Board of County Commissioners

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

PUBLIC HEARING AGENDA

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

THIS AGENDA IS SUBJECT TO CHANGE

Tuesday
November 2, 2021
9:30 AM

1. **ROLL CALL**

2. **PLEDGE OF ALLEGIANCE**

3. **MOTION TO APPROVE AGENDA**

4. **AWARDS AND PRESENTATIONS**

5. **PUBLIC COMMENT**

   A. **Citizen Communication**

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

   B. **Elected Officials' Communication**

6. **CONSENT CALENDAR**

   A. List of Expenditures Under the Dates of October 18-22, 2021

   B. Minutes from the Commissioners' Proceedings from October 26, 2021

   C. Resolution Approving Arbitrators for Property Valuation Appeals
   (File approved by ELT)

   D. Resolution Approving the Intergovernmental Agreement between Adams County and 27J School District Regarding Colorado Preschool Program for 2021-2022 in the not to Exceed Amount of $106,400.00
   (File approved by ELT)

E. Resolution Approving Right-of-Way Agreement between Adams County and George Wilson and Sandra G. Skinner for Property Necessary for the Miscellaneous Concrete and ADA Ramps Project in the Amount of 210.00 Dollars
(File approved by ELT)

F. Resolution Approving Right-of-Way Agreement between Adams County and Sabrina McKibbin and Matthew McKibbin for Property Necessary for the Miscellaneous Concrete and ADA Ramps Project in the Amount of 200.00 Dollars
(File approved by ELT)

G. Resolution Approving Development Agreement between Adams County and Maverik, Inc. for Public Improvements and Receipt of Collateral in the Amount of $331,613.59
(File approved by ELT)

H. Resolution Approving Right-of-Way Agreement between Adams County and Federal Partners, LLC, for Property Necessary for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street in the Amount of 300,000.00 Dollars
(File approved by ELT)

I. Resolution Approving Agreement Regarding Funding of Outfall Systems Planning for Fairfax Tributary and Tributaries in an Amount not to Exceed $45,000.00 Dollars
(File approved by ELT)

J. Resolution Approving Amendment 1 to Intergovernmental Agreement between Adams County and North Washington Street Water and Sanitation District Regarding York Street Improvements from East 78th Avenue to Highway 224
(File approved by ELT)

K. Resolution Approving Contract to Buy & Sell Real Estate between Adams County and Kinna Corp for the Property Located at 1201 East 58th Avenue
(File approved by ELT)

L. Resolution Approving Case #SIA2021-00006 Subdivision Improvements Agreement for U-Haul at Mile High
(File approved by ELT)

M. Resolution Appointing Angela Atkinson as a Member to the Workforce Development Board
(File approved by ELT)

N. Resolution Approving the Intergovernmental Agreement between Adams County, Colorado and City of Federal Heights for Animal Management Services
(File approved by ELT)

O. Resolution Approving Corrected Protest Value Detail of the Adams County Board of Equalization Final Decisions for Tax Year 2021
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Authorizing Sixth Supplemental Appropriations to the 2021 Adams County Government Budget
(File approved by ELT)

2. Resolution Approving Amendment Two in the Amount of $661,117.20 to the Agreement between Adams County and Shiloh Home Inc., to Provide Guaranteed Beds
(File approved by ELT)

3. 2021 Commissioner Redistricting
(File approved by ELT)

B. COUNTY ATTORNEY

8. LAND USE HEARINGS

A. Cases to be Heard

1. PLN2021-00005 Colorado Air and Space Port Subarea Plan
(File approved by ELT)

2. PLT2021-00006 U-Haul Moving and Storage at Mile High 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

Fund Number	Fund Description	Amount
1	General Fund	1,414,979.12
5	Golf Course Enterprise Fund	99,073.08
6	Equipment Service Fund	24,207.84
7	Stormwater Utility Fund	60,649.82
13	Road & Bridge Fund	1,586,184.35
19	Insurance Fund	31,998.84
27	Open Space Projects Fund	11,061.05
28	Open Space Sales Tax Fund	234,184.80
31	Head Start Fund	29,898.19
35	Workforce & Business Center	9,625.88
43	Colorado Air & Space Port	57,015.29
50	FLATROCK Facility Fund	200.00
94	Sheriff Payables	2,085.00
		3,561,163.26

1 General Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008152	492573	ADVANCED URGENT CARE AND OCC M	10/20/2021	890.00
00008158	896689	BUCKEYE CLEANING CENTER - DENV	10/20/2021	24,913.70
00008159	625677	CODE 4 SECURITY SERVICES LLC	10/20/2021	169.00
00008162	5449	NORTH METRO TASK FORCE	10/20/2021	121,215.04
00008166	1053457	TRANSFORMATION POINT INC	10/20/2021	250.00
00008170	378404	CARUSO JAMES LOUIS	10/21/2021	6,100.00
00008171	37193	CINA & CINA FORENSIC CONSULTIN	10/21/2021	16,500.00
00008172	519505	DENOVO VENTURES LLC	10/21/2021	90.00
00008173	1100988	DP MEDIA NETWORK LLC	10/21/2021	717.50
00008174	671123	FOUND MY KEYS	10/21/2021	1,965.88
00008175	1016895	G4S SECURE SOLUTIONS USA INC	10/21/2021	14,033.17
00008177	145355	SANITY SOLUTIONS INC	10/21/2021	1,978.82
00008179	1016895	G4S SECURE SOLUTIONS USA INC	10/22/2021	2,533.50
00008181	1213933	PUFFENBERGER IAN JAMES	10/22/2021	6,150.00
00764097	93203	ADAMS COUNTY EDUCATION CONSORT	10/21/2021	543,772.00
00764099	91631	ADAMSON POLICE PRODUCTS	10/21/2021	755.25
00764100	433987	ADCO DISTRICT ATTORNEY'S OFFIC	10/21/2021	238.58
00764101	5991	ALMOST HOME INC	10/21/2021	3,206.45
00764103	1230512	ARAPAHOE COUNTY ATTORNEY	10/21/2021	19.00
00764104	1183714	ASSOCIATION OF COLO COUNTY ADM	10/21/2021	600.00
00764106	993099	BAYAUD ENTERPRISES INC	10/21/2021	73,899.08
00764107	96427	BERKELEY WATER & SANITATION D	10/21/2021	72.97
00764110	463401	BUSH MELVIN E	10/21/2021	65.00
00764111	726898	CA SHORT COMPANY	10/21/2021	7,864.51
00764115	661015	CHP METRO NORTH LLC	10/21/2021	1,050.00
00764118	29706	COLO ASSESSORS ASSN	10/21/2021	400.00
00764119	29706	COLO ASSESSORS ASSN	10/21/2021	400.00
00764121	5050	COLO DIST ATTORNEY COUNCIL	10/21/2021	2,875.40
00764125	48089	COMCAST BUSINESS	10/21/2021	2,100.00
00764128	707764	CRAFT TROPHY CO	10/21/2021	143.00
00764129	437554	CSU EXTENSION	10/21/2021	26,799.15
00764136	808844	DUPRIEST JOHN FIELDEN	10/21/2021	195.00
00764138	34201	EDELSTEIN DOUG	10/21/2021	65.00
00764139	510586	EGAN PRINTING CO	10/21/2021	1,550.00
00764143	47723	FEDEX	10/21/2021	88.04
00764144	339325	FLEXENTIAL PROFESSIONAL SERVIC	10/21/2021	1,850.01

1 General Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00764145	698569	FOREST SEAN	10/21/2021	195.00
00764146	12689	GALLS LLC	10/21/2021	3,195.28
00764147	293118	GARNER, ROSIE	10/21/2021	195.00
00764150	1230500	GIOMETTI & MERENESS PC	10/21/2021	19.00
00764151	1230493	GONZALES DANETTE MARIE	10/21/2021	19.00
00764152	675517	GREEN THOMAS D	10/21/2021	65.00
00764153	808845	GRONQUIST, CHRISTOPHER L	10/21/2021	130.00
00764154	294059	GROUNDS SERVICE COMPANY	10/21/2021	1,969.00
00764155	1230496	GUTIERREZ MORAN MARIA	10/21/2021	19.00
00764156	809485	HAGGERTY BRIAN	10/21/2021	65.00
00764157	698488	HANCOCK FORREST HAYES	10/21/2021	65.00
00764158	970284	HARNETT OWEN	10/21/2021	65.00
00764160	293122	HERRERA, AARON	10/21/2021	65.00
00764161	8721	HILL & ROBBINS	10/21/2021	383.84
00764162	466537	HILLSBOROUGH COUNTY	10/21/2021	10.00
00764163	1227158	HOLY CROSS K OF C	10/21/2021	100.00
00764168	561824	JACKSON CONDOS LLC	10/21/2021	66.00
00764173	1076408	KODAMA GROUP LLC	10/21/2021	78,705.00
00764176	36861	LEXIS NEXIS MATTHEW BENDER	10/21/2021	143.61
00764177	1230516	LOR 8279 LLC	10/21/2021	66.00
00764178	1230490	LUBBOCK COUNTY CHILDREN'S PROT	10/21/2021	54.00
00764179	810888	MARTINEZ JUSTIN PAUL	10/21/2021	195.00
00764180	637831	MCCREARY RAPHAEL	10/21/2021	65.00
00764181	1227729	MCNEILPAPPAS PC	10/21/2021	38.00
00764182	804413	METRO DENVER ECONOMIC DEVELOPM	10/21/2021	12,500.00
00764185	374475	MOORE LAW GROUP APC	10/21/2021	19.00
00764186	570347	NELSON AND KENNARD	10/21/2021	57.00
00764187	13774	NORTH PECOS WATER & SANITATION	10/21/2021	41.46
00764188	13778	NORTH WASHINGTON ST WATER & SA	10/21/2021	16,771.66
00764189	33716	OLD VINE PINNACLE ASSOCIATES	10/21/2021	800.00
00764190	282112	ORACLE AMERICA INC	10/21/2021	3,586.05
00764191	1230517	PARIS MELINA L	10/21/2021	66.00
00764192	1202027	PLANET TECHNOLOGY	10/21/2021	10,350.00
00764193	44703	QUICKSILVER EXPRESS COURIER	10/21/2021	141.00
00764194	1230499	RAMIREZ COLEMENERO LETICIA	10/21/2021	19.00
00764196	53054	RICHARDSON SHARON	10/21/2021	195.00

1 General Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00764198	1129845	ROSE DAVID E	10/21/2021	130.00
00764201	13538	SHRED-IT	10/21/2021	120.00
00764203	1184412	SNI COMPANIES	10/21/2021	7,078.60
00764204	315130	STANFIELD THOMSON	10/21/2021	65.00
00764205	33604	STATE OF COLORADO	10/21/2021	6,631.17
00764206	42818	STATE OF COLORADO	10/21/2021	61.79
00764207	599714	SUMMIT FOOD SERVICE LLC	10/21/2021	31,197.15
00764208	136723	SUNBELT RENTALS	10/21/2021	140.25
00764209	52553	SWEEP STAKES UNLIMITED	10/21/2021	50.00
00764212	385142	THOMPSON GREGORY PAUL	10/21/2021	130.00
00764213	319978	TONSAGER DENNIS	10/21/2021	65.00
00764214	1173806	TOP HAT FILE AND SERVE INC	10/21/2021	38.00
00764215	1094	TRI COUNTY HEALTH DEPT	10/21/2021	318,457.50
00764217	666214	TYGRETT DEBRA R	10/21/2021	125.00
00764227	1040418	VEIGA BRASIL III RICHARD A	10/21/2021	9,999.00
00764229	7162	WAGNER GEORGIA C	10/21/2021	51.00
00764230	1185868	WELCH MICHAEL	10/21/2021	3,887.50
00764233	40340	WINDSTREAM COMMUNICATIONS	10/21/2021	1,635.26
00764234	702804	WOLFE SANDRA KAY	10/21/2021	65.00
00764235	13822	XCEL ENERGY	10/21/2021	46.06
00764236	13822	XCEL ENERGY	10/21/2021	108.93
00764237	13822	XCEL ENERGY	10/21/2021	87.31
00764238	13822	XCEL ENERGY	10/21/2021	22.47
00764239	13822	XCEL ENERGY	10/21/2021	57.05
00764240	13822	XCEL ENERGY	10/21/2021	145.44
00764241	13884	ADAMS COUNTY SHERIFF	10/21/2021	2,203.94
00764243	102223	JESCO ELECTRIC INC	10/21/2021	3,565.00
00764244	192058	LADWIG MICHAEL V MD PC	10/21/2021	128.00
00764245	211203	LEXIPOL LLC	10/21/2021	5,280.00
00764246	729564	METRO TRANSPORTATION PLANNING	10/21/2021	4,440.75
00764247	1214592	MORALES SOLIS SERGIO	10/21/2021	250.00
00764248	39496	PIPER COMMUNICATION SERVICES I	10/21/2021	798.00
00764249	837076	PSYCHOLOGICAL DIMENSIONS	10/21/2021	5,250.00
00764250	216245	PUSH PEDAL PULL INC	10/21/2021	824.40
00764251	54408	STONEBROOK MANOR LLC	10/21/2021	9,275.00
00764252	599714	SUMMIT FOOD SERVICE LLC	10/21/2021	6,615.60

1 General Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
			Fund Total	**1,414,979.12**

5 Golf Course Enterprise Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008176	6177	PROFESSIONAL RECREATION MGMT I	10/21/2021	96,181.16
00764102	12012	ALSCO AMERICAN INDUSTRIAL	10/21/2021	56.13
00764109	5886	BLACKHAWK EQUIPMENT CORP	10/21/2021	1,526.02
00764130	163134	DEEP ROCK WATER	10/21/2021	191.72
00764167	2202	INTERSTATE BATTERY OF ROCKIES	10/21/2021	85.95
00764171	4958	KIMBALL MIDWEST	10/21/2021	116.99
00764195	430098	REPUBLIC SERVICES #535	10/21/2021	915.11
			Fund Total	**99,073.08**

6 Equipment Service Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00764131	26880	DENVER INDUSTRIAL SALES & SER	10/21/2021	7,283.00
00764166	682207	INSIGHT AUTO GLASS LLC	10/21/2021	347.74
00764199	16237	SAM HILL OIL INC	10/21/2021	14,199.65
00764211	790907	THE GOODYEAR TIRE AND RUBBER C	10/21/2021	2,377.45
			Fund Total	**24,207.84**

7 Stormwater Utility Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008180	1178800	P8 D-C INDUSTRIAL LAST MILE LL	10/22/2021	60,649.82
			Fund Total	**60,649.82**

13 Road & Bridge Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008153	89295	ARVADA CITY OF	10/20/2021	20,076.47
00008154	89296	AURORA CITY OF	10/20/2021	307,180.24
00008156	89297	BENNETT TOWN OF	10/20/2021	13,349.16
00008157	89298	BRIGHTON CITY OF	10/20/2021	176,633.78
00008160	89299	COMMERCE CITY CITY OF	10/20/2021	230,923.00
00008161	89300	FEDERAL HEIGHTS CITY OF	10/20/2021	33,887.67
00008163	89301	NORTHGLENN CITY OF	10/20/2021	104,244.94
00008165	89302	THORNTON CITY OF	10/20/2021	396,116.26
00008169	89304	WESTMINSTER CITY OF	10/20/2021	211,036.28
00764105	296523	AYRES ASSOCIATES INC	10/21/2021	4,491.50
00764108	49497	BFI TOWER ROAD LANDFILL	10/21/2021	671.25
00764135	128693	DREXEL BARRELL & CO	10/21/2021	4,191.75
00764140	534975	EP&A ENVIROTAC INC	10/21/2021	39,851.68
00764164	1202026	HORROCKS ENGINEERS INC	10/21/2021	3,195.62
00764165	34817	ICON ENGINEERING INC	10/21/2021	1,212.00
00764169	506641	JK TRANSPORTS INC	10/21/2021	31,205.00
00764174	40395	KUMAR & ASSOCIATES INC	10/21/2021	7,917.75
			Fund Total	**1,586,184.35**

19 Insurance Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008167	523053	TRISTAR RISK MANAGEMENT	10/20/2021	1,320.00
00008168	523053	TRISTAR RISK MANAGEMENT	10/20/2021	604.75
00764096	1117066	AB LITIGATION SERVICES	10/21/2021	1,194.21
00764122	17565	COLO FRAME & SUSPENSION	10/21/2021	5,236.39
00764124	2157	COLO OCCUPATIONAL MEDICINE PHY	10/21/2021	183.00
00764137	13410	EASTERN SLOPE RURAL TELEPHONE	10/21/2021	5,817.83
00764142	346750	FACTORY MOTOR PARTS	10/21/2021	681.06
00764159	883606	HENDERSON CONSULTING AND EAP S	10/21/2021	544.00
00764170	13771	JOE'S TOWING & RECOVERY	10/21/2021	80.00
00764184	1078783	MIKE MAROONE FORD LONGMONT	10/21/2021	5,131.60
00764197	36205	RITSEMA LAW LLC	10/21/2021	2,720.00
00764200	1031727	SGR	10/21/2021	8,435.00
00764202	10449	SIR SPEEDY	10/21/2021	51.00
			Fund Total	**31,998.84**

27 Open Space Projects Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00764133	101347	DHM DESIGNS	10/21/2021	11,061.05
			Fund Total	**11,061.05**

28 Open Space Sales Tax Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008155	1075498	AURORA CITY OF	10/20/2021	32,000.00
00008164	48293	NORTHGLENN CITY OF	10/20/2021	202,184.80
			Fund Total	**234,184.80**

31 Head Start Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00764095	382247	3WESOLUTIONS LLC	10/21/2021	1,500.00
00764098	252050	ADAMS COUNTY HUMAN SERVICES	10/21/2021	8.16
00764112	37266	CENTURY LINK	10/21/2021	143.94
00764113	37266	CENTURY LINK	10/21/2021	198.89
00764114	327914	CESCO LINGUISTIC SERVICE INC	10/21/2021	108.40
00764116	327250	CINTAS CORPORATION NO 2	10/21/2021	168.92
00764126	248029	COMMUNITY REACH CENTER FOUNDAT	10/21/2021	6,515.84
00764132	1052031	DFA DAIRY BRANDS CORPORATE LLC	10/21/2021	259.55
00764134	700466	DIRECT EDGE DENVER LLC	10/21/2021	416.65
00764148	971545	GENESIS FLOOR CARE OF COLORADO	10/21/2021	3,095.00
00764149	834853	GETHSEMANE LUTHERAN CHURCH	10/21/2021	6,408.00
00764175	40843	LANGUAGE LINE SERVICES	10/21/2021	38.54
00764210	13770	SYSCO DENVER	10/21/2021	293.98
00764218	42541	US FOODSERVICE	10/21/2021	1,158.10
00764219	42541	US FOODSERVICE	10/21/2021	350.00
00764220	42541	US FOODSERVICE	10/21/2021	85.68
00764221	42541	US FOODSERVICE	10/21/2021	766.24
00764222	42541	US FOODSERVICE	10/21/2021	225.00
00764223	42541	US FOODSERVICE	10/21/2021	1,021.62
00764224	42541	US FOODSERVICE	10/21/2021	95.67
00764225	42541	US FOODSERVICE	10/21/2021	1,800.87
00764226	42541	US FOODSERVICE	10/21/2021	114.45
00764231	31360	WESTMINSTER PRESBYTERIAN CHURC	10/21/2021	2,312.69
00764232	59983	WESTMINSTER PUBLIC SCHOOLS	10/21/2021	2,812.00
			Fund Total	**29,898.19**

35 Workforce & Business Center

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00764127	1483	COMPUTER SYSTEMS DESIGN	10/21/2021	4,800.00
00764141	5686	EXPRESS SERVICES INC	10/21/2021	4,825.88
			Fund Total	**9,625.88**

43 Colorado Air & Space Port

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00008178	709816	CITY SERVICEVALCON LLC	10/22/2021	21,768.35
00764172	358103	KIMLEY-HORN AND ASSOCIATES INC	10/21/2021	29,700.29
00764183	804413	METRO DENVER ECONOMIC DEVELOPM	10/21/2021	5,000.00
00764216	80271	TWS AVIATION FUEL SYSTEMS	10/21/2021	304.08
00764228	80279	VERIZON WIRELESS	10/21/2021	242.57
			Fund Total	**57,015.29**

50 FLATROCK Facility Fund

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00764242	312727	ARVADA POLICE DEPARTMENT	10/21/2021	200.00
			Fund Total	**200.00**

94 Sheriff Payables

Warrant	Supplier No	Supplier Name	Warrant Date	Amount
00764117	95935	CLERK OF THE COUNTY COURT	10/21/2021	1,050.00
00764120	92474	COLO DEPT OF HUMAN SERVICES	10/21/2021	930.00
00764123	44915	COLO JUDICIAL DEPT	10/21/2021	105.00
			Fund Total	**2,085.00**

Grand Total	**3,561,163.26**

2051	ANS - Admin & Customer Care	Fund	Voucher	Batch No	GL Date	Amount
	Animal Control/Shelter					
	MORALES SOLIS SERGIO	00001	1005317	403232	10/19/2021	250.00
					Account Total	250.00
					Department Total	250.00

1040	Assessor Administration	Fund	Voucher	Batch No	GL Date	Amount
	Education & Training					
	COLO ASSESSORS ASSN	00001	1005240	403124	10/18/2021	400.00
	COLO ASSESSORS ASSN	00001	1005241	403124	10/18/2021	400.00
					Account Total	800.00
	Operating Supplies					
	EGAN PRINTING CO	00001	1005395	403327	10/20/2021	165.00
					Account Total	165.00
					Department Total	965.00

1011	Board of County Commissioners	Fund	Voucher	Batch No	GL Date	Amount
	Legal Notices					
	DP MEDIA NETWORK LLC	00001	1005234	403040	10/15/2021	717.50
					Account Total	717.50
					Department Total	717.50

1074	CA- Risk Management	Fund	Voucher	Batch No	GL Date	Amount
	Safety-Drug & Al Test/Med Cert					
	COLO OCCUPATIONAL MEDICINE PHY	00019	1005216	402968	10/14/2021	183.00
					Account Total	183.00
					Department Total	183.00

4302	CASP Administration	Fund	Voucher	Batch No	GL Date	Amount
	Membership Dues					
	METRO DENVER ECONOMIC DEVELOPM	00043	1005399	403331	10/20/2021	5,000.00
					Account Total	5,000.00
	Telephone					
	VERIZON WIRELESS	00043	1005401	403331	10/20/2021	202.56
					Account Total	202.56
					Department Total	5,202.56

4303	CASP FBO	Fund	Voucher	Batch No	GL Date	Amount
	Self Serve Fuel					
	TWS AVIATION FUEL SYSTEMS	00043	1005400	403331	10/20/2021	304.08
					Account Total	304.08
	Telephone					
	VERIZON WIRELESS	00043	1005401	403331	10/20/2021	40.01
					Account Total	40.01
					Department Total	344.09

43	Colorado Air & Space Port	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	CITY SERVICEVALCON LLC	00043	1005610	403508	10/22/2021	21,768.35
	KIMLEY-HORN AND ASSOCIATES INC	00043	1005461	403413	10/21/2021	29,700.29
					Account Total	51,468.64
					Department Total	51,468.64

9264	Community Recovery	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	ADVANCED URGENT CARE AND OCC M	00001	1005257	403138	10/18/2021	375.00
	ADVANCED URGENT CARE AND OCC M	00001	1005258	403138	10/18/2021	475.00
	ADVANCED URGENT CARE AND OCC M	00001	1005259	403138	10/18/2021	40.00
					Account Total	890.00
					Department Total	890.00

1013	County Attorney	Fund	Voucher	Batch No	GL Date	Amount
	Books					
	LEXIS NEXIS MATTHEW BENDER	00001	1005213	402967	10/14/2021	143.61
					Account Total	143.61
	Messenger/Delivery Service					
	FEDEX	00001	1005212	402967	10/14/2021	50.25
					Account Total	50.25
	Other Professional Serv					
	SWEEP STAKES UNLIMITED	00001	1005211	402967	10/14/2021	50.00
					Account Total	50.00
					Department Total	243.86

2031	County Coroner	Fund	Voucher	Batch No	GL Date	Amount
	Medical Services					
	CARUSO JAMES LOUIS	00001	1005371	403307	10/20/2021	6,100.00
	CINA & CINA FORENSIC CONSULTIN	00001	1005370	403306	10/20/2021	16,500.00
	PUFFENBERGER IAN JAMES	00001	1005398	403328	10/20/2021	6,150.00
					Account Total	28,750.00
					Department Total	28,750.00

1012	County Manager	Fund	Voucher	Batch No	GL Date	Amount
	Membership Dues					
	ASSOCIATION OF COLO COUNTY ADM	00001	1005205	402963	10/14/2021	600.00
					Account Total	600.00
					Department Total	600.00

1031	County Treasurer	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	SHRED-IT	00001	1005294	403222	10/19/2021	40.00
	SHRED-IT	00001	1005287	403219	10/19/2021	40.00
	SHRED-IT	00001	1005291	403220	10/19/2021	40.00
					Account Total	120.00
					Department Total	120.00

1051	District Attorney	Fund	Voucher	Batch No	GL Date	Amount
	Court Reporting Transcripts					
	WAGNER GEORGIA C	00001	1005054	402827	10/13/2021	51.00
					Account Total	51.00
	Other Professional Serv					
	HILLSBOROUGH COUNTY	00001	1005051	402827	10/13/2021	10.00
					Account Total	10.00
	Printing External					
	EGAN PRINTING CO	00001	1005052	402827	10/13/2021	970.00
	EGAN PRINTING CO	00001	1005053	402827	10/13/2021	415.00
					Account Total	1,385.00
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1005046	402827	10/13/2021	17.54
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1005046	402827	10/13/2021	14.36
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1005047	402827	10/13/2021	17.33
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1005047	402827	10/13/2021	19.04
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1005047	402827	10/13/2021	17.12
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1005048	402827	10/13/2021	16.32
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1005048	402827	10/13/2021	17.12
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1005048	402827	10/13/2021	17.31
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1005049	402827	10/13/2021	16.63
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	1005050	402827	10/13/2021	85.81
					Account Total	238.58
					Department Total	1,684.58

7041	Economic Development Center	Fund	Voucher	Batch No	GL Date	Amount
	Grants to Other Instit					
	METRO DENVER ECONOMIC DEVELOPM	00001	1005242	403125	10/18/2021	12,500.00
					Account Total	12,500.00
					Department Total	12,500.00

6 Equipment Service Fund	Fund	Voucher	Batch No	GL Date	Amount
Received not Vouchered Clrg					
DENVER INDUSTRIAL SALES & SER	00006	1005523	403419	10/21/2021	7,283.00
INSIGHT AUTO GLASS LLC	00006	1005526	403419	10/21/2021	163.00
INSIGHT AUTO GLASS LLC	00006	1005527	403419	10/21/2021	184.74
SAM HILL OIL INC	00006	1005469	403413	10/21/2021	22.00
SAM HILL OIL INC	00006	1005470	403413	10/21/2021	14,177.65
THE GOODYEAR TIRE AND RUBBER C	00006	1005528	403419	10/21/2021	1,927.45
THE GOODYEAR TIRE AND RUBBER C	00006	1005529	403419	10/21/2021	450.00
				Account Total	24,207.84
				Department Total	24,207.84

9243	Extension - Family & Consumer	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	CSU EXTENSION	00001	1005239	403120	10/18/2021	3,675.00
					Account Total	3,675.00
					Department Total	3,675.00

9240	Extension - Horticulture	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	CRAFT TROPHY CO	00001	1005238	403120	10/18/2021	143.00
					Account Total	143.00
	Other Professional Serv					
	CSU EXTENSION	00001	1005239	403120	10/18/2021	3,675.00
					Account Total	3,675.00
					Department Total	3,818.00

9244	Extension- 4-H/Youth	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	CSU EXTENSION	00001	1005239	403120	10/18/2021	3,675.00
	CSU EXTENSION	00001	1005239	403120	10/18/2021	15,774.15
					Account Total	19,449.15
					Department Total	19,449.15

50	FLATROCK Facility Fund	Fund	Voucher	Batch No	GL Date	Amount
	Suspense - Misc. Clearing					
	ARVADA POLICE DEPARTMENT	00050	5412	403238	10/19/2021	200.00
					Account Total	200.00
					Department Total	200.00

1	General Fund	Fund	Voucher	Batch No	GL Date	Amount
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00001	1005233	403038	10/15/2021	6,851.32
					Account Total	6,851.32
	Received not Vouchered Clrg					
	ADAMSON POLICE PRODUCTS	00001	1005530	403419	10/21/2021	89.95
	ADAMSON POLICE PRODUCTS	00001	1005531	403419	10/21/2021	143.95
	ADAMSON POLICE PRODUCTS	00001	1005532	403419	10/21/2021	6.95
	ADAMSON POLICE PRODUCTS	00001	1005533	403419	10/21/2021	185.45
	ADAMSON POLICE PRODUCTS	00001	1005534	403419	10/21/2021	185.00
	ADAMSON POLICE PRODUCTS	00001	1005535	403419	10/21/2021	143.95
	ALMOST HOME INC	00001	1005458	403413	10/21/2021	3,206.45
	BAYAUD ENTERPRISES INC	00001	1005459	403413	10/21/2021	73,899.08
	CA SHORT COMPANY	00001	1005472	403413	10/21/2021	2,645.24
	CA SHORT COMPANY	00001	1005474	403413	10/21/2021	423.87
	CA SHORT COMPANY	00001	1005475	403413	10/21/2021	1,263.87
	CA SHORT COMPANY	00001	1005476	403413	10/21/2021	3,100.00
	CA SHORT COMPANY	00001	1005478	403413	10/21/2021	431.53
	CHP METRO NORTH LLC	00001	1005451	403413	10/21/2021	1,050.00
	COLO DIST ATTORNEY COUNCIL	00001	1005450	403413	10/21/2021	2,875.40
	COMCAST BUSINESS	00001	1005471	403413	10/21/2021	2,100.00
	DENOVO VENTURES LLC	00001	1005587	403424	10/21/2021	90.00
	FLEXENTIAL PROFESSIONAL SERVIC	00001	1005468	403413	10/21/2021	1,850.01
	FOUND MY KEYS	00001	1005589	403424	10/21/2021	1,244.40
	FOUND MY KEYS	00001	1005595	403424	10/21/2021	721.48
	G4S SECURE SOLUTIONS USA INC	00001	1005609	403508	10/22/2021	2,533.50
	G4S SECURE SOLUTIONS USA INC	00001	1005590	403424	10/21/2021	12,481.97
	G4S SECURE SOLUTIONS USA INC	00001	1005591	403424	10/21/2021	1,551.20
	GALLS LLC	00001	1005536	403419	10/21/2021	181.83
	GALLS LLC	00001	1005537	403419	10/21/2021	192.60
	GALLS LLC	00001	1005538	403419	10/21/2021	72.03
	GALLS LLC	00001	1005539	403419	10/21/2021	155.46
	GALLS LLC	00001	1005540	403419	10/21/2021	392.18
	GALLS LLC	00001	1005541	403419	10/21/2021	370.41
	GALLS LLC	00001	1005542	403419	10/21/2021	142.89
	GALLS LLC	00001	1005543	403419	10/21/2021	146.38

1	General Fund	Fund	Voucher	Batch No	GL Date	Amount
	GALLS LLC	00001	1005545	403419	10/21/2021	146.38
	GALLS LLC	00001	1005546	403419	10/21/2021	200.92
	GALLS LLC	00001	1005547	403419	10/21/2021	72.03
	GALLS LLC	00001	1005548	403419	10/21/2021	72.03
	GALLS LLC	00001	1005549	403419	10/21/2021	283.63
	GALLS LLC	00001	1005550	403419	10/21/2021	146.38
	GALLS LLC	00001	1005551	403419	10/21/2021	72.03
	GALLS LLC	00001	1005552	403419	10/21/2021	72.03
	GALLS LLC	00001	1005596	403419	10/21/2021	476.07
	GROUNDS SERVICE COMPANY	00001	1005496	403419	10/21/2021	1,337.00
	GROUNDS SERVICE COMPANY	00001	1005497	403419	10/21/2021	325.00
	GROUNDS SERVICE COMPANY	00001	1005498	403419	10/21/2021	307.00
	HILL & ROBBINS	00001	1005448	403413	10/21/2021	383.84
	KODAMA GROUP LLC	00001	1005521	403419	10/21/2021	78,705.00
	OLD VINE PINNACLE ASSOCIATES	00001	1005447	403413	10/21/2021	800.00
	ORACLE AMERICA INC	00001	1005486	403413	10/21/2021	3,586.05
	PLANET TECHNOLOGY	00001	1005517	403419	10/21/2021	1,800.00
	PLANET TECHNOLOGY	00001	1005518	403419	10/21/2021	4,950.00
	PLANET TECHNOLOGY	00001	1005519	403419	10/21/2021	3,600.00
	QUICKSILVER EXPRESS COURIER	00001	1005453	403413	10/21/2021	141.00
	SANITY SOLUTIONS INC	00001	1005592	403424	10/21/2021	989.41
	SANITY SOLUTIONS INC	00001	1005592	403424	10/21/2021	989.41
	SNI COMPANIES	00001	1005503	403419	10/21/2021	3,359.40
	SNI COMPANIES	00001	1005504	403419	10/21/2021	3,719.20
	STATE OF COLORADO	00001	1005494	403419	10/21/2021	61.79
	SUMMIT FOOD SERVICE LLC	00001	1005553	403419	10/21/2021	4,477.42
	SUMMIT FOOD SERVICE LLC	00001	1005554	403419	10/21/2021	26,719.73
	TRANSFORMATION POINT INC	00001	1005374	403312	10/20/2021	250.00
	TRI COUNTY HEALTH DEPT	00001	1005492	403413	10/21/2021	318,457.50
	TYGRETT DEBRA R	00001	1005555	403419	10/21/2021	125.00
	VEIGA BRASIL III RICHARD A	00001	1005460	403413	10/21/2021	9,999.00
	WELCH MICHAEL	00001	1005505	403419	10/21/2021	1,050.00
	WELCH MICHAEL	00001	1005506	403419	10/21/2021	1,337.50
	WELCH MICHAEL	00001	1005507	403419	10/21/2021	1,500.00
					Account Total	584,388.78
					Department Total	591,240.10

9252	GF- Admin/Org Support	Fund	Voucher	Batch No	GL Date	Amount
	Grants to Other Instit					
	ADAMS COUNTY EDUCATION CONSORT	00001	1005204	402963	10/14/2021	543,772.00
					Account Total	543,772.00
					Department Total	543,772.00

5026	Golf Course- Maintenance	Fund	Voucher	Batch No	GL Date	Amount
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	19,743.96
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	2,254.65
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	29,833.46
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	3,619.24
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	2,400.00
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	474.68
					Account Total	58,325.99
	Education & Training					
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	103.02
					Account Total	103.02
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	1004886	402492	10/8/2021	56.13
	DEEP ROCK WATER	00005	1004888	402492	10/8/2021	191.72
					Account Total	247.85
	Telephone					
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	231.48
					Account Total	231.48
	Vehicle Parts & Supplies					
	BLACKHAWK EQUIPMENT CORP	00005	1004887	402492	10/8/2021	1,526.02
	INTERSTATE BATTERY OF ROCKIES	00005	1004889	402492	10/8/2021	85.95
	KIMBALL MIDWEST	00005	1004890	402492	10/8/2021	116.99
					Account Total	1,728.96
					Department Total	60,637.30

5021	Golf Course- Pro Shop	Fund	Voucher	Batch No	GL Date	Amount
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	160.66
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	17,483.32
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	2,066.55
					Account Total	19,710.53
	Golf Merchandise					
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	1,355.40
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	1,659.40
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	5,098.87
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	2,162.34
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	1,965.52
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	1,214.43
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	116.09
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	39.25
					Account Total	13,611.30
	Insurance Premiums					
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	66.89
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	597.48
					Account Total	664.37
	Janitorial Services					
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	1,149.73
					Account Total	1,149.73
	Other Professional Serv					
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	944.00
					Account Total	944.00
	Security Service					
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	1,295.00
					Account Total	1,295.00
	Telephone					
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	65.10
	PROFESSIONAL RECREATION MGMT I	00005	1005593	403426	10/21/2021	80.64
					Account Total	145.74
	Water/Sewer/Sanitation					

5021	Golf Course- Pro Shop	Fund	Voucher	Batch No	GL Date	Amount
	REPUBLIC SERVICES #535	00005	1004891	402492	10/8/2021	915.11
					Account Total	915.11
					Department Total	38,435.78

31	Head Start Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	CESCO LINGUISTIC SERVICE INC	00031	1005456	403413	10/21/2021	108.40
	DFA DAIRY BRANDS CORPORATE LLC	00031	1005462	403413	10/21/2021	89.70
	DFA DAIRY BRANDS CORPORATE LLC	00031	1005463	403413	10/21/2021	59.80
	DFA DAIRY BRANDS CORPORATE LLC	00031	1005464	403413	10/21/2021	29.90
	DFA DAIRY BRANDS CORPORATE LLC	00031	1005465	403413	10/21/2021	74.75
	DFA DAIRY BRANDS CORPORATE LLC	00031	1005466	403413	10/21/2021	5.40
	GENESIS FLOOR CARE OF COLORADO	00031	1005467	403413	10/21/2021	3,095.00
	SYSCO DENVER	00031	1005454	403413	10/21/2021	293.98
	US FOODSERVICE	00031	1005509	403419	10/21/2021	1,158.10
	US FOODSERVICE	00031	1005509	403419	10/21/2021	350.00
	US FOODSERVICE	00031	1005510	403419	10/21/2021	85.68
	US FOODSERVICE	00031	1005511	403419	10/21/2021	766.23
	US FOODSERVICE	00031	1005511	403419	10/21/2021	225.00
	US FOODSERVICE	00031	1005512	403419	10/21/2021	1,021.62
	US FOODSERVICE	00031	1005513	403419	10/21/2021	95.67
	US FOODSERVICE	00031	1005514	403419	10/21/2021	1,800.87
	US FOODSERVICE	00031	1005515	403419	10/21/2021	114.45
					Account Total	9,374.55
					Department Total	9,374.55

935122 HHS Grant	Fund	Voucher	Batch No	GL Date	Amount
Building Rental					
COMMUNITY REACH CENTER FOUNDAT	00031	1005248	403134	10/18/2021	6,515.84
GETHSEMANE LUTHERAN CHURCH	00031	1005250	403134	10/18/2021	6,408.00
WESTMINSTER PRESBYTERIAN CHURC	00031	1005253	403134	10/18/2021	2,312.69
WESTMINSTER PUBLIC SCHOOLS	00031	1005252	403134	10/18/2021	2,812.00
				Account Total	18,048.53
Education & Training					
3WESOLUTIONS LLC	00031	1005243	403134	10/18/2021	1,500.00
				Account Total	1,500.00
Interpreting Services					
LANGUAGE LINE SERVICES	00031	1005251	403134	10/18/2021	38.54
				Account Total	38.54
Operating Supplies					
CINTAS CORPORATION NO 2	00031	1005247	403134	10/18/2021	168.92
				Account Total	168.92
Printing External					
ADAMS COUNTY HUMAN SERVICES	00031	1005244	403134	10/18/2021	8.16
DIRECT EDGE DENVER LLC	00031	1005249	403134	10/18/2021	416.65
				Account Total	424.81
Telephone					
CENTURY LINK	00031	1005245	403134	10/18/2021	143.94
CENTURY LINK	00031	1005246	403134	10/18/2021	198.89
				Account Total	342.83
				Department Total	20,523.63

2028	HIDTA Grant - NMTF	Fund	Voucher	Batch No	GL Date	Amount
	Grants to Other Instit					
	NORTH METRO TASK FORCE	00001	1005288	403217	10/19/2021	64,555.93
	NORTH METRO TASK FORCE	00001	1005284	403217	10/19/2021	56,659.11
					Account Total	121,215.04
					Department Total	121,215.04

935621	HS CACFP	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	US FOODSERVICE	00031	1005511	403419	10/21/2021	.01
					Account Total	.01
					Department Total	.01

8622	Insurance -Benefits & Wellness	Fund	Voucher	Batch No	GL Date	Amount
	Printing External					
	SIR SPEEDY	00019	1005357	403246	10/19/2021	51.00
					Account Total	51.00
					Department Total	51.00

19	Insurance Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	COLO FRAME & SUSPENSION	00019	1005480	403413	10/21/2021	4,372.11
	COLO FRAME & SUSPENSION	00019	1005481	403413	10/21/2021	864.28
	FACTORY MOTOR PARTS	00019	1005482	403413	10/21/2021	32.40
	FACTORY MOTOR PARTS	00019	1005483	403413	10/21/2021	600.57
	FACTORY MOTOR PARTS	00019	1005484	403413	10/21/2021	48.09
	HENDERSON CONSULTING AND EAP S	00019	1005457	403413	10/21/2021	544.00
	JOE'S TOWING & RECOVERY	00019	1005479	403413	10/21/2021	80.00
					Account Total	6,541.45
					Department Total	6,541.45

8611	Insurance- Property/Casualty	Fund	Voucher	Batch No	GL Date	Amount
	Auto Physical Damage					
	MIKE MAROONE FORD LONGMONT	00019	1005217	402968	10/14/2021	5,131.60
					Account Total	5,131.60
	General Liab - Other than Prop					
	AB LITIGATION SERVICES	00019	1005207	402967	10/14/2021	541.00
	AB LITIGATION SERVICES	00019	1005208	402967	10/14/2021	653.21
	RITSEMA LAW LLC	00019	1005209	402967	10/14/2021	490.00
	RITSEMA LAW LLC	00019	1005210	402967	10/14/2021	2,230.00
	SGR	00019	1005206	402967	10/14/2021	8,435.00
	TRISTAR RISK MANAGEMENT	00019	1005254	403135	10/18/2021	1,320.00
	TRISTAR RISK MANAGEMENT	00019	1005260	403138	10/18/2021	604.75
					Account Total	14,273.96
	Prop Claims-Under Deduct					
	EASTERN SLOPE RURAL TELEPHONE	00019	1005261	403139	10/18/2021	5,817.83
					Account Total	5,817.83
					Department Total	25,223.39

1058	IT Network/Telecom	Fund	Voucher	Batch No	GL Date	Amount
	Telephone					
	WINDSTREAM COMMUNICATIONS	00001	1005375	403313	10/20/2021	1,635.26
					Account Total	1,635.26
					Department Total	1,635.26

9253	Office of Cultural Affairs	Fund	Voucher	Batch No	GL Date	Amount
	Minor Equipment					
	SUNBELT RENTALS	00001	1005226	403030	10/15/2021	140.25
					Account Total	140.25
					Department Total	140.25

