pre and post surveys and attend family therapy 90% (the majority in house therapy with family therapist) of youth shall attend at least 6 family therapy sessions and increase within 6 months of contract signing.

Outcome: Youth and Families in each case shall self-report on pre/post surveys:  
 20% reduction in family management issues from contract signing to 6 months after  
 40% reduction in family conflict from contract signing to 6 months after

Measurement: - Pre/Post survey  
 - Clinical session notes

Timeframe: June 30, 2019

**GOAL 2**

Goal: Increase youth commitment to school

**Objective 2.1**

Objective: All youth shall complete pre/post surveys and participate in Positive Action Program  
90% of youth shall increase attendance by 20% or more if deemed truant by their school/district from their contract signing until 120 days after.

Outcome:

90% of youth shall increase their grades or GPA by 20% or more if below a 2.5 GPA from contract signing to 6 months afterward.

Measurement: - School report cards  
- Infinite campus reports

Timeframe: June 30, 2019

**GOAL 3**

Goal: Decrease Substance Using Behaviors among youth

**Objective 3.1**

Objective: All youth using substances or with substance use in the offense or drug/alcohol as high risk YASI domain shall receive random drug screens, family therapy and Positive Action program

Outcome: 80% of youth shall decrease their substance use by 50% or more within 6 months of their contract signing

Measurement: - Drug screen results  
- Case Notes

Timeframe: June 30, 2019

**Quality Assurance Plan**

The cases for this project, as well as the case notes and documentation shall be monitored quarterly and reported out on by our System and Project Coordinator to ensure adherence to the grant and goals and objectives. Supervision will be held monthly with the Education Client Manager to ensure that all case plans are being followed and that youth are progressing in the program, and if not, suitable and appropriate interventions and supports are being applied.

Grantee aims to achieve 70% long term success with these cases as evidenced by students either graduating from high school, earning a GED and/or not committing a crime for 2 years post discharge.

Grantee has 1 FT designated System and Project Coordinator position that does quality assurance.

Grantee does tracking of pre discharge recidivism through court data.

**EXHIBIT E, BUDGET**

	<b>Grant Funds</b>	<b>Cash Match</b>	<b>In-Kind Match</b>	<b>Match Total</b>	<b>Project Total</b>	<b>Percent Match</b>
Personnel	\$ 69,809.00	\$ 27,750.00	\$ 0.00	\$ 27,750.00	\$ 97,559.00	27.82 %
Supplies & Operating	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00 %
Travel	\$ 1,200.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,200.00	0.00 %
Consultants / Contracts	\$ 1,000.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 1,000.00	0.00 %
Indirect	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	0.00 %
<b>Total</b>	<b>\$ 72,009.00</b>	<b>\$ 27,750.00</b>	<b>\$ 0.00</b>	<b>\$ 27,750.00</b>	<b>\$ 99,759.00</b>	<b>27.82 %</b>

**Personnel: Budget & Budget Narrative Details**

<b>Position Title and Name</b>	<b>Annual Base Salary</b>	<b>Annual Base Salary To Be Paid By Grant Funds</b>	<b>% To Be Paid By Grant Funds</b>	<b>Annual Fringe</b>	<b>Annual Fringe To Be Paid By Grant Funds</b>	<b>% To Be Paid By Grant Funds</b>	<b>Total Annual Base Salary + Fringe</b>	<b>Total Base Salary + Fringe To Be Paid By Grant Funds</b>	<b>Cash Match</b>	<b>In-Kind Match</b>	<b>Total Match Committed to this Project</b>
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Diversion Education Client Manager, Megan Alvarez	\$ 50,324	\$ 50,324	100 %	\$ 19,485	\$ 19,485	100 %	\$ 69,809	\$ 69,809	\$ 0	\$ 0	\$ 0
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**Budget Narrative and Justification:** This is the primary position of this project and is fully funded by this grant. The salary is determined by the CDAC annual survey analysis and county market analysis. This position is kept comparable to other county positions so a merit increase of 4% would be in Oct 2018. There would be a 1% COLA increase July 2018. The fringe is determined by adding monthly the workers comp, FICA, Medicare, Dental, Medical, Vision. There is no disability, Life, or retirement for this position. It is not the same amount monthly so is an ESTIMATE AND AVERAGE because of the state fiscal year not being the same as the county year, as well as increases.

Work Comp: \$31.50  
 FICA: \$260.36  
 Medicare: \$60.89  
 Dental: \$30.68  
 Medical: \$1274.12  
 Vision: \$1.63

**Match Budget Narrative and Justification:**

Director of Diversion	\$ 96,981	\$ 0	0 %	\$ 39,458	\$ 0	0 %	\$ 136,439	\$ 0	\$ 10,915	\$ 0	\$ 10,915
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**Budget Narrative and Justification:** The approximate fringe costs per month are (subject to elections, BOCC changes, and open enrollment changes):

Workers Comp - \$61.81  
 FICA - \$510.97  
 Medicare - \$119.50  
 Dental - \$32.58  
 Disability - \$78.46  
 Life - \$13.00  
 Med - \$1,796.40  
 Retirement - \$741.73  
 Vision - \$7.14

It is not the same amount monthly because of the state fiscal year not being the same as the county year, as well as merit increases

**Match Budget Narrative and Justification:** The match for this is 8% of salary and fringe for the admin and leadership support for the project as well as the reporting requirements

Grantee: District Attorney's Office, 17th Judicial District  
 Project: Positive Action/Family Therapy-Year 2

DCJ Grant #: 2019-DV-19-30014-17

Position Title and Name	Annual Base Salary	Annual Base Salary To Be Paid By Grant Funds	% To Be Paid By Grant Funds	Annual Fringe	Annual Fringe To Be Paid By Grant Funds	% To Be Paid By Grant Funds	Total Annual Base Salary + Fringe	Total Base Salary + Fringe To Be Paid By Grant Funds	Cash Match	In-Kind Match	Total Match Committed to this Project
Juvenile Intake Counselor	\$ 56,662	\$ 0	0 %	\$ 21,632	\$ 0	0 %	\$ 78,294	\$ 0	\$ 9,807	\$ 0	\$ 9,807
<b>Budget Narrative and Justification:</b>	<p>The approximate fringe costs per month are (subject to elections, BOCC changes, and open enrollment changes):</p> <p>Workers Comp - \$36.11            FICA - \$298.54            Medicare - \$69.82            Dental - \$16.03            Disability - \$45.84            Life - \$8.00            Medical - \$933.56            Retirement - \$433.36            Vision - \$1.63</p> <p>It is not the same amount monthly because of the state fiscal year not being the same as the county year, as well as merit increases</p>										
<b>Match Budget Narrative and Justification:</b>	<p>The match for this position is 12.5% for juvenile intakes for all of the project youth including risk assessment and mental health and substance use screens</p>										
Diversion Counselor	\$ 67,916	\$ 0	0 %	\$ 20,335	\$ 0	0 %	\$ 88,251	\$ 0	\$ 7,028	\$ 0	\$ 7,028
<b>Budget Narrative and Justification:</b>	<p>The approximate fringe costs per month are (subject to elections, BOCC changes, and open enrollment changes):</p> <p>Workers Comp - \$42.03            FICA - \$347.41            Medicare - \$81.25            Dental - \$8.49            Disability - \$53.34            Life - \$9.00            Medical - \$652.84            Retirement - \$504.31            Vision - \$1.63</p> <p>It is not the same amount monthly because of the state fiscal year not being the same as the county year, as well as merit increases</p>										
<b>Match Budget Narrative and Justification:</b>	<p>The match for this position is 8% to provide family therapy for the youth in the project and assist supervision of interns who will also provide services to the youth and families.</p>										
<b>Total</b>	<b>\$ 271,883</b>	<b>\$ 50,324</b>	<b>19 %</b>	<b>\$ 100,910</b>	<b>\$ 19,485</b>	<b>19 %</b>	<b>\$ 372,793</b>	<b>\$ 69,809</b>	<b>\$ 27,750</b>	<b>\$ 0</b>	<b>\$ 27,750</b>

<b>Non-Personnel: Budget &amp; Budget Narrative Details</b>					
<b>Budget Item</b>	<b>Amount To Be Paid By Grant Funds</b>	<b>Budget Narrative and Justification</b>	<b>Cash Match</b>	<b>In-kind Match</b>	<b>Match Narrative and Justification</b>
<b>SUPPLIES &amp; OPERATING</b>					
	\$0				
<b>Supplies &amp; Operating Total</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b>TRAVEL</b>					
Mileage Reimbursement	\$ 1,200	Mileage reimbursement for the Education Client Manager to travel to and from schools and meetings with project students. Currently .54 cents per mile. Will be adjusted accordingly if the Adams County BOCC adjusts the figure.	\$0	\$0	
<b>Travel Total</b>	<b>\$ 1,200</b>		<b>\$0</b>	<b>\$0</b>	
<b>CONSULTANTS/CONTRACTS (PROFESSIONAL SERVICES)</b>					
OMNI contractual fee	\$ 1,000	DCJ appropriated fee for data collection and reporting for grantees	\$0	\$0	
<b>Consultants/Contracts Total</b>	<b>\$1,000</b>		<b>\$0</b>	<b>\$0</b>	
<b>INDIRECT</b>					
	\$0		\$0	\$0	
<b>Indirect Total</b>	<b>\$0</b>		<b>\$0</b>	<b>\$0</b>	
<b>Total Non-Personnel</b>	<b>\$2,200</b>		<b>\$0</b>	<b>\$0</b>	



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> July 3, 2018
<b>SUBJECT:</b> Authorizing Assignment of the Adams County Private Activity Bond Allocation to the Adams County Housing Authority
<b>FROM:</b> Ben Dahlman
<b>AGENCY/DEPARTMENT:</b> Finance Department
<b>HEARD AT STUDY SESSION ON:</b> AIR June 19, 2018
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners Approves a resolution authorizing assignment to the Adams County Housing Authority d/b/a Unison Housing Partner of a Private Activity Bond allocation of Adams County pursuant to the Colorado Private Activity Bond Ceiling Allocation Act

### **BACKGROUND:**

Adams County receives a Private Activity Bond allocation from the State every year based on population. For 2018, the allocation for Adams County is \$5,920,478. The County has used this allocation in the past to do various manufacturing, housing and community services projects. The allocation can be used for various eligible projects in Adams County including our municipalities. We can assign our allocation to other eligible entities. If the allocation is not used by September 15th of each year and if there is no inducement resolution made to use it in the calendar year or create a carryover to be used in a future year, the State takes back the allocation.

Adams County received a request from the Adams County Housing Authority d/b/a Unison Housing Partners to use our 2018 allocation for a 338 unit affordable housing project known as Larkridge Apartments. This development will serve households at 60% AMI or less, and will consist of 170 one bedroom units, 132 two bedroom units, and 36 three bedroom units.

The County has shown support for the proposed project. Adams County Housing Authority d/b/a Unison Housing Partners is intending to be the issuer on the transaction. The attached resolution assigns Adams County's 2018 allocation to Adams County Housing Authority d/b/a Unison Housing Partners. Project costs are significantly higher than previously budgeted. The additional 2018 Private Activity Bond allocation will be used to leverage a higher mortgage to cover an unexpected increase in construction and financing costs.

**AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Finance Department  
County Manager's Office

**ATTACHED DOCUMENTS:**

Resolution  
Assignment of Allocation  
Colorado Private Activity Bond Direct Allocation  
Request letter from Adams County Housing Authority d/b/a Unison Housing Partners

**FISCAL IMPACT:**

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

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/> <hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/> <hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

RESOLUTION ASSIGNING AND TRANSFERRING TO THE HOUSING AUTHORITY OF THE COUNTY OF ADAMS, STATE OF COLORADO ALL OF THE COUNTY OF ADAMS, STATE OF COLORADO 2018 PRIVATE ACTIVITY BOND VOLUME CAP ALLOCATION FROM THE STATE CEILING FOR PRIVATE ACTIVITY BONDS; AND AUTHORIZING THE EXECUTION AND DELIVERY OF AN ASSIGNMENT AND OTHER DOCUMENTS IN CONNECTION THEREWITH.

WHEREAS, on January 1, 2018, the County of Adams, State of Colorado (the "County") was awarded \$5,920,478 (the "2018 Allocation") of the bond ceiling for the State of Colorado (the "State") and its issuing authorities pursuant to the Colorado Private Activity Bond Ceiling Allocation Act, Part 17, Article 32, Title 24 of the Colorado Revised Statutes, as amended (the "Allocation Act"), for use in the issuance of private activity bonds to finance projects under the County and Municipality Development Revenue Bond Act, Article 3, Title 29 of the Colorado Revised Statutes, as amended; and

WHEREAS, the Allocation Act provides for the assignment of bond allocations between issuing authorities of the State; and

WHEREAS, the Housing Authority of the County of Adams, State of Colorado (the "Assignee") is authorized by Part 5, Article 4, Title 29 of the Colorado Revised Statutes, as amended (the "Act"), and the Supplemental Public Securities Act, constituting Part 2, Article 57, Title 11 of the Colorado Revised Statutes, as amended (the "Supplemental Act"), to finance projects as defined in the Act, including residential rental housing that substantially benefits persons of low income as determined by the Assignee; and

WHEREAS, the County desires to assign and transfer to the Assignee all of the County's 2018 Allocation, which the County and the Assignee will commit and reserve for the issuance of such private activity bonds to finance "projects" under the Act; and

WHEREAS, it is necessary to evidence such assignment and transfer and the acceptance thereof by the execution and delivery by the County of an Assignment, dated as of July 1, 2018 (the "Assignment"), by and between the County and the Assignee; and

WHEREAS, the Assignee proposes to issue its housing revenue bonds pursuant to the Act and the Supplemental Act (the "Bonds") to finance "projects" under the Act (the "Project").

NOW, THEREFORE BE IT RESOLVED by the Board of County Commissioners of the County of Adams, State of Colorado In order to finance the Project, the County hereby (i) assigns and transfers to the Assignee an amount equal to all of the County's 2018 Allocation and (ii) approves, authorizes and directs the Chair to execute the Assignment attached hereto.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, that the Chair of the Board is hereby authorized and directed to execute and deliver and the County Clerk and Recorder is hereby authorized and directed to attest and deliver such other agreements and certificates and to take such other actions as may be necessary or convenient to carry out and give effect to the Assignment and this Resolution.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, nothing contained in this Resolution or the Assignment shall constitute a debt, indebtedness or multiple-fiscal year direct or indirect debt or other financial obligation of the County within the meaning of the Constitution or statutes of the State or any political subdivision thereof, nor give rise to a pecuniary liability of the County or a charge against its general credit or taxing powers.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, that if any section, paragraph, clause or provision of this Resolution shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of any such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Resolution.

BE IT FURTHER RESOLVED, by the Board of County Commissioners, that this Resolution shall be in full force and effect upon its passage and approval.

## ASSIGNMENT

**THIS ASSIGNMENT** (the “Assignment”), dated as of this 3<sup>rd</sup> day of July, 2018, is by and between the **COUNTY OF ADAMS, STATE OF COLORADO**, a body corporate and politic and political subdivision of the State of Colorado (the “Assignor”), and **THE HOUSING AUTHORITY OF THE COUNTY OF ADAMS, STATE OF COLORADO**, a public body corporate and politic (the “Assignee”);

### WITNESSETH:

WHEREAS, the Assignor has been awarded \$5,920,478 (the “2018 Allocation”) of private activity bond volume cap allocation for the State of Colorado and its issuing authorities (the “State Ceiling”) computed under Section 146(d) of the Internal Revenue Code of 1986, as amended (the “Code”), and under the Colorado Private Activity Bond Ceiling Allocation Act, constituting Part 17, Article 32, Title 24 of the Colorado Revised Statutes, as amended (the “Allocation Act”), for use in the issuance of private activity bonds; and

WHEREAS, subject to the terms and conditions set forth herein, the Assignor desires to assign to the Assignee, and the Assignee desires to accept all of the Assignor’s 2018 Allocation, which the Assignor has committed and reserved for the issuance of such private activity bonds; and

WHEREAS, the private activity bonds will be issued by the Assignee pursuant to Part 5, Article 4, Title 29 of the Colorado Revised Statutes, as amended (the “Act”), and the Supplemental Public Securities Act, Part 2, Article 57, Title 11 of the Colorado Revised Statutes, as amended, and such bonds will be used only for “projects” as described in the Act;

NOW THEREFORE, in exchange for the agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto agree as follows:

**Section 1.** The Assignor hereby assigns and transfers to the Assignee all of the Assignor’s 2018 Allocation. The Assignee agrees to use all of the Assignor’s 2018 Allocation only for “projects” as described in the Act. In addition, the Assignor hereby consents to the election by the Assignee, if the Assignee in its discretion so decides, to treat all of the Assignor’s 2018 Allocation as an allocation for a project with a carryforward purpose, thus avoiding reversion of such 2018 Allocation to the statewide balance under the Allocation Act, or to assign such 2018 Allocation or a portion thereof to another assignee.

**Section 2.** The Assignor represents that it has received no monetary consideration for the assignment set forth above.

**Section 3.** The Assignee hereby accepts the assignment of all of the Assignor’s 2018 Allocation from the State Ceiling described above, subject to the terms and conditions contained herein.

**Section 4.** The Assignor and Assignee each agree that it will take such further action and adopt such further proceedings as may be required to implement the terms of this Agreement, including but not limited to the Assignee filing an IRS Form 8328 “Carryforward Election of Unused Private Activity Bond Volume Cap” with respect to all of the Assignor’s 2018 Allocation.

**Section 5.** This Assignment shall not constitute the debt or indebtedness or financial obligation of the Assignor within the meaning of the constitution or statutes of the State of Colorado nor give rise to a pecuniary liability or charge against the general credit or taxing power of the Assignor.

**Section 6.** All orders, resolutions, bylaws, ordinances or regulations of the Assignor or parts thereof, inconsistent with this resolution are hereby repealed to the extent only of such inconsistency.

**Section 7.** This Assignment is effective upon execution and is irrevocable.

IN WITNESS WHEREOF, the Assignor and the Assignee have caused this instrument to be executed to be effective as of the date and year first written above.

COUNTY OF ADAMS, STATE OF  
COLORADO, as Assignor

By \_\_\_\_\_  
Chair, Board of County Commissioners

[SEAL]

ATTEST:

\_\_\_\_\_  
County Clerk & Recorder

THE HOUSING AUTHORITY OF THE  
COUNTY OF ADAMS, STATE OF  
COLORADO,  
as Assignee

\_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_

(SEAL)

Attest:

\_\_\_\_\_  
Name \_\_\_\_\_  
Title \_\_\_\_\_

**2018  
Colorado Private Activity Bond  
Direct Allocations**



**COLORADO**  
Department of Local Affairs

<b>Statewide Pop.</b>	<b>PAB Cap Available</b>
<b>5,607,154</b>	<b>\$588,751,170.00</b>

Local Issuers	Population	PAB Cap	Local Issuers	Population	PAB Cap
Denver	693,292	\$36,397,830	Pueblo County	54,488	\$2,860,620
Colorado Springs	460,953	\$24,200,033	Eagle County	53,928	\$2,831,220
Aurora*	361,967	\$19,003,268	Commerce City	53,577	\$2,812,793
Douglas County	218,326	\$11,462,115	Parker	52,105	\$2,735,513
Jefferson County	204,113	\$10,715,933	Fremont County	47,487	\$2,493,068
El Paso County	199,673	\$10,482,833	Littleton*	46,992	\$2,467,080
Fort Collins	162,919	\$8,553,248	Northglenn*	38,905	\$2,042,513
Lakewood	155,072	\$8,141,280	Brighton*	38,805	\$2,037,263
Weld County	139,181	\$7,307,003	Englewood	34,007	\$1,785,368
Thornton*	134,845	\$7,079,363	Wheat Ridge	31,448	\$1,651,020
Arapahoe County	134,824	\$7,078,260	Delta County	30,471	\$1,599,728
Arvada*	117,260	\$6,156,150	Summit County	30,367	\$1,594,268
Westminster*	113,181	\$5,942,003	Fountain	29,581	\$1,553,003
Adams County	112,771	\$5,920,478	Lafayette	28,326	\$1,487,115
Pueblo, City of	110,621	\$5,807,603	Morgan County	28,148	\$1,477,770
Centennial	109,439	\$5,745,548	Montezuma County	26,906	\$1,412,565
Boulder, City of	107,789	\$5,658,923	Elbert County	25,169	\$1,321,373
Greeley	104,557	\$5,489,243	Routt County	24,679	\$1,295,648
Longmont*	93,296	\$4,898,040	Windsor*	24,572	\$1,290,030
Larimer County	92,957	\$4,880,243	Teller County	24,154	\$1,268,085
Mesa County	86,102	\$4,520,355	Montrose County	22,201	\$1,165,553
Loveland	75,988	\$3,989,370	Logan County	22,047	\$1,157,468
Broomfield	66,252	\$3,478,230	Erie*	21,972	\$1,153,530
Grand Junction	64,629	\$3,393,023	Louisville	20,643	\$1,083,758
Boulder County	62,208	\$3,265,920	Golden	20,460	\$1,074,150
Garfield County	58,984	\$3,096,660	Evans	20,223	\$1,061,708
Castle Rock	57,289	\$3,007,673	Montrose	19,220	\$1,009,050
La Plata County	55,697	\$2,924,093	Chaffee County	19,097	\$1,002,593
<b>Total Local Issuers:</b>			<b>\$275,318,574.00</b>		

4,354,185

889,978

	Population	PAB Cap	
<b>Total Local Issuers:</b>	5,244,163	<b>275,318,574</b>	47%
<b>Statewide Authorities:</b>			
CHFA		\$284,375,585	48%
CADA		\$10,000,000	2%
<b>Total Authorities</b>		<b>\$294,375,585</b>	
<b>Statewide Balance</b>	362,991	<b>\$19,057,011</b>	3%
<b>TOTAL PAB</b>	5,607,154	<b>\$588,751,170</b>	100%

Minimum 19,048 \$1,000,000

\* denotes multi-county place



# UNISON

HOUSING PARTNERS

June 18, 2018

Mr. Dahlman,

Unison Housing Partners is partnering with an affordable housing developer, Pedcor Investments, on a 4% tax credit and Private Activity Bond financed development called Larkridge Apartments. We have attached project information with this letter that has more project-specific information. Most importantly for Adams County's low-income households, this development will fill a geographical gap in affordable housing options in the County's northwest corner. The 338-unit development will serve households at 60% AMI or less, and will consist of 170 one-bedroom units, 132 two-bedroom units, and 36 three-bedroom units. The income levels of the future tenants will be between \$35,280 and \$54,420 for the 60% units, depending on household size.

It is intended that these apartments will finish being developed by Pedcor, be constructed by Pedcor's affiliated general contractor, Signature Construction, and be managed by Pedcor Management, all in compliance with CHFA's 2017 QAP and HUD's 221(d)(4) mortgage insurance program. Requirements of these programs will ensure long-term quality and affordability at these levels for a period of at least 20 years. ACHA will be acting as issuer of the bonds used to finance this development project, but does not currently have enough available cap to dedicate to this project. Therefore, we are formally requesting the assignment of all \$5,920,478 of Adams County's 2018 Private Activity Bond volume to Unison for the Larkridge Apartments development.

Sincerely,

Peter LiFari  
Executive Director  
Unison Housing Partners



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> July 3, 2018
<b>SUBJECT:</b> Aurora Mental Health Board of Directors – Board Appointment
<b>FROM:</b> Erica Hannah, Clerk to the Board of County Commissioners
<b>AGENCY/DEPARTMENT:</b> County Manager’s Office
<b>HEARD AT STUDY SESSION ON:</b> June 19, 2018
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the board appointment.

### **BACKGROUND:**

Approval of the appointment to the Aurora Mental Health Board of Directors as the Adams County Representative.

### **AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

County Manager’s Office

### **ATTACHED DOCUMENTS:**

Resolution

**FISCAL IMPACT:**

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

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/> <hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/> <hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING COMMISSIONER MARY HODGE TO THE AURORA  
MENTAL HEALTH BOARD OF DIRECTORS AS THE ADAMS COUNTY  
REPRESENTATIVE

WHEREAS, a vacancy currently exists for an Adams County Representative for the Aurora Mental Health Board of Directors; and,

WHEREAS, Commissioner Mary Hodge has expressed an interest in serving on the Aurora Mental Health Board of Directors; and,

WHEREAS, the Board of County Commissioners selected Commissioner Mary Hodge to fill this vacancy.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Commissioner Mary Hodge shall be appointed as an Adams County Representative of the Aurora Mental Health Board of Directors.



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> July 3, 2018
<b>SUBJECT:</b> Boards and Commissions Appointments
<b>FROM:</b> Katie Burczek
<b>AGENCY/DEPARTMENT:</b> BoCC
<b>HEARD AT STUDY SESSION ON:</b>
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> Appoint the below board members to their respective boards.

**BACKGROUND:** Boards and Commissions Appointment scrivener's error to term end date.

Christine Balderston Local Emergency Planning Committee

**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.

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/> <hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

**RESOLUTION CORRECTING SCRIVENER'S ERROR IN RESOLUTION REGARDING THE APPOINTMENT OF CHRISTINE BALDERSTON TO THE LOCAL EMERGENCY PLANNING COMMITTEE**

WHEREAS, the Board of County Commissioners (Board) of Adams County, Colorado (County), adopted a Resolution regarding the appointment of Christine Balderston to the Local Emergency Planning Committee on June 26, 2018; and,

WHEREAS, the last line of the Resolution contains a scrivener's or typographical error in the term end date; and,

WHEREAS, the Board has determined that the scrivener's or typographical error, considered in context, is insubstantial; and,

WHEREAS, the Board, nonetheless, intends to correct the scrivener's error contained within the last line of the Resolution.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Resolution regarding the appointment of Christine Balderston to the Local Emergency Planning Committee is correct to read as follows:

Term Expires: January 30, 2019

BE IT FURTHER RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the above-referenced correction is effective *nunc pro tunc* to June 26, 2018.





## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> July 3, 2018
<b>SUBJECT:</b> 2018 Annual Action Plan (AAP) for US Department of Housing and Urban Development (HUD)
<b>FROM:</b> Kristin Sullivan, Community and Economic Development Director
<b>AGENCY/DEPARTMENT:</b> Community and Economic Development
<b>HEARD AT STUDY SESSION ON:</b> May 29, 2018
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approve the 2018 Annual Action Plan which is required by HUD to receive CDBG and HOME funding.

### **BACKGROUND:**

In order for the County to qualify for Community Development Block Grant (CDBG) and HOME Investment Partnerships Program (HOME) funds from HUD, the County has developed the 2018 Annual Action Plan (AAP). The AAP demonstrates how funds will be utilized to address community needs and supports the goals outlined in the 2015-2019 Adams County Consolidated Plan.

The County has received written confirmation from HUD of its Program Year 2018 (July 1, 2018 to June 30, 2019) allocation for CDBG and HOME. The County anticipates receiving \$1,309,418 in CDBG and \$1,047,548 in HOME funds. In addition to the 2018 funds, the County has programmed prior year resources, due to unforeseen program constraints, to 2018 activities outlined in the AAP.

Funds may be used on projects throughout Adams County within the Urban County and HOME Consortia areas. Urban County areas are the Town of Bennett, unincorporated Adams County, and the cities of Brighton, Northglenn, and Federal Heights. HOME Consortia areas include the cities of Thornton and Westminster and the Urban County areas.

**CDBG Program:** The purpose of the CDBG program is to: develop viable urban communities by providing decent housing; create suitable living environments; and expand economic opportunities principally for persons of low to moderate income. At a minimum, 70% of CDBG funds must be used for activities that benefit such persons.

HOME Program: The purpose of the HOME program is to: expand the supply of permanent, decent, safe, sanitary, and affordable housing; design and implement strategies for achieving an adequate supply of permanent, decent, safe, sanitary, and affordable housing; and provide participating jurisdictions various forms of federal housing assistance for serving low to moderate income persons.

***Anticipated CDBG 2018 Projects Include:***

<b>Urban County Member</b>	<b>Project</b>	<b>Funding Amount</b>
Adams County (unincorporated)	Minor Home Repair	\$532,065
City of Brighton	Minor Home Repair	\$178,916
City of Federal Heights	<ul style="list-style-type: none"> <li>• Minor Home Repair</li> <li>• Code Enforcement</li> </ul>	\$38,715 \$60,180
City of Northglenn	Pedestrian and Bicycle Trail Improvements	\$224,090
Adams County	Unison Housing Partners Broadway Project (44 units)	Reserve Project
Adams County	Administration (20%)	\$261,883
<b>Total CDBG Projects</b>		<b>\$1,295,849</b>

***Anticipated HOME 2018 Projects Include:***

<b>HOME Consortia Member</b>	<b>Project</b>	<b>Funding Amount</b>
Adams County & City of Thornton	Unison Housing Partners Crossing Pointe, Phase I (64 units)	\$830,000*
City of Westminster	St. Charles Company, LLC St. Mark Village (216 units)	\$369,103*
Adams County	CHDO Reserve ** - TBD	\$157,132
Adams County	Administration (10%)	\$104,754
<b>Total HOME Projects</b>		<b>\$1,460,989</b>

Staff presented and discussed the 2018 AAP with the Board on May 29, 2018.

**AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:**

Adams County Community Development, under the Community and Economic Development Department

**ATTACHED DOCUMENTS:**

Resolution  
DRAFT 2018 AAP

**FISCAL IMPACT:**

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

<b>Fund:</b>
<b>Cost Center:</b>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
<b>Total Revenues:</b>			<hr/> <hr/>

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
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:			
<b>Total Expenditures:</b>			<hr/> <hr/>

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE ADAMS COUNTY 2018 ANNUAL ACTION PLAN

Resolution 2018-

WHEREAS, the U.S. Department of Housing and Urban Development (HUD) has designated Adams County (County) as an Urban Entitlement County under the Community Development Block Grant (CDBG) Program; and,

WHEREAS, HUD has designated the County as a Participating Jurisdiction under the HOME Investment Partnerships (HOME) Program; and,

WHEREAS, Adams County has entered into cooperative agreements with municipal governments in the County for the conduct of CDBG projects that benefit residents of the Urban County and participating cities; and,

WHEREAS, Adams County has entered into a consortium agreement with the City of Westminster and the City of Thornton for the HOME Program, which benefits residents of the urban county and participating cities; and,

WHEREAS, Adams County has been receiving CDBG funds since 1986 and HOME funds since 1992; and,

WHEREAS, Adams County has identified local community development and housing needs and objectives and has prepared the 2018 Annual Action Plan (AAP) that lists proposed activities to be funded for CDBG and HOME programs; and,

WHEREAS, Adams County has made the proposed AAP and use of funds available for public comment, in accordance with the Adams County Community Development Citizen Participation Plan; and,

WHEREAS, after HUD approves the AAP, the County will be able to expend grant funds upon funding availability and the necessary environmental clearances; and,

WHEREAS, Sub-Grantee Agreements and Award letters will be prepared to finalize the activities described in the AAP; and,

WHEREAS, the Community Development Manager serves as the designated Authorized Representative to execute the documents necessary to carry out the AAP.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Adams County 2018 Annual Action Plan be approved.

BE IT FURTHER RESOLVED, that the Chair is authorized to sign the Sub-Grantee Agreements associated with the proposed activities outlined in the Annual Action Plan.

BE IT FURTHER RESOLVED, that the Director of the Community and Economic Development Department and the Community Development Manager are hereby authorized to sign necessary non-contractual documents to carry out the ongoing activities of the Annual Action Plan.

# Adams County 2018 Annual Action Plan



DRAFT  
Program Year  
July 1, 2018 - June 30, 2019



## Executive Summary

### AP-05 Executive Summary - 91.200(c), 91.220(b)

#### 1. Introduction

The mission of Adams County is to responsibly serve the Adams County communities with integrity and innovation. With this foundation, the County's goals are to support the economic, social, environmental, and cultural well-being of its communities. This is best achieved through effective partnerships, capacity building and management of funding to foster socio-economic vitality and maximize opportunities throughout the County. The County accomplishes this through the administration of federal, state, and local grants, all of which leverage existing funds to address the needs within the County.

The County works in partnership with representatives from the Town of Bennett, and the cities of Brighton, Federal Heights, Northglenn, Thornton and Westminster. It also partners with many non-profit organizations and local housing authorities that contribute to the delivery of services. Representatives of these partners serve on boards, committees and focus groups to build community collaboration and, as federal funding recipients, work hard to meet the local goals and needs of the community.

The County provides residents with the following opportunities:

- Affordable housing;
- Code enforcement;
- Infrastructure and public facility improvements; and,
- Programs to provide minor home repairs for low to moderate income homeowners.

#### 2. Summarize the objectives and outcomes identified in the Plan

**This could be a restatement of items or a table listed elsewhere in the plan or a reference to another location. It may also contain any essential items from the housing and homeless needs assessment, the housing market analysis or the strategic plan.**

Adams County set Priorities and Objectives for the term of the 2015-2019 Five (5) Year Consolidated Plan (Con Plan). These priorities and objectives were discussed with key community members, Urban County partners, and used to solicit applications for Community Development Block Grant (CDBG) and Home Investment Partnerships (HOME) program funding for the 2018 program year (PY2018). In 2018, the County will oversee the Plan's defined activities to meet these Priorities and Objectives as discussed below:

#### Priorities & Objectives

##### Priority: Housing

*Objective #1* - Rental housing is available for the low and very low-income populations where rental housing rates are low

*Objective #2* - Affordable housing is located in areas easily adjacent to services including transit by the low to moderate-income populations

*Objective #3* - Affordable housing is available for low-income renters that want to buy

*Objective #4* - Aging housing stock of low to moderate-income owner-occupied units is rehabilitated and/or repaired

**Priority: Community and Economic Development**

*Objective #1* - More job services and job creation for Adams County residents

*Objective #2* - Public facilities and community resources are created and enhanced to support low to moderate-income populations

*Objective #3* - Invest strategically in neighborhoods to assist in revitalization

**Priority: Seniors and other Prioritized Populations**

*Objective #1* - Prioritized populations have housing options, especially those earning less than 40% AMI

*Objective #2* - Services available for at-risk children

*Objective #3* - Prioritized populations are educated about housing and service options

*Objective #4* - Housing and services options near transit are enhanced for prioritized populations

*Objective #5* - Integration of prioritized populations into the community

**3. Evaluation of past performance**

**This is an evaluation of past performance that helped lead the grantee to choose its goals or projects.**

The County maintains positive relationships with agencies and Urban County partners responsible for undertaking many of the projects described in the Annual Action Plan (AAP). Past project and program successes with these partners helped shape the County's goals for the PY2018. Due to historic commitment deficiencies (especially regarding HOME funds), the County has been proactively setting the stage to commit and spend prior year resources by prioritizing "shovel ready" projects. The County has also continued to meet its timeliness ratio for the last two program years. This outcome is a result of the County being committed to ensuring timeliness by choosing realistic and feasible projects that met those goals and objectives defined in the Con Plan. In addition, the County has taken several steps to improve the required monitoring process for subgrantees and subrecipients. This has improved the County's communication with all partners and ensures a positive relationship with any compliance issues. The County continues to have ongoing conversations with the HOME Consortia members regarding the County's expectations for long-term monitoring. The County is committed to ensuring compliance with all federal regulations through its monitoring obligations.

**4. Summary of Citizen Participation Process and consultation process**

**Summary from citizen participation section of plan.**

The County included a variety of outreach efforts to have optimal public input that would inform the AAP. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County's webpage, and public hearings. Information regarding the proposed 2018 activities was available on the County's website for public comment. Outreach efforts varied to reach diverse populations and ensure that the input received was insightful and representative of all County residents. It also encouraged the participation of those in specialized populations such as non-English speaking, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County published the draft AAP, solicited input from providers and the public, and held a public hearing to approve the final plan for submittal to the U.S. Department of Housing and Urban Development (HUD).

**5. Summary of public comments**

**This could be a brief narrative summary or reference an attached document from the Citizen Participation section of the Con Plan.**

The 2018 AAP public comment period will begin on May 30, 2018 and end July 3, 2018 at the Board of County Commissioners' public hearing.

**6. Summary of comments or views not accepted and the reasons for not accepting them**

Not applicable as no comments were received.

**7. Summary**

Not applicable.

**PR-05 Lead & Responsible Agencies - 91.200(b)**

**1. Agency/entity responsible for preparing/administering the Consolidated Plan**

**The following are the agencies/entities responsible for preparing the Consolidated Plan and those responsible for administration of each grant program and funding source.**

<b>Agency Role</b>	<b>Name</b>	<b>Department/Agency</b>
CDBG Administrator	ADAMS COUNTY	Adams County Community Development
HOME Administrator	ADAMS COUNTY	Adams County Community Development

*Table 1 – Responsible Agencies*

**Narrative**

The County’s primary purpose is to improve the quality of life for its residents through the management of grant-funded programs for housing, community development, neighborhood revitalization, economic development and human service activities. The common thread of the funds administered by the County is to benefit low- and moderate-income residents. More than seventy percent (70%) of all funds and programs administered by the County directly impact the lives of low- and moderate-income residents. The County continues to opt out of Emergency Services Grant (ESG) funding and allocates those funds to the State of Colorado who administers the grant. With this arrangement, non-profits only have to apply to the State for ESG and are considered a first priority for the County's ESG allocation.

**Consolidated Plan Public Contact Information**

**Joelle S. Greenland, AICP, Community Development and Long Range Planning Manager,  
Community and Economic Development Department**  
Adams County Government Center  
4430 S. Adams County Pkwy, Suite W6204  
Brighton, CO 80601  
jgreenland@adcogov.org

## **AP-10 Consultation - 91.100, 91.200(b), 91.215(l)**

### **1. Introduction**

Adams County worked with a variety of agencies and municipalities that provide services to residents in order to collect data around housing, services and economic development needs. Key partner focus groups and interviews were held to collect the data to inform the development of the Con Plan, the AAP, the 2017 Housing Needs Assessment (HNA), and the County's anticipated 2018 Balanced Housing Plan (BHP).

To gain a more thorough understanding of the housing situation in Adams County, three focus groups and a series of interviews with community leaders were conducted in late 2016 for the HNA. The County then held additional stakeholder engagement events to shape the BHP. The BHP's purpose is to take the information collected from the HNA and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach. As a result, the following goals were created to further speak to the many barriers in achieving "balanced housing" across a county with a diverse population and housing needs:

- Utilize New and Existing Tools
- Reduce Constraints to Development
- Expand Opportunities for Housing

For more information, the final HNA and BHP can be found at <https://www.adcogov.org/BHP>. The BHP is due to be ratified in July 2018.

**Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).**

Adams County works in collaboration with the cities of Westminster and Thornton through the HOME Consortia to distribute HOME funds for eligible projects that create or preserve housing. Adams County also works with local certified CHDOs and local housing authorities to provide essential health and mental health services. These organizations include Community Resources and Housing Development Corporation (CRHDC), Unison Housing Partners (UHP), formally Adams County Housing Authority, and the Brighton Housing Authority (BHA).

**Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.**

Metro Denver Homeless Initiative (MDHI) works with homeless providers throughout the metro Denver region to coordinate homeless service efforts. In Adams County specifically, MDHI has a VISTA member placement with UHP to assist with coordinating the annual Point-in-Time homeless count. MDHI is developing a regional coordinated assessment system, building a housing pipeline, and engaging other community partners to provide services to individuals homeless or at risk of becoming homeless throughout the metro Denver region. MDHI staff was

consulted during the development of the 2015-2019 Con Plan. Adams County continues to coordinate with homeless providers working in the County to fund programs serving homeless individuals, families, families with children, veterans, youth, and persons at risk of becoming homeless.

In 2017, the Burnes Center presented the results of their study on homelessness in the County to the County to the Board of County Commissioners. The plan provided a number of short- and long-term recommendations. Since then the County has hired a Homelessness Liaison to specifically address homelessness in the County.

**Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS**

Not applicable.

DRAFT

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	<b>Agency/Group/Organization</b>	City of Westminster
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the 2018 AAP by discussing proposed HOME activities and participation in developing the HNA and BHP.
2	<b>Agency/Group/Organization</b>	City of Thornton
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Economic Development
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the 2018 AAP by discussing proposed HOME activities and participation in developing the HNA and BHP.
3	<b>Agency/Group/Organization</b>	Unison Housing Partners ( formally Adams County Housing Authority)
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs Affordable Housing
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the 2018 AAP by discussing proposed HOME activities and participation in the HNA and BHP.
4	<b>Agency/Group/Organization</b>	BRIGHTON HOUSING AUTHORITY
	<b>Agency/Group/Organization Type</b>	Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the 2018 AAP by discussing proposed HOME activities and participation in the HNA and BHP.

5	<b>Agency/Group/Organization</b>	Community Resources and Housing Development Corp
	<b>Agency/Group/Organization Type</b>	Housing Services - Housing
	<b>What section of the Plan was addressed by Consultation?</b>	Public Housing Needs
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the 2018 AAP by discussing proposed CHDO activities and contributed to the development of the HNA and BHP.
6	<b>Agency/Group/Organization</b>	CITY OF FEDERAL HEIGHTS
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Minor Home Repair Program
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the 2018 AAP by discussing proposed CDBG activities.
7	<b>Agency/Group/Organization</b>	City of Brighton
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Seniors and Other Prioritized Populations, Minor Home Repair Program
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the 2018 AAP by discussing proposed CDBG activities.
8	<b>Agency/Group/Organization</b>	CITY OF NORTHGLENN
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Infrastructure Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the 2018 AAP by discussing proposed CDBG activities.

9	<b>Agency/Group/Organization</b>	TOWN OF BENNETT
	<b>Agency/Group/Organization Type</b>	Other government - Local
	<b>What section of the Plan was addressed by Consultation?</b>	Economic Development Public Facility
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Agency participated in the development of the 2018 AAP by discussing proposed CDBG activities.
10	<b>Agency/Group/Organization</b>	ADAMS COUNTY
	<b>Agency/Group/Organization Type</b>	Other government - County Grantee Department
	<b>What section of the Plan was addressed by Consultation?</b>	Sustainability, Minor Home Repair Program and Infrastructure Improvements
	<b>Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?</b>	Adams County Community and Economic Development Department and the Board of County Commissioners participated in the development of the 2018 AAP by discussing proposed CDBG and HOME activities.

**Identify any Agency Types not consulted and provide rationale for not consulting**

Not applicable.

**Other local/regional/state/federal planning efforts considered when preparing the Plan**

<b>Name of Plan</b>	<b>Lead Organization</b>	<b>How do the goals of your Strategic Plan overlap with the goals of each plan?</b>
Continuum of Care	Metro Denver Homeless Initiative (MDHI)	Adams County uses the MDHI Point in Time annual homeless count, and other research and coordination efforts to develop plans for serving homeless persons in Adams County.