27	Open Space Projects Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	DHM DESIGNS	00027	1005522	403419	10/21/2021	11,061.05
					Account Total	11,061.05
					Department Total	11,061.05

6202	Open Space Tax- Grants	Fund	Voucher	Batch No	GL Date	Amount
	Grants to Other Instit					
	AURORA CITY OF	00028	1004969	402296	10/12/2021	32,000.00
	NORTHGLENN CITY OF	00028	1005200	402951	10/14/2021	202,184.80
					Account Total	234,184.80
					Department Total	234,184.80

1034	People Services-Social Svcs	Fund	Voucher	Batch No	GL Date	Amount
	Messenger/Delivery Service					
	FEDEX	00001	1005293	403221	10/19/2021	13.37
					Account Total	13.37
	Operating Supplies					
	FEDEX	00001	1005214	402959	10/14/2021	24.42
					Account Total	24.42
					Department Total	37.79

5010	PKS- Fair	Fund	Voucher	Batch No	GL Date	Amount
	Liquor Sales					
	STATE OF COLORADO	00001	1005233	403038	10/15/2021	220.15-
					Account Total	220.15-
	Regional Park Rentals					
	CROSS HOLLY	00001	1005009	402802	10/13/2021	100.00
					Account Total	100.00
	Security Service					
	CODE 4 SECURITY SERVICES LLC	00001	1005262	403208	10/19/2021	169.00
					Account Total	169.00
					Department Total	48.85

5012	PKS- Regional Complex	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	XCEL ENERGY	00001	1004994	402802	10/13/2021	46.06
					Account Total	46.06
					Department Total	46.06

5016	PKS- Trail Ranger Patrol	Fund	Voucher	Batch No	GL Date	Amount
	Gas & Electricity					
	XCEL ENERGY	00001	1005219	403030	10/15/2021	108.93
	XCEL ENERGY	00001	1005220	403030	10/15/2021	87.31
	XCEL ENERGY	00001	1005221	403030	10/15/2021	22.47
	XCEL ENERGY	00001	1005222	403030	10/15/2021	57.05
	XCEL ENERGY	00001	1005223	403030	10/15/2021	145.44
					Account Total	421.20
	Water/Sewer/Sanitation					
	BERKELEY WATER & SANITATION D	00001	1004997	402802	10/13/2021	72.97
	NORTH PECOS WATER & SANITATION	00001	1005006	402802	10/13/2021	41.46
	NORTH WASHINGTON ST WATER & SA	00001	1005224	403030	10/15/2021	14,271.95
	NORTH WASHINGTON ST WATER & SA	00001	1005225	403030	10/15/2021	2,499.71
					Account Total	16,886.09
					Department Total	17,307.29

1089	PLN- Boards & Commissions	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	BUSH MELVIN E	00001	1005074	402851	10/13/2021	65.00
	DUPRIEST JOHN FIELDEN	00001	1003038	400551	9/13/2021	65.00
	DUPRIEST JOHN FIELDEN	00001	1004054	401640	9/28/2021	65.00
	DUPRIEST JOHN FIELDEN	00001	1005358	403299	10/20/2021	65.00
	EDELSTEIN DOUG	00001	1005061	402838	10/13/2021	65.00
	FOREST SEAN	00001	1004058	401640	9/28/2021	65.00
	FOREST SEAN	00001	1003039	400551	9/13/2021	65.00
	FOREST SEAN	00001	1005359	403299	10/20/2021	65.00
	GARNER, ROSIE	00001	1005360	403299	10/20/2021	65.00
	GARNER, ROSIE	00001	1003040	400551	9/13/2021	65.00
	GARNER, ROSIE	00001	1004059	401640	9/28/2021	65.00
	GREEN THOMAS D	00001	1005071	402851	10/13/2021	65.00
	GRONQUIST, CHRISTOPHER L	00001	1005059	402838	10/13/2021	65.00
	GRONQUIST, CHRISTOPHER L	00001	1005075	402851	10/13/2021	65.00
	HAGGERTY BRIAN	00001	1005058	402838	10/13/2021	65.00
	HANCOCK FORREST HAYES	00001	1005069	402851	10/13/2021	65.00
	HARNETT OWEN	00001	1005076	402851	10/13/2021	65.00
	HERRERA, AARON	00001	1004063	401640	9/28/2021	65.00
	MARTINEZ JUSTIN PAUL	00001	1004060	401640	9/28/2021	65.00
	MARTINEZ JUSTIN PAUL	00001	1003041	400551	9/13/2021	65.00
	MARTINEZ JUSTIN PAUL	00001	1005361	403299	10/20/2021	65.00
	MCCREARY RAPHAEL	00001	1005055	402838	10/13/2021	65.00
	RICHARDSON SHARON	00001	1003042	400551	9/13/2021	65.00
	RICHARDSON SHARON	00001	1004061	401640	9/28/2021	65.00
	RICHARDSON SHARON	00001	1005362	403299	10/20/2021	65.00
	ROSE DAVID E	00001	1004062	401640	9/28/2021	65.00
	ROSE DAVID E	00001	1003044	400551	9/13/2021	65.00
	STANFIELD THOMSON	00001	1005072	402851	10/13/2021	65.00
	THOMPSON GREGORY PAUL	00001	1003043	400551	9/13/2021	65.00
	THOMPSON GREGORY PAUL	00001	1005363	403299	10/20/2021	65.00
	TONSAGER DENNIS	00001	1005057	402838	10/13/2021	65.00
	WOLFE SANDRA KAY	00001	1005056	402838	10/13/2021	65.00
					Account Total	2,080.00
					Department Total	2,080.00

3019	PW - Admin/Org	Fund	Voucher	Batch No	GL Date	Amount
	Payments To Cities-Sales Taxes					
	ARVADA CITY OF	00013	1005104	402940	10/14/2021	20,076.47
	AURORA CITY OF	00013	1005105	402940	10/14/2021	307,180.24
	BENNETT TOWN OF	00013	1005106	402940	10/14/2021	13,349.16
	BRIGHTON CITY OF	00013	1005107	402940	10/14/2021	176,633.78
	COMMERCE CITY CITY OF	00013	1005108	402940	10/14/2021	230,923.00
	FEDERAL HEIGHTS CITY OF	00013	1005109	402940	10/14/2021	33,887.67
	NORTHGLENN CITY OF	00013	1005110	402940	10/14/2021	104,244.94
	THORNTON CITY OF	00013	1005111	402940	10/14/2021	396,116.26
	WESTMINSTER CITY OF	00013	1005112	402940	10/14/2021	211,036.28
					Account Total	1,493,447.80
					Department Total	1,493,447.80

13	Road & Bridge Fund	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	AYRES ASSOCIATES INC	00013	1005508	403419	10/21/2021	4,491.50
	BFI TOWER ROAD LANDFILL	00013	1005501	403419	10/21/2021	671.25
	DREXEL BARRELL & CO	00013	1005452	403413	10/21/2021	4,191.75
	EP&A ENVIROTAC INC	00013	1005495	403419	10/21/2021	39,851.68
	HORROCKS ENGINEERS INC	00013	1005516	403419	10/21/2021	3,195.62
	ICON ENGINEERING INC	00013	1005449	403413	10/21/2021	1,212.00
	JK TRANSPORTS INC	00013	1005487	403413	10/21/2021	9,735.00
	JK TRANSPORTS INC	00013	1005488	403413	10/21/2021	8,605.00
	JK TRANSPORTS INC	00013	1005489	403413	10/21/2021	9,150.00
	JK TRANSPORTS INC	00013	1005490	403413	10/21/2021	1,685.00
	JK TRANSPORTS INC	00013	1005491	403413	10/21/2021	2,030.00
	KUMAR & ASSOCIATES INC	00013	1005502	403419	10/21/2021	7,917.75
					Account Total	92,736.55
					Department Total	92,736.55

94	Sheriff Payables	Fund	Voucher	Batch No	GL Date	Amount
	Brain Trust					
	COLO DEPT OF HUMAN SERVICES	00094	1005314	403231	10/19/2021	930.00
					Account Total	930.00
	Family Friendly Fee					
	COLO JUDICIAL DEPT	00094	1005316	403231	10/19/2021	105.00
					Account Total	105.00
	State Surcharge					
	CLERK OF THE COUNTY COURT	00094	1005315	403231	10/19/2021	1,050.00
					Account Total	1,050.00
					Department Total	2,085.00

2011	SHF- Admin Services Division	Fund	Voucher	Batch No	GL Date	Amount
	Minor Equipment					
	JESCO ELECTRIC INC	00001	1005333	403234	10/19/2021	3,565.00
	PIPER COMMUNICATION SERVICES I	00001	1005330	403234	10/19/2021	798.00
					Account Total	4,363.00
	Other Professional Serv					
	LADWIG MICHAEL V MD PC	00001	1005335	403234	10/19/2021	128.00
	LEXIPOL LLC	00001	1005328	403234	10/19/2021	5,280.00
	PSYCHOLOGICAL DIMENSIONS	00001	1005339	403234	10/19/2021	5,250.00
					Account Total	10,658.00
	Special Events					
	STONEBROOK MANOR LLC	00001	1005342	403234	10/19/2021	9,275.00
					Account Total	9,275.00
					Department Total	24,296.00

2015	SHF- Civil Section	Fund	Voucher	Batch No	GL Date	Amount
	Sheriff's Fees					
	ARAPAHOE COUNTY ATTORNEY	00001	1005280	403209	10/19/2021	19.00
	GIOMETTI & MERENESS PC	00001	1005278	403209	10/19/2021	19.00
	GONZALES DANETTE MARIE	00001	1005275	403209	10/19/2021	19.00
	GUTIERREZ MORAN MARIA	00001	1005276	403209	10/19/2021	19.00
	JACKSON CONDOS LLC	00001	1005270	403209	10/19/2021	66.00
	LOR 8279 LLC	00001	1005282	403209	10/19/2021	66.00
	LUBBOCK COUNTY CHILDREN'S PROT	00001	1005281	403209	10/19/2021	54.00
	MCNEILPAPPAS PC	00001	1005269	403209	10/19/2021	19.00
	MCNEILPAPPAS PC	00001	1005306	403209	10/19/2021	19.00
	MOORE LAW GROUP APC	00001	1005263	403209	10/19/2021	19.00
	NELSON AND KENNARD	00001	1005264	403209	10/19/2021	19.00
	NELSON AND KENNARD	00001	1005265	403209	10/19/2021	19.00
	NELSON AND KENNARD	00001	1005266	403209	10/19/2021	19.00
	PARIS MELINA L	00001	1005283	403209	10/19/2021	66.00
	RAMIREZ COLEMENERO LETICIA	00001	1005277	403209	10/19/2021	19.00
	TOP HAT FILE AND SERVE INC	00001	1005267	403209	10/19/2021	19.00
	TOP HAT FILE AND SERVE INC	00001	1005268	403209	10/19/2021	19.00
					Account Total	499.00
					Department Total	499.00

2075	SHF- Commissary Fund	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	METRO TRANSPORTATION PLANNING	00001	1005343	403234	10/19/2021	4,440.75
					Account Total	4,440.75
					Department Total	4,440.75

2071	SHF- Detention Facility	Fund	Voucher	Batch No	GL Date	Amount
	Food Services					
	SUMMIT FOOD SERVICE LLC	00001	1005337	403234	10/19/2021	4,060.00
					Account Total	4,060.00
	Operating Supplies					
	SUMMIT FOOD SERVICE LLC	00001	1005337	403234	10/19/2021	2,555.60
					Account Total	2,555.60
	Other Repair & Maint					
	PUSH PEDAL PULL INC	00001	1005331	403234	10/19/2021	824.40
					Account Total	824.40
	Repair & Maint Supplies					
	BUCKEYE CLEANING CENTER - DENV	00001	1005324	403233	10/19/2021	24,913.70
					Account Total	24,913.70
					Department Total	32,353.70

2018	SHF- Records/Warrants Section	Fund	Voucher	Batch No	GL Date	Amount
	Extraditions					
	ADAMS COUNTY SHERIFF	00001	1005344	403234	10/19/2021	2,203.94
					Account Total	2,203.94
					Department Total	2,203.94

7	Stormwater Utility Fund	Fund	Voucher	Batch No	GL Date	Amount
	Deposits Payable					
	P8 D-C INDUSTRIAL LAST MILE LL	00007	1005235	403045	10/15/2021	60,649.82
					Account Total	60,649.82
					Department Total	60,649.82

35	Workforce & Business Center	Fund	Voucher	Batch No	GL Date	Amount
	Received not Vouchered Clrg					
	COMPUTER SYSTEMS DESIGN	00035	1005455	403413	10/21/2021	4,800.00
	EXPRESS SERVICES INC	00035	1005499	403419	10/21/2021	1,977.36
	EXPRESS SERVICES INC	00035	1005500	403419	10/21/2021	2,848.52
					Account Total	9,625.88
					Department Total	9,625.88

Grand Total	**3,561,163.26**

Board of County Commissioners
Minutes of Commissioners' Proceedings

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

Tuesday
October 26, 2021
9:30 AM

1. ROLL CALL

Rollcall

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

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

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

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

4. AWARDS AND PRESENTATIONS

5. PUBLIC COMMENT

A. Citizen Communication

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

Public Comment Submitted for October 26, 2021

B. Elected Officials' Communication

6. CONSENT CALENDAR

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

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

A. List of Expenditures Under the Dates of October 11-15, 2021

B. Minutes of the Commissioners' Proceedings from October 19, 2021

C. Resolution Approving Development Agreement between Adams County and Asphalt Specialties Inc. in the Amount of $62,619.00 Received in Escrow by County for Public Improvements
(File approved by ELT)

D. Resolution Approving Abatement Petitions and Authorizing the Refund of Taxes for Account Numbers R0105158, R0015267, and P0037897
(File approved by ELT)

E. Resolution Approving the 2021 Disaster Management Plan
(File approved by ELT)

F. Resolution Approving the Adams County Human Services Department Fiscal Year 2021-22 Chafee Program Plan
(File approved by ELT)

G. Resolution Approving Right-of-Way Agreement between Adams County and Maria Luisa, Julieta Lozoya Morales and Carlos A. Rodriguez de la Rosa for Property Necessary for the Miscellaneous Concrete and ADA Ramps Project
(File approved by ELT)

H. Resolution Approving Right-of-Way Agreement between Adams County and Khagendra Gurung and Nabina Gurung for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue
(File approved by ELT)

I. Resolution Approving Right-of-Way Agreement between Adams County and Bernardo Sanchez and Raquel Chavez de Sanchez and Angel Bernard Sanchez for Property Necessary for the Pecos Street Roadway and Drainage Improvements Project from West 52nd Avenue to West 58th Avenue in the Amount of 4508.00 Dollars
(File approved by ELT)

J. Resolution Approving Right-of-Way Agreement between Adams County and Michael W. Sunday and Dixie Sunday for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue in the Amount of 5200.00 Dollars
(File approved by ELT)

K. Resolution Approving Right-of-Way Agreement between Adams County and Ira Eugene Putman and Mary Ann Putman for Property Necessary for the York Street Roadway and Drainage Improvements Project from East 78th Avenue to East 88th Avenue in the Amount of 5200.00 Dollars
(File approved by ELT)

L. Resolution Superseding and Replacing April 26, 2016 Resolution Regarding the Percentage for the Arts Program
(File approved by ELT)

M. Resolution Superseding and Replacing April 26, 2016 Resolution Regarding Adams County Visual Arts Commission Establishing, Clarifying Purpose and Identifying Funding Sources; Establishing Mission, Role, Members and Funding Sources for the Adams County Visual Arts Commission
(File approved by ELT)

N. Resolution Approving Right-of-Way Agreement between Adams County and Steve Lewis for Property Necessary for the Pecos Street Roadway and Drainage Improvements Project from West 52nd Avenue to West 58th Avenue in the Amount of 156,720.00 Dollars
(File approved by ELT)

O. Resolution Adjusting the Values of Agricultural Land for Tax Year 2021 as Permitted by C.R.S. 39-8-102(1)
(File approved by ELT)

P. Resolution Setting Forth the Final Decisions of the Adams County Board of Equalization for Tax Year 2021
(File approved by ELT)

7. NEW BUSINESS

A. COUNTY MANAGER

1. Resolution Approving Adams County's Withdrawal from the Tri-County Health Department
(File approved by ELT)
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Baca, that this Resolution be approved. The motion carried by the following vote:

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

2. 2021 Commissioner Redistricting
(File approved by ELT)

B. COUNTY ATTORNEY

1. Resolution Approving the Colorado Opioids Settlement Memorandum of Understanding, Subdivision Settlement Participation Forms, and Colorado Subdivision Escrow Agreement
(File approved by ELT)
A motion was made by Commissioner Baca, seconded by Commissioner Pinter, that this Resolution be approved. The motion carried by the following vote:

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

8. Motion to Adjourn into Executive Session Pursuant to C.R.S 24-6-402(4)(e) for the Purpose of Instructing Negotiators Regarding Economic Incentive

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

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

Motion to Adjourn into Executive Session Pursuant to C.R.S 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Litigation
A motion was made by Commissioner Pinter, seconded by Commissioner Tedesco, that this Executive Session approved. The motion carried by the following vote:

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

9. LAND USE HEARINGS

A. Cases to be Heard

1. RCU2020-00033 3220 W. 55th Place Rezone
(File approved by ELT)
A motion was made by Commissioner O'Dorisio, seconded by Commissioner Tedesco, that this Land Use Hearing be approved. The motion carried by the following vote:

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

2. PLN2021-00009 Adams County Parks and Open Space Text Amendments (File approved by ELT)

A motion was made by Commissioner O'Dorisio, seconded by Commissioner Baca, that this Land Use Hearing be approved. The motion carried by the following vote:

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

10. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Arbitrators for Binding Arbitration Tax Appeals
FROM: Meredith P. Van Horn, Assistant County Attorney
AGENCY/DEPARTMENT: COUNTY ATTORNEY
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners appoint the following candidates as Arbitrators to hear Binding Arbitration tax appeal matters in Adams County.

BACKGROUND:

Taxpayers have three avenues of appeal from the decisions of the Board of Equalization: filing a petition to the Board of Assessment Appeals, filing a petition in district court, and binding arbitration. The County Attorney's Office coordinates the binding arbitration process. C.R.S. §39-8-108.5 requires the Board of County Commissioners to develop a list of people who are qualified to act as arbitrators of property valuation disputes. Arbitrators must be experienced in the area of property taxation and be certified appraisers under Colorado law.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Assessor's Office

ATTACHED DOCUMENTS:

Resolution and List of Arbitrator candidates
Resumes and/or Applications of Binding Arbitrator candidates

FISCAL IMPACT:

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

Fund:	
Cost Center:	

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

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

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

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

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING ARBITRATORS FOR PROPERTY VALUATION APPEALS

WHEREAS, C.R.S. § 39-8-108.5(1)(a), provides that the Board of County Commissioners ("BOCC") shall develop a list of persons who shall be qualified to act as arbitrators of property valuation disputes; and

WHEREAS, the BOCC has reviewed the qualifications of applicants for arbitrators, who meet the criteria set forth in C.R.S. § 39-8-108.5(1)(b); and,

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Adams County, State of Colorado that the individuals set forth on the List of Arbitrators, attached hereto as Exhibit A, meet the qualifications set forth in C.R.S. § 39-8-108.5(1)(b), and are herein approved, appointed and adopted as the List of Arbitrators to hear property valuation disputes.

NOW, THEREFORE BE IT FURTHER RESOLVED that Pursuant to C.R.S. § 39-8-108.5(1)(a), the List of Arbitrators shall be kept in the office of the Adams County Clerk & Recorder.

EXHIBIT A

Adams County, Colorado
Approved List of Arbitrators for Property Tax Matters
Arbitrated Pursuant to C.R.S. § 39-8-108.5

Bonnie D. Roerig
(303) 757-5525
bonnie@coloradoappraiser.net

William M. James
(303) 316-6768
bjames@jres.com

Jennifer Stompor
(720) 920-8526
jennifer@stomporassociates.com

Summary of Experience and Qualifications – Bonnie D. Roerig, MAI, AI–GRS, R/W–AC

1. Memberships:

Appraisal Institute:

Designated MAI in November 1981; awarded Practicing Life Designated Membership status–2013
Designated AI–GRS (General Review Specialist) in March 2014
Executive Committee, 1995–1996
Board of Directors, 1995–1996
Finance Committee, 1995
National Planning Committee, 1994–1995
General Appraiser Board, 1992–1996; Vice–Chair 1994; Chair 1995 and 1996
Regional Member –– Ethics Administration Division, Region II, 1992–1995
Assistant Regional Member – Ethics Administration Division, Region II, 1988–1992
General Demonstration Reports Subcommittee, Chair 2000–2002; Vice–Chair, 1999, Member 2003–04
Demonstration Appraisal Grading Panel – 2005–2021
General Admissions Committee, 2000–2002
Non–Residential Demonstration Reports Subcommittee –– 1985–1990; Co–Vice Chair, 1987–1990
Board of Examiners –– Appraisal Reports, 1987–1990
Instructor Subcommittee, 1998–1999
Qualifying Education Committee, 1999–2002; Vice–Chair, 1999
Appraisal Journal Editorial Subcommittee, 1999–2001; Chair and Editor–in–Chief, 2002–2003
Educational Publications Committee, 2002–2003
Region Finance Officer, Region II – 2005–2021
Member, Leadership Development and Nominating Committee, 2007
Chair, Appraisal Standards Committee, 2008–2011
Member, Strategic Planning Committee, 2008–2009
2009 Recipient, President's Award (for lifetime achievement)
Member, Professional Guidance and Standards Committee, 2018–2021, Vice Chair 2019
2021 Recipient of James H. Pritchett Award for outstanding contributions to appraisal education or mentoring with a focus on litigation and condemnation.

Colorado Chapter of the Appraisal Institute:

Recipient of Distinguished Service Award, December 1996
President, 1990
Vice–President – President–Elect, 1989
Secretary–Treasurer, 1988
Board of Directors, 1985–1991
Co–Chairman, Admissions Committee, 1983–1984

International Right–of–Way Association, Mile Hi Chapter 6

Education Committee, 2002–2006
Recipient of Helen C. Peck/Frances Reisbeck Memorial Award, March 2005
Treasurer, 2007
Recipient of the Vic Ramer Memorial Right of Way Professional of the Year Award – 2007
Secretary, 2008
Vice–President, 2009
President, 2010–2011
International Director, 2011–2012
Region 9 representative to Valuation Committee 2010–2021
Vice Chair, Valuation Community of Practice, 2013–2014
Chair, Valuation Community of Practice, 2015–2016; Member 2016–2021
Right of Way–Appraisal Certified (R/W–AC) September 2020

Educational Council of Appraisal Foundation Sponsors

Examination Committee, 2004–2009

2. Business Affiliations:

Owner, Bonnie Roerig & Associates, Real Estate Analysts and Value Consultants, since January 1988.
Incorporated Bonnie Roerig & Associates, LLC in February 2003.
Member, National Federation of Independent Business (NFIB)
Full Partner, Baughar–Roerig & Associates, August 1982 through December 1987.
Full–time real estate appraisal work since 1970, Denver–Boulder area and throughout Colorado.

3. Experience:

a) Appraisals throughout metropolitan Denver and in various locations in Colorado since 1970.
b) Extensive commercial, industrial, office, and vacant land appraisal experience.
c) Valuation studies and appraisals in conjunction with eminent domain proceedings since 1974.
e) Qualified as expert witness in various District and County Courts and Federal Tax Court.
f) Appraisal review.
g) Litigation consultation.
h) Instructor, Appraisal Institute, USPAP, BPE, Review Theory–General and Review Theory– Case Studies; Capstone
i) Instructor and course developer, general demonstration report writing seminar, Appraisal Institute
j) Subject Matter Expert, Appraiser Qualifications Board, Appraisal Foundation
k) AQB Certified USPAP Instructor (No. 44729), 2003–December 31, 2021
l) Contract investigator for Colorado Board of Real Estate Appraisers, 2007 and 2011
m) Arbitrator, real estate assessments, Boulder County, Douglas County and Jefferson County
n) Hearing Officer, Board of Equalization, Douglas and Boulder Counties
o) Approved appraiser/review appraiser, Colorado Department of Transportation
p) Federal review appraiser ("Yellow Book"), Regional Transportation District, Roaring Fork Transportation Authority
q) Member, development team Appraisal Institute General Review Designation courses
r) Appointed Member, Colorado Board of Real Estate Appraisers, 2017–2020, Vice Chair 2019–2020

4. Education:

a) Bachelor of Arts in Speech Arts, 1968
b) Master of Arts Degree in Communication Arts, 1971
c) Appraisal Institute/American Institute of Real Estate Appraisers:
Course I–A, Basic Appraisal Principles – Methods and Techniques
Course I–B, Capitalization – Theory and Techniques
Course 520, Highest & Best Use and Market Analysis
Course 530, Advanced Sales Comparison and Cost Approaches
Course 540, Report Writing and Valuation Analysis
Course 705, Litigation Appraising, Specialized Topics and Applications
Course IV, Condemnation
Course VI, Investment Analysis
Uniform Appraisal Standards for Federal Land Acquisitions ("Yellow Book") Seminar
Appraisal Curriculum Overview, 2008
Litigation Appraising: Specialized Topics and Applications, 2010
The Appraiser as an Expert Witness: Preparation & Testimony, 2010
d) Continuing education requirements of the Appraisal Institute have been met.
e) Colorado State General Certified Appraiser, No. CG1313395, continuing education current
f) Concepts and Principles of USPAP, An Instructor's Application, The Appraisal Foundation, 2003
g) Appraising Conservation Easements and Case Studies, ASFMRA, 2005
h) Integrating Appraisal Standards, IRWA, 2005
i) Spreadsheet Modeling, Appraisal Institute 2011
j) Valuation of Environmentally Contaminated Real Estate, IRWA, 2012
k) Review Theory–General, 2013
l) Review Case Studies—General, 2014
m) Uniform Appraisal Standards for Federal Land Acquisitions: Practical Applications (successful instructor audit, 2017)
n) The Valuation of Partial Acquisitions, Course 421, IRWA, December 2019
o) Problems in the Valuation of Partial Acquisitions, Course 431, IRWA, December 2019

5. Appraisal, Consulting, and Appraisal Review Clients:

Adams County	Federal Deposit Insurance Corporation
Apple, Inc.	Gelman & Norberg, LLC
Arapahoe County	GSA – Public Building Services
CDH Associates, LLC	Guaranty Bank and Trust Co.
City of Aurora	Hall and Evans, LLC
City of Arvada	Horan & McConaty Family Funeral Services
City of Black Hawk	IBM
City of Boulder	Internal Revenue Service
City & County of Denver	Jefferson County
City of Colorado Springs	KWAL Paints, Inc.
City of Estes Park	Montegra Capital Resources, Ltd.
City of Englewood	Mountain States Bank
City of Fort Collins	Parker Water & Sanitation District
City of Lakewood	Pioneer Centres
City of Littleton	Regional Transportation District
City of Steamboat Springs	Southeast Corridor (T–Rex)
City of Westminster	Steele Street Bank & Trust
City of Wheat Ridge	U.S. Postal Service
Colorado Department of Transportation	Upland Industries Corporation
ConocoPhillips	Urban Drainage and Flood Control
Denver Public Schools	Vectra Bank Colorado, N.A.
Denver Water Board	Various Private Clients
Englewood Downtown Development Authority	Xcel Energy

6. Testimony and Deposition Record:

Bonnie Roerig & Associates, LLC
1873 S. Bellaire Street, Suite 1222
Denver, Colorado 80222
303-757-5525

Testimony and/or deposition record
Bonnie D. Roerig, MAI, AI-GRS

Date	Client	Case Name		Jurisdiction
May-13	RTD	RTD v. 4882 Smith Road Warehouse LLLP	Deposition	Denver District
Dec-13	B & B, et al.	FDIC v. B & B, et al.	Deposition	Denver District
Dec-14	C & C of Denver	C & C of Denver v. Feldman, et al.	Deposition	Denver District
Aug-16	C & C of Denver	C & C of Denver v. Iselo Investment Partners, LLC, et al	Deposition	Denver District
Oct-16	C & C of Denver	C & C of Denver v. Iselo Investment Partners, LLC, et al	Testimony	Denver District
Nov-16	Adams County	Adams County v. Cunningham Q-Tip	Deposition	Adams County District
Jan-17	Adams County	Adams County v. Cunningham Q-Tip	Testimony	Adams County District
Nov-17	C & C of Denver	Figura v. City and County of Denver	Testimony	Denver District
Jul-18	City of Federal Heights	City of Federal Heights v. Suncor	Deposition	Adams County District
Aug-18	City of Federal Heights	City of Federal Heights v. Suncor	Testimony	Adams County District
Jun-19	Adams County	The County of Adams v. TDSO Holdings, LLC	Deposition	Adams County District
Nov-19	Adams County	The County of Adams v. TDSO Holdings, LLC	Testimony	Adams County District
Aug-20	CDOT	CDOT v. Minglewood	Deposition	Larimer County District (virtual
8/1/20-9/20	CDOT	CDOT v. Minglewood	Testimony	Larimer County District (virtual

Jennifer Stompor
720-920-8526 Office phone
303-949-6001 Mobile phone
24655 Genesee Avenue, Golden CO 80401
jennifer@stomporassociates.com

Referee: abatement and appeal hearings; Board of Equalization, Boulder County: 03/25/2019 to present

- Referee acting on behalf of the Commissioners and County Board of Equalization as a referee to hear taxpayer appeals of property valuations pursuant to C.R.S. 39-1-113(1) and C.R.S. 39-8-102(2)(i).
- Duties include conducting hearings and writing recommendations.

Certified Residential Appraiser CR40027515, expires: 12/31/2021, FHA/HUD Approved

- Real Property valuations for single family residential (attached and detached), condominium, small residential income (1-4 family) and residential land. Intended uses include: divorce, estate, home equity, income/business investment, IRS; tax liens, REO (Real Estate Owned/Foreclosure), liquidation, refinance, relocation, sale/purchase, tax abatement, trust.
- Clients include home owners, attorneys, trustees, executors, Realtors, buyers/sellers, investors, national lenders, mortgage servicers, Appraisal Management Companies (AMC's), banks, relocation companies, the Internal Revenue Service (IRS), the Federal Housing Administration (FHA), and the United States Department of Housing and Urban Development (HUD).
- FHA, HUD, Flagstar, Landsafe and RELS (Wells Fargo) approved
- Regional Review Appraiser for First Franklin; prior to purchase by Merrill Lynch; now Bank of America
- Expert witness, court approved for testimony in Jefferson County, Colorado

Appraisal Education

2019

- Evaluation & Hybrid Appraisals; Presenters: Benjamin B Davidson, MAI, SRA, AI-GRS, AI-RRS, hosted by NCAREA
- Cyber Security Law, Wire Fraud, and Best Practices/Appraiser Work files – What does USPAP require?; Presenter Michael R. McCormick, Esq., hosted by NCAREA
- Boulder County Board of Appeals & Introduction to Blue Print Reading for Appraisers; Presenters: Atilana Retana, Appeals Coordinator, BOE, Boulder County & Ray Brienza, Certified Appraser/Contractor/Draftsperson & Louis Garone, MAI, SRA, AI-GRA, hosted by NCAREA
- Colorado Water Rights for Appraisers & Brokers; Presenters: Kenneth Wright, P.E. (Licensed Appraiser), Patricia Flood, P.E. (Certified General Appraiser), and Ian Paton, P.E., all with Wright Water Engineering, hosted by NCAREA

2018

- State of the Industry & Banking Task Force Update; Presenters: Director Marcia Waters, of DORA, Lou Garone, MAI, SRA, AI-GRS, and Don Childears, President/CEO Colorado Bankers Association, hosted by NCAREA
- 2018-2019 7-Hour National USPAP Update; McKissock Education
- Becoming Your Market's Expert: Using Economic Principles Through Graph & Chart Applications; Presenter: Ryan Lundquist, CR Appraiser, hosted by AppraiserFest2018
- Advanced Economic Knowledge: Making the Minutia of Real Estate Economics Fun, Relevant and Educational; Presenter: Elliott Eisenberg, Ph.D., hosted by AppraiserFest2018
- Blockchain & the Appraiser; Presenters: Phil Crawford, CG Appraiser and Jonathan Miller, CG Appraiser, hosted by AppraiserFest2018
- Mortgage Control Fraud, Yesterday's News or Tomorrow's Headlines?; Presenters: Maureen Sweeney, SRA, AI-RRS & William K. Black, Ph.D., hosted by AppraiserFest 2018
- Application of Antitrust Laws to Appraisers and Associations; Presenters: Phil Crawford, CG Appraiser and Allison Sheedy, Partner with Constantine Cannon, Washington DC, hosted by AppraiserFest 2018
- Multi-Discipline Appraiser Practices; Presenters: William P. Wilson III, FASA-RP,CRP,CG-002 and Robert J. Luciani, ASA, IFA, hosted by AppraiserFest 2018

- The VA: What is it and how do I get on their Panel; Presenters: Andrew P. Lofland, SRA, Department of Veterans Affairs, hosted by NCAREA
- A Day with the Assessors; Presenters: local assessors and their assistants, from seven surrounding counties, hosted by NCAREA
- FHA and the Appraisal Process; Presenters: HUD; Greg Schroeder, Andrew Eckel and Susan Schroeder, hosted by NCAREA
- Colorado Appraiser and Broker Professional Liability and Insurance Coverage; Presenter: Michael R. McCormick, Esq., hosted by NCAREA
- Judgement in Appraisal Practice; Presenter: John Works, hosted by NCAREA
- Regulatory Update and Common Appraisal Issues; Presenters: Ms. Marcia Waters, Director of Division of Real Estate, and John Fausett, Lead Compliance Investigator with BOREA, hosted by NCAREA

2017

- A Highest and Best Use Challenge; Presenter: Louis J. Garone, MAI, SRA, AI-GRS, hosted by NCAREA
- Skill Sharpeners; Presenter: Bonnie Roerig, MAI, AI-GRS, hosted by NCAREA
- Roundtable with Colorado DORA Compliance Investigators; BOREA Compliance Investigators with John Fausett as lead, hosted by NCAREA
- Recognizing Manufactured and Modular Homes; Presenters: Alex Walton, Manufacturer Representative from Karsten Homes, Phillip Dickson, General Manager from Clayton Homes, Korey Rozell, Senior Loan Officer for Fairway Mortgage, and Dave Ehrnstein, CO Certified Residential Appraiser/USPAP Instructor, hosted by NCAREA
- Appraisal Subcommittee Update; Presenter: Jim Park, Executive Director of the Appraisal Subcommittee, hosted by NCAREA
- RE Colorado/IRES Database Management; Presenter: Andy Arledge, Founder of Appraisal Genie, hosted by NCAREA
- Modernizing Appraisals, A Regulatory Review and the Future of the Industry; Presenter: Lisa Desmarais, SRA and Vice-Chair of the Appraisal Practices Board (APB), hosted by NCAREA

2016

- Regulatory Update and Open Forum Regarding Current Appraisal Issues; Presenters: Marcia Waters, Director of Division of Real Estate, and Lou Garone, MAI, SRA, AI-GRI, hosted by NCAREA
- A Brief Introduction to Statistics for RE Professionals; Presenter: Lee Ormiston, past CG Appraiser for Arapahoe County Assessor's Office and AQB-Certified USPAP Instructor, hosted by NCAREA
- Water Rights for Appraisers; Presenter: Keneth Wright, P.E., Chief Engineer of Wright Water Engineers, hosted by NCAREA
- 2016-2017 7-hour USPAP National Update Course; McKissock Education
- Appraisal Compliance and Risk Management; Presenter: James A. Baumberger, President and Chief Operating Officer for Synergy Appraisal Services, hosted by NCAREA
- Impact of Oil and Gas Development on Property Values; Presenter: Chris Woodruff, Weld County Assessor and Certified General Appraiser, hosted by NCAREA
- Income Capitalization Overview; Career WebSchool Colorado
- FHA Appraisal Update; Presenters: Frederick G. Schuler, Acting Branch Chief, FHA Denver HOC and Juan C. Sola, Senior Review Appraiser, HUD, hosted by NCAREA

2015

- Safety Issues for Brokers and Appraisers Entering Houses and Apartment Buildings; Presenter: Lieutenant Steve Rolen, Senior Officer and Head of the Arapahoe County Sheriffs Drug Task Force, hosted by NCAREA
- The New FHA Handbook 4000.1; McKissock Education
- 1004MC Case Studies/Applicaion; Presenter: Diana L. Chilcutt, hosted by NCAREA
- Overview of the Fannie Mae Selling Guide Appraisal Requirements; Presenter: Lee Ormiston & Rick Belfiore, hosted by NCAREA
- BOREA Investigations Update – Common Appraisal Issues; Presenter: John Fausett, Lead Investigator with DORA, hosted by NCAREA
- 1004MC Case Studies/Application; Presenter: Diane L. Chilcutt, Senior Property Appraiser with City and County of Denver, hosted by NCAREA

2014

- Annual DORA, Division of Real Estate update; Instructor: Marcia Waters, hosted by NCAREA
- 2014-2015 7-hour National USPAP update; McKissock Education
- Contracts and Title: Importance to Appraisers and Brokers;Instructor: Bruce Jordan, hosted by NCAREA

- The Home Inspection and Real Estate Appraisal; Instructor: Ron Tipton, ACI, CRI, hosted by NCAREA
- The FHA Appraisal; US Department of HUD – Federal Housing Administration
- Probate & Trust Estates – Real Estate Related Process & Common Issues; Instructor: Michael A. Smeenk, The Real Estate School, LLC.
- Liability Issues for Appraisers Performing Litigation and Other Non-Lending Work; Instructor: Peter T. Christensen, Esq. Chief Legal Counsel for LIA Administrators & Insurance Services, hosted by NCAREA

2013

- Valuation Considerations for Solar Photovoltaic; Instructor: John Fausett, AQB Certified USPAP Instructor and Investigations Team Lead at the Division of Real Estate, hosted by NCAREA

2012

- 2012-2013 7-hour National USPAP update; McKissock Education
- Risky Business: Ways to Minimize Your Liability; McKissock Education
- Even Odder – More Oddball Appraisals; McKissock Education
- Appraising FHA Today; McKissock Education
- Appraising Manufactured Homes; McKissock Education
- Introduction to Legal Descriptions; McKissock Education
- Statistics, Modeling and Finance; McKissock Education

2011

- 2010-2011 National USPAP Update Equivalent; McKissock Education
- Appraisal Subject Matter Electives; McKissock Education
- Advanced Residential Applications and Case Studies; McKissock Education

2009

- Ad Valorem Tax Consultation; McKissock Education
- Environmental Pollution & Mold; McKissock Education
- Environmental Issues for Appraisers; McKissock Education
- Relocation Appraisal is Different!; McKissock Education
- Construction Details & Trends; McKissock Education
- The Dirty Dozen; McKissock Education
- Introduction to Green Building for Real Estate Appraisers; McKissock Education

2008

- 2008-2009 National USPAP Update Equivalent; McKissock Education

2006

- Reviewing Residential Appraisal Reports; Appraisal Institute, Colorado Chapter
- USPAP Update and State Statutes/Rules; Instructor: Michael J. Kelley, Center for Professional Education, LLC

2004

- Certified Residential in Real Estate Education; University of Colorado at Boulder: Center for Business Education
- USPAP Update in Real Estate Education; Instructor: Michael J. Kelley, University of Colorado at Boulder: Center for Business Education

2003

- Small Residential Income Properties; Division of Continuing Education at the University of Colorado at Boulder

2001

- Professional Standards and Practice; Real Estate Training Center of Colorado, Inc.

General Education

- Bachelors of Arts, Metropolitan State University of Denver, 05/18/1991
- Alumni lecturer to MSU students

Geographic Competence

Colorado; Metrolist MLS, IRES MLS, Realist, geographic competence and local assessor web data for the following counties:

Adams County, partial
Arapahoe, partial
Boulder County
Clear Creek County, partial
Denver County

Douglas County
El Paso County, partial
Gilpin County, partial
Jefferson County
Larimer County, partial
Teller County, partial

Appraisal Products

- General Purpose Appraisal Reports (GPAR), Restricted Use for Single Family, Condominium and Small Income Residential
- Uniform Residential Appraisal Reports (UPAR, primarily used for lending and FNMA)
- Worldwide ERC Appraisal Reports (Relocation)
- Exterior Inspection, Residential Appraisal Reports
- Manufactured Home Appraisal Reports
- Individual Condominium Unit Appraisal Reports
- Exterior Only Inspection, Condominium Unit Appraisal Reports
- Small Residential Income Property Appraisal Reports
- Single Family Comparable Rent Schedules
- Operating Income Statements
- Appraisal Update and/or Completion Reports
- Residential Field and Desk Reviews
- Competitive Market Analysis
- Disaster Inspection Reports

Partial List of Clients

Advance Mortgage Corporation; Altisource; Ameriprise Bank, FSB; Axis Appraisal Management Solutions; Bank of the West, BNC National Bank; Cartus Home Loans; Catalyst Lending; Cendant Mortgage; Century Lending Company; Charles Schwab Bank, N.A.; Cherry Creek Financial; Citizens Bank; Clarion Mortgage Capital; Coldwell Banker Home Loans; Colorado Mortgage Alliance, LLC; Comercia Bank; Compass Bank; Countrywide Home Loans; E*Trade Savings Bank; Edward Jones Mortgage; Elite Mortgage; ExcellerateHRO Corporation; Fairway Independent Mortgage Corporation; Frisco Lender Services, FFS/ dba 1st Mortgages; Fifth Third Bank; First American/E-appraise; First Franklin; First Tennessee Bank Nat'l Assoc.; Flagstar; Franklin American Mortgage; Freedom Financial;, Georgetown Mortgage; GMAC; Hallmark Mortgage; Interbank Mortgage Company; Internal Revenue Service; KeyBank National Association; MBank; Merrill Lynch Credit Corporation; Momentum Appraisal Group; Morgan Stanley Private Bank; National City Mortgage, now PNC; National REO; Nationwide Title; NEI Global Relocation, NYCB Mortgage Company; Ocwen/Real Trans; Pendo Management Group; PHH Mortgage/Home Loans; Pioneer Bank; PNC Mortgage; RELS/VSS (Wells Fargo); REO World; Streetlinks AMC; Speedy Title and Appraisal Review Service (STARS); TIAA-CREF Trust Company, FSB; Town & Country Credit; UBS Mortgage; USA Appraisal Solutions; US Bank; ValueTrust AMC; Wells Fargo; West Star Mortgage, Inc.