**Table 3 – Other local / regional / federal planning efforts**

**Narrative**

Not required - NA

**AP-12 Participation - 91.401, 91.105, 91.200(c)**

**1. Summary of citizen participation process/Efforts made to broaden citizen participation  
Summarize citizen participation process and how it impacted goal-setting**

The County included a variety of outreach efforts for citizen participation to provide valuable input included in the AAP. These efforts included service provider/key partner meetings, newspaper notifications, Urban County and HOME Consortia meetings, the County's webpage, and public hearings. The County has also made available information regarding the AAP and related citizen participation process on the County's website. Outreach efforts varied to reach diverse populations to include input that was insightful and representative of all Adams County residents. It also encouraged the participation of those in specialized populations such as non-English speakers, persons with disabilities, residents of public housing, low-income residents and seniors. Adams County encouraged participation by local institutions, members of the Continuum of Care, service providers, special needs providers, nonprofit organizations, and housing developers. This data was then analyzed by staff who incorporated the findings on housing, special needs, and community development into the priority outcomes. By determining the Priorities, the County was able to allocate funds to the appropriate agencies to provide those necessary services. Residents were encouraged to provide comments on the draft AAP through a publicized thirty (30) day public review period. The County publicized the availability of the draft AAP in multiple local newspapers and on the County's webpage on the County's website.

**Citizen Participation Outreach**

<b>Mode of Outreach</b>	<b>Target of Outreach</b>	<b>Summary of response/attendance</b>	<b>Summary of Comments received</b>	<b>Summary of comments not accepted and reasons</b>	<b>URL (if applicable)</b>
Internet Outreach	Non-targeted/broad community	The County utilized its website to provide updates the public on upcoming public hearings, funding allocations, and reports, including the AAP.	The County has not received any comments to date regarding BoCC approved funding allocations and reports.	No comments received.	<a href="http://www.adcogov.org/community-development">www.adcogov.org/community-development</a>
Public Hearing	Non-targeted/broad community	The AAP Public Hearing on July 3, 2018.	No comments received.	No comments received.	<a href="http://adcogov.legistar.com/calendar.aspx">http://adcogov.legistar.com/calendar.aspx</a>
Newspaper Ad	Non-targeted/broad community	The County published a Notice of Public Hearing and Request for Public Comments on May 30, 2018 in multiple local newspapers.	No comments received.	No comments received.	
Urban County Meetings	Urban County Members	Urban County members participated in several meetings in regard to the development and allocation of the 2018 CDBG activities.	No comments were received.	No comments were received.	

*Table 4 – Citizen Participation Outreach*

## Expected Resources

### AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

#### Introduction

Adams County's allocation of HUD funds (CDBG and HOME) is determined annually, and only after it receives a formal letter from HUD regarding the amount for each program. CDBG funds are allocated to jurisdictions that are Urban County members with projects in the County. Adams County is a HOME (2) consortia, which includes the Cities of Thornton and Westminster, as well as the remainder of the County. HOME funds are allocated to the two Consortia cities, and throughout the year to housing projects within the county. While ESG funds are allocated to Adams County, the Board in 2016 agreed not to accept these funds but rather allocate them to the State of Colorado due to a number of factors including costs recovery burden and capacity issues. The State must give first priority to County-based applicants.

Federal dollars leverage additional funds in many of the projects completed as part of the Consolidated Plan. Federal dollars are limited, and agencies completing projects will often utilize other funds to complete projects. The leveraged dollars represent a benefit to all Adams County residents. They stretch the grant funds received by the County, while allowing projects to precede that benefit either the area or a specific clientele. At the same time, it aids the agencies supplying the leveraged funds in meeting their goals. In addition to CDBG and HOME funds, Adams County provides local grants to human service organizations serving the County's low income individuals and families through its Human Services Agency Grant (HSAG) Program.

Each of these funding streams has allowed Adams County to target at-risk populations and leverage fixed program year allocations. These funding streams helped provide resources, services, and opportunities to people that may not qualify under HOME or CDBG guidelines and to neighborhoods that may not have been targeted with regular Program Year funding.

The County also leverages other streams of funding that help provide necessary services to the low-income population. Funding includes: Community Services Block Grant (CSBG), Older Americans Act (OAA), Colorado State Funding for Senior Services (SFSS), Colorado Department of Transportation (CDOT), and the HSAG program. With these federal, state and local funds, Adams County is able to provide vital agency support to non-profits and partner agencies that carry out the HUD programs and provide essential services to the residents of the county. The strategic leveraging of these funds allows the county to provide the most comprehensive support to its citizens and the agencies serving its citizens.

HOME project expenditures require a twenty-five percent (25%) match. In order to be considered HOME match, the funding must be a non-federal permanent contribution to affordable housing contributed in an eligible manner and properly documented. Adams County encourages all HOME funded projects to have program funding match.

CDBG Prior Year Resources total \$0 and no Program Income is projected.

Through reconciliation, HOME Prior Year Resources total \$442,427. Program Income that could be programmed in the PY2018 is \$234,758 for activities related to HOME approved activities, including, but not limited to, activity delivery costs.

**Anticipated Resources**

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	1,309,418	0	0	1,309,418	1,309,418	Adams County will allocate 2018 CDBG funds to its Urban County members (four local jurisdictions) for their proposed projects.
HOME	public - federal	Acquisition Homebuyer assistance Homeowner rehab Multifamily rental new construction Multifamily rental rehab New construction for ownership TBRA	1,047,548	234,758	442,427	1,724,733	1,047,548	HOME funds are allocated in Thornton, Westminster (HOME Consortia), and throughout the county. Adams County uses 10% of HOME funds for administration of programs.

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
ESG	public - federal	Conversion and rehab for transitional housing Financial Assistance Overnight shelter Rapid re-housing (rental assistance) Rental Assistance Services Transitional housing	0	0	0	0	0	ESG funds are allocated to the State of Colorado.

Table 1 - Expected Resources – Priority Table

**Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied**

County funded projects use a variety of other leveraged funds to cover the total cost of projects. HOME funded projects use Low Income Housing Tax Credit (LIHTC) equity, State of Colorado HOME funds, Federal Home Loan Bank Board, HUD 221 (d)(4) FHA Loan and other resources to cover the cost of development, redevelopment, rehabilitation, homebuyer assistance, and other project costs. CDBG projects leverage grant funds from local jurisdictions through the form of waiving of water tap and development fees. Activities funded by HOME will have the required twenty-five (25%) match from previous program years and from fee reductions by local jurisdictions.

**If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs identified in the plan**

Adams County and local jurisdictions may choose to provide publically held land for housing, community facility, and other eligible HOME and CDBG projects. No specific parcels are being used in the 2018 program year.

**Discussion**

Not required - NA

## Annual Goals and Objectives

### AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

#### Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	Infrastructure Improvements	2015	2019	Non-Housing Community Development	City of Northglenn	Community and Economic Development Needs	CDBG: \$216,094	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit: 1445 Persons Assisted
2	Preservation of Existing Housing Stock	2015	2019	Affordable Housing	County-Wide City of Federal Heights City of Brighton	Housing Needs Community and Economic Development Needs Seniors and other Prioritized Populations	CDBG: \$749,697	Homeowner Housing Rehabilitated: 74 Household Housing Unit
3	Construction of New Rental Housing	2015	2019	Affordable Housing	County-Wide City of Thornton City of Westminster	Housing Needs Seniors and other Prioritized Populations	HOME: \$990,118	Rental units constructed: 280 Household Housing Unit

Table 2 – Goals Summary

## Goal Descriptions

1	<b>Goal Name</b>	Infrastructure Improvements
	<b>Goal Description</b>	The City of Northglenn has proposed to install new infrastructure for a bicycle/pedestrian plan in its low to moderate income neighborhoods to improve overall mobility and accessibility for residents to other residential areas as well as connections to neighborhood services in commercial areas and public facilities.
2	<b>Goal Name</b>	Preservation of Existing Housing Stock
	<b>Goal Description</b>	<p>The Minor Home Repair (MHR) Program will service individual homeowners of low-to-moderate income throughout the Cities of Brighton and Federal Heights, and unincorporated Adams County. The program will address essential home repairs to promote decent, safe and sanitary conditions as well as accessibility issues. County staff will administer the MHR program for the Cities.</p> <p>The County has identified a potential reserve project by Unison Housing Partners that would include funds towards tap fees for the rehabilitation of a office building into rental housing for families and seniors.</p>
3	<b>Goal Name</b>	Construction of New Rental Housing
	<b>Goal Description</b>	<p>The following are the descriptions for two affordable rental projects:</p> <p>Crossing Point is UHP’s planned affordable housing development with a multigenerational focus located less than one-half (½) mile from the light rail station. Crossing Pointe will be developed in two phases. When fully built out, there will be two hundred six (206) units of affordable housing serving a wide-range of persons from young children to seniors with household incomes ranging from at or below 30% of the Area Median Income (AMI), to up to 60% AMI. The first phase of construction, for which we are applying, focuses on sixty-four (64) units of affordable senior housing. Seven (7) of the units will serve seniors at or below thirty percent (30%) of AMI, nine (9) will serve those below forty percent (40%) of AMI, thirty-three (33) units will serve those below fifty percent (50%) of AMI, and fifteen (15) units will be for those below sixty percent (60%) of AMI.</p> <p>St. Mark Village is a two hundred sixteen (216), six (6) building LIHTC project located at the NW corner of 97th Avenue and Federal Boulevard. The project will be financed with non-competitive private activity bonds issued by CHFA. One hundred percent (100%) of the units in the community will serve families earning at or below sixty-percent (60%) AMI.</p>

## AP-35 Projects - 91.420, 91.220(d)

### Introduction

Adams County has allocated CDBG and HOME funds to projects in 2018 that meet the County's 2015-2019 Con Plan's Priority Needs and Annual Goals.

CDBG projects include minor home rehabilitation and public infrastructure. Adams County and the cities of Brighton, Northglenn and Federal Heights have prioritized projects in their jurisdictions and will oversee projects within their communities.

HOME projects include the creation of two new affordable housing rental projects.

#	Project Name
1	CDBG: Housing
2	CDBG: Infrastructure
3	CDBG: Administration
4	HOME Administration
6	HOME: Thornton
7	HOME: CHDO
8	HOME: Westminster

*Table 3 – Project Information*

### Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

Community input from the Urban County members, community organizations, and non-profits determined how the County will allocate priorities described in the Con Plan. Urban County members participate in the Urban County through a formula basis and after receiving their allocation, the County works with each to identify a project that addresses the Con Plan goals and meets the needs of their respective residents. While the current housing market creates barriers to addressing many of the issues contributing to the increase in need for affordable housing, the County continues to improve its working relationships with developers, housing authorities and others to overcome this obstacle. In addition, the County dedicated part of its 2016 CDBG administration costs to the development of the County's 2017 Housing Needs Assessment and 2018 Balanced Housing Plan to address the issues that were raised in the 2015 Analysis of Impediments to Fair Housing Choice.

AP-38 Project Summary

Project Summary Information

1	<b>Project Name</b>	CDBG: Housing
	<b>Target Area</b>	County-Wide City of Federal Heights City of Brighton
	<b>Goals Supported</b>	Preservation of Existing Housing Stock
	<b>Needs Addressed</b>	Housing Needs Seniors and other Prioritized Populations Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$809,877.48
	<b>Description</b>	Minor Home Repair (MHR) Program will serve individual homeowners of low-to-moderate income throughout the Cities of Brighton and Federal Heights, and unincorporated Adams County. The program will address essential home repairs that are in danger of failure or that could lead to health, safety, or accessibility issues. County staff will administer the MHR program for the Cities.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	The MHR budget of \$749,697.48 will serve approximately seventy-four (74) low-to-moderate income households. With \$532,065.55 being allocated to unincorporated Adams County (approximately fifty-three (53) households), \$178,916.81 being allocated to Brighton (approximately seventeen (17) households) and \$38,715.12 being allocated to Federal Heights (approximately four (4) households).
	<b>Location Description</b>	The MHR Program will take place within unincorporated Adams County, and in the city limits of the cities of Brighton and Federal Heights. In the event that funding is allocated to the reserve activity, Unison Housing Partners Broadway Redevelopment Project, funding will serve Adams County residents.
	<b>Planned Activities</b>	The MHR Program is intended to impact the health, safety, and sanitary conditions as well as address sustainability for low-to-moderate income owner occupied households. The program is designed to maintain safe homes, preserve and improve the quality of the housing stock, assist seniors to age in-place or the disabled to remain in their homes and address sustainability through energy efficient replacements. The MHR Program will be administered and managed by the County and will retain twenty percent (20%) of each jurisdiction's allocation for Activity Delivery Costs (ADCs). Any overage amounts of ADCs will be allocated back into the appropriate jurisdiction's budget to serve more homeowners. Operating the MHR Program in unincorporated Adams County will stand as a reserve project, in the event that any of the proposed 2018 CDBG activities become infeasible. The MHR Program meets the National Objective of assisting low-moderate income residents under low mod income housing.  The CDBG matrix code is 14A, Rehab: Single-Unit Residential.

<b>2</b>	<b>Project Name</b>	CDBG: Infrastructure
	<b>Target Area</b>	City of Northglenn
	<b>Goals Supported</b>	Infrastructure Improvements
	<b>Needs Addressed</b>	Seniors and other Prioritized Populations Community and Economic Development Needs
	<b>Funding</b>	CDBG: \$224,090.55
	<b>Description</b>	CDBG funding will be utilized in City of Northglenn's bicycle/pedestrian plan, which was approved in January 2018. The plan aims to improve overall mobility and accessibility throughout the City.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	City of Northglenn's ADA Sidewalk activity will benefit 2,480 people within the below Census Tracts and Block Groups.
	<b>Location Description</b>	Various areas within the City of Northglenn, Census Tracts and Block Groups as outlined below.
	<b>Planned Activities</b>	The City of Northglenn proposes to improve the overall mobility and accessibility of trails that run through the City's residential neighborhoods located within any of the following census tracks within the City of Northglenn: Census Track 85.07, Block Group 1 Census Track 85.07, Block Group 5  This project will consist of the overall enhancement of the neighborhoods with accessibility connectivity for pedestrian and bicycle trails. City of Northglenn has been allocated \$202,528, of which, the County will retain five percent (5%) of the allocation for ADCs. City of Northglenn's activity meets the National Objective of assisting low-moderate income residents under low mod benefit on an area basis. The CDBG matrix code of 03L.
<b>3</b>	<b>Project Name</b>	CDBG: Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	CDBG: \$261,883.60
	<b>Description</b>	Adams County will retain the allowable twenty percent (20%) of 2018 CDBG funding for Adams County Community Development staff to administer the program.
	<b>Target Date</b>	6/30/0019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Adams County will retain the allowable twenty percent (20%) of 2018 CDBG funding for County staff to administer the program.

4	<b>Project Name</b>	HOME Administration
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$104,754.80
	<b>Description</b>	Adams County will retain ten percent (10%) of 2018 HOME funding for Adams County Community Development staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from prior year(s) activities will also be used for administration.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	Adams County will retain ten percent (10%) of 2018 HOME funding for Adams County Community Development staff for HOME program administration. Further, ten percent (10%) of applicable Program Income (PI) from previous grant year activities will also be used for administration.
5	<b>Project Name</b>	HOME: Thornton
	<b>Target Area</b>	County-Wide City of Thornton
	<b>Goals Supported</b>	Construction of New Rental Housing
	<b>Needs Addressed</b>	Housing Needs Seniors and other Prioritized Populations
	<b>Funding</b>	HOME: \$830,000
	<b>Description</b>	First phase of a two phased new affordable rental construction project know as Crossing Pointe
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	This project will benefit approximately sixty-four (64) elderly individuals or couples at or below sixty percent (60%) AMI.
	<b>Location Description</b>	4220 East 104th Avenue, Thornton, CO 80233
	<b>Planned Activities</b>	Adams County will be allocating additional HOME funds to Crossing Pointe to construct a new affordable housing development with a multigenerational focus in the City of Thornton. The County will be allocating \$500,905.17 in HOME funds in addition to the City of Thornton's \$120,109.00. The project will produce 64 units of affordable senior housing at or below 60% AMI.

6	<b>Project Name</b>	HOME: CHDO
	<b>Target Area</b>	
	<b>Goals Supported</b>	
	<b>Needs Addressed</b>	
	<b>Funding</b>	HOME: \$157,132.20
	<b>Description</b>	The County has not identified a CHDO activity to date.
	<b>Target Date</b>	6/30/2019
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	
	<b>Location Description</b>	
	<b>Planned Activities</b>	
7	<b>Project Name</b>	HOME: Westminster
	<b>Target Area</b>	City of Westminster
	<b>Goals Supported</b>	Construction of New Rental Housing
	<b>Needs Addressed</b>	Housing Needs Seniors and other Prioritized Populations
	<b>Funding</b>	HOME: \$369,103.39
	<b>Description</b>	St. Mark Village is a two hundred sixteen (216) unit, six (6) building LIHTC project located at the NW corner of 97th Avenue and Federal Boulevard. The project will be financed with non-competitive private activity bonds issued by CHFA. One hundred percent of the units in the community will serve families earning at or below sixty percent (60%) AMI.
	<b>Target Date</b>	
	<b>Estimate the number and type of families that will benefit from the proposed activities</b>	A total of two hundred sixteen (216) units in the project will serve families earning at or below sixty percent (60%) AMI.
	<b>Location Description</b>	The NW corner of 97th Avenue and Federal Boulevard in the City of Westminster
	<b>Planned Activities</b>	The City of Westminster will be allocating all of their 2017 and 2018 HOME funds (\$369,103.39) to St. Mark Village. The new affordable rental housing project will provide two hundred sixteen (216) units serving between thirty percent (30%) to sixty percent (60%) AMI. The project consists of one (1)-, two (2)-, and three (3)-bedroom units located in North Central Westminster and will be adjacent to regional transportation services.

**AP-50 Geographic Distribution - 91.420, 91.220(f)**

**Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed**

Adams County encompasses approximately 1,183.6 square miles. It extends 72 miles west to east, and 18 miles north to south. It is adjacent to Denver and is one of the five counties that make up the Denver metropolitan area. All of Colorado’s interstate highways (I-25, I-70, and I-76) and their associated loops (I-225, I-270) converge in Adams County. In addition, US Highways 36, 287, 6 and 85 also run through the County. E-470 completes the connection from C-470 in the south, through Denver International Airport and finally to I-25.

Adams County, which historically has been agricultural in nature, has undergone a development typical to counties in close proximity to a major metropolitan city. Urbanization has occurred most rapidly in the western part of the County as a result of the continued growth in the Denver Metro region. The eastern section of the County, with the exception of the Towns of Bennett and Strasburg, are comprised mainly of farms and rangeland. The Town of Bennett has experienced historic growth throughout the last year and has developed a strategic plan for growth largely due to its proximity to Front Range Airport and downtown Denver.

Cities within the geographic county include Arvada, Aurora, Brighton, Commerce City, Federal Heights, Northglenn, Strasburg, Thornton and Westminster and the Town of Bennett. Adams County has a diverse mix of large, suburban communities, smaller towns, and rural farming communities that have an extensive range and mix of housing, commercial enterprises and public services.

Adams County does not plan to target funds to "geographic priority" areas, however, allocations have been made to specific communities throughout Adams County for projects that are local priorities. The following communities receive allocations of CDBG funds based upon their total populations and low income populations, and apply to Adams County to use the funds within their own communities based on local priorities and needs: Town of Bennett, Unincorporated Adams County, and the Cities of Brighton, Federal Heights, and Northglenn.

The communities of Thornton and Westminster receive direct CDBG allocations from HUD, and are part of the Adams County HOME consortia. Consortia members are allocated a set-aside of HOME funds for projects within their communities. The remaining HOME funds are allocated by Adams County.

**Geographic Distribution**

<b>Target Area</b>	<b>Percentage of Funds</b>
County-Wide	26
City of Thornton	30
City of Federal Heights	5
City of Northglenn	11
City of Commerce City	0
Town of Bennett	1
City of Brighton	9
City of Westminster	18

*Table 3 - Geographic Distribution*

### **Rationale for the priorities for allocating investments geographically**

In 2018, the Urban County IGA will be recertified for another three (3) year requalification period. CDBG funding allocations can be made up to the amounts in the agreement, if the local governments have eligible projects each year. Applications for funding are made to Adams County, and reviewed for eligibility within the CDBG and HOME program guidelines. Public improvements are made in jurisdictions mentioned throughout the AAP, and must serve low-to-moderate income census tracts.

## Affordable Housing

### AP-55 Affordable Housing - 91.420, 91.220(g)

#### Introduction

Adams County will fund many affordable housing projects, including homeowner rehabilitation and new construction of affordable rental.

One Year Goals for the Number of Households to be Supported	
Homeless	0
Non-Homeless	170
Special-Needs	0
Total	170

Table 4 - One Year Goals for Affordable Housing by Support Requirement

One Year Goals for the Number of Households Supported Through	
Rental Assistance	0
The Production of New Units	280
Rehab of Existing Units	74
Acquisition of Existing Units	0
Total	354

Table 5 - One Year Goals for Affordable Housing by Support Type

#### Discussion

County new construction projects will produce a total two hundred eighty (280) new affordable rental units (Crossing Pointe (64) and St. Mark Village (216).

An estimated seventy-four (74) units will be benefit from the County's Minor Home Repair Program. The program will focus on units in unincorporated Adams County and the cities of Brighton and Federal Heights.

## **AP-60 Public Housing - 91.420, 91.220(h)**

### **Introduction**

Unison Housing Partners (UHP) will be adding 64 affordable housing units in the City of Thornton known as Crossing Pointe. Crossing Pointe includes 16 project-based vouchers.

### **Actions planned during the next year to address the needs to public housing**

The housing authorities have not determined any needs to address at this time.

### **Actions to encourage public housing residents to become more involved in management and participate in homeownership**

Unison Housing Partners (UHP) values the input of its residents. UHP's Resident Advisory Board, made up of residents who reside at UHP properties, meets quarterly to discuss UHP's priorities and property improvements. The UHP Board is responsible for establishing the policies of the Authority and for oversight of the fiscal and practical implementation of those policies. Members of the Board are appointed by the Adams County Commissioners and serve staggered terms. UHP's Board includes a seat for an Adams County resident of low-income housing; currently this seat is held by a resident of an UHP property. Annually, UHP surveys all residents of its properties to get feedback across a wide array of topics pertaining to resident housing. Additionally, during the planning stage of any future developments, UHP will solicit input from residents of its existing properties and area residents for design and programming.

### **If the PHA is designated as troubled, describe the manner in which financial assistance will be provided or other assistance**

Not applicable, PHA is not designated as troubled.

### **Discussion**

Not required - NA

## **AP-65 Homeless and Other Special Needs Activities - 91.420, 91.220(i)**

### **Introduction**

The County works with local homeless providers to reduce and end homelessness throughout Adams County and the region. The County continues to provide HSAG funding to help these efforts. Additionally, the County recently finished a homelessness study conducted by the Burnes Center on Poverty and Homelessness in Denver, Colorado. This study provided short, mid and long term recommendation for the County to consider in proactively addressing homelessness. The County's Community Enrichment Committee will be looking at the short-term recommendations more closely and evaluating a full time position to lead a number of efforts outlined in the Community Enrichment Plan, including homelessness.

### **Describe the jurisdictions one-year goals and actions for reducing and ending homelessness including Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs**

The Board have identified homelessness and reducing poverty as priority needs for the County. The County has laid out homeless assistance, homeless prevention goals and is working on implementing its Community Enrichment Plan developed by Human Services. The County administers a variety of housing and non-housing community development resources which are used to support the efforts of a broad based community network of service providers which provide homeless assistance in the County and the municipalities. Service providers supported by the County provide outreach and case management which assess individual needs and links them with the continuum of services available in the County.

### **Addressing the emergency shelter and transitional housing needs of homeless persons**

There is a shortage of emergency and transitional housing in the County. There is little public support for creation of mass shelters. The County and service providers have resorted to a rapid re-housing approach to find shelter for those with no shelter options. Because of the lack of affordable rental units, service providers often have to refer households needing emergency shelter or transitional housing to housing providers in surrounding jurisdictions. The County is taking a proactive approach to addressing the shortage of affordable units by working with non-profit and private developers to encourage new developments that would add to the affordable housing inventory. The County is working with existing homeless providers to increase the number of beds and transitional housing opportunities available through existing homeless providers. The County will be meeting and coordinating with municipal governments to identify development opportunities in their jurisdictions and will be supportive of new affordable developments that municipalities bring forth.

**Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again**

Because of the shortage of transitional units in the County, it is often difficult to move homeless persons into permanent housing. If service providers are unable to place a household in permanently affordable housing in Adams County, they work with housing and service providers in surrounding jurisdictions to find suitable housing. Because of the shortage of both emergency and transitional housing, service providers employ a strategy to either place homeless households outside the County or provide the necessary financial assistance to keep them in their current housing. If the household obtains stable housing, the service providers funded by the County will provide the necessary supportive services to assist that family in maintaining stability and moving toward independence. The supportive services continue so that the formerly homeless households have less chance of experiencing another episode of homelessness.

**Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); or, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs.**

The County funds and supports the local network of service providers which provide homeless prevention services to households in danger of homelessness. By using a prevention strategy, service providers are better able to help households maintain stability in their housing. In order to maintain stability, financial assistance for rent, mortgage, utility and other household necessities is provided by partner agencies. The programs also provide case management and referral services to assist that family in overcoming the challenges that brought them to the brink of homelessness.

#### **Discussion**

Not required - NA

## **AP-75 Barriers to affordable housing -91.420, 91.220(j)**

### **Introduction**

Over the last decade Adams County has experienced a wide range of economic and demographic transitions. These transitions have led to a county that can pride itself on becoming a desirable destination for those looking to live in a community that is inclusive and that provides lifestyle opportunities that fail to exist in other areas in the seven (7) county Denver Metro region (Adams, Arapahoe, Boulder, Broomfield, Denver, Douglas and Jefferson). The County's current housing climate and geographic location have contributed to the County's growing population – fifth largest and second fastest in the region. In addition, a diversity of land uses from dense cities to suburbs and open range-land, gives the County a unique identity aiding in its growth. The resulting pressures of this growth and housing stock demands have pushed housing prices to a point where many residents struggle to either find attainable housing or maintain their housing.

In a proactive effort to create solutions to the County's housing challenges, the County commissioned the 2017 Housing Needs Assessment (HNA). The HNA created a thorough economic and demographic description of the County, including its strengths and challenges as they relate to housing. The HNA identified findings that were then presented to various stakeholders who provided valuable input and possible solutions. This input also helped build the framework for developing the County's 2018 Balanced Housing Plan (BHP). The BHP's purpose is to take the information collected from the HNA and stakeholder input, and present defined goals and outcomes through a multifaceted and collaborative approach. This plan is truly a balanced housing plan as it seeks to build a platform that allows all areas of the County to achieve housing of all types, and meets the needs of the County's diverse and growing population.

BHP provides recommendations on how to address the following findings:

- Finding 1: Housing is less affordable
- Finding 2: Increasing affordability gap at all income levels
- Finding 3: Housing supply is not meeting demand
- Finding 4: Adams County has distinct socioeconomics

**Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment**

Adams County has identified affordable housing as a high priority and has moved to address this through several planning efforts including the Adams County 2015-2019 Con Plan. Through the development of the HNA and BHP, the county focused on creating a plan that provides a roadmap to addressing some of the County's housing barriers by focusing on a balance of the housing.

Balanced Housing is achieved by a community's ability to provide a variety of housing choices that reflect an individual's financial and lifestyle needs. By recognizing that housing needs are shaped by access to jobs, education, and amenities, the BHP is designed as a guide for the County as it strives to provide its residents with housing opportunities that meet their needs and achieving a greater quality of life. The BHP was the next step in county-wide recommendations and set forth the following goals and policies:

1. Utilize New and Existing Tools
2. Reduce constraints to development
3. Expand Opportunities

**Policies**

1. Improve and support housing opportunities for all residents in Adams County
2. Foster an environment the promotes "balanced housing"
3. Encourage connection and access between schools and housing
4. Promote the preservation of the County's current housing stock
5. Integrate development practices the increase diversity in housing options

**Discussion**

Not required - NA

## **AP-85 Other Actions - 91.420, 91.220(k)**

### **Introduction**

#### **Actions planned to address obstacles to meeting underserved needs**

Adams County is a large county making it difficult to adequately deliver services to both urban and rural constituencies. The mixture of urban and rural land throughout the county poses both service delivery and service recipient challenges. Many of the core agencies are located in the more urban portions of the County which makes service delivery in the eastern and northern rural portions of the county difficult. The lack of adequate transportation and service providers in the rural areas are a hindrance to meeting the needs of the underserved throughout the County.

One of the major problems associated with meeting the needs of the underserved is the levels of funding. In today's economy, more and more county residents are requesting services, which places strains on the County's capacity to adequately provide appropriate care.

One of the areas of weakness that Adams County continues to face is a fully functional referral system. This can be attributed to the recent funding uncertainties within all federally-funded areas (TANF, Food Stamps, Medicaid, etc.) and the vast geographic parameters of service-delivery agencies. The County is working to increase the availability of information for both service-providers and residents. Due to the lack of funding available for information sharing techniques, the process is slower than anticipated. Despite the lack of funds, the County and local service-delivery agencies strive to increase the availability of information online, to minimize the number of unassisted referrals. With additional collaboration with the County's Public Information Office, the County hopes to increase its outreach at community meetings hosted by other departments, public input gained through public hearings, working with the primary senior center (Senior Hub), non-profits who work directly with citizens, and County Poverty Symposiums with regional non-profits addressing the reduction of poverty.

#### **Actions planned to foster and maintain affordable housing**

Adams County has made new construction of affordable rental housing and preservation of existing affordable housing priorities for receiving HOME and CDBG funds. Adams County works with the local housing authorities, nonprofit housing agencies and private developers to expand and preserve the affordable housing stock throughout the county.

Furthermore, the County will be completing its 2018 Balanced Housing Plan in July 2018, which outlines specific recommendations to address housing barriers and increase opportunity for the creation and preservation of housing in the County.

#### **Actions planned to reduce lead-based paint hazards**

The local Housing Authorities, the Minor Home Repair Program, and other Section 8 provider agencies strictly adhere to the Uniform Condition Property Standards (UPCS) for public housing and Section 8 tenants, and the Lead Safe Housing Rule. Housing Authorities will not allow Section 8 tenants to rent units with lead hazards that are not mitigated by the landlord. In addition, all units owned and purchased and rehabilitated by the housing authorities are mitigated for lead.

Grantees receiving HOME or CDBG funds to purchase and renovate properties which contain lead-based paint are responsible for paying for and coordinating detection and mitigation of lead hazards within the property.

The Adams County Minor Home Repair program requires lead hazard testing when conducting rehabilitation that could involve lead-based paint, and achieve clearance from certified inspectors when the rehabilitation is required per 24 CFR Part 58. All work is completed in accordance with the Lead Safe Housing Rule.

### **Actions planned to reduce the number of poverty-level families**

The Adams County Workforce and Business Center, the County's Community Enrichment Committee, local municipalities, and community agencies work together to identify the emergent employment needs of the low income population and develop appropriate responses to these needs. The Workforce and Business Center provides routine classes and training to enhance the skills of the emerging labor force. The County can also identify qualified and interested business owners, potential business owners and small business owners, as well as those interested in learning a new trade, all of which will foster a comprehensive Section 3 list for future projects. Housing authorities and housing providers are engaged to identify those residents in need of training and/or interested in participating with the Section 3 initiative.

The UHP provides self-sufficiency services to residents of their housing units and clients of the Section 8 voucher program. The FSS program has a proven track record of helping residents gain the skills necessary to move themselves out of poverty.

### **Actions planned to develop institutional structure**

The County is the lead agency in both the CDBG Urban County and the HOME Consortia. Adams County's Urban County consists of:

- Town of Bennett
- City of Brighton
- City of Federal Heights
- City of Northglenn

Every three years, these jurisdictions are re-invited to renew their Intergovernmental Agreement (IGA) with the County. Each of them receives a percentage of the County's CDBG allocation based on a formula allocation (total and low-income populations). As the lead agency, the County monitors each jurisdiction's projects to ensure they meet national objectives, eligibility, and compliance issues such as environmental review clearances. All projects are assessed through an application process for eligibility and feasibility.

In addition to the Urban County, Adams County leads a HOME Consortia with the cities of Westminster and Thornton. A percentage of the county's annual HOME allocation is reserved to each of these municipalities based on a formula determined and posted annually by HUD. The County will be recertifying the HOME Consortia and Urban County IGAs for an additional three (3) year period in 2019.

The County also provides portions of its HOME allocation to:

- Community Development Housing Organizations (CHDO's) (15% requirement)
- Local Housing Authorities
- Non-profit housing developers
- For-profit developers

Adams County has increased CHDO qualification strategies to align with the 2013 HOME Final Rule amendments and HUD best practices. Adams County will continue to seek and certifying new CHDOs throughout the County for the purposes of expanding the County's capacity to undertake projects. The County also provides operating expenses to certified CHDOs to help increase capacity and administer HOME projects.

**Actions planned to enhance coordination between public and private housing and social service agencies**

Adams County will continue efforts to provide technical assistance to community partners as part of its coordination between public and private housing and social service agencies, as well as encouraging sub-recipients to work together to leverage resources and knowledge. The County fosters collaboration between departments to determine the highest and best use of all funding received by the division. These departments include, but not limited to, Public Works, Human Services, Workforce Business Center, and the County Manager's Office and other partners to strengthen the delivery of services to all areas of the County.

**Discussion**

Not required - NA

**Program Specific Requirements**

**AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)**

**Introduction**

**Community Development Block Grant Program (CDBG)**

**Reference 24 CFR 91.220(I)(1)**

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

- 1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed 0
- 2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan. 0
- 3. The amount of surplus funds from urban renewal settlements 0
- 4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan 0
- 5. The amount of income from float-funded activities 0
- Total Program Income: 0**

**Other CDBG Requirements**

- 1. The amount of urgent need activities 0
- 2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan. 80.00%

## **HOME Investment Partnership Program (HOME)**

### **Reference 24 CFR 91.220(I)(2)**

**A description of other forms of investment being used beyond those identified in Section 92.205 is as follows:**

Adams County is not utilizing other forms of investment outside as outlined in CFR 92.205.

A description of the guidelines that will be used for resale or recapture of HOME funds when used for homebuyer activities as required in 92.254, is as follows:

In regard to activities in the 2017 AAP, recapture and resale provisions are relevant to the Community Resources and Housing Development Corporation (CRHDC) and Habitat for Humanity's proposed HOME activities for low-to-moderate income homebuyers.

CRHDC will acquire and rehabilitate affordable homes and sell to eligible homebuyers. Through this program, the homebuyer will also receive HOME assistance by the reduction of the purchase price of the home through the utilization of HOME funds for acquisition and rehabilitation. Proceeds from the sale of the property to an eligible homebuyer will be returned to the County as program income and revolved back into another home for acquisition and rehabilitation – similar to NSP. The HOME assistance provided to the homebuyer will follow Recapture Provisions as set forth in a Deed Restriction and Covenant to reduce/forgive the direct subsidy of the HOME investment on a pro-rata basis for the amount of time the homeowner owned and occupied the housing measured against the affordability period. The period of affordability will be set by the applicable period in the HOME rule based on the subsidy amount. Resale provisions will not apply to this activity.

Habitat for Humanity's proposed activity is new construction and therefore is not subject to program income unless the affordability period is not met as established under the recapture provisions. Once a home has been sold to an eligible homeowner, the period of affordability is set by the applicable period in the HOME rule based on the subsidy amounts set forth in 24 CFR Part 92.254 (a) (4) based on the per unit direct HOME subsidy and resale and recapture provisions as established and secured by a Deed Restriction and Covenant on the property. The properties must be the principal residence of homeowner throughout the period of affordability, unless the property is resold. In the event of any resale prior to the expiration of the of the affordability period, the property shall be sold only to a buyer whose household qualifies as Low-Income. As such, the new purchaser must use the property as their principal residence unless the affordability period has expired. A household is considered Low-Income if the household's income is at or below 80% of the area median income for the Denver-Aurora Metropolitan Statistical Area as published annually by HUD at the time of contract to purchase. Homeowners will be selected on a first come first serve basis.

The price at resale shall provide the Homeowner (or subsequent owner during the affordability period) a fair return on investment (including owner's investment and any capital improvements) while ensuring that the housing will remain affordable to a reasonable range of Low-Income homebuyers, as described below in Section 3.

**A description of the guidelines for resale or recapture that ensures the affordability of units acquired with HOME funds? See 24 CFR 92.254(a)(4) are as follows:**

“Fair return on investment” is defined as the owner's return at sale, which is the sum of any initial down payment and closing costs made out of the owner's funds at purchase, and any capital improvements made to the property. For example, if the owner paid: \$4,500 for the down payment; \$1,500 for closing costs; and \$2,000 for capital improvements, the fair return on investment would be \$8,000. Fair return on investment is subject to market limitations. In certain circumstances, such as a declining housing market where home values are depreciating, the owner may not receive a return on investment because the home is sold for less or the same price as the original purchase price.

Eligible capital improvements include permanent improvements that add value to the property. Capital improvements do not include regular maintenance and repair items.

Prior to closing on the sale of the property by the homeowner to a prospective purchaser, the homeowner must request the prospective buyer under the affordability requirements and certify that the sales price for the property meets the affordability and fair return criteria. If the property is used as the primary residence of eligible Low-Income households for the affordability period, the owner shall be absolved of the resale provisions. If this property is not used as the primary residence of eligible Low-Income households for the affordability period, the owner shall be required to repay one hundred percent (100%) of the HOME funds attributed to the property.

The County will not be participating in the First Time Homebuyer Program (FTHB) program in 2018; however, it is expected that there will be recapture from FTHB participants who did not meet the affordability period. Adams County Housing Authority operated the FTHB program, and adhered to the affordability requirements as set forth in 24 CFR Part 92.254(a)(4) based on the per unit direct HOME subsidy a on a pro-rata basis per the recapture provision.

The period of affordability was set by the applicable period in the HOME rule based on the subsidy amount. The FTHB assistance varied based on the individual's needs, not exceeding \$15,000, as outlined in the Deed of Trust and Promissory Note. The recapture provisions include a written agreement and lien between Adams County and HOME assisted homebuyer constituting the terms of recapture.

Recapture provisions reduce/forgive the HOME investment on a pro-rata basis for the amount of time the homeowner owned and occupied the housing measured against the affordability period. For example, if \$10,000 in down payment and closing costs assistance was provided with a five (5) year affordability period and the homeowner sells the home after two (2) years, the affordability period would not be met. The homeowner would then be required to pay 60% of the down payment assistance or \$6,000 in recapture, while \$4,000 is forgiven. If the homeowner refinances and stays in the home, the affordability period is still being met and no payments are due to the County. If the homeowner refinances to take cash out or takes out a home equity loan, the affordability period is not met and the homeowner is obligated to pay the remaining balance of the loan as outlined above.

**Plans for using HOME funds to refinance existing debt secured by multifamily housing that is rehabilitated with HOME funds along with a description of the refinancing guidelines required that will be used under 24 CFR 92.206(b), are as follows:**

24 CFR 92.206 does not apply as the County does not utilize HOME funds to refinance existing debt of multi-family housing.

**Emergency Solutions Grant (ESG)**

Include written standards for providing ESG assistance (may include as attachment)

NA

If the Continuum of Care has established centralized or coordinated assessment system that meets HUD requirements, describe that centralized or coordinated assessment system.

NA

Identify the process for making sub-awards and describe how the ESG allocation available to private nonprofit organizations (including community and faith-based organizations).

NA

If the jurisdiction is unable to meet the homeless participation requirement in 24 CFR 576.405(a), the jurisdiction must specify its plan for reaching out to and consulting with homeless or formerly homeless individuals in considering policies and funding decisions regarding facilities and services funded under ESG.

NA

Describe performance standards for evaluating ESG.

NA



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: RCU2017-00039**

**CASE NAME: AMERICAN TOWERS**

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**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**July 3, 2018**

CASE No.: <b>RCU2017-00039</b>	CASE NAME: <b>American Towers</b>
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Owner's Name:	Aurora Highlands, LLC.
Applicant's Name:	American Towers, LLC. (Liz Walker)
Applicant's Address:	10 Presidential Way, Woburn, MA 01801
Location of Request:	23700 E. 42 <sup>ND</sup> Ave.
Nature of Request:	A conditional use permit to allow a commercial telecommunications tower on the property
Zone Districts:	Agriculture-2 (A-2)
Comprehensive Plan:	Urban Residential
Site Size:	0.037 acre (1,635 square foot) portion of a 9.5 acre parcel
Proposed Uses:	Telecommunications Tower
Existing Use:	Residential
Hearing Date(s):	<b>PC: June 14, 2018 / 6:00 p.m.</b>
	<b>BOCC: July 3, 2018 /9:30 a.m.</b>
Hearing Location:	4430 S. Adams County Parkway, Brighton, CO 80601 / Public Hearing Room 1st Floor
Report Date:	June 19, 2018
Case Manager:	Emily Collins <i>EAC</i>
Staff Recommendation:	Continuance to July 12, 2018
PC Recommendation:	Continuance to July 12, 2018

**BOCC UPDATE**

The Planning Commission (PC) considered this case on June 14, 2018 and continued it to their July 12<sup>th</sup> public hearing meeting. At the PC hearing, the property owner of the parent parcel surrounding the lease area of the proposed telecommunication tower informed the PC that the entire property is currently under review for it to be annexed into the City of Aurora. This annexation process is scheduled for a final hearing on July 9, 2018. The property owner of the

parent parcel requested the PC to deny the request as the telecommunication tower is not compatible with planned development of the area. There was a representative from the applicant at the meeting who informed the PC that the tower had been on the property for over 26 years and the property owner was aware of the location of the tower prior to purchasing it. In addition, the applicant had made several efforts to work with the owner of the parent parcel, but have been unsuccessful. After the public hearing, the PC decided to continue the case until July 12, 2018 and wait for a final decision on the annexation review. Staff informed the PC that the County will not have jurisdiction to review the application once the annexation is completed, and the PC did not have any concerns with the inability to review the application again.

### **SUMMARY OF PREVIOUS APPLICATIONS**

On May 18, 1972, the Board of County Commissioners (BoCC) approved the Swain Subdivision which included the subject property.

On November 4, 1991, the Board of County Commissioners approved a conditional use permit to allow a fifty foot tall commercial telecommunications tower on the property. This permit was granted for ten years.

On October 1, 2007, the BoCC approved a conditional use permit to extend the expiration date for the existing tower for an additional ten years, expiring on October 1, 2017.

### **SUMMARY OF APPLICATION**

#### **Background**

American Towers, LLC, the applicant, is requesting to renew the conditional use permit (CUP) to allow the existing commercial telecommunications tower to remain on the property. The tower is fifty (50) foot tall with associated equipment shelter and located on 0.037 acres of a 9.5 acre property. There is a permanent easement recorded for the lease area of the existing tower. There are two carriers currently co-located on the tower.

#### **Site Characteristics:**

The property is located east of Gun Club Road and south of E. 42<sup>nd</sup> Avenue and surrounded by the municipal boundaries of the City of Aurora to the north, south, east, and west. There is a master planned residential and commercial mixed-use development (Aurora Highlands) proposed on these surrounding properties. The proposed surrounding developments are currently under review by the City of Aurora. In reviewing the subject request, the City of Aurora informed the County of their intention to annex the subject property with the goal of it being developed with uses consistent with the master plan for the area.

Currently, the property is developed with an existing single-family dwelling which was built in 1972. The subject site has access on E. 42<sup>nd</sup> Avenue via a private easement.

#### **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 and screening, setbacks from property lines, separation from other freestanding facilities, and setbacks from residential uses. The elevation plan, provided with the application, show the existing tower is 50 feet in height. 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. The previous conditional use permit was approved to allow the height of the tower to be 50 feet. There are no proposed changes to the height.

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 is setback 53 feet from the nearest property line to the east and 112 feet from the northern property line abutting E. 42nd Avenue, thus conforming to the required setback standards.

Landscaping is required to screen the telecommunication tower as outlined in Section 4-09-02-07(3)(b) of the County's Development Standards and Regulations. The landscape plan provided with the application also shows a proposed installation of thirty-five (35) evergreen trees and shrubs along the exterior portions of the tower structure. This is to enhance aesthetic view of the tower and its surroundings. The proposed landscape plan conforms to the County's requirements outlined in Section 4-09-02-07(3) of the Development Standards and Regulations. The site plan submitted also shows all equipment associated with the telecommunication tower will be located and enclosed behind a new six-foot concrete masonry wall. The lease area for the tower is currently enclosed by a chain link fence which does not comply with the County's current screening requirements; however, the proposed concrete masonry wall does comply with County requirements.

Section 4-09-02-07(3)(d) of the County's Development Standards and Regulations requires telecommunication towers to be located no closer than 1,000 feet from the nearest telecommunications tower. From information submitted by the applicant, the proposed location conforms to the County's spacing requirement. In addition, the applicant has provided coverage maps of the area to demonstrate the need for the existing tower (See Exhibit 3.3).

#### **Future Land Use Designation/Goals of the Comp-Plan for the Area**

The future land use designation on the property is Urban Residential. Per Chapter 5 of the County's Comprehensive Plan, the Urban Residential designated areas are intended to provide a variety of housing types, and create and maintain healthy residential neighborhoods. Primary uses in the Urban Residential future land use designation are single and multiple-family housing developed at densities of one dwelling unit per acre or greater. All of the surrounding properties to the north, south, east, and west of the subject property are within the jurisdiction of the City of Aurora and are currently undeveloped.

During the referral review of the subject request, the City of Aurora informed the County that the City intends to annex the property and the property owner of the land surrounding the easement area, Aurora Highlands, LLC, is currently in the process of obtaining development approvals from the City for a master planned community development. Therefore, the City is opposed to the request to renew the conditional use permit as location of the telecommunication tower is incompatible with the proposed development plans for the area. The surrounding area to the subject site is within the City’s E-470 Corridor District which is intended to provide for high-quality economic development and new neighborhoods. This corridor is expected to contain approximately 70 percent of the City’s future population growth. The corridor plan also designates several regional activity centers which are intended for intensive, mixed-use developments.

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 those municipalities land use plan and goals to avoid interjurisdictional competition. The County is to also coordinate with affected municipalities on development proposals located within municipal growth areas. Further, the County is to continue to engage each impacted municipality as a referral source for comments and review of proposed developments and give careful considerations to affected municipalities input. 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 Aurora has informed the County that the property is currently undergoing annexation and planned to be completed by July of this year. Therefore, recommends that any proposed request for development on the property must conform to the City’s development plans for the area.

The request to develop the property for a telecommunications tower is inconsistent with the County’s Comprehensive Plan and policy for coordinating with the County’s municipalities and their growth areas. Specifically, the property owner of the parent parcel is currently pursuing annexation of the property and plans for it to be developed in unison with a master plan for the area. Because of the proposed annexation and the City of Aurora future development plan for the area, staff is recommending a two-year conditional use approval to allow the telecommunication tower on the property. The two year time limit will allow continued use of the telecommunication tower and also time for the applicant to discuss alternative locations with the property owner of the larger parcel and City of Aurora while the City completes annexation of the property.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest Aurora Vacant</b>	<b>North Aurora Vacant</b>	<b>Northeast Aurora Vacant</b>
<b>West Aurora Vacant</b>	<b>Subject Property A-2 Residential</b>	<b>East Aurora Vacant</b>
<b>Southwest</b>	<b>South</b>	<b>Southeast</b>

<b>Aurora Vacant</b>	<b>Aurora Vacant</b>	<b>Aurora Vacant</b>
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**Compatibility with the Surrounding Land Uses:**

A majority of the surrounding properties to the site are located within the City of Aurora, with a zoning designation of E-470 and North East Plains Sub-Areas. The surrounding area is also within the Colorado Aerotropolis and Denver International Airport (DIA) Transit Corridor. Although the existing telecommunications tower is currently under the jurisdiction of Adams County, the tower complies with the city of Aurora’s height and setback requirement for freestanding communications towers. The City’s requirements include a maximum height of 60 for properties located in the E-470 Medium Density Residential Zoning District and a setback of one foot for every foot of the tower from any property zoned for residential use or public right-of-ways. The existing tower is setback approximately 112 feet from E. 42<sup>nd</sup> Avenue and 53 feet from the eastern property line; and conforms to the City’s standards.

**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 and 4 conditions.

**Findings-of-Fact**

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and no presence 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:**

1. The conditional use permit shall expire on July 3, 2020.
2. The applicant shall install the landscape and screen fencing as shown on the final site plan submitted with the application and approved by the BoCC. Installation of the landscape and screen fencing shall be completed within 60 days of approval by the Board of County

Commissioners. The applicant shall request an inspection for the required landscape and screen fence requirements from the Community and Economic Development Department after installation is completed.

3. The height of the freestanding telecommunications tower shall not exceed 50 feet.
4. 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.

**PUBLIC COMMENTS**

<b>Property Owners Notified</b>	<b>Number of Responses</b>
6	1

Staff sent notices to property owners and residents within one-half mile radius of the subject request and received one letter in opposition. This letter in opposition was sent by the property owner and developer of the proposed Aurora Highlands master planned community. The property owner stated that renewal of the existing tower would impede future plans for development of the area as a mixed-use commercial and residential community.

**REFERRAL AGENCY COMMENTS**

**Responding with Concerns:**

The City of Aurora is opposed to the conditional use permit application. The City stated that the property will be annexed and the proposed request is incompatible with intended future development of the area.

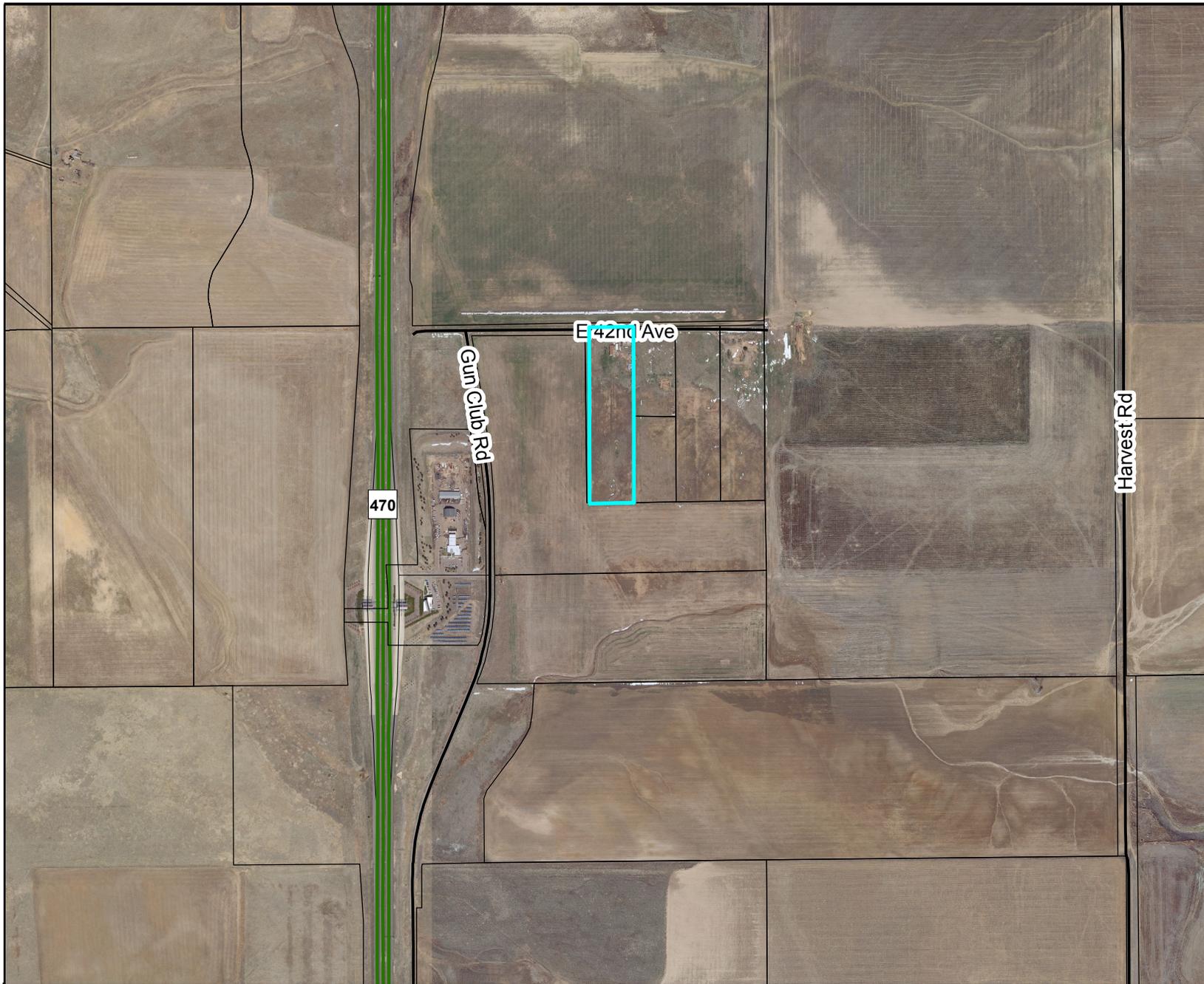
Xcel Energy and the Federal Aviation Administration review the request and had no concerns.

**Responding without Concerns:**

Federal Aviation Administration  
Xcel

**Notified but not Responding / Considered a Favorable Response:**

Adams Arapahoe School District 28J  
Century Link  
Comcast  
Denver International Airport  
First Crekk Ranch Metropolitan Distirct  
Sable Altura Fire District  
Tri-County Health Department



**LEGEND**

-  Special Zoning Conditions
-  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

RCU2017-00039

Exhibit 2.1

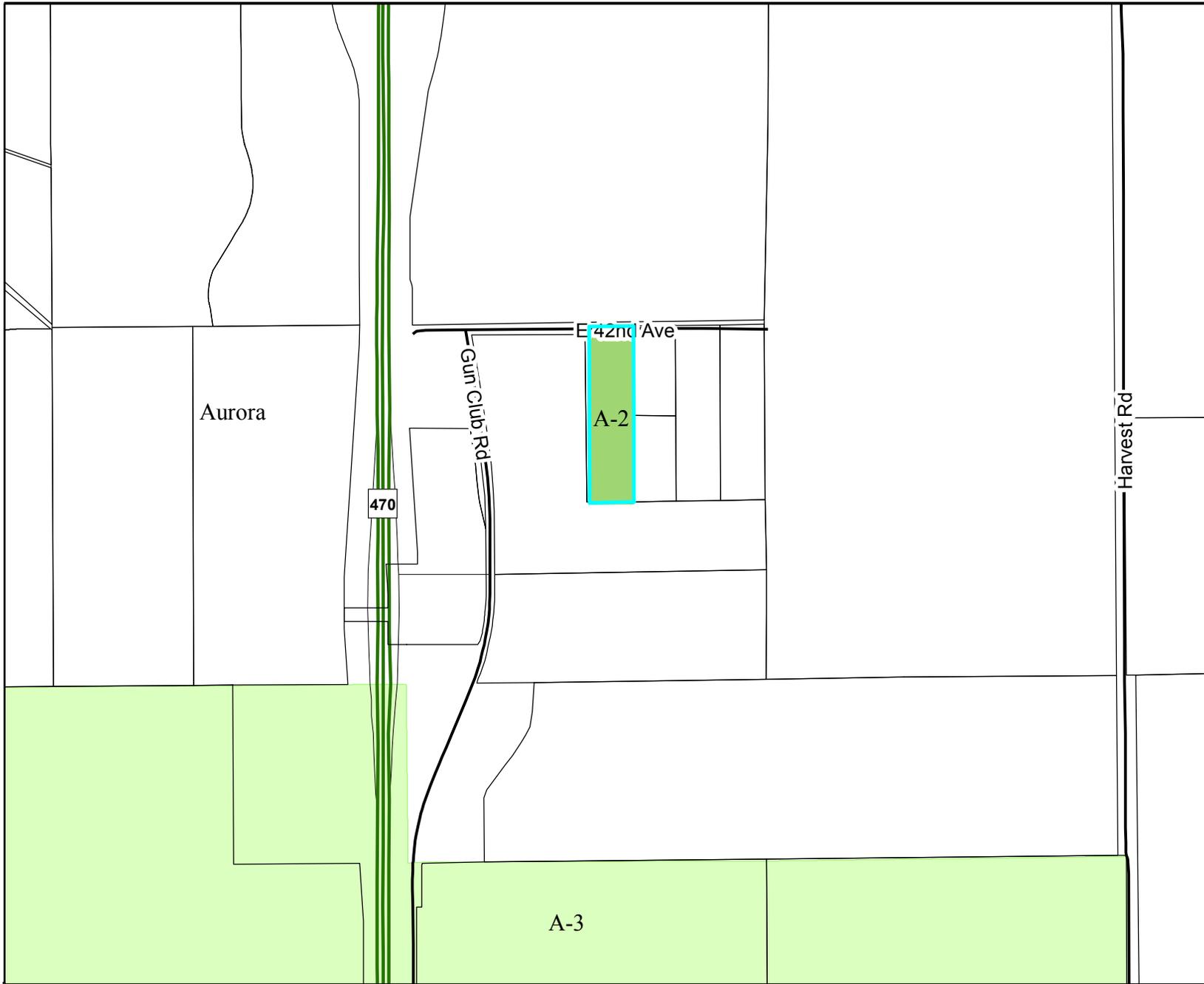
American Towers



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
- 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

RCU2017-00039

Exhibit 2.2

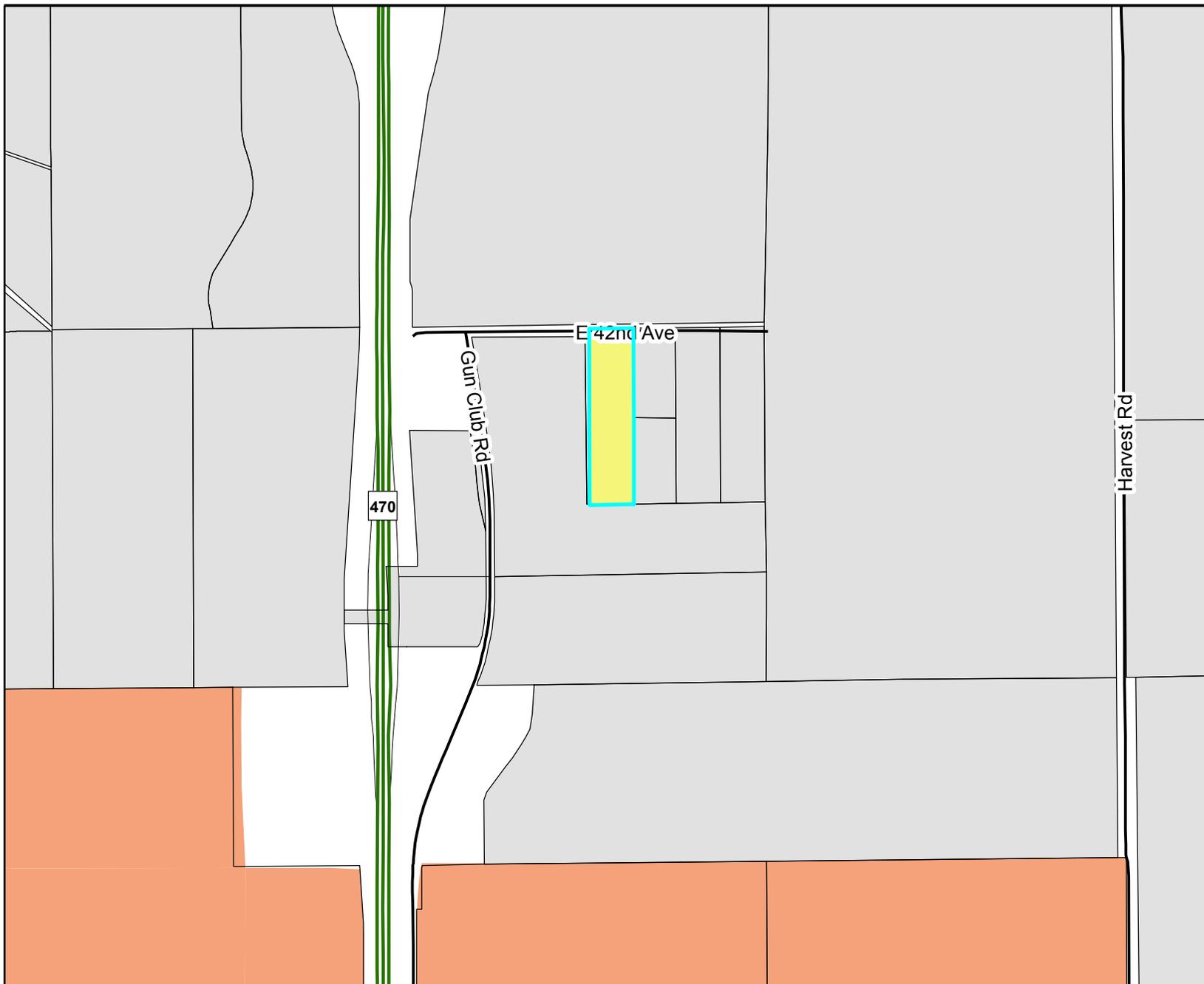
American Towers



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**LEGEND**

-  Special Zoning Conditions
-  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

RCU2017-00039

Exhibit 2.3

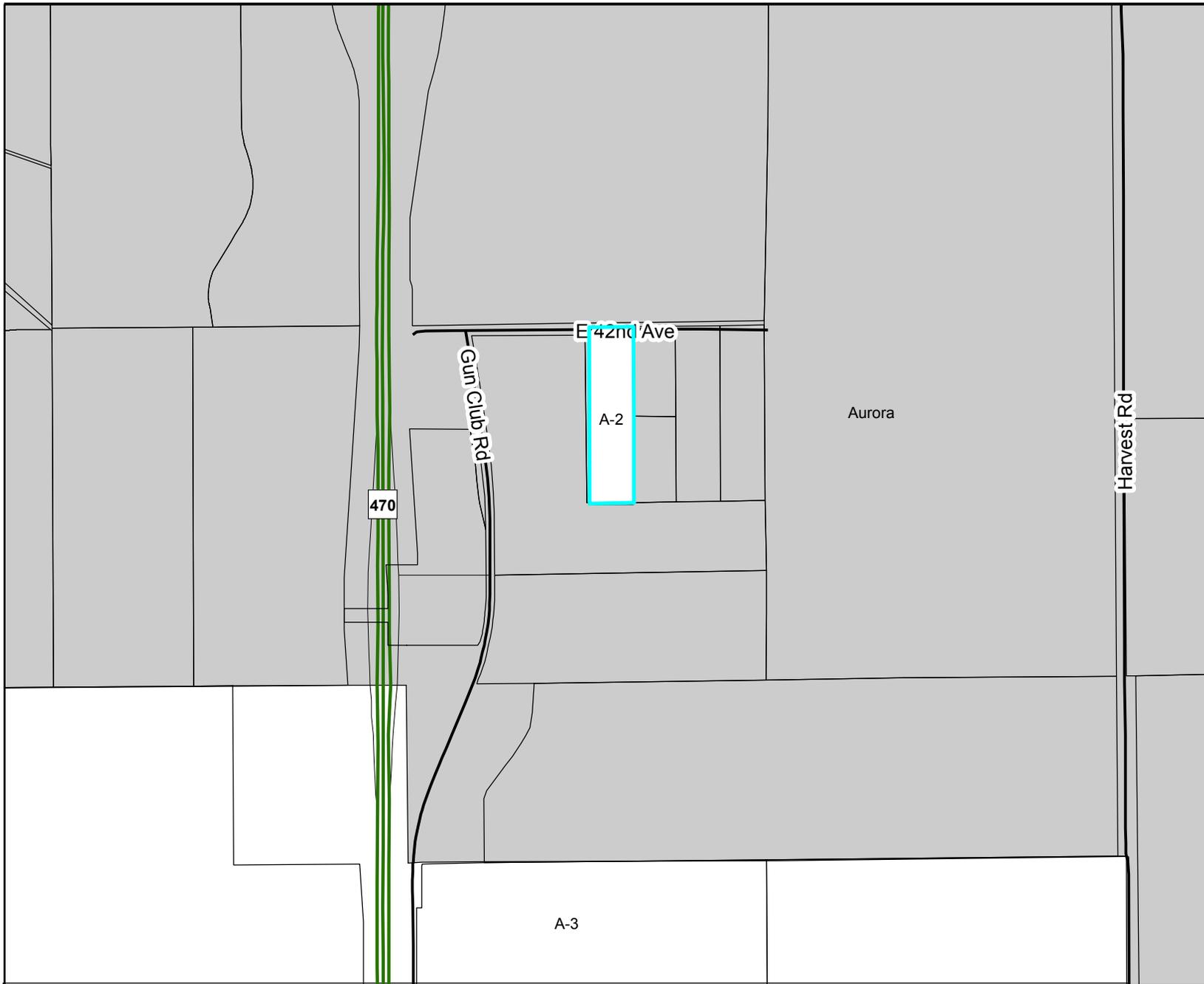
American Towers



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**LEGEND**

-  Special Zoning Conditions
-  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

RCU2017-00039

American Towers

Exhibit 2.4



For display purposes only.



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**Written Explanation of Request**  
**RENEWAL APPLICATION FOR COMMERCIAL TELECOMMUNICATIONS TOWER**  
**Adams County RCU2007-00030**

Submitted to Adams County, Colorado  
Department of Planning & Development  
September 13, 2017

**1. GENERAL INFORMATION**

---

**Applicant:** American Tower Asset Sub, LLC  
Attn: Bonnie Belair, Attorney  
10 Presidential Way  
Woburn, MA 01801  
Bonnie.Belair@AmericanTower.com

**Representative:** Wireless Policy Group LLC  
**Contact:** Liz Walker  
303-264-7455

**Property Owner:** Aurora Highlands LLC

**Site Address:** 23700 East 42<sup>nd</sup> Avenue, Aurora, CO

**APN:** 0181900001001

**Zoning Classification:** Agricultural 2 (A-2 Zone District)

Wireless Policy Group LLC is submitting this application on behalf of American Towers, LLC (the "**Applicant**"). *See attached Letter of Authorization.*

**2. INTRODUCTION**

---

The Applicant submits this request to renew the Conditional Use Permit (CUP) for an existing Commercial Mobile Radio Service (CMRS) Telecommunications Site ("**the Facility**") at 23700 E. 42<sup>nd</sup> Avenue in Adams County. The Facility is necessary to continue filling a significant gap in wireless telephone and data service in this area, and to support seamless coverage in the co-locating carriers' greater wireless networks. The Applicant requests that the CUP be renewed for a 10-year term.

Adams County Board of County Commissioners initially approved the site in November of 1991, and approved a subsequent renewal in October of 2007. No modifications to the existing tower, as previously permitted, are proposed in this renewal request. *See attached Site Plan.*

This proposal meets all of the Adams County criteria for renewing a CUP, and the Applicant respectfully requests that Adams County approve the renewal for a 10-year term, with no new conditions of approval.

### **3. BACKGROUND INFORMATION**

---

#### **3.1 The Existing WCF**

The existing Facility, comprised of a 50-foot tall monopole and an equipment shelter in an easement area of approximately 1636 square feet. The Property is in an A-2 Zone District. The Facility currently accommodates co-location of two telecommunications carriers.

#### **3.2 Prior Zoning Approvals**

The Board of County Commissioners of Adams County (BoCC) originally approved the CUP for the existing Telecom Site pursuant to case number 101-91-C. That CUP was valid for a term of 10 years. The facility was designed, constructed and has operated in accord with the contemporaneous design requirements and performance standards, and the original conditions of approval, including a condition that the facility provide for co-location.

In 2007, the BoCC approved a renewal of the CUP extending the term of the permit an additional 10 years under Case No. RCW2007-00030. The Facility continues to operate in accord with Adams County code requirements and accommodates co-location of two telecommunications carriers.

#### **3.3 Network Information**

Carriers consider the coverage provided by existing CMRS telecommunication sites, such as the one at this location, when installing complementary facilities to strengthen their networks. The subject Facility is now an essential part of the Adams County regional wireless network.

Generally, the need for wireless service is determined by market demand, coverage requirements for a specific geographic area, and the need to provide continuous coverage from one site to another in a particular geographic region. A CUP renewal in this case would allow continued wireless communications service in this area. This includes emergency 911 calls throughout Adams County.

#### **3.4 Applicable Law**

Federal, state and local laws will apply to this application.

The federal Telecommunications Act acknowledges a local jurisdiction's zoning authority over wireless facilities, but limits the exercise of that authority in several important ways. First, a local regulation may not prohibit, or have the effect of prohibiting, the provision of wireless services. 47 U.S.C. Section 332(c)(7)(A) and -(B)(i)(II).

Also under the Telecommunications Act, a jurisdiction is prohibited from considering the environmental effects of radio frequency emissions (including health effects) of the WCF site if the site will operate in compliance with federal regulations. 47 U.S.C. Section 332(c)(7)(B)(iv). The Facility does now, and would continue to, operate in accordance with the Federal Communications Commission's Radio Frequency emissions regulations. Therefore, this issue is preempted under federal law and any testimony or documents introduced relating to the environmental or health effects of the WCF site should be disregarded in this proceeding.

Additionally, just as the jurisdiction may not consider the environmental effects of radio frequency emissions, it also may not discriminate amongst providers of functionally equivalent services. A jurisdiction must be able to provide plausible reasons for disparate treatment of different providers' applications for similarly situated facilities.

Finally, the Telecommunications Act requires local jurisdictions to act upon applications for wireless communications sites within a "reasonable" period of time.

Under the Adams County Development Standards and Regulations (the Code), an application for CUP renewal is subject to limited Conditional Use Permit Review Procedures under Code Section 2-02-08-04 and -05, including notice, public hearing and a decision by the BoCC. The Adams County criteria governing CUP Criteria for Approval (Code Section 2-02-08-06) are specifically addressed below.

#### **4. APPLICATION SUBMITTAL REQUIREMENTS**

---

This renewal application complies with all requirements of the Adams Code CUP Criteria for Approval, which are addressed directly below.

#### **Chapter 2 Application and Permitting Procedures Specific Development Review Steps for Development Applications**

#### **2-02-08-06 Conditional Use Permit Criteria for Approval**

**The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a conditional use permit, shall find:**

**1. The conditional use is permitted in the applicable zone district.**

*RESPONSE: The Facility is in an Agricultural-2 District (A-2). Per the Use Chart at Section 3-07-01 Telecommunications/Commercial Communications Towers are allowed in an A-2 Zone District with a Conditional Use Permit.*

**2. The conditional use is consistent with the purposes of these standards and regulations.**

*RESPONSE: Per Section 3-08-04-04, Communications Towers are a conditional use in this zone district.*

*The existing Telecom Site has been at its location in an A-2 district for 25 years and was previously found to be consistent with the purposes of these standards and regulations.*

*Per Section 2-02-08-01,*

*"Conditional uses are those which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, which require more discretionary review than those uses which are authorized [outright]."*

*The Adams County Code categorizes Telecommunications Towers as presumptively compatible with the other land uses authorized in an A-2 zone. The existing Tower has been subject to 2 prior discretionary review processes and was approved subject to conditions.*

*The Applicant has provided all required documentation as listed on the CUP Checklist and agreed to by Adams County Planning. See CUP Checklist and attachment lists.*

**3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.**

*RESPONSE: The Tower was designed and constructed, and has operated, in accord with the design requirements and performance standards applicable to the 2007 CUP approval. No modifications beyond the carriers' respective antenna and equipment upgrades have been made to the design or operation of the Tower. See attached Site Plan.*

**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.**

*RESPONSE: The existing Tower is compatible with the surrounding area and fits in with the character of the surrounding uses. The Tower has been at its location for over 25 years. To Applicant's knowledge, there have no complaints about noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation relating to the Tower or the associated equipment. The Tower operates in accordance with FCC radio frequency emissions regulations.*

*The Tower does not generate any significant traffic because it is an unmanned facility and requires only periodic maintenance visits by carrier personnel.*

**5. The conditional use permit has addressed all off-site impacts.**

*RESPONSE: The site has a critical impact in supporting the communications infrastructure in the area.*

**6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.**

*RESPONSE: The site has been adequate for the operation and maintenance of the Tower for 25 years.*

**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.**

*RESPONSE: The site, as designed and constructed, has shown to be the most convenient and functional use of the lot. The parking scheme and traffic circulation are more than adequate, as there is rarely more than one maintenance vehicle serving the Tower at a time. Fencing, screening, landscaping, signage, and lighting were designed and constructed in accord with Adams County code requirements.*

**8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.**

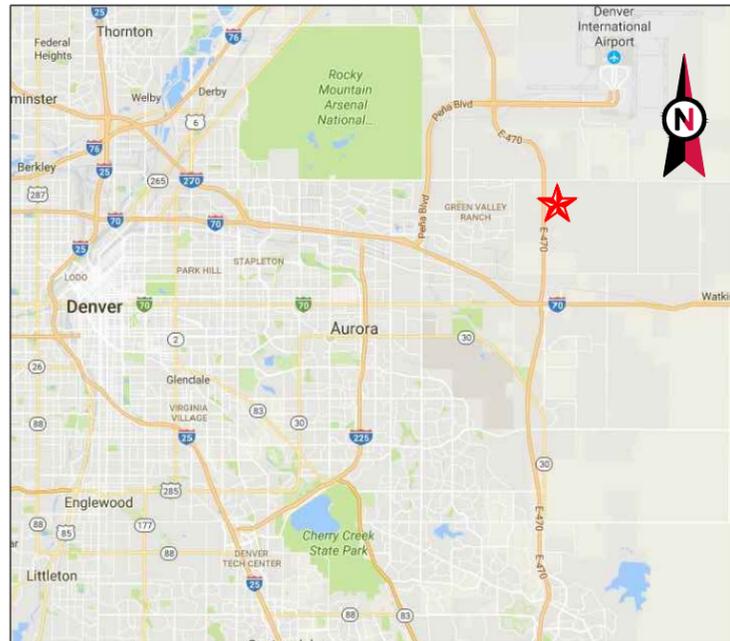
*RESPONSE: The Facility does not require sewer or water service. The Facility was designed and constructed in accord with Adams County storm water drainage and, to the Applicant's knowledge, there are no issues with storm water drainage at the site as a result of the Facility. The need for fire or police protection is unlikely, but roads are available for this service if needed.*

## **6. CONCLUSION**

---

The zoning renewal application for the Telecommunications Tower at Parcel No. 0181900001001 in Adams County meets the requirements of the County's Development Standards and Regulations, and the Applicant respectfully requests that Adams County approve the CUP renewal for a term of 10 years.

Exhibit 3.2

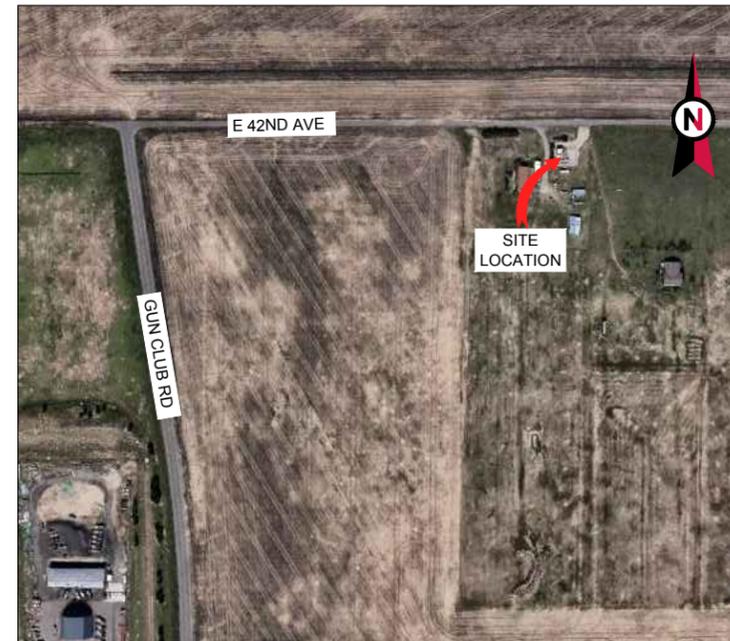


VICINITY MAP



**AMERICAN TOWER®**

**SITE NAME: RACEWAY**  
**SITE NUMBER: 82148**  
**SITE ADDRESS: 23700 E. 42ND AVE**  
**AURORA, CO 80019**



LOCATION MAP

**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
**3500 REGENCY PARKWAY**  
**SUITE 100**  
**CARY, NC 27518**  
**PHONE: (919) 468-0112**

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REV.	DESCRIPTION	BY	DATE
0	FOR PERMITTING	NK	04/10/17
1	ADDED PLANTING PLAN	NRP	03/20/18
2	PER PLANNING COMMENTS	NRP	04/17/18
3	ADDED LANDSCAPING NOTE	NRP	05/17/18

ATC SITE NUMBER:  
**82148**  
 ATC SITE NAME:  
**RACEWAY**

SITE ADDRESS:  
 23700 E. 42ND AVE  
 AURORA, CO 80019

SEAL:

DRAWN BY:	NK
APPROVED BY:	PPB
DATE DRAWN:	04/10/17
ATC JOB NO:	12067621

**TITLE SHEET**

SHEET NUMBER:  
**G-001**  
 REVISION:  
**3**

**SPECIAL USE PERMIT RENEWAL**

COMPLIANCE CODE	PROJECT SUMMARY	PROJECT DESCRIPTION	SHEET INDEX				
ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.  1. INTERNATIONAL BUILDING CODE (IBC) 2. NATIONAL ELECTRIC CODE (NEC) 3. LOCAL BUILDING CODE 4. CITY/COUNTY ORDINANCES	<u>SITE ADDRESS:</u> 23700 E. 42ND AVE AURORA, CO 80019 COUNTY: ADAMS  <u>GEOGRAPHIC COORDINATES:</u> LATITUDE: 39.7761 LONGITUDE: -104.71009 GROUND ELEVATION: 5520' AMSL  <u>ZONING INFORMATION:</u> JURISDICTION: ADAMS COUNTY PARCEL NUMBER: 0181900001001 ZONING: A-2 (AGRICULTURAL-2)	THIS SUBMITTAL IS FOR RE-PERMITTING WITH THE ADAMS COUNTY. THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS.	SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
		PROJECT NOTES 1. THE FACILITY IS UNMANNED. 2. A TECHNICIAN WILL VISIT THE SITE APPROXIMATELY ONCE A MONTH FOR ROUTINE INSPECTION AND MAINTENANCE. 3. EXISTING FACILITY MEETS OR EXCEEDS ALL FAA AND FCC REGULATORY REQUIREMENTS. 4. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT LAND DISTURBANCE OR EFFECT OF STORM WATER DRAINAGE. 5. NO SANITARY SEWER, POTABLE WATER OR TRASH DISPOSAL IS REQUIRED. 6. HANDICAP ACCESS IS NOT REQUIRED.	G-001	TITLE SHEET	3	05/17/18	NRP
UTILITY COMPANIES  POWER COMPANY: XCEL PHONE: (800) 481-4700  TELEPHONE COMPANY: CENTURY LINK PHONE: (800) 777-9594	<u>PROJECT TEAM</u>  <u>TOWER OWNER:</u> AMERICAN TOWER - DELAWARE CORP 10 PRESIDENTIAL WAY WOBURN, MA 01801  <u>PROPERTY OWNER:</u> AURORA HIGHLANDS LLC 6550 SOUTH PECOS RD STE 124 LAS VEGAS, NV 89120  <u>ENGINEER:</u> ATC TOWER SERVICES 3500 REGENCY PARKWAY SUITE 100 CARY, NC 27518  <u>AGENT:</u> JEREMY MUDD ATTORNEY, AMERICAN TOWER 10 PRESIDENTIAL WAY WOBURN, MA 01801	PROJECT LOCATION DIRECTIONS  FROM DENVER, CO:  TAKE I-70 EAST. TAKE EXIT 286 GO NORTH ON TOWER RD., EAST ON E. 32ND. THEN EAST ON 26TH, THEN NORTH ON GUN CLUB RD. TO 23700 42ND AVE.	C-101	SITE PLAN	2	04/17/18	NRP
		C-102	PLANTING PLAN	3	05/17/18	NRP	
			C-201	TOWER ELEVATION	2	04/17/18	NRP
			C-501	SIGNAGE	2	04/17/18	NRP



Know what's below.  
 Call before you dig.

- NOTES:**
- THIS SET OF DRAWINGS IS INTENDED TO DEPICT EXISTING SITE CONDITIONS ONLY. THE PROJECT WILL NOT RESULT IN ANY PROPOSED WORK.
  - BOUNDARY INFORMATION OBTAINED FROM: ADAMS COUNTY GIS MAPPING.