Professional Experience (non-appraisal)

Real Estate Transaction Coordinator (1997-current)

- Non-licensed Transaction Coordinator and Assistant to employing Broker; Develop and maintain office policy, procedural manual and agent agreements for multi-person Real Estate firm; Follow-up on contract deadlines for purchase and sale transactions; Assemble documents for closing; Coordinate with closing/title company; Manage building trades as necessary.
- Assist with estate management and liquidation; Inventory and disbursement of personal items including managing estate contractors, and ordering cleaning services and other trades as necessary to assist in prepping the asset for sale.

Human Resources (1998-2002)

- Contract Recruiter for an IT, Project Management, and Telecommunications Industry contracting firm, Peter Jamison Consulting; Created and maintained recruitment and hiring policies/procedural manuals; Coordinated all trade shows/career fairs.
- Director of Customer Relations for Interim Assessment Services (now Spherion, previously HR Easy); Supervised Account Managers for a customized pre-screening and behavioral assessment company specializing in interviews utilizing IVR and web-based technology.

Non-Profit Management (1996-1998)

- Business Manager and Contracts Specialist for Lutheran Social Services of Northern New England; Negotiated and produced budgets and contracts for non-profit social service programs within New Hampshire and Vermont (program revenues in total generated approximately five million dollars annually); Liaison between Program Managers and funding agencies for budgeting; Financial impact analysis and administrative aspects of opening and closing community service programs.

Hospitality Management (1991-1996)

- Director of Front Office Operations for the Warwick International Hotel, Denver and the Denver Hilton South; Managed Front Desk, Reservations, PBX, Guest Services, Concierge Staff, and Bell Staff; Developed occupancy forecasts, financial and statistical reports; Managed property and telephone IT systems; Taught guest satisfaction programs to all staff members.
- Housekeeping Training Manager and Assistant Executive Housekeeper for the Radisson Resort at Kingston Plantation in Myrtle Beach, SC; Supervised housekeeping staff (60 – 100+ staff, seasonally adjusted); Developed training programs and taught in the classroom and on the job.

Affiliations and memberships

- NCAREA: Director (past Secretary, Asst. Membership Chair, and Asst. treasurer) with Northern Colorado Association of Real Estate Appraisers
- Ephraim Historical Foundation; Active member and volunteer 'spreadsheet builder' for Membership Chairperson
- WSBB; Past member (West Side Business Builders)
- Project Management Institute, Past member
- Denver Telecom Pros, Past member
- Women in Telecommunications and Cable, Past member

Achievements

- Performance Forum Award, Interim Assessment Services.
- Executive Committee Member, Warwick Hotel International.
- Manager of the Year - 1993, Manager of the Quarter - 1993, 3rd quarter - Hilton.
- Nominated for Young Hotelier of the Year – 1993, National Contest, nomination by Hilton.

Qualifications of
WILLIAM M. JAMES

MAI - Member of the Appraisal Institute
CCIM - Commercial Investment Real Estate Institute
MBA - University of Denver, Daniels College of Business
Real Estate and Construction Management
BA - University of Washington, Foster School of Business
Urban Development

Certified General Appraiser - State of Colorado
Former Member of the Colorado State Board of Real Estate Appraisers
Licensed Real Estate Broker - State of Colorado

Business Affiliations, Past/Present

JRES Intelica CRE - Denver
James Real Estate Services, Inc. - Denver
RACO Development Corp. - Englewood
Shorett and Riely - Seattle/Anchorage
City of Seattle – Planning Commission
Ginther Wycoff Group - Denver
Chase and Company - Denver
Federal Housing Administration – Denver
US Army – Facilities Division – Stuttgart

APPRAISAL AND ADVISORY EXPERIENCE
Property Types

Agricultural Land
Airport Parking Facilities
Aircraft Hangars
Animal Hospitals
Antenna Towers
Apartments
Arenas
Assisted Living Facilities
Athletic Clubs
Auto Sales/Service Centers
Bank Buildings
Bowling Centers
Breweries & Brew Pubs
Broadcast Facilities
Car Washes
Casinos
Chemical Facilities
Condominium Units,
Assemblages, Complexes
and Conversions
Continuing Care Facilities
Co-Working Facilities
Day Care Centers
Community Centers
Distribution Warehouses
Dog Day Care Facilities
Equestrian Facilities
Event Centers
Food Processing Facilities
Family Entertainment Centers
Gasoline Stations
Golf Courses/Clubs
Gravel Mines
Group Homes
Hazardous Materials/Conditions
Health Clubs
Historic Properties
Homeless Shelters
Hospitals
Hotel/Motel
HUD Apartments
Industrial
Kennels
Lakes
Laboratories
Manufacturing Facilities
Medical Offices
Mobile Home Parks
Mortuaries
Movie & Performance Theaters
Nurseries
Office Buildings and Condos
Parking Facilities
Refrigerated Warehouses
Residential Care Facilities
Research & Development
Restaurants
Retail
Schools
Self Service Storage
Shopping Centers
Single Family Residences
Subdivisions
Surgical Centers
Truck Terminals
Truck Maintenance Facilities
University Facilities
Urban Land
Vehicle Maintenance Facilities
Warehouses
Wetlands
Worship Facilities

Assignment Types
Appraisals including
Full and Fractional Interests
Construction Progress Inspections
Feasibility Studies
Highest & Best Use Studies
Market Studies
Project Management
Rent Studies
Reviews of Appraisals
Rezone Consultation
Portfolio Analysis
Site Selection/Acquisition

Assignment Purposes
Acquisition
Arbitration
Assessment Appeal
Disposition
Eminent Domain
Estate Taxes
Financing
Foreclosure
HUD Programs
Investment Analysis
Lease Renewal
Litigation Support
Negotiation Support

Assignment Locations
Alaska
Arizona
Colorado
Idaho
Kansas
Louisiana
Michigan
New Mexico
North Dakota
Oklahoma
South Dakota
Utah
Washington
Wyoming

Qualifications of
WILLIAM M. JAMES
(continued)

Representative Clients, Past/Present

AEGON USA
Adams Bank & Trust
Adams County School District No. 14
AIMCO
Advantage Bank
ARCS Commercial Mortgage Co.
ANB Bank
Amerisphere Mortgage Finance LLC
AMG National Trust Bank
Archon Group
AT&T Small Business Lending Corp.
Bank Financial
Bank of America
Bank of the West
Bank of Choice
Bank One
Bankers Bank of the West
Bellco Credit Union
Berenbaum Weinschienk PC
Berkley Bank
BNSF Railway Company
BOK Financial
Brighton Housing Authority
Brothers Redevelopment, Inc.
Burg Simpson
Catholic Charities
CB Richard Ellis
Centura Health
Cherry Creek School District
Cheyenne Regional Medical Center
Church of Jesus Christ of Latter Day Saints
City of Arvada
City of Aurora
City of Brighton
City and County of Denver
City of Colorado Springs
City of Golden
City of Greenwood Village
City of Lakewood
Citywide Banks
Colorado Attorney General
Colorado Business Bank
Colorado Capital Bank
Colorado Coalition for the Homeless
Colorado Division of Gaming
Colorado Dept. of Transportation
Colorado East Bank and Trust
Colorado Health Facilities Authority
Colorado Housing/Finance Authority
Colorado National Bank
Colorado Savings Bank
Colorado State Bank & Trust
Colorado Board of Land Commissioners
Comerica Bank
Commerce Bank
Community First National Bank
Compass Bank
Coors Brewing Company
Coors Distributing Company
Davis, Graham and Stubbs
Denver Housing Authority
Denver Health Medical Center
Denver Public Schools
Denver Water
Douglas County Attorney
Douglas County School District
E-470 Highway Authority
Enterprise Community Loan Fund
Englewood Schools
Fairfield Residential
Federal Deposit Insurance Corp.
Federal National Finance Corp.
Firestone Tire and Rubber Co.
FirstBank
First National Banks/First Savings Bank
First Western Trust Bank
Fitzsimons Redevelopment Authority
Ford Leasing Development Co.
GE Capital Corporation
GMAC Commercial Mtg. Corp.
General American Life Insurance Co.
Gorsuch Kirgis LLP
Grand Junction Housing Authority
Great Western Bank
Greyhound Lines Inc.
Greystone USA
Grubb & Ellis Company
Guaranty Bank and Trust Co.
Guardian Life Insurance Co.
HealthOne
Heartland Bank
Heller Financial
Hope Communities
Huntoon Hastings Inc.
InnovAge
Jefferson County Open Space
Jefferson County Highways & Transportation
Johnson Capital
Jones Intercable, Inc.
JP Morgan Chase Bank
Judicial Arbiter Group
Key Bank of Colorado
Koelbel and Company
Kutak Rock LLP
LaSalle Bank
Life Insurance Co. of Virginia
Mercy Housing
Mercy Medical Center
Merrill Lynch Business Financial Services
Metropolitan Life Insurance Co.
Metropolitan State College of Denver
Mile High Community Loan Fund.
MidFirst Bank
Molson Coors
Municipal Bond Investment Assurance Corp.
National Jewish Health
NHP Property Management, Inc.
North Valley Bank
Oakwood Homes
Patton Boggs LLP
Piper Capital Management
Platte Valley Medical Center
PorterCare Hospital
Prudential Bache
Pueblo Bank and Trust
Public Employees Retirement Assoc.
Real Estate Research Corp.
Red Mortgage Capital LLC
Redstone Agency Lending
Regional Transportation District
Resolution Trust Corporation
Rocky Mountain Communities
Ross Management Group
Safeway Stores, Inc.
Saint Joseph Hospital
Salvation Army
Service Corporation International
Sinclair Oil Company
Southwestern Life Insurance Co.
St. Charles Town Company
Standard Life Ins. of Portland
Stewart Title Guaranty Company
Taco Bell Corporation
Terrix Financial Corporation
Thistle Community Housing
Trammell Crow Company
TransAmerica Realty Services, Inc.
Transnation Title Insurance Co.
Travelers Insurance Company
Tri-State Bank
Trust for Public Land
Universal Lending Corp.
Union Bank & Trust
Union Colony Bank
Union Pacific Railroad
University of Denver
Urban Land Conservancy
US Bank
US Department of Agriculture
US Department of HUD
US Department of Veterans Affairs
US Federal Aviation Administration
US Foods
US General Services Administration
US Postal Service
US Small Business Administration
US West New Vector Group, Inc.
Ute Mountain Tribe
Valley Bank & Trust
Vectra Bank
Volunteers of America
Wabash Life Insurance Company
Washington National Insurance Co.
Wells Fargo Bank
Western Skies, Inc.
Western Pioneer Life Insurance Co.
White and Steele
WW Grainger Inc.
Young Americans Bank
Zocalo Community Development

Accepted as Expert Witness

Superior Court -	City of Seattle
District Courts -	Jefferson County, City & County of Denver, Boulder County, Arapahoe County, Adams County, Salt Lake County, Utah
US Bankruptcy Court -	Districts of Colorado and Northern Oklahoma
US District Court -	Colorado
Circuit Court -	Florida, Hawaii
County Board of Equalization -	City and County of Denver, Arapahoe County
Board of Assessment Appeals -	State of Colorado
American Arbitration Association	Judicial Arbiter Group

County Board of Equalization Hearing Officer/Arbitrator

City and County of Broomfield
Douglas County
Boulder County

City and County of Denver
Jefferson County
Adams County

Professional Associations

Appraisal Institute
- Member, Board of Directors
- Chair, General Appraiser Council
- Member, Appraisal Standards Council
- Member – Admissions and Designations Qualifications Committee
- Chair, Admissions Appeals Board
- Member, General Admissions Committee
- Chair, General Experience Subcommittee
- Vice Chair, Masters Degree Program Subcommittee
- Member, Regional Ethics and Counseling Panel
- Director, Colorado Chapter
- Chair, Education, Colorado Chapter

CCIM Institute
International Right of Way Association
National Association of Realtors
Colorado Association of Realtors
Denver Metro Commercial Association of Realtors
American Planning Association

Appraisal Instruction

Appraisal Institute
University of Denver - Adjunct Professor
University of Colorado
Colorado Association of Realtors
Denver Board of Realtors
Denver Metropolitan Commercial Association of Realtors
Mesa County Association of Realtors
Community College of Aurora
Realtor's Commercial Industrial Society – Colorado Springs
The CE Shop

Published Articles

Colorado Real Estate Journal
Valuation Insights and Perspectives
Journal of Property Management

Community Affairs Past and Present

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Director, Cherry Creek Chamber of Commerce
Member, Denver Cherry Creek Rotary
President, Denver Cherry Creek Rotary Foundation Board of Trustees

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Adams County Head Start Intergovernmental Agreement with 27J School District Regarding Colorado Preschool Program for PY 2021-2022
FROM: Katie Griego, Director of Human Services Department
AGENCY/DEPARTMENT: Human Services Department
HEARD AT STUDY SESSION ON: NA
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners Approves the resolution for Head Start to enter into the Intergovernmental Agreement with 27J School District Regarding Colorado Preschool Program for PY 2021-2022

BACKGROUND:

Adams County Head Start would like to enter into the Intergovernmental Agreement with 27J School District regarding Colorado Preschool Program for PY 2021-2022. Adams County Head Start will have the ability to enroll up to thirty-eight (38) student(s). For each child enrolled, 27J School District will pay to Adams County Head Start the sum of $280 per child per month, not to exceed a total of $106,400.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

27J School District

ATTACHED DOCUMENTS:

Resolution attached

FISCAL IMPACT:

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

Fund: 31

Cost Center: Various

	Object Account	Subledger	Amount
Current Budgeted Revenue:	5660		$106,400
Additional Revenue not included in Current Budget:			
Total Revenues:			$106,400

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7000.9999		$106,400
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			$106,400

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 INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND 27J SCHOOL DISTRICT REGARDING COLORADO PRESCHOOL PROGRAM FOR 2021-2022 IN THE NOT TO EXCEED AMOUNT OF $106,400.00

WHEREAS**,** Adams County Head Start would like to enter into the attached Intergovernmental Agreement with 27J School District regarding Colorado Preschool Program; and,

WHEREAS**,** pursuant to the agreement, 27J School District will provide thirty-eight (38) Colorado Preschool Program slots at $280 per month per child, not to exceed $106,400 to Adams County Head Start to provide services for children.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Intergovernmental Agreement between Adams County and 27J School District regarding Colorado Preschool Program for 2021-2022 be approved.

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

INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND ADAMS COUNTY SCHOOL DISTRICT 27J REGARDING COLORADO PRESCHOOL PROGRAM

THIS INTERGOVERNMENTAL AGREEMENT ("IGA") is entered into this 14th day of September 2021, by and between the Board of County Commissioners of Adams County, State of Colorado, located at 4430 S. Adams County Parkway, Brighton, Colorado 80601, hereinafter referred to as "County," and Adams County School District 27J, located at 18551 E 160th., Brighton, Colorado, 80601, hereinafter referred to as "District".

WHEREAS, the County is qualified to provide Colorado Preschool Program ("CPP") services to students within the District's service area; and,

WHEREAS, the District has determined that a need exists to retain County to provide CPP services; and,

WHEREAS, District is willing to provide County with CPP openings upon the terms and conditions of this IGA; and,

NOW, THEREFORE, for the consideration hereinafter set forth, the Parties agree as follows:

1. Scope of Services. County shall provide the services outlined in Exhibit 1, Addendum.

2. Term. The term of this IGA shall be from August 1, 2021 to May 31, 2022.

3. Payment. District shall pay County as follows: $280 per child per month ("slot") for a maximum of 38 slots - accordingly, the total payments pursuant to this IGA shall not exceed $106,400. District shall process payments within thirty days of receipt of a valid invoice to the District's Accounts Payable office.

4. Fund Availability. This IGA shall not constitute a multi-year fiscal obligation and is expressly subject to annual appropriation. In the event funds are not appropriated in any fiscal year, either party may terminate this IGA.

5. No Waiver. Neither party gives up any rights by failing to enforce any terms of this IGA.

6. Governmental Immunity. The parties are governmental entities subject to the Colorado Governmental Immunity Act ("CGIA"). Nothing in this IGA shall be construed as waiving the provisions of the CGIA.

7. Jurisdiction and Venue. The laws of the State of Colorado shall govern as to the interpretation, validity, and effect of this IGA. The Parties agree that jurisdiction and venue for any disputes arising under this IGA shall be in Adams County, Colorado.

8. Integration of Understanding. This IGA contains the entire understanding of the Parties hereto and the rights and obligations contained therein may be changed, modified, or waived only by an instrument in writing signed by the Parties hereto.

9. Paragraph Headings. Paragraph headings are inserted for the convenience of reference only.

10. Parties Interested Herein. Nothing expressed or implied in this IGA is intended or shall be construed to confer upon or to give to any person other than the Parties any right, remedy, or claim under or by reason of this IGA. All covenants, terms, conditions, and provisions in this IGA shall be for the sole and exclusive benefit of County and District.

11. Severability. If any provision of this IGA is determined to be unenforceable or invalid for any reason, the remainder of the IGA shall remain in effect, unless otherwise terminated in accordance with the terms contained herein.

12. Authorization. Each party represents and warrants that it has the power and ability to enter into this IGA, to grant the rights granted herein, and to perform the duties and obligations herein described.

13. Insurance. The parties are governmental entities, insured in compliance with the requirements of the Colorado Governmental Immunity Act. During the term of this IGA the parties shall maintain such insurance. Once this Agreement becomes effective, County shall promptly provide District with certificates of insurance evidencing each of the types and amounts specified below:

a. Comprehensive Liability Insurance with limits (which may be extended with an umbrella policy) of not less than $2,000,000 for each occurrence, $5,000,000 annual aggregate, and $1,000,000 for bodily injury or property damage, and
$10,000 for medical expenses for any one person.

b. Automobile Liability Insurance in those instances where County uses an automobile, regardless of ownership, for the performance of Services.

14. No Agency Created. The parties agree and understand that no authority exists through this Agreement permitting either to enter into any third-party contract, assume any obligation, or make any representation to third parties on behalf of; or which may bind the other.

15. Assignment Prohibited. The Parties agree that none of the rights or obligations under the Agreement shall be assigned without prior written approval of both Parties.

Signature page follows:

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

COUNTY:
BOARD OF COUNTY
COMMISSIONERS ADAMS
COUNTY, COLORADO

_____ _____

Chair Date

ATTEST:
JOSH ZYGIELBAUM CLERK AND RECORDER

_____

Deputy Clerk

DISTRICT:
ADAMS COUNTY SCHOOL DISTRICT 27J

_____ 9.22.21

Date

Adams County School District 27J, located at 18551 E 160th Ave, Brighton, Colorado, 80601, hereinafter referred to as "District", has received funds to establish a preschool program which emphasizes the language development needs of children aged three, four, and five. The District's Board of Education determined that the District's preschool program shall be contracted out to the Board of County Commissioners of Adams County, State of Colorado, located at 4430 S. Adams County Parkway, Brighton, Colorado 80601, hereinafter referred to as "County."

Exhibit 1: Scope of Work

The County shall perform the Services as follows: Pursuant to the Colorado Preschool Program Act, C.R.S. section 22-28-101 et seq. The County will provide the services consistent with generally accepted industry standards. On the effective date of this IGA, and during the term of this IGA, the County will have all licenses, permits, certificates, registrations, and approvals needed to perform its obligations.

THEREFORE, the parties agree as follows:

I. County shall;

a. Determine which children are eligible for participation in the Preschool Program.

b. Employ a Program Coordinator who will be responsible for the monitoring of preschool classes for adherence to program standards and collection of child and program data.

c. Provide a developmentally appropriate preschool program addressing the first and second language development needs of the participating children. Such programs shall employ teaching strategies included in District's application for funding under the Colorado Preschool Program Act and in meeting the rules and regulations promulgated by the Colorado Department of Education for the administration of preschool programs funded under the Act.

d. Maintain a program classroom size of no greater than sixteen (16) children. Limiting class size to 1:8 adult-child ratio.

- Staff each classroom with two teachers with at least one teacher who must be head teacher qualified pursuant to requirements to the Colorado Department of Human Services or who has earned a Child Development Associate credential. Each teacher must have earned an Associate degree or higher in Early Childhood or be actively and continuously enrolled in an accredited early childhood program course of study. Each teacher must demonstrate competency in working with children with the kinds of needs to be addressed by this program or must be supervised by a teacher and/or the contracting preschool's director who meets these criteria.

e. Hold preschool classes for the equivalent of four half days (amounting to a minimum of eleven hours and/or a total of 360 hours over the contact period) each week from September 1, 2020 to May 31, 2021.

f. Develop and implement an individual learning plan (ILP) set forth for each child, including teaching activities to occur in the home between the child and the child's parents and the provision of materials necessary to carry out the teaching plan.

g. Aid in transition and registration activities as needed.

h. Incorporate parents of participating children into the parent training activities of the contracting preschool.

i. Submit to the district's coordinator a timeline for implementation and completion of staff observations, staff evaluations, staff development trainings, parent training activities, and transitions activities by November 4, 2021.

j. Submit to District reports on program components as directed by the Child Find/Preschool Coordinator.

k. Maintain and submit to District daily attendance records for all participating children during the October and November pupil count periods in accordance with the School Finance Act of 1994, C.R.S. § 22-54-101 et seq., and in accordance with the procedures established by the District.

l. Adhere to state licensing requirements, have and keep in force a liability insurance policy issued by a company authorized to do business in the State of Colorado or maintain membership in an authorized self-insurance pool.

m. Assures and certifies that it will comply with Title VI of the Civil Rights Act of 1964, Section 504 of the Rehabilitation Act of 1973, the Americans with Disability Act, Title IX of the Education Amendments of 1972, and the Age Discrimination Act of 1975, which, collectively prohibit discrimination on the basis of race, color, national origin, disability, sex, or age; and further, will comply with the requirements in the Family Educational Rights and Privacy Act, 20 U.S.C. § 1232g, concerning the confidentiality and release of student records, and with the provisions of 20 U.S.C. § 1232 h, as reflected in District Policy JRA/JRC, concerning the need to obtain written consent of the parent prior to subjecting a student to a certain manner of survey, analysis, or evaluation.

n. Attend monthly District Early Childhood Advisory Council meetings.

o. Immediately notify District of a vacant slot. A period of thirty days shall be allowed to fill a vacant slot with payment made during that period for the slot. After thirty days, if the slot is still vacant, the District Coordinator must be contacted to assist in filling the opening.

p. Acknowledge its receipt of funds pursuant to this IGA and District's Preschool Program when publicizing its programs or soliciting funds to support its programs.

q. Upon the request of the District the financial records of the contracting preschool concerning this program will be available to District, and an accounting of the expenditure of District monies may be required.

r. Not supplant monies available to fund other services provided by the contracting preschool.

s. Conduct a minimum of three scheduled parent contacts each year, utilizing appropriate linguistic and cultural strategies. The first contact shall be related to the mutual development of an individual learning plan (ILP), will occur and monitored by November 13, 2021. The second contact shall be related to data gathered through the Results Matter requirements, will occur by February 26, 2022, and will be monitored by the district coordinator during the week of February 22, 2022. The third contact shall consist of the mutual development of an end-of-year transition plan covering either the child's transition into kindergarten or the next year of preschool, will occur by May 14, 2022, and be monitored by the district coordinator during the week of May 10, 2022,

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Resolution approving right-of-way agreement between Adams County and George Wilson and Sandra G. Skinner for property necessary for the Miscellaneous Concrete and ADA Ramps Project
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property needed for road right-of-way.

BACKGROUND:

Adams County is in the process of acquiring right-of-way along the Broadway Street-Conifer Road corridor from U.S. Highway 36 to 84th Avenue for the 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 George Wilson and Sandra G. Skinner, for acquisition of road right-of-way in the amount of $210.00. The attached resolution allows the County to acquire ownership of the property needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13

Cost Center: 3058

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7820		$1,000,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			**$1,000,000**

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT
BETWEEN ADAMS COUNTY AND GEORGE WILSON AND SANDRA G. SKINNER
FOR PROPERTY NECESSARY FOR
THE MISCELLANEOUS CONCRETE AND ADA RAMPS PROJECT IN THE AMOUNT OF
210.00 DOLLARS

WHEREAS, Adams County is in the process of acquiring right-of-way along Broadway Street-Conifer Road corridor from U.S. Highway 36 to 84th Avenue for the 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 ("Improvements") where absent; and,

WHEREAS, this right-of-way acquisition is a portion of 61 Marigold Drive located in the Southeast Quarter of Section 27, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by George Wilson and Sandra G. Skinner, ("Parcel 13"); and,

WHEREAS, Adams County requires ownership of Parcel 13 for construction of the Improvements; and,

WHEREAS, George Wilson and Sandra G. Skinner are willing to sell Parcel 13 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 George Wilson and Sandra G. Skinner, 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 **George Wilson and Sandra G. Skinner** whose address is **61 Marigold Drive, Denver, Colorado 80221** ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at **61 Marigold Drive, Denver, Colorado 80221** hereinafter (the "Property") for the 2021 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 **TWO HUNDRED TEN AND NO/100 DOLLARS ($210.00),** 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 $145.00 for the conveyance of road right-of-way, $10.00 for landscaping mulch, $25.00 for landscaping fabric and steel pins, and $30.00 for landscape steel edging. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.

2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.

3. Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.

4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.

5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The County will remove approximately 12 square feet of landscaping mulch and landscape fabric, 12 linear feet of steel edging, and 10 landscape steel pins. But the County has agreed to reimburse the owner the expense of the lost landscaping mulch and landscape fabric, and edging and steel pins, and made a part of this Agreement.

7. 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.

8. 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.

9. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contact binding upon the Owner and County and extending to the successors, heirs and assigns.

10. Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.

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

Owner:

By: _____ By: _____
George Wilson Sandra G. Skinner

Date: 10-6-2021 Date: 10-6-2021

Approved:

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

_____ _____
Chair Date

Approved as to Form:

_____
County Attorney

WARRANTY DEED

THIS DEED, dated this_____day of _____20____, between **GEORGE WILSON AND SANDRA G. SKINNER,** whose address is 61 Marigold Drive, Denver, Colorado 80221, grantor(s), and the **COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of TWO HUNDRED SEVENTY AND NO/100 DOLLARS ($270.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

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

Also known by street and number as: being a portion of 61 Marigold Drive
Assessor's schedule or parcel number: part of 0-1719-27-3-17-006

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

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

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

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

GEORGE WILSON **SANDRA G. SKINNER**

_____ _____

STATE OF _____)
) §
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by GEORGE WILSON and SANDRA G. SKINNER.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

EXHIBIT "A"

DEED FROM GEORGE WILSON & SANDRA G SKINNER
TO
TO THE COUNTY OF ADAMS, STATE OF COLORADO

Legal Description

A parcel of land being a portion of Lot 6, Block 33 of the SHERRELWOOD ESTATES FILING NO. 5, a Subdivision recorded on October 19, 1959 in File No. 10 Map 342 Reception No. 594560 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southeast Quarter of Section 27, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

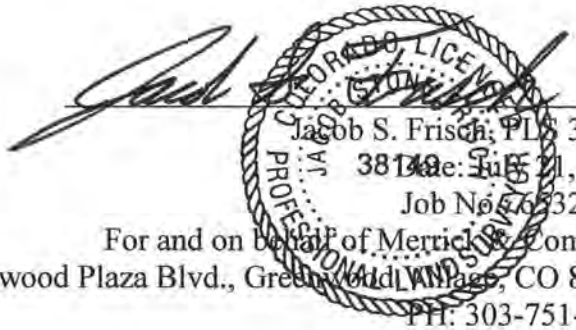
All bearings are grid bearings of the Colorado State Plane Coordinate System North Zone, North American Datum of 1983 and based on the assumption that the line from the range point at the intersection of Dawson (aka Dakin) St. and Linda Lane, being a found 1" rebar with no cap in a range box and the easterly most corner of Tract A Block 28 SHERRELWOOD ESTATES FILING NO. 1 being a found #4 rebar with no cap bears South 72°55'09" East.

Commencing at said range point at the intersection of Dakin St. and Linda Lane;
THENCE North 25°28'44" East a distance of 3266.46 feet the Southeast Corner of said Lot 6, being the Point of Beginning.

THENCE North 79°03'07" West along the southerly line of said Lot 6 a distance of 5.00 feet;
THENCE leaving said southerly line North 47°32'11" East a distance of 8.71 feet to a point on the easterly line of said Lot 6;
THENCE South 12°32'23" West along said easterly line a distance of 7.00 feet to the Point of Beginning.

Containing 17 square feet, more or less.

Legal description prepared by:



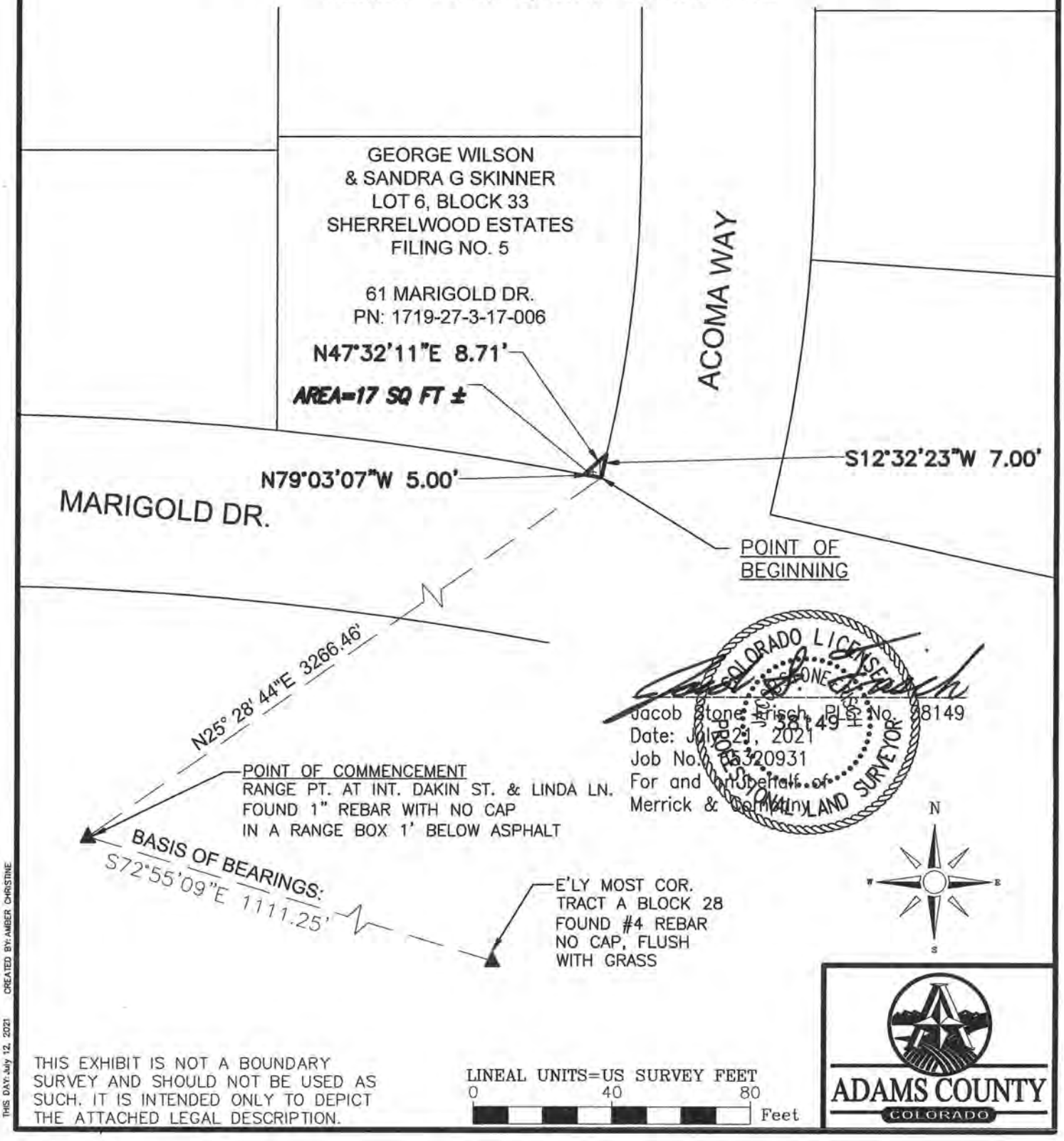
Jacob S. Frisch, PLS 38149
38149 Date: July 21, 2021
Job No: 65320931
For and on behalf of Merrick & Company
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
PH: 303-751-0741

NOTE:
Exhibit "B" attached and hereby made a part thereof.
Subdivision base map and ownership data provided by Adams County Public Works.

ADAMS COUNTY PUBLIC WORKS

EXHIBIT "B"

LOCATED in the SW1/4 of SEC 27, T2S, R68W of the 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



Jacob Stone Frisch, PLS No. 38149
Date: July 21, 2021
Job No.: 45320931
For and on behalf of:
Merrick & Company

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

LINEAL UNITS=US SURVEY FEET
0 40 80
Feet

ADAMS COUNTY
COLORADO

THIS DAY: July 12, 2021 CREATED BY: AMBER CHRISTINE

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Resolution approving right-of-way agreement between Adams County and Sabrina McKibbin and Matthew McKibbin for property necessary for the Miscellaneous Concrete and ADA Ramps Project
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property needed for road right-of-way.

BACKGROUND:

Adams County is in the process of acquiring right-of-way along the Broadway Street-Conifer Road corridor from U.S. Highway 36 to 84th Avenue for the 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 Sabrina McKibbin and Matthew McKibbin, for acquisition of road right-of-way in the amount of $200.00. The attached resolution allows the County to acquire ownership of the property needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Right-of-way agreement

FISCAL IMPACT:

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

Fund: 13

Cost Center: 3058

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7820		$1,000,000
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			**$1,000,000**

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN ADAMS COUNTY AND SABRINA MCKIBBIN AND MATTHEW MCKIBBIN FOR PROPERTY NECESSARY FOR THE MISCELLANEOUS CONCRETE AND ADA RAMPS PROJECT IN THE AMOUNT OF 200.00 DOLLARS

WHEREAS, Adams County is in the process of acquiring right-of-way along Broadway Street-Conifer Road corridor from U.S. Highway 36 to 84th Avenue for the 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 ("Improvements") where absent; and,

WHEREAS, this right-of-way acquisition is a portion of 8290 Delaware Street located in the Southwest Quarter of Section 27, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Sabrina McKibbin and Matthew McKibbin, ("Parcel 16"); and,

WHEREAS, Adams County requires ownership of Parcel 16 for construction of the Improvements; and,

WHEREAS, Sabrina McKibbin and Matthew McKibbin are willing to sell Parcel 16 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 Sabrina McKibbin and Matthew McKibbin, 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 **Sabrina McKibbin and Matthew McKibbin** whose address is **8290 Delaware Street, Denver, Colorado 80221** ("Owner"), and the County of Adams, State of Colorado, a body politic, who address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at **8290 Delaware Street, Denver, Colorado 80221** hereinafter (the "Property") for the 2021 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 **TWO HUNDRED AND NO/100 DOLLARS ($200.00),** 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 $150.00 for the conveyance of road right-of-way, $15.00 for sod and $35.00 for sprinkler head and tubing. This consideration has been agreed upon and between the parties as the total just compensation due to the Owner and the consideration shall be given and accepted in full satisfaction of this Agreement.

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

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.

2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.

3. Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.

4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.

5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The County will remove approximately 10 square feet of sod, and approximately one sprinkler head and 8 linear feet of sprinkler tubing. But the County has agreed to reimburse the owner the expense of the lost sod, and sprinkler head and tubing, and made a part of this Agreement.

7. 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.

8. 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.

9. This Agreement contains all agreements, understandings and promises between the Owner and the County, relating to the Project and shall be deemed a contact binding upon the Owner and County and extending to the successors, heirs and assigns.

10. Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.

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

Owner:

By: _____ By: _____

Sabrina McKibbin Matthew McKibbin

Date: 10/5/2021 Date: 10/5/2021

Approved:

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

_____ _____

Chair Date

Approved as to Form:

_____

County Attorney

WARRANTY DEED

THIS DEED, dated this_____day of _____20____, between **SABRINA MCKIBBIN AND MATTHEW MCKIBBIN,** whose address is 8290 Delaware Street, Denver, Colorado 80221, grantor(s), and the **COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway, Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of TWO HUNDRED AND NO/100 DOLLARS ($200.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

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

Also known by street and number as: being a portion of 8290 Delaware Street
Assessor's schedule or parcel number: part of 0-1719-27-3-12-001

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

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

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

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

SABRINA MCKIBBIN **MATTHEW MCKIBBIN**

_____ _____

STATE OF _____)
) §
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, by SABRINA MCKIBBIN and MATTHEW MCKIBBIN.

Witness my hand and official seal.
My commission expires:

_____
Notary Public

EXHIBIT "A"

DEED FROM SABRINA & MATTHEW MCKIBBIN
TO
TO THE COUNTY OF ADAMS, STATE OF COLORADO

Legal Description

A parcel of land being a portion of Lot 1, Block 2 of the SHERRELWOOD ESTATES FILING NO. 9, a Subdivision recorded on March 29, 1966 in File No. 12 Map 7 Reception No. 182702 in the Office of the Clerk and Recorder of Adams County, Colorado, located in the Southwest Quarter of Section 27, Township 2 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, being more particularly described as follows:

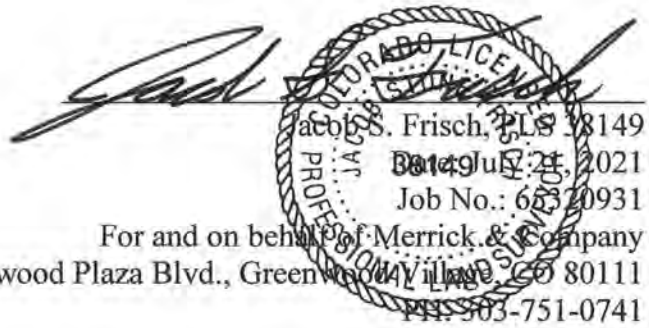
All bearings are grid bearings of the Colorado State Plane Coordinate System North Zone, North American Datum of 1983 and based on the assumption that the line from the range point at the intersection of Dawson (aka Dakin) St. and Linda Lane, being a found 1" rebar with no cap in a range box and the easterly most corner of Tract A Block 28 SHERRELWOOD ESTATES FILING NO. 1 being a found #4 rebar with no cap bears South 72°55'09" East.

Commencing at said range point at the intersection of Dakin St. and Linda Lane;
THENCE North 05°27'37" East a distance of 3905.38 feet to the Northwest Corner of said Lot 1, being the Point of Beginning.

THENCE South 89°59'23" East along the northerly line of said Lot a distance of 5.00 feet;
THENCE leaving said northerly line South 51°21'02" West a distance of 6.40 feet to a point on the westerly line of said Lot 1;
THENCE North 00°00'37" East along the westerly line of said Lot 1 a distance of 4.00 feet to the Point of Beginning.

Containing 10 square feet, more or less.

Legal description prepared by:



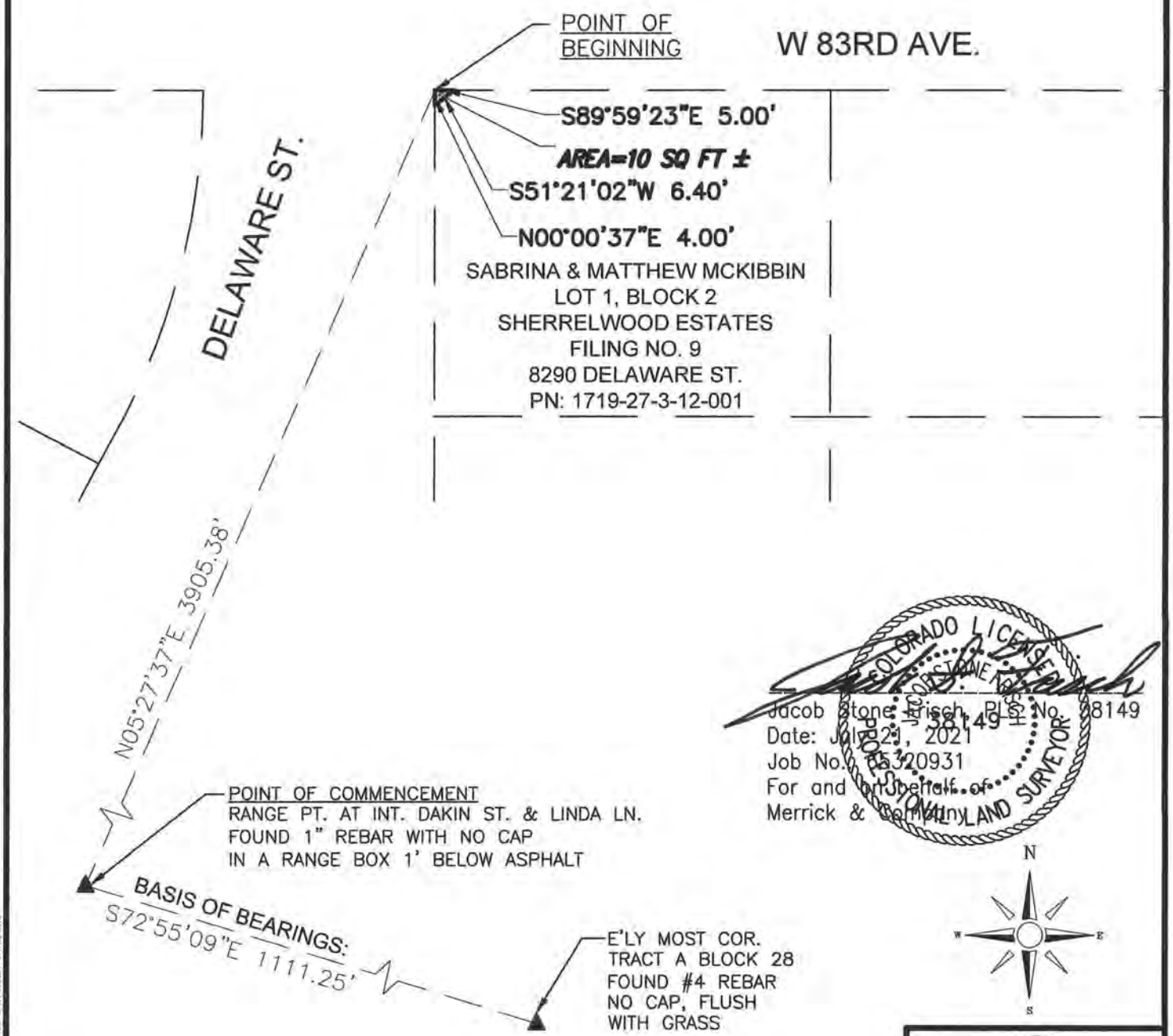
Jacob S. Frisch, PLS 38149
38149 Date: July 21, 2021
Job No.: 65320931
For and on behalf of Merrick & Company
5970 Greenwood Plaza Blvd., Greenwood Village, CO 80111
PH: 303-751-0741

NOTE:
Exhibit "B" attached and hereby made a part thereof.
Subdivision base map and ownership data provided by Adams County Public Works.