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REV.	DESCRIPTION	BY	DATE
0	FOR PERMITTING	NK	04/10/17
1	ADDED PLANTING PLAN	NRP	03/20/18
2	PER PLANNING COMMENTS	NRP	04/17/18

ATC SITE NUMBER:  
**82148**  
 ATC SITE NAME:  
**RACEWAY**  
 SITE ADDRESS:  
 23700 E. 42ND AVE  
 AURORA, CO 80019

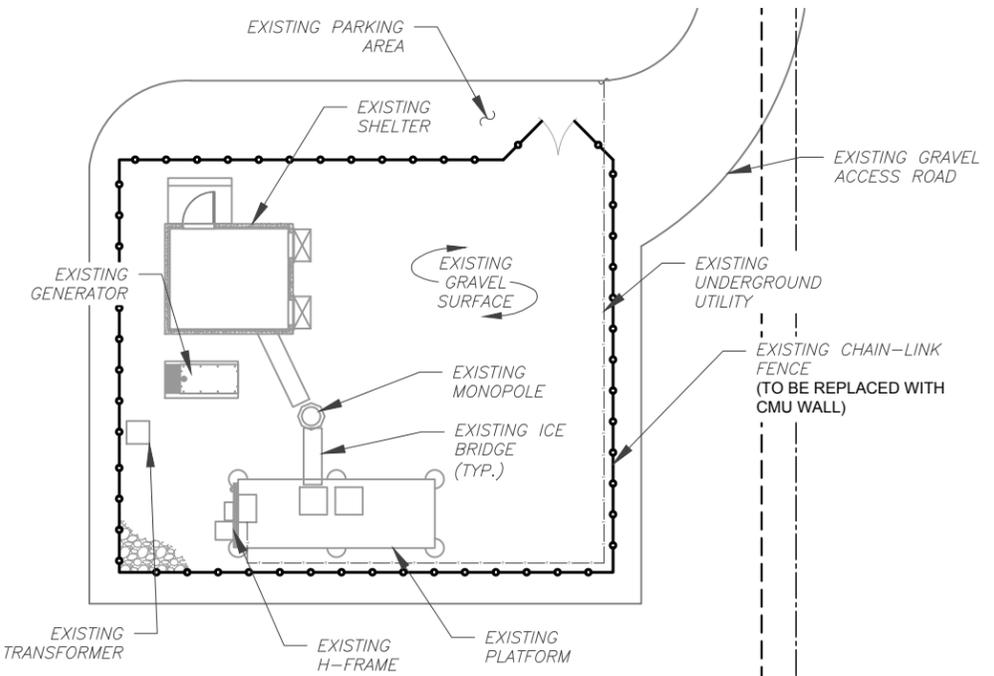
SEAL:

DRAWN BY:	NK
APPROVED BY:	PPB
DATE DRAWN:	04/10/17
ATC JOB NO:	12067621

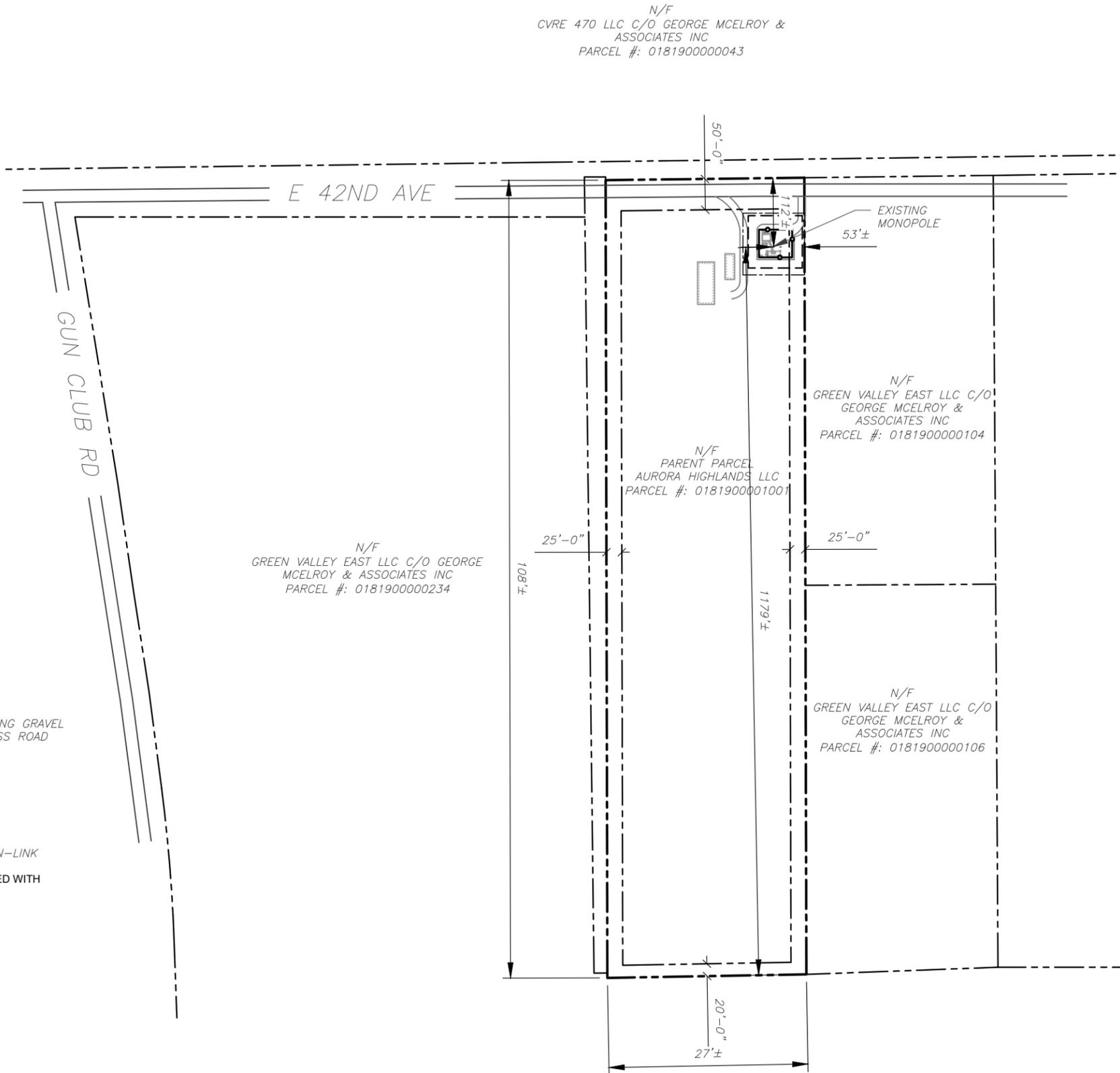
**SITE PLAN**

SHEET NUMBER:  
**C-101**  
 REVISION:  
**2**

- LEGEND**
- EXISTING PROPERTY
  - - - EXISTING ADJ. PROPERTY
  - - - EXISTING PROPERTY SETBACK
  - x - x - EXISTING CHAINLINK FENCE
  - ▨ EXISTING BUILDING
  - ==== EXISTING ROAD (STONE)
  - ==== EXISTING ROAD (PAVED)
  - ▨ EXISTING CONCRETE
  - - - - EXISTING TELCO
  - PROPOSED CMU WALL



**2 DETAILED SITE PLAN**  
 SCALE: 1"=20' (11X17)  
 1"=10' (22X34)



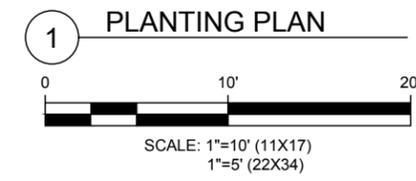
**3 OVERALL SITE PLAN**  
 SCALE: 1"=200' (11X17)  
 1"=100' (22X34)



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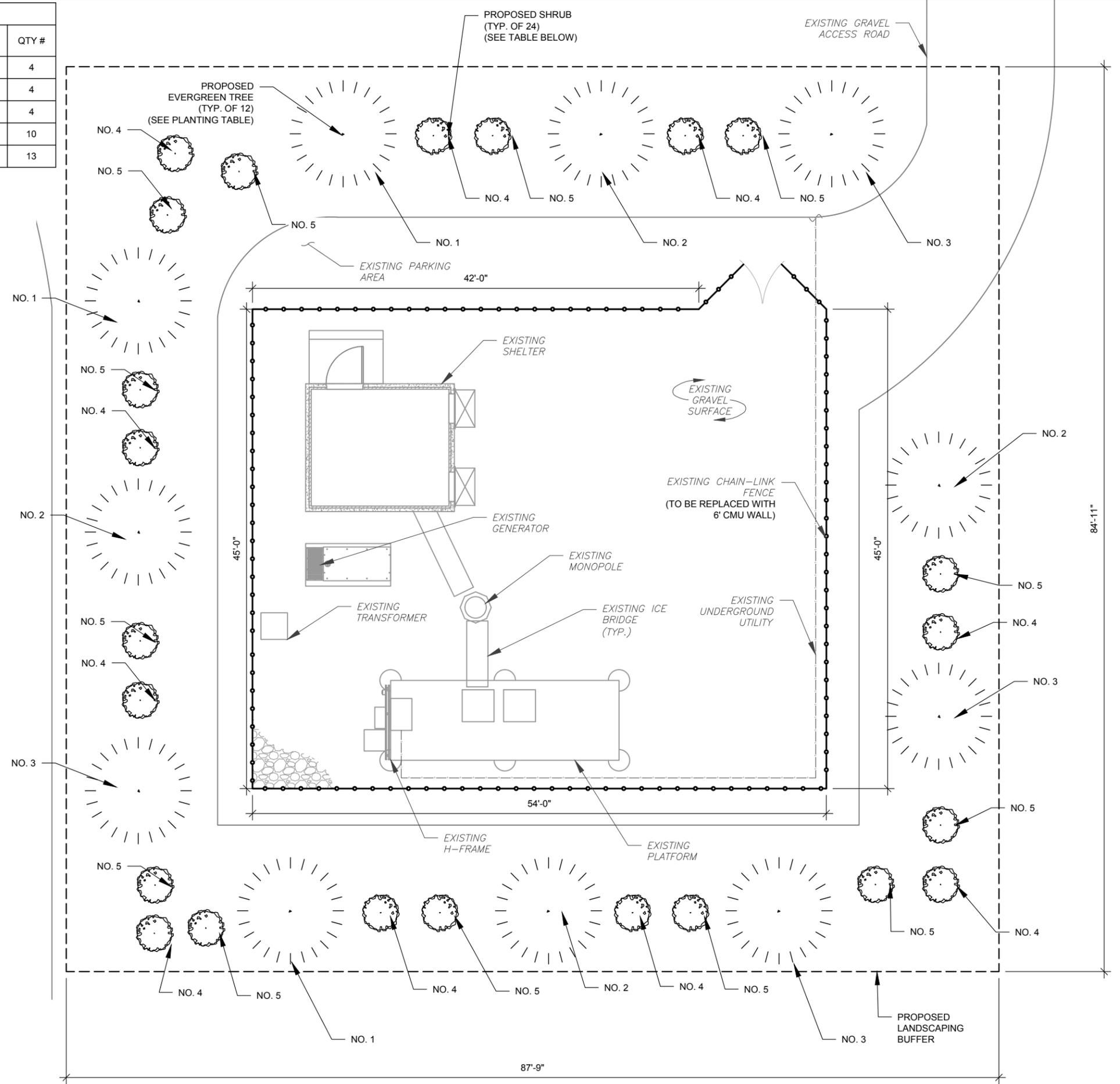
PLANTING TABLE			
NO.	SPECIES	MIN. PLANTING SIZE	QTY #
1	EVERGREEN (PINUS NIGRA)	5' TALL	4
2	EVERGREEN (PINUS PONDEROSA)	5' TALL	4
3	EVERGREEN (PINUS SYLVESTRIS)	5' TALL	4
4	SHRUB (ALNUS SP.)	5 GAL	10
5	SHRUB (POPULUS TREMULOIDES)	5 GAL	13

- NOTES:
- THE PERCENTAGE OF LIVING MATERIAL TO NON-LIVING MATERIAL IS APPROXIMATELY 67% LIVING TO 33% NON-LIVING
  - THERE IS NO IRRIGATION SYSTEM CURRENTLY AT THE SITE AND ATC WILL NOT BE INSTALLING ONE FOR THIS PROJECT.
  - PROPOSED LANDSCAPING WILL BE WATERED WEEKLY, TRUCKED IN UNTIL ESTABLISHED. ONCE ESTABLISHED, LANDSCAPING WILL BE WATERED EVERY 2 WEEKS.
  - LIVING GROUND COVERS MUST BE FIFTY PERCENT ESTABLISHED AFTER THE FIRST GROWING SEASON, AND NINETY PERCENT ESTABLISHED THEREAFTER.
  - NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH MUST BE ONE HUNDRED PERCENT INTACT AFTER ONE YEAR AND EIGHTY PERCENT THEREAFTER.
  - TREES AND SHRUBS MUST HAVE A ONE HUNDRED PERCENT SURVIVAL RATE AFTER ONE YEAR AND A NINETY PERCENT SURVIVAL RATE THEREAFTER.



LEGEND

	EXISTING PROPERTY
	EXISTING ADJ. PROPERTY
	EXISTING PROPERTY SETBACK
	EXISTING CHAINLINK FENCE
	EXISTING BUILDING
	EXISTING ROAD (STONE)
	EXISTING ROAD (PAVED)
	EXISTING CONCRETE
	EXISTING TELCO
	PROPOSED CMU WALL



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SEAL:

DRAWN BY:	NK
APPROVED BY:	PPB
DATE DRAWN:	04/10/17
ATC JOB NO:	12067621

**PLANTING PLAN**

SHEET NUMBER: <b>C-102</b>	REVISION: <b>3</b>
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 CARY, NC 27518  
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
0	FOR PERMITTING	NK	04/10/17
2	PER PLANNING COMMENTS	NRP	04/17/18

ATC SITE NUMBER:  
**82148**  
 ATC SITE NAME:  
**RACEWAY**

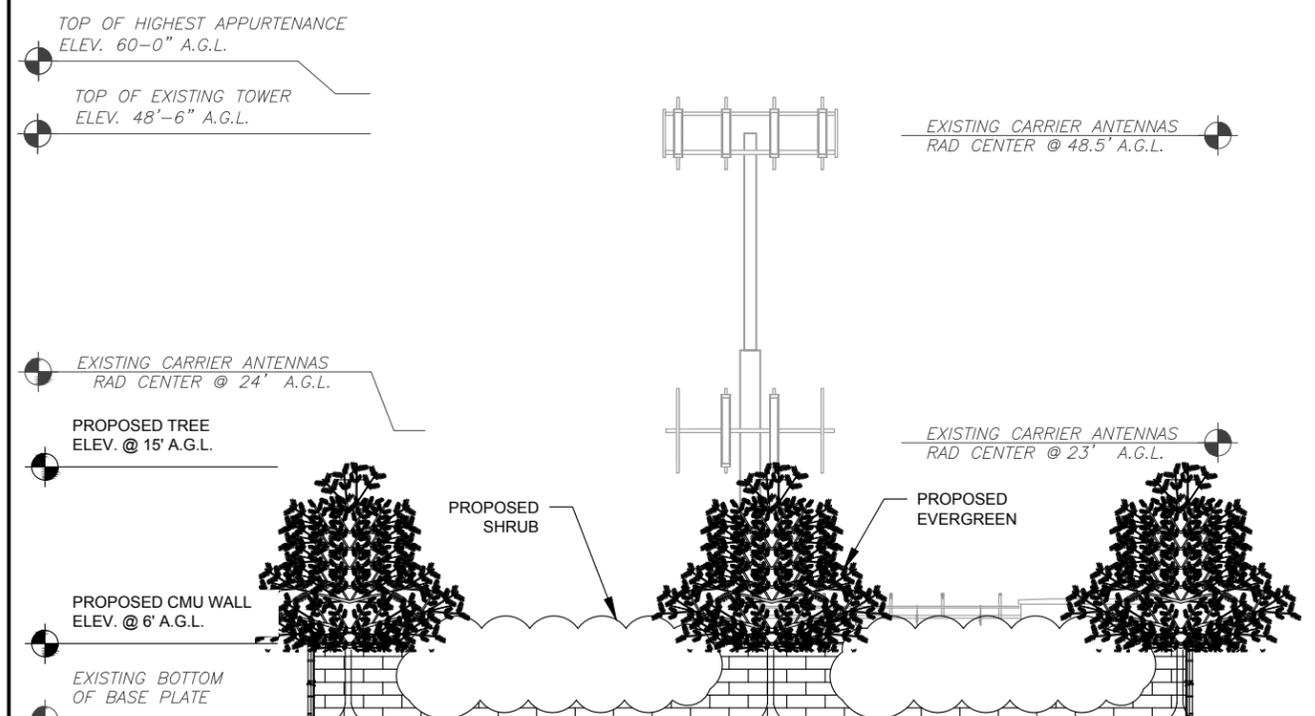
SITE ADDRESS:  
 23700 E. 42ND AVE  
 AURORA, CO 80019

SEAL:

DRAWN BY:	NK
APPROVED BY:	PPB
DATE DRAWN:	04/10/17
ATC JOB NO:	12067621

**TOWER ELEVATION**

SHEET NUMBER: **C-201**      REVISION: **2**



1 TOWER ELEVATION  
SCALE: NOT TO SCALE



2 TOWER ELEVATION  
SCALE: NOT TO SCALE

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Mail Processing Center  
Federal Aviation Administration  
Southwest Regional Office  
Obstruction Evaluation Group  
2601 Meacham Boulevard  
Fort Worth, TX 76193

Aeronautical Study No.  
2015-ANM-1614-OE  
Prior Study No.  
2014-ANM-2511-OE

Issued Date: 07/07/2015

Regulatory  
Verizon Wireless (VAW) LLC  
1120 Sanctuary Pkwy  
#150 GASA5REG  
Alpharetta, GA 30009

**\*\* DETERMINATION OF NO HAZARD TO AIR NAVIGATION \*\***

The Federal Aviation Administration has conducted an aeronautical study under the provisions of 49 U.S.C., Section 44718 and if applicable Title 14 of the Code of Federal Regulations, part 77, concerning:

Structure:	Antenna Tower Raceway
Location:	Aurora, CO
Latitude:	39-46-33.96N NAD 83
Longitude:	104-42-36.34W
Heights:	5520 feet site elevation (SE) 56 feet above ground level (AGL) 5576 feet above mean sea level (AMSL)

This aeronautical study revealed that the structure does not exceed obstruction standards and would not be a hazard to air navigation provided the following condition(s), if any, is(are) met:

Based on this evaluation, marking and lighting are not necessary for aviation safety. However, if marking/lighting are accomplished on a voluntary basis, we recommend it be installed and maintained in accordance with FAA Advisory circular 70/7460-1 K Change 2.

This determination is based, in part, on the foregoing description which includes specific coordinates, heights, frequency(ies) and power. Any changes in coordinates, heights, and frequencies or use of greater power will void this determination. Any future construction or alteration, including increase to heights, power, or the addition of other transmitters, requires separate notice to the FAA.

This determination does include temporary construction equipment such as cranes, derricks, etc., which may be used during actual construction of the structure. However, this equipment shall not exceed the overall heights as indicated above. Equipment which has a height greater than the studied structure requires separate notice to the FAA.

This determination concerns the effect of this structure on the safe and efficient use of navigable airspace by aircraft and does not relieve the sponsor of compliance responsibilities relating to any law, ordinance, or regulation of any Federal, State, or local government body.

Any failure or malfunction that lasts more than thirty (30) minutes and affects a top light or flashing obstruction light, regardless of its position, should be reported immediately to (877) 487-6867 so a Notice to Airmen (NOTAM) can be issued. As soon as the normal operation is restored, notify the same number.

This aeronautical study included evaluation of a structure that exists at this time. Action will be taken to ensure aeronautical charts are updated to reflect the most current coordinates, elevation and height as indicated in the case description.

A copy of this determination will be forwarded to the Federal Communications Commission (FCC) because the structure is subject to their licensing authority.

If we can be of further assistance, please contact our office at (310) 725-6591. On any future correspondence concerning this matter, please refer to Aeronautical Study Number 2015-ANM-1614-OE.

**Signature Control No: 252391920-257009739**

( DNE )

Tamera Burch  
Technician

Attachment(s)  
Frequency Data

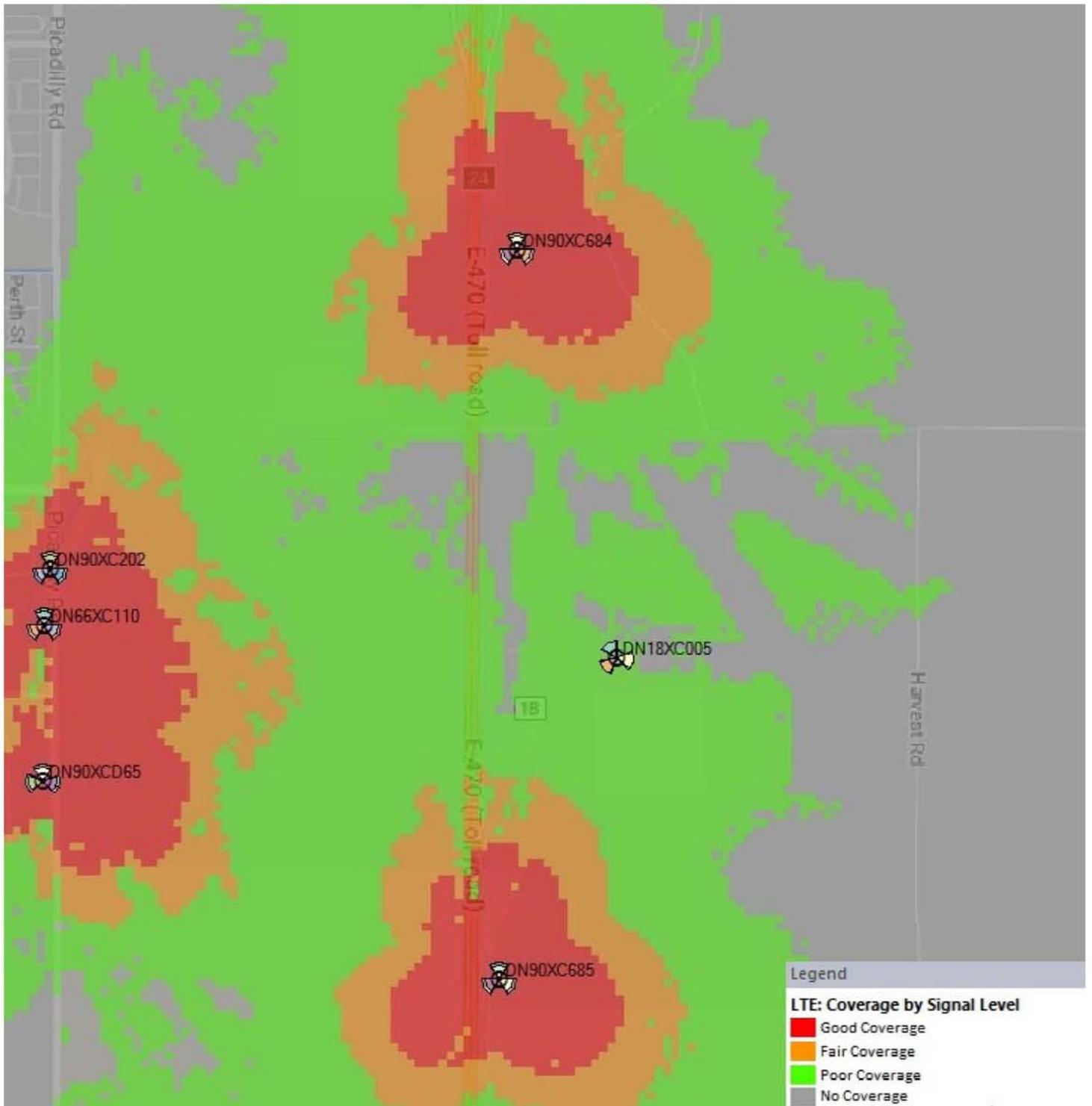
cc: FCC

**Frequency Data for ASN 2015-ANM-1614-OE**

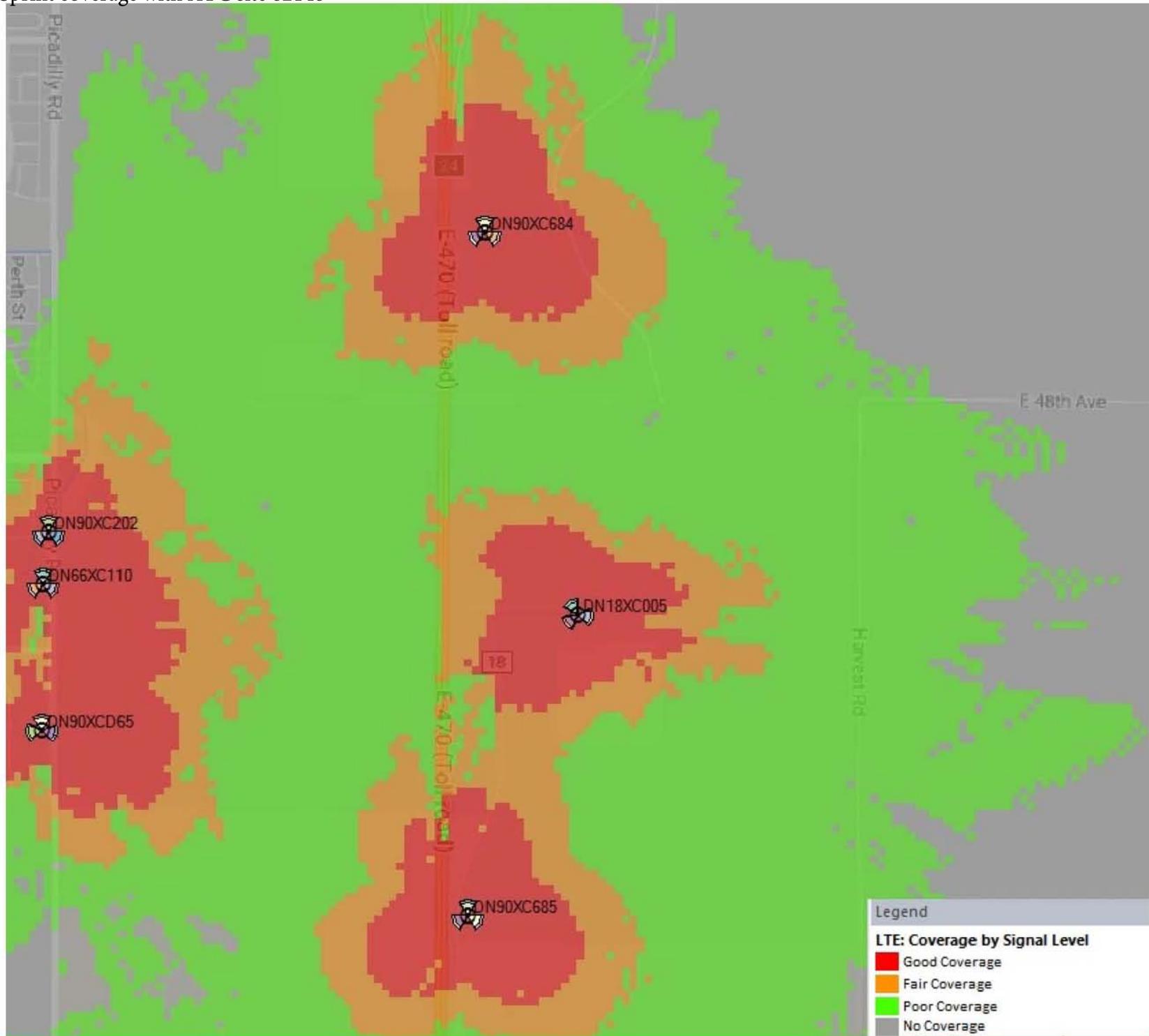
<b>LOW FREQUENCY</b>	<b>HIGH FREQUENCY</b>	<b>FREQUENCY UNIT</b>	<b>ERP</b>	<b>ERP UNIT</b>
698	806	MHz	1000	W
806	824	MHz	500	W
824	849	MHz	500	W
851	866	MHz	500	W
869	894	MHz	500	W
896	901	MHz	500	W
901	902	MHz	7	W
930	931	MHz	3500	W
931	932	MHz	3500	W
932	932.5	MHz	17	dBW
935	940	MHz	1000	W
940	941	MHz	3500	W
1850	1910	MHz	1640	W
1930	1990	MHz	1640	W
2305	2310	MHz	2000	W
2345	2360	MHz	2000	W

**Exhibit 3.3**

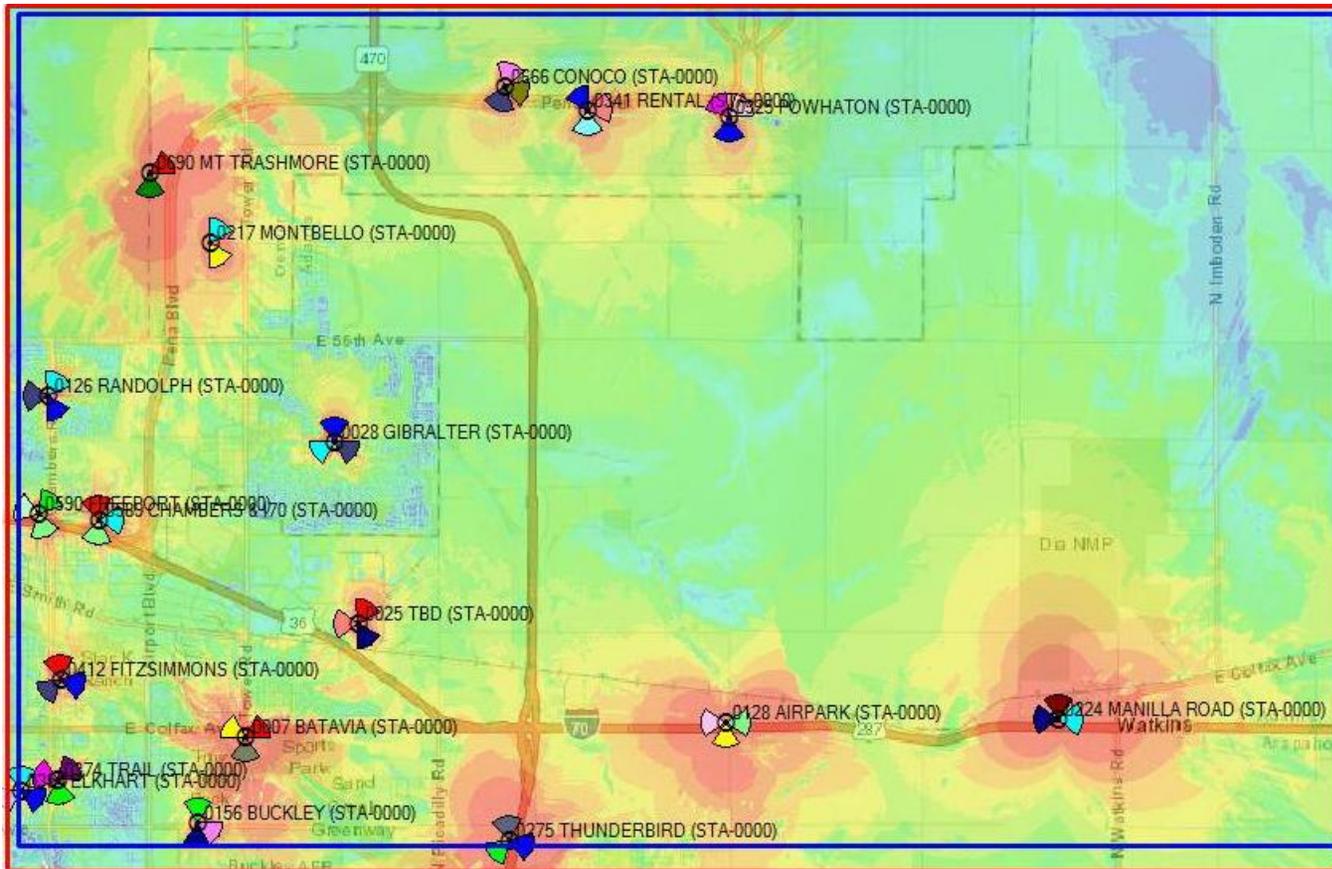
Sprint coverage without ATC site 82148



Sprint coverage with ATC site 82148

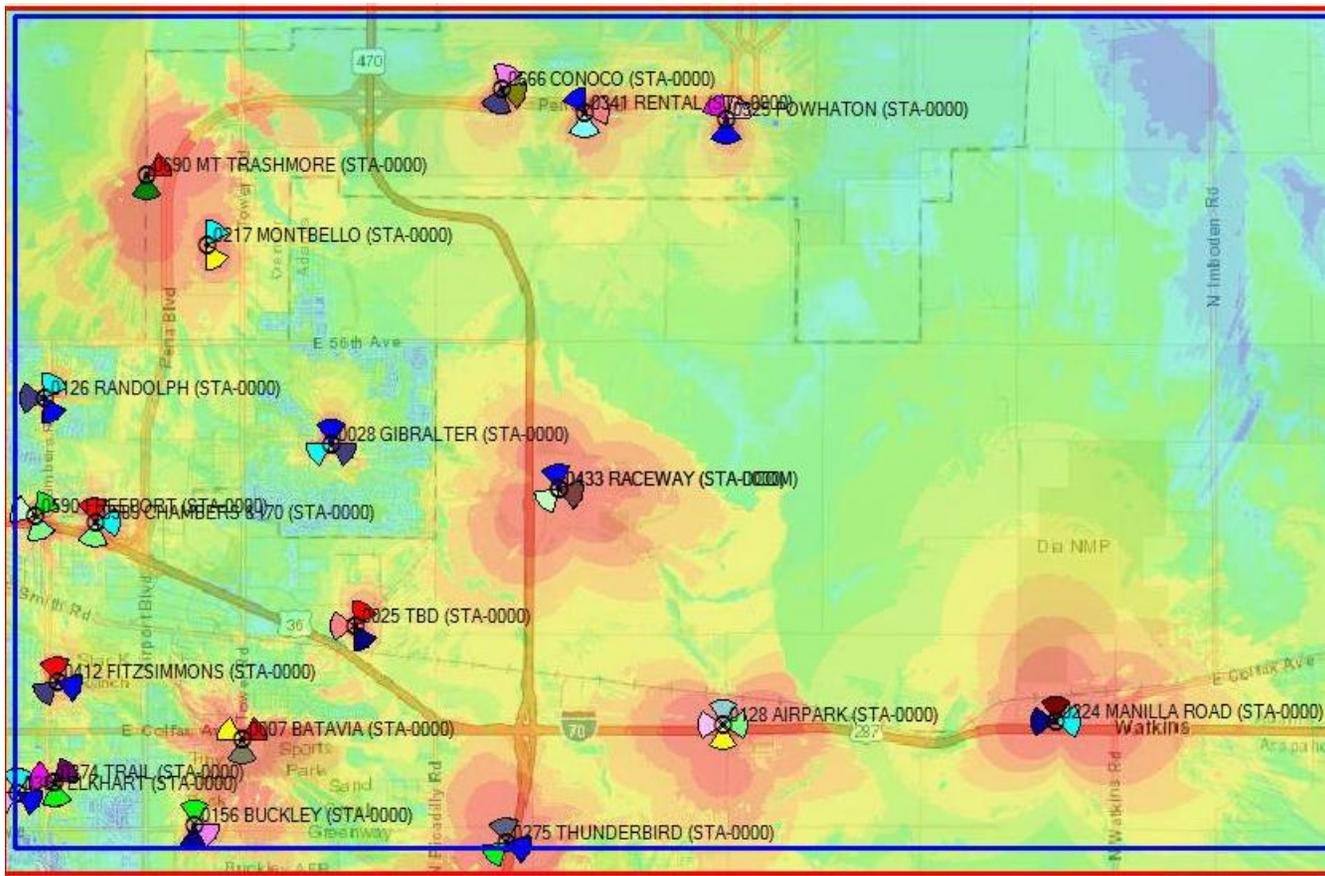


# RSRP PLOT B13-700MHZ Without Racine



Verizon Wireless

# RSRP PLOT B13-700MHZ With Racine



Verizon Wireless



## Development Review Team Comments

**Date:** 10/20/17

**Project Number:** RCU2017-00039

**Project Name:** American Towers

For submission of revisions to applications, a cover letter addressing each staff review comments must be provided. The cover letter must include the following information: restate each comment that require a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

**A re-submittal is required. Please submit one hard copy and one electronic copy to the Community and Economic Development Department with the re-submittal form.**

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Emily Collins

**Email:** [ecollins@adcogov.org](mailto:ecollins@adcogov.org)

PLN1. This request is to renew a Conditional Use Permit (CUP) for a 50 foot tall Commercial Mobile Radio Service (CRMS) Telecommunications tower on the subject property.

- a. Lease area is 1,636 square feet.

PLN2. The subject property is designated Agriculture-2 (A-2) and approximately 9.5 acres.

- a. The purpose of the A-2 zone district is to provide a district for rural subdivisions and limited farming operations.
- b. Per Section 3-09-04-04, Commercial Communications towers are permitted with an approved Conditional Use Permit.

PLN3. Site History:

- a. The subject property was created in the Swain Subdivision, approved on May 18, 1972.
- b. On November 4, 1991, the BOCC approved a 50-ft tall communications tower (#101-91-C). The building permit for this tower was approved on February 14, 1991. This Conditional Use Permit expired after 10 years.
- c. On January 10, 1994, the BOCC approved an additional 70-ft tall tower; however, this tower was not constructed.
- d. Several upgrades and antenna replacements have been permitted .

PLN4. Comprehensive Plan:

- a. Designated as Urban Residential which is intended to provide for single and multiple family housing at urban densities.

PLN5. Performance Standards, Section 4-09-02-07

- a. All equipment shall be compatible with the surrounding area. This may be accomplished through color, texture, scale, etc.
- b. Siting and installation shall preserve or enhance existing character of the site. **Fencing should not be used exclusively but instead supplemented with vegetation.**
- c. Applicants shall demonstrate the tower is a necessary component of the overall communication network. The applicant must demonstrate with one of the following criteria:
  - i. Necessary to provide appropriate signal coverage quality
  - ii. Necessary pursuant to FCC license
  - iii. Necessary to handle increased capacity due to caller volume.
- d. **Please provide signal coverage maps to demonstrate need.**

PLN6. Freestanding Towers, Section 4-09-02-07 (3)

- a. Height shall conform to zone district unless exception is granted by the BOCC.
  - i. Maximum height in A-3 is 35 ft (dwellings/ accessory structures) or 70 ft (agricultural structures). **Existing structure conforms to height requirements.**
- b. Landscape requirements to mitigate the impacts of the tower or enhance the visual qualities and aesthetics of the larger parcel.
  - i. **The existing site does not have landscape in accordance with the performance standards. Please provide a landscape plan.**
- c. Setback is equal to the height of the tower unless exception granted by BOCC.
  - i. Site plan submitted with the application shows a 112 foot setback. **This exceeds the minimum 50 foot requirement per the height of the tower.**
- d. All towers must have minimum 1,000 foot setback from any other freestanding facility.
  - i. **Please provide information to show the location of other towers near this site.**
- e. All towers shall not be located closer than 500 feet from any occupied dwelling unit, unless the property owner provides a written waiver.
  - i. **There is an existing residential structure on the property. Please confirm if a waiver has been obtained.**
- f. The structure shall not block any significant views (i.e. Front Range, S. Platte River, Barr Lake, etc.)
  - i. **Not applicable.**

PLN7. Equipment Shelter Design, Section 4-09-02-07 (4)

- a. All shelters shall be screened from adjacent public areas and right of ways.
- b. Shelters shall be in an enclosed building architecturally compatible with surrounding area.

- c. Shelters shall be screened with compatible wall or fence.
- d. Appearance shall be enhanced by vegetation and shall not cover more than 450 square feet.
- e. **Proposed plan does conform to these requirements for the equipment shelter.**

**PLN8. Other comments:**

- a. **The site is located with the Airport Height Overlay (Section 3-33). Please confirm if the development has previously completed an FAA aeronautical study.**
- b. **Please confirm if a signed and recorded aviation easement has been filed on the property.**

**PLN9. Anticipated Conditions of Approval:**

- a. **Bond for removal of the tower**
- b. **Expiration (10 years)**
- c. **Landscape and screening plan.**

**PLN10. Criteria of Approval:**

- a. Conditional use is permitted in the zone district.
- b. Conditional use is consistent with standards and regulations.
- c. Conditional use complies with all performance standards.
- d. Conditional use is compatible with surrounding area, not detrimental to future development, and not detrimental to health, safety and welfare of inhabitants.
- e. Addressed all off-site impacts.
- f. Site is suitable for the use (adequate space, access, etc.)
- g. Site plan provides the most convenient and functional use of the lot.
- h. Sewer, water, fire, police, and roads are available and adequate to serve the use.

**Commenting Division: Development Services, Engineering:**

**Name of Reviewer:** Greg Labrie

**Email:** [glabrie@adcogov.org](mailto:glabrie@adcogov.org)

ENG1: No comments.

**Commenting Division: Development Services, Right-Of-Way**

**Name of Reviewer:** Marissa Hillje

**Email:** [mhillje@adcogov.org](mailto:mhillje@adcogov.org)

ROW1: E 42nd Ave is City of Aurora, Aurora shall be contacted to inquire if additional right-of-way is required.

**Commenting Division: Building Safety**

**Name of Reviewer:** Justin Blair

**Email:** [jblair@adcogov.org](mailto:jblair@adcogov.org)

BSD1- No comment.

**Commenting Division: Parks and Open Space**

**Name of Reviewer:** Aaron Clark

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

PRK 1: No comments.

**Commenting Division: Environmental Analyst**

**Name of Reviewer:** Jen Rutter

**Email:** [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

ENV1: No comments.

## Exhibit 4.2

### Emily Collins

---

**From:** linda.bruce@faa.gov  
**Sent:** Tuesday, September 26, 2017 7:35 AM  
**To:** Emily Collins  
**Subject:** RE: RCU2017-00039 Request for Comments

Emily,

The Federal Aviation Administration (FAA) reviews planning and construction proposals through the submittal of FAA Form 7460-1, Notice of Proposed Construction or Alteration. If any portion of the proposal is located within 20,000 feet of a public use runway (and breaks a 100:1 plane coming off the nearest point of the nearest runway); or, is more than 200 feet above ground level at any location, the FAA requires the project's proponent to file a Form 7460-1. If the proposal does not meet any of the criteria above, it may still be necessary to file a Form 7460-1 if the structure requires an FCC license or there is a potential for navigational equipment interference. The FAA uses information provided on this form to conduct an aeronautical review to determine if the proposal will pose an aeronautical hazard and to minimize the adverse effects to aviation. FAA Form 7460-1 can be filed electronically at [www.oaaaa.faa.gov](http://www.oaaaa.faa.gov). Please use the notice criteria tool on this website to determine whether or not the proponent is required to file.

Linda Bruce  
Colorado State Planner  
Federal Aviation Administration  
Denver Airports District Office  
(303) 342-1264

---

**From:** Emily Collins [<mailto:ECollins@adcogov.org>]  
**Sent:** Monday, September 25, 2017 4:20 PM  
**To:** [pingrum@auroragov.org](mailto:pingrum@auroragov.org); [william.poole@flydenver.com](mailto:william.poole@flydenver.com); George, Donna L <[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)>; Bruce, Linda (FAA) <[linda.bruce@faa.gov](mailto:linda.bruce@faa.gov)>; [kammyt@pinnacleconsultinggroupinc.com](mailto:kammyt@pinnacleconsultinggroupinc.com); [jlbarry@aps.k12.co.us](mailto:jlbarry@aps.k12.co.us); [pbinney@ci.aurora.co.us](mailto:pbinney@ci.aurora.co.us); [thomas\\_lowe@cable.comcast.com](mailto:thomas_lowe@cable.comcast.com); [landuse@tchd.org](mailto:landuse@tchd.org); [brandyn.wiedrich@centurylink.com](mailto:brandyn.wiedrich@centurylink.com); [tom.reed@flydenver.com](mailto:tom.reed@flydenver.com)  
**Subject:** RCU2017-00039 Request for Comments

Good Afternoon:

Please see the attached Request for Comments on the above case. **Comments are due by Monday, October 16<sup>th</sup>.**

Thanks!



**Emily Collins, AICP**

Planner II, *Community and Economic Development*  
ADAMS COUNTY, COLORADO  
4430 South Adams County Parkway, W2000A  
Brighton, CO 80601  
o: 720-523-6820 | [ecollins@adcogov.org](mailto:ecollins@adcogov.org)  
[www.adcogov.org](http://www.adcogov.org)



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

October 10, 2017

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

Attn: Emily Collins

**Re: American Towers, Case # RCU2017-00039**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the conditional use permit documentation for **American Towers** and has **no apparent conflict**.

Please be aware PSCo owns and operates existing electric distribution facilities within the subject property, and should the project require any new electric service or modification to existing facilities, 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](https://www.xcelenergy.com/start_stop_transfer/new_construction_service_activation_for_builders)).

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

## Exhibit 4.4

Planning & Development Services



City of Aurora

Planning Division  
15151 E. Alameda Parkway, Ste. 2300  
Aurora, Colorado 80012  
303.739.7250

Worth Discovering • [auroragov.org](http://auroragov.org)

March 28, 2018

Ms. Emily Collins  
Adams County Colorado  
4430 S. Adams County Parkway, W2000A  
Brighton, CO 80601  
[ecollins@adcogov.org](mailto:ecollins@adcogov.org)

Case Name: American Towers  
Case Number: RCU2017-00039

Dear Ms. Collins,

Thank you for giving the City of Aurora Planning and Development Services an opportunity to review the above referenced case. We have reviewed the application for the Conditional Use Permit for the Commercial Mobile Radio Service Telecommunications Site (CMRS) located at 23700 E. 42<sup>nd</sup> Avenue and offer the following comments regarding the requested 10 year term for the 50 foot monopole and ancillary equipment.

The existing CMRS is within a parcel of land that has recently petitioned for annexation into the City of Aurora. The site is also located within the boundary of a proposed master planned community. Application for The Aurora Highlands Framework Development Plan was received in June 2017. The existing location of the monopole will not be compatible with the proposed land uses.

American Towers requests to extend the use of the 50 foot monopole and equipment area for an additional 10 years in accordance with the Adams County code requirements. The City of Aurora does not support the applicant's request and respectfully asks you to consider the pending annexation. This is scheduled for Substantial Compliance Resolution on May 7, 2018. The proposal does not comply with the standards outlined in [Code Section 146-1200](#) for CMRS facilities and we suggest the applicant work directly with The Aurora Highlands to determine a more compatible location for the CMRS facility.

Sincerely,



Deborah Bickmire, Planner I

cc: Mindy Parnes, Planning Department  
Gary Sandel, ODA  
Filed: K:\\$DA\2062-00AdCoRef.rtf



Mark A. Davidson  
(303) 894-4425  
mdavidson@fwlaw.com

October 16, 2017

VIA EMAIL TO: [ECollins@adcogov.org](mailto:ECollins@adcogov.org)

Department of Community and Economic  
Development  
4430 South Adams County Parkway  
1st Floor, Suite W 2000 B  
Brighton, CO 80601

**Re: American Towers; Case No. RCU2017-00039**

Dear Commissioners:

On behalf of Aurora Highlands, I write to you in opposition to the Conditional Use Permit requested by American Towers for continued operation of a telecommunications cell tower located at 23700 East 42nd Avenue. Pursuant to the Conditional Use Permit Review Steps found in the Adams County Code at Chapter 2, 2-02-08-05 and the Criteria for Approval found at 2-02-08-06, Aurora Highlands submits these comments in opposition to renewal of the Conditional Use Permit sought by American Towers LLC. We request that these comments be included in the materials presented to the Planning Commission verbatim.

Aurora Highlands is developing a master planned community in the area including the existing cell tower for which the renewal of a Conditional Use Permit for a 10-year period is sought by American Towers. The cell tower in its current location is an incompatible use with the intended master plan development. From the date of the issuance of the original easement and Conditional Use Permit in 1991 covering the construction of the existing cell tower, changed circumstances have resulted in this cell tower facility no longer constituting a compatible use for this portion of Adams County. The changed circumstances include the Colorado Aerotropolis Visioning Study around Denver International Airport, the Northeast Aurora Transit Study, the rezoning of surrounding areas for airport corporate and distribution, retail/commercial, industrial, office, residential and other non-agricultural uses and the other proposed and planned developments including the Aurora Highlands Project. All of these new initiatives in Adams County necessitate relocation of the cell tower in question from its current location.

Aurora Highlands has previously informed American Towers that the existing location of its cell tower facility is no longer a compatible use. Aurora Highlands requested a reasonable amendment to the existing easement utilized by American Towers for the location of this facility to enable the continued provision of cellular service by relocating the tower to a mutually agreeable location which will enable the Aurora Highlands master planning process to proceed.

Department of Community and Economic Development

October 16, 2017

Page 2

American Towers has refused to accommodate this necessary modification, despite other concessions which Aurora Highlands has offered.

In a further effort to facilitate the relocation of the cell tower, Aurora Highlands offered to allow the tower to temporarily remain at its current location for the next 12 months while a new compatible location for the facility is found. Aurora Highlands has also expressed its willingness to provide a mutually-acceptable alternative site for American Towers to relocate the cell tower at American Towers' expense. Finally, Aurora Highlands offered to work with the City of Aurora to obtain a permit for the temporary use of the current cell tower site while a new location for the cell tower is found and American Tower makes arrangements for its relocation. All of these concessions were rejected by the Applicant for the Conditional Use Permit in this case.