ADAMS COUNTY PUBLIC WORKS

EXHIBIT "B"

LOCATED in the SW1/4 of SEC 27, T2S, R68W of the 6th P.M.,
COUNTY OF ADAMS, STATE OF COLORADO



COLORADO LICENSED
Jacob Stone Frisch PLS No. 38149
PROFESSIONAL LAND SURVEYOR

Jacob Stone Frisch, PLS No. 38149
Date: July 21, 2021
Job No.: 85320931
For and on behalf of:
Merrick & Company

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

LINEAL UNITS=US SURVEY FEET
0 40 80 Feet

ADAMS COUNTY
COLORADO

THIS DAY: July 15, 2021 CREATED BY: AMBER CHRISTINE

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Development Agreement with Maverik, Inc.
FROM: Jenni Grafton Hall, Director; Matt Emmens, Senior Civil Engineer
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners approves the Development Agreement with Maverik, Inc., for the public improvements of a new turn lane, curb, gutter, sidewalk, and ADA curb ramps, and private improvements of a drainage and water quality facility to support the development of a fuel station with convenience store at 5580 Federal Blvd.

BACKGROUND:

The applicant, Maverik, Inc., a Utah corporation, is requesting to enter into a Development Agreement with the County for the public improvements of curb, gutter, sidewalk, and ADA curb ramps along W 56th Ave and Federal Blvd, and a new deceleration lane along W 56th Ave. Private onsite improvements include an underground drainage and water quality facility to support the construction of a Maverik fuel station with convenience store. The development is located at 5580 Federal Blvd. The subject Development Agreement is required to ensure that public improvements associated with the development are designed and constructed in conformance with County Development Standards and Regulations. Exhibit "B" of the Development Agreement describes all of the required public improvements to support this development.

The subject request is consistent with the requirement for approval of the Development Agreement. In addition, staff reviewed the Development Agreement and determined that the proposed improvements conform to the requirements outlined in Section 4-09-01-04-14 of the County's Development Standard and Regulations. These Standards require a property owner of land abutting a constructed public right-of-way to be responsible for the construction and maintenance of curb, gutter, and sidewalk along the right-of-way adjacent to the property under development.

The Department of Community and Economic Development also reviewed construction documents associated with the development. Final acceptance of the project is contingent upon approval of the Development Agreement.

As a requirement of the Development Agreement, the Developer will furnish to the County an acceptable form of surety, releasable only by the County, to guarantee compliance with this Agreement. Said collateral will be in the amount of, $331,613.59.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:
Public Works
County Attorney's Office

ATTACHED DOCUMENTS:
Development Agreement for Maverik, Inc., a Utah corporation
Resolution

FISCAL IMPACT:

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

Fund:	
Cost Center:	

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

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

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY STATE OF COLORADO

RESOLUTION APPROVING DEVELOPMENT AGREEMENT BETWEEN ADAMS COUNTY AND MAVERIK, INC. FOR PUBLIC IMPROVEMENTS AND RECEIPT OF COLLATERAL IN THE AMOUNT OF $331,613.59

Resolution 2021-865

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that the Developer shall enter into a written agreement with the County prior to the installation of public and/or private improvements; and,

WHEREAS, Maverik, Inc., a Utah corporation qualified to do business in Colorado ("Developer"), is in the process of acquiring certain real property located at 5580 Federal Blvd, Lot 1 of the Re-Subdivision of Westmoorland Plat Correction No. 1 and Lot 9A of the Re-Subdivision of Westmoorland Plat Correction No. 2; and,

WHEREAS, the County and the Developer desire to enter into a Development Agreement for Case Number SIA2021-00007 for public improvements as more specifically described in the Development Agreement; and,

WHEREAS, the Adams County Community and Economic Development Department recommends approval of the attached Development Agreement with Maverik, Inc., a Utah corporation, for Case Number SIA2021-00007.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Development Agreement between Adams County and Maverik, Inc., a Utah corporation, a copy of which is attached hereto and incorporated herein by this reference, be approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners be authorized to execute said Agreement on behalf of the County of Adams, State of Colorado.

Maverik, Inc
Federal & 56th
Case No. SIA2021-00007

DEVELOPMENT AGREEMENT

THIS AGREEMENT is made and entered into this ___ day of _____, 2021, between **Maverik, Inc., a Utah corporation** qualified to do business in Colorado ("Developer"), whose address is 185 S. State Street, Suite 800, Salt Lake City, Utah 84111, and the **Board of County Commissioners of the County of Adams, State of Colorado** ("County"), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601.

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit "A" attached hereto, and by this reference made a part hereof.

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services**. Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof ("Improvements").

2. **Drawings and Estimates**. The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request, the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.

3. **Construction**. Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit "B".

4. **Time for Completion**. Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in Exhibit "B". The Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only.

5. **Warranties of Developer.** Developer warrants that the Improvements shall be installed in good workmanlike manner and in substantial compliance with the Plans and requirements of this Agreement and shall be substantially free of defects in materials and workmanship. These warranties of Developer shall remain in effect until Preliminary Acceptance of the improvements by the County.

6. **Guarantee of Compliance**. Developer shall furnish to the County a cash escrow deposit or other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of $331,613.59, including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and preliminary acceptance by the Director of Public Works in accordance with section 5-02-05-01 of the County's Development Standards and Regulations, the collateral shall be released. Completion of said improvements shall be determined solely by the County, and a reasonable part of said collateral, up to but no more than 20%, may be retained to guarantee maintenance of public improvements for a period of one year from the date of preliminary acceptance.

   Collateral shall be furnished in the amount required and in a form acceptable to the Board of County Commissioners prior to Building or Construction Permit issuance. No Certificate of

Occupancy shall be issued until the improvements described in Exhibit "B" have been preliminarily accepted by the Department of Public Works.

7. **Acceptance and Maintenance of Public Improvements**. All improvements designated "public" on Exhibit "B" shall be public facilities and become the property of the County or other public agencies upon acceptance. During the period of one year from and after the acceptance of public improvements, the Developer shall, at its own expense, make all needed repairs or replacement due to defective materials or workmanship which, in the opinion of the County, becomes necessary. If, within ten days of written notice to the Developer from the County requesting such repairs or replacements, the Developer has not undertaken with due diligence to make the same, the County may make such repairs or replacements at the Developer's expense. In the case of an emergency such written notice may be waived.

8. **Successors and Assigns**. This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.

9. **Improvements and Dedication**. The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

A. **Improvements**. Designate separately each public and private improvement.

Public Improvements:

Curb, Gutter and Sidewalk improvements along Federal Blvd and W 56th Ave. See Exhibit "B" for description, estimated quantities and estimated construction costs.

Private Improvements:

Storm water quality and drainage facility. See Exhibit "B" for description, estimated quantities and estimated construction costs.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".

B. **Public dedication of land for right-of-way purposes or other public purpose**. Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:

Easement for storm water quality and drainage facility
Right-of-way for roadway improvements and pedestrian facilities along W 56th Ave

10. **Default by Developer.** A default by the Developer shall exist if (a) Developer fails to construct the Development Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Improvements by the Completion Date provided herein as the same may be extended; (c) Developer fails to cure any noncompliance specified in any written notice of noncompliance within a reasonable time after receipt of the notice of noncompliance; (d) Developer otherwise breaches or fails to comply with any obligation of Developer under this Agreement.

A. **Remedies of County**. If the County, after notice, determines that a default by Developer exists, and if Developer fails to cure such default within the time specified by the County, the County shall be entitled to (a) make a draw on the collateral for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the Collateral; and (b) sue the Developer for recovery of any amount necessary to cure the default over and above the amount available in the Collateral provided.

B. **County Right to Completion of Development Improvements.** The right of the County to complete or cause completion of the Improvements as herein provided shall include the following rights:

a. The County shall have the right to complete the Development Improvements, in substantial accordance with the plans, the estimated costs, and other requirements of this Agreement, either itself or by contract with a third party or by assignment of its rights to a successor developer who has acquired the Property by purchase, foreclosure, or otherwise. The County, any contractor under the County, or any such successor developer, their agents, subcontractors and employees shall have the non-exclusive right to enter upon the streets and easements shown on the final plat of the Subdivision and upon any part of the Subdivision owned by Developer for the purpose of completing the Improvements.

C. **Use of Funds by County.** Any funds obtained by the County through Collateral, or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Improvements substantially in accordance with the Plans and the other Requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by Developer, including reasonable attorneys' fees.

Maverik, Inc.

By: _____ By: _____
Name, Title Lance Dunkley
VP Real Estate

Name, Title

The foregoing instrument was acknowledged before me this 8th day of October, 2021, by Lance Dunkley.

My commission expires: 10/04/2023

Address: _____
_____

_____
Notary Public

BAILEY PETERSON
Notary Public State of Utah
My Commission Expires on:
October 4, 2023
Comm. Number: 708559

APPROVED BY resolution at the meeting of _____, 20__.

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of $331,613.59. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

_____
Clerk of the Board

_____
Chair

_____

EXHIBIT A

Legal Description:

PARCEL A:

LOT 1, RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 1, COUNTY OF ADAMS, STATE OF COLORADO.

PARCEL B:

LOT 9-A, RE-SUBDIVISION OF WESTMOORLAND PLAT CORRECTION NO. 2, COUNTY OF ADAMS, STATE OF COLORADO.

Development Agreement
56th and Federal Ave
Maverik

EXHIBIT B

Public Improvements: 56th Ave

Description	Est Qty	Unit	Est Unit Cost	Est Cost
TRANSPORTATION				
Full-depth asphalt (6")	385	SY	$ 38.00	$ 14,630.00
6" vertical curb and gutter	296	LF	$ 22.00	$ 6,512.00
5' Sidewalk	144	SY	$ 66.00	$ 9,504.00
4' Concrete Crosspan	40	SY	$ 67.00	$ 2,694.89
ADA Curb Ramps	2	EA	$ 2,250.00	$ 4,500.00
Sawcut	343	LF	$ 3.50	$ 1,200.50
			Subtotal:	$ 39,041.39

Public Improvements: Federal Blvd

Description	Est Qty	Unit	Est Unit Cost	Est Cost
TRANSPORTATION				
Full-depth asphalt (6")	24	SY	$ 38.00	$ 912.00
6" vertical curb and gutter	57	LF	$ 22.00	$ 1,254.00
5' Sidewalk	108	SY	$ 66.00	$ 7,150.00
ADA Curb Ramps	2	EA	$ 2,250.00	$ 4,500.00
4' Concrete Crosspan	74	LF	$ 45.00	$ 3,320.00
			Subtotal:	$ 17,136.00

Private Improvements: Maverik

Description	Est Qty	Unit	Est Unit Cost	Est Cost
UTILITIES				
ADS WQ Structure (chambers, gravel, manholes, liner)	1	LS	$ 110,500.00	$ 110,500.00
Water Quality Unit	1	EA	$ 21,000.00	$ 21,000.00
5' Concrete Manhole	4	EA	$ 4,500.00	$ 18,000.00
Diversion Box	1	LS	$ 16,500.00	$ 16,500.00
Orifice Plate Assy. Inside 4' manhole	1	EA	$ 3,600.00	$ 3,600.00
15" RCP	375	LF	$ 96.00	$ 36,000.00
12" ADS	22	LF	$ 64.00	$ 1,408.00
			Subtotal:	$ 207,008.00

Construction Cost Estimate:	$ 263,185.39
20% Administration:	$ 52,637.08
5% Inflation:	$ 15,791.12
Total Collateral:	$ 331,613.59

Estimated Construction Completion Date: 8/1/2022

Initials or Signature of Developer: _____

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Resolution approving Right-of-Way Agreement between Adams County and Federal Partners, LLC, for property necessary for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street
FROM: Brian Staley, P.E., PTOE, RSP, Director of Public Works Janet Lundquist, Deputy Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Right-of-Way Agreement for the acquisition of property needed for road right-of-way.

BACKGROUND: Adams County is in the process of acquiring right-of-way and temporary construction easements along East 58th Avenue for the East 58th Avenue Improvements Project – East 58th Avenue from Clarkson Street to York Street, that includes reconstructing the roadway, improving drainage, and installing curb, gutter, sidewalk and accessible curb ramps in compliance with the Americans with Disabilities Act. Attached is a copy of the right-of-way agreement between Adams County and Federal Partners, LLC, for acquisition of road right-of-way for $300,000.00. The attached resolution allows the County to acquire ownership of the needed property for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Draft resolution
Right-of-Way Agreement

FISCAL IMPACT:

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

Fund: 13

Cost Center: 3056

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:			
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:	9135	30562101	$15,000,000
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			$15,000,000

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN
ADAMS COUNTY AND FEDERAL PARTNERS, LLC,
FOR PROPERTY NECESSARY FOR THE EAST 58TH AVENUE IMPROVEMENTS
PROJECT – EAST 58TH AVENUE FROM CLARKSON STREET TO YORK STREET IN THE
AMOUNT OF 300,000.00 DOLLARS

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

WHEREAS, the Project includes installation and construction of storm sewer facilities, curb, gutter, sidewalk and accessible curb ramps for street improvements for the use of the public within the right-of-way of East 58th Avenue; and,

WHEREAS, this amended right-of-way acquisition is a portion of 1890 East 58th Avenue located in the Southeast Quarter of Section 11, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by Federal Partners, LLC, ("Parcel 35"); and,

WHEREAS, Adams County requires ownership of Parcel 35 for construction of the street improvements; and,

WHEREAS, Federal Partners, LLC, is willing to sell Parcel 35 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 Federal Partners, LLC, 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 **Federal Partners, LLC, a Colorado limited liability company**, whose address is 11007 Meade Court, Westminster, Colorado 80031 ("Owner"), and the County of Adams, State of Colorado, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado, 80601 ("County") for the conveyance of rights-of-way on property located at 1890 East 58th Avenue Denver, Colorado 80216, hereinafter (the "Property") for the 58th Avenue Widening Project (the "Project"). The legal description and conveyance documents for the interests on said Property are set forth in **Exhibit A** attached hereto and incorporated herein by this reference.

The compensation agreed to by the Owner and the County for the acquisition of the Property interests described herein is **THREE HUNDRED THOUSAND AND NO/100'S DOLLARS ($300,000.00)** 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 $241,965.00 for the conveyance of road right-of-way, $11,565.00 for the removal of asphalt pavement and one tree, $25,080.00 for the permanent drainage easement and $21,390.00 for the temporary construction easements. 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 promises and covenants below, the Owner and the County agree to the following:

1. The Owner hereby warrants that the Owner is the sole Owner of the Property, that the Owner owns the Property in fee simple subject only to matters of record and that the Owner has the power to enter into this Agreement.

2. The Owner agrees to execute and deliver to the County the attached conveyance documents on the Property upon tender by the County of a warrant (check) for the compensation agreed upon as soon as possible following the execution of this agreement.

3. Owner hereby irrevocably grants to the County possession and use of the property interests on the Property upon execution of this Agreement by the Owner and the County. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner the attached conveyance documents.

4. The Owner agrees to pay all 2020 taxes due in 2021 prior to tender by the County.

5. The County through its contractor shall assure that reasonable access shall be maintained to the Owner's property at all times for ingress and egress. If necessary, any full closure of access shall be coordinated between the contractor and the Owner and/or its agent.

6. The County will remove approximately 1,188 sf of asphalt pavement and one tree. The County has agreed to reimburse the Owner the expense of the removed items and made a part of this agreement.

7. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and requires the Property for a public purpose.

8. If the Owner fails to consummate this agreement for any reason, except the County's default, the County may at its option, may enforce this agreement by bringing an action against the Owner for specific performance.

9. 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.

10. Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.

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

Owner: Federal Partners, LLC, a Colorado limited liability company

By: John L Domenico

Print Name: John L. Domenico

Title: Principal

Date: 10-15-21

Approved:

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

_____ _____

Chair Date

Approved as to Form:

_____

County Attorney

WARRANTY DEED

THIS DEED, dated this_____day of _____20____, between **Federal Partners, LLC, a Colorado limited liability company,** whose address is 11007 Meade Court, Westminster, Colorado 80031, grantor(s), and the **COUNTY OF ADAMS, State of Colorado**, whose legal address is 4430 South Adams County Parkway , Brighton, Colorado 80601 of the said County of Adams and State of Colorado, grantee(s):

WITNESS, that the grantor(s), for and in consideration of the sum of **Two Hundred One Thousand Five Hundred Thirty and No/100 Dollars ($201,530.00)**, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, have granted, bargained, sold and conveyed, and by these presents doth grant, bargain, sell, convey and confirm, unto the grantee(s), its successors and assigns forever, all the real property, together with improvements, if any, situate, lying and being in the said County of Adams, State of Colorado, described as follows:

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

Also known by street and number as: being a portion of 1890 East 58th Avenue
Assessor's schedule or parcel number: 0182511400063

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

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

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

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

Federal Partners, LLC, a Colorado limited liability company

By: _____

Print: _____

Title: _____

STATE OF _____)
) §
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 20____, _____, as _____ of Federal Partners, LLC, a Colorado limited liability company.
Witness my hand and official seal.
My commission expires:

_____
Notary Public

Drexel, Barrell & Co.

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

JULY 25, 2019

LEGAL DESCRIPTION
PARCEL RW-35
RIGHT-OF-WAY DEDICATION

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

BEGINNING AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0220135 IN THE ADAMS COUNTY RECORDS, SAID POINT ALSO BEING ON THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247; THENCE S89°53'51"E, 527.64 FEET ALONG THE SOUTHERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. C0220135 TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. C0220135, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247; THENCE S00°06'15"E, 33.24 FEET ALONG SAID EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247; THENCE WESTERLY 146.65 FEET ALONG A CURVE CONCAVE TO THE NORTH, THE ARC OF SAID CURVE HAVING A RADIUS OF 1590.00 FEET, A CENTRAL ANGLE OF 05°17'04" AND BEING SUBTENDED BY A CHORD THAT BEARS S87°27'37"W, 146.60 FEET; THENCE N89°53'51"W, 381.15 FEET TO THE WESTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247; THENCE N00°07'44"W, 40.00 FEET ALONG SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247 TO THE **POINT OF BEGINNING.**

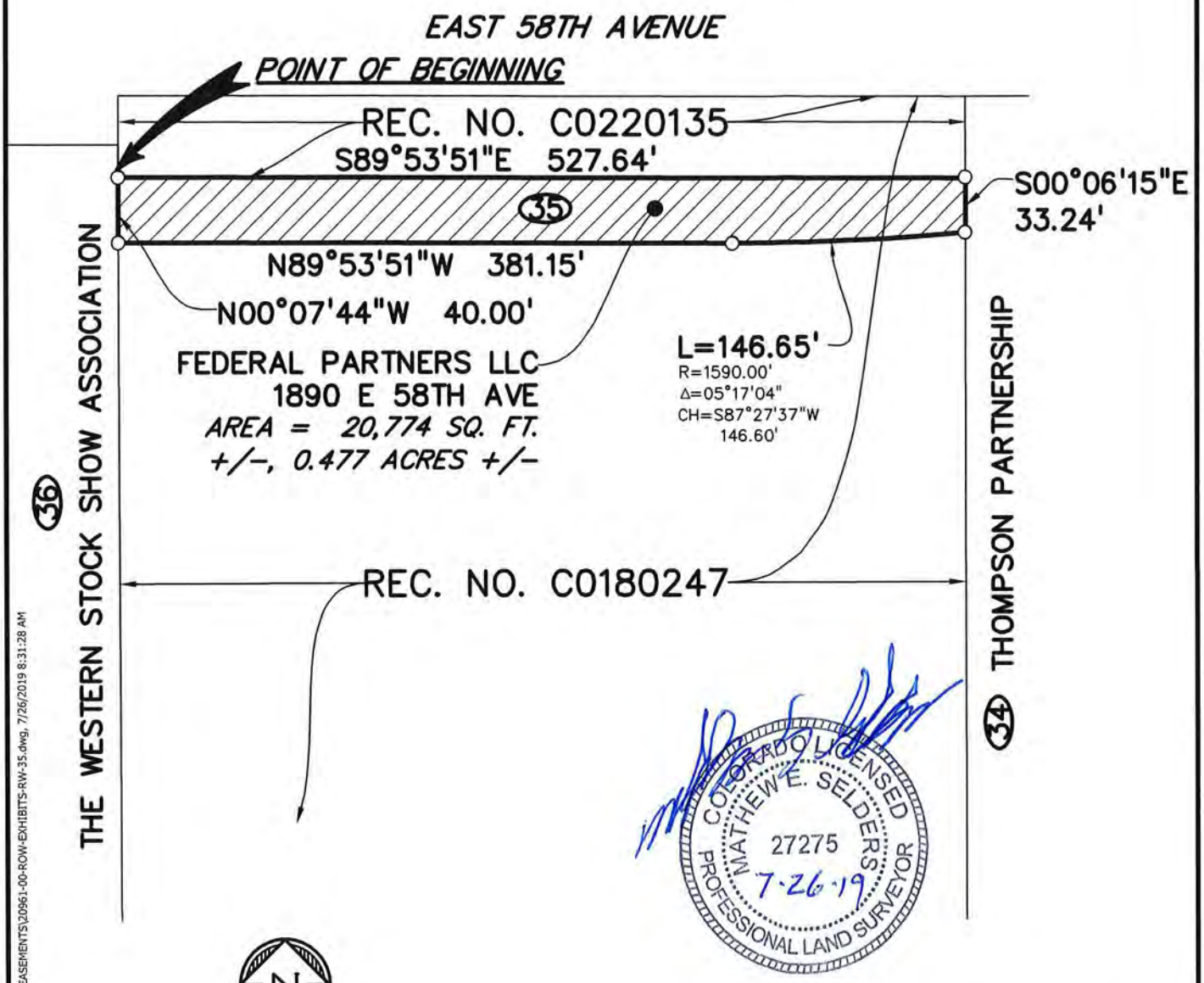
CONTAINING 0.477 ACRES OR 20774 SQUARE FEET, MORE OR LESS.

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

EXHIBIT

PARCEL RW-35

R.O.W. DEDICATION



SCALE 1" = 100'

NOTES

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

IN ACCORDANCE WITH CRS 13-80-105;
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co. Engineers/Surveyors
1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338
BOULDER, COLORADO (303) 442-4338
COLORADO SPRINGS, COLORADO (719) 260-0887
GREELEY, COLORADO (970) 351-0645

Revisions - Date	Date	Drawn By	Job No.
	7/24/19	MNF	20961-00
	Scale	Checked By	Drawing No.
	1"=100'	MES	IN FILE

H:\20961-00\BLTR\Survey\Drawings\R.O.W. TAKES AND CONSTRUCTION EASEMENTS\20961-00-ROW-EXHIBITS-RW-35.dwg, 7/26/2019 8:31:28 AM

PERMANENT DRAINAGE EASEMENT

KNOW ALL MEN BY THESE PRESENTS:

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

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

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

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

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

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

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

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

Federal Partners, LLC, a Colorado limited liability company

By: _____

Print Name: John L Domenico

Print Title: Principal

STATE OF COLORADO)
) §
COUNTY OF ADAMS

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

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

_____
Notary Public

My commission expires: 2/17/2022

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

EXHIBIT A

Drexel, Barrell & Co.

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

FEBRUARY 26, 2021

LEGAL DESCRIPTION
PARCEL PPIE-35
PERMANENT PUBLIC IMPROVEMENT EASEMENT

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

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

THENCE THE FOLLOWING THREE (3) COURSES;

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

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

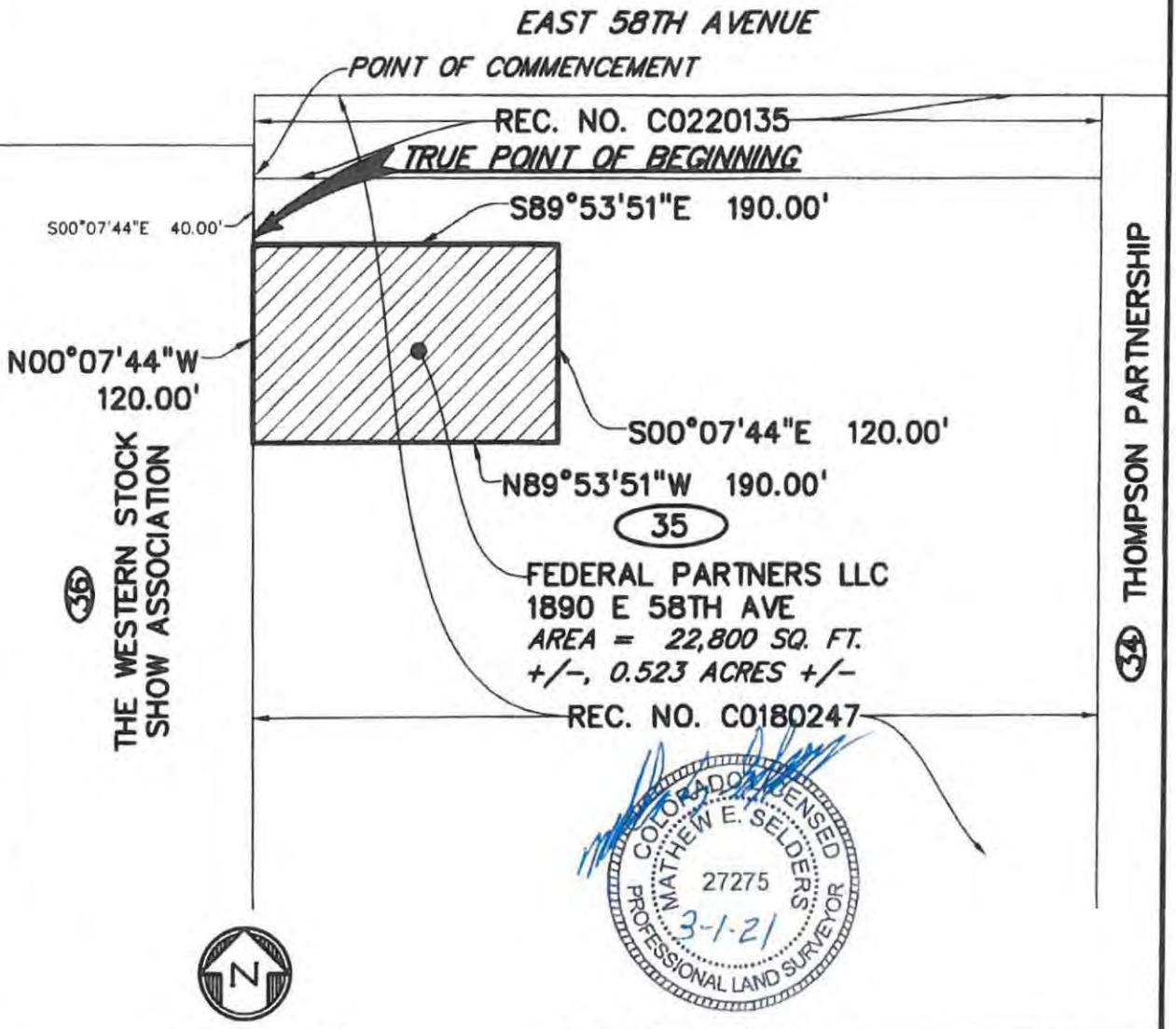
CONTAINING 0.523 ACRES OR 22,800 SQUARE FEET, MORE OR LESS.

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

EXHIBIT

PARCEL PPIE-35

PERMANENT PUBLIC IMPROVEMENT EASEMENT



SCALE 1" = 100'

NOTES

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2. INFORMATION PERTAINING TO OWNERSHIP & RIGHT-OF-WAY IS BASED UPON PUBLIC INFORMATION AVAILABLE FROM THE ADAMS COUNTY ASSESSORS OFFICE, AND DOES NOT CONSTITUTE A TITLE SEARCH BY DREXEL, BARRELL & CO. TO DETERMINE OWNERSHIP & EASEMENTS OF RECORD.

IN ACCORDANCE WITH CRS 13-80-105;
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co. Engineers/Surveyors
1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338
BOULDER, COLORADO (303) 442-4338
COLORADO SPRINGS, COLORADO (719) 260-0887
GREELEY, COLORADO (970) 351-0646

Revisions - Date	Date	Drawn By	Job No.
	2-11-21	MNF/VJD	20961-00
	Scale	Checked By	Drawing No.
	1"=100'	MES	IN FILE

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TEMPORARY CONSTRUCTION EASEMENT
AND RIGHT-OF-ENTRY

THIS AGREEMENT, made and entered into this _____ day of _____, 20____, by and between Federal Partners, LLC, a Colorado limited liability company, whose address is 11007 Meade Court, Westminster, Colorado, 80031, hereinafter and collectively referred to as the Owner, and the County of Adams, State of Colorado, a body politic, whose address is 4430 South Adams County Parkway, Brighton, Colorado 80601 hereinafter and collectively referred to as the County:

WITNESS, that for and in consideration of the sum of **TWENTY-ONE THOUSAND THREE HUNDRED NINETY AND NO/100'S DOLLARS ($21,390.00)** and other good and valuable considerations, the receipt and sufficiency of which is hereby confessed and acknowledged, the Owner does hereby grant unto the County, its contractors and assigns, a temporary construction easement and right-of-entry over the following property, to wit:

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

Also know by street and number as: 1890 East 58th Avenue

Assessor's schedule or parcel numbers: 0182511400063

Said easement and right-of-entry is for the purpose of construction of curb, gutter and sidewalk within the right-of-way, modifying driveway approaches, modifying ground contours behind the curb, gutter and sidewalk where there will be sidewalk, relocation privately owned improvements and driveway approaches, and the installation of new drainage facilities as a part of this street and drainage project. All work shall be done at the expense of County.

In further consideration of the granting of this easement, it is hereby agreed that all work performed by the County, its successors and assigns, in connection with this easement shall be done with care. Following completion of the work performed the surface of the property disturbed during construction shall be restored reasonably similar to its original condition, or as close thereto as possible, except as necessarily modified to accommodate the street improvements being installed.

This easement will start 30 days after County gives written notice to Owner and shall terminate twelve (12) months thereafter. The Owner also grants to the County the option to extend this Temporary Construction Easement and Right-of Entry on a month to month basis not to exceed one (1) year from the date of expiration hereof, and the County may exercise such option for the additional sum of **One Thousand Seven Hundred Eighty Three Dollars and NO/100'S ($1,783.00)** per month. The County shall provide notice in writing to the Owner prior to expiration of each extension period. At the end of the term and any extension thereto, all rights granted under this Temporary Construction Easement and Right-of Entry are released and the Property shall be considered free and clear of this Temporary Construction Easement and Right-of Entry.

Owner: Federal Partners, LLC, a Colorado limited liability company

By: John L. Domenico

Print Name: John L. Domenico

Title: Principal

Date: 10-15-21

STATE OF COLORADO)
) §
COUNTY OF ADAMS)

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

Witness my hand and official seal.

My commission expires: 2/17/2022

Notary Public

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

Drexel, Barrell & Co.

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

FEBRUARY 26, 2021

LEGAL DESCRIPTION
PARCEL TCE-35
TEMPORARY CONSTRUCTION EASEMENT

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

COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0220135 IN THE ADAMS COUNTY RECORDS, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247, THENCE S00°06'15"E, 33.24 FEET ALONG SAID EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247 TO THE **TRUE POINT OF BEGINNING;**

THENCE S00°06'15"E, 26.76 FEET ALONG SAID EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247;

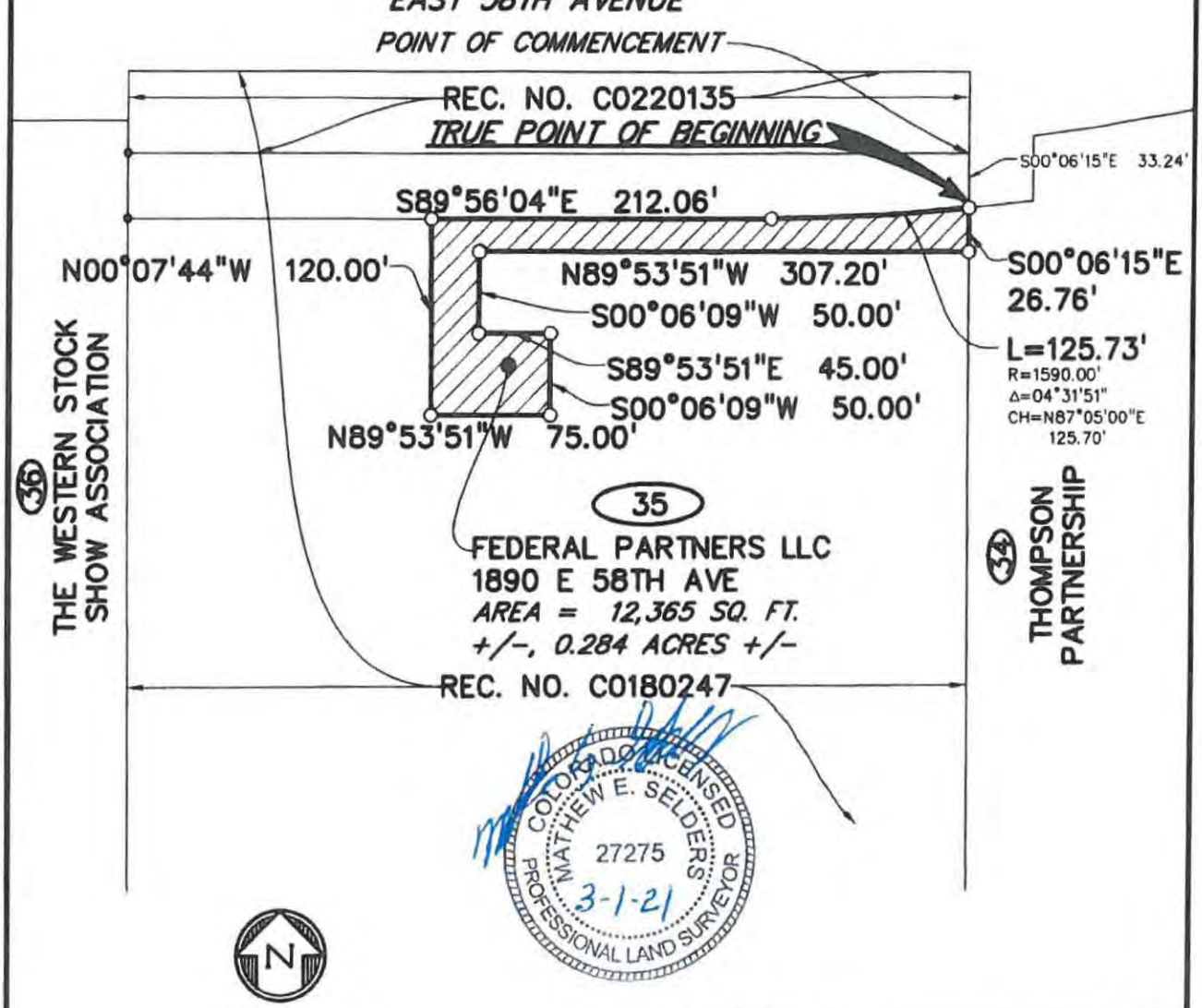
THENCE THE FOLLOWING EIGHT (8) COURSES;

1. N89°53'51"W, 307.20 FEET;
2. S00°06'09"W, 50.00 FEET;
3. S89°53'51"E, 45.00 FEET;
4. S00°06'09"W, 50.00 FEET;
5. N89°53'51"W, 75.00 FEET;
6. N00°07'44"W, 120.00 FEET;
7. S89°56'04"E, 212.06 FEET;
8. EASTERLY 125.73 FEET ALONG A CURVE CONCAVE TO THE NORTH, THE ARC OF SAID CURVE HAVING A RADIUS OF 1590.00 FEET, A CENTRAL ANGLE OF 04°31'51" AND BEING SUBTENDED BY A CHORD THAT BEARS N87°05'00"E, 125.70 FEET TO THE **TRUE POINT OF BEGINNING.**

CONTAINING 0.284 ACRES OR 12,365 SQUARE FEET, MORE OR LESS.

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

EXHIBIT
PARCEL TCE-35
TEMPORARY CONSTRUCTION EASEMENT



COLORADO LICENSED
MATHEW E. SELDERS
27275
PROFESSIONAL LAND SURVEYOR
3-1-21

SCALE 1" = 100'

NOTES

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

IN ACCORDANCE WITH CRS 13-80-105;
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co. Engineers/Surveyors
1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338
BOULDER, COLORADO (303) 442-4338
COLORADO SPRINGS, COLORADO (719) 260-0887
GREELEY, COLORADO (970) 351-0648

Revisions - Date	Date	Drawn By	Job No.
	2-11-21	MNF/VJD	20961-00
	Scale	Checked By	Drawing No.
	1"=100'	MES	IN FILE

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Drexel, Barrell & Co.

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

FEBRUARY 10, 2020

LEGAL DESCRIPTION
PARCEL TCE-35A
TEMPORARY CONSTRUCTION EASEMENT

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

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

THENCE THE FOLLOWING FIVE (5) COURSES;

1. S89°53'51"E, 225.34 FEET;
2. S00°07'44"E, 16.00 FEET;
3. N89°53'51"W, 25.78 FEET;
4. S00°07'44"E, 14.00 FEET;
5. N89°53'51"W, 199.56 FEET TO SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247;

THENCE N00°07'44"W, 30.00 FEET ALONG SAID WESTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247 TO THE **TRUE POINT OF BEGINNING.**

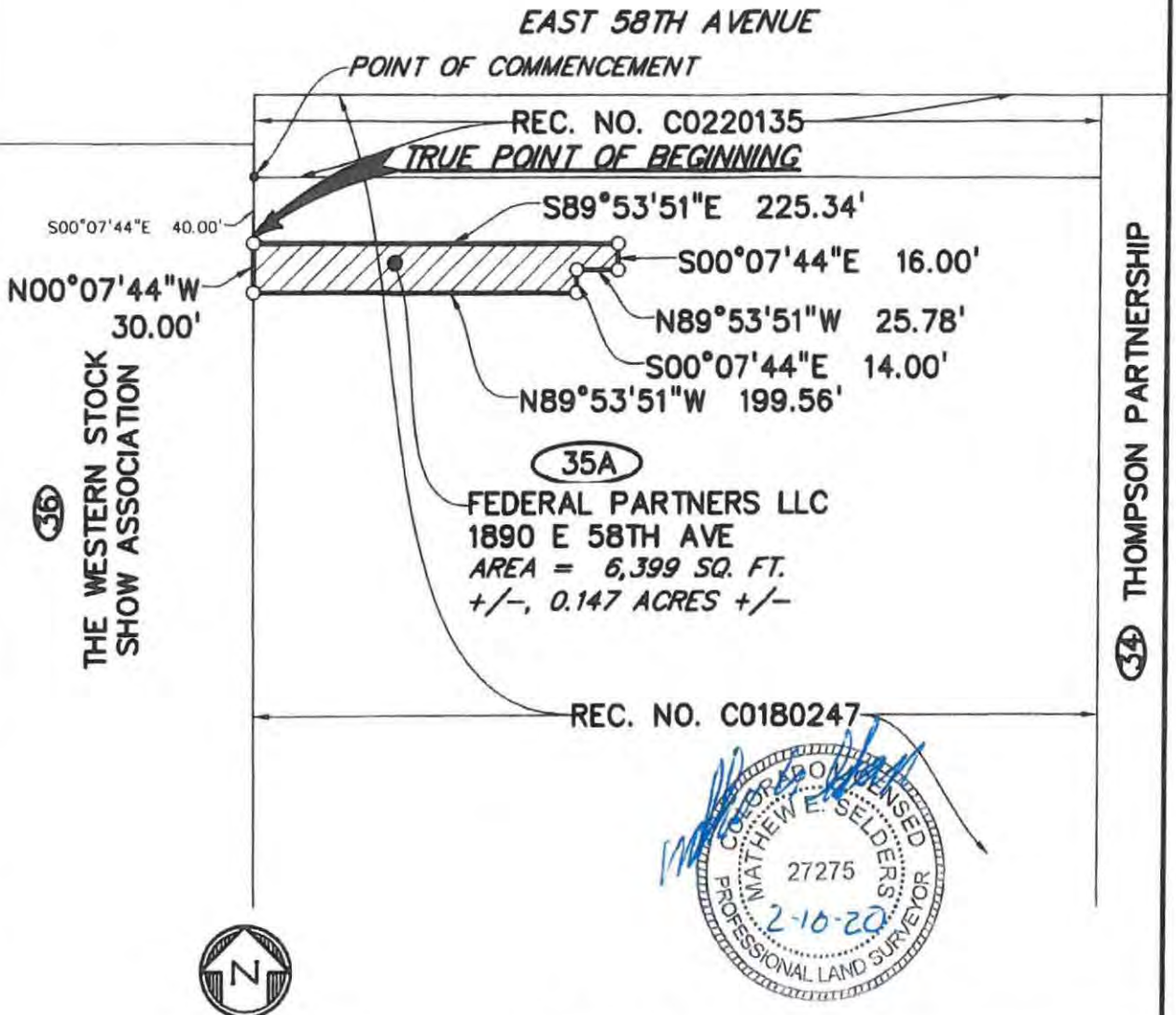
CONTAINING 0.147 ACRES OR 6399 SQUARE FEET, MORE OR LESS.

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

EXHIBIT

PARCEL TCE-35A

TEMPORARY CONSTRUCTION EASEMENT



COLORADO LICENSED
MATHEW E. SELDERS
27275
2-10-20
PROFESSIONAL LAND SURVEYOR

SCALE 1" = 100'

NOTES

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

IN ACCORDANCE WITH CRS 13-80-105;
NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

Drexel, Barrell & Co. Engineers/Surveyors
1800 38TH STREET BOULDER, COLORADO 80301 (303) 442-4338
BOULDER, COLORADO (303) 442-4338
COLORADO SPRINGS, COLORADO (719) 260-0887
GREELEY, COLORADO (970) 351-0646

Revisions - Date	Date	Drawn By	Job No.
	2-10-20	MNF/VJD	20961-00
	Scale	Checked By	Drawing No.
	1"=100'	MES	IN FILE

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Drexel, Barrell & Co.

Engineers/Surveyors

Boulder
Colorado Springs
Greeley

1800 38th Street
Boulder, CO 80301-2620

303.442.4338
303.442.4373 Fax

FEBRUARY 10, 2020

LEGAL DESCRIPTION
PARCEL TCE-35B
TEMPORARY CONSTRUCTION EASEMENT

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

COMMENCING AT THE SOUTHEAST CORNER OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0220135 IN THE ADAMS COUNTY RECORDS, SAID POINT ALSO BEING ON THE EASTERLY LINE OF SAID TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247, THENCE S00°06'15"E, 33.24 FEET ALONG SAID EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247 TO THE **TRUE POINT OF BEGINNING;**

THENCE S00°06'15"E, 15.06 FEET ALONG SAID EASTERLY LINE OF THAT TRACT OF LAND DESCRIBED AT RECEPTION NO. C0180247;

THENCE THE FOLLOWING THREE (3) COURSES;

1. WESTERLY 45.10 FEET ALONG A CURVE CONCAVE TO THE NORTH, THE ARC OF SAID CURVE HAVING A RADIUS OF 1605.00 FEET, A CENTRAL ANGLE OF 01°36'36" AND BEING SUBTENDED BY A CHORD THAT BEARS S85°40'14"W, 45.10 FEET;

2. N03°31'27"W, 15.00 FEET;

3. EASTERLY 46.00 FEET ALONG A CURVE CONCAVE TO THE NORTH, THE ARC OF SAID CURVE HAVING A RADIUS OF 1590.00 FEET, A CENTRAL ANGLE OF 01°39'27" AND BEING SUBTENDED BY A CHORD THAT BEARS N85°38'49"E, 46.00 FEET TO THE **TRUE POINT OF BEGINNING.**

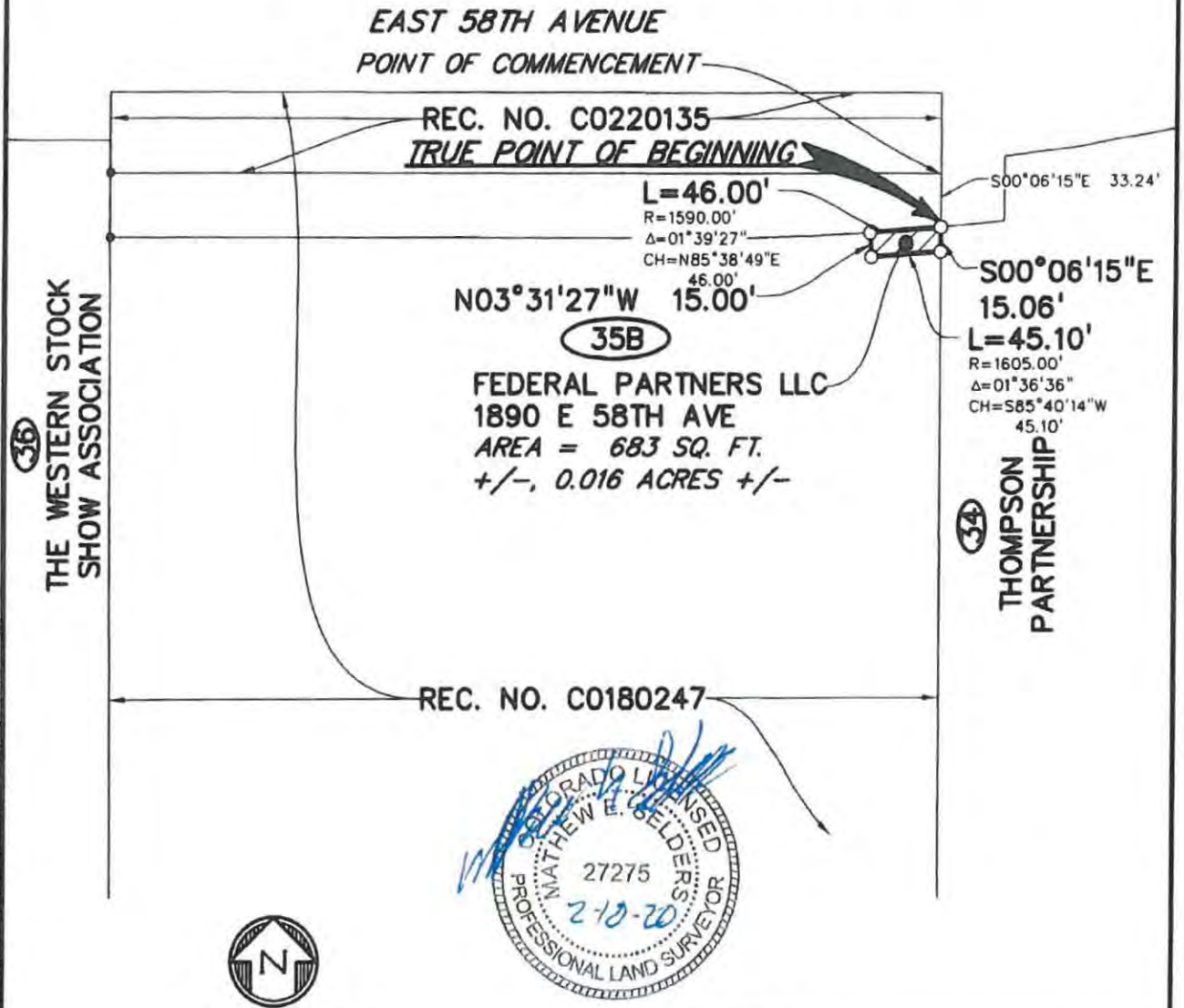
CONTAINING 0.016 ACRES OR 683 SQUARE FEET, MORE OR LESS.

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

EXHIBIT

PARCEL TCE-35B

TEMPORARY CONSTRUCTION EASEMENT



COLORADO LICENSED
MATTHEW E. GELDERS
27275
2-10-20
PROFESSIONAL LAND SURVEYOR

N

SCALE 1" = 100'

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Revisions – Date	Date	Drawn By	Job No.
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PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021	
SUBJECT: Funding Agreement Regarding The Outfall Systems Planning For Fairfax Tributary and Tributaries	
FROM: :	Brian Staley, PE, PTOE, Director Public Works René Valdez, Capital Improvements Program Manager, Public Works Russell T. Nelson, PE, Senior Stormwater Engineer, Public Works Monica Lovato-Ramirez, EI, Env SP, Drainage Engineer II, Public Works
AGENCY/DEPARTMENT: Public Works	
HEARD AT STUDY SESSION ON	
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**	
RECOMMENDED ACTION:	That the Board of County Commissioners Approve The Funding Agreement Regarding The Outfall Systems Planning for Fairfax Tributary and Tributaries

BACKGROUND:
Staff recommends the Board approve the attached Agreement Regarding Funding of Outfall Systems Planning for Fairfax Tributary and Tributaries between Adams County and Urban Drainage and Flood Control District, dba Mile High Flood District; the boundaries of the area to be studied are presented in the agreement with a map depicting the Fairfax Tributary and Tributaries.

The purpose of the project is to develop an outfall systems plan, including hydrologic information and the locations, alignments, and sizing of storm sewers, channels, detention/retention basins, and other facilities and appurtenances needed to provide efficient stormwater drainage within the area of study.

The district has requested a budget of $180,000.00 to fund this project. The district plans to contribute $90,000.00 and is seeking a contribution of $45,000.00 from the county. A future Project Sponsor will be contributing $45,000.000 in 2022 under a separate agreement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:
Urban Drainage and Flood Control District, dba Mile High Flood District, Adams County, Adams County Attorney, and Adams County Public Works

ATTACHED DOCUMENTS:

1. Agreement Regarding Funding of Outfall Systems Planning for Fairfax Tributary and Tributaries
2. Resolution

FISCAL IMPACT:

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

Fund: 07

Cost Center: 3703

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

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	7685		100,000.00
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			**$100,000.00**

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

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

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AGREEMENT REGARDING FUNDING OF OUTFALL SYSTEMS PLANNING FOR FAIRFAX TRIBUTARY AND TRIBUTARIES IN AN AMOUNT NOT TO EXCEED $45,000.00 DOLLARS

WHEREAS, the Urban Drainage and Flood Control District, d/b/a Mile High Flood District (hereinafter called "District"), and Adams County, (hereinafter called “County” shall be known as "Project Sponsor" and District and Project Sponsor shall be collectively known as "Parties") wish to collaborate to fund an outfall systems planning project for the Fairfax Tributary and Tributaries; and,

WHEREAS, District in a policy statement previously adopted (Resolution No. 14, Series of 1970), expressed an intent to assist public bodies which have heretofore enacted floodplain zoning measures; and,

WHEREAS, District has previously established a Work Program for 2021 (Resolution No. 66, Series of 2021) which includes master planning; and,

WHEREAS, Parties now desire to proceed with development of an outfall systems plan report for Fairfax Tributary and Tributaries (hereinafter called "Project"); and,

WHEREAS, District’s Board of Directors has authorized District financial participation for Project (Resolution No. 14, Series of 2021); and,

WHEREAS, Parties desire to acquire mapping needed to conduct the engineering studies for Project; and,

WHEREAS, Parties desire to engage an engineer to render certain technical and professional advice and to compile information, evaluate, study, and recommend design solutions to such drainage problems for Project which are in the best interest of Parties; and,

WHEREAS, the terms and conditions of the County’s financial commitments are presented in the Agreement Regarding Funding of Outfall Systems Planning for Fairfax Tributary and Tributaries, Agreement No. 21-08.23, between District and County; and,

WHEREAS, District’s maximum contribution to the Project has been determined to be $90,000; and,

WHEREAS, County’s maximum contribution to the Project has been determined to be $45,000; and,

WHEREAS, by means of the attached Agreement, the Project Sponsors desire to proceed with the Project.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement Regarding Funding of Outfall Systems Planning for Fairfax Tributary and Tributaries, Agreement No. 21-08.23, a copy of which is attached hereto and incorporated herein by this reference, be approved.

BE IT FURTHER RESOLVED, that the Chair is authorized to execute the Agreement Regarding Funding of Outfall Systems Planning for Fairfax Tributary and Tributaries, Agreement No. 21-08.23 on behalf of Adams County.

AGREEMENT REGARDING FUNDING OF
OUTFALL SYSTEMS PLANNING FOR
FAIRFAX TRIBUTARY AND TRIBUTARIES

Agreement No. 21-08.23
Project No. 108478
Agreement Amount $135,000

THIS AGREEMENT, by and between URBAN DRAINAGE AND FLOOD CONTROL DISTRICT D/B/A MILE HIGH FLOOD DISTRICT (hereinafter called "DISTRICT") and ADAMS COUNTY (hereinafter called "ADAMS"); (hereinafter COMMERCE CITY shall be known as "PROJECT SPONSOR" and DISTRICT and PROJECT SPONSOR shall be collectively known as "PARTIES");

WITNESSETH THAT:

WHEREAS, DISTRICT in a policy statement previously adopted (Resolution No. 14, Series of 1970), expressed an intent to assist public bodies which have heretofore enacted floodplain zoning measures; and

WHEREAS, DISTRICT has previously established a Work Program for 2021 (Resolution No. 66, Series of 2021) which includes master planning; and

WHEREAS, PARTIES now desire to proceed with development of an outfall systems plan report for Fairfax Tributary and Tributaries (hereinafter called "PROJECT"); and

WHEREAS, DISTRICT's Board of Directors has authorized DISTRICT financial participation for PROJECT (Resolution No. 14, Series of 2021); and

WHEREAS, PARTIES desire to acquire mapping needed to conduct the engineering studies for PROJECT; and

WHEREAS, PARTIES desire to engage an engineer to render certain technical and professional advice and to compile information, evaluate, study, and recommend design solutions to such drainage problems for PROJECT which are in the best interest of PARTIES.

NOW, THEREFORE, in consideration of the mutual promises contained herein, PARTIES hereto agree as follows:

1. SCOPE OF AGREEMENT

This Agreement defines the responsibilities and financial commitments of PARTIES with respect to PROJECT.

2. PROJECT AREA

DISTRICT shall engage an engineer and obtain mapping as needed to perform or supply necessary services in connection with and respecting the planning of PROJECT of the area and watershed shown on the attached Exhibit A dated February 3. 2021 (hereinafter called "AREA").

3. SCOPE OF PROJECT

The purpose of PROJECT is to develop an outfall systems plan, including hydrologic information and the locations, alignments, and sizing of storm sewers, channels, detention/retention basins, and other facilities and appurtenances needed to provide efficient stormwater drainage within AREA. The proposed work shall include, but not be limited to, mapping; compilation of existing data; necessary field work; and development and consistent evaluation of all reasonable alternatives so that the most feasible drainage and flood control master plan can be determined and justified for AREA. Consideration shall be given to costs, existing and proposed land use, existing and proposed drainage systems, known drainage or flooding problems, known or anticipated erosion problems, stormwater quality, right-of-way needs, existing wetlands and riparian zones, open space and wildlife habitat benefits, and legal requirements. Schematic alternative plans shall be developed such that comparison with other alternatives can be made.

Drainage system planning shall be done in three phases by the engineer engaged by DISTRICT, culminating in a drainage master plan report. During the first phase, the selected engineer shall perform all data gathering and modeling needed to prepare the baseline hydrology section of the master plan report containing an introduction, study area description and hydrologic analysis description. During the second phase, the engineer shall perform all studies and data gathering needed to prepare the alternatives analysis sections of the master plan report containing a hydraulic analysis discussion, schematics of alternatives developed and their costs along with a discussion of the pros and cons of each alternative and a recommended plan. A single alternative will be selected by PARTIES after the review and evaluation of the alternatives analysis report. During the third phase, the engineer shall be directed to prepare a conceptual design for the selected alternative and prepare the conceptual design section of the master plan report.

4. PUBLIC NECESSITY

PARTIES agree that the work performed pursuant to this Agreement is necessary for the health, safety, comfort, convenience, and welfare of all the people of the State, and is of particular benefit to the inhabitants of PARTIES and to their property therein.

5. PROJECT COSTS

PARTIES agree that for the purposes of this Agreement PROJECT costs shall consist of, and be limited to, mapping, master planning. Project costs are estimated not to exceed $180,000.

6. FINANCIAL COMMITMENTS OF PARTIES

PARTIES shall each contribute the following percentages and maximum amounts for PROJECT costs as defined in Paragraphs 5:

	Master Plan Percentage Share	Maximum Contribution
DISTRICT	66.67%	$90,000*
ADAMS	33.33%	$45,000
TOTAL	100.00%	$135,000

-

A future PROJECT SPONSOR, under separate Agreement, will be contributing $45,000 with 2022 funding.

Each PARTY'S payment obligation, whether direct or contingent, extends only to funds appropriated annually by each PARTY'S governing body, paid into the treasury of that PARTY, and encumbered for the purpose of this AGREEMENT. Each PARTY does not by this Agreement irrevocably pledge present cash reserves for payment or performance in future fiscal years. This Agreement does not and is not intended to create a multiple-fiscal year direct or indirect debt or financial obligation of each PARTY.

7. MANAGEMENT OF FINANCES

As set forth in DISTRICT policy (Resolution No. 11, Series of 1973, Resolution No. 49, Series of 1977, and Resolution No. 37, Series of 2009), the funding of a local body's one-half share may come from its own revenue sources or from funds received from state, federal or other sources of funding without limitation and without prior DISTRICT approval.

Payment of each party's full share (ADAMS - $45,000; DISTRICT - $90,000) shall be made to DISTRICT subsequent to execution of this Agreement and within 30 days of request for payment by DISTRICT. The payments by PARTIES shall be held by DISTRICT in a special fund to pay for increments of PROJECT as authorized by PARTIES, and as defined herein. DISTRICT shall provide a periodic accounting of PROJECT funds as well as a periodic notification to COUNTY of any unpaid obligations. Any interest earned by the monies contributed by PARTIES shall be accrued to the special fund established by DISTRICT for PROJECT and such interest shall be used only for PROJECT upon approval by the contracting officers (Paragraph 13).

Within one year of completion of PROJECT if there are monies including interest earned remaining which are not committed, obligated, or disbursed, each party shall receive a share of such monies, which shares shall be computed as were the original shares; or, at COUNTY request, COUNTY share of remaining monies shall be transferred to another special fund held by DISTRICT.

8. PROJECT MAPPING

DISTRICT shall provide elevation point cloud in LAS data format and elevation contour mapping of AREA with a contour interval of one-foot. Upon execution of this Agreement DISTRICT shall engage a land surveyor judged by DISTRICT to be responsible and qualified to perform the work to supplement the LAS data at hydraulic structures.

Upon execution of this Agreement DISTRICT will solicit priced proposals for mapping services and engage the mapping firm submitting the lowest priced proposal that is also judged by DISTRICT to be responsible and qualified to perform the work. DISTRICT reserves the right to reject any proposal and to waive any formal requirements during the evaluation of the proposals. DISTRICT will administer the contract with the mapping firm. The mapping services contracted by DISTRICT will provide for topographic mapping at a two-foot contour interval and a scale of 1-inch = 100-feet.

9. MASTER PLANNING

Upon execution of this Agreement, PARTIES shall select an engineer mutually agreeable to PARTIES. DISTRICT, with the approval of PROJECT SPONSOR, shall contract with the selected engineer, shall administer the contract, and shall supervise and coordinate the planning for the development of alternatives and of conceptual design.

10. PUBLISHED REPORTS AND PROJECT DATA

DISTRICT will provide to each of PROJECT SPONSOR access to the draft and final electronic report files.

Upon completion of PROJECT, electronic files of all mapping, drawings, and hydrologic and hydraulic calculations developed by the engineer contracted for PROJECT shall be provided to any PROJECT SPONSOR requesting such data.

11. TERM OF THE AGREEMENT

The term of this Agreement shall commence upon execution by all PARTIES and shall terminate two years after the final master planning report is delivered to DISTRICT and the final accounting of funds on deposit at DISTRICT is provided to all PARTIES pursuant to Paragraph 7 herein.

12. LIABILITY

Each party hereto shall be responsible for any suits, demands, costs or actions at law resulting from its own acts or omissions and may insure against such possibilities as appropriate.

13. CONTRACTING OFFICERS

A. The contracting office for ADAMS shall be the Engineering Manager, 4430 S. Adams County Parkway, Suite 2000B, Brighton Colorado 80601

B. The contracting officer for DISTRICT shall be the Executive Director, 2480 West 26th Avenue, Suite 156B, Denver, Colorado 80211.

C. The contracting officers for PARTIES each agree to designate and assign a PROJECT representative to act on the behalf of said PARTIES in all matters related to PROJECT undertaken pursuant to this Agreement. Each representative shall coordinate all PROJECT-related issues between PARTIES, shall attend all progress meetings, and shall be responsible for providing all available PROJECT-related file information to the engineer upon request by DISTRICT or PROJECT SPONSOR. Said representatives shall have the authority for all approvals, authorizations, notices, or concurrences required under this Agreement. However, in regard to any amendments or addenda to this Agreement, said representative shall be responsible to promptly obtain the approval of the proper authority.

14. RESPONSIBILITIES OF PARTIES

DISTRICT shall be responsible for coordinating with PROJECT SPONSOR the information developed by the various consultants hired by DISTRICT and for obtaining all concurrences from PROJECT SPONSOR needed to complete PROJECT in a timely manner. PROJECT SPONSOR agree to review all draft reports and to provide comments within 21 calendar days after the draft reports have been provided by DISTRICT to PROJECT SPONSOR. PROJECT SPONSOR also

agree to evaluate the alternatives presented in the alternatives analysis sections of the report, to select an alternative, and to notify DISTRICT of their decision(s) within 30 calendar days after the alternatives analysis report is provided to PROJECT SPONSOR by DISTRICT.

15. AMENDMENTS

This Agreement contains all of the terms agreed upon by and among PARTIES. Any amendments to this Agreement shall be in writing and executed by PARTIES hereto to be valid and binding.

16. SEVERABILITY

If any clause or provision herein contained shall be adjudged to be invalid or unenforceable by a court of competent jurisdiction or by operation of any applicable law, such invalid or unenforceable clause or provision shall not affect the validity of the Agreement as a whole and all other clauses or provisions shall be given full force and effect.

17. APPLICABLE LAWS

This Agreement shall be governed by and construed in accordance with the laws of the State of Colorado. Jurisdiction for any and all legal actions regarding this Agreement shall be in the State of Colorado and venue for the same shall lie in the County where the Project is located.

18. ASSIGNABILITY

No party to this Agreement shall assign or transfer any of its rights or obligations hereunder without the prior written consent of the nonassigning party or parties to this Agreement.

19. BINDING EFFECT

The provisions of this Agreement shall bind and shall inure to the benefit of PARTIES hereto and to their respective successors and permitted assigns.

20. ENFORCEABILITY

PARTIES hereto agree and acknowledge that this Agreement may be enforced in law or in equity, by decree of specific performance or damages, or such other legal or equitable relief as may be available subject to the provisions of the laws of the State of Colorado.

21. TERMINATION OF AGREEMENT

This Agreement may be terminated upon thirty (30) days' written notice by any party to this Agreement, but only if there are no contingent, outstanding contracts. If there are contingent, outstanding contracts, this Agreement may only be terminated upon the cancellation of all contingent, outstanding contracts. All costs associated with the cancellation of the contingent contracts shall be shared between PARTIES in the same ratio(s) as were their contributions.

22. PUBLIC RELATIONS

It shall be at PROJECT SPONSOR's sole discretion to initiate and to carry out any public relations program to inform the residents in PROJECT area as to the purpose of PROJECT and what impact it may have on them. Technical information shall be presented to the public by the selected engineer. In any event DISTRICT shall have no responsibility for a public relations program, but shall assist PROJECT SPONSOR as needed and appropriate.

23. GOVERNMENTAL IMMUNITIES

The PARTIES hereto intend that nothing herein shall be deemed or construed as a waiver by any PARTY of any rights, limitations, or protections afforded to them under the Colorado Governmental Immunity Act (§ 24-10-101, *et seq*., C.R.S.) as now or hereafter amended or otherwise available at law or equity.

24. NO DISCRIMINATION IN EMPLOYMENT

In connection with the performance of work under this Agreement, PARTIES agree not to refuse to hire, discharge, promote or demote, or to discriminate in matters of compensation against any person otherwise qualified on the basis of race, color, ancestry, creed, religion, national origin, gender, age, military status, sexual orientation, gender identity, marital status, or physical or mental disability and further agrees to insert the foregoing provision in all subcontracts hereunder.

25. APPROPRIATIONS

Notwithstanding any other term, condition, or provision herein, each and every obligation of PROJECT SPONSOR and/or DISTRICT stated in this Agreement is subject to the requirement of a prior appropriation of funds therefore by the appropriate governing body of each PROJECT SPONSOR and/or DISTRICT.

26. NO THIRD PARTY BENEFICIARIES

It is expressly understood and agreed that enforcement of the terms and conditions of this Agreement, and all rights of action relating to such enforcement, shall be strictly reserved to PARTIES, and nothing contained in this Agreement shall give or allow any such claim or right of action by any other or third person on such Agreement. It is the express intention of PARTIES that any person or party other than any one of PROJECT SPONSOR or DISTRICT receiving services or benefits under this Agreement shall be deemed to be an incidental beneficiary only.

27. WORKER WITHOUT AUTHORIZATION

PARTIES agree that any public contract for services executed as a result of this intergovernmental agreement shall prohibit the employment of illegal aliens in compliance with §8-17.5-101 C.R.S. *et seq*. The following language shall be included in any contract for public services:

A. At the time of execution of this Agreement, CONTRACTOR does not knowingly employ or contract with a worker without authorization who will perform work under this Agreement.

B. CONTRACTOR shall participate in the E-Verify Program, as defined in § 8 17.5-101(3.7), C.R.S., to confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement.

C. CONTRACTOR shall not knowingly employ or contract with a worker without authorization to perform work under this Agreement.

D. CONTRACTOR shall not enter into a contractor with a subconsultant or subcontractor that fails to certify to CONTRACTOR that it shall not knowingly employ or contact with a worker without authorization to perform work under this Agreement.

E. CONTRACTOR shall confirm the employment eligibility of all employees who are newly hired for employment to perform work under this Agreement through participation in the E-Verify Program.

F. CONTRACTOR is prohibited from using the E-Verify Program procedures to undertake pre-employment screening of job applicants while performing its obligation under this Agreement, and that otherwise requires CONTRACTOR to comply with any and all federal requirements related to use of the E-Verify Program including, by way of example, all program requirements related to employee notification and preservation of employee rights.

G. If CONTRACTOR obtains actual knowledge that a subconsultant or subcontracctor performing work under this Agreement knowingly employs or contract with a worker without authorization, it will notify such subconsultant or subcontractor and PARTIES within three (3) days. CONTRACTOR shall also then terminate such subconsultant or subcontractor if within three (3) days after such notice the subconsultant or subcontractor does not stop employing or contracting with the illegal alien, unless during such three (3) day period the subconsultant or subcontractor provides information to establish that the subconsultant or subcontractor has not knowingly employed or contracted with a worker without authorization.

H. CONTRACTOR shall comply with any reasonable request made in the course of an investigation by the Colorado Department of Labor and Employment under authority of § 8-17.5-102(5), C.R.S.

I. CONTRACTOR shall, within twenty days after hiring an employee who is newly hired for employment to perform work under this Agreement, affirms that it has examined the legal work status of such employees, retained file copies of the documents required by 8 U.S.C. Section 1324a, and not altered or falsified the identification documents for such employees. CONTRACTOR shall provide a written, notarized copy of the affirmation to PARTIES.

28. EXECUTION IN COUNTERPARTS – ELECTRONIC SIGNATURES

This Agreement, and all subsequent documents requiring the signatures of PARTIES to this Agreement, may be executed in two or more counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. PARTIES approve the use of electronic signatures for execution of this Agreement, and all subsequent documents requiring the signatures of PARTIES to this Agreement. Only the following two forms of electronic signatures shall be permitted to bind PARTIES to this Agreement, and all subsequent documents requiring the signatures of PARTIES to this Agreement.

A. Electronic or facsimile delivery of a fully executed copy of a signature page; or

B. The image of the signature of an authorized signer inserted onto PDF format documents.

Documents requiring notarization may also be notarized by electronic signature, as provided above. All use of electronic signatures shall be governed by the Colorado Uniform Electronic Transactions Act, §§ 24-71.3-101-121, C.R.S.

WHEREFORE, PARTIES hereto have caused this instrument to be executed by properly authorized signatories as of the date and year written below.

URBAN DRAINAGE AND
FLOOD CONTROL DISTRICT D/B/A
MILE HIGH FLOOD DISTRICT

By_____

Name Ken A. MacKenzie

Title Executive Director

Date_____

_____
Checked By

ADAMS COUNTY

By_____

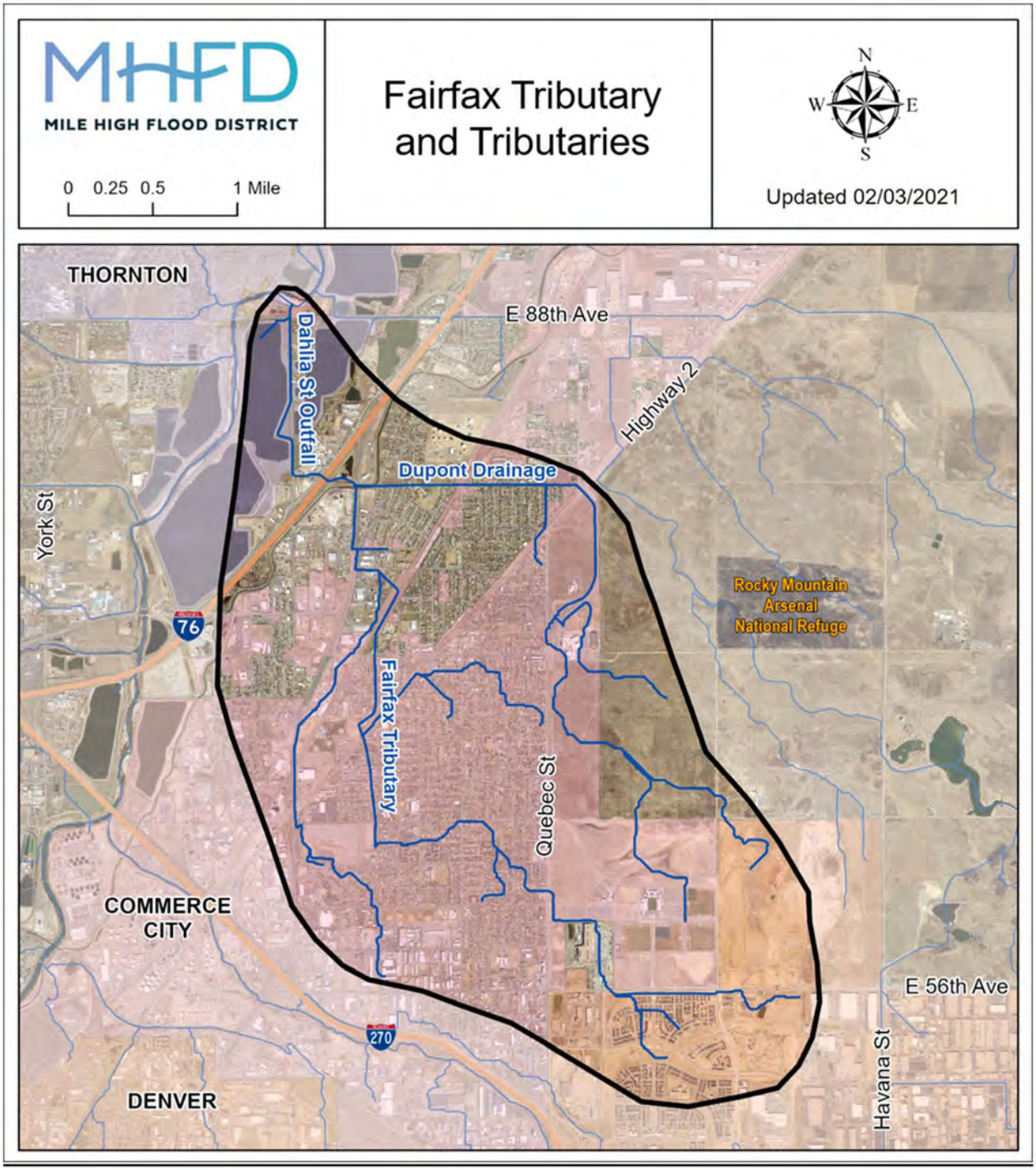
Name_____

Title_____

Date_____

AGREEMENT REGARDING FUNDING OF
OUTFALL SYSTEMS PLANNING FOR
FAIRFAX TRIBUTARY AND TRIBUTARIES

Agreement No. 21-08.23
Project No. 108478



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Amendment to York Street Improvements from East 78th Avenue to Highway 224 Intergovernmental Agreement
FROM: Brian Staley, PE, PTOE, RSP, Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON:
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners approve an amendment to the Intergovernmental Agreement with North Washington Street Water and Sanitation District for the York Street Improvements from East 78th Avenue to Highway 224

BACKGROUND:

Adams County and North Washington Street Water and Sanitation District desire to amend an "Intergovernmental Agreement Regarding York Street Improvements from East 78th Avenue to Highway 224" dated June 18, 2020. The original agreement has a termination date of September 30, 2021. The County and District would like to extend the terms of the agreement through May 31, 2022, in order to complete the work within the agreement.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works Department
North Washington Water and Sanitation District

ATTACHED DOCUMENTS:

Amendment
Resolution

FISCAL IMPACT:

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

Fund: 00013	
Cost Center: 3056	

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

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

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT 1 TO INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT REGARDING YORK STREET IMPROVEMENTS FROM EAST 78TH AVENUE TO HIGHWAY 224

WHEREAS, Adams County (the "County") and North Washington Street Water and Sanitation District (the "District") desire to amend an Intergovernmental Agreement ("IGA") regarding the York Street Improvements from East 78th Avenue to Highway 224 (the "Project"); and,

WHEREAS, the IGA dated June 18, 2020 was entered to construct certain road improvements and water line improvements in the Welby Neighborhood area; and,

WHEREAS, the original IGA has a termination date of September 30, 2021; and,

WHEREAS, the County and District desire to extend the terms of the IGA through May 31, 2022 in order to complete the work within the IGA; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the Amendment 1 to Intergovernmental Agreement between Adams County and North Washington Street Water and Sanitation District Regarding York Street Improvements from East 78th Avenue to Highway 224, two copies of which are attached hereto and incorporated herein by this reference, be and hereby is approved.

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

AMENDMENT 1 TO INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY AND NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT REGARDING YORK STREET IMPROVEMENTS FROM EAST 78TH AVENUE TO HIGHWAY 224

THIS AMENDMENT 1 is made and entered into this 11 day of OCTOBER, 2021, by and between Adams County, Colorado, located at 4430 S. Adams County Parkway, Brighton, Colorado, 80601 ("County") and the North Washington Street Water and Sanitation District, a quasi-municipal corporation and agency of the State of Colorado, located at 7111 E. 56th Avenue, Commerce City, CO 80022 ("District").

RECITALS

A. WHEREAS, by means of an Intergovernmental Agreement dated June 18, 2020 ("IGA") the parties agreed to construct certain road improvements and water line improvements in the Welby Neighborhood area as more particularly described in the IGA; and,

B. WHEREAS, the IGA has a termination date of September 30, 2021; and,

C WHEREAS, by means of this Amendment 1, the parties wish to extend the term of the IGA through May 31, 2022 in order to complete the work contemplated by the IGA.

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

1. The term of the IGA in Section 5 is extended through May 31, 2022.

2. Except as modified by this Amendment 1, the terms of the IGA shall remain in full force and effect.

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

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

Chair

Date

ATTEST:
JOSH ZYGIELBAUM
CLERK AND RECORDER

APPROVED AS TO FORM:

Adams County Attorney's Office

Deputy Clerk

NORTH WASHINGTON STREET WATER AND SANITATION DISTRICT

Michael DeMatteo

10/12/2021
Date

Michael DeMatteo
District Manager.

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Disposition – Surplus parcel 1201 E 58th Avenue
FROM: Nicci Beauprez, Project Manager of Land & Assets
AGENCY/DEPARTMENT: Facilities & Fleet Management
HEARD AT STUDY SESSION ON: 9/28/2021
AUTHORIZATION TO MOVE FORWARD: ☒ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners Approves Contract to Buy and Sell Real Estate between Adams County and Kinna Corp for land located at 1201 E 58th Avenue, Denver, CO.

BACKGROUND:

Adams County (County) purchased 1201 E 58th Avenue (aka: Adolf's Garage) on January 1, 2003 for $350,000. The parcel was acquired relative to the 2012 Master Transportation Plan showing East 58th Avenue as a minor arterial roadway needing additional width of approximately 40 feet. The County conducted site assessment efforts in preparation of demolishing improvements and to dedicate the additional right-of-way upon the lands. Building improvements were demolished in 2019 and the underground storage tanks including product lines (UST) were removed and resolved by receipt of a No Further Action Determination from the Colorado Division of Oil and Public Safety on December 1, 2020. The demolition and UST project completions coupled with a subsequent right-of-way (ROW) dedication recorded September 9, 2020 at reception # 2020000088481 rendered surplus lands for disposition as well as a parcel return to the tax rolls of the county.

The county surveyed interests by contacting taxing districts on record for the property as well placing the property onto a multiple-listing consortium. Offers received were reviewed in executive study session on 9/28/2021 and staff received direction to negotiate the sale of the property according to the terms and conditions of the attached contract signed by Kinna Corp.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works, Facilities & Fleet Management, County Attorney's Office,

County Manager's Office

ATTACHED DOCUMENTS:
Resolution
Contract to Buy and Sell Real Estate

FISCAL IMPACT:

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

Fund: 1

Cost Center: 1

	Object Account	Subledger	Amount
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:	6855		60,000
Total Revenues:			60,000

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

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:
The sales price is $ 60,000. Revenues will be the sales price less customarily associated fees (commissions and title company closing fees).

RESOLUTION APPROVING CONTRACT TO BUY & SELL REAL ESTATE
BETWEEN ADAMS COUNTY AND KINNA CORP
FOR THE PROPOERTY LOCATED AT 1201 EAST 58TH AVENUE

WHEREAS, Adams County (County) owns a parcel of land located at 1201 East 58th Avenue, Denver, CO (the Property); and,

WHEREAS, The Property was acquired relative to the 2012 Master Transportation Plan showing East 58th Avenue as a minor arterial roadway needing additional width of approximately 40 feet; and,

WHEREAS, The Properties building improvements were demolished in 2019 and the underground storage tanks including product lines (UST) were removed and resolved by receipt of a No Further Action Determination from the Colorado Division of Oil and Public Safety on December 1, 2020. The demolition and UST project completions coupled with a subsequent right-of-way (ROW) dedication recorded September 9, 2020 at reception # 2020000088481 rendered surplus lands for disposition; and,

WHEREAS, County wishes to sell the Property according to the terms and conditions of the attached Contract to Buy & Sell Real Estate with Kinna Corp; and,

WHEREAS, the Sale will return the Property to the tax rolls of the County and a beneficial use; and,

WHEREAS, the Board of County Commissioners wishes to authorize the Facilities & Fleet Management Department, the Project Manager of Land & Assets, or its Director to execute any customary, non-contractual documents related to closing on behalf of the County including but not limited to: affidavits, settlement statements, escrow instructions, closing disclosures, and disburser's notices after review and approval to form by the County Attorney's Office; and,

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that the Contract to Buy & Sell Real Estate with Kinna Corp, for 1201 East 58th Avenue, a copy of which is attached hereto and incorporated herein by this reference, be approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is authorized to execute said Contract to Buy & Sell Real Estate on behalf of Adams County.

BE IT FURTHER RESOLVED, that the persons stated above within the Facilities & Fleet Management Department are hereby authorized to execute any customary, non-contractual documents to complete the sale and settlement of the described property, after review and approval by the County Attorney's Office.

8z Real Estate
Felecia Montoya
Ph: 303-308-0436

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.(CBS4-5-19) (Mandatory 7-19)

THIS FORM HAS IMPORTANT LEGAL CONSEQUENCES AND THE PARTIES SHOULD CONSULT LEGAL AND TAX OR OTHER COUNSEL BEFORE SIGNING.

CONTRACT TO BUY AND SELL REAL ESTATE
(LAND)
(☒ Property with No Residences)
(☐ Property with Residences-Residential Addendum Attached)

Date: ***10/5/2021***

AGREEMENT

1. AGREEMENT. Buyer agrees to buy and Seller agrees to sell the Property described below on the terms and conditions set forth in this contract (Contract).

2. PARTIES AND PROPERTY.

2.1. Buyer. Buyer, ***Kinna Corp*** (Buyer) will take title to the Property described below as ☐ **Joint Tenants** ☐ **Tenants In Common** ☒ **Other** ***In Severalty***.

2.2. No Assignability. This Contract **IS NOT** assignable by Buyer unless otherwise specified in **Additional Provisions**.

2.3. Seller. ***Adams County, Colorado*** (Seller) is the current owner of the Property described below.

2.4. Property. The Property is the following legally described real estate in the County of ***Adams***, Colorado:
SUB:MAPLETON ADD DESC: S 90/8 FT OF W 100/87 FT OF BLK 119 EXC RD (2020000088481)
known as No. ***1201 E 58th Ave, Denver, CO 80216***,
together with the interests, easements, rights, benefits, improvements and attached fixtures appurtenant thereto and all interest of Seller in vacated streets and alleys adjacent thereto except as herein excluded (Property).

2.5. Inclusions. The Purchase Price includes the following items (Inclusions):

2.5.1. Inclusions. The following items, whether fixtures or personal property, are included in the Purchase Price unless excluded under **Exclusions**:
n/a If any additional items are attached to the Property after the date of this Contract, such additional items are also included in the Purchase Price.

2.5.2. Personal Property –- Conveyance. Any personal property must be conveyed at Closing by Seller free and clear of all taxes (except personal property taxes for the year of Closing), liens and encumbrances, except ***n/a***.
Conveyance of all personal property will be by bill of sale or other applicable legal instrument.

2.6. Exclusions. The following items are excluded (Exclusions): ***n/a***

2.7. Water Rights, Well Rights, Water and Sewer Taps.

☒ **2.7.1. Deeded Water Rights.** The following legally described water rights:
TBD

Seller(s) Initials: NM

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Any deeded water rights will be conveyed by a good and sufficient ***n/a*** deed at Closing.

☒ **2.7.2. Other Rights Relating to Water.** The following rights relating to water not included in §§ 2.7.1, 2.7.3, 2.7.4 and 2.7.5, will be transferred to Buyer at Closing: ***all applicable***

☐ **2.7.3. Well Rights.** Seller agrees to supply required information to Buyer about the well. Buyer understands that if the well to be transferred is a "Small Capacity Well" or a "Domestic Exempt Water Well" used for ordinary household purposes, Buyer must, prior to or at Closing, complete a Change in Ownership form for the well. If an existing well has not been registered with the Colorado Division of Water Resources in the Department of Natural Resources (Division), Buyer must complete a registration of existing well form for the well and pay the cost of registration. If no person will be providing a closing service in connection with the transaction, Buyer must file the form with the Division within sixty days after Closing. The Well Permit # is ***n/a***.

☐ **2.7.4. Water Stock Certificates.** The water stock certificates to be transferred at Closing are as follows: ***n/a***

2.7.5. Water and Sewer Taps. The parties agree that water and sewer taps listed below for the Property are being conveyed as part of the Purchase Price as follows: ***n/a***

If any water or sewer taps are included in the sale, Buyer is advised to obtain, from the provider, written confirmation of the amount remaining to be paid, if any, time and other restrictions for transfer and use of the taps.

2.7.6. Conveyance. If Buyer is to receive any rights to water pursuant to § 2.7.2 (Other Rights Relating to Water), § 2.7.3 (Well Rights), § 2.7.4 (Water Stock Certificates), or § 2.7.5 (Water and Sewer Taps), Seller agrees to convey such rights to Buyer by executing the applicable legal instrument at Closing.