Regarding the criteria for approval of a Conditional Use Permit, the Planning Commission in making its recommendation and the Board of County Commissioners in approving a Conditional Use Permit, shall find (among other things) that:

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. (emphasis added).

6. The site is suitable for the conditional use including adequate usable space, *adequate access*, and absence of environmental constraints.

With respect to the tower in question, Aurora Highlands submits that its current location is specifically detrimental to the future development of the area as it is in the path of the master plan community being developed consistent with the other development activities referred to above.

An additional concern is adequate access to the site for emergency vehicles. As Aurora Highlands has also informed the holder of the current conditional use permit, the existing roadway is problematic from a site-access standpoint for emergency vehicles. Aurora Highlands has offered to pave the road to accommodate better access with the understanding that American Towers will relocate the cell tower to an agreed upon location within a reasonable period of time. This proposal was likewise rejected by American Tower and the existing access remains incompatible for use by emergency vehicles.

Department of Community and Economic Development

October 16, 2017

Page 3

In its application, American Towers, while citing the appropriate code section 2-02-08-06, fails to discuss and describe the detrimental impacts to future developments in the area of the continued location and operation of the cell tower facility. In the 36 years since the original Conditional Use Permit for this facility was approved, significant changes have occurred in Adams County regarding the economic development potential of this portion of the County. Relocation of the cell tower is an appropriate accommodation to be made in order to enable the Aurora Highlands master planned community to proceed unencumbered by an incompatible use.

In the event that the Planning Commission is inclined to grant a renewal of the Conditional Use Permit sought by American Towers, Aurora Highlands respectfully requests that the time period of 12 to 24 months be the extent of any continued Conditional Use Permit for this facility, rather than a 10-year renewal period requested in the application. In addition, Aurora Highlands requests that the Conditional Use Permit apply only to the approximately 1,636 square foot easement area held by American Tower, rather than the entire 10-acre parcel owned by Aurora Highlands.

Finally, if the Conditional Use Permit is approved for a term of 5 years or more, Aurora Highlands requests that the Planning Commission impose the following conditions on the permit:

1. Limit the height and footprint of the tower and all structures to the height and footprint of the existing tower and structures.
2. Require American Tower to install, construct, and maintain perimeter landscaping and fencing, improve and beautify the access way to the tower, and install lighting and signage consistent with the Aurora Highlands Framework Development Plan (FDP) requirements and standards.

Aurora Highlands appreciates the opportunity to submit this response and these comments to the application of American Towers for renewal of a Conditional Use Permit at 23700 East 42<sup>nd</sup> Avenue.

Sincerely,



Mark A. Davidson  
Fairfield and Woods, P.C.

MAD:ajj



## Request for Comments

Case Name:	American Towers
Case Number:	RCU2017-00039

Septmeber 25, 2017

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

**Requesting a Conditional Use Permit to allow an existing Communications Tower for an additional ten years.**

This request is located at **23700 E 42ND AVE.**

The Assessor's Parcel Number is **0181900001001**

Applicant Information **AMERICAN TOWERS LLC**  
**LIZ WALKER/ BONNIE BELAIR / MARGARET ROBINSON**  
**10 PRESIDENTIAL WAY**  
**WOBURN, MA 01801**

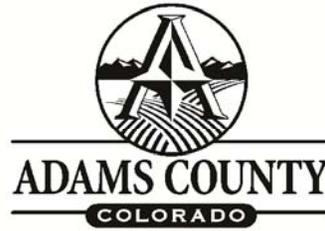
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6820 by **October 16, 2017** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [ECollins@adcogov.org](mailto:ECollins@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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

*Emily Collins*  
Emily Collins, AICP  
Case Manager

Community & Economic  
Development Department  
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

<b>Case Name:</b>	American Towers
<b>Case Number:</b>	RCU2017-00039
<b>Planning Commission Hearing Date:</b>	06/14/2018 at 6:00 p.m.
<b>Board of County Commissioners Hearing Date:</b>	07/03/2018 at 9:30 a.m.

May 18, 2018

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

**A Conditional Use Permit (renewal) to allow an existing freestanding communications tower in the Agriculture-2 (A-2) zone district pursuant to Section 2-02-08.**

This request is located at approximately **23700 E. 42<sup>nd</sup> AVENUE**

The Assessor's Parcel Number is **0181900001001**

Applicant Information: **LIZ WALKER (AMERICAN TOWERS LLC)**  
**10 PRESIDENTIAL WAY**  
**WOBURN, MA 01801**

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

Thank you for your review of this case.

Emily Collins, AICP  
Case Manager

-----  
**NOTICE OF PUBLIC HEARING FOR LANDUSE**

NOTICE IS HEREBY GIVEN, that an application has been filed by **LIZ WALKER (AMERICAN TOWERS LLC)** Case # **RCU2017-00039** requesting: **A Conditional Use Permit (renewal) to allow an existing freestanding communications tower in the Agriculture-2 (A-2) zone district pursuant to Section 2-02-08** on the following property:

**LEGAL DESCRIPTION:**

**PARENT PARCEL:**

SITUATED IN THE COUNTY OF ADAMS AND STATE OF COLORADO:

ALL OF SWAIN SUBDIVISION, EXCEPT THE NORTH 25 FEET THEREOF, COUNTY OF ADAMS, STATE OF COLORADO, AND EXCEPT FOR THE PORTION THEREOF AS FOLLOWS:

THE SOUTH 5.00 FEET OF THE NORTH 30.00 FEET OF SWAIN SUBDIVISION, BEING A SUBDIVISION OF A PART OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 3 SOUTH, RANGE 65 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST 1/4; THENCE S 89°22'33" E A DISTANCE OF 1,319.93 FEET TO THE NORTHWEST CORNER OF SAID SWAIN SUBDIVISION; THENCE S 01°10'57"W ALONG THE EAST LINE OF SAID SWAIN SUBDIVISION A DISTANCE OF 25.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE S 89°22'33"E PARALLEL WITH AND 25.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 327.18 FEET TO THE EAST LINE OF SAID SWAIN SUBDIVISION; THENCE S 01°12'49"W ALONG SAID EAST LINE A DISTANCE OF 5.00 FEET; THENCE N 89°22'33"W PARALLEL WITH AND 30.00 FEET SOUTH OF THE NORTH LINE OF SAID SOUTHWEST 1/4 A DISTANCE OF 327.17 FEET TO THE WESTLINE OF SAID SWAIN SUBDIVISION; THENCE N 01°10'57"E ALONG SAID WEST LINE A DISTANCE OF 5.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINS 1,635.88 SQUARE FEET OR 0.0376 ACRES, MORE OR LESS.

**COMMUNICATION EASEMENT:**

A parcel of land situated in a portion of Swain Subdivision. Being a portion of the Southwest One-Quarter of Section 19, Township 3 South, Range 65 West of the Sixth Principal Meridian, County of Adams, State of Colorado, more particularly described as follows:

COMMENCING AT THE CENTER WEST ONE-SIXTEENTH ( CW 1/16) CORNER OF SAID SECTION 19; THENCE SOUTH 00°39' 56" WEST ALONG THE WEST LINE OF THE NORTHEAST ONE-QUARTER OF THE SOUTHWEST ONE-QUARTER OF SAID SECTION 19 A DISTANCE OF 89.40 FEET TO A POINT ON THE SOUTH LINE OF AN UNRECORDED RIGHT OF WAY AGREEMENT; THENCE SOUTH 89° 26' 25" EAST ALONG THE SOUTH LINE OF SAID UNRECORDED RIGHT OF WAY AGREEMENT A DISTANCE OF 227.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING SOUTH 89° 26' 25" EAST ALONG THE SOUTH LINE OF SAID UNRECORDED RIGHT OF WAY AGREEMENT A DISTANCE OF 100.00 FEET TO A POINT ON THE EAST LINE OF SAID SWAIN SUBDIVISION AS PLATTED; THENCE SOUTH 01° 12' 49" WEST ALONG THE EAST LINE OF SAID SWAIN SUBDIVISION AS PLATTED A DISTANCE OF 100.00 FEET; THENCE NORTH 89° 26' 25" WEST AND PARALLEL WITH THE SOUTH LINE OF SAID UNRECORDED RIGHT OF WAY AGREEMENT A DISTANCE OF 100.00 FEET; THENCE NORTH 01° 12' 48"-EAST AND PARALLEL WITH THE EAST LINE OF SAID SWAIN SUBDIVISION AS PLATTED A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 10,000 SQUARE FEET OR 0.2296 ACRES MORE OR LESS.

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

APPROXIMATE LOCATION: **23700 E. 42nd AVENUE**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1<sup>st</sup> Floor, on the **14<sup>th</sup> day of June, 2018**, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1<sup>st</sup> Floor, on the **3<sup>rd</sup> day of July, 2018**, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact **Emily Collins** at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6820. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
STAN MARTIN, CLERK OF THE BOARD

**TO BE PUBLISHED IN THE **May 29, 2018** ISSUE OF THE Commerce City Sentinel Express**

Please reply to this message by email to confirm receipt or call **Shayla Christenson** at 720.523.6800.

## Exhibit 6.4

ADAMS ARAPAHOE SCHOOL DISTRICT 28J  
Attn: JOHN BARRY - SUPERINTENDENT  
15701 E 1ST AVE STE 206  
AURORA CO 80011

Adams County Development Services - Building  
Attn: Justin Blair  
4430 S Adams County Pkwy  
Brighton CO 80601

Century Link, Inc  
Attn: Brandyn Wiedreich  
5325 Zuni St, Rm 728  
Denver CO 80221

CITY OF AURORA - WATER AND SAN. DEPT.  
Attn: PETER BINNEY  
15151 E ALAMEDA PKWY #3600  
AURORA CO 80012

CITY OF AURORA ATTN: PLANNING DEPARTMENT  
Attn: Porter Ingram  
15151 E ALAMEDA PKWY 2ND FLOOR  
AURORA CO 80012

Code Compliance Supervisor  
Attn: Eric Guenther  
eguenther@adcogov.org

COMCAST  
Attn: JOE LOWE  
8490 N UMITILLA ST  
FEDERAL HEIGHTS CO 80260

COUNTY ATTORNEY- Email  
Attn: Christine Francescani  
CFrancescani@adcogov.org

Denver International Airport  
Attn: Tom Reed

DENVER INTERNATIONAL AIRPORT  
Attn: Bill Poole  
900 South Broadway Suite 350  
DENVER CO 80209

Engineering Department - ROW  
Attn: Transportation Department  
PWE - ROW

Engineering Division  
Attn: Transportation Department  
PWE

ENVIRONMENTAL ANALYST  
Attn: Jen Rutter  
PLN

FEDERAL AVIATION ADMINISTRATION  
Attn: LINDA BRUCE  
26805 E 68TH AVENUE, #224  
DENVER CO 80249-6361

FIRST CREEK RANCH METRO DIST.  
Attn: . .  
c/o Miller & Associates Law Offices, LLC  
1641 California Street, Suite 300  
DENVER CO 80202

NS - Code Compliance  
Attn: Gail Moon  
gmoon@adcogov.org

Parks and Open Space Department  
Attn: Nathan Mosley  
mpedrucci@adcogov.org  
aclark@adcogov.org

SABLE ATURA FIRE DIST.  
Attn: Kammy Tinney  
26900 E. COLFAX AVE SPACE 52  
AURORA CO 80018

SHERIFF'S OFFICE: SO-HQ  
Attn: MICHAEL McINTOSH  
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog  
snielson@adcogov.org

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

Xcel Energy  
Attn: Donna George  
1123 W 3rd Ave  
DENVER CO 80223

Xcel Energy  
Attn: Donna George  
1123 W 3rd Ave  
DENVER CO 80223

## Exhibit 6.5

AURORA HIGHLANDS LLC  
250 PILOT RD STE 140  
LAS VEGAS NV 89119-3543

E-470 PUBLIC HIGHWAY AUTHORITY  
22470 E 6TH PKWY NO. 100  
AURORA CO 80018

GREEN VALLEY AURORA LLC  
C/O GEORGE MCELROY & ASSOCIATES INC  
250 PILOT RD STE 140  
LAS VEGAS NV 89119-3543

GREEN VALLEY EAST LLC  
C/O GEORGE MCELROY & ASSOCIATES INC  
250 PILOT RD STE 140  
LAS VEGAS NV 89119-3543

GVRE 470 LLC  
C/O GEORGE MCELROY & ASSOCIATES INC  
250 PILOT RD STE 140  
LAS VEGAS NV 89119-3543

WINDLER HOMESTEAD VI LLC  
C/O GARRETT A BAUM  
5440 LAKESHORE DRIVE  
LITTLETON CO 80123

# CERTIFICATE OF POSTING



I, Emily Collins do hereby certify that I had the property posted at

23700 E. 42<sup>ND</sup> AVE.

on May 25, 2018

in accordance with the requirements of the Adams County Zoning Regulations

*Emily Collins*

\_\_\_\_\_  
Emily Collins

# American Towers

## RCU2017-00039

July 3, 2018

Board of County Commissioners

Community and Economic Development

Case Manager: Emily Collins

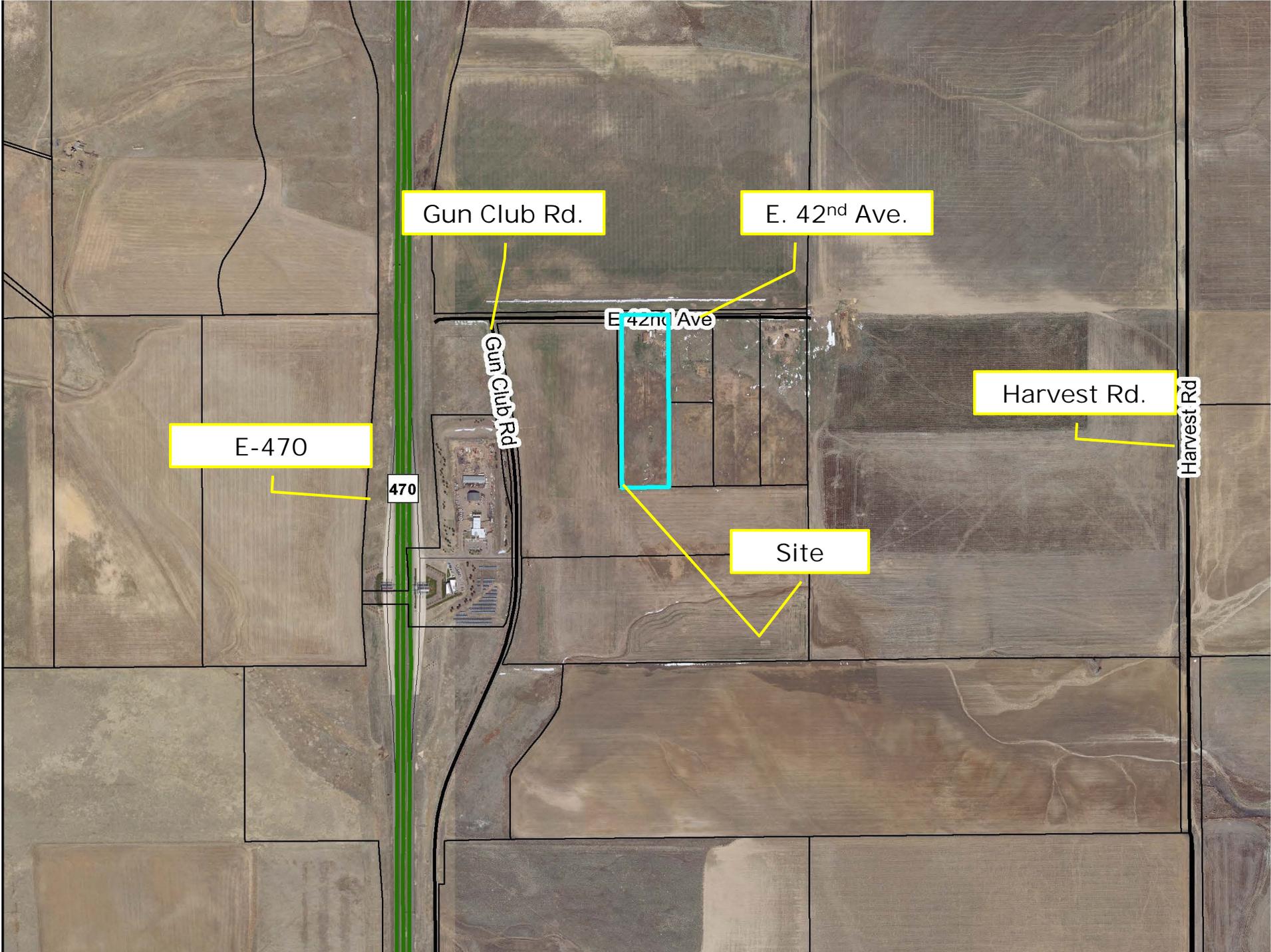


# Request

- A conditional use permit to allow a commercial telecommunications tower

# BOCC UPDATE

- PC considered on June 14 and continued to their July 12<sup>th</sup> meeting date
- Property owner/developer notified PC of pending annexation into City of Aurora (July 9<sup>th</sup>)
- Applicant notified PC the owner purchased property aware of easement and location of tower for past 26 years
- County will not have jurisdiction if annexed



Gun Club Rd.

E. 42<sup>nd</sup> Ave.

E-470

470

E 42<sup>nd</sup> Ave

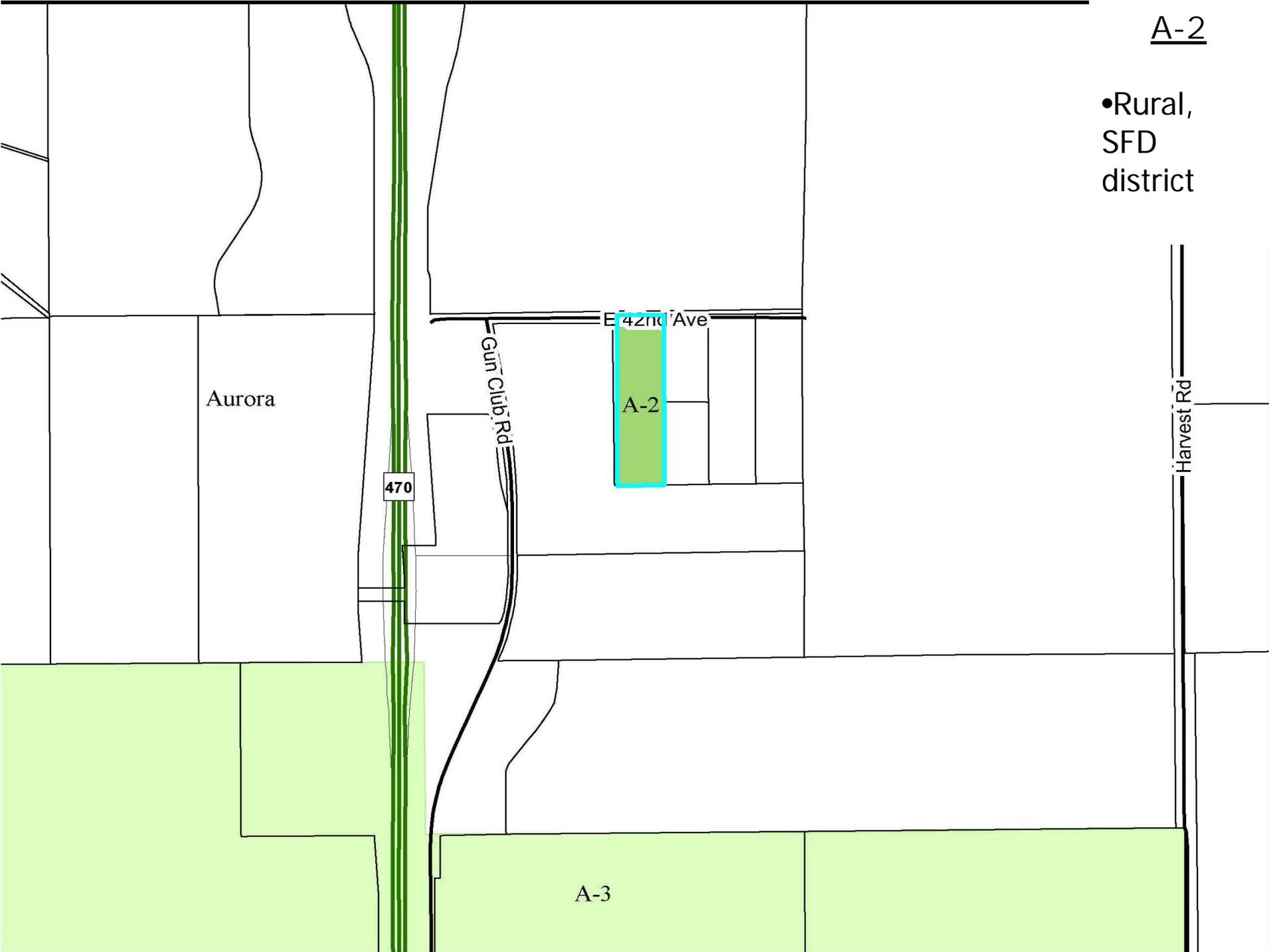
Harvest Rd.

Harvest Rd

Site

A-2

•Rural,  
SFD  
district



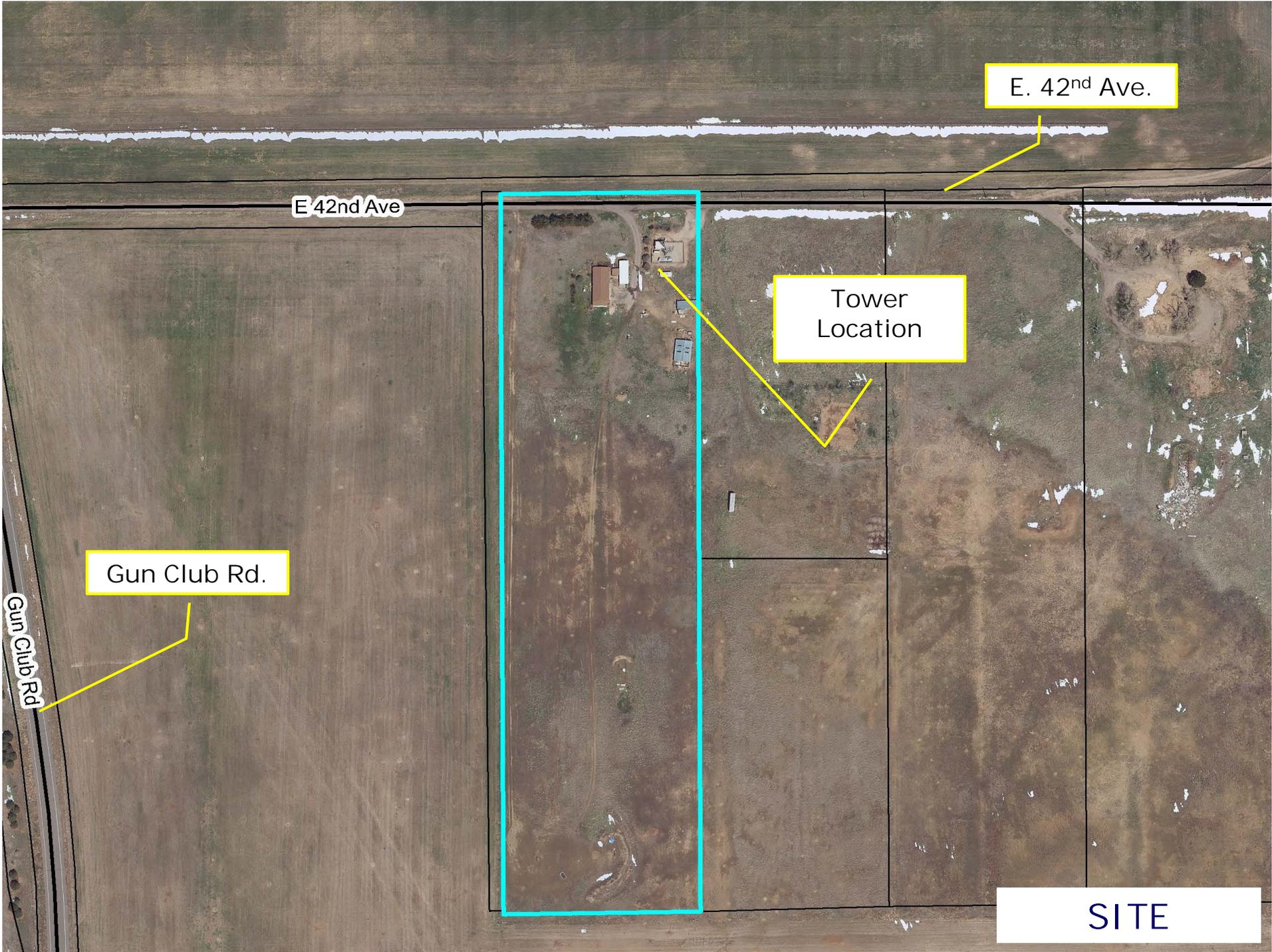


Urban Residential

- Single and multi-family
- Supporting infrastructure

# Background

- 1972:
  - Swain Subdivision approved (subject property)
- 1991:
  - BoCC approved Conditional Use Permit (CUP) for 50' tower
  - Expired after 10 years
- 2007:
  - BoCC approved CUP for existing tower
  - Expired after 10 years (October 1, 2017)



E. 42<sup>nd</sup> Ave.

E 42nd Ave

Tower  
Location

Gun Club Rd.

Gun Club Rd

SITE

# Criteria for Conditional Use

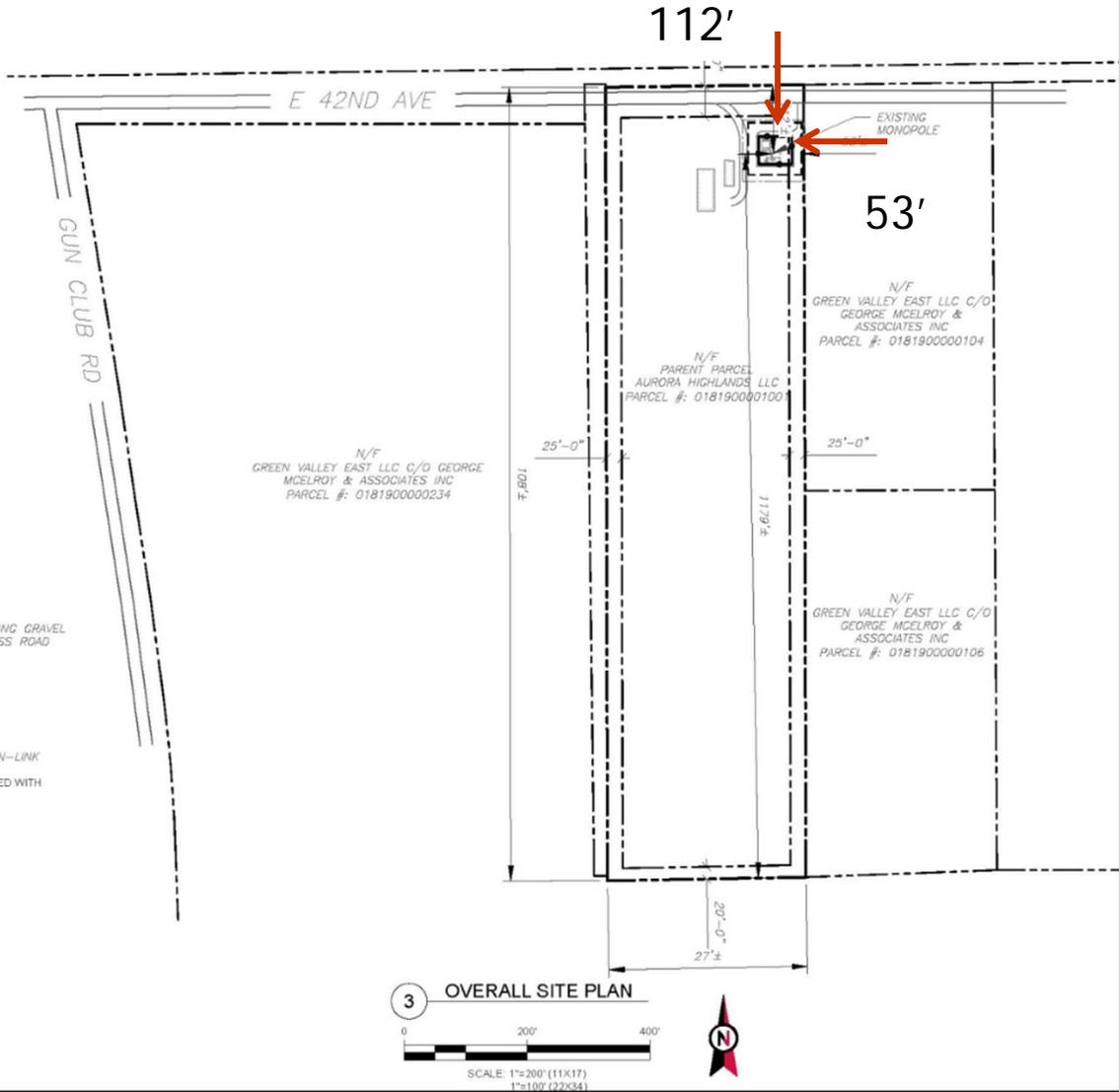
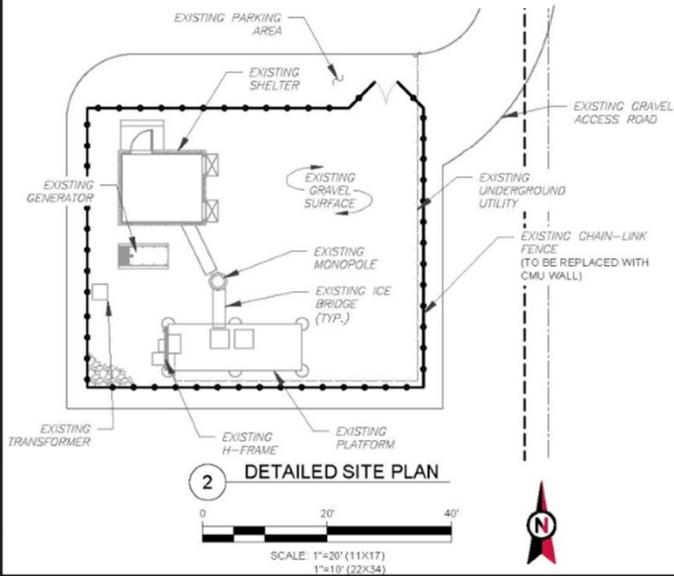
Section 2-02-08-06

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

1,000' tower separation

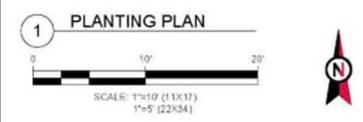
Maximum Height:  
35'/70'  
Existing 50'

Setbacks:  
Equal to tower height  
112'/ 53'

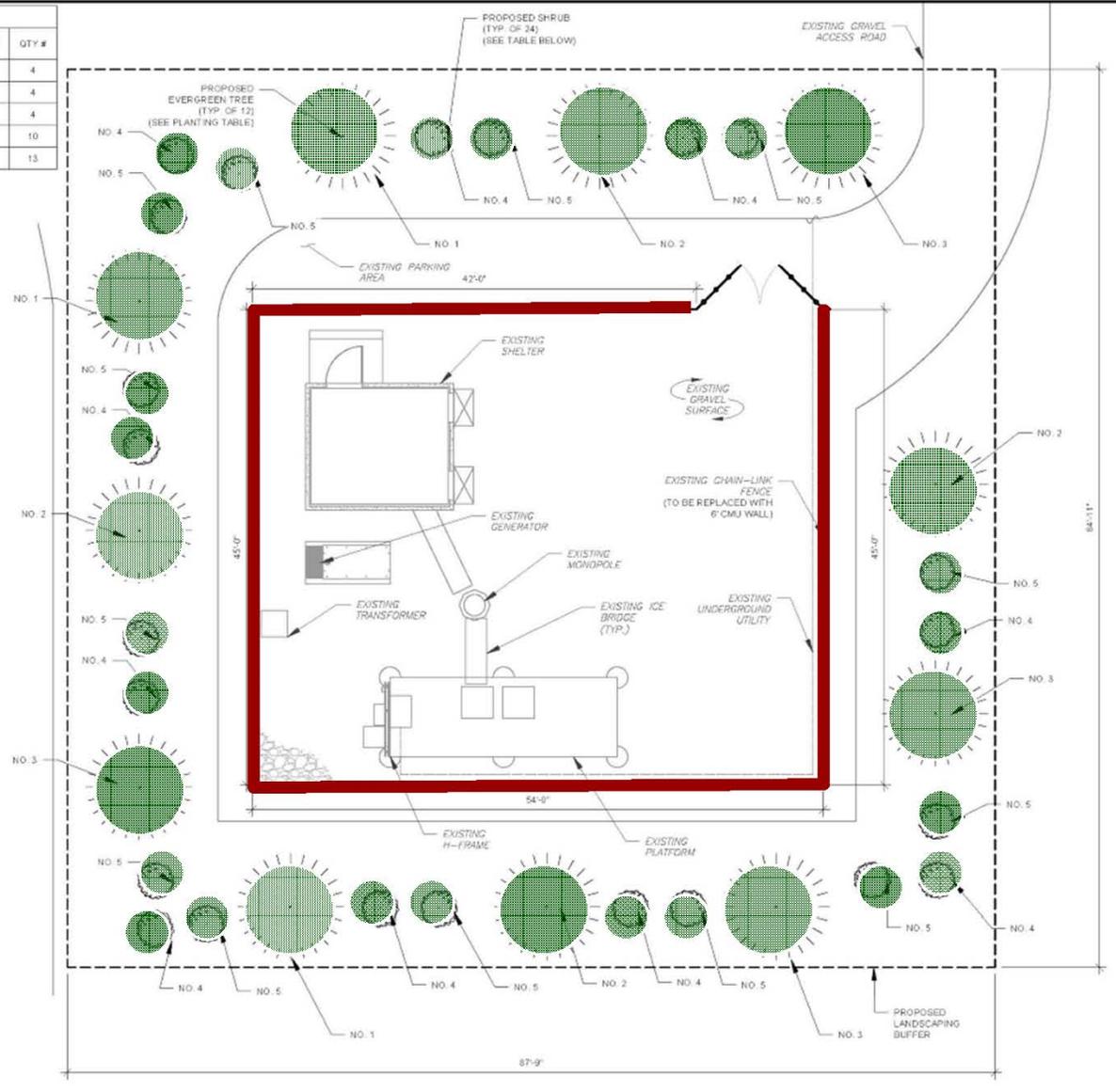


PLANTING TABLE				
NO.	SPECIES	M/N PLANTING SIZE	QTY #	
1	EVERGREEN (PINUS NIGRA)	5' TALL	4	
2	EVERGREEN (PINUS PONDEROSA)	5' TALL	4	
3	EVERGREEN (PINUS SYLVESTRIS)	5' TALL	4	
4	SHRUB (ALNUS SP.)	5 GAL	10	
5	SHRUB (POPULUS TREMULOIDES)	5 GAL	13	

- NOTES:
1. THE PERCENTAGE OF LIVING MATERIAL TO NON-LIVING MATERIAL IS APPROXIMATELY 6% LIVING TO 3% NON-LIVING.
  2. THERE IS NO IRRIGATION SYSTEM CURRENTLY AT THE SITE AND ATC WILL NOT BE INSTALLING ONE FOR THIS PROJECT.
  3. PROPOSED LANDSCAPING WILL BE WATERED WEEKLY, TRUCKED IN UNTIL ESTABLISHED. ONCE ESTABLISHED, LANDSCAPING WILL BE WATERED EVERY 2 WEEKS.
  4. LIVING GROUND COVERS MUST BE FIFTY PERCENT ESTABLISHED AFTER THE FIRST GROWING SEASON, AND NINETY PERCENT ESTABLISHED THEREAFTER.
  5. NON-LIVING GROUND COVERS, SUCH AS ROCK OR MULCH MUST BE ONE HUNDRED PERCENT INTACT AFTER ONE YEAR AND EIGHTY PERCENT THEREAFTER.
  6. TREES AND SHRUBS MUST HAVE A ONE HUNDRED PERCENT SURVIVAL RATE AFTER ONE YEAR AND A NINETY PERCENT SURVIVAL RATE THEREAFTER.



- LEGEND
- EXISTING PROPERTY
  - EXISTING ADJ. PROPERTY
  - EXISTING PROPERTY SETBACK
  - EXISTING CHAINLINK FENCE
  - EXISTING BUILDING
  - EXISTING ROAD (STONE)
  - EXISTING ROAD (PAVED)
  - EXISTING CONCRETE
  - EXISTING TELCO
  - PROPOSED CMU WALL





**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
 3500 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 466-2112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS INSTRUMENTS OR SERVICE ARE THE SOLE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISSEMINATION OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIC CAMPER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS COMPLETED. NEITHER THE ARCHITECT NOR THE ENGINEER WILL BE PROMOTING OR GIVING CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE DRAWINGS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION. THESE DRAWINGS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES ANY PRIOR TO COMMENCEMENT OF CONSTRUCTION.

REV.	DESCRIPTION	BY	DATE
FOR PERMITTING		NK	04/18/17
ADDED PLANTING PLAN		NRP	03/20/18
PEE PLANNING COMMENTS		NRP	04/17/18
ADDED LANDSCAPING NOTE		NRP	05/17/18

ATC SITE NUMBER:  
**82148**

ATC SITE NAME:  
**RACEWAY**

SITE ADDRESS:  
23700 E. 42ND AVE  
AURORA, CO 80019

SEAL

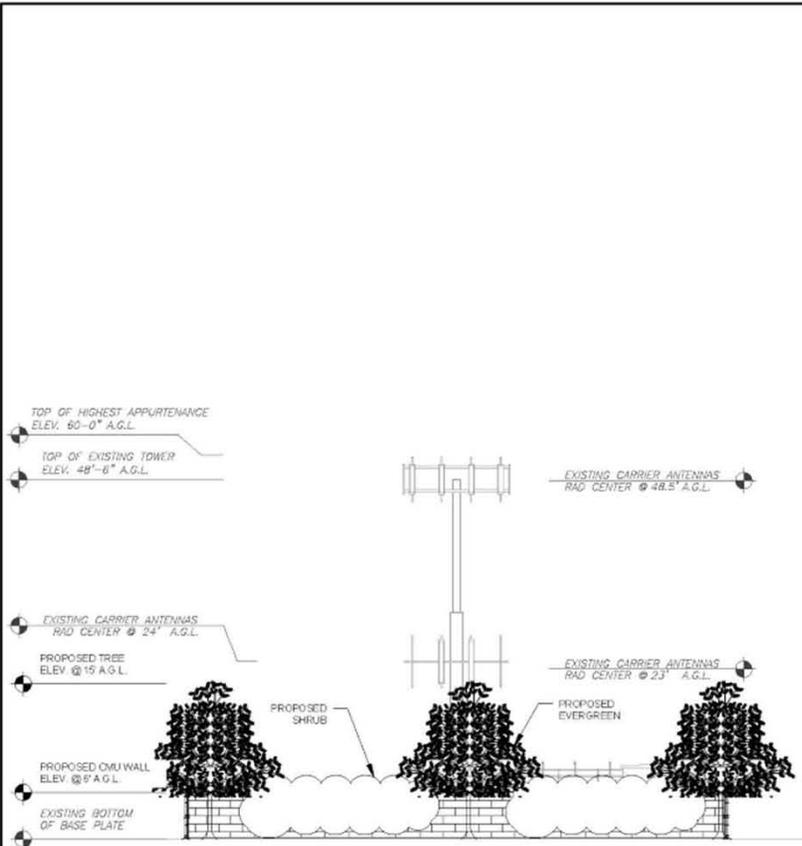


Authorized by "EOR"  
 May 18 2018 5:40 PM 

DRAWN BY:	NK
APPROVED BY:	FPB
DATE DRAWN:	04/10/17
ATC JOB NO:	12087821

PLANTING PLAN	
SHEET NUMBER:	REVISION:
<b>C-102</b>	<b>3</b>

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1 TOWER ELEVATION  
SCALE: NOT TO SCALE



2 TOWER ELEVATION  
SCALE: NOT TO SCALE

  
**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
 3600 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 468-0112

THESE DRAWINGS AND/OR THE ACCOMPANYING SPECIFICATIONS INSTRUMENTS OR SERVICES ARE THE EXCLUSIVE PROPERTY OF AMERICAN TOWER. THEIR USE AND PUBLICATION SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY ARE PREPARED. ANY USE OR DISCLOSURE OTHER THAN THAT WHICH RELATES TO AMERICAN TOWER OR THE SPECIFIED CARRIER IS STRICTLY PROHIBITED. TITLE TO THESE DOCUMENTS SHALL REMAIN THE PROPERTY OF AMERICAN TOWER WHETHER OR NOT THE PROJECT IS DISCLOSED. NEITHER THE ARCHITECT NOR THE ENGINEER SHALL BE PROVIDING ON-SITE CONSTRUCTION REVIEW OF THIS PROJECT. CONTRACTORS MUST VERIFY ALL DIMENSIONS AND ADVISE AMERICAN TOWER OF ANY DISCREPANCIES ANY PRIOR ISSUANCE OF THE DRAWING IS SUPERSEDED BY THE LATEST VERSION ON FILE WITH AMERICAN TOWER.

REV	DESCRIPTION	BY	DATE
△	FOR PERMITTING	NK	04/10/17
△	PER PLANNING COMMENTS - NRP		04/17/18
△			
△			

ATC SITE NUMBER:  
**82148**

ATC SITE NAME:  
**RACEWAY**

SITE ADDRESS:  
 23700 E. 42ND AVE  
 AURORA, CO 80019

SEAL:



Authorized by "EOR"  
 May 18 2018 5:40 PM 

DRAWN BY:	NK
APPROVED BY:	PPB
DATE DRAWN:	04/10/17
ATC JOB NO.:	12067621

**TOWER ELEVATION**

SHEET NUMBER:	REVISION:
<b>C-201</b>	<b>2</b>

West on E. 42<sup>nd</sup> Ave.



North on E. 42<sup>nd</sup> Ave.



East on E. 42<sup>nd</sup> Ave.



SW on E. 42<sup>nd</sup> Ave.



NE on E. 42<sup>nd</sup> Ave.