2.8. Growing Crops. With respect to growing crops, Seller and Buyer agree as follows:

n/a

3. DATES, DEADLINES AND APPLICABILITY.

3.1. Dates and Deadlines.

Item No.	Reference	Event	Date or Deadline
1	§ 4.3	Alternative Earnest Money Deadline	***48 hours after MEC***
		Title	
2	§ 8.1, 8.4	Record Title Deadline	***10 days after MEC***
3	§ 8.2, 8.4	Record Title Objection Deadline	***15 days after MEC***
4	§ 8.3	Off-Record Title Deadline	***10 days after MEC***
5	§ 8.3	Off-Record Title Objection Deadline	***15 days after MEC***
6	§ 8.5	Title Resolution Deadline	***18 days after MEC***
7	§ 8.6	Right of First Refusal Deadline	***n/a***
		Owners' Association	
8	§ 7.2	Association Documents Deadline	***n/a***
9	§ 7.4	Association Documents Termination Deadline	***n/a***
		Seller's Disclosures	
10	§ 10.1	Seller's Property Disclosure Deadline	***10 days after MEC***
11	§ 10.10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	***n/a***
		Loan and Credit	
12	§ 5.1	New Loan Application Deadline	***n/a***
13	§ 5.2	New Loan Termination Deadline	***n/a***
14	§ 5.3	Buyer's Credit Information Deadline	***n/a***
15	§ 5.3	Disapproval of Buyer's Credit Information Deadline	***n/a***
16	§ 5.4	Existing Loan Deadline	***n/a***

Seller(s) Initials: NM

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17	§ 5.4	Existing Loan Termination Deadline	***n/a***	
18	§ 5.4	Loan Transfer Approval Deadline	***n/a***	
19	§ 4.7	Seller or Private Financing Deadline	***n/a***	
		Appraisal		
20	§ 6.2	Appraisal Deadline	***n/a***	
21	§ 6.2	Appraisal Objection Deadline	***n/a***	
22	§ 6.2	Appraisal Resolution Deadline	***n/a***	
		Survey		
23	§ 9.1	New ILC or New Survey Deadline	***15 days after MEC***	
24	§ 9.3	New ILC or New Survey Objection Deadline	***18 days after MEC***	
25	§ 9.3	New ILC or New Survey Resolution Deadline	***20 days after MEC***	
		Inspection and Due Diligence		
26	§ 10.3	Inspection Objection Deadline	***n/a***	
27	§ 10.3	Inspection Termination Deadline	***n/a***	
28	§ 10.3	Inspection Resolution Deadline	***n/a***	
29	§ 10.5	Property Insurance Termination Deadline	***n/a***	
30	§ 10.6	Due Diligence Documents Delivery Deadline	***15 days after MEC***	
31	§ 10.6	Due Diligence Documents Objection Deadline	***18 days after MEC***	
32	§ 10.6	Due Diligence Documents Resolution Deadline	***20 days after MEC***	
33	§ 10.6	Environmental Inspection Termination Deadline	***15 days after MEC***	
34	§ 10.6	ADA Evaluation Termination Deadline	***n/a***	
35	§ 10.7	Conditional Sale Deadline	***n/a***	
36	§ 10.10	Lead-Based Paint Termination Deadline (if Residential Addendum attached)	***n/a***	
37	§ 11.1,11.2	Estoppel Statements Deadline	***n/a***	
38	§ 11.3	Estoppel Statements Termination Deadline	***n/a***	
		Closing and Possession		
39	§ 12.3	Closing Date	***60 days after MEC***	
40	§ 17	Possession Date	***60 days after MEC***	
41	§ 17	Possession Time	***DOD***	
42	§ 28	**Acceptance Deadline Date**	***10/13/2021***	Wednesday
43	§ 28	**Acceptance Deadline Time**	***12pm***	
44	***n/a***	***n/a***	***n/a***	
45	***n/a***	***n/a***	***n/a***	

3.2. Applicability of Terms. Any box checked in this Contract means the corresponding provision applies. If any deadline blank in § 3.1 (Dates and Deadlines) is left blank or completed with the abbreviation "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the deadline is deleted. If no box is checked in a provision that contains a selection of "None", such provision means that "None" applies.

The abbreviation "MEC" (mutual execution of this Contract) means the date upon which both parties have signed this Contract.

4. PURCHASE PRICE AND TERMS.

4.1. Price and Terms. The Purchase Price set forth below is payable in U.S. Dollars by Buyer as follows:

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Item No.	Reference	Item	Amount	Amount
1	§ 4.1	Purchase Price	***$60,000.00***	
2	§ 4.3	Earnest Money		***$5,000.00***
3	§ 4.5	New Loan		
4	§ 4.6	Assumption Balance		
5	§ 4.7	Private Financing		
6	§ 4.7	Seller Financing		
7	***n/a***	***n/a***		
8	***n/a***	***n/a***		
9	§ 4.4	Cash at Closing		***$55,000.00***
10		**TOTAL**	***$60,000.00***	***$60,000.00***

4.2. Seller Concession. At Closing, Seller will credit to Buyer $ ***0*** (Seller Concession). The Seller Concession may be used for any Buyer fee, cost, charge or expenditure to the extent the amount is allowed by the Buyer's lender and is included in the Closing Statement or Closing Disclosure at Closing. Examples of allowable items to be paid for by the Seller Concession include, but are not limited to: Buyer's closing costs, loan discount points, loan origination fees, prepaid items and any other fee, cost, charge, expense or expenditure. Seller Concession is in addition to any sum Seller has agreed to pay or credit Buyer elsewhere in this Contract.

4.3. Earnest Money. The Earnest Money set forth in this section, in the form of a ***Good Funds***, will be payable to and held by ***Land Title*** (Earnest Money Holder), in its trust account, on behalf of both Seller and Buyer. The Earnest Money deposit must be tendered, by Buyer, with this Contract unless the parties mutually agree to an **Alternative Earnest Money Deadline** for its payment. The parties authorize delivery of the Earnest Money deposit to the company conducting the Closing (Closing Company), if any, at or before Closing. In the event Earnest Money Holder has agreed to have interest on Earnest Money deposits transferred to a fund established for the purpose of providing affordable housing to Colorado residents, Seller and Buyer acknowledge and agree that any interest accruing on the Earnest Money deposited with the Earnest Money Holder in this transaction will be transferred to such fund.

4.3.1. Alternative Earnest Money Deadline. The deadline for delivering the Earnest Money, if other than at the time of tender of this Contract, is as set forth as the **Alternative Earnest Money Deadline**.

4.3.2. Return of Earnest Money. If Buyer has a Right to Terminate and timely terminates, Buyer is entitled to the return of Earnest Money as provided in this Contract. If this Contract is terminated as set forth in § 25 and, except as provided in § 24 (Earnest Money Dispute), if the Earnest Money has not already been returned following receipt of a Notice to Terminate, Seller agrees to execute and return to Buyer or Broker working with Buyer, written mutual instructions (e.g., Earnest Money Release form), within three days of Seller's receipt of such form.

4.4. Form of Funds; Time of Payment; Available Funds.

4.4.1. Good Funds. All amounts payable by the parties at Closing, including any loan proceeds, Cash at Closing and closing costs, must be in funds that comply with all applicable Colorado laws, including electronic transfer funds, certified check, savings and loan teller's check and cashier's check (Good Funds).

4.4.2. Time of Payment; Available Funds. All funds, including the Purchase Price to be paid by Buyer, must be paid before or at Closing or as otherwise agreed in writing between the parties to allow disbursement by Closing Company at Closing **OR SUCH NONPAYING PARTY WILL BE IN DEFAULT**. Buyer represents that Buyer, as of the date of this Contract, ☒ **Does** ☐ **Does Not** have funds that are immediately verifiable and available in an amount not less than the amount stated as Cash at Closing in § 4.1.

4.5. New Loan. (Omitted as inapplicable)

4.6. Assumption. (Omitted as inapplicable)

Seller(s) Initials: NM

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4.7. Seller or Private Financing. (Omitted as inapplicable)

TRANSACTION PROVISIONS

5. FINANCING CONDITIONS AND OBLIGATIONS. (Omitted as inapplicable)

5.3. Credit Information and Buyer's New Senior Loan. (Omitted as inapplicable)

5.4. Existing Loan Review. (Omitted as inapplicable)

6. APPRAISAL PROVISIONS.

6.1. Appraisal Definition. An "Appraisal" is an opinion of value prepared by a licensed or certified appraiser, engaged on behalf of Buyer or Buyer's lender, to determine the Property's market value (Appraised Value). The Appraisal may also set forth certain lender requirements, replacements, removals or repairs necessary on or to the Property as a condition for the Property to be valued at the Appraised Value.

6.2. Appraisal Condition. The applicable appraisal provision set forth below applies to the respective loan type set forth in § 4.5.3, or if a cash transaction (i.e. no financing), § 6.2.1 applies.

6.2.1. Conventional/Other. Buyer has the right to obtain an Appraisal. If the Appraised Value is less than the Purchase Price, or if the Appraisal is not received by Buyer on or before **Appraisal Deadline** Buyer may, on or before **Appraisal Objection Deadline**, notwithstanding § 8.3 or § 13:

6.2.1.1. Notice to Terminate. Notify Seller in writing, pursuant to § 25.1, that this Contract is terminated; or

6.2.1.2. Appraisal Objection. Deliver to Seller a written objection accompanied by either a copy of the Appraisal or written notice from lender that confirms the Appraised Value is less than the Purchase Price (Lender Verification).

6.2.1.3. Appraisal Resolution. If an Appraisal Objection is received by Seller, on or before **Appraisal Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Appraisal Resolution Deadline**, this Contract will terminate on the **Appraisal Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the Appraisal Objection before such termination, i.e., on or before expiration of **Appraisal Resolution Deadline**.

6.3. Lender Property Requirements. If the lender imposes any written requirements, replacements, removals or repairs, including any specified in the Appraisal (Lender Requirements) to be made to the Property (e.g., roof repair, repainting), beyond those matters already agreed to by Seller in this Contract, this Contract terminates on the earlier of three days following Seller's receipt of the Lender Requirements, or Closing, unless prior to termination: (1) the parties enter into a written agreement to satisfy the Lender Requirements; (2) the Lender Requirements have been completed; or (3) the satisfaction of the Lender Requirements is waived in writing by Buyer.

6.4. Cost of Appraisal. Cost of the Appraisal to be obtained after the date of this Contract must be timely paid by ☐**Buyer** ☐**Seller**. The cost of the Appraisal may include any and all fees paid to the appraiser, appraisal management company, lender's agent or all three.

7. OWNERS' ASSOCIATION. This Section is applicable if the Property is located within a Common Interest Community and subject to the declaration (Association).

7.1. Common Interest Community Disclosure. THE PROPERTY IS LOCATED WITHIN A COMMON INTEREST COMMUNITY AND IS SUBJECT TO THE DECLARATION FOR THE COMMUNITY. THE OWNER OF THE PROPERTY WILL BE REQUIRED TO BE A MEMBER OF THE OWNERS' ASSOCIATION FOR THE COMMUNITY AND WILL BE SUBJECT TO THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS WILL IMPOSE FINANCIAL OBLIGATIONS UPON THE OWNER OF THE PROPERTY, INCLUDING AN OBLIGATION TO PAY ASSESSMENTS OF THE ASSOCIATION. IF THE OWNER DOES NOT PAY THESE ASSESSMENTS, THE ASSOCIATION COULD PLACE A LIEN ON THE PROPERTY AND POSSIBLY SELL IT TO PAY THE DEBT. THE DECLARATION, BYLAWS AND RULES AND REGULATIONS OF THE

COMMUNITY MAY PROHIBIT THE OWNER FROM MAKING CHANGES TO THE PROPERTY WITHOUT AN ARCHITECTURAL REVIEW BY THE ASSOCIATION (OR A COMMITTEE OF THE ASSOCIATION) AND THE APPROVAL OF THE ASSOCIATION. PURCHASERS OF PROPERTY WITHIN THE COMMON INTEREST COMMUNITY SHOULD INVESTIGATE THE FINANCIAL OBLIGATIONS OF MEMBERS OF THE ASSOCIATION. PURCHASERS SHOULD CAREFULLY READ THE DECLARATION FOR THE COMMUNITY AND THE BYLAWS AND RULES AND REGULATIONS OF THE ASSOCIATION.

7.2. Association Documents to Buyer. Seller is obligated to provide to Buyer the Association Documents (defined below), at Seller's expense, on or before **Association Documents Deadline**. Seller authorizes the Association to provide the Association Documents to Buyer, at Seller's expense. Seller's obligation to provide the Association Documents is fulfilled upon Buyer's receipt of the Association Documents, regardless of who provides such documents.

7.3. Association Documents. Association documents (Association Documents) consist of the following:

7.3.1. All Association declarations, articles of incorporation, bylaws, articles of organization, operating agreements, rules and regulations, party wall agreements and the Association's responsible governance policies adopted under § 38-33.3-209.5, C.R.S.;

7.3.2. Minutes of: (1) the annual owners' or members' meeting and (2) any executive boards' or managers' meetings; such minutes include those provided under the most current annual disclosure required under § 38-33.3-209.4, C.R.S. (Annual Disclosure) and minutes of meetings, if any, subsequent to the minutes disclosed in the Annual Disclosure. If none of the preceding minutes exist, then the most recent minutes, if any (§§ 7.3.1 and 7.3.2, collectively, Governing Documents); and

7.3.3. List of all Association insurance policies as provided in the Association's last Annual Disclosure, including, but not limited to, property, general liability, association director and officer professional liability and fidelity policies. The list must include the company names, policy limits, policy deductibles, additional named insureds and expiration dates of the policies listed (Association Insurance Documents);

7.3.4. A list by unit type of the Association's assessments, including both regular and special assessments as disclosed in the Association's last Annual Disclosure;

7.3.5. The Association's most recent financial documents which consist of: (1) the Association's operating budget for the current fiscal year, (2) the Association's most recent annual financial statements, including any amounts held in reserve for the fiscal year immediately preceding the Association's last Annual Disclosure, (3) the results of the Association's most recent available financial audit or review, (4) list of the fees and charges (regardless of name of title of such fees or charges) that the Association's community association manager or Association will charge in connection with the Closing including, but not limited to, any fee incident to the issuance of the Association's statement of assessments (Status Letter), any rush or update fee charged for the Status Letter, any record change fee or ownership record transfer fees (Record Change Fee), fees to access documents, (5) list of all assessments required to be paid in advance, reserves or working capital due at Closing and (6) reserve study, if any (§§ 7.3.4 and 7.3.5, collectively, Financial Documents);

7.3.6. Any written notice from the Association to Seller of a "construction defect action" under § 38-33.3-303.5, C.R.S. within the past six months and the result of whether the Association approved or disapproved such action (Construction Defect Documents). Nothing in this Section limits the Seller's obligation to disclose adverse material facts as required under § 10.2 (Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition) including any problems or defects in the common elements or limited common elements of the Association property.

7.4. Conditional on Buyer's Review. Buyer has the right to review the Association Documents. Buyer has the Right to Terminate under § 25.1, on or before **Association Documents Termination Deadline**, based on any unsatisfactory provision in any of the Association Documents, in Buyer's sole subjective discretion. Should Buyer receive the Association Documents after **Association Documents Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 25.1 by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Association Documents. If Buyer does not receive the Association Documents, or if Buyer's Notice to Terminate would otherwise be required to be received by Seller after **Closing Date**, Buyer's Notice to Terminate must be received by Seller on or before Closing. If Seller does not receive Buyer's Notice to Terminate within such time, Buyer accepts the provisions of the Association Documents as satisfactory and Buyer waives any Right to Terminate under this provision, notwithstanding the

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provisions of § 8.6 (Right of First Refusal or Contract Approval).

8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.

8.1. Evidence of Record Title.

☐ **8.1.1. Seller Selects Title Insurance Company.** If this box is checked, Seller will select the title insurance company to furnish the owner's title insurance policy at Seller's expense. On or before **Record Title Deadline**, Seller must furnish to Buyer, a current commitment for an owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price, or if this box is checked, ☐ an **Abstract of Title** certified to a current date. Seller will cause the title insurance policy to be issued and delivered to Buyer as soon as practicable at or after Closing.

☒ **8.1.2. Buyer Selects Title Insurance Company.** If this box is checked, Buyer will select the title insurance company to furnish the owner's title insurance policy at Buyer's expense. On or before **Record Title Deadline**, Buyer must furnish to Seller, a current commitment for owner's title insurance policy (Title Commitment), in an amount equal to the Purchase Price.

If neither box in § 8.1.1 or § 8.1.2 is checked, § 8.1.1 applies.

8.1.3. Owner's Extended Coverage (OEC). The Title Commitment ☒ **Will** ☐ **Will Not** contain Owner's Extended Coverage (OEC). If the Title Commitment is to contain OEC, it will commit to delete or insure over the standard exceptions which relate to: (1) parties in possession, (2) unrecorded easements, (3) survey matters, (4) unrecorded mechanics' liens, (5) gap period (period between the effective date and time of commitment to the date and time the deed is recorded) and (6) unpaid taxes, assessments and unredeemed tax sales prior to the year of Closing. Any additional premium expense to obtain OEC will be paid by ☐ **Buyer** ☒ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** ☐ **Other** ***seller pays cost of OEC not to exceed $250***.

Regardless of whether the Contract requires OEC, the Title Insurance Commitment may not provide OEC or delete or insure over any or all of the standard exceptions for OEC. The Title Insurance Company may require a New Survey or New ILC, defined below, among other requirements for OEC. If the Title Insurance Commitment is not satisfactory to Buyer, Buyer has a right to object under § 8.5 (Right to Object to Title, Resolution).

8.1.4. Title Documents. Title Documents consist of the following: (1) copies of any plats, declarations, covenants, conditions and restrictions burdening the Property and (2) copies of any other documents (or, if illegible, summaries of such documents) listed in the schedule of exceptions (Exceptions) in the Title Commitment furnished to Buyer (collectively, Title Documents).

8.1.5. Copies of Title Documents. Buyer must receive, on or before **Record Title Deadline**, copies of all Title Documents. This requirement pertains only to documents as shown of record in the office of the clerk and recorder in the county where the Property is located. The cost of furnishing copies of the documents required in this Section will be at the expense of the party or parties obligated to pay for the owner's title insurance policy.

8.1.6. Existing Abstracts of Title. Seller must deliver to Buyer copies of any abstracts of title covering all or any portion of the Property (Abstract of Title) in Seller's possession on or before **Record Title Deadline**.

8.2. Record Title. Buyer has the right to review and object to the Abstract of Title or Title Commitment and any of the Title Documents as set forth in § 8.5 (Right to Object to Title, Resolution) on or before **Record Title Objection Deadline**. Buyer's objection may be based on any unsatisfactory form or content of Title Commitment or Abstract of Title, notwithstanding § 13, or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the Abstract of Title, Title Commitment or Title Documents are not received by Buyer on or before the **Record Title Deadline**, or if there is an endorsement to the Title Commitment that adds a new Exception to title, a copy of the new Exception to title and the modified Title Commitment will be delivered to Buyer. Buyer has until the earlier of Closing or ten days after receipt of such documents by Buyer to review and object to: (1) any required Title Document not timely received by Buyer, (2) any change to the Abstract of Title, Title Commitment or Title Documents, or (3) any endorsement to the Title Commitment. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection, pursuant to this § 8.2 (Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.5 (Right to Object to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required

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by § 8.1 (Evidence of Record Title) and Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts the condition of title as disclosed by the Abstract of Title, Title Commitment and Title Documents as satisfactory.

8.3. Off-Record Title. Seller must deliver to Buyer, on or before **Off-Record Title Deadline**, true copies of all existing surveys in Seller's possession pertaining to the Property and must disclose to Buyer all easements, liens (including, without limitation, governmental improvements approved, but not yet installed) or other title matters (including, without limitation, rights of first refusal and options) not shown by public records, of which Seller has actual knowledge (Off-Record Matters). This Section excludes any **New ILC** or **New Survey** governed under § 9 (New ILC, New Survey). Buyer has the right to inspect the Property to investigate if any third party has any right in the Property not shown by public records (e.g., unrecorded easement, boundary line discrepancy or water rights). Buyer's Notice to Terminate or Notice of Title Objection of any unsatisfactory condition (whether disclosed by Seller or revealed by such inspection, notwithstanding § 8.2 (Record Title) and § 13 (Transfer of Title)), in Buyer's sole subjective discretion, must be received by Seller on or before **Off-Record Title Objection Deadline**. If an Off-Record Matter is received by Buyer after the **Off-Record Title Deadline**, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to such Off-Record Matter. If Seller receives Buyer's Notice to Terminate or Notice of Title Objection pursuant to this § 8.3 (Off-Record Title), any title objection by Buyer is governed by the provisions set forth in § 8.5 (Right to Object to Title, Resolution). If Seller does not receive Buyer's Notice to Terminate or Notice of Title Objection by the applicable deadline specified above, Buyer accepts title subject to such Off-Record Matters and rights, if any, of third parties not shown by public records of which Buyer has actual knowledge.

8.4. Special Taxing Districts. SPECIAL TAXING DISTRICTS MAY BE SUBJECT TO GENERAL OBLIGATION INDEBTEDNESS THAT IS PAID BY REVENUES PRODUCED FROM ANNUAL TAX LEVIES ON THE TAXABLE PROPERTY WITHIN SUCH DISTRICTS. PROPERTY OWNERS IN SUCH DISTRICTS MAY BE PLACED AT RISK FOR INCREASED MILL LEVIES AND TAX TO SUPPORT THE SERVICING OF SUCH DEBT WHERE CIRCUMSTANCES ARISE RESULTING IN THE INABILITY OF SUCH A DISTRICT TO DISCHARGE SUCH INDEBTEDNESS WITHOUT SUCH AN INCREASE IN MILL LEVIES. BUYERS SHOULD INVESTIGATE THE SPECIAL TAXING DISTRICTS IN WHICH THE PROPERTY IS LOCATED BY CONTACTING THE COUNTY TREASURER, BY REVIEWING THE CERTIFICATE OF TAXES DUE FOR THE PROPERTY AND BY OBTAINING FURTHER INFORMATION FROM THE BOARD OF COUNTY COMMISSIONERS, THE COUNTY CLERK AND RECORDER, OR THE COUNTY ASSESSOR.

A tax certificate from the respective county treasurer listing any special taxing districts that effect the Property (Tax Certificate) must be delivered to Buyer on or before **Record Title Deadline**. If the Property is located within a special taxing district and such inclusion is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may object, on or before **Record Title Objection Deadline**. If the Tax Certificate shows that the Property is included in a special taxing district and is received by Buyer after the **Record Title Deadline**, Buyer has until the earlier of Closing or ten days after receipt by Buyer to review and object to the Property's inclusion in a special taxing district as unsatisfactory to Buyer.

8.5. Right to Object to Title, Resolution. Buyer's right to object, in Buyer's sole subjective discretion, to any title matters includes those matters set forth in § 8.2 (Record Title), § 8.3 (Off-Record Title), § 8.4 (Special Taxing District) and § 13 (Transfer of Title). If Buyer objects to any title matter, on or before the applicable deadline, Buyer has the following options:

8.5.1. Title Objection, Resolution. If Seller receives Buyer's written notice objecting to any title matter (Notice of Title Objection) on or before the applicable deadline and if Buyer and Seller have not agreed to a written settlement thereof on or before **Title Resolution Deadline**, this Contract will terminate on the expiration of **Title Resolution Deadline**, unless Seller receives Buyer's written withdrawal of Buyer's Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and waives the Right to Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record Title Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2 (Record Title), § 8.3 (Off-Record Title) or § 8.4 (Special Taxing Districts), the Title Resolution Deadline also will be automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the applicable documents; or

8.5.2. Title Objection, Right to Terminate. Buyer may exercise the Right to Terminate under § 25.1, on or before the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole subjective discretion.

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8.6. Right of First Refusal or Contract Approval. If there is a right of first refusal on the Property or a right to approve this Contract, Seller must promptly submit this Contract according to the terms and conditions of such right. If the holder of the right of first refusal exercises such right or the holder of a right to approve disapproves this Contract, this Contract will terminate. If the right of first refusal is waived explicitly or expires, or the Contract is approved, this Contract will remain in full force and effect. Seller must promptly notify Buyer in writing of the foregoing. If expiration or waiver of the right of first refusal or approval of this Contract has not occurred on or before **Right of First Refusal Deadline**, this Contract will then terminate.

8.7. Title Advisory. The Title Documents affect the title, ownership and use of the Property and should be reviewed carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership and use of the Property, including, without limitation, boundary lines and encroachments, set-back requirements, area, zoning, building code violations, unrecorded easements and claims of easements, leases and other unrecorded agreements, water on or under the Property, and various laws and governmental regulations concerning land use, development and environmental matters.

8.7.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL ESTATE AND TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE TRANSFER OF THE MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR WATER.

8.7.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED WITH THE COUNTY CLERK AND RECORDER.

8.7.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING, DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS, AND GAS GATHERING AND PROCESSING FACILITIES.

8.7.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK ADDITIONAL INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.

8.7.5. Title Insurance Exclusions. Matters set forth in this Section and others, may be excepted, excluded from, or not covered by the owner's title insurance policy.

8.8. Consult an Attorney. Buyer is advised to timely consult legal counsel with respect to all such matters as there are strict time limits provided in this Contract (e.g., **Record Title Objection Deadline** and **Off-Record Title Objection Deadline**).

9. NEW ILC, NEW SURVEY.

9.1. New ILC or New Survey. If the box is checked, a: 1) ☒ **New Improvement Location Certificate (New ILC)**; or, 2) ☐ **New Survey** in the form of ***n/a***; is required and the following will apply:

9.1.1. Ordering of New ILC or New Survey. ☐**Seller** ☒**Buyer** will order the New ILC or New Survey. The New ILC or New Survey may also be a previous ILC or survey that is in the above-required form, certified and updated as of a date after the date of this Contract.

9.1.2. Payment for New ILC or New Survey. The cost of the New ILC or New Survey will be paid, on or before Closing, by: ☐**Seller** ☐**Buyer** or ***Paid 1/2 by buyer and 1/2 by seller. Buyer will request survey and seller will reimburse the buyer at closing not to exceed 1/2 of $3,500 which shall not exceed $1,750.***

9.1.3. Delivery of New ILC or New Survey. Buyer, Seller, the issuer of the Title Commitment (or the provider of the opinion of title if an Abstract of Title) and ***no other*** will receive a New ILC or New Survey on or before **New ILC or New Survey Deadline**.

9.1.4. Certification of New ILC or New Survey. The New ILC or New Survey will be certified by

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the surveyor to all those who are to receive the New ILC or New Survey.

9.2. Buyer's Right to Waive or Change New ILC or New Survey Selection. Buyer may select a New ILC or New Survey different than initially specified in this Contract if there is no additional cost to Seller or change to the **New ILC or New Survey Objection Deadline**. Buyer may, in Buyer's sole subjective discretion, waive a New ILC or New Survey if done prior to Seller incurring any cost for the same.

9.3. New ILC or New Survey Objection. Buyer has the right to review and object to the **New** ILC or New Survey. If the New ILC or New Survey is not timely received by Buyer or is unsatisfactory to Buyer, in Buyer's sole subjective discretion, Buyer may, on or before **New ILC or New Survey Objection Deadline**, notwithstanding § 8.3 or § 13:

9.3.1. Notice to Terminate. Notify Seller in writing, pursuant to § 25.1, that this Contract is terminated; or

9.3.2. New ILC or New Survey Objection. Deliver to Seller a written description of any matter that was to be shown or is shown in the New ILC or New Survey that is unsatisfactory and that Buyer requires Seller to correct.

9.3.3. New ILC or New Survey Resolution. If a **New ILC or New Survey Objection** is received by Seller, on or before **New ILC or New Survey Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **New ILC or New Survey Resolution Deadline**, this Contract will terminate on expiration of the **New ILC or New Survey Resolution Deadline**, unless Seller receives Buyer's written withdrawal of the New ILC or New Survey Objection before such termination, i.e., on or before expiration of **New ILC or New Survey Resolution Deadline**.

DISCLOSURE, INSPECTION AND DUE DILIGENCE

10. PROPERTY DISCLOSURE, INSPECTION, INDEMNITY, INSURABILITY, DUE DILIGENCE, AND SOURCE OF WATER.

10.1. Seller's Property Disclosure. On or before **Seller's Property Disclosure Deadline** , Seller agrees to deliver to Buyer the most current version of the applicable Colorado Real Estate Commission's Seller's Property Disclosure form completed by Seller to Seller's actual knowledge and current as of the date of this Contract.

10.2. Disclosure of Adverse Material Facts; Subsequent Disclosure; Present Condition. Seller must disclose to Buyer any adverse material facts actually known by Seller as of the date of this Contract. Seller agrees that disclosure of adverse material facts will be in writing. In the event Seller discovers an adverse material fact after the date of this Contract, Seller must timely disclose such adverse fact to Buyer. Buyer has the Right to Terminate based on the Seller's new disclosure on the earlier of Closing or five days after Buyer's receipt of the new disclosure. Except as otherwise provided in this Contract, Buyer acknowledges that Seller is conveying the Property to Buyer in an "**As Is**" condition, " **Where Is**" and " **With All Faults**."

10.3. Inspection. Unless otherwise provided in this Contract, Buyer, acting in good faith, has the right to have inspections (by one or more third parties, personally or both) of the Property and Inclusions (Inspection), at Buyer's expense. If (1) the physical condition of the Property, including, but not limited to, the roof, walls, structural integrity of the Property, the electrical, plumbing, HVAC and other mechanical systems of the Property, (2) the physical condition of the Inclusions, (3) service to the Property (including utilities and communication services), systems and components of the Property (e.g., heating and plumbing), (4) any proposed or existing transportation project, road, street or highway, or (5) any other activity, odor or noise (whether on or off the Property) and its effect or expected effect on the Property or its occupants is unsatisfactory, in Buyer's sole subjective discretion, Buyer may:

10.3.1. Inspection Objection. On or before the **Inspection Objection Deadline**, deliver to Seller a written description of any unsatisfactory condition that Buyer requires Seller to correct; or

10.3.2. Terminate. On or before the **Inspection Termination Deadline**, notify Seller in writing, pursuant to § 25.1, that this Contract is terminated due to any unsatisfactory condition. **Inspection Termination Deadline will be on the earlier of Inspection Resolution Deadline or the date specified in § 3.1 for Inspection Termination Deadline.**

10.3.3. Inspection Resolution. If an Inspection Objection is received by Seller, on or before **Inspection Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on

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or before **Inspection Resolution Deadline**, this Contract will terminate on **Inspection Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Inspection Objection before such termination, i.e., on or before expiration of **Inspection Resolution Deadline**.

10.4. Damage, Liens and Indemnity. Buyer, except as otherwise provided in this Contract or other written agreement between the parties, is responsible for payment for all inspections, tests, surveys, engineering reports, or other reports performed at Buyer's request (Work) and must pay for any damage that occurs to the Property and Inclusions as a result of such Work. Buyer must not permit claims or liens of any kind against the Property for Work performed on the Property. Buyer agrees to indemnify, protect and hold Seller harmless from and against any liability, damage, cost or expense incurred by Seller and caused by any such Work, claim, or lien. This indemnity includes Seller's right to recover all costs and expenses incurred by Seller to defend against any such liability, damage, cost or expense, or to enforce this Section, including Seller's reasonable attorney fees, legal fees and expenses. The provisions of this Section survive the termination of this Contract. This § 10.4 does not apply to items performed pursuant to an Inspection Resolution.

10.5. Insurability. Buyer has the right to review and object to the availability, terms and conditions of and premium for property insurance (Property Insurance). Buyer has the Right to Terminate under § 25.1, on or before **Property Insurance Termination Deadline**, based on any unsatisfactory provision of the Property Insurance, in Buyer's sole subjective discretion.

10.6. Due Diligence.

10.6.1. Due Diligence Documents. If the respective box is checked, Seller agrees to deliver copies of the following documents and information pertaining to the Property (Due Diligence Documents) to Buyer on or before **Due Diligence Documents Delivery Deadline**:

☒ **10.6.1.1.** All contracts relating to the operation, maintenance and management of the Property;

☐ **10.6.1.2.** Property tax bills for the last years;

☐ **10.6.1.3.** As-built construction plans to the Property and the tenant improvements, including architectural, electrical, mechanical, and structural systems, engineering reports, and permanent Certificates of Occupancy, to the extent now available;

☐ **10.6.1.4.** A list of all Inclusions to be conveyed to Buyer;

☐ **10.6.1.5.** Operating statements for the past ***n/a*** years;

☐ **10.6.1.6.** A rent roll accurate and correct to the date of this Contract;

☐ **10.6.1.7.** All current leases, including any amendments or other occupancy agreements, pertaining to the Property. Those leases or other occupancy agreements pertaining to the Property that survive Closing are as follows (Leases): ***n/a***

☐ **10.6.1.8.** A schedule of any tenant improvement work Seller is obligated to complete but has not yet been completed and capital improvement work either scheduled or in process on the date of this Contract;

☐ **10.6.1.9.** All insurance policies pertaining to the Property and copies of any claims which have been made for the past ***n/a*** years;

☒ **10.6.1.10.** Soils reports, surveys and engineering reports or data pertaining to the Property (if not delivered earlier under § 8.3);

☒ **10.6.1.11.** Any and all existing documentation and reports regarding Phase I and II environmental reports, letters, test results, advisories and similar documents respective to the existence or nonexistence of asbestos, PCB transformers, or other toxic, hazardous or contaminated substances, and/or underground storage tanks and/or radon gas. If no reports are in Seller's possession or known to Seller, Seller warrants that no such reports are in Seller's possession or known to Seller;

☐ **10.6.1.12.** Any *Americans with Disabilities Act* reports, studies or surveys concerning the compliance of the Property with said Act;

☒ **10.6.1.13.** All permits, licenses and other building or use authorizations issued by any governmental authority with jurisdiction over the Property and written notice of any violation of any such permits, licenses or use authorizations, if any; and

☒ **10.6.1.14.** Other documents and information:

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10.6.2. Due Diligence Documents Review and Objection. Buyer has the right to review and object to Due Diligence Documents. If the Due Diligence Documents are not supplied to Buyer or are unsatisfactory, in Buyer's sole subjective discretion, Buyer may, on or before **Due Diligence Documents Objection Deadline**:

10.6.2.1. Notice to Terminate. Notify Seller in writing, pursuant to § 25.1, that this Contract is terminated; or

10.6.2.2. Due Diligence Documents Objection. Deliver to Seller a written description of any unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.

10.6.2.3. Due Diligence Documents Resolution. If a Due Diligence Documents Objection is received by Seller, on or before **Due Diligence Documents Objection Deadline** and if Buyer and Seller have not agreed in writing to a settlement thereof on or before **Due Diligence Documents Resolution Deadline**, this Contract will terminate on **Due Diligence Documents Resolution Deadline** unless Seller receives Buyer's written withdrawal of the Due Diligence Documents Objection before such termination, i.e., on or before expiration of **Due Diligence Documents Resolution Deadline**.

10.6.3. Zoning. Buyer has the Right to Terminate under § 25.1, on or before **Due Diligence Documents Objection Deadline**, based on any unsatisfactory zoning and any use restrictions imposed by any governmental agency with jurisdiction over the Property, in Buyer's sole subjective discretion.

10.6.4. Due Diligence – Environmental, ADA. Buyer has the right to obtain environmental inspections of the Property including Phase I and Phase II Environmental Site Assessments, as applicable. ☐ **Seller** ☒ **Buyer** will order or provide ☒ **Phase I Environmental Site Assessment**, ☒ **Phase II Environmental Site Assessment** (compliant with most current version of the applicable ASTM E1527 standard practices for Environmental Site Assessments) and/or ☐ ***n/a***, at the expense of ☐ **Seller** ☒ **Buyer** (Environmental Inspection). In addition, Buyer, at Buyer's expense, may also conduct an evaluation whether the Property complies with the *Americans with Disabilities Act* (ADA Evaluation). All such inspections and evaluations must be conducted at such times as are mutually agreeable to minimize the interruption of Seller's and any Seller's tenants' business uses of the Property, if any.

If Buyer's Phase I Environmental Site Assessment recommends a Phase II Environmental Site Assessment, the **Environmental Inspection Termination Deadline** will be extended by ***15*** days (Extended Environmental Inspection Termination Deadline) and if such Extended Environmental Inspection Termination Deadline extends beyond the **Closing Date**, the **Closing Date** will be extended a like period of time. In such event, ☐ **Seller** ☒ **Buyer** must pay the cost for such Phase II Environmental Site Assessment.

Notwithstanding Buyer's right to obtain additional environmental inspections of the Property in this § 10.6.4, Buyer has the Right to Terminate under § 25.1, on or before **Environmental Inspection Termination Deadline**, or if applicable, the Extended Environmental Inspection Termination Deadline, based on any unsatisfactory results of Environmental Inspection, in Buyer's sole subjective discretion.

Buyer has the Right to Terminate under § 25.1, on or before **ADA Evaluation Termination Deadline**, based on any unsatisfactory ADA Evaluation, in Buyer's sole subjective discretion.

10.7. Conditional Upon Sale of Property. This Contract is conditional upon the sale and closing of that certain property owned by Buyer and commonly known as ***n/a***. Buyer has the Right to Terminate under § 25.1 effective upon Seller's receipt of Buyer's Notice to Terminate on or before **Conditional Sale Deadline** if such property is not sold and closed by such deadline. This Section is for the sole benefit of Buyer. If Seller does not receive Buyer's Notice to Terminate on or before **Conditional Sale Deadline**, Buyer waives any Right to Terminate under this provision.

10.8. Source of Potable Water (Residential Land and Residential Improvements Only). Buyer ☐ **Does** ☒ **Does Not** acknowledge receipt of a copy of Seller's Property Disclosure or Source of Water Addendum disclosing the source of potable water for the Property. ☒ There is **No Well**. Buyer ☐ **Does** ☐ **Does Not** acknowledge receipt of a copy of the current well permit.

Note to Buyer: SOME WATER PROVIDERS RELY, TO VARYING DEGREES, ON NONRENEWABLE GROUND WATER. YOU MAY WISH TO CONTACT YOUR PROVIDER (OR INVESTIGATE THE DESCRIBED SOURCE) TO DETERMINE THE LONG-TERM SUFFICIENCY OF THE PROVIDER'S WATER SUPPLIES.

10.9. Existing Leases; Modification of Existing Leases; New Leases. Seller states that none of the Leases to be assigned to the Buyer at the time of Closing contain any rent concessions, rent reductions or

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rent abatements except as disclosed in the Lease or other writing received by Buyer. Seller will not amend, alter, modify, extend or cancel any of the Leases nor will Seller enter into any new leases affecting the Property without the prior written consent of Buyer, which consent will not be unreasonably withheld or delayed.

11. ESTOPPEL STATEMENTS.

11.1. Estoppel Statements Conditions. Buyer has the right to review and object to any Estoppel Statements. Seller must request from all tenants of the Property and if received by Seller, deliver to Buyer on or before **Estoppel Statements Deadline**, statements in a form and substance reasonably acceptable to Buyer, from each occupant or tenant at the Property (Estoppel Statement) attached to a copy of the Lease stating:

11.1.1. The commencement date of the Lease and scheduled termination date of the Lease;

11.1.2. That said Lease is in full force and effect and that there have been no subsequent modifications or amendments;

11.1.3. The amount of any advance rentals paid, rent concessions given, and deposits paid to Seller;

11.1.4. The amount of monthly (or other applicable period) rental paid to Seller;

11.1.5. That there is no default under the terms of said Lease by landlord or occupant; and

11.1.6. That the Lease to which the Estoppel Statement is attached is a true, correct and complete copy of the Lease demising the premises it describes.

11.2. Seller Estoppel Statements. In the event Seller does not receive from all tenants of the Property a completed signed Estoppel Statement, Seller agrees to complete and execute an Estoppel Statement setting forth the information and documents required §11.1 above and deliver the same to Buyer on or before **Estoppel Statements Deadline**.

11.3. Estoppel Statements Termination. Buyer has the Right to Terminate under § 25.1, on or before **Estoppel Statements Termination Deadline**, based on any unsatisfactory Estoppel Statement, in Buyer's sole subjective discretion, or if Seller fails to deliver the Estoppel Statements on or before **Estoppel Statements Deadline**. Buyer also has the unilateral right to waive any unsatisfactory Estoppel Statement.

CLOSING PROVISIONS

12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.

12.1. Closing Documents and Closing Information. Seller and Buyer will cooperate with the Closing Company to enable the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller and their designees. If Buyer is obtaining a loan to purchase the Property, Buyer acknowledges Buyer's lender is required to provide the Closing Company, in a timely manner, all required loan documents and financial information concerning Buyer's loan. Buyer and Seller will furnish any additional information and documents required by Closing Company that will be necessary to complete this transaction. Buyer and Seller will sign and complete all customary or reasonably-required documents at or before Closing.

12.2. Closing Instructions. Colorado Real Estate Commission's Closing Instructions ☐ **Are** ☒ **Are Not** executed with this Contract.

12.3. Closing. Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the date specified as the **Closing Date** or by mutual agreement at an earlier date. The hour and place of Closing will be as designated by ***sellers and buyers mutually***.

12.4. Disclosure of Settlement Costs. Buyer and Seller acknowledge that costs, quality and extent of service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

13. TRANSFER OF TITLE. Subject to Buyer's compliance with the terms and provisions of this Contract, including the tender of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to Buyer, at Closing:

☒ special warranty deed ☐ general warranty deed ☐ bargain and sale deed ☐ quit claim deed ☐ personal representative's deed ☐ deed. Seller, provided another deed is not selected, must execute and deliver a good

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and sufficient special warranty deed to Buyer, at Closing.

Unless otherwise specified in §30 (Additional Provisions), if title will be conveyed using a special warranty deed or a general warranty deed, title will be conveyed "subject to statutory exceptions" as defined in §38-30-113(5)(a), C.R.S.

14. PAYMENT OF LIENS AND ENCUMBRANCES. Unless agreed to by Buyer in writing, any amounts owed on any liens or encumbrances securing a monetary sum, including, but not limited to, any governmental liens for special improvements installed as of the date of Buyer's signature hereon, whether assessed or not and previous years' taxes, will be paid at or before Closing by Seller from the proceeds of this transaction or from any other source.

15. CLOSING COSTS, CLOSING FEE, ASSOCIATION FEES AND TAXES.

15.1. Closing Costs. Buyer and Seller must pay, in Good Funds, their respective closing costs and all other items required to be paid at Closing, except as otherwise provided herein.

15.2. Closing Services Fee. The fee for real estate closing services must be paid at Closing by ☐ **Buyer** ☐ **Seller** ☒ **One-Half by Buyer and One-Half by Seller**
☐ **Other** ***n/a***

15.3. Status Letter and Record Change Fees. At least fourteen days prior to **Closing Date**, Seller agrees to promptly request the Association to deliver to Buyer a current Status Letter. Any fees incident to the issuance of Association's Status Letter must be paid by ☒**None** ☐**Buyer** ☐**Seller** ☐**One-Half by Buyer and One-Half by Seller**. Any Record Change Fee must be paid by ☐ **None** ☐ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller** .

15.4. Local Transfer Tax. ☐ **The Local Transfer Tax** of ***n/a*** % of the Purchase Price must be paid at Closing by ☒ **None** ☐ **Buyer** ☐ **Seller** ☐ **One-Half by Buyer and One-Half by Seller.**

15.5. Private Transfer Fee. Private transfer fees and other fees due to a transfer of the Property, payable at Closing, such as community association fees, developer fees and foundation fees, must be paid at Closing by ☒**None** ☐**Buyer** ☐**Seller** ☐**One-Half by Buyer and One-Half by Seller**. The Private Transfer fee, whether one or more, is for the following association(s): ***n/a*** in the total amount of ***n/a***% of the Purchase Price or $.

15.6. Water Transfer Fees. The Water Transfer Fees can change. The fees, as of the date of this Contract, do not exceed $***n/a*** for:
☐ Water Stock/Certificates ☐ Water District
☐ Augmentation Membership ☐ Small Domestic Water Company ☐ ***n/a*** and must be paid at Closing by ☒ **None** ☐**Buyer** ☐**Seller** ☐**One-Half by Buyer and One-Half by Seller**

15.7. Sales and Use Tax. Any sales and use tax that may accrue because of this transaction must be paid when due by ☒**None** ☐**Buyer** ☐**Seller** ☐ **One-Half by Buyer and One-Half by Seller.**

15.8. FIRPTA and Colorado Withholding.

15.8.1. FIRPTA. The Internal Revenue Service (IRS) may require a substantial portion of the Seller's proceeds be withheld after Closing when Seller is a foreign person. If required withholding does not occur, the Buyer could be held liable for the amount of the Seller's tax, interest and penalties. If the box in this Section is checked, Seller represents that Seller ☐**IS** a foreign person for purposes of U.S. income taxation. If the box in this Section is not checked, Seller represents that Seller is not a foreign person for purposes of U.S. income taxation. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's foreign person status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

15.8.2. Colorado Withholding. The Colorado Department of Revenue may require a portion of the Seller's proceeds be withheld after Closing when Seller will not be a Colorado resident after Closing, if not otherwise exempt. Seller agrees to cooperate with Buyer and Closing Company to provide any reasonably requested documents to verify Seller's status. If withholding is required, Seller authorizes Closing Company to withhold such amount from Seller's proceeds. Seller should inquire with Seller's tax advisor to determine if withholding applies or if an exemption exists.

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16. PRORATIONS AND ASSOCIATION ASSESSMENTS. The following will be prorated to the **Closing Date**, except as otherwise provided:

16.1. Taxes. Personal property taxes, if any, special taxing district assessments, if any and general real estate taxes for the year of Closing, based on ☐ **Taxes for the Calendar Year Immediately Preceding Closing** ☐ **Most Recent Mill Levy and Most Recent Assessed Valuation**, ☒ **Other** ***Seller is Tax Exempt. Buyer to obtain, through Title or on its own, a tax certificate from the County Treasurer`s office or a memorandum as to Buyer`s remaining taxes due as a result of closing this transaction.***.

16.2. Rents. Rents based on ☐ **Rents Actually Received** ☐**Accrued**. At Closing, Seller will transfer or credit to Buyer the security deposits for all Leases assigned, or any remainder after lawful deductions and notify all tenants in writing of such transfer and of the transferee's name and address. Seller must assign to Buyer all Leases in effect at Closing and Buyer must assume Seller's obligations under such Leases.

16.3. Association Assessments. Current regular Association assessments and dues (Association Assessments) paid in advance will be credited to Seller at Closing. Cash reserves held out of the regular Association Assessments for deferred maintenance by the Association will not be credited to Seller except as may be otherwise provided by the Governing Documents. Buyer acknowledges that Buyer may be obligated to pay the Association, at Closing, an amount for reserves or working capital. Any special assessment assessed prior to **Closing Date** by the Association will be the obligation of ☐**Buyer** ☐**Seller**. Except however, any special assessment by the Association for improvements that have been installed as of the date of Buyer's signature hereon, whether assessed prior to or after Closing, will be the obligation of Seller. Seller represents there are no unpaid regular or special assessments against the Property except the current regular assessments and ***n/a***. Association Assessments are subject to change as provided in the Governing Documents.

16.4. Other Prorations. Water and sewer charges, propane, interest on continuing loan and ***n/a***.

16.5. Final Settlement. Unless otherwise agreed in writing, these prorations are final.

17. POSSESSION. Possession of the Property will be delivered to Buyer on **Possession Date** at **Possession Time**, subject to the Leases as set forth in § 10.6.1.7.

If Seller, after Closing, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer for payment of $ ***0*** per day (or any part of a day notwithstanding § 18.1) from **Possession Date** and **Possession Time** until possession is delivered.

GENERAL PROVISIONS

18. DAY; COMPUTATION OF PERIOD OF DAYS, DEADLINE.

18.1. Day. As used in this Contract, the term "day" means the entire day ending at 11:59 p.m., United States Mountain Time (Standard or Daylight Savings, as applicable).

18.2. Computation of Period of Days, Deadline. In computing a period of days (e.g., three days after MEC), when the ending date is not specified, the first day is excluded and the last day is included. If any deadline falls on a Saturday, Sunday or federal or Colorado state holiday (Holiday), such deadline ☒ **Will** ☐ **Will Not** be extended to the next day that is not a Saturday, Sunday or Holiday. Should neither box be checked, the deadline will not be extended.

19. CAUSES OF LOSS, INSURANCE; DAMAGE TO INCLUSIONS AND SERVICES; CONDEMNATION; AND WALK-THROUGH. Except as otherwise provided in this Contract, the Property, Inclusions or both will be delivered in the condition existing as of the date of this Contract, ordinary wear and tear excepted.

19.1. Causes of Loss, Insurance. In the event the Property or Inclusions are damaged by fire, other perils or causes of loss prior to Closing (Property Damage) in an amount of not more than ten percent of the total Purchase Price and if the repair of the damage will be paid by insurance (other than the deductible to be paid by Seller), then Seller, upon receipt of the insurance proceeds, will use Seller's reasonable efforts to repair the Property before **Closing Date**. Buyer has the Right to Terminate under § 25.1, on or before **Closing**

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Date, if the Property is not repaired before **Closing Date**, or if the damage exceeds such sum. Should Buyer elect to carry out this Contract despite such Property Damage, Buyer is entitled to a credit at Closing for all insurance proceeds that were received by Seller (but not the Association, if any) resulting from damage to the Property and Inclusions, plus the amount of any deductible provided for in the insurance policy. This credit may not exceed the Purchase Price. In the event Seller has not received the insurance proceeds prior to Closing, the parties may agree to extend the **Closing Date** to have the Property repaired prior to Closing or, at the option of Buyer, (1) Seller must assign to Buyer the right to the proceeds at Closing, if acceptable to Seller's insurance company and Buyer's lender; or (2) the parties may enter into a written agreement prepared by the parties or their attorney requiring the Seller to escrow at Closing from Seller's sale proceeds the amount Seller has received and will receive due to such damage, not exceeding the total Purchase Price, plus the amount of any deductible that applies to the insurance claim.

19.2. Damage, Inclusions and Services. Should any Inclusion or service (including utilities and communication services), system, component or fixture of the Property (collectively Service) (e.g., heating or plumbing), fail or be damaged between the date of this Contract and Closing or possession, whichever is earlier, then Seller is liable for the repair or replacement of such Inclusion or Service with a unit of similar size, age and quality, or an equivalent credit, but only to the extent that the maintenance or replacement of such Inclusion or Service is not the responsibility of the Association, if any, less any insurance proceeds received by Buyer covering such repair or replacement. If the failed or damaged Inclusion or Service is not repaired or replaced on or before Closing or possession, whichever is earlier, Buyer has the Right to Terminate under § 25.1, on or before **Closing Date**, or, at the option of Buyer, Buyer is entitled to a credit at Closing for the repair or replacement of such Inclusion or Service. Such credit must not exceed the Purchase Price. If Buyer receives such a credit, Seller's right for any claim against the Association, if any, will survive Closing.

19.3. Condemnation. In the event Seller receives actual notice prior to Closing that a pending condemnation action may result in a taking of all or part of the Property or Inclusions, Seller must promptly notify Buyer, in writing, of such condemnation action. Buyer has the Right to Terminate under § 25.1, on or before **Closing Date**, based on such condemnation action, in Buyer's sole subjective discretion. Should Buyer elect to consummate this Contract despite such diminution of value to the Property and Inclusions, Buyer is entitled to a credit at Closing for all condemnation proceeds awarded to Seller for the diminution in the value of the Property or Inclusions but such credit will not include relocation benefits or expenses, or exceed the Purchase Price.

19.4. Walk-Through and Verification of Condition. Buyer, upon reasonable notice, has the right to walk through the Property prior to Closing to verify that the physical condition of the Property and Inclusions complies with this Contract.

19.5. Home Warranty. [Intentionally Deleted]

19.6. Risk of Loss – – Growing Crops The risk of loss for damage to growing crops by fire or other casualty will be borne by the party entitled to the growing crops as provided in § 2.8 and such party is entitled to such insurance proceeds or benefits for the growing crops.

20. RECOMMENDATION OF LEGAL AND TAX COUNSEL. By signing this Contract, Buyer and Seller acknowledge that the respective broker has advised that this Contract has important legal consequences and has recommended the examination of title and consultation with legal and tax or other counsel before signing this Contract.

21. TIME OF ESSENCE, DEFAULT AND REMEDIES. Time is of the essence for all dates and deadlines in this Contract. This means that all dates and deadlines are strict and absolute. If any payment due, including Earnest Money, is not paid, honored or tendered when due, or if any obligation is not performed timely as provided in this Contract or waived, the non-defaulting party has the following remedies:

21.1. If Buyer is in Default:

☐ **21.1.1. Specific Performance.** Seller may elect to cancel this Contract and all Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money is not a penalty and the Parties agree the amount is fair and reasonable. Seller may recover such additional damages as may be proper. Alternatively, Seller may elect to treat this Contract as being in full force and effect and Seller has the right to specific performance or damages, or both.

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21.1.2. Liquidated Damages, Applicable. This § 21.1.2 applies unless the box in § 21.1.1. is checked. Seller may cancel this Contract. All Earnest Money (whether or not paid by Buyer) will be paid to Seller and retained by Seller. It is agreed that the Earnest Money specified in § 4.1 is LIQUIDATED DAMAGES and not a penalty, which amount the parties agree is fair and reasonable and (except as provided in §§ 10.4, 22, 23 and 24), said payment of Earnest Money is SELLER'S ONLY REMEDY for Buyer's failure to perform the obligations of this Contract. Seller expressly waives the remedies of specific performance and additional damages.

21.2. If Seller is in Default: Buyer may elect to treat this Contract as canceled, in which case all Earnest Money received hereunder will be returned to Buyer and Buyer may recover such damages as may be proper. Alternatively, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance or damages, or both.

22. LEGAL FEES, COST AND EXPENSES. Anything to the contrary herein notwithstanding, in the event of any arbitration or litigation relating to this Contract, prior to or after **Closing Date**, the arbitrator or court must award to the prevailing party all reasonable costs and expenses, including attorney fees, legal fees and expenses.

23. MEDIATION. If a dispute arises relating to this Contract (whether prior to or after Closing) and is not resolved, the parties must first proceed, in good faith, to mediation. Mediation is a process in which the parties meet with an impartial person who helps to resolve the dispute informally and confidentially. Mediators cannot impose binding decisions. Before any mediated settlement is binding, the parties to the dispute must agree to the settlement, in writing. The parties will jointly appoint an acceptable mediator and will share equally in the cost of such mediation. The obligation to mediate, unless otherwise agreed, will terminate if the entire dispute is not resolved within thirty days of the date written notice requesting mediation is delivered by one party to the other at that party's last known address (physical or electronic as provided in § 27). Nothing in this Section prohibits either party from filing a lawsuit and recording a *lis pendens* affecting the Property, before or after the date of written notice requesting mediation. This Section will not alter any date in this Contract, unless otherwise agreed.

24. EARNEST MONEY DISPUTE. Except as otherwise provided herein, Earnest Money Holder must release the Earnest Money following receipt of written mutual instructions, signed by both Buyer and Seller. In the event of any controversy regarding the Earnest Money, Earnest Money Holder is not required to release the Earnest Money. Earnest Money Holder, in its sole subjective discretion, has several options: (1) wait for any proceeding between Buyer and Seller; (2) interplead all parties and deposit Earnest Money into a court of competent jurisdiction (Earnest Money Holder is entitled to recover court costs and reasonable attorney and legal fees incurred with such action); or (3) provide notice to Buyer and Seller that unless Earnest Money Holder receives a copy of the Summons and Complaint or Claim (between Buyer and Seller) containing the case number of the lawsuit (Lawsuit) within one hundred twenty days of Earnest Money Holder's notice to the parties, Earnest Money Holder is authorized to return the Earnest Money to Buyer. In the event Earnest Money Holder does receive a copy of the Lawsuit and has not interpled the monies at the time of any Order, Earnest Money Holder must disburse the Earnest Money pursuant to the Order of the Court. The parties reaffirm the obligation of § 23 (Mediation). This Section will survive cancellation or termination of this Contract.

25. TERMINATION.

25.1. Right to Terminate. If a party has a right to terminate, as provided in this Contract (Right to Terminate), the termination is effective upon the other party's receipt of a written notice to terminate (Notice to Terminate), provided such written notice was received on or before the applicable deadline specified in this Contract. If the Notice to Terminate is not received on or before the specified deadline, the party with the Right to Terminate accepts the specified matter, document or condition as satisfactory and waives the Right to Terminate under such provision.

25.2. Effect of Termination. In the event this Contract is terminated, all Earnest Money received hereunder will be returned to Buyer and the parties are relieved of all obligations hereunder, subject to §§ 10.4, 22, 23 and 24.

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26. ENTIRE AGREEMENT, MODIFICATION, SURVIVAL; SUCCESSORS. This Contract, its exhibits and specified addenda, constitute the entire agreement between the parties relating to the subject hereof and any prior agreements pertaining thereto, whether oral or written, have been merged and integrated into this Contract. No subsequent modification of any of the terms of this Contract is valid, binding upon the parties, or enforceable unless made in writing and signed by the parties. Any right or obligation in this Contract that, by its terms, exists or is intended to be performed after termination or Closing survives the same. Any successor to a party receives the predecessor's benefits and obligations of this Contract.

27. NOTICE, DELIVERY AND CHOICE OF LAW.

27.1. Physical Delivery and Notice. Any document, or notice to Buyer or Seller must be in writing, except as provided in § 27.2 and is effective when physically received by such party, any individual named in this Contract to receive documents or notices for such party, Broker, or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm).

27.2. Electronic Notice. As an alternative to physical delivery, any notice, may be delivered in electronic form to Buyer or Seller, any individual named in this Contract to receive documents or notices for such party, Broker or Brokerage Firm of Broker working with such party (except any notice or delivery after Closing must be received by the party, not Broker or Brokerage Firm) at the electronic address of the recipient by facsimile, email or ***n/a***.

27.3. Electronic Delivery. Electronic Delivery of documents and notice may be delivered by: (1) email at the email address of the recipient, (2) a link or access to a website or server provided the recipient receives the information necessary to access the documents, or (3) facsimile at the facsimile number (Fax No.) of the recipient.

27.4. Choice of Law. This Contract and all disputes arising hereunder are governed by and construed in accordance with the laws of the State of Colorado that would be applicable to Colorado residents who sign a contract in Colorado for real property located in Colorado.

28. NOTICE OF ACCEPTANCE, COUNTERPARTS. This proposal will expire unless accepted in writing, by Buyer and Seller, as evidenced by their signatures below and the offering party receives notice of such acceptance pursuant to § 27 on or before **Acceptance Deadline Date** and **Acceptance Deadline Time**. If accepted, this document will become a contract between Seller and Buyer. A copy of this Contract may be executed by each party, separately and when each party has executed a copy thereof, such copies taken together are deemed to be a full and complete contract between the parties.

29. GOOD FAITH. Buyer and Seller acknowledge that each party has an obligation to act in good faith including, but not limited to, exercising the rights and obligations set forth in the provisions of **Financing Conditions and Obligations**; **Title Insurance, Record Title and Off-Record Title**; **New ILC, New Survey**; and **Property Disclosure, Inspection, Indemnity**, **Insurability, Due Diligence and Source of Water**.

ADDITIONAL PROVISIONS AND ATTACHMENTS

30. ADDITIONAL PROVISIONS. (The following additional provisions have not been approved by the Colorado Real Estate Commission.)

a) Seller agrees to provide buyer with NFA letter upon MEC.

b) Buyer acknowledges revision of Section 10.6.1; Line 726 – which will now read: If the respective box is checked, Seller agrees to deliver digital records it has in its possession, or make available for copying the following documents and information pertaining to the Property to the extent that such is available within its Facilities and Fleet Management Department, (Due Diligence Documents) to Buyer on or before Due Diligence Documents Delivery

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c) Buyer acknowledges revision of Section 21.2; Lines 1133-1144 – so that the following language does not apply and is eliminated: "Alternatively, Buyer may elect to treat this Contract as being in full force and effect and Buyer has the right to specific performance or damages, or both."

d) Buyer acknowledges revision of Section 22; Line 1138 – so that the following language applies: "LEGAL FEES, COST AND EXPENSES. Anything to the contrary herein notwithstanding, in the event of any litigation relating to this Contract, prior to or after Closing Date, the court must award to the prevailing party all reasonable costs and expenses, including attorney fees, legal fees and expenses."

e) Closing can be sooner if mutually agreed upon by the Parties However, in no event shall any Party be obligated to close or execute an amendment while that Party`s board is not in session. Closing and or full execution of an amendment shall follow as promptly as possible immediately following, allowing such time as is reasonably necessary for that Party to obtain a signature through its customary signature process.

31. OTHER DOCUMENTS.

31.1. The following documents **are a part** of this Contract:

n/a

31.2. The following documents have been provided but are **not** a part of this Contract:

n/a

SIGNATURES

Navid Majd, Signor

_____ Date: ***10/5/2021***

Buyer: ***Kinna Corp***

By: Navid Majd, Signor

[NOTE: If this offer is being countered or rejected, do not sign this document.

Seller: _____ Date: _____

Adams County, Colorado

By , Board of County Commisioners - chair

END OF CONTRACT TO BUY AND SELL REAL ESTATE

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32. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.

(To be completed by Broker working with Buyer)

Broker ☐ **Does** ☒ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest

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Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Buyer as a ☒ **Buyer's Agent** ☐ **Transaction-Broker** in this transaction. ☐This is a **Change of Status**

☐ **Customer.** Broker has no brokerage relationship with Buyer. See § 33 for Broker's brokerage relationship with Seller.

Brokerage Firm's compensation or commission is to be paid by ☐ **Listing Brokerage** ☒ **Buyer** ☐ **Other** ***n/a*****.**

Brokerage Firm's Name: ***8z Real Estate***
Brokerage Firm's License #: ***EC 100030076***

Felecia Montoya
_____ Date: ***10/5/2021***
Broker's Name: ***Felecia Montoya***
Broker's License #: ***EA 040035279***
Address: ***7878 W 80th Place, Unit 2-C Arvada, CO 80005***
Ph: ***303-308-0436*** Fax: Email Address: ***felecia.montoya@8z.com***

33. BROKER'S ACKNOWLEDGMENTS AND COMPENSATION DISCLOSURE.
(To be completed by Broker working with Seller)

Broker ☐ **Does** ☐ **Does Not** acknowledge receipt of Earnest Money deposit. Broker agrees that if Brokerage Firm is the Earnest Money Holder and, except as provided in § 24, if the Earnest Money has not already been returned following receipt of a Notice to Terminate or other written notice of termination, Earnest Money Holder will release the Earnest Money as directed by the written mutual instructions. Such release of Earnest Money will be made within five days of Earnest Money Holder's receipt of the executed written mutual instructions, provided the Earnest Money check has cleared.

Although Broker is not a party to the Contract, Broker agrees to cooperate, upon request, with any mediation requested under § 23.

Broker is working with Seller as a ☒ **Seller's Agent** ☐ **Transaction-Broker** in this transaction. ☐This is a **Change of Status.**

☐ **Customer**. Broker has no brokerage relationship with Seller. See § 32 for Broker's brokerage relationship with Buyer.

Brokerage Firm's compensation or commission is to be paid by ☒ **Seller** ☐ **Buyer** ☐ **Other** .

Brokerage Firm's Name: ***CBRE***
Brokerage Firm's License #: ***EC40035860***

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Karlen Beitman Date: 10/13/21

Broker's Name: ***Karlen Beitman***

Broker's License #: ***FA.100071494***

Address: ***1225 17th Street, Suite 3200 Denver, CO 80202***

Ph: 303-628-1700 Fax: Email Address: Karlen.Beitman@cbre.com

CBS4-5-19. CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

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PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Subdivision Improvement Agreement (SIA) for U-Haul at Mile High
FROM: Jenni Grafton Hall, Director; Thomas Dimperio, Planner II
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners approves the Subdivision Improvement Agreement for U-Haul at Mile High, Case No. SIA2021-00006.

BACKGROUND:

Ed Umstot Jr., on behalf of U-Haul at Mile High, is requesting a minor subdivision final plat for the U-Haul at Mile High Subdivision. The final plat will create one (1) lot.

The subject Subdivision Improvements Agreement (SIA) allows for the Developer to enter into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way or submit cash-in-lieu.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Resolution Approving Application in Case #SIA2021-00006
Subdivision Improvement Agreement
Exhibit B of the Subdivision Improvement Agreement

FISCAL IMPACT:

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

Fund:	
Cost Center:	

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

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

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING CASE #SIA2021-00006 SUBDIVISION IMPROVEMENTS AGREEMENT FOR U-HAUL AT MILE HIGH

WHEREAS, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way or submit cash-in-lieu; and,

WHEREAS, on November 2nd, 2021, the Board of County Commissioners, in Case No. PLT2021-00006, U-Haul at Mile High, approved a Final Plat to allow one non-residential lot in the Industrial-1 (I-1) zone district; and,

WHEREAS, the Developer will provide collateral to meet the terms of the agreement prior to the issuance of any permit within the subdivision; and,

WHEREAS, the Adams County Community and Economic Development Department recommends approval of the attached Subdivision Improvements Agreement for U-Haul at Mile High , Case No. SIA2021-00006.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Subdivision Improvements Agreement for U-Haul at Mile High, a copy of which is attached hereto and incorporated herein by this reference, be approved.

BE IT FURTHER RESOLVED that the Chair of the Board of County Commissioners be authorized to execute this AGREEMENT on behalf of the County of Adams, State of Colorado.

SUBDIVISION IMPROVEMENTS AGREEMENT

THIS AGREEMENT is made and entered into this 5th day of August, 2021 between UHaul of Northern Colorado, an AMERCO REAL ESTATE corporation qualified to do business in Colorado, ("developer") whose address is 7540 York St, Denver, CO 80229 and the Board of County Commissioners of the County of Adams, State of Colorado ("County"), whose address is 4430 S. Adams County Parkway, Brighton, CO 80601.

WITNESSETH:

WHEREAS, Developer is the owner of real property in the County of Adams, State of Colorado, as described in Exhibit "A" attached hereto, and by this reference made a part hereof.

WHEREAD, it is provided by resolution of the Board of County Commissioners, County of Adams, that where designated the Developer shall have entered into a written agreement with the County to install public and/or private improvements, and to deed land for public purposes or right-of-way.

NOW, THEREFORE, in consideration of the foregoing, the parties hereto promise, covenant, and agree as follows:

1. **Engineering Services.** Developer shall furnish, at its own expense, all engineering and other services in connection with the design and construction of the improvements described and detailed on Exhibit "B" attached hereto, and by this reference made a part hereof ("Improvements").

2. **Drawings and Estimates.** The Developer shall furnish drawings and cost estimates for all improvements described and detailed on Exhibit "B" for approval by the County. Upon request, the Developer shall furnish one set of reproducible "as built" drawings and a final statement of construction costs to the County.

3. **Construction.** Developer shall furnish and construct, at its own expense and in accordance with drawings and materials approved by the County, the improvements described and detailed on Exhibit "B".

4. **Time for Completion.** Improvements shall be completed according to the terms of this agreement within "construction completion date" appearing in Exhibit "B". the Director of Community and Economic Development Department may for good cause grant extension of time for completion of any part or all of improvements appearing on said Exhibit "B". Any extension greater than 180 days may be approved only by the Board of County Commissioners. All extensions of time shall be in written form only.

5. **Warranties of Developer**. Developer warrants that the Improvements shall be installed in good workmanlike manner and in substantial compliance with the plans and requirements of

this Agreement and shall be substantially free of defects in materials and workmanship. These warranties of Developer shall remain in effect until inspection of the improvements by the County.

6. **Guarantee of Compliance**. Developer shall furnish to the County a cash escrow deposit of other acceptable collateral, releasable only by the County, to guarantee compliance with this agreement. Said collateral shall be in the amount of $200,714.22, including twenty percent (20%) to cover administration and five percent (5%) per year for the term of the Agreement to cover inflation. Upon approval of the final plat, completion of said improvements constructed according to the terms of this agreement, and inspection of the improvements by the County, the collateral shall be released.

Collateral shall be furnished in the amount required and in a form acceptable to the Board of County Commissioners prior to final plat approval. No building permits shall be issued until the final plat has been approved. No Certificate of Occupancy shall be issued until the improvements described in Exhibit "B" have been inspected by the County and found to be constructed in accordance with the plans approved by the County.

7. **Acceptance and Maintenance of Public Improvements.** [Not Applicable, No Public Improvements to be Constructed]

8. **Successors and Assigns.** This agreement shall be binding upon the heirs, executors, personal representatives, successors, and assigns of the Developer, and shall be deemed a covenant running with the real property as described in Exhibit "A" attached hereto.

9. **Improvements and Dedication.** The undersigned Developer hereby agrees to provide the following improvements, and to dedicate described property.

A. **Improvements**. Designate separately each public and private improvement.

Public Improvements
N/A

Private Improvements:
Stormwater quality and detention facility including forebays, maintenance trail, concrete trickle channel, outlet structure, lift station and retaining walls.

The improvements shall be constructed in accordance with all County requirements and specifications in accordance with the approved plans and time schedule as indicated in Exhibit "B".

B. **Public dedication of land for right-of-way purposes or other public purpose.** Upon approval of this agreement by the Board of County Commissioners, the Developer hereby agrees to convey by warranty deed to the County of Adams the following described land for right-of-way or other public purposes:

N/A

10. **Default by Developer.** A default by the Developer shall exist if (a) Developer fails to construct the Subdivision Improvements in substantial compliance with the Plans and the other requirements of this Agreement; (b) Developer fails to complete construction of the Improvements by the Completion Date provided herein as the same may be extended; (c) Developer fails to cure any noncompliance specified in any written notice of noncompliance within a reasonable time after receipt of the notice of noncompliance; (d) Developer otherwise breaches or fails to comply with any obligation of Developer under this Agreement.

A. **Remedies of County.** If the County, after notice, determines that a default by Developer exists, and if Developer fails to cure such default within the time specified by the County, the County shall be entitled to (a) make a draw on the collateral for the amount reasonably determined by the County to be necessary to cure the default in a manner consistent with the approved Plans up to the face amount of the Collateral; and (b) sue the Developer for recovery of any amount necessary to cure the default over and above the amount available in the Collateral provided.

B. **County Right to Completion of Subdivision Improvements.** The right of the County to complete or cause completion of the Improvements as herein provided shall include the following rights:
    a. The County shall have the right to complete the Subdivision Improvements, in substantial accordance with the plans, the estimated costs, and other requirements of this Agreement, either itself or by contract with a third party or by assignment of its rights to a successor developer who has acquired the Property by purchase, foreclosure, or otherwise. The County, any contractor under the County, or any such successor developer, their agents, subcontractors and employees shall have the non-exclusive right to enter upon the streets and easements shown on the final plat of the Subdivision and upon any part of the Subdivision owned by Developer for the purpose of completing the Improvements.

C. **Use of Funds by County.** Any funds obtained by the County through Collateral, or recovered by the County from Developer by suit or otherwise, shall be used by the County to pay the costs of completion of the Improvements substantially in accordance with the Plans and the other Requirements of this Agreement and to pay the reasonable costs and expenses of the County in connection with the default by Developer, including reasonable attorneys' fees.

Name/s: Uhaul of Northern Colorado
Developer

By: _____
Edmund E. Umstot Jr, Owner's Representative

The foregoing instrument was acknowledged before me this day of,

20___, by_____

My commission expires: _____
Address:

_____ _____

_____ Notary Public

APPROVED BY resolution at the meeting of _____, 20__

Collateral to guarantee compliance with this agreement and construction of public improvements shall be required in the amount of $200,714.22. No building permits shall be issued until said collateral is furnished in the amount required and in a form acceptable to the Board of County Commissioners.

ATTEST:

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

_____ _____
Clerk of the Board Chair

EXHIBIT A

Legal Description: Lot 1, "U-Haul Moving & Storage of Mile High"

being more particularly described as follows:

A 4.9847 ACRE (217,134 SQUARE FEET) TRACT OF LAND BEING IN AND LYING IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING A PROTION OF LAND IDENTIFIED AS PARCEL NO. 17936300002. RECORDS OF ADAMS COUNTY, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND MAGNETIC NAIL IN ASPHALT PAVING AT THE NORTHWEST CORNER OF THE NW/4 SW/4, THE SAME BEING THE WEST QUARTER (W/4) OF SECTION 36, T2S-R68W OF THE 6TH P.M., ADAMS COUNTY, COLORADO; THENCE, ON THE WEST LINE OF SAID NW/4 SW/4, SOUTH 00'02'07 EAST A DISTANCE OF 30.00 FEET: THENCE, LEAVING SAID WEST LINE, NORTH 89'23'48; EAST, A DISTANCE OF 46.96 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 89'23'48' EAST, A DISTANCE OF 471.05 FEET TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, SOUTH 00'02'08' EAST, A DISTANCE OF 460.64 FEET TO A FOUND CUT "X" IN PAVING FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89'19'40' WEST. A DISTANCE OF 471.20 FEET TO A FOUND 5/8" IRON PIN (NO CAP) FOR THE SOUTHWEST CORNER OF HE HEREIN DESCRIBED TRACT OF LAND, BEING A POINT ON THE EAST LINE OF A "RIGHT OF WAY DEDICATION", DESCRIBED IN WARRANTY DEED. RECEPTION NO. 2019000027028. RECORDS OF ADAMS COUNTY, COLORADO: THENCE ON SAID EAST LINE OF SAID "RIGHT OF WAY DEDICATION", NORTH 00'00'56' WEST. A DISTANCE OF 461.20 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 217,134 SQUARE FEET OR 4.9847 ACRES. MORE OR LESS.

EXHIBIT B

Private Improvements: Full Spectrum Detention Basin (Stormwater Quality and Detention Basin)

Description				
Earthwork	1,150	CY	$ 10.00	$ 11,500.00
Forebays	2	EA	$ 4,500.00	$ 9,000.00
Trickle Channel - Concrete	197	LF	$ 13.00	$ 2,561.00
Outlet Structure	1	LS	$ 10,000.00	$ 10,000.00
Lift Station for Minor Storms (Wet Well & Pump)	1	LS	$ 42,000.00	$ 42,000.00
Storm Sewer - 4" PVC Storm	12	LF	$ 20.00	$ 240.00
Storm Sewer - 8" PVC Storm	10	LF	$ 25.00	$ 250.00
10' Wide Maintenance Trail (8" Thick Road Base)	56	CY	$ 46.00	$ 2,576.00
Retaining Wall	1470	SF	$ 55.00	$ 80,850.00
Concrete Drain Channel along Outside of Wall	20	LF	$ 16.00	$ 320.00
			Total $	159,297.00
			+ 20% Surety $	191,156.40
			+ 5% Annual Inflation	**$ 200,714.22**

Construction Completion Date: 08/28/2022

Initials or Signature of Developer: _____

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Boards & Commissions
FROM: Erica Hannah, Clerk to the Board of County Commissioners
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: October 26, 2021 during AIR
AUTHORIZATION TO MOVE FORWARD: ☒ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the resolution.

BACKGROUND:

The attached resolution is to formally approve an appointment to the boards and commissions accordingly.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

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

Fund:	
Cost Center:	

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

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

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

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

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPOINTING ANGELA ATKINSON AS A MEMBER TO THE WORKFORCE DEVELOPMENT BOARD

WHEREAS, a vacancy currently exists for a member for the Workforce Development Board; and,

WHEREAS, Angela Atkinson has expressed an interest in serving on the Workforce Development Board; and,

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

WHEREAS, the Board of County Commissioners selected Angeal Atkinson to fill this vacancy.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Angeal Atkinson is hereby appointed as a member of the Workforce Development Board with a term ending listed below.

	Term Ending
Angela Atkinson	July 11, 2023

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: 11/2/21
SUBJECT: Intergovernmental Agreement with the City of Federal Heights for Animal Management Services
FROM: Beth Torgersen, CSWB Neighborhood Services, Annette Lerch, CSWB Neighborhood Services
AGENCY/DEPARTMENT: Community Safety and Well-being
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ YES ☐ NO
RECOMMENDED ACTION: That the Board of County Commissioners approves the Intergovernmental Agreement for Animal Management Services between Adams County and the City of Federal Heights.

BACKGROUND:
On October 26, 2021, the City of Federal Heights requested emergency assistance for Animal Management Services by Adams County due to staffing shortages.

An Intergovernmental Agreement between Adams County and the City of Federal Heights was drafted to include: definitions, responsiblities of Adams County, responsbilities of the City of Federal Heights, Emergency Relief Services, payment and fee schedule and terms.

Adams County requests to assist the City of Federal Heights and provide emergecy animal management services.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:
Community Safety and Well-being
City of Federal Heights, Colorado

ATTACHED DOCUMENTS:
Resolution
IGA for AMO Services
City of Federal Heights Animal Code

FISCAL IMPACT:

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

Fund: 01

Cost Center: 2055

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

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

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE INTERGOVERNMENTAL AGREEMENT BETWEEN ADAMS COUNTY, COLORADO AND CITY OF FEDERAL HEIGHTS FOR ANIMAL MANAGEMENT SERVICES

WHEREAS, the City of Federal Heights requested Adams County assistance for Animal Management Services due to staffing shortages; and,

WHEREAS, Adams County desires to provide Animal Management Services to Federal Heights, as specified in the Intergovernmental Agreement with the City of Federal Heights, which is attached hereto and incorporated by reference herein as Exhibit "A"; and,

WHEREAS, the City of Federal Heights agrees to payment terms to the County as outlined in the Intergovernmental Agreement.

NOW THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Intergovernmental Agreement between Adams County and the City of Federal Heights for animal management services is hereby approved.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to execute the Intergovernmental Agreement.

ADAMS COUNTY, COLORADO
INTERGOVERNMENTAL AGREEMENT
ANIMAL MANAGEMENT SERVICES

THIS INTERGOVERNMENTAL AGREEMENT FOR ANIMAL MANAGEMENT SERVICES ("Agreement) _____ is made this ____ day of _____, 2021, by and between the Adams County Board of County Commissioners, located at 4430 S. Adams County Pkwy., 5th Floor, Suite C5000A, Brighton, Colorado 80601, hereinafter referred to as the "County," and the City of Federal Heights, located at 2370 W. 90th Ave, Federal Heights, Colorado 80260, hereinafter referred to as "Federal Heights." The County and Federal Heights may be collectively referred to herein as the "Parties."

In consideration of the mutual promises and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the County and Federal Heights agree to be legally bound as follows:

SECTION I. DEFINITIONS

A. ACAM: Means Adams County Animal Management

B. ACAMO: Means the Adams County Animal Management Officers.

C. ACASAC: Means the Adams County Shelter and Adoption Center, d/b/a the Riverdale Animal Shelter (the "RAS").

D. ADCOM: Means Adams County Communications.

E. Animal: Means a dog, cat, or other small domestic creature.

F. Impoundment fee: Means the amount, in addition to the boarding fee, charged for costs associated with picking up and impounding an animal at RAS.

G. Service fees: Means other fees charged for services provided by RAS, not otherwise specified herein, such as fees for euthanizing animals, disposing of dead animals, etc.

H. Shelter: Means providing an enclosed cage or pen that is regularly cleaned and maintained for an animal.

SECTION II. RESPONSIBILITIES OF THE COUNTY

A. ACAM, along with Federal Height's animal control officer(s), shall enforce Federal Heights Municipal Code, Chapter 6, Animal Control (the "Code") as it pertains to animal licensing and control, a copy of which is attached hereto and incorporated herein as "Exhibit A." It is, however, understood that the ACAM will provide such services only as they pertain to dogs, cats, or other small domestic creatures.

SECTION III. RESPONSIBILITIES OF FEDERAL HEIGHTS

A. Federal Heights hereby expressly authorizes ACAM to enforce the Code, as it pertains to animal licensing and control. It is, however, understood that ACAM will provide such services only as they pertain to dogs, cats, or other small domestic creatures.

B. Federal Heights agrees to notify ACAM, at least forty-eight (48) hours prior to the effective date thereof, of any changes or amendments to the Code.

C. Federal Height's animal control officers shall cooperate with and provide assistance to ACAM concerning routine impoundment functions including: getting impound numbers from the computer; vaccinating animals; placing identification collars on animals; taking picture of animals; placing animals in pens; and completing associated impoundment documentation (i.e. scanning animals and entering the scanned number on the impound cards, entering the animal's age, weight, and rabies tag number on the impound cards, etc.).

SECTION IV – EMERGENCY AND RELIEF SERVICES

SECTION IV- PART 1- EMERGENCY AND RELIEF SERVICES- RESPONSIBILITIES OF THE COUNTY

A. Under this Agreement, ACAM shall provide emergency animal management services to Federal Heights when Federal Heights does not have an animal control officer available. These services shall include the following:

1. Responding to emergency complaints from Federal Heights of animals unlawfully at-large or otherwise in violation of the Code ("call outs") during the normal operating hours of the ACAM's schedule and after hours.

    a. The normal hours of operation of ACAM are from 8:00 a.m. to 6:00 p.m. Sunday through Saturday, except on County-designated legal holidays. On County-designated legal holidays, the hours of operation of ACAM are from 8:00 a.m. to 6:00 p.m. ACAM are on emergency standby from 6:00 p.m. to 8:00 a.m. seven days per week.

    b. During normal and after hours of operation, ACAM will respond to all call outs received from an authorized person listed under Section IV.A.8.

c. During the emergency standby hours, ACAM will respond to emergency calls received from an authorized person listed under Section I.A.7. involving an injured dog or cat, a dog in traffic, a vicious dog, and/or a dog or cat bite.

2. In responding to emergency calls from Federal Heights, the ACAMO shall determine whether an animal is at-large or otherwise in violation of Federal Heights Municipal Code, Article VI, Animal Control.

3. If an animal is deemed to be at-large or otherwise in violation of such Code, it will be taken to RAS and impounded. An email shall be sent to the Federal Heights animal control officer to include all information of the call out situation.

4. ACAM will provide emergency animal control services only for domesticated or tamed dogs and cats, and will not provide such services for wild, feral, or exotic animals or species, including birds and fowl.

5. ACAM will not enter private property under Federal Heights Municipal Code unless it is an emergency.

6. Live animals picked up by ACAM under this Agreement shall be cared for and returned to their owners and/or disposed of in accordance with the laws of the State of Colorado and any pertinent rules or regulations, including but not limited to the following:

   a. Any dog or cat impounded at RAS, except for pregnant and aggressive animals, will be inoculated with a multi-spectrum booster shot. ACAM may quarantine animals for rabies observation. ACAM shall report to Tri-County Health Department all animal bites and suspected rabid animals.

   b. If an animal is impounded and, in the opinion of a licensed veterinarian, is experiencing extreme pain or suffering, or is severely injured past recovery, severely disabled past recovery, or severely diseased past recovery, the animal may be euthanized.

7. Dead animals picked up by ACAM pursuant to this Agreement shall be disposed of in accordance with the laws of the State of Colorado and any pertinent rules and regulations.

8. ACAM will only respond to emergency call outs from Federal Heights that come from the following persons:

<u>During Normal and After Operating Hours (see paragraph 1.b., above)</u>:

Commander Patrick Murphy Office 303-412-3556
Federal Heights Police Department

Commander Mike Domenighini Office 303-412-3555
Federal Heights Police Department

9. ACAM agrees to furnish and maintain equipment adequate for the impoundment, euthanasia, and disposal of all animals unlawfully at-large, and to impound them under and pursuant to the Codes of Federal Heights as stated herein, the object being to impound such stray animals, to release them back to their owners, or to any other person after service fees have been paid, or to destroy them and dispose of the dead animals.

   a. ACAM will maintain records of how all animals are received and disposed of and will allow Federal Heights access to such records as necessary regarding the animals impounded while assisting the City of Federal Heights

10. The County will employ any and all personnel necessary to perform the duties and functions that are the responsibility of the County under this Agreement and such employees shall be employees of the County and not of Federal Heights.

SECTION IV- PART II-EMERGENCY AND RELIEF SERVICES-RESPONSIBILITIES OF FEDERAL HEIGHTS

A. Federal Heights will cooperate as necessary with and assist the County, its officers, agents, and employees to facilitate the performance of this Agreement.

B. If the names and/or phone numbers of any of the referral people listed in Section V, part I, paragraph A.8 change, Federal Heights shall so notify the Adams County Neighborhood Services Manager within five (5) calendar days of the change.

SECTION IV- PART III-EMERGENCY AND RELIEF SERVICES-PAYMENT AND FEE SCHEDULE

A. Federal Heights shall pay the County for the emergency and relief services performed hereunder according to the following fee schedule:

   1. Call outs: $80.00 (this sum includes a minimum two (2) hour labor charge. This is a flat fee based on the median current ACAM salaries.
   2. For each subsequent year that this agreement is renewed, the flat fee for a Call Out outlined above will be negotiated in good faith based on the median current ACAM salaries.

B. Invoices

Itemized invoices for services performed under this Section V of this Agreement will be submitted to Federal Heights by the County on a monthly basis. Payment of the invoices Federal Heights will be made within thirty (30) days of the receipt thereof.

SECTION V. TERM

The initial term of this Agreement shall be for a period of one (1) year commencing on November 1, 2021 and terminating on November 1, 2022, and will automatically renew for successive one-year terms according to the terms and conditions herein. However, either party may cancel this agreement upon thirty days written notice.

SECTION VI. FUND AVAILABILITY

Federal Heights has appropriated sufficient funds for this Agreement for the current fiscal year. Payment pursuant to the Agreement, is subject to and contingent upon the continuing availability of Federal Heights funds for the purposes hereof. In the event funds become unavailable, Federal Heights may terminate this Agreement in accordance with Section XI of this Agreement.

SECTION VII – INDEPENDENT CONTRACTOR

In providing services under this Agreement, the County acts as an independent contractor and not as an employee of Federal Heights. The County shall be solely and entirely responsible for its acts and the acts of its employees, agents, servants, and subcontractors during the term and performance of this Agreement. No employee, agent, servant, or subcontractor of the County shall be deemed to be an employee, agent, or servant of Federal Heights because of the performance of any services or work under this Agreement. The County, at its expense, shall procure and maintain workers' compensation insurance and unemployment compensation insurance as required under Colorado law. Pursuant to the Workers' Compensation Act, § 8-40- 202(2)(b)(IV), C.R.S., as amended, the County understands that it and its employees and servants are not entitled to workers' compensation benefits from Federal Heights. The County further understands that it is solely obligated for the payment of federal and state income tax on any moneys earned pursuant to this Agreement. (?)