# Referral Comments

- No concerns:
  - Xcel and FAA
- Concerns:
  - City of Aurora
  - Pending annexation and master planned development
- Property Owners and Residents within 1,000 ft:

Notifications Sent	Comments Received
6	1

- Property owner/ developer
- Incompatible with proposed plans

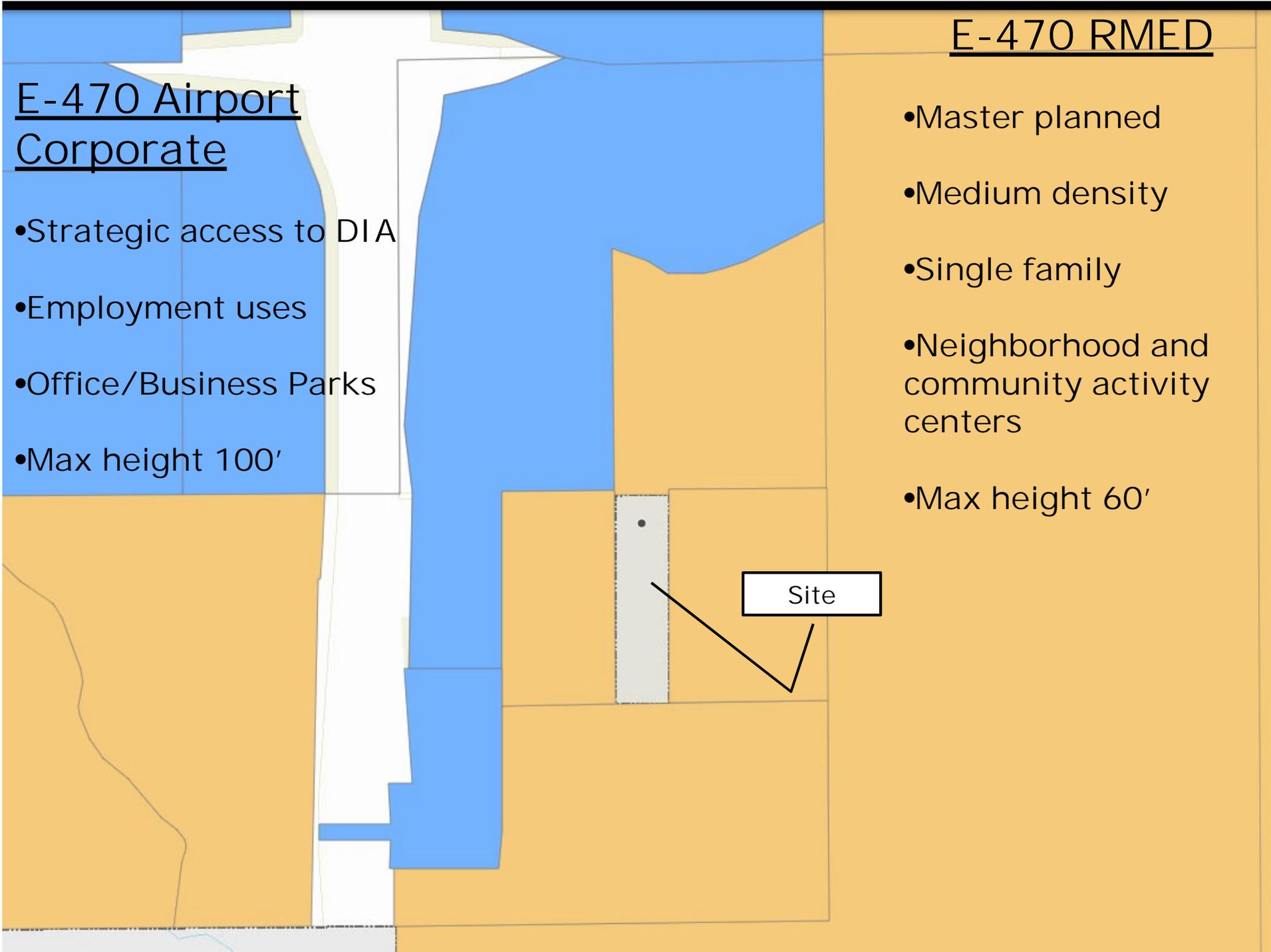
# Adams County Comprehensive Plan

- 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.

# Aurora Requirements for Towers

(Code Section 146-1200)

- Administrative site plan review
  - PC may consider
- Maximum Height:
  - Of applicable zone district
- Minimum setback:
  - 1:1 from ROW and residential uses
- Design criteria
  - Compatible with surrounding area (color, texture, scale)
  - Screening (accessory shelters, landscape, and fencing)
  - Not permitted on single-family residential lots



## E-470 Airport Corporate

- Strategic access to DIA
- Employment uses
- Office/Business Parks
- Max height 100'

## E-470 RMED

- Master planned
- Medium density
- Single family
- Neighborhood and community activity centers
- Max height 60'

Site

# 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

# Recommendation

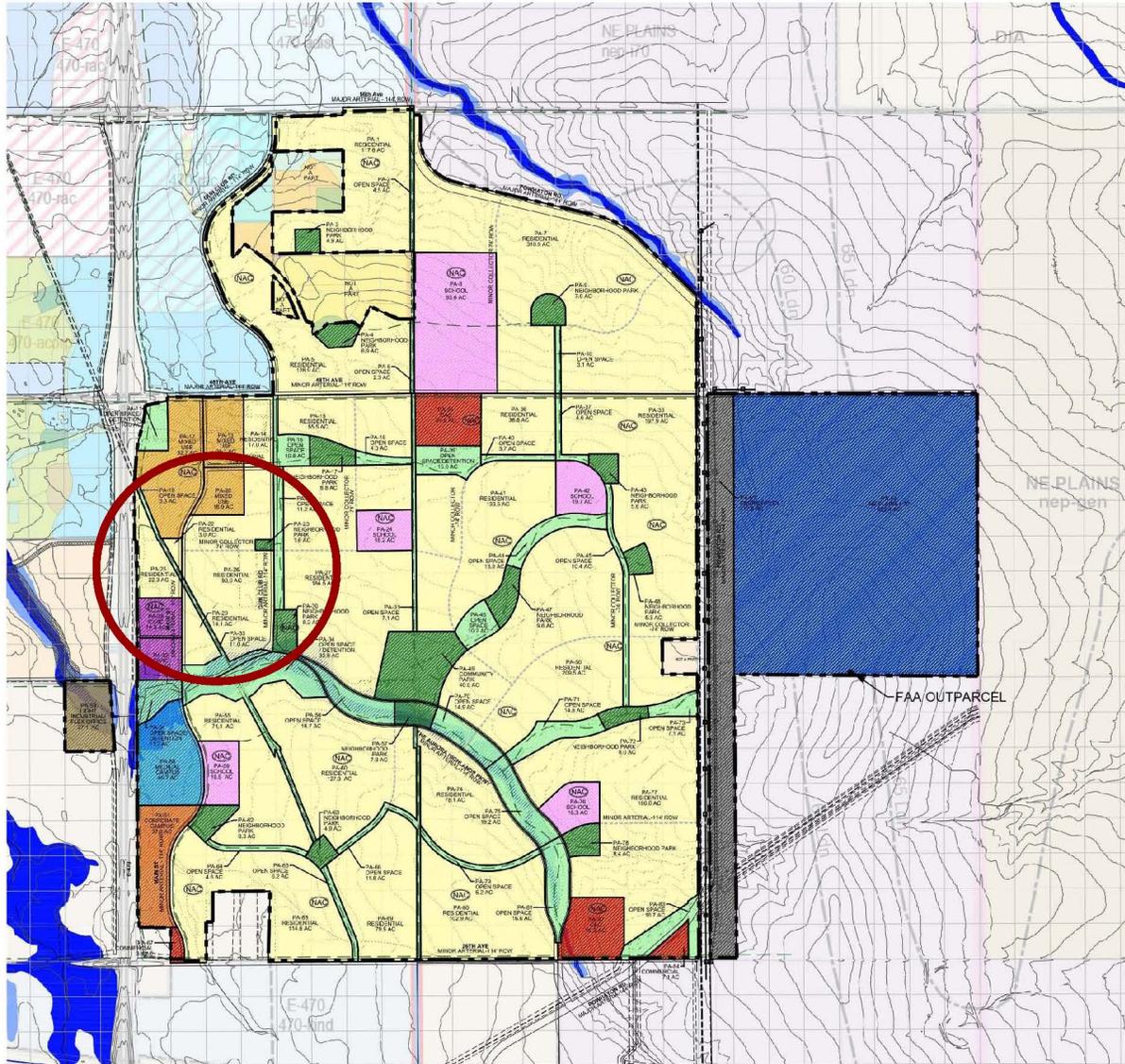
## RCU2017-00039 American Towers

Staff recommends **Approval** based on 8 Findings-of-Fact and 4 conditions.

# Recommended Conditions

1. The conditional use permit shall expire on July 3, 2020.
2. The applicant shall install the landscape and screen fencing as shown on the final site plan submitted with the application and approved by the BoCC. Installation of the landscape and screen fencing shall be completed within 60 days of approval by the Board of County Commissioners. The applicant shall request an inspection for the required landscape and screen fence requirements from the Community and Economic Development Department after installation is completed.
3. The height of the freestanding telecommunications tower shall not exceed 50 feet.
4. 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.

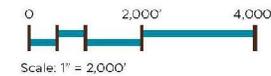
# Conceptual Land Use Map



## LEGEND

- PROPERTY BOUNDARY
- EXISTING/PROPOSED ARTERIAL ROAD
- PROPOSED COLLECTOR ROAD
- POWERLINES
- EASEMENT
- TRAILS
- FLOODPLAIN - AE
- FLOODWAY
- RESIDENTIAL
- MIXED USE
- OPEN SPACE/DETENTION
- NEIGHBORHOOD PARK
- COMMERCIAL
- CORPORATE CAMPUS
- MEDICAL OFFICE
- SCHOOL
- CIVIC
- ENERGY/FLEX
- NE PLAINS -70
- LIGHT INDUSTRIAL/FLEX OFFICE

NOTES:  
 1.) THE DASHED COLLECTOR ROAD(S) SHOWN ARE CONCEPTUAL IN NATURE AND DEPICTED TO SHOW GENERAL INTENT. FINAL COLLECTOR ALIGNMENTS WILL BE REFLECTED IN FUTURE CSP SUBMITTALS.  
 2.) NAC LOCATIONS SHOWN ARE CONCEPTUAL. FINAL SIZE (GENERALLY 1/4 ACRES) AND LOCATION WILL BE REFLECTED IN FUTURE CSP SUBMITTALS.  
 3.) ACCESS TO THE EXISTING FAA FARGEL IS TO REMAIN AND FUTURE ACCESS IS TO BE DETERMINED WITH UTILINE CSP.



**NORRIS DESIGN**  
 Planning | Landmark Architecture | Urban Planning  
 1101 Barrack Street  
 Denver, Colorado 80204  
 P 303.892.1166  
 F 303.892.1188  
 www.norris-design.com

**HIGHLANDS**  
 AURORA, COLORADO

**THE AURORA**  
 MASTER FRAMEWORK DEVELOPMENT PLAN

**NOT FOR CONSTRUCTION**

Owner:  
 Carol Ferreira  
 The Aurora Highlands, LLC  
 8000 S. Peoria Rd., Suite 104  
 Las Vegas, NV 89171  
 709.436.5752  
 cferreira@theaurorahighlands.com

CIVIL ENGINEER:  
  
 Calibre Engineering, Inc.  
 10000 E. Harvard Ave., Suite 100  
 Denver, CO 80231  
 303.751.1444  
 cferreira@calibreeng.com

Issue Date:  
 JUNE 9, 2017

Sheet Title:  
 OVERALL  
 LAND USE MAP



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT**

**CASE NO.: PLT2017-00001**

**CASE NAME: PEAK VIEW ESTATES FINAL PLAT**

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**EXHIBIT 2- Maps**

- 2.1 Aerial Map
- 2.2 Zoning Map
- 2.3 Simple Map
- 2.4 Comprehensive Plan

**EXHIBIT 3- Applicant Information**

- 3.1 Applicant Written Explanation
- 3.2 Applicant Final Plat
- 3.3 Applicant Site Plan

**EXHIBIT 4- Referral Comments**

- 4.1 Referral Comments (Development Services)
- 4.2 Referral Comments (Division of Water)
- 4.3 Referral Comments (Geological Survey)
- 4.4 Referral Comments (Tri-County Health)
- 4.5 Referral Comments (CDOT)
- 4.6 Referral Comments (Thornton Fire)

**EXHIBIT 5- Citizen Comments**

- 5.1 Fetter
- 5.2 Leopold
- 5.3 Szymanski

**EXHIBIT 6- Associated Case Materials**

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



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**July 3, 2018**

**Exhibit 1-Staff Report**

<b>CASE No.: PLT2017-00001</b>	<b>CASE NAME: Peak View Estates Final Plat</b>
Owner's Name:	Marek and Elzbieta Jarosinski
Applicant's Name:	Marek and Elzbieta Jarosinski
Applicant's Address:	13831 Downing Street, Brighton, CO 800602
Location of Request:	13831 Downing Street
Nature of Request:	A minor subdivision (final plat) to create two lots on approximately 10.32 acres in the A-1 Zone District
Zone District:	Agriculture-1 (A-1)
Site Size:	Approximately 10 acres
Proposed Uses:	Residential
Existing Use:	Residential
Hearing Date(s):	<b>PC: June 14, 2018/ 6:00 pm</b> <b>BOCC: July 3, 2018/ 9:30 am</b>
	Report Date: June 19, 2018
Case Manager:	Emily Collins <i>EAC</i>
Staff Recommendation:	APPROVAL with 11 findings-of-fact and 1 condition
PC Recommendation:	APPROVAL with 11 findings-of-fact and 1 condition

**SUMMARY OF PREVIOUS APPLICATIONS**

In 1999, the Board of County Commissioners (BOCC) approved the rezoning of a 37 acres of property from Agriculture-3 (A-3) to A-1 and a subdivision (Peak View Estates Subdivision) to create five lots of five acres each and one lot of ten acres. The subject request is the Lot 6 of the Peak View Subdivision with ten acres.

In 2001, the County approved a building permit for a single-family residence on the subject property. This existing dwelling is approximately 2,309 square feet.

In 2007, the property owner, and current applicant, submitted a subdivision application request to create two lots from the ten acre lot. This request was canceled due to lack of sufficient water supply to service development on the property.

In 2008, after obtaining a water rights decree from the Weld County District Court (Division I Water Court), the property owner re-applied to subdivide the property to create two lots. The BOCC denied this request.

In 2017, the Board of Adjustment approved a variance from the lot depth to width ratio to allow the applicant to proceed with a request to subdivide the subject property and create two lots from the existing 10 acre lot.

## **SUMMARY OF APPLICATION**

### **Background:**

Mr. Marek Jarosinski, the property owner and applicant, is requesting a minor subdivision (final plat) to create two 5-acre residential lots from an existing 10-acre lot. Currently, there is a single-family dwelling on the property. This single-family dwelling will remain on lot 2 of the proposed minor subdivision. The property abuts two local streets to the east and west; specifically, Downing Street to the east and Washington Street to the west. Both of the two lots will have access onto Downing Street (See Exhibit 3.2). The surrounding properties to the north and east of the property are developed as single-family residential. The property to the south is undeveloped. The properties to the west are located in the City of Thornton and are vacant.

### **Site Characteristics:**

The property was platted on March 29, 1999 (Case # 12-99-Z-P) as part of the Peak View Estates Subdivision. This subdivision was approved for six lots.

Records on file show the existing single-family dwelling and an attached garage on the property was constructed in 2001. The property is served by individual well and onsite wastewater treatment system (septic). A portion of the site was previously developed with oil and gas infrastructure which was plugged and abandoned in 2015. The property also contains several easements for drainage and utilities, underground oil and gas pipelines, as well as a reserved area for the German Ditch.

A majority of the site is within the 100-year floodplain as well as the 100-year floodway. Approximately 8.38 acres of the site is within the floodplain boundaries.

### **Development Standards and Regulations Requirements:**

The proposed final plat conforms to the criteria for approval for a final plat outlined in Section 2-02-18-03-05 of the County's Development Standards. These standards include conformance to the County's Comprehensive Plan, the subdivision design standards, evidence of adequate water and sewer supply, adequate drainage improvements, and adequate public infrastructure to

support development of the site. Per Section 5-03-03 of the County's Development Standards and Regulations, subdivision plats and lot dimensions are required to conform to requirements of the zone district in which the property is located. In addition, all lots created by a subdivision shall have access on a County maintained right-of-way. The subject property is zoned Agriculture-1 (A-1). Per Section 3-08-07 of the Adams County Development Standards and Regulations, the minimum lot size permitted in the A-1 zone district is two and a half (2.5) acres. The proposed plat consists of two 5-acre lots. Each lot exceeds the required minimum of two and a half acres conforming to the minimum lot size required for development in the A-1 zone district. The applicant has also provided evidence of adequate water and sewer supply to service the property. The application documents included a water rights decree from Weld County District Court (i.e Division I Water Court) demonstrating adequate water supply for the site. The State Division of Water Resources reviewed the decree and confirmed the proposed subdivision has demonstrated evidence of adequate water supply to support potential development on the property. Tri-County Health Department also reviewed the subject request and stated a new on-site wastewater treatment system could be located on the new residential lot (Lot 1); thus satisfying evidence of adequate sanitation facilities to support development on the property. The two lots will also have access to a public right-of-way, Downing Street, which abuts the property to the east.

Per Section 5-03-03-06 of the County's development standards, no lot shall have an average depth greater than three (3) times the average width of the lot. The proposed subdivision consists of lot depths that are six times greater than the width. The approximate width of the lots is 184 feet and the proposed depth is 1,223 feet. However, the Board of Adjustment has approved a variance to allow the lot to depth ratio as proposed. In addition to the lot to depth ratio, a minimum lot width of one-hundred and fifty feet is required for residential lots served by individual well and septic. The property is served by well and septic and each of the proposed lots shown on the plat conforms to the minimum lot width requirements.

The plat submitted with the application shows areas of land reserved strictly as drainage and utility easements, floodplain and floodway easements, as well as oil and gas line easements. The oil and gas line easements are currently functional. Lot I of the proposed subdivision plat contains a thirty foot-wide easement for ingress and egress, and a three inch natural gas pipeline which traverses the property from the east to the west. In addition, Lot 1 was previously developed with an oil and gas well, which was plugged and abandoned in 2015. The abandonment report has been recorded with the Adams County Clerk and Recorder and noted on the plat.

**Subdivision Improvements Agreement:**

Per Section 5-02-05 of the County's Development Standards and Regulations, a Subdivision Improvements Agreement (SIA) is required with approval of a final plat if there are associated public infrastructures. Staff reviewed the request and determined there are no required public infrastructure improvements, and therefore no SIA is required.

**Future Land Use Designation/Comprehensive Plan:**

The future land use designation on the property is Parks and Open Space. Per Chapter 5 of the County's Comprehensive Plan, the goals of the Parks and Open Space future land use

designation are to provide for public parks, trails, and open space. The primary objectives of these areas are to provide land for recreation and enjoyment, provide areas for wildlife, and preserve especially sensitive, beautiful, or historic areas. A majority of the property is in a floodplain area which limits development on the property. These restricted areas will be preserved and serve as open space which will further the goals of the Open Space areas.

The majority of the surrounding property to the north and south are also designated as Parks and Open Space. The properties to the west are designated as Activity Center. The properties to the southwest of the site are located in the City of Thornton and currently vacant. The properties to the east are designated as Estate Residential and developed as single-family dwelling dwellings on two and a half acre or larger lots.

A number of the properties to the north, south and east of the site are also located in a floodplain. The Big Dry Creek and German Ditch run through a majority of these properties. One of the primary objectives of the Parks and Open Space future land use designation is to protect environmentally sensitive areas. As part of the request, the County is requesting a thirty-foot trail easement along the western portion of the lots. Dedication of this easement will enhance protection of sensitive areas on the property and support the County’s provision of recreational amenities.

**Surrounding Zoning Designations and Existing Use Activity:**

<b>Northwest A-2 Vacant</b>	<b>North A-1 Residential</b>	<b>Northeast A-1 Residential</b>
<b>West City of Thornton Vacant</b>	<b>Subject Property A-1 Residential</b>	<b>East A-1 Residential</b>
<b>Southwest City of Thornton Vacant</b>	<b>South A-3 Vacant</b>	<b>Southeast A-1 Residential</b>

**Compatibility with the Surrounding Land Uses:**

The subject request to create two residential lots of approximately 5 acres will conform to the surrounding properties and lot sizes. The average lot size of the properties directly north of the subject site is 5 acres, which are similar to the proposed lots. The average lot sizes of the properties to the east are approximately 3.5 acres in size.

**Planning Commission Update:**

The Planning Commission (PC) considered this case on June 14, 2018 and recommended approval of the request with a 4-1 vote. Commissioner Buzek was the dissenting vote.

The City of Thornton’s Infrastructure and Floodplain Manager spoke at the hearing and requested the PC to include a condition of approval on the plat to require the applicant to dedicate a 100’ foot riparian buffer easement along the Big Dry Creek located on the western section of the property, and a 30 foot right-of-way dedication along Washington Street. Staff has

included a condition of approval to ensure these request from the City is completed prior to approval of any building permit for the property.

At the hearing, the PC asked the applicant to respond to public comments received during the referral review regarding the ability to construct a new dwelling that will be compatible in size and in architecture to the surrounding residential homes. The PC also requested staff to confirm that there is proof to support the provision of adequate water supply for additional development on the property. The applicant informed the PC a 2,500 square foot single-story dwelling can be constructed on the buildable area on the proposed vacant lot which will also be similar in size to the adjacent single-family dwellings. Staff informed the PC that the State Division of Water Resources reviewed the request and stated there is adequate water supply to support one additional dwelling on the property.

**Referral Comments:**

The Adams County Development Review Engineering reviewed the subject request and stated a portion of the site is located within a special floodplain delineated area. Any construction activity in these areas will require approval of a floodplain use permit.

The Colorado Division of Water Resources reviewed the request and stated the proposed subdivision has adequate water supply. Tri-County Health Department also reviewed the request and had no concerns and stated any new on-site wastewater treatment systems for Lot 1 of the plat will require approval of a septic permit. Colorado Geological Survey, Thornton Fire Department, and the Colorado Department of Transportation also reviewed the request and had no concerns.

The City of Thornton requested additional right-of-way dedication along Washington Street and a riparian easement of 100 feet on each side of the Big Dry Creek.

**PC and Staff Recommendations:**

**Based upon the application, the criteria for a minor subdivision final plat, and a recent site visit, the PC and staff recommends Approval of this request with 11 findings-of-fact, 1 condition, and 1 note.**

**RECOMMENDED FINDINGS OF FACT**

1. The final plat is consistent and conforms to the approved sketch plat.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.

4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
11. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
  - a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
  - b. Incorporating site planning techniques to foster the implementation of the County's plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
  - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
  - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
  - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

**Recommended Condition of Approval:**

1. Prior to the issuance of a building permit on Lots 1 and 2 of the Big Dry Creek Subdivision, the applicant shall provide documentation demonstrating completion of dedication of a 30 foot right-of-way along Washington Street and a 100 foot riparian buffer easement along each side of the section of Big Dry Creek.

**Notes to the Applicant:**

1. All applicable building, zoning, health, engineering, and fire codes shall be adhered to with this request.

**ALTERNATIVE FINDINGS OF FACT FOR DENIAL**

1. The final plat is not consistent and conforms to the approved sketch plat.
2. The final plat is in not conformance with the subdivision design standards.
3. The applicant has not provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has not provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that the system complies with state and local laws and regulations.
5. The applicant has not provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The proposed or constructed drainage improvements are not adequate and comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have not been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is not consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is not consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision does not conform to the zone district density allowances.

11. The proposed subdivision is not compatible 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. The proposed subdivision has established an adequate level of compatibility by:
- a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
  - b. Incorporating site planning techniques to foster the implementation of the County’s plans, and encourage a land use pattern to support a balanced transportation system, including auto, bike and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies and regulations of the County;
  - c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures;
  - d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design; and
  - e. Incorporating public facilities or infrastructure, or cash-in-lieu, reasonably related to the proposed subdivision so the proposed subdivision will not negatively impact the levels of service of the County services and facilities.

**CITIZEN COMMENTS**

Notifications Sent	Comments Received
37	3

Notices were sent to all property owners and residents within 1,000 feet radius of the site. As of writing the staff report, three people have responded to the notice expressing opposition to the request. Specifically expressing concerns with the limited buildable area of the proposed Lot 1 and ability to construct a dwelling that would not decrease property values of the surrounding single-family residences. The surrounding property owners also expressed concerns inadequate water supply and possible contamination of the water well if a structure is constructed near the existing oil and gas infrastructure.

The site plan submitted with the application shows a two-story dwelling (approximately 2,500 square feet) can be constructed on the proposed new lot, and development of such a single-family dwelling will be compatible with the existing single-family developments in the area. The surrounding existing single-family dwellings range in size from 2,353 to 4,540 square feet.

## REFERRAL AGENCY COMMENTS

### **Responding with Concerns:**

None

### **Responding without Concerns:**

Colorado Division of Water Resources

Colorado Geological Survey

Tri-County Health Department

CDOT

Thornton Fire Department

### **Notified but not Responding / Considered a Favorable Response:**

Adams 12 Five Star Schools

Century Link

City of Thornton

Comcast

German Ditch Company

Metro Wastewater

North Metro Fire District

Regional Transportation District

Wadley Farms HOA

Xcel Energy



**LEGEND**

-  Special Zoning Conditions
-  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

**Peak View Estates Minor Subdivision**  
**PLT2017-00001**

**Exhibit 2.1**



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
- 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

**Peak View Estates Minor Subdivision**  
**PLT2017-00001**

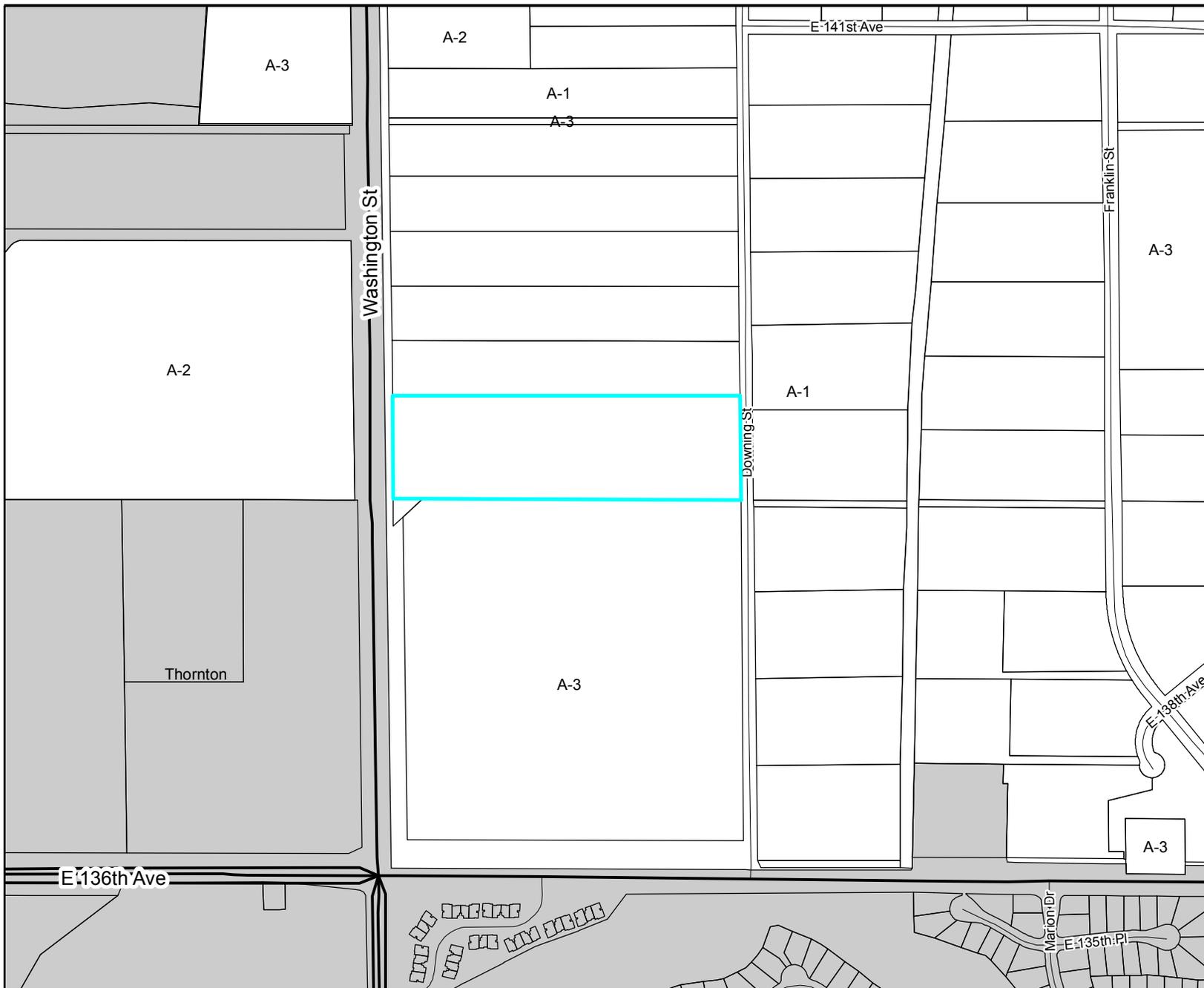
**Exhibit 2.2**



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**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

**Peak View Estates Minor Subdivision**

**PLT2017-00001**

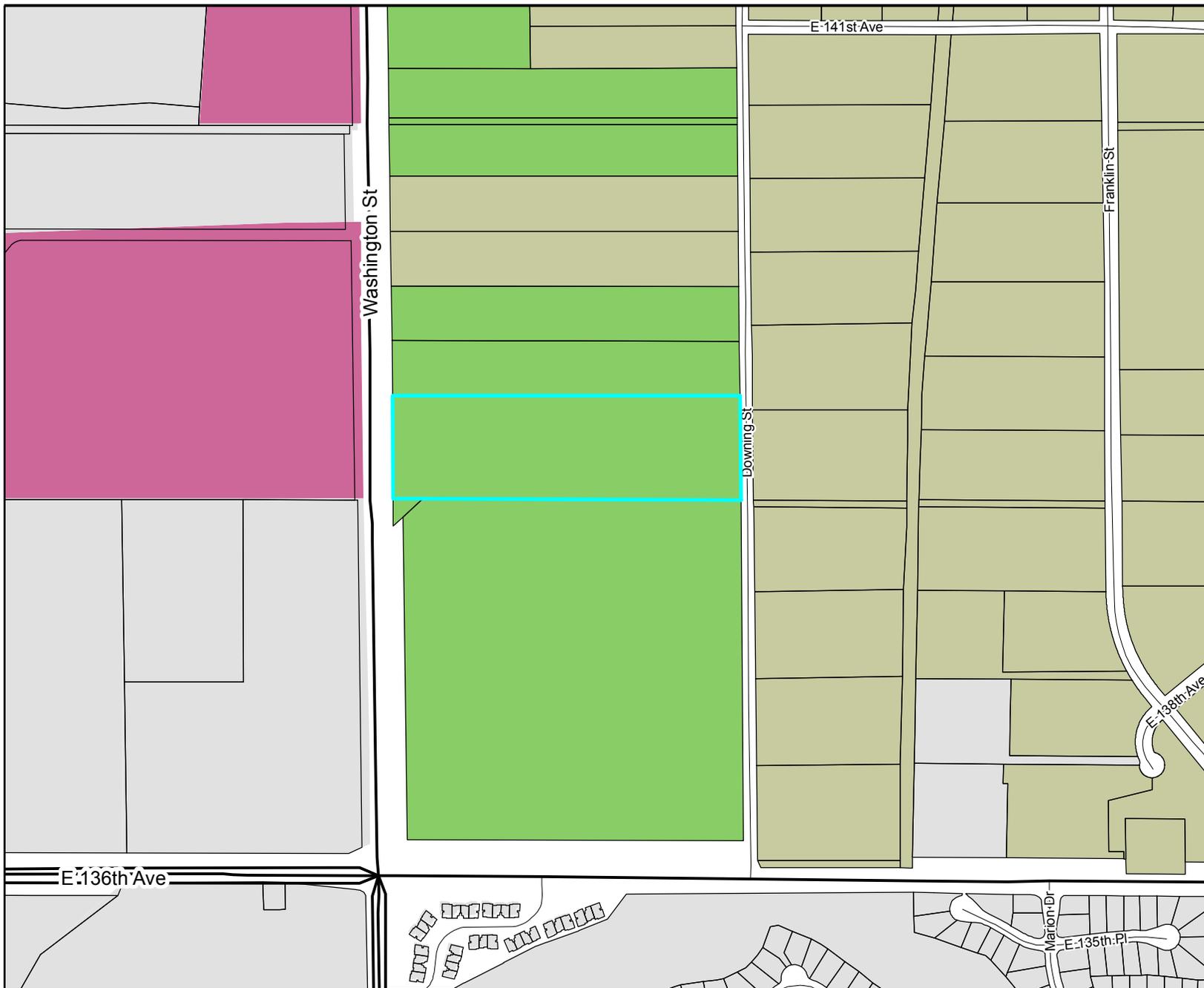
**Exhibit 2.3**



For display purposes only.



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**LEGEND**

-  Special Zoning Conditions
-  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

**Peak View Estates Minor Subdivision**

**Exhibit 2.4**

**PLT2017-00001**



For display purposes only.



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ITEM 4

WRITTEN EXPLANATION OF THE PROJECT

Minor subdivision-final of Lot 6, Peak View Estates, containing 10.32 acres into two 5.16 acre lots (and out lots for floodplain protection).

In 2015 the oil well, tank and separator were removed from the north side of Lot 6. The abandonment report was filed with Adams County and a copy is included with this application. Since this well has been closed the location of the building envelope and access was able to be redesigned and is included in the site plan in this application.

The resulting 5+ acre lots (including out lots) are in keeping with the Peak View Estates lot size range of 5 acres and the zone district (A-1) minimum size of 2.5 acres. Utilities are available and water supply has been deemed adequate. All the documentation is included in this application and should present itself as a simple subdivision now that the well has been closed.

A conceptual review meeting was conducted in April 2016 and a copy of the meeting report is included in this application. All comments/questions from the meeting are addressed in this application.

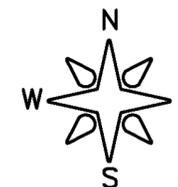
A Level 1 drainage study was completed as requested and the resulting report is attached to this application. A traffic study was not required since it did not meet the threshold (more than 20 trips per day) for the criteria of a study. One house = 9.5 trips per day.



# DRY CREEK SUBDIVISION

A SUBDIVISION OF LOT 6, PEAK VIEW ESTATES, BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO. SHEET 2 OF 2

CASE NO.: PLT 2017-00001



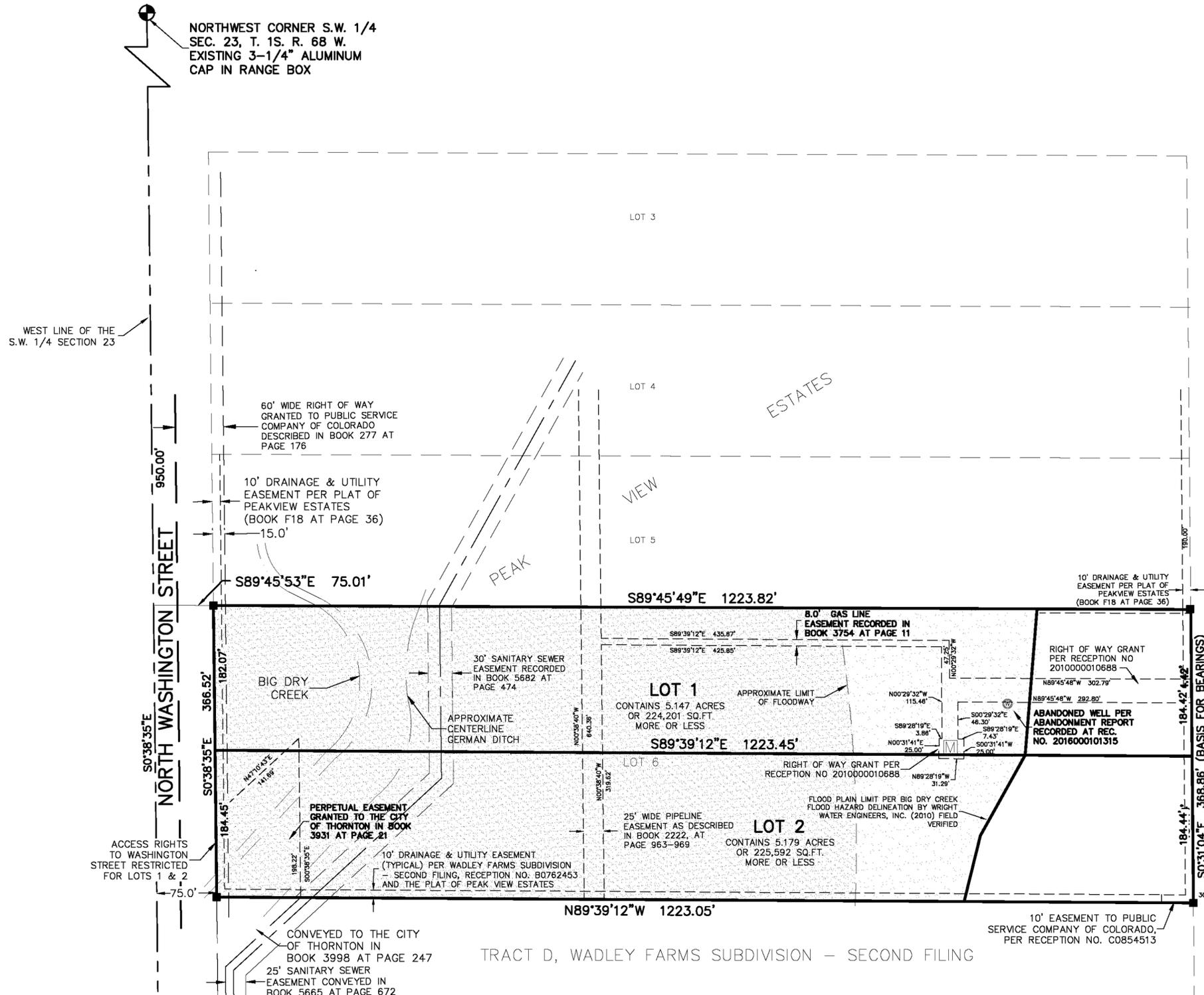
SCALE: 1" = 100'

## LEGEND

- DENOTES: EXISTING #4 REBAR, & CAP, BAYER, P.L.S. 6973
- ⊙ DENOTES: ABANDONED WELL
- M DENOTES: METERING STATION
- ▨ DENOTES: APPROXIMATE FLOODWAY AREA
- ▩ DENOTES: APPROXIMATE FLOODPLAIN AREA

## SETBACKS:

- LOT 1** – 13,851 DOWNING STREET
  - 30 FEET FRONT
  - 10 FEET SIDE
  - 20 FEET REAR
 FLOOD PLAIN ACREAGE: 4.298 ACRES ±
- LOT 2** – EXISTING HOUSE, 13831 DOWNING STREET
  - 30 FEET FRONT
  - 10 FEET SIDE
  - 20 FEET REAR
 FLOOD PLAIN ACREAGE: 4.099 ACRES ±



SOUTHWEST CORNER SEC. 23, T. 1S. R. 68 W. EXISTING 3-1/4" ALUMINUM CAP IN RANGE BOX

NORTHWEST CORNER S.W. 1/4 SEC. 23, T. 1S. R. 68 W. EXISTING 3-1/4" ALUMINUM CAP IN RANGE BOX

PREPARED BY:  
 R.W. BAYER & ASSOCIATES, INC.  
 2090 EAST 104TH AVENUE, SUITE 200  
 THORNTON, CO 80233  
 (303)452-4433  
 DATE PREPARED: NOVEMBER 19, 2016  
 CAD FILE: M16080/M16080P.DWG  
 REVISIONS: SCALE BAR, FONTS & EASEMENTS 11/22/16  
 MISC. EASEMENT CORRECTIONS 12/8/16  
 MISC. LABEL CORRECTIONS 12/22/16  
 MISC. CHANGES PER COUNTY/CLIENT 4/7/17  
 ADDED APPROX. GAS LINE LOCATIONS & BLDG ENVELOPE 10/18/17  
 MISC. REVISIONS PER COUNTY 12/11/17  
 ADDITIONAL REVISIONS 2/8/18  
 REMOVED TRAIL EASEMENT 2/23/18  
 CHANGED SUBD NAME & ADDED F.P. ACREAGE 5/3/18

NORTHWEST CORNER S.W. 1/4 SEC. 23, T. 1S. R. 68 W. EXISTING 3-1/4" ALUMINUM CAP IN RANGE BOX

NW CORNER LOT 1 PEAKVIEW ESTATES

WEST LINE OF THE S.W. 1/4 SECTION 23

950.00'

NORTH WASHINGTON STREET

S0°38'35"E

182.07'

184.45'

75.0'

366.52'

184.45'

75.0'

60' WIDE RIGHT OF WAY GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO DESCRIBED IN BOOK 277 AT PAGE 176

N89°45'53"W 75.01'

BIG DRY CREEK

30' SANITARY SEWER EASEMENT RECORDED IN BOOK 5682 AT PAGE 474

APPROXIMATE CENTERLINE GERMAN DITCH

PERPETUAL EASEMENT GRANTED TO THE CITY OF THORNTON IN BOOK 3931 AT PAGE 21

10' DRAINAGE & UTILITY EASEMENT

10' DRAINAGE & UTILITY EASEMENT (TYPICAL) PER WADLEY FARMS SUBDIVISION - SECOND FILING, RECEPTION NO. B0762453

10' EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO PER RECEPTION NO. C0854513

CONVEYED TO THE CITY OF THORNTON IN BOOK 3998 AT PAGE 247

25' SANITARY SEWER EASEMENT CONVEYED IN BOOK 5665 AT PAGE 672

LOT 4

LOT 5

LOT 6

S89°45'49"E 1223.82'

1038.18'

S89°39'12"E 1223.45'

1014.39'

N89°39'12"W 1223.05'

PROPOSED LOT 1  
CONTAINS 5.147 ACRES MORE OR LESS

PROPOSED LOT 2  
CONTAINS 5.179 ACRES MORE OR LESS

N00°38'40"W 327.62'

N00°38'40"W 640.36'

N00°38'40"W 327.62'

N00°38'40"W 640.36'

N89°39'12"W 1223.05'

8.0' GAS LINE EASEMENT RECORDED IN BOOK 3754 AT PAGE 11

APPROXIMATE LIMIT OF FLOODWAY

RIGHT OF WAY GRANT PER RECEPTION NO. 2010000010688

ESTATES

N00°29'32"W 78.20'

S89°28'19"E 3.86'

N00°31'41"E 25.00'

N89°28'19"W 31.29'

30' WIDE EASEMENT FOR ENGINEER, EGRESS, AND PIPELINE FOR PEAKVIEW ESTATES (BOOK 318 AT PAGE 30)

ABANDONED WELL PER ABANDONMENT REPORT RECORDED AT/REC. NO. 201600

SECOND ISDS LOCATI

FLOOD PLAIN LIMIT F BIG DRY CREEK FLOW HAZARD DELINEATION WRIGHT WATER ENGINEERS, INC. (20 FIELD VERIFIED)

APPROX. EXISTING LEACH FIELD



SCALE:

SOUTHWEST CORNER SEC.23, T. 1S. R. 68 W. EXISTING 3 1/4" ALUMINUM CAP IN RANGE BOX

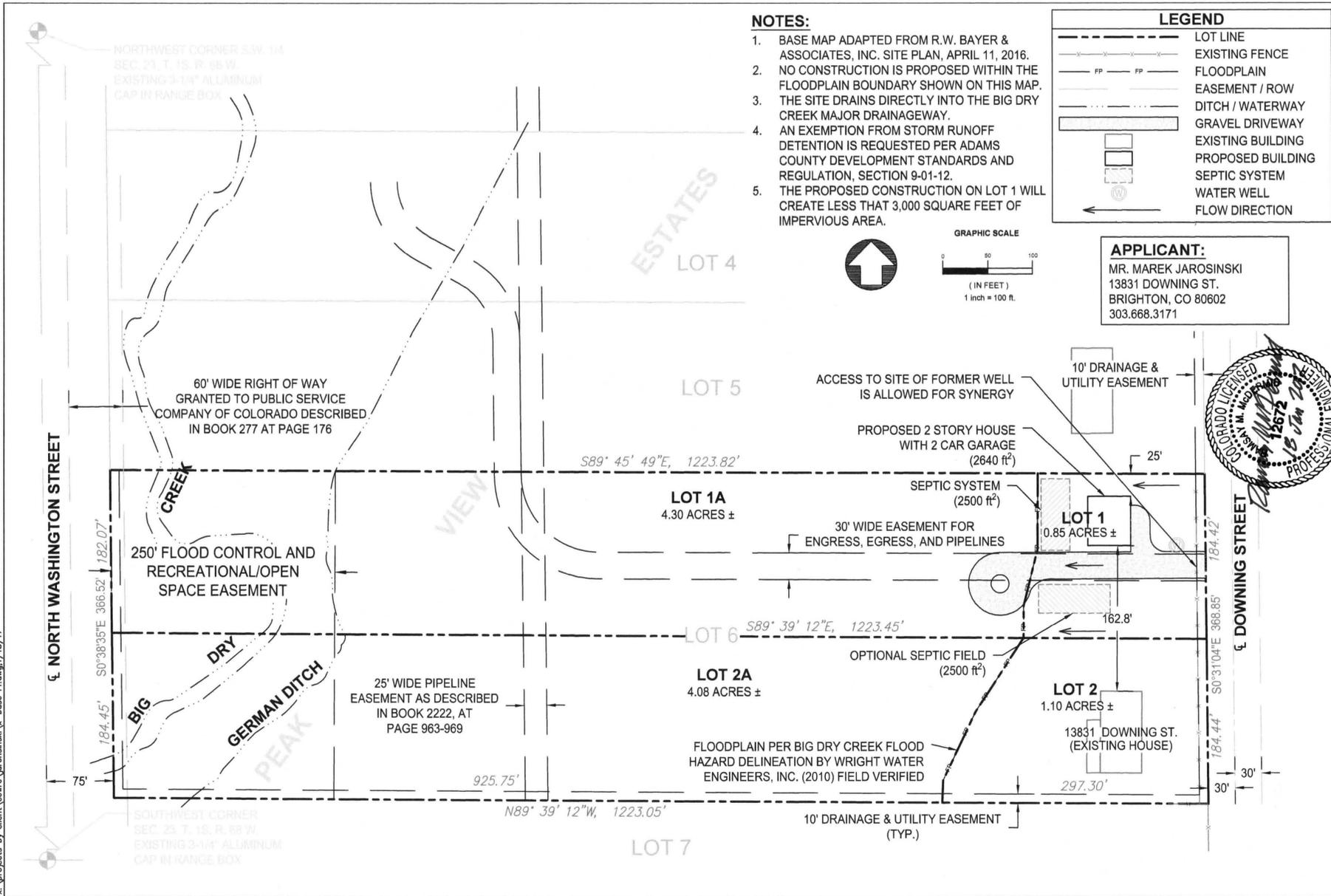
R.W. BAYER & ASSOCIATES, INC.  
2090 EAST 104TH AVENUE, SUITE 200  
THORNTON, COLORADO 80233-4316  
(303) 452-4433 FAX: (303) 452-4515

CAD FILE: M16080/M16080B.DWG  
REVISIONS:

**SITE PLAN**  
LOT 6, PEAK VIEW ESTATES, BEING A PART OF THE SOUTHWEST ONE-QUARTER OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO.

SCALE: 1" =  
BOOK: DC

x:\projects by client\ccwre\promatnak\1-base.r1.dwg, 1/19/17



- NOTES:**
1. BASE MAP ADAPTED FROM R.W. BAYER & ASSOCIATES, INC. SITE PLAN, APRIL 11, 2016.
  2. NO CONSTRUCTION IS PROPOSED WITHIN THE FLOODPLAIN BOUNDARY SHOWN ON THIS MAP.
  3. THE SITE DRAINS DIRECTLY INTO THE BIG DRY CREEK MAJOR DRAINAGEWAY.
  4. AN EXEMPTION FROM STORM RUNOFF DETENTION IS REQUESTED PER ADAMS COUNTY DEVELOPMENT STANDARDS AND REGULATION, SECTION 9-01-12.
  5. THE PROPOSED CONSTRUCTION ON LOT 1 WILL CREATE LESS THAT 3,000 SQUARE FEET OF IMPERVIOUS AREA.

**LEGEND**

- LOT LINE
- X-X- EXISTING FENCE
- FP- FP- FLOODPLAIN
- - - EASEMENT / ROW
- - - DITCH / WATERWAY
- ▭ GRAVEL DRIVEWAY
- ▭ EXISTING BUILDING
- ▭ PROPOSED BUILDING
- ▭ SEPTIC SYSTEM
- ⊙ WATER WELL
- ← FLOW DIRECTION



**APPLICANT:**  
MR. MAREK JAROSINSKI  
13831 DOWNING ST.  
BRIGHTON, CO 80602  
303.668.3171



**PEAK VIEW ESTATES  
LOT 6 MINOR SUBDIVISION  
DRAINAGE REPORT  
SITE PLAN**

**CCWRE**  
KANSAS H. KICKERBERG, P.E.  
9400 W. 10TH AVE.  
LAKARWOOD, CO 80120  
303.903.0908

**d2CAD consulting**  
700 201 4075  
www.d2cad.com

NO.	REVISION	DATE
1	DESIGN REVIEW	02/22/17
2	DESIGNER PER DESIGN REVIEW	02/22/17

SCALE: 1" = 100'  
DATE: 01/19/17  
DRAWN BY: MAREK JAROSINSKI  
SHEET NO: 2 OF 2  
REV. 1



## Development Review Team Comments

**Date:** 2/24/17

**Project Number:** PLT2017-00001

**Project Name:** Peak View Estates Minor Subdivison

For submission of revisions to applications, a cover letter addressing each staff review comment must be provided. The cover letter must include the following information: restate each comment that requires a response and provide a response below the comment; respond to each comment with a description of the revisions and the page of the response on the site plan. And identify any additional changes made to the original document other than those required by staff.

**Please submit 1 hard copy and 1 electronic copy to Community and Economic Development. The re-submittal form (included) is required for documents to be accepted.**

**Commenting Division:** Development Services, Planning

**Name of Reviewer:** Emily Collins

**Email:** [ecollins@adcogov.org](mailto:ecollins@adcogov.org)

PLN1. This request is for a subdivision replat (minor subdivision final plat) to create 2 lots on approximately 10.32 acres.

PLN2. The subject property is zoned Agriculture-1 (A-1). All lots must conform to the minimum requirements of the zone district pursuant to Section 3-08-07-01.

- a. The minimum lot size shall be 2.5 acres.
- b. The minimum width shall be 150 ft for properties served by well and septic.

PLN3. While setbacks are not reviewed as part of the subdivision plat, please note that all new dwellings must conform to the setbacks outlined in Section 3-08-07-03.

- a. Primary structures (dwellings) shall be setback a minimum of 30 feet from a front property line/ 10 feet from a side/ 20 feet from a rear property line.
- b. Accessory structures shall be setback a minimum of 10 feet behind the dwelling or 100 feet from a front property line/ 10 feet from a side/ 10 feet from a rear property line.
- c. The minimum floor area for any new dwelling is 1,200 square feet.
- d. Additionally, please note that a Traffic Impact Fee will be assessed at time of building permit for each new dwelling. Please see Section 5-06 for current fee schedule.

PLN4. Water and Sewer Provisions

- a. All subdivisions require evidence of adequate water supply and sewage disposal.
  - i. **See additional comments in PLN8.**
- b. The Colorado Division of Water Resources reviewed the request and determined adequate water supply is available based on an allocation approach.

PLN5. Oil and Gas Well

- a. Section 4-06-01-02-01-12: where a new home is constructed within 300 feet of an existing oil and gas well, the property owner shall submit a signed waiver.
- b. Section 4-10-02-03-02: 250 foot buffer in the form of an easement on the final plat, no permanent structures within the buffer area.
- c. Future septic fields must be a minimum of 100 feet from well.
- d. **An abandonment report was submitted with this application. The above referenced setbacks for structures do not apply to abandoned wells.**

PLN6. Comprehensive Plan Designation (Parks and Open Space):

- a. Primary uses in this category are public parks, trails and open space. In most cases, land uses in this category will be open to the public.
- b. Development is limited to recreational facilities and maintenance and other facilities that serve the site.
- c. The primary objectives of these areas are to provide land for recreation and enjoyment, provide areas for wildlife, and preserve especially sensitive, beautiful, or historic areas.

PLN7. Criteria for Approval, Section 2-02-18-03-05

1. Consistent with sketch plan
2. Conforms with subdivision design standards
3. Sufficient water supply
4. Sufficient sewage disposal
5. All areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. Adequate drainage facilities
7. Adequate public infrastructure or cash-in-lieu
8. Consistent with Comprehensive Plan
9. Consistent with development standards and regulations
10. Overall density conforms to zone district allowances
11. Compatible with surrounding area, harmonious with character of the neighborhood, not detrimental to future development or to health, safety, and welfare of inhabitants of the area.

PLN8. Subdivision Design Standards, Section 5-03

- a. Design to consider Comprehensive Plans, zoning, and general character of the area, and adjacent land uses.

- b. Design to preserve natural areas
- c. **Design not to encroach into floodplains (5-03-02-06)**
  - a. Portions of a lot which are inundated by a 100-year floodplain may be platted as easements or outlots.
  - b. **All developable lots affected by a 100-year flood shall meet the minimum zone district requirements. The proposed developable lots do not conform to the minimum 2.5 acre requirement.**
- d. Lot dimensions shall conform to zone district requirements.
- e. **Lots shall be capable of being lawfully developed.**
  - a. **No subdivision shall create lots physically unsuitable for improvement due to steepness, size, shape, location of watercourses, problems of sewage disposal, drainage, driveway grades, or other natural physical conditions.**
- f. All lots using Individual Sewage Disposal Systems shall be approved by Tri-County Health.
  - a. **Please see comments from 2008 case and provided responses.**
  - b. **Please demonstrate adequate area for septic systems and conformance with applicable floodplain setbacks.**
- g. **Lot depth to width ratio**
  - a. **No lot shall have an average depth greater than three times the average width unless the lot width is a minimum of four-hundred-twenty-five (425) feet.**
  - b. **Proposed lots do not conform to this requirement.**
- h. All lots shall front and have access on a dedicated, constructed and maintained public road.

PLN9. Land Dedication is requirement with a final plat submittal pursuant to Section 5-05.

- a. **Public Land Dedication fees are required with a final plat. \$809.71 is the PLD fee for the proposed subdivision (see attached). This fee must be submitted prior to scheduling public hearings.**
- b. **Subdivision Improvements Agreement is required with a final plat for any required public infrastructure. Engineering has indicated the existing roadways and rural cross-section do not require curb, gutter, or sidewalk.**

PLN10. Natural Resource Conservation Overlay District (NRCO), Section 3-38

- a. **The entire parcel is located within the NRCO and a majority of the site is located in both floodplain and floodway.**
- b. The purpose of the NRCO is to provide for protection of natural, wildlife, agricultural, and cultural resources.
- c. These areas generally include 1) important wildlife areas, 2) designated floodplains, or 3) important reservoir sites to provides wetland and habitat areas.

PLN11. **Other comments:**

- a. On page 1 of the plat, please correct “Adams County Public Works Department” to Community and Economic Development Department.
- b. Please change BOCC signature block to “Chair”
- c. **Please provide documentation that all easement holders are aware of proposed subdivision and have no issues or concerns with future development on site.**
- d. **Based on the minimum required 2.5 acres of developable area and the maximum lot width to depth ratio, the proposed subdivision does not conform to the County’s design standards and regulations.**

**Commenting Division: Development Services, Engineering:**

**Name of Review:** Greg Labrie

**Email:** [glabrie@adcogov.org](mailto:glabrie@adcogov.org)

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0303H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, a portion of the project site is located within a special flood hazard delineated area. If construction activity occurs in this area of the project site, a floodplain use permit will be required.

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is not within the County's MS4 Stormwater Permit area. The installation of erosion and sediment control BMPs are expected.

ENG3: No building permits will be issued until the plat and associated documentation have been reviewed, approved and recorded by Adams County.

**Commenting Division: Development Services, Right-Of-Way**

**Name of Review:** Marissa Hillje

**Email:** [mhillje@adcogov.org](mailto:mhillje@adcogov.org)

ROW1: The site of abandoned well was not indicated on the plat as required by the Adams County Right-of-Way Department.

ROW2: The well abandonment report was not recorded at the office of the Adams County Clerk and Recorder and the reception number was not reference on the plat as required by the Right-of-Way Department.

ROW3: A note was not included on the plat indicating that access to the site of the former well must continue to be allowed for its owner. This note is required to be added to the plat.

ROW4: In conjunction with preparation of the plat, a title commitment should be secured to determine whether or not any other easements impact the property. The surveyor should provide a note indicating reliance on said title commitment.

ROW5: The Legal Description within the title commitment does not match the Legal Description shown on the subdivision plat. Please revise commitment to match.

ROW6: Add the Case No. PLT2017-00001 at the upper right-hand corner of the sheet.

ROW 7: Move the Dedication Statement to the left column.

ROW8: Please remove all language after the subdivision plat title within the dedication statement.

ROW9: Please confirm location of item #8 of the Schedule B- Section 2 Exceptions of the title commitment. Location per the easement deed seems to be different than what is shown.

ROW10: If the location of any of the easements defined within the Schedule B- Section 2 Exceptions of the title commitment are not shown on the plat, please provide a statement or general note as to why (i.e. Exception 11- Rec No: 2013000080129).

ROW11: Please address note #2 and #3 of the oil well drilling restrictions as shown on Peak View Estates plat.

ROW12: Please address the Mineral Rights note shown on Peak View Estates plat.

ROW13: Please include the Fire code Restrictions note as shown on Peak View Estates plat.

ROW14: Please remove the two (2) random arrow heads within the NW corner of LOT 1A.

**Commenting Division: Parks and Open Space**

**Name of Review:** Aaron Clark

**Email:** [aclark@adcogov.org](mailto:aclark@adcogov.org)

PRK 1: Parks requests a 30' trail easement along Washington Street in order to accommodate future needs for a trail or sidewalk

**Commenting Division: Development Review, Environmental Analyst**

**Name of Review:** Jen Rutter

**Email:** [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

PRK 1: Although the property is located within the NRCO, residential uses are exempt. However, much of the property is located in the floodway and floodplain, so building restrictions will apply.

**Commenting Division: Development Services Building and Safety**

**Name of Review:** Justin Blair

**Email:** [jblair@adcogov.org](mailto:jblair@adcogov.org)



COLORADO
Division of Water Resources
Department of Natural Resources

1313 Sherman Street, Room 821
Denver, CO 80203

January 30, 2017

Emily Collins
Adams County Planning and Development Department
Transmission via email: ECollins@adcogov.org

RE: PLT2017-00001 - Peak View Estates
Section 23, T1S, R68W, 6th P.M.
Water Division 1, Water District 2

Dear Ms. Collins:

We have reviewed your January 27, 2017 submittal concerning the above referenced proposal to subdivide Lot 6, Peak View Estates, containing 10.32 acres, into two residential lots. Sewage will be provided through individual on-lot Sewage Disposal Systems. Lot 1 has an existing house and well, which is currently operated under permit no. 236119. We previously commented on this proposal on December 1, 2008, under case no. PLT2008-00029.

Source of Water Supply

The referral information did not include a water supply plan. Based on the water supply plan submitted by Elzbieta Jarosinski as part of the November 17, 2008 referral for PLT2008-00029 the proposed source of water is individual on lot wells producing from the nontributary Lower Arapahoe aquifer and the nontributary Laramie-Fox Hills aquifer, that will operate pursuant to the decree granted in Division 1 Water Court case no. 2007CW230. The allowed average annual withdrawal decreed in case no. 2007CW230 is shown in Table 1 below:

Table 1

Table with 2 columns: Aquifer, Average Annual Withdrawal based on 100 year allocation approach. Rows include Lower Arapahoe (1.8 acre-feet) and Laramie-Fox Hills (0.7 acre-feet).

The proposed sources of water for this subdivision are bedrock aquifers in the Denver Basin. The State Engineer's Office does not have evidence regarding the length of time for which these sources will be a physically and economically viable sources of water. According to 37-90-137(4)(b)(I), C.R.S., "Permits issued pursuant to this subsection (4) shall allow withdrawals on the basis of an aquifer life of one hundred years." Based on this allocation approach, the annual amounts of water decreed in 2007CW230 are equal to one percent of the total



amount, as determined by rules 8.A and 8.B of the Statewide Nontributary Ground Water Rules, 2 CCR 402-7. Therefore, the water may be withdrawn in those annual amounts for a maximum of 100 years.

In the *Adams County Development Standards and Regulations*, Effective April 15, 2002, Section 5-04-05-06-04 states:

“Prior to platting, the developer shall demonstrate that...the water supply is dependable in quantity and quality based on a minimum useful life of three-hundred (300) years. A minimum 300-year useful life means the water supply from both a static and dynamic basis will be viable for a minimum 300-year period. The static analysis shall include evaluation of the volume of water that is appropriate for the proposed subdivision. The dynamic analysis shall evaluate whether the appropriate water supply is sustainable for three-hundred (300) years, giving consideration to the location and extent of the aquifer, as well as impacts caused by both current and future pumping by others from the aquifer.”

The State Engineer’s Office does not have evidence regarding the length of time for which these sources will be “dependable in quantity and quality.” However, treating Adams County’s requirement as an allocation approach based on three hundred years, the allowed average annual amounts of withdrawal shown in Table 1 above would be reduced to one third of those amounts. To meet the 300-year allocation approach the applicant proposes to split the decreed water evenly between the lots and utilize the Lower Arapahoe aquifer for a period of 200 years and the Laramie-Fox Hills aquifer for a period of 100 years. The proposed annual and total withdrawals for each lot, from each aquifer, are shown in Table 2 below:

Table 2

	Lower Arapahoe Annual withdrawal (acre-feet)	Lower Arapahoe Total Withdrawal (based on 200 years of pumping) (acre-feet)	Laramie-Fox Hills Annual withdrawal (acre-feet)	Laramie-Fox Hills Total Withdrawal (based on 100 years of pumping) (acre-feet)
Lot 1	0.45	90	0.35	35
Lot 2	0.45	90	0.35	35
Total	0.9	180	0.70	70

Therefore, the water may be withdrawn in those annual amounts for the specified allocation periods. The State Engineer’s Office has no comment on the quality of the water supply or the required ‘dynamic analysis’ to evaluate whether the appropriate water supply is sustainable for three hundred years.



Applications for on lot well permits, submitted by an entity other than the current water right holder (Marek and Elzbieta Jarosinski), must include evidence that the applicant has acquired the right to the portion of water being requested on the application.

### Water Supply Demand

According to the information previously submitted, the water requirements for wells constructed into the Lower Arapahoe aquifer will be 0.45 acre-feet annually per lot, consisting of 0.30 acre-feet/year for in house use, 0.1 acre-feet/year for irrigation of 2,000 square feet of home gardens and lawns, and 0.05 acre-feet/year for the watering of 4 large domestic animals. The water requirements for wells constructed into the Laramie-Fox Hills aquifer will be 0.35 acre-feet annually per lot, consisting of 0.30 acre-feet/year for in house use, 0.025 acre-feet for irrigation of 500 square-feet of home gardens and lawns and 0.025 acre-feet/year for the watering of 2 large domestic animals. The Applicant may substitute outside uses based on a ratio of 500 square-feet of lawn and garden for 2 large domestic animals. The proposed uses are consistent with the decreed uses.

The Applicant has an existing well constructed under well permit no. 236119, into the Laramie-Fox Hills aquifer. According to the decree granted in case no. 2007CW230 the applicant will cancel the exempt well permit and re-permit the well pursuant to the terms of the decree.

### State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I), C.R.S., it is our opinion that the previously proposed water supply is adequate and can be provided without causing injury to decreed water rights, **if existing well 236119 is repermited pursuant to the decree for the annual withdrawal and uses specified above, prior to subdivision approval. If the water supply plan has changed since the prior submittal a revised water supply plan must be provided to our office for review.**

Our opinion that the water supply is **adequate** is based on our determination that the amount of water required annually to serve the subdivision is currently physically available, based on current estimated aquifer conditions.

Our opinion that the water supply can be **provided without causing injury** is based on our determination that the amount of water that is legally available on an annual basis, according to the statutory **allocation** approach, for the proposed uses is greater than the annual amount of water required to supply existing water commitments and the demands of the proposed subdivision.

Our opinion is qualified by the following:

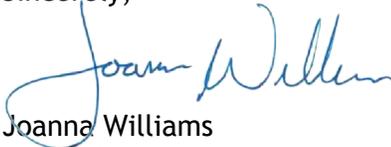


The Division 1 Water Court has retained jurisdiction over the final amount of water available pursuant to the above-referenced decree, pending actual geophysical data from the aquifer.

The amounts of water in the Denver Basin aquifers, and identified in this letter, are calculated based on estimated current aquifer conditions. For planning purposes the county should be aware that the economic life of a water supply based on wells in a given Denver Basin aquifer may be less than the 300 years used for allocation due to anticipated water level declines. We recommend that the county determine whether it is appropriate to require development of renewable water resources for this subdivision to provide for a long-term water supply.

Should you or the Applicant have any questions, please contact me at 303-866-3581 x8265.

Sincerely,



Joanna Williams  
Water Resource Engineer

cc: Subdivision File 21328  
Permit file 236119



# COLORADO GEOLOGICAL SURVEY

1801 19<sup>th</sup> Street  
Golden, Colorado 80401



Karen Berry  
State Geologist

February 21, 2017

Emily Collins  
Adams County  
Community & Economic Development  
4430 S. Adams County Parkway, Suite W2000A  
Brighton, CO 80601

**Location:**  
NW $\frac{1}{4}$  SW $\frac{1}{4}$  Section 23,  
T1S, R68W of the 6<sup>th</sup> P.M.  
39.9471, -104.9758

**Subject: Peak View Estates Minor Subdivision**  
**Project Number PLT2017-00001; Adams County, CO; CGS Unique No. AD-17-0013**

Dear Ms. Collins:

Colorado Geological Survey has reviewed the Peak View Estates minor subdivision referral. I understand the applicant proposes two lots on 10.3 acres located at 13831 Downing Street, Brighton. With this referral, I received a request for CGS review (January 27, 2017), a written explanation (undated), a Level 1 Drainage Study and Drainage Report Site Plan (CCWRE, January 18, 2017), and a set of two Peak View Estates Lot 6 Corrected Plat sheets (R.W. Bayer & Associates, December 22, 2016).

The site is not undermined, does not contain steep slopes, and does not contain, nor is it exposed to, any geologic hazards that would preclude the existing and proposed residential use and slight increase in density. CGS therefore has no objection to approval of the two-lot minor subdivision as proposed.

**Flooding and erosion hazards.** Most of the western portion of both proposed lots is located within the Big Dry Creek 100-year flood hazard zone. The flood hazard boundary appears to be correctly delineated on the plat, and proposed building envelopes are located outside of the mapped flood hazard zone. CGS recommends that improvements be set back as far as possible from the flood zone boundary to reduce the risk of damage not just from rising floodwaters but also erosion.

**Geotechnical constraints.** According to available geologic mapping (Trimble and Machette, 1979, Geologic map of the greater Denver area, Front Range Urban Corridor, Colorado: U.S.G.S., Miscellaneous Investigations Series Map I-856-H, scale 1:100,000), the site is underlain by Broadway and Piney Creek alluvium, or sand, silt, clay and gravel river deposits associated with Big Dry Creek. Potential development constraints that will need to be evaluated as part of a geotechnical investigation for any future improvements include, but are not necessarily limited to 1) loose, low-strength sands and silts, 2) hydrocompaction, or collapse under loading and wetting, 3) swelling soils, depending on the clay content of the alluvium, and 4) shallow groundwater and basement feasibility.

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

Sincerely,  
  
Jill Carlson, C.E.G.  
Engineering Geologist



February 22, 2017

Emily Collins  
Adams County Planning  
4430 South Adams County Pkwy  
Brighton, CO 80601-8218

RE: Peak View Estates, PLT2017-00001  
TCHD Case No. 4246

Dear Ms. Collins,

Thank you for the opportunity to review and comment on the minor subdivision to create 2 lots at 13831 Downing 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 Systems (OWTS)**

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. TCHD has records for a permitted On-Site Wastewater Treatment System (OWTS) serving the existing residence at 13831 Downing Street. The OWTS serving the proposed Lot 1 must be permitted, inspected, and approved under TCHD's current OWTS Regulation. After dividing the property, if either of the parcels are sold, a Use Permit must be obtained through TCHD. For more information on the Use Permit process contact your nearest TCHD office or go to <http://www.tchd.org/269/Septic-Systems>.

Please feel free to contact me at 720-200-1593 or [mweakley@tchd.org](mailto:mweakley@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Michael Weakley".

Michael Weakley  
Water Program Supervisor

cc: Sheila Lynch, Monte Deatrich, TCHD

**Shannon McDowell**

---

**From:** Warren Brown [wbrown@tchd.org]  
**Sent:** Thursday, December 11, 2008 11:02 AM  
**To:** Shannon McDowell  
**Cc:** Carol Maclennan; Monte Deatrich; Hope Dalton  
**Subject:** Peak View Estates Lot 6 Amended (PLT2008-00029). 13831 Downing Street TCHD Case #2070

December 11, 2008

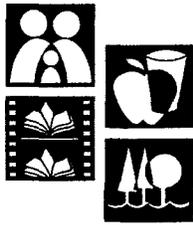
Shannon:

Tri-County Health Department (TCHD) previously commented on this case in our letter dated June 22, 2007. I have attached a copy of that letter for your reference. The plat note we requested regarding possible soil contamination from the oil well, separator, tank battery and pipeline has been added to the plat provided with the referral.

In our 6/22/07 letter we had requested a receipt from the owner stating that the septic tank has been pumped and inspected. We continue to recommend that the owner provide a copy of this receipt to the undersigned.

Warren S. Brown, P.E.  
Public Health Engineer  
Tri-County Health Department  
7100 E. Belleview Avenue  
Suite 102  
Greenwood Village, CO 80111-1628  
Phone: (303) 846-6225 Fax: 303-741-4021  
wbrown@tchd.org

12/12/2008



# Tri-County Health Department

Serving Adams, Arapahoe and Douglas Counties

Richard L. Vogt, M.D.  
Executive Director

June 22, 2007

Shannon McDowell  
Adams County Planning and Development Department  
12200 Pecos Street  
Westminster, CO 80234

Re: PLT2007-00023 Peak View Estates Lot 6 Amendment  
13831 Downing Street  
Final Plat to create two lots from one and create two outlots on 10.32 acres in the  
A-1 Zone District  
TCHD Case #1652

Dear Ms. McDowell:

Tri-County Health Department (TCHD) issued a "will serve" letter, dated May 5, 2006. That letter was based upon creating two lots of approximately 5.162 acres each. The current amended plat creates two "buildable" lots (1 and 2) and 2 outlots (1A and 2A), located within the floodplain that will be sold with the "buildable lots".

The owner previously stated that they would not construct an Individual Sewage Disposal System (ISDS) for lot 6A (now Lot 1) until the existing oil well is capped. TCHD stated in our May 5, 2006 letter that the requirement for the individual sewage disposal system (ISDS) building envelope on lot 6A (now Lot 1) in our October 29, 2002 letter will still apply; however, since the oil well will be plugged and abandoned, the ISDS envelope may be located less than 100 feet from the oil well. Upon the provision of the three plat notes on ISDS, TCHD will not require that an ISDS envelope be designated on the proposed Lot 1, with the understanding that the owner will have the well properly plugged and abandoned in accordance with the rules of the Colorado Oil and Gas Commission (COGC) and that a report confirming this be provided to TCHD at the time of application for the ISDS permit.

TCHD Regulation Number I-02 requires that septic tanks be pumped and inspected every four years. We recommend that the owner provide a receipt indicating that the septic tank for the existing home at 13831 Downing Street has been pumped and inspected within the last four years.

Contamination of soils and groundwater from the existing oil well, separator, tank battery, and the pipeline may exist on the lots. TCHD recommends that a plat note be provided stating the following:

Contamination of soils and groundwater from the oil well, separator, tank battery and pipeline may exist. Adequate investigations should be made to assure current and future owners that any residual contamination is at or below appropriate levels. The Colorado Oil and Gas Commission has identified appropriate levels of hydrocarbons in soils. The COGC should be contacted for additional information on determining appropriate levels. If the investigations indicate that contamination of soils and groundwater is present above "acceptable levels" appropriate cleanup actions should be completed.

If you have any questions, please call me at (303) 846-6225 or email at [wbrown@tchd.org](mailto:wbrown@tchd.org).

Sincerely,



Warren S. Brown, P.E.  
Public Health Engineer

Cc: Monte Deatrich, Carol MacLennan, TCHD

**Emily Collins**

---

**From:** Loeffler - CDOT, Steven [steven.loeffler@state.co.us]  
**Sent:** Thursday, February 16, 2017 10:27 AM  
**To:** Emily Collins  
**Subject:** PLT2017-00001, Peak View Estates

Emily,

I have reviewed the referral named above for a minor subdivision to create 2 lots, located at 13831 Downing 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](mailto:steven.loeffler@state.co.us) | [www.codot.gov](http://www.codot.gov) | [www.cotrip.org](http://www.cotrip.org)

## Emily Collins

---

**From:** Bob Sullivan [Bob.Sullivan@cityofthornton.net]  
**Sent:** Friday, January 27, 2017 7:08 PM  
**To:** Emily Collins  
**Subject:** RE: PLT2017-00001 Peak View Estates Minor Subdivision

The Thornton Fire Department does not have any comments regarding this submittal.

### Bob Sullivan

**Interim Fire Marshal**  
**Thornton Fire Department**  
9500 Civic Center Drive  
Thornton, CO 80229

Office: 303-538-7651  
Fax: 303-538-7660  
Email: [bob.sullivan@cityofthornton.net](mailto:bob.sullivan@cityofthornton.net)

[www.cityofthornton.net](http://www.cityofthornton.net)



---

**From:** Laurie Davidson  
**Sent:** Friday, January 27, 2017 2:54 PM  
**To:** Bob Sullivan <[Bob.Sullivan@cityofthornton.net](mailto:Bob.Sullivan@cityofthornton.net)>  
**Subject:** FW: PLT2017-00001 Peak View Estates Minor Subdivision

---

**From:** Emily Collins [<mailto:ECollins@adcogov.org>]  
**Sent:** Friday, January 27, 2017 2:14 PM  
**To:** 'CSIMMONDS@MWRD.DST.CO.US' <[CSIMMONDS@MWRD.DST.CO.US](mailto:CSIMMONDS@MWRD.DST.CO.US)>; 'chris.quinn@rtd-denver.com' <[chris.quinn@rtd-denver.com](mailto:chris.quinn@rtd-denver.com)>; 'George, Donna L' <[Donna.L.George@xcelenergy.com](mailto:Donna.L.George@xcelenergy.com)>; DevelopmentSubmittals <[developmentsubmittals@cityofthornton.net](mailto:developmentsubmittals@cityofthornton.net)>; 'brandyn.wiedrich@centurylink.com' <[brandyn.wiedrich@centurylink.com](mailto:brandyn.wiedrich@centurylink.com)>; 'sgosselin@northmetrofire.org' <[sgosselin@northmetrofire.org](mailto:sgosselin@northmetrofire.org)>; 'matt.schaefer@adams12.org' <[matt.schaefer@adams12.org](mailto:matt.schaefer@adams12.org)>; FireDept <[FireDept@cityofthornton.net](mailto:FireDept@cityofthornton.net)>; 'thomas\_lowe@cable.comcast.com' <[thomas\\_lowe@cable.comcast.com](mailto:thomas_lowe@cable.comcast.com)>; 'CGS\_LUR@mines.edu' <[CGS\\_LUR@mines.edu](mailto:CGS_LUR@mines.edu)>; 'joanna.williams@state.co.us' <[joanna.williams@state.co.us](mailto:joanna.williams@state.co.us)>; 'Steve Loeffler' <[Steven.loeffler@state.co.us](mailto:Steven.loeffler@state.co.us)>; 'wadleyfarmshoa@msn.com' <[wadleyfarmshoa@msn.com](mailto:wadleyfarmshoa@msn.com)>; 'landuse@tchd.org' <[landuse@tchd.org](mailto:landuse@tchd.org)>; 'Laurel Broten' <[lbroten@tchd.org](mailto:lbroten@tchd.org)>  
**Cc:** Ian Cortez <[ICortez@adcogov.org](mailto:ICortez@adcogov.org)>; Greg Labrie <[GLabrie@adcogov.org](mailto:GLabrie@adcogov.org)>; Justin Blair <[jblair@adcogov.org](mailto:jblair@adcogov.org)>; Eric Guenther <[EGuenther@adcogov.org](mailto:EGuenther@adcogov.org)>; Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>; Brigitte Grimm <[BGrimm@adcogov.org](mailto:BGrimm@adcogov.org)>; Laura Garcia <[LGarcia@adcogov.org](mailto:LGarcia@adcogov.org)>; Christine Francescani <[CFrancescani@adcogov.org](mailto:CFrancescani@adcogov.org)>; Aaron Clark

**Exhibit 5.1**

**Emily Collins**

---

**From:** 3039314450@pm.sprint.com  
**Sent:** Wednesday, February 15, 2017 3:09 PM  
**To:** Emily Collins; jamesfetter@yahoo.com; jmdf28@yahoo.com

Sent from my mobile.

---

Dear Emily Collins, AICP  
Case Manager

Our names are James and Jeanine Fetter. We are writing to you about:

Case Name:  
Peak View Estates

Case Number: PLT2017-00001

WE ARE IN TOTAL AND COMPLETE OPPOSITION TO THIS CASE.  
This was attempted a few years back, by this same property owner and it was unanimously opposed, nothing has changed.

The building sight is NOT suitable for this project; largely due to the 30 FOOT WIDE EASEMENT RUNNING DIRECTLY DOWN THE CENTER OF THAT PROPERTY!  
THIS WOULD ONLY ALLOW A SIGNIFICANTLY SMALLER HOUSE THAT WOULD HAVE TO BE VERY CLOSE TO THE PROPERTY LINE.  
THIS WOULD ELIMINATE THEIR ABILITY TO BUILD A HOUSE THAT WOULD MATCH THE SIZE, SCALE AND VALUE OF THE HOUSES ON THAT SIDE OF THE STREET...THEREFORE, SIGNIFICANTLY OUT OF CHARACTER WITH ALL OF THE HOUSES...THUS POTENTIALLY DEVALUING ALL OF THOSE PROPERTIES.  
Also, there would be flood plain issues for any outbuildings in that particular spot.

In addition, please help me understand why they are creating "A Minor Subdivision to create 2 lots pursuant to Section 2-02-18..." to what end does this achieve?

Emily, we are reaching out to you for help. We would very much appreciate your help in correcting a potential wrong; if this project is allowed to go through... I am very convinced that it will negatively impact our property values in our beautiful area.

Thank you very much Emily,  
James and Jeanine Fetter 303-931-4450

Please acknowledge receipt of this message...Thank you again.

**Emily Collins**

---

**From:** Deanna Leopold [DeannaLeopold@msn.com]  
**Sent:** Tuesday, February 07, 2017 8:55 PM  
**To:** Emily Collins  
**Subject:** PLT-2017-00001

Emily,

We are 100% against this subdivision request.

The intention of Mr. Jarosinski to build yet another home for resale is clearly self serving and for personal wealth and enrichment.

We struggle with enough water to do our daily activities and he would be drilling yet another well and tapping into the same drinking glass. Just how many straws before none of us have any water. I don't know where the "water supply being adequate" statement came from but take a survey of the existing homeowners and I imagine they beg to differ with that statement.

We also believe that this will set a precedent for future requests for subdivision and before you know it people will be having multiple homes on their acreages.

No No and No please do not allow this to happen.

**Deanna Leopold**

**Emily Collins**

---

**From:** Amanda Szymanski [amandaszymanski@gmail.com]  
**Sent:** Wednesday, February 01, 2017 2:56 PM  
**To:** Emily Collins  
**Subject:** Request at 13831 Downing St.

Good Afternoon Ms. Collins,

My name is Amanda Szymanski and I live at 13981 Downing St. I received your letter in the mail in regards to Marek and Elzbieta's request to create 2 lots. I am writing to you because I strongly urge you to NOT allow this request.

Peak view estates was divided into 6 lots for the intention of only allowing 6 homes. It was made very clear in our paperwork that no one is allowed to partition their land, sell it to someone else, and then thus allowing them to build on it. If you allow this, what is stopping anyone else in Peak View Estates from partitioning their property, selling it off and allowing the new buyer to then build on the newly created lot?

Everyone else in Peak View Estates has roughly 5+ acres, Marek was granted 10 acres because everyone else felt it was "fair" to give him more land since he would be the one with the physical wells placed on it. No where was it stated or understood that he would then request to divide his land into 2 lots.

I also feel it is not acceptable for another home to be built so close to the wells. This house would be sitting directly on top of where they use to be. They would need to dig to place septic and drill for a well as all homes in Peak View Estates are on septic and well water. There have been plenty of research papers published about the dangers and contamination to ones well water. I am not willing to risk potential contamination to my family's water.

My family and I feel very strongly that this is NOT acceptable and should NOT be allowed. I would greatly appreciate some follow up in regards to this request made by Marek and Elzbieta. Thank you very much for your time and consideration.

I look forward to hearing from you.

Kindly,

Amanda

--

Dr. Amanda Szymanski, AuD, CNIM, CCC-A, F-AAA

Phone: (424)-64-NEURO

Email: [amanda@hopesteel.io](mailto:amanda@hopesteel.io)

Web: [www.hopesteel.io](http://www.hopesteel.io)



Community & Economic  
Development Department  
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:	Peak View Estates
Case Number:	PLT2017-00001

January 27, 2017

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

**A Minor Subdivision (final plat) to create 2 lots pursuant to Section 2-02-18 of the Adams County Development Standards and Regulations.**

This request is located at **13831 DOWNING ST.**

The Assessor's Parcel Number is **0157323301006**

Applicant Information **MAREK AND ELZBIETA JAROSINSKI**  
**13831 DOWNING ST**  
**BRIGHTON, CO 80602**

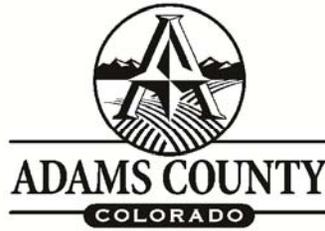
Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 (720) 523-6800 by **02/22/2017** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [ECollins@adcogov.org](mailto:ECollins@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](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Emily Collins, AICP  
Case Manager

Community & Economic  
Development Department  
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

<b>Case Name:</b>	Peak View Estates
<b>Case Number:</b>	PLT2017-00001
<b>Planning Commission Hearing Date:</b>	06/14/2018 at 6:00 p.m.
<b>Board of County Commissioners Hearing Date:</b>	07/03/2018 at 9:30 a.m.

May 18, 2018

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

**A Minor Subdivision (final plat) to create 2 lots in the Agriculture-1 (A-1) zone district pursuant to Section 2-02-18.**

This request is located at approximately **13831 DOWNING STREET**

The Assessor's Parcel Number is **0157323301006**

Applicant Information: **MAREK AND ELIZBIETA JAROSINSKI**  
**13831 DOWNING STREET**  
**BRIGHTON, CO 80602**

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

Thank you for your review of this case.

Emily Collins, AICP  
Case Manager

**Exhibit 6.3**

**NOTICE OF PUBLIC HEARING FOR LANDUSE**

NOTICE IS HEREBY GIVEN, that an application has been filed by **MAREK AND ELIZBIETA JAROSINSKI** Case # **PLT2017-00001** requesting: **A Minor Subdivision (final plat) to create 2 lots in the Agriculture-1 (A-1) zone district pursuant to Section 2-02-18** on the following property:

**LEGAL DESCRIPTION:**

**LOT 6, PEAK VIEW ESTATES TRACT C WADLEY FARMS SUBDIVISION, SECOND FILING. A SUBDIVISION OF PART OF SECTION 23, TOWNSHIP 1 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN. COUNTY OF ADAMS, STATE OF COLORADO.**

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

APPROXIMATE LOCATION: **13831 DOWNING STREET**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1<sup>st</sup> Floor, on the **14<sup>th</sup> day of June, 2018**, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1<sup>st</sup> Floor, on the **3<sup>rd</sup> day of July, 2018**, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact **Emily Collins** at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6820. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
STAN MARTIN, CLERK OF THE BOARD

**TO BE PUBLISHED IN THE May 31, 2018 ISSUE OF THE Westminster Window and Northglenn/ Thornton Sentinel**

Please reply to this message by email to confirm receipt or call **Shayla Christenson** at 720.523.6800.

## Exhibit 6.4

ADAMS 12 FIVE STAR SCHOOLS  
Attn: MATT SCHAEFER - PLANNING MANAGER  
1500 E. 128TH AVENUE  
THORNTON CO 80241

Adams County  
Attn: Planning Addressing  
PLN

Adams County Construction Inspection  
Attn: PWCI .  
PWCI

Adams County Development Services - Building  
Attn: Justin Blair  
4430 S Adams County Pkwy  
Brighton CO 80601

Adams County Treasurer: Send email  
Attn: Adams County Treasurer  
bgrimm@adcogov.org

Century Link, Inc  
Attn: Brandyn Wiedreich  
5325 Zuni St, Rm 728  
Denver CO 80221

CITY OF THORNTON  
Attn: JASON O'SHEA  
9500 CIVIC CENTER DR  
THORNTON CO 80229

CITY OF THORNTON  
Attn: JIM KAISER  
12450 N WASHINGTON  
THORNTON CO 80241

CITY OF THORNTON  
Attn: Lori Hight  
9500 CIVIC CENTER DRIVE  
THORNTON CO 80229

Code Compliance Supervisor  
Attn: Eric Guenther  
eguenther@adcogov.org

COLO DIV OF WATER RESOURCES  
Attn: Joanna Williams  
OFFICE OF STATE ENGINEER  
1313 SHERMAN ST., ROOM 818  
DENVER CO 80203

COLORADO DEPT OF TRANSPORTATION  
Attn: Steve Loeffler  
2000 S. Holly St.  
Region 1  
Denver CO 80222

COLORADO GEOLOGICAL SURVEY  
Attn: Jill Carlson  
1500 Illinois Street  
Golden CO 80401

Colorado Geological Survey: CGS\_LUR@mines.edu  
Attn: Jill Carlson  
Mail CHECK to Jill Carlson

COMCAST  
Attn: JOE LOWE  
8490 N UMITILLA ST  
FEDERAL HEIGHTS CO 80260

COUNTY ATTORNEY- Email  
Attn: Christine Francescani  
CFrancescani@adcogov.org

Engineering Department - ROW  
Attn: Transportation Department  
PWE - ROW

Engineering Division  
Attn: Transportation Department  
PWE

GERMAN DITCH CO. & RESERVOIR  
Attn: JOHN HOWARD  
8679 WCR 4  
BRIGHTON CO 80603

METRO WASTEWATER RECLAMATION  
Attn: CRAIG SIMMONDS  
6450 YORK ST.  
DENVER CO 80229

NORTH METRO FIRE DISTRICT

Attn: Steve Gosselin  
101 Lamar Street  
Broomfield CO 80020

NS - Code Compliance

Attn: Augusta Allen

Parks and Open Space Department

Attn: Nathan Mosley  
mpedrucci@adcogov.org  
aclark@adcogov.org

REGIONAL TRANSPORTATION DIST.

Attn: CHRIS QUINN  
1560 BROADWAY SUITE 700  
DENVER CO 80202

SHERIFF'S OFFICE: SO-HQ

Attn: MICHAEL McINTOSH  
nblair@adcogov.org, aoverton@adcogov.org; mkaiser@adcog  
snielson@adcogov.org

Sheriff's Office: SO-SUB

Attn: SCOTT MILLER  
TFuller@adcogov.org, smiller@adcogov.org  
aoverton@adcogov.org; mkaiser@adcogov.org

THORNTON FIRE DEPARTMENT

Attn: Chad Mccollum  
9500 Civic Center Drive  
THORNTON CO 80229-4326

WADLEY FARMS HOA

Attn: Bob Olivier  
PO BOX 1208  
EASTLAKE CO 80614

Xcel Energy

Attn: Donna George  
1123 W 3rd Ave  
DENVER CO 80223

Xcel Energy

Attn: Donna George  
1123 W 3rd Ave  
DENVER CO 80223

## Exhibit 6.5

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

GENEVA/PACIFIC THORNTON LLC  
7500 E ARAPAHOE ROAD SUITE 345  
CENTENNIAL CO 80112

BAUER LARRY A AND  
BAUER JENNY A  
13989 FRANKLIN STREET  
BRIGHTON CO 80602-6397

GENEVA/PACIFIC THORNTON LLC  
7500 E ARAPAHOE ROAD  
CENTENNIAL CO 80112

BOESPFLUG MICHELLE AND  
BOESPFLUG MICHAEL  
13968 DOWNING ST  
BRIGHTON CO 80602-6348

GEORGE MALCOLM L  
13638 DOWNING ST  
BRIGHTON CO 80602-6342

CITY OF THORNTON  
9500 CIVIC CENTER DR  
THORNTON CO 80229

GRAHAM RICKEY L AND  
GRAHAM EMILY F  
13988 DOWNING ST  
BRIGHTON CO 80602

DEINES MARNA L  
13731 FRANKLIN ST  
BRIGHTON CO 80602

HERZ KARL P AND  
HERZ CHRISTINA  
13901 FRANKLIN ST  
BRIGHTON CO 80602

DENVER PREMIUM OUTLETS LLC C/O  
SIMON PREMIUM OUTLETS/ATTN DARRLY GUGIG  
60 COLUMBIA RD BLD B 3RD FLOOR  
MORRISTOWN NJ 07960

ISABELLE ESTATES INC  
864 W SOUTH BOULDER RD UNIT 200  
LOUISVILLE CO 80027-2410

EATHERTON DAVID S AND SHERALYN  
13729 FRANKLIN ST  
BRIGHTON CO 80602

JAROSINSKI MAREK AND ELZBIETA  
13831 DOWNING ST  
BRIGHTON CO 80602-6345

EJW LIMITED PARTNERSHIP ET AL  
C/O SIMON PROPERTY TAX  
PO BOX 6120  
INDIANAPOLIS IN 46206-6120

JMA FAMILY LIMITED PARTNERSHIP  
9110 WASHINGTON ST  
DENVER CO 80229-4305

FEOLA DEBORAH L  
13939 FRANKLIN ST  
BRIGHTON CO 80602

KOWALSKY JAMES B AND  
KOWALSKY JACQUELINE CAHILL  
13969 FRANKLIN ST  
BRIGHTON CO 80602

FETTER JAMES L AND  
FETTER JEANINE M  
13901 DOWNING ST  
BRIGHTON CO 80601

LEOPOLD RODNEY E AND  
LEOPOLD DEANNA L  
PO BOX 221  
EASTLAKE CO 80614-0221

MAHON R DAVID AND  
MAHON NILSA GUERREO  
13839 FRANKLIN ST  
BRIGHTON CO 80602

SMITH JOHN R AND  
SMITH BARBARA L  
13838 DOWNING ST  
BRIGHTON CO 80602-6346

MAHON R DAVID AND  
MAHON NILSA GUERRERO  
13839 FRANKLIN ST  
BRIGHTON CO 80602

SPRENGER JOHN S  
13871 DOWNING ST  
BRIGHTON CO 80602

MILINAZZO RICHARD C  
MILINAZZO MICHELLE K  
13941 DOWNING STREET  
BRIGHTON CO 80602

SURBRUGG RICHARD C AND  
SURBRUGG KAREN K  
1451 E 138TH AVE  
BRIGHTON CO 80602

NYHOLM STEWART E AND  
NYHOLM CHRISTINE M  
13789 FRANKLIN STREET  
BRIGHTON CO 80602

SWARTZ RICHARD STANLEY JR AND  
SWARTZ HEATHER COLLEEN  
8751 CR 36.5  
PLATTEVILLE CO 80651-9222

OLIVER ROBERT D  
13748 DOWNING ST  
BRIGHTON CO 80602

SZYMANSKI THOMAS J AND  
SZYMANSKI AMANDA G  
13981 DOWNING ST  
BRIGHTON CO 80602-6347

OLIVIER ROBERT D  
13748 DOWNING ST  
BRIGHTON CO 80602

THORNCREEK CHURCH OF THE NAZARENE  
PO BOX 1282  
EASTLAKE CO 80614-1282

OLIVIER ROBERT D AND  
OLIVIER ILONA J  
13748 DOWNING ST  
BRIGHTON CO 80601-6344

WELLS FARGO BANK N A  
C/O CUSTOMER SERVICE X2504-017  
1 HOME CAMPUS  
DES MOINES IA 50328-0001

PATTERSON GARY STEVEN AND  
PATTERSON RICHELLE RENEE  
13788 DOWNING STREET  
BRIGHTON CO 80601

ROSENDAHL JAMIE M/JAMES J AND  
HILL KATHLEENA M  
13878 DOWNING ST  
BRIGHTON CO 80602-6346

SMITH JOHN R AND  
SMITH BARBARA L  
13838 DOWNING ST  
BRIGHTON CO 80602

# CERTIFICATE OF POSTING



I, Emily Collins do hereby certify that I had the property posted at

13831 Downing St.

on May 27, 2018

in accordance with the requirements of the Adams County Zoning Regulations

*Emily Collins*

\_\_\_\_\_  
Emily Collins

# Peak View Estates Subdivision PLT2017-00001

July 3, 2018

Board of County Commissioners

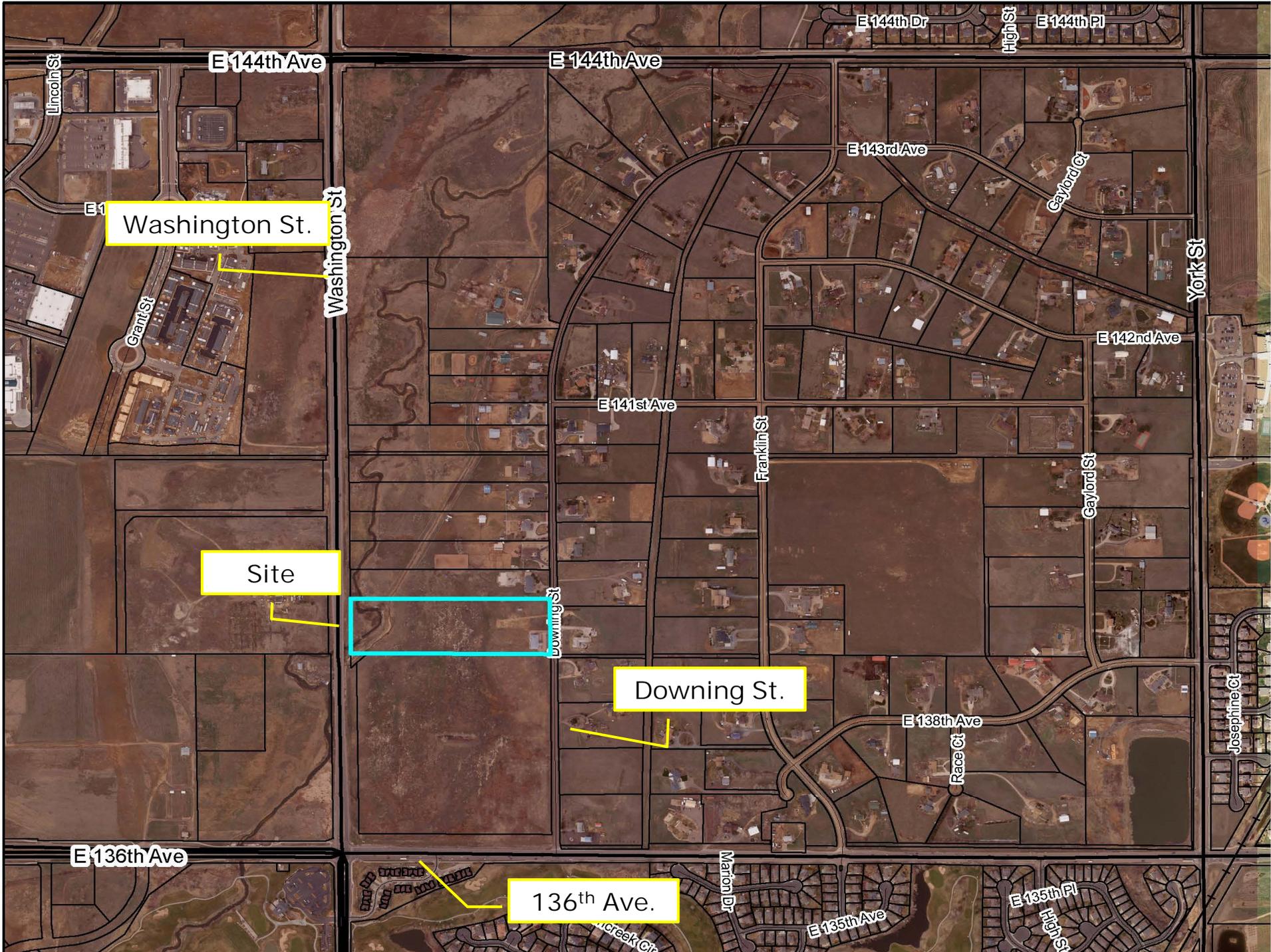
Community and Economic Development

Case Manager: Emily Collins



# Request

- A minor subdivision to create 2 lots on approximately 10 acres in the A-1 zone district

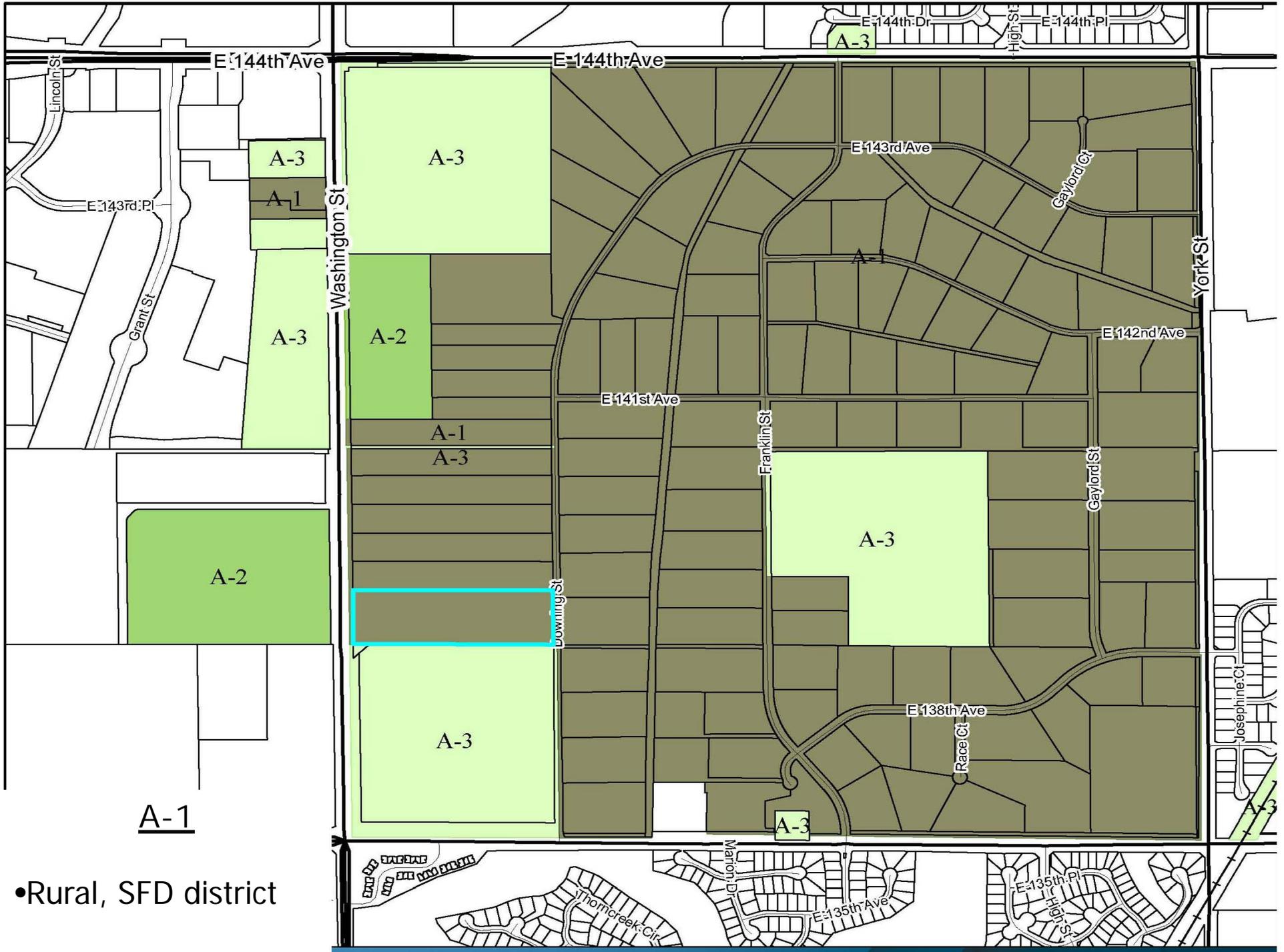


Washington St.

Site

Downing St.

136th Ave.

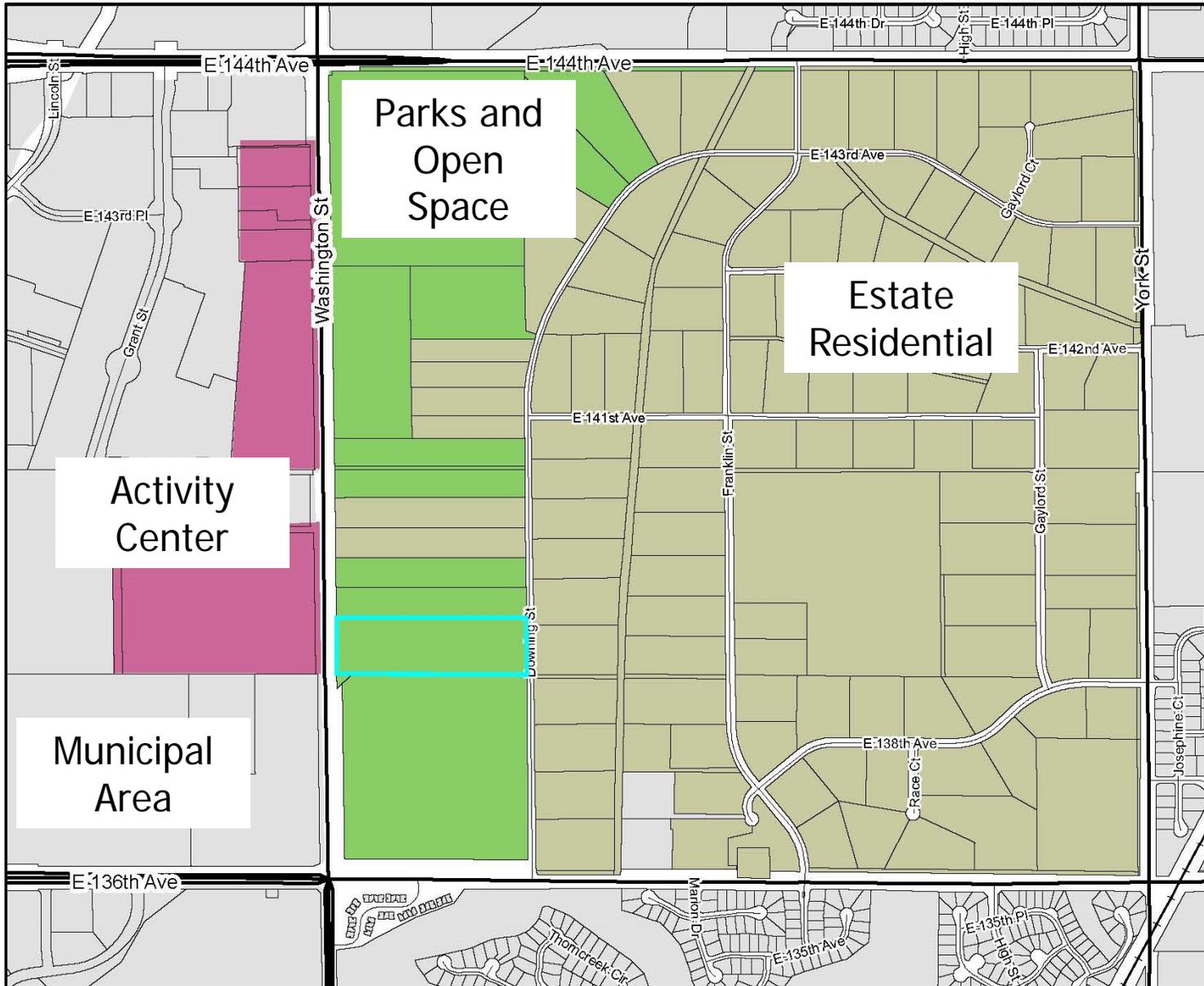


A-1

•Rural, SFD district

## Parks and Open Space

- Parks, trails, recreation
- Preserve wildlife and sensitive areas



**Peak View Estates Variance**

**VSP2017-00026**



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

N  
For display purposes only.

# Background

- 1999:
  - Peak View Estates Subdivision approved for 6 lots
- 2001:
  - Building permit for single-family home (2,309 sf)
- 2007:
  - Subdivision request to divide Lot 6 (ten acres) into 2 lots
  - Canceled due to lack of water supply
- 2008:
  - Re-applied for subdivision, denied by BOCC
- 2017:
  - Variance granted for lot dimensions

Washington St

Downing St

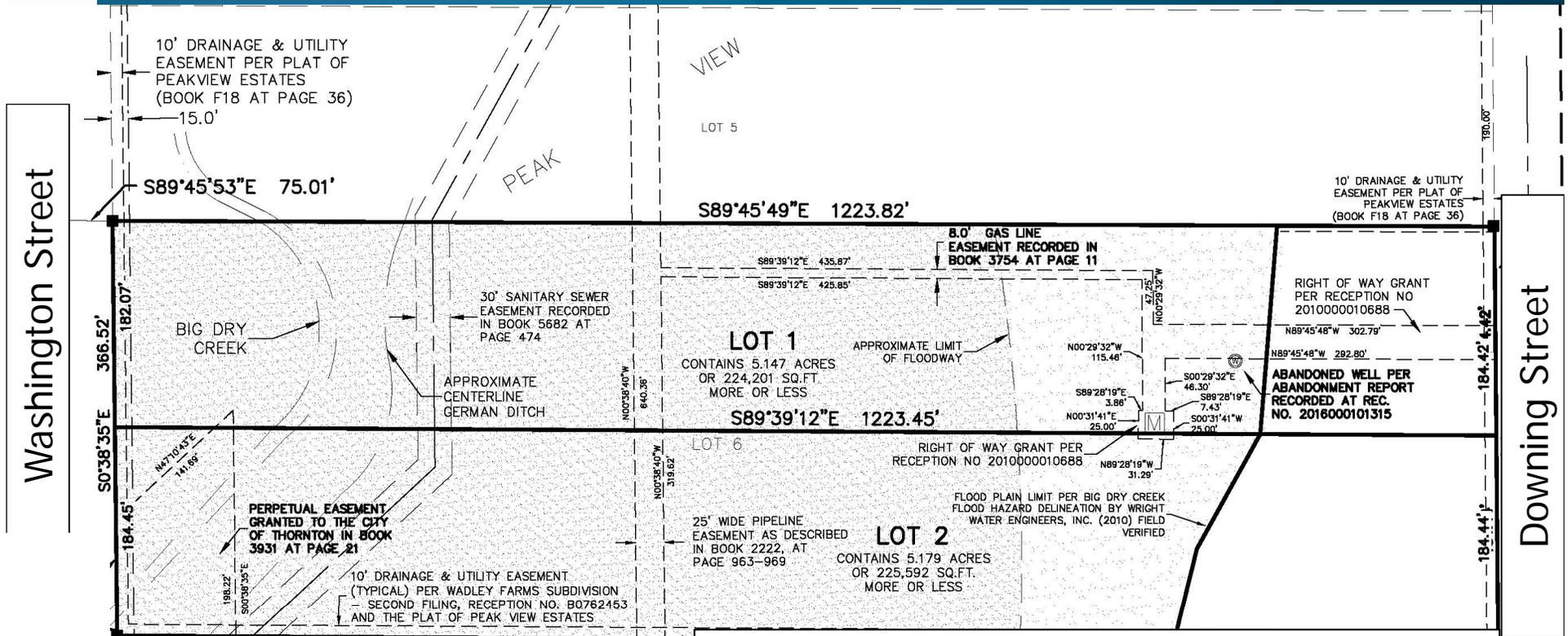


# Criteria for Minor Subdivision Final Plat Approval

Section 2-02-18-03-05

1. Conforms to approved sketch plat
2. Conforms to subdivision design standards
3. Sufficient water supply
4. Sufficient public sewage
5. Identify any topographical conditions
6. Adequate drainage improvements
7. Adequate public infrastructure and collateral
8. Consistent with Comprehensive Plan
9. Consistent with standards and regulations
10. Density conforms to zone district
11. Compatible with surrounding area, etc.

# Subdivision Plat

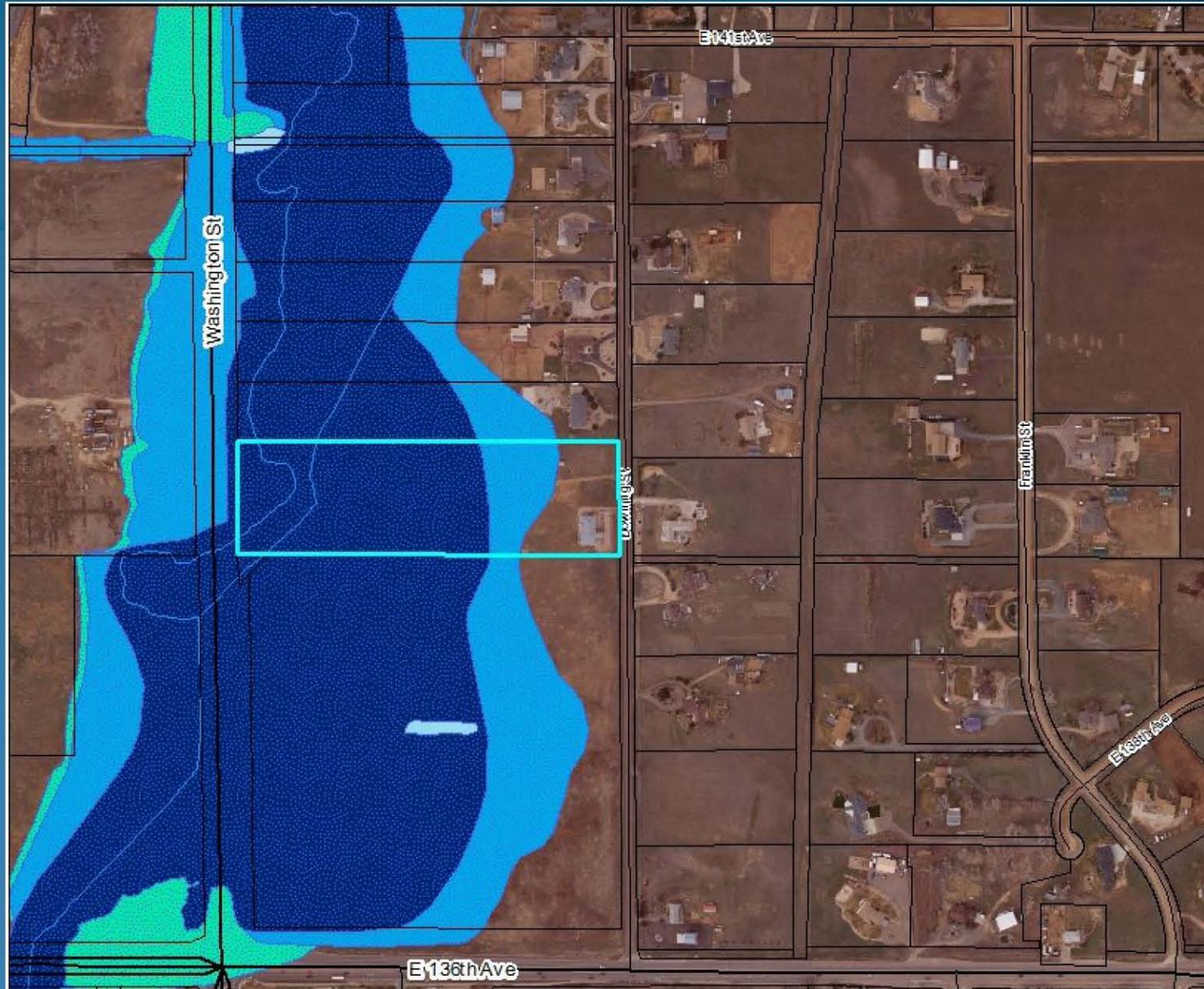


## Adequate Public Facilities

- Well
- Septic
- Drainage & street improvements not required

\* dimensions approved by BOA

# Topographical Hazards

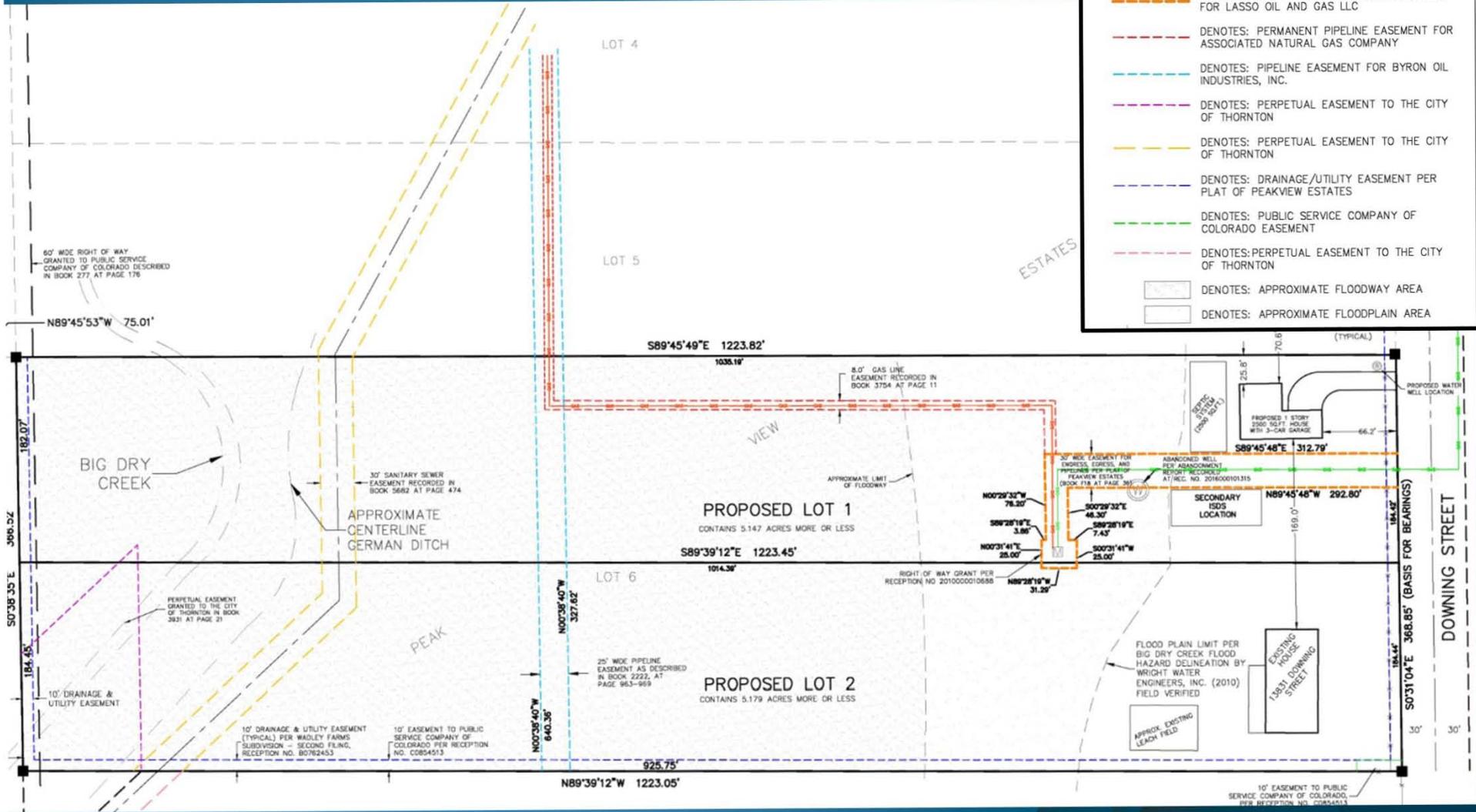


-  100 yr. Floodplain
-  Floodway
-  500 yr. Floodplain
- Plat notes:  
building restrictions

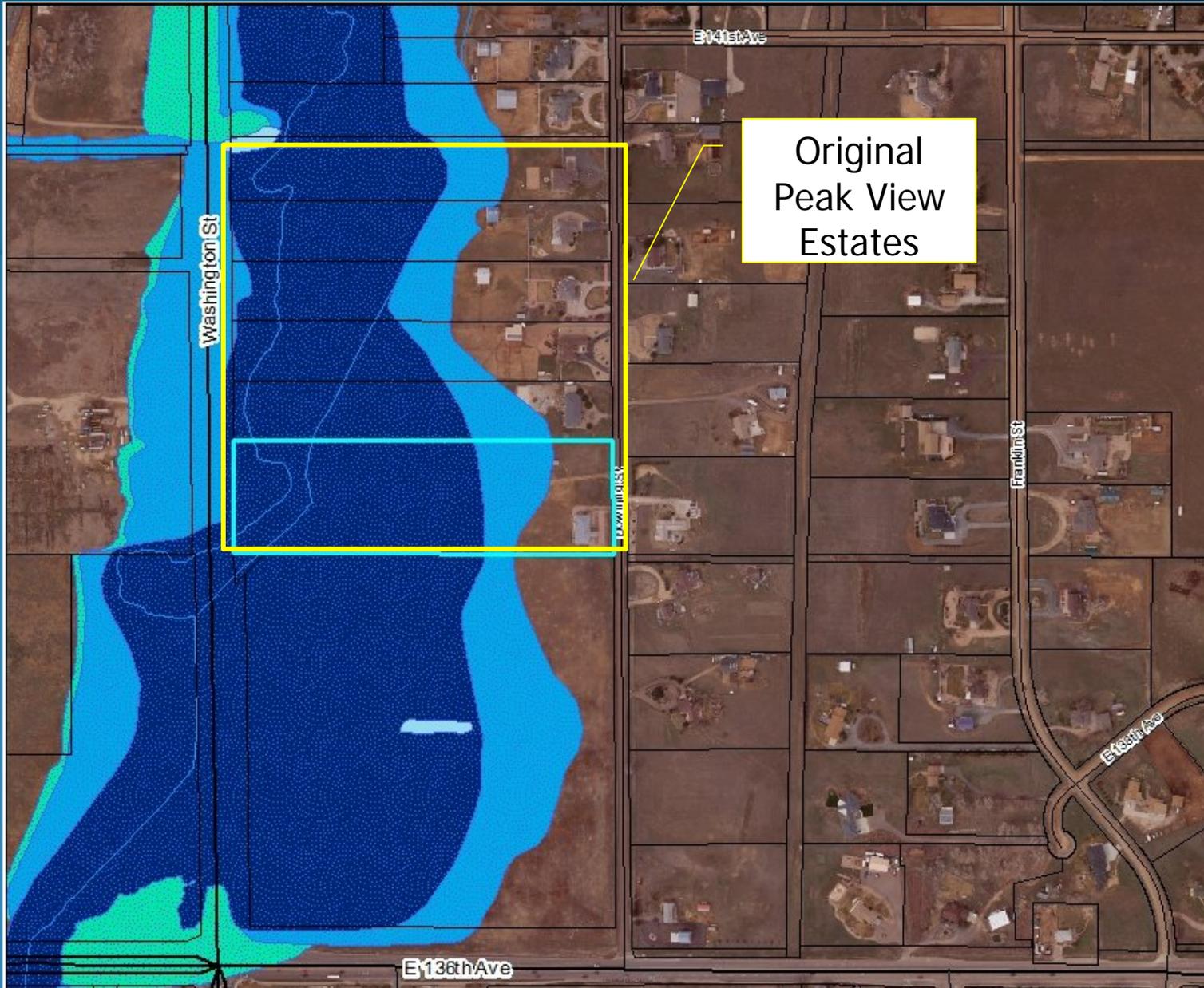
# Easements

## LEGEND

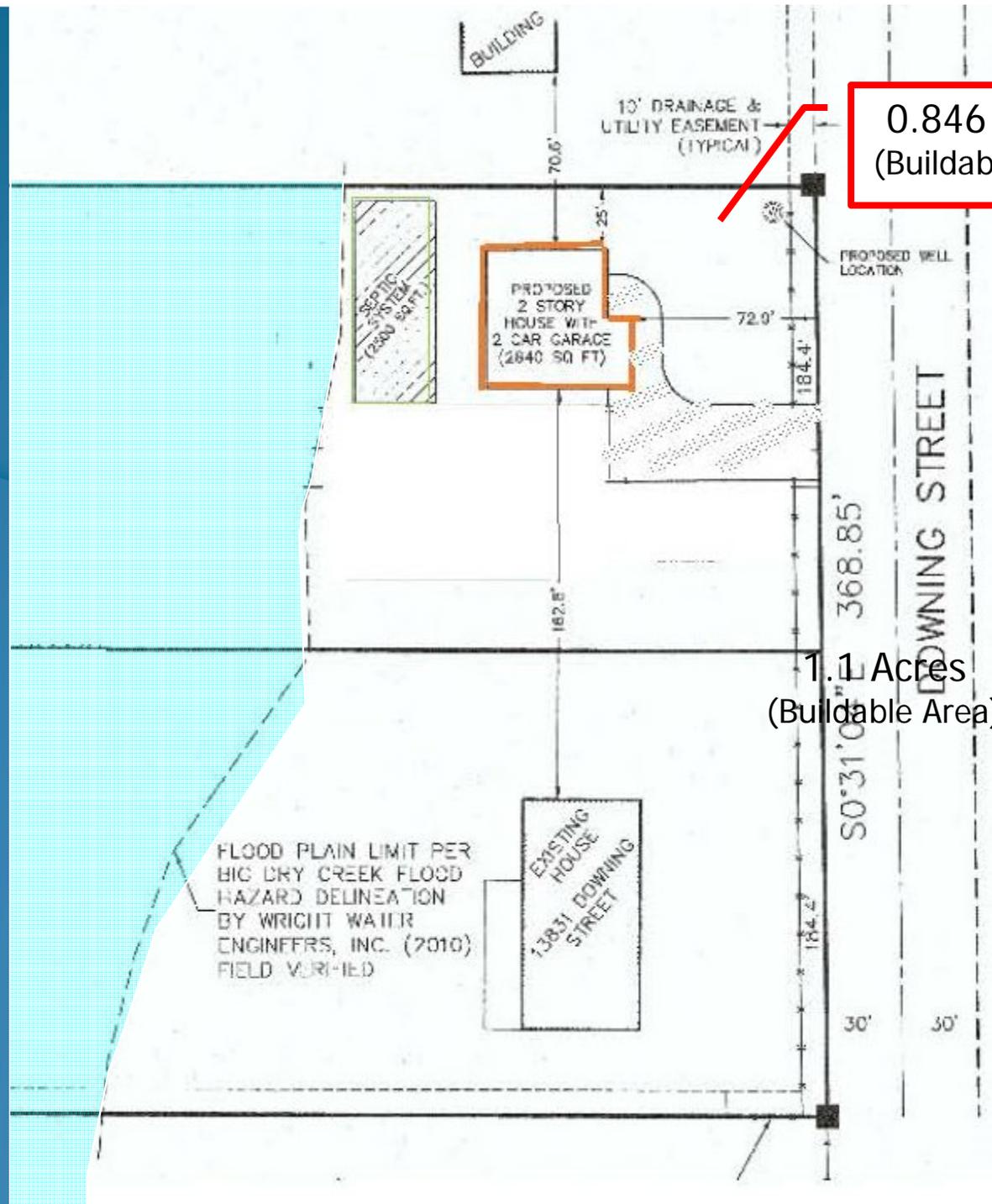
- DENOTES: EXISTING #4 REBAR, & CAP, BAYER, P.L.S. 6973
- ⊕ DENOTES: PROPOSED WELL
- M DENOTES: METERING STATION
- ▭ DENOTES: CONCRETE
- GAS DENOTES: DCP 3" PIPELINE (RAW NATURAL GAS)
- GAS DENOTES: KAUFFMAN 3" PIPELINE (RAW NATURAL GAS)
- DENOTES: GAS RIGHT OF WAY AND EASEMENT FOR LASSO OIL AND GAS LLC
- DENOTES: PERMANENT PIPELINE EASEMENT FOR ASSOCIATED NATURAL GAS COMPANY
- DENOTES: PIPELINE EASEMENT FOR BYRON OIL INDUSTRIES, INC.
- DENOTES: PERPETUAL EASEMENT TO THE CITY OF THORNTON
- DENOTES: PERPETUAL EASEMENT TO THE CITY OF THORNTON
- DENOTES: DRAINAGE/UTILITY EASEMENT PER PLAT OF PEAKVIEW ESTATES
- DENOTES: PUBLIC SERVICE COMPANY OF COLORADO EASEMENT
- DENOTES: PERPETUAL EASEMENT TO THE CITY OF THORNTON
- ▭ DENOTES: APPROXIMATE FLOODWAY AREA
- ▭ DENOTES: APPROXIMATE FLOODPLAIN AREA



# Compatibility and Density



# Conceptual Site Plan



0.846 Acres  
(Buildable Area)

1.1 Acres  
(Buildable Area)

South on Downing St.



East on Downing St.



NE on Downing St.



North on Downing St.



# Referral Comments

- No concerns:
  - Division of Water, Geological Survey, CDOT, Tri-County, Thornton Fire
  - City of Thornton requests additional easements
- Development Services:
  - No structures in floodplain or on abandoned gas well
  - Locate all flow lines on property

- Property Owners and Residents within 1,000 ft:

Notifications Sent	Comments Received
37	5*

- New dwelling would be inconsistent with neighborhood character
- Increased density
- Easements and location of oil and gas infrastructure
- Applicant provided petition of support from 9 neighbors

# PC Update

- June 14, 2018
  - Recommended approval (4-1) vote
- Public Testimony:
  - City of Thornton requested additional easements and ROW
- Discussion:
  - Structure compatibility with neighborhood
  - Water supply

# Criteria for Minor Subdivision Final Plat Approval

Section 2-02-18-03-05

1. Conforms to approved sketch plat
2. Conforms to subdivision design standards
3. Sufficient water supply
4. Sufficient public sewage
5. Identify any topographical conditions
6. Adequate drainage improvements
7. Adequate public infrastructure and collateral
8. Consistent with Comprehensive Plan
9. Consistent with standards and regulations
10. Density conforms to zone district
11. Compatible with surrounding area, etc.

# Recommendation

## PLT2017-00001 Peak View Estates

PC and Staff recommends **Approval** based on 11 Findings-of-Fact, and 1 condition.

# Recommended Condition of Approval

1. Prior to the issuance of a building permit on Lots 1 and 2 of the Big Dry Creek Subdivision, the applicant shall provide documentation from the City of Thornton showing dedication of right-of-way and riparian easements, as required the cities referral review comments.











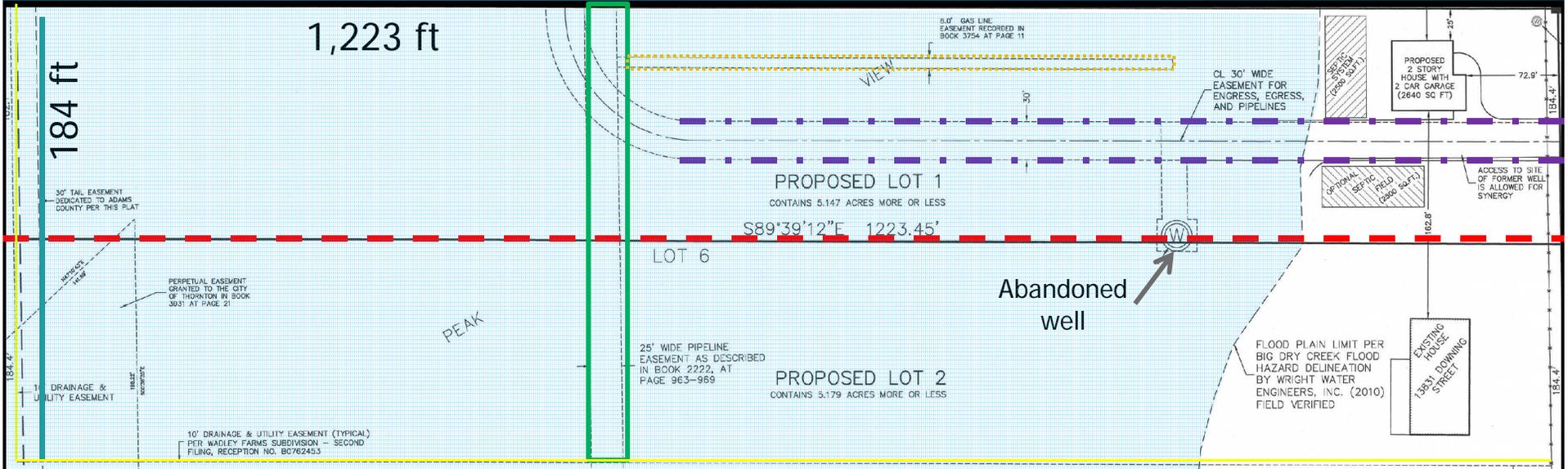






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# Site Plan



- 25' pipeline easement
- 8' gas line easement
- 30' ingress, egress, and pipelines
- 30' trail easement
- 10' utility easement