SECTION VIII - NONDISCRIMINATION

The County shall not discriminate against any employee or qualified applicant for employment because of age, race, color, religion, marital status, disability, sex, or national origin. The County agrees to post in conspicuous places, available to employees and applicants for employment, notices provided by the local public agency setting forth the provisions of this nondiscrimination clause.

SECTION IX- INDEMNIFICATION

To the extent permitted by law, each Party agrees to indemnify and hold harmless the other, its officers, agents, and employees for, from, and against any and all claims, suits, expenses, damages, or other liabilities, including reasonable attorney fees and court costs, arising out of damage or injury to persons, entities, or property caused or sustained by any person(s) as a result of its own performance or failure to perform pursuant to the terms of this Agreement. Nothing herein shall be deemed by either party as a waiver of the rights, protections, defenses and limitations afforded both in accordance with the Colorado Governmental Immunity Act C.R.S. 24-10-101 et. seq. as same may be amended from time to time.

SECTION X– INSURANCE

The County is a "public entity" within the meaning of the Colorado Governmental Immunity Act ("Act"), § 24-10-101, *et seq*., C.R.S., as amended, and shall at all times during the term of this Agreement maintain such liability insurance, by commercial policy or self-insurance, as is necessary to meet its liabilities under the Act.

SECTION XI - TERMINATION

A. For Cause

If, through any cause, the County fails to fulfill its obligations under this Agreement in a timely and proper manner, or if it violates any of the covenants, conditions, or stipulations of this Agreement, Federal Heights shall thereupon have the right to immediately terminate this Agreement, upon giving written notice to the County of such termination and specifying the effective date thereof.

B. For Convenience

Either Party may terminate the Agreement at any time by giving written notice as specified herein to the other Party, which notice shall be given at least thirty (30) days prior to the effective date of the termination. If the Agreement is terminated by Federal Heights, the County will be paid in full for any services provided hereunder prior and up to the date of termination.

SECTION XII- MUTUAL UNDERSTANDINGS

A. Jurisdiction and Venue

The laws of the State of Colorado shall govern as to the interpretation, validity, and effect of this Agreement. The Parties agree that jurisdiction and venue for any disputes arising under this Agreement shall be with the 17th Judicial District, Colorado.

B. Compliance with Laws

During the performance of this Agreement, the Parties agree to strictly adhere to all applicable federal, state, and local laws, rules and regulations, including all

licensing and permit requirements. The Parties hereto acknowledge that they are familiar with § 18-8- 301, *et seq*., C.R.S. (Bribery and Corrupt Influences), as amended, and § 18-8-401, *et seq*., C.R.S. (Abuse of Public Office), as amended, and that no violations of such provisions are present.

C. Record Retention

The Parties shall maintain records and documentation of the services provided under this Agreement, including fiscal records, and shall retain the records for a period of three (3) years from the date this Agreement is terminated. Said records and documents shall be subject at all reasonable times to inspection, review, or audit by authorized federal, state, County, or Federal Heights personnel.

D. Assignability

Neither this Agreement, nor any rights hereunder, in whole or in part, shall be assignable or otherwise transferable by the County without the prior written consent of Federal Heights.

E. Waiver

Waiver of strict performance or the breach of any provision of this Agreement shall not be deemed a waiver, nor shall it prejudice the waiving Party's right to require strict performance of the same provision, or any other provision in the future, unless such waiver has rendered future performance commercially impossible.

F. Force Majeure

Neither Party shall be liable for any delay or failure to perform its obligations hereunder to the extent that such delay or failure is caused by a force or event beyond the control of such Party including, without limitation, war, embargoes, strikes, governmental restrictions, riots, fires, floods, earthquakes, or other acts of God.

G. Notice

Any notices given under this Agreement are deemed to have been received and to be effective: (1) three (3) days after the same shall have been mailed by certified mail, return receipt requested; (2) immediately upon hand delivery; or (3) immediately upon receipt of confirmation that a facsimile was received. For the purposes of this Agreement, any and all notices shall be addressed to the contacts listed below:

For the County:

Department of Community Safety and Well-Being Animal Management
4430 S. Adams County Parkway, Suite C4000A
Brighton, Colorado 80601
Attn.: Annette Lerch
Phone No.: 720-523-6241
Email: alerch@adcogov.org

And
Adams County Attorney's Office
4430 S. Adams County Parkway, Suite C5000B
Brighton, Colorado 80601
Phone No.: (720) 523-6116

For Federal Heights:
City of Federal Heights Colorado
C/O Police Department
2370 W. 90th Ave
Federal Heights, Colorado 80260

H. Integration of Understanding

This Agreement contains the entire understanding of the Parties hereto and neither it, nor the rights and obligations hereunder, may be changed, modified, or waived except by an instrument in writing that is signed by the Parties hereto.

I. Paragraph Headings

Paragraph headings are inserted for the convenience of reference only.

J. Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be deemed to be an original and all of which taken together shall constitute one and the same agreement.

K. Parties Interested Herein

Nothing expressed or implied in this Agreement is intended or shall be construed to confer upon or to give to, any person other than the Parties, any right, remedy, or claim under or by reason of this Agreement or any covenant, terms, conditions, or provisions hereof. All covenants, terms, conditions, and provisions in this Agreement, by and on behalf of the County and Federal Heights, shall be for the sole and exclusive benefit of the County and Federal Heights.

L. Severability

If any provision of this Agreement is determined to be unenforceable or invalid for any reason, the remainder of this Agreement shall remain in effect, unless otherwise terminated in accordance with the terms contained herein.

M. Authorization

Each Party represents and warrants that it has the power and ability to enter into this Agreement, to grant the rights granted herein, and to perform the duties and obligations herein described.

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

BOARD OF COUNTY COMMISSIONERS
ADAMS COUNTY, COLORADO

_____ _____
Chair Date

ATTEST:
JOSH ZYGIELBAUM
CLERK AND RECORDER Approved as to form:

_____ _____
Deputy Clerk Adams County Attorney's Office

CITY OF FEDERAL HEIGHTS, COLORADO

_____ _____
Date

ATTEST:

_____ _____
Date

Chapter 6 - ANIMALS

Footnotes:
*--- (**1**) ---*
***State Law reference—** Rabies control, C.R.S. § 25-4-601 et seq.; animal protection, C.R.S. § 35-42-101 et seq.; pet animal care and control, C.R.S. § 35-80-101 et seq.*

ARTICLE I. - IN GENERAL

Sec. 6-1. - Definitions.

The following words, terms and phrases when used in this chapter shall have the meaning ascribed to them in this section, except when the context clearly indicates a different meaning.

Animal means any of the kingdom (Animalia) of living beings typically differing from plants in capacity for spontaneous movement and rapid motor response to stimulation; consistent therewith, any one of the lower animals distinguished from man.

Animal owner means any person who owns, keeps, harbors, possesses, or otherwise has custody or control of any animal in the city, whether such person is a resident or nonresident of the city.

Animal owner's authorized agent means any person who acts for or in the place of the animal owner by authority from the animal owner.

Backyard chicken(s) means any female breed of chicken, excluding roosters and all other fowl or poultry, which, includes but is not limited to, ducks, quail, geese, pigeons, peafowl and turkeys.

Code enforcement officer means any officer or employee of the city designated by the chief of police or by his authorized representative to enforce the provisions of this chapter or any provisions of this Code.

Dog means any domesticated animal of the species canis familaris or other species of the family canidae.

Guard dog means a dog disciplined, through special training, to protect persons and/or property by attacking or threatening to attack any person found within the area authorized to be patrolled by the dog.

Harboring means the activity of the occupant of any premises on which an animal is kept or to which an animal customarily returns daily for food and care, which contributes to the animal's habit or tendency to stay at or return to said premises for care and sustenance.

Leash means a substantial chain, rope, cord, or similar device sufficient to hold an animal in restraining and which is not more than six feet in length.

Rabies inoculation means the inoculation of an animal with a rabies vaccine approved by the state department of health and administered by a licensed veterinarian.

Running at large means any animal, unless specifically excepted by this chapter not under the direct and competent control of the owner or the owner's agent by means of a leash, except an animal on or within the owner's motor vehicle provided when such vehicle is parked the animal shall be within the enclosed portion of said motor vehicle or tethered so as to restrain the animal within the confines of the motor vehicle.

Stray animal means any animal, with or without a registration rabies inoculation tag, found unattended, running at large or unattached anywhere within the city.

Veterinarian means a person licensed by the state to practice veterinary medicine.

Vicious animal means any animal that is the cause of unprovoked bites, snaps at or attacks humans or other animals on public or private property or without provocation approaches any person on public or private property in a terrorizing manner or in an apparent attitude of attack; provided, however, that an animal shall not be deemed a vicious animal by reason of having bitten or attacked by the following:

(1) Any person engaged in the unlawful entry into or upon the animal owner's property where such animal is kept;

(2) Any person engaged in the unlawful entry into or upon the animal owner's automobile or other vehicle wherein such animal is confined, or which is parked on the street immediately adjacent to the owner's property;

(3) Any person engaged in attacking or molesting another person;

(4) Any person engaged in attempting to stop an altercation between such animal and another animal; and

(5) Any person who deliberately and wantonly provokes such animal to bite or to attack such person, another person, or another animal.

(Ord. No. 18-08, § 1, 8-7-2018; Ord. No. 19-08, § 1, 9-3-2019)

Sec. 6-2. - Wildlife; harassing, trapping or injuring wildlife prohibited.

(a) Unless permitted by state statute, rule or regulation, it is unlawful for any person to willfully damage or destroy any wildlife den or nest or their eggs or to harass any wildlife.

(b) For the purposes of this section, the term "wildlife" means any wild vertebrates, mollusks and crustaceans, whether alive or dead, including any part, product, egg or offspring thereof, that exists as a species in a natural wild state in their place of origin, presently or historically, except those species determined by the state to be domestic animals.

(c) The provisions of this section do not apply to personnel of any police, fire or animal control agency or the state division of wildlife or department of health or other state or federal agency when such persons are acting within the scope of their official duties as employees of said agencies.

(d) The provisions of this section are not intended to allow the trapping or destruction of any wildlife protected by the laws of the state or the United

States of America.

(Code 1985, § 6-9-1; Ord. No. 18-08, § 1, 8-7-2018)

Editor's note— Ord. No. 18-08, § 1, adopted August 7, 2018, renumbered § 6-1 as § 6-2.

State Law reference— Wildlife commission's authority to regulate taking of wildlife, C.R.S. § 31-1-106.

Secs. 6-3—6-20. - Reserved.

ARTICLE II. - LICENSES

Sec. 6-21. - Required.

The owner of any dog or cat over the age of six months shall obtain an annual license for such animal from the city clerk within 30 days after the owner establishes a domicile in the city, takes possession of the animal, or the animal attains the age of six months, whichever occurs last. As used within this article, the city clerk shall also include those employees authorized by the city manager or the manager's designee to perform the duties set forth in this article.

(Code 1985, § 6-9-2(1); Ord. No. 15-11, § 1, 11-2-2015)

Sec. 6-22. - Prerequisite to issuance.

(a) Upon application for a license, the applicant shall exhibit to the city clerk a certificate from a veterinarian that the animal has been inoculated as required by section 6-49.

(b) Certificate of vaccination: The veterinarian administering the vaccination shall execute and furnish to the animal owner as evidence thereof a certificate of vaccination, upon a form issued by the veterinarian. The certificate shall contain the following:

(1) The animal owner's name, address and telephone number;

(2) The breed, sex, color and name of the inoculated animal;

(3) The date of inoculation;

(4) The type of vaccine used;

(5) Where applicable, the tag number of the rabies vaccination issued; and

(6) The signature of the veterinarian issuing the certificate.

(c) If any animal bites any person within a ten-day period preceding the date on which such animal is to be vaccinated, the owner of such animal shall r such fact to the veterinarian and no rabies vaccine shall be administered until after a ten-day observation period.

(Code 1985, § 6-9-2(2))

Sec. 6-23. - Fees.

An animal owner shall pay an annual license fee. Such fee shall be reduced for any animal owner who presents written proof from a veterinarian that such animal has been spayed or neutered. All fees shall be set by resolution in accordance with section 1-16.

(Code 1985, § 6-9-2(3))

Sec. 6-24. - Tags, descriptions and issuance.

The city clerk shall obtain and provide to licensed animal owners, tags as provided for in section 6-25 of such size, shape, color and material deemed suitable by the city clerk; provided, however, that the color thereof shall be changed each year. Each tag shall contain a number stamped thereon and shall indicate the year of the tag's issuance and the name of the city shall appear thereon.

(Code 1985, § 6-9-2(4))

Sec. 6-25. - Attachment of tags to collar required.

(a) If an animal is of such age that it is not required by this article to have a rabies vaccination tag, the owner shall obtain an identification tag for said animal setting forth the owner's name and address, and said identification tag shall be attached to the animal's collar or harness.

(b) It shall be unlawful for any animal owner to fail to keep upon an animal a collar, harness or similar device of durable material to which the required city and vaccination tags or identification tag shall be attached.

(Code 1985, § 6-9-2(5))

Sec. 6-26. - Tags not transferable.

It shall be unlawful for any person to affix any city identification or rabies tag to any animal other than the animal for which said tag has been issued.

(Code 1985, § 6-9-2(6))

Sec. 6-27. - False and stolen documents; tags.

It shall be unlawful for any person to make use of, or have in one's possession or under one's control, any stolen, counterfeit, or forged city tag, rabies vaccination certificates, or other document required by this article.

(Code 1985, § 6-9-2(7))

Sec. 6-28. - Replacement of lost or destroyed tags.

Lost or destroyed city tags may be replaced upon application therefor to the city clerk and verification of the certificate of vaccination, and a payment therefor of a fee as determined by resolution of city council in accordance with section 1-16.

(Code 1985, § 6-9-2(8))

Sec. 6-29. - Records.

The city clerk shall keep a record of all city certificates, licenses and tags issued pursuant to this article.

(Code 1985, § 6-9-2(9))

Sec. 6-30. - Harboring unvaccinated and nonregistered animals.

It shall be unlawful for any person to keep, harbor or possess any animal not vaccinated and licensed as required by this article.

(Code 1985, § 6-9-2(10))

Secs. 6-31—6-48. - Reserved.

ARTICLE III. - ANIMAL DISEASE CONTROL

Sec. 6-49. - Vaccination required.

(a) It shall be unlawful for any person to own a dog or cat over six months of age unless such animal is currently vaccinated against rabies.

(b) Every owner of a dog or cat shall keep and exhibit upon the lawful request of a code enforcement officer, a certificate of vaccination evidencing the most current vaccination for each such animal.

(c) Rabies vaccinations shall be kept current in accordance with the guidelines set forth in the Compendium of Animal Rabies Control as promulgated

by the National Association of State Public Health Veterinarians.

(Code 1985, § 6-9-2(11); Ord. No. 15-11, § 2, 11-2-2015)

Sec. 6-50. - Reporting animal bites.

(a) Whenever any animal has bitten any person, it shall be the duty of the owner of such animal or of any person, having knowledge of such bite to immediately report such fact to a code enforcement officer or the police department, stating, if known, the location of such animal.

(b) Whenever any animal is affected by rabies, or suspected of having rabies, or has been bitten by an animal known or suspected to be affected by rabies, the owner of such animal or any person having knowledge of such matter shall immediately report such fact to a code enforcement officer or to the police department stating, if known, the location of such animal.

(c) Every physician or medical practitioner shall, within 12 hours upon treatment of any person bitten by an animal within the city, report to a code enforcement officer or to the police department the name, age, and address of the person so bitten and treated, with the permission of said person. It shall be the duty of every physician or medical practitioner to request such permission.

(d) It shall be the duty of every veterinarian who diagnoses rabies in any animal to immediately report such fact to a code enforcement officer or to the police department.

(Code 1985, § 6-9-2(12))

Sec. 6-51. - Confinement; quarantine.

(a) Any animal that has bitten any person, or has been exposed to rabies, or is suspected of having rabies shall be immediately confined for a period of ten days from the date of the incident or for a longer period of time if deemed necessary by a code enforcement officer or a veterinarian. A code enforcement officer shall serve written notice of such confinement on the owner of such animal. Such confinement may be on the owner's premises if deemed appropriate by the code enforcement officer. If the animal is not confined on the owner's premises, confinement shall be either in the city's designated animal shelter or at a veterinary hospital of the owner's choice. Any confinement shall be at the expense of the owner.

(b) It shall be unlawful for the owner of any animal that has bitten a person, or has been exposed to rabies, or is suspected of having rabies, to destroy or to dispose of such animal before said animal can be properly confined by a code enforcement officer.

(c) It shall be unlawful for the owner or any other person to allow any animal which is under confinement to come into contact with the public or with any other animal or to remove any such animal from the place of confinement or quarantine without the written consent of a code enforcement officer.

(d) It shall be unlawful for the owner of any animal that has been reported to have bitten any person or is suspected of having bitten any person to,

on demand of a code enforcement officer, fail to produce and surrender said animal for examination and quarantine as prescribed in this article. If the owner of any such animal refuses to produce said animal, said owner may be subject to immediate arrest if there is probable cause to believe said animal has inflicted a bite upon a person and the owner willfully refuses to produce said animal upon such demand. Such person may be taken by a police officer before a judge of the municipal court who may order the immediate production of said animal. Each day (24-hour period) of an animal owner's secretion or refusal to produce such animal shall constitute a separate and individual violation of this section.

(e) When an animal under confinement and quarantine has been diagnosed by a veterinarian as being rabid, the veterinarian shall immediately notify a code enforcement officer or the police department and the applicable county health officer of such fact and shall advise them of any reports of human contact with such rabid animal. If any animal under confinement dies while under observation, a code enforcement officer shall, at the owner's expense, immediately obtain a pathological and vaccination examination of the animal. As soon as a diagnosis is made available, the code enforcement officer shall notify the appropriate county public health officer of any reports of human contact with the animal.

(Code 1985, § 6-9-2(13))

Sec. 6-52. - Emergency conditions.

Whenever the city manager finds or has been notified by the state department of health that there is imminent danger that rabies may be spread within the city, the city manager may require every animal owner to confine such animals for such periods as may be necessary to prevent the spread of rabies within the city.

(Code 1985, § 6-9-2(14))

State Law reference— Rabies control, C.R.S. § 25-4-601 et seq.

Secs. 6-53—6-77. - Reserved.

ARTICLE IV. - CARE OF ANIMALS

Sec. 6-78. - Animals running at large.

(a) It shall be unlawful for any animal owner to permit an animal to run at large within the city.

(b) Animals on an owner's premises shall be constrained as follows:

(1) Within the confines of any structure; or

(2) Within the confines of a fence, wall or other barrier which prohibits the animal from leaving the premises; or

(3) By voice and visual control upon the owner's premises, which control shall require the owner's presence.

(Code 1985, § 6-9-3(1); Ord. No. 15-11, § 3, 11-2-2015)

Sec. 6-79. - Injured and stray animals.

(a) Any stray or injured animal on public property shall be deemed to be running at large and shall be impounded. A code enforcement officer may transport an injured animal in need of medical attention to a veterinarian for medical treatment, or, if the animal is severely injured, may dispose of such animal. The owner, if ascertainable, shall be notified of such action. The owner of any such animal shall be liable for all expenses incurred in such impoundment, treatment and disposition.

(b) When an animal is found injured on private property, a code enforcement officer may take such injured animal in need of medical attention to a veterinarian, or, if the animal is severely injured, may dispose of such an animal in any appropriate and humane manner. The owner, if ascertainable, shall be notified of such action. The owner of such animal shall be liable for all expenses incurred in such impoundment, treatment, or disposition.

(Code 1985, § 6-9-3(2))

Sec. 6-80. - Dead animals.

Any stray animal killed upon any public street or public property shall be deemed running at large and shall be removed therefrom and disposed of by a code enforcement officer. The owner of such animal, if ascertainable, shall be so notified and advised by a code enforcement officer.

(Code 1985, § 6-9-3(3))

Sec. 6-81. - Disturbances prohibited.

(a) It shall be unlawful for any animal owner to allow an animal to disturb the peace of any person by continually or repeatedly barking, howling, yelping, or making any other audible sound. For the purposes of this section, the term "continually" shall mean without stop for a period of five or more minutes. In addition to being a violation of this section, the same is declared a public nuisance.

(b) In any prosecution for a violation of this section, the fact that an animal disturbance occurred either:

(1) Between the hours of 11:00 p.m. and 7:00 a.m.; or

(2) When the animal was left unattended;

shall create a rebuttable presumption that the disturbance is unlawful.

(c) No summons and complaint for a violation of this section shall be issued except upon a citizen complaint.

(d) It shall be unlawful and a public nuisance for an owner to permit or cause to permit:

(1) An animal, while leaning over any fence, wall or barrier, to chase, snarl or growl at any person who reasonably believes that he or she is in danger of suffering bodily injury; or

(2) Unattended animals to be chained or tied in public places, or in private property open to the public, or within the common ground of condominiums, townhomes, apartment complexes or mobile home parks.

(Code 1985, § 6-9-3(4))

Sec. 6-82. - Mandatory penalty.

Any person convicted of violating any provision of this article may, in addition to any other sentence imposed by the court, be subject to the following fines and conditions. Such fine shall not be waived but may be suspended subject to the condition that the person be placed on probation for a period not to exceed one year.

(1) First conviction: $50.00.

(2) Second conviction within a 12-month period: $200.00.

(3) Third conviction within a 12-month period: $300.00 and the judge may order, as appropriate, that the animal is surgically debarked, spayed or neutered.

(4) Fourth and subsequent convictions within a 12-month period: the maximum fine as set forth in section 1-15, and the animal may be ordered removed from the city.

(5) For any of the above convictions if the owner has the animal surgically debarked, spayed or neutered prior to sentencing, the fee for such service shall be deducted from the fine.

(Code 1985, § 6-9-3(5))

Secs. 6-83—6-107. - Reserved.

ARTICLE V. - VICIOUS ANIMALS

Sec. 6-108. - Prohibited generally.

It shall be unlawful for any person to own, possess, keep, harbor, or have control or custody of any vicious animal.

(Code 1985, § 6-9-4(1))

Sec. 6-109. - Exemption.

Employees or agents of the city or any other town, city, county, or state or federal agency using animals within the course of their duties or employment shall be exempt from the provisions of this section.

(Code 1985, § 6-9-4(2))

Sec. 6-110. - Impoundment/destruction.

Any animal which has caused injury or bitten any person or animal, or which is the cause of an unprovoked attacked on any person, may be seized and impounded at the owner's expense by any code enforcement or police officer without notice to the owner. If, after making every reasonable attempt to seize such animal, including the solicitation of assistance from the animal's owner if such owner is immediately ascertainable and available, the officer determines that the animal cannot be seized without exposing the officer or other persons to danger of personal injury from the animal, and the animal presents a present danger to any person, property, or other animal, the officer may lawfully destroy the animal without notice to the animal owner.

(Code 1985, § 6-9-4(3))

Sec. 6-111. - Hearing.

(a) An animal impounded pursuant to this section may be held for a hearing before the municipal court to determine the disposition of such animal. The city shall notify, when ascertainable, the owner of the animal in writing of the date, time, place and purpose of the hearing at least five days before said hearing. The court shall conduct such hearing at the earliest date available to the court. If, on the date of the hearing, the duly notified owner does not appear, the court may proceed with the hearing. The hearing may take place regardless of any pending municipal charge pertaining to the animal.

(b) At the hearing the formal rules of evidence shall not apply and any statement made by any person at such hearing shall not be used as evidence at any municipal trial. The court shall be guided by the basic principles of due process in the conduct of such hearing and allow the parties to present evidence, witnesses and have the right of cross examination.

(c) The court shall consider as applicable, the following:

(1) Any evidence presented at any trial involving the animal;

(2) The conduct of the animal during the incident charged;

(3) Any evidence of dangerous or violent behavior by the animal, or threats thereof;

(4) Any prior violations by the animal owner of this article or any of the laws of the city, or laws of the state or any political subdivision thereof;

(5) Any prior violations by any other owner of the animal, involving the same animal of this article or any of the laws of the city, or any laws of the state or any political subdivision thereof;

(6) Any conditions existing on the property where the animal has been or will be kept which would affect the likelihood of any danger to any person, animal or property;

(7) Any evidence of any ameliorative action taken by the owner of the animal which would affect the likelihood of any danger to any person, animal or property; and

(8) Any other evidence relevant to the issues as determined by the court.

(d) If at the hearing, the city established by a preponderance of the evidence that there is a reasonable likelihood of future injury to persons, property or animals, the court shall either order that to protect the public the animal be euthanized immediately or that the animal remain impounded at the owner's expense until final disposition of any pending municipal charges. The owner shall bear all costs of impounding the animal regardless of the results of any municipal charges. Notwithstanding the foregoing, if the court determines that it is not appropriate to order the animal impounded, the court may order the animal returned to the owner to be kept under such circumstances as will ensure the safety of persons, property or other animals.

(Code 1985, § 6-9-4(4))

Sec. 6-112. - Euthanization permitted.

Upon a conviction of vicious animal, the municipal court in addition to the penalties set forth in this Code may order that the animal be humanely euthanized.

(Code 1985, § 6-9-4(5))

Sec. 6-113. - Authority for immediate destruction.

Nothing in this article shall be construed to prevent the immediate destruction of any vicious animal when deemed necessary in the interest of public safety by a code enforcement officer or other law enforcement person.

(Code 1985, § 6-9-4(6))

Secs. 6-114—6-139. - Reserved.

ARTICLE VI. - CONTROL AND PROTECTION OF ANIMALS

DIVISION 1. - GENERALLY

Sec. 6-140. - Confinement during estrus.

(a) Any unspayed female animal in the stage of estrus (heat) shall be securely confined during such time within an enclosed structure which prohibits access to or by other animals of the same species. Any owner who does not so confine the animal during the stage of estrus or whose animal during estrus causes or attracts a disturbance as defined in section 6-81(a) may be ordered by a code enforcement officer to remove said animal to a boarding kennel, veterinary hospital, or to the animal shelter. All expenses incurred as a result of such confinement shall be paid by the animal owner.

(b) It shall be unlawful for any person to fail to comply with a code enforcement officer's removal order.

(c) This section shall not apply when animals are intentionally brought together with the owner's consent within an enclosed area for purpose of breeding.

(Code 1985, § 6-9-5(1))

Sec. 6-141. - Cruelty to animals prohibited.

(a) It shall be unlawful for any person to commit or to cause to be committed any act of cruelty, mistreatment, neglect, harassment, abandonment or torture of any animal; to overdrive, overload, drive when overloaded or to overwork any animal; to fail to provide any animal in the person's care and custody with proper food, drink or adequate shelter; to abandon any animal; to carry any animal in or upon any vehicle without such restraint or control as to prevent injury or death to such animal; to attach any animal to a vehicle in a cruel or inhumane manner; or to leave an animal unattended in a vehicle for an extended period of time without adequate ventilation or sustenance; to cause any animal to be needlessly and/or cruelly wounded, mutilated, strangulated, or inhumanely killed; or in any other way to commit or cause to be committed any similar acts of cruelty or inhumane treatment of any animal. For the purposes of this section, adequate shelter shall mean an insulated, elevated four-sided structure with a roof and an entrance appropriate for the animal's size.

(b) It shall be unlawful for any person to antagonize, agitate, interfere, beat, kick, strike, torture, torment, mutilate, injure, disable or kill any dog used by the police department of this city when such dog is being used in the performance of the functions or duties of such department.

(Code 1985, § 6-9-5(2))

State Law reference— Cruelty to animals, C.R.S. § 18-9-202.

Sec. 6-142. - Disposition of dead animals.

It shall be unlawful for any animal owner to fail to remove and properly dispose of a dead animal within 12 hours after its death. If such dead animal is not so removed and disposed of, a code enforcement officer shall be authorized to remove and dispose of said animal, with the animal's owner being liable for all costs related to disposition of the animal.

(Code 1985, § 6-9-5(3))

State Law reference— Dead animals; disposition; penalty, C.R.S. § 25-1-612.

Secs. 6-143—6-167. - Reserved.

DIVISION 2. - KEEPING OF CERTAIN ANIMALS RESTRICTED

Sec. 6-168. - Livestock prohibited.

It shall be unlawful for any person to own, keep, maintain, possess, harbor or care for, or permit any livestock or fowl, which includes but is not limited to, horses, mules, donkeys, burros, cattle, sheep, goats, roosters, geese, ducks, pigeons, peafowl, turkeys or swine on any property within the city except as expressly permitted by the city's zoning regulations.

(Code 1985, § 6-9-5(4)a; Ord. No. 15-11, § 4, 11-2-2015; Ord. No. 18-08, § 2, 8-7-2018)

Sec. 6-169. - Exotic, wild, dangerous or unusual animals prohibited.

(a) It shall be unlawful for any person to own, possess, keep, maintain, harbor, transport or sell within the city any living wild or dangerous animal; provided, however, that the following entities or persons shall be exempt from this section:
    (1) Any circus, rodeo or livestock show licensed by the city; and
    (2) Any entity or person as authorized by the State of Colorado Parks and Wildlife Commission's regulations and applicable state statutes; and
    (3) Any entity or person acting within the course of its duties, which lawfully has possession of and displays any wild or dangerous animal prohibited by this section without charge for educational purposes.

(b) The term wild or dangerous animal, for the purposes of this section, shall mean and include any and all species of the following:
    (1) Poisonous reptiles;
    (2) Monitor lizards and teglis;

(3) Constricting snakes, including but not limited to pythons and boas, and nonpoisonous snakes with a length greater than three feet;

(4) Crocodilians;

(5) Poisonous spiders;

(6) Scorpions;

(7) All species of nonhuman mammals except:

a. Domestic cat (Felis catus);

b. Chinchilla (Chinchilla laniger);

c. Domestic dog (Canis familiaris), except that dogs trained for fighting shall be prohibited;

d. Domestic European ferret (Mustela putoris);

e. Domestic gerbil (Meriones unguicularus);

f. Domestic guinea pig (Cavia porcellus);

g. Domestic hamster (Mesocricetus spp.);

h. Domestic laboratory mouse (Mus domesticus);

i. Domestic European rabbit (Oryctolagus cuniculus);

j. Domestic races of rats (Rattus norvegicus and Rattus);

(c) The term "wild or dangerous animals" shall not include the domestic honey bee (Apis mellifera).

(Ord. No. 15-11, § 5, 11-2-2015)

Editor's note— Ord. No. 15-11, § 5, adopted November 2, 2015, repealed the former § 6-169, and enacted a new § 6-169 as set out herein. The former § 6-169 pertained to similar subject matter and derived from the Code of 1985, § 6-9-5(4)b.

Sec. 6-170. - Backyard chickens.

(a) It shall be unlawful for any person to own, possess, harbor, keep, slaughter or care for, backyard chickens unless such person first obtains a backyard chicken license granted by the community development department upon its determination that the proposed licensed premise is in compliance with all requirements of this section. Licensees must be at least 18 years of age, only one license per address is permitted and licenses are neither assignable nor transferable. A non-refundable application fee, the amount of which shall be established by resolution of city council, must be submitted with the backyard chicken license application.

(b) Backyard chickens are allowed only upon developed single-family residential lots excluding mobile home parks.

(c) The ownership, possession, harboring, keeping, slaughtering, and care of, backyard chickens is subject to the following requirements:

(1) No more than six backyard chickens are permitted per developed single-family residential lot.

(2) Roosters, and any other fowl or poultry, including but not limited to, ducks, quail, geese, pigeons, peafowl or turkeys are prohibited.

(3) Backyard chickens may only be kept in the rear yard of a residential lot with an existing single-family residence and within a designated chicken coop, which may include a run, meeting the following requirements:

a. The coop shall be fully enclosed, having floors, walls and roofs sufficient to protect the backyard chickens from predators, inclement weather and extreme temperatures;

b. The coop shall provide a minimum of six square feet of living space per chicken;

c. The coop shall not exceed a maximum gross floor area of 120 square feet;

d. The coop shall not exceed six feet in height as measured from the ground;

e. The coop or run shall have a minimum ten feet setback from any side or rear property line;

f. No coop or run shall be located between the rear of principal structure and the front yard lot line;

g. Only one coop and one run is allowed per rear yard; and

h. Any run shall be fully enclosed, adequately fenced and protected from predators, and shall have direct access to the chicken coop.

(4) Backyard chickens must be securely kept within the coop in the rear yard from dusk until dawn.

(5) During daylight hours or from dawn to dusk, backyard chickens may be allowed to roam within a designated chicken run, or outside of a designated chicken run and only within the enclosed rear yard, if such backyard chickens are rendered unable to fly.

(6) A rear yard with backyard chickens shall be fully screened by a privacy fence a minimum of six feet in height located on or inside all property lines of the rear yard.

(7) A fresh water supply for backyard chickens shall be provided and maintained in the rear yard of the property at all times, in a location readily accessible to all backyard chickens.

(8) Chicken coops and runs shall be kept in good working condition and regularly maintained in a clean, sanitary condition so as to control dust, odor, and waste and to minimize the presence of flies and other insects and potential for disease.

(9) Animal excrement and other waste must be stored in a re-sealable, airtight, vermin-proof and predator-proof container, and shall be properly disposed of to control odor and minimize potential for disease.

(10) Chicken feed shall be enclosed in a re-sealable, airtight, vermin-proof and predator-proof container.

(11) The slaughtering of backyard chickens is permitted outdoors however the slaughtering shall be limited only to the property subject to the license and to those backyard chickens permitted by the license. In addition, the slaughtering location must be screened so as to not be visible from any adjoining private or public property or right-of-way.

(d) It shall be unlawful for any person to own, keep, harbor, possess, slaughter, or care for backyard chickens in violation of the requirements of this se and any such violation is hereby deemed a nuisance that may be abated pursuant to the provisions specified in article IV of chapter 30 of this Code.

(Ord. No. 18-08, § 3, 8-7-2018)

Secs. 6-171—6-193. - Reserved.

DIVISION 3. - PROHIBITED ACTIVITIES

Sec. 6-194. - Picketing; tethering.

It shall be unlawful for any person to picket or tether any animal in or upon the streets or other public places of the city or upon private property without permission of the property owner.

(Code 1985, § 6-9-5(5))

Sec. 6-195. - Poisoning of animals.

It shall be unlawful for any person to poison any domesticated or wild animal or to distribute poison in any manner whatsoever with the intent of or for the purpose of poisoning any such animals with the exception of rats, mice, insects and prairie dogs. The poisoning of any such animals must conform with the conditions, requirements and procedures of all applicable state and federal laws.

(Code 1985, § 6-9-5(6))

Sec. 6-196. - Prohibition and removal of animal excrement; damage to property.

It shall be unlawful:

(1) For any animal owner to refuse or fail to remove promptly excrement deposited by said animal upon any common thoroughfare, street, sidewalk, pay area, park or other public property, or any private property when permission of the owner or tenant of said property has not been obtained, and such is declared to be a public nuisance.

(2) For any animal owner to permit said animal, whether or not it is running at large, to destroy, damage or injure the real or personal property of another including, but not limited to, shrubbery, plants, flowers, grass, lawn or fence, and such is declared to be a public nuisance.

(3) For any person to place animal excrement in storm sewers, or to dispose of excrement in any manner except by depositing it in a toilet or a

closed receptacle ordinarily used for garbage or in an otherwise lawful and sanitary manner.

(4) For any person to fail to remove promptly all animal excrement from private premises, including the premises of the owner of the animal or any other person consenting to the deposit of such waste on such premises, or to fail to place such waste in a closed container or to fail to remove the contents of said containers from the city as necessary to prevent such contents from becoming a nuisance.

(5) For any person to fail to maintain the premises upon which animals are kept in a clean and sanitary condition, which premises shall be subject to inspection at all reasonable hours by a designated city employee.

(Code 1985, § 6-9-5(7))

Sec. 6-197. - Promotion of animal fights and keeping places therefor.

It shall be unlawful for any person to cause, instigate, or encourage any animal to fight or to enter into combat in any manner or for any person to maintain any place where animals are suffered to fight for exhibition, wager or sport.

(Code 1985, § 6-9-5(8))

State Law reference— Animal fighting, penalty, C.R.S. § 18-9-204.

Sec. 6-198. - Guard dogs restrictions.

(a) It shall be unlawful to place or maintain any dog in any area for the protection of persons or property unless the dog is physically confined to a specific, enclosed area which has adequate safeguards to ensure against accidental entry by uninvited persons. Additionally, the area shall be conspicuously posted with warning signs bearing letters not less than two inches high, with the following legend, "WARNING - These Premises Patrolled by Guard Dogs Trained to Attack," accompanied by a decal that provides pictorial warning of a guard dog. Such signs shall plainly display a telephone number where a person responsible for such dogs may be reached at any time.

(b) Prior to the posting of guard dogs on any property, the person responsible for such posting shall notify the police department in writing of the number of dogs to be posted and what days and hours the dogs will be patrolling the property.

(Code 1985, § 6-9-5(9))

Sec. 6-199. - Pet limit; exception.

It shall be unlawful for any person to own, keep, maintain, possess, harbor or care for, or permit a combination of more than three domestic, dogs or cats on any property within the city zoned for residential use.

(Ord. No. 15-11, § 7, 11-2-2015)

Editor's note— Ord. No. 15-11, § 7, adopted November 2, 2015, repealed the former § 6-199, and enacted a new § 6-199 as set out herein. The former § 6-199 pertained to similar subject matter and derived from the Code of 1985, § 6-9-5(10).

Secs. 6-200—6-221. - Reserved.

ARTICLE VII. - IMPOUNDMENT

Sec. 6-222. - Animal shelter.

The city manager is hereby authorized to establish an animal shelter for the city to be operated by city personnel, or the city manager may, subject to the approval of the city council, contract with a public or private person or organization for the operation of an animal shelter for and on behalf of the city. Such animal shelter shall be constructed and operated in conformance with the regulations of the county health department in the county of the location of the shelter.

(Code 1985, § 6-9-5(11)a)

Sec. 6-223. - Impoundment.

Any animal deemed in violation of this article or any other applicable city ordinance or state statute may be taken into custody by a code enforcement officer and impounded in a humane manner. Such officers are authorized to go upon private property to take into custody any animal deemed violating this article or other applicable law provided said officers have probable cause that said violation has occurred. Whenever it is necessary to make an inspection of private property to enforce any of the provisions of this article or other applicable law, such inspection shall be made pursuant to the requirements and procedures set forth in article IX of this chapter.

(Code 1985, § 6-9-5(11)b)

Sec. 6-224. - Notice of impoundment; registered animals.

(a) Upon the impoundment of any registered animal, where the owner of such animal is known, a code enforcement officer shall as soon as possible notify such owner of said impoundment by telephone and certify, in writing upon a telephone notice form therefor, the date and time when such telephone notice was given and the disposition thereof.

(b) If the owner cannot be contacted by telephone or if the owner fails to retrieve such animal within 24 hours from the time such owner receives said notice, then a code enforcement officer shall send, by certified mail, written notice of such impoundment to the animal owner's last known

address. Notice as provided herein shall not be necessary upon proof that the animal owner has actual notice of the impoundment.

(Code 1985, § 6-9-5(11)c)

Sec. 6-225. - Notice of impoundment; other animals.

(a) Upon the impoundment of any animal, other than a registered animal, a code enforcement officer shall, within 24 hours thereof, send by certified mail written notice of such impoundment to the animal owner's last known address. Notice as provided herein shall not be necessary upon proof that the animal owner has actual notice of the impoundment.

(b) If the owner and owner's address are not known and cannot be ascertained, then a code enforcement officer shall record the fact of such impoundment in a logbook kept for such purposes at the animal shelter. Such logbook shall set forth a description of the impounded animal, the date of impoundment, and the location at which such animal was taken into custody, and shall be open to public inspection during ordinary business hours.

(Code 1985, § 6-9-5(11)d)

Sec. 6-226. - Proceedings for violation.

If an animal is impounded, a code enforcement officer may initiate proceedings in the municipal court on behalf of the city against the owner, charging said owner with a violation of the appropriate sections of this article or other applicable law. Nothing contained herein shall be construed as preventing a code enforcement officer from instituting a proceeding in the municipal court for violations of this article or other applicable law where there has been no impoundment.

(Code 1985, § 6-9-5(11)e)

Sec. 6-227. - Disposition of animals.

(a) If any healthy animal has been impounded for five days after the date said written notice of impoundment was delivered to the animal owner, said date being the date of mailing as shown on the certified mail by which said notice was sent, or has been impounded for five days after the date of the notice of impoundment was available for inspection at the animal shelter and has not been claimed by the owner, said animal shall be deemed abandoned, shall become the property of the city, and shall thereafter either be placed for adoption subject to payment of the impoundment fees and other charges or shall be humanely destroyed and disposed of at the discretion of and in such manner as may be determined by a code enforcement officer.

(b) In the event an unhealthy or seriously injured animal is impounded and the city, after undertaking a reasonable effort, is unable to ascertain the animal's owner and a veterinarian determines that the condition of said animal is such that a healthy recovery is precluded or that such animal

will transmit serious diseases to other animals or persons, then a code enforcement officer shall cause said animal to be humanely destroyed.

(c) A code enforcement officer shall keep a complete and accurate record of all animals impounded, including the facts regarding the release of or method of disposal of such animals.

(Code 1985, § 6-9-5(11)f)

Sec. 6-228. - Disposition by court order.

If a complaint has been filed in the municipal court of the city against the owner of an impounded animal for a violation of this article, the municipal judge may, upon making a finding that such animal is vicious or that it represents a clear and continuous danger to the citizens or other animals in the community, order said animal to be destroyed in a humane manner. In the event such an order is issued by the municipal judge, the animal's owner shall be responsible for and shall pay all costs for destruction of such animal. Surrender of an animal by the owner thereof to a code enforcement officer does not render the owner immune from the decision of the municipal court nor to the fees and sentence which may result from violation of this article.

(Code 1985, § 6-9-5(11)g)

Sec. 6-229. - Unlawful to fail to retrieve impounded animals or pay impound fees.

(a) It shall be unlawful for any owner, after notice of impoundment has been given to same, to fail to retrieve any animal impounded in accordance with this article.

(b) It shall be unlawful for any person to fail to pay all charges, including impoundment fees and veterinarian bills. No animal shall be released from impound until all such fees and bills have been paid in full.

(Code 1985, § 6-9-5(11)h)

Secs. 6-230—6-251. - Reserved.

ARTICLE VIII. - COMMERCIAL OPERATIONS

Sec. 6-252. - Unlicensed kennels prohibited.

(a) It shall be unlawful for any person to own, operate or maintain an unlicensed kennel.

(b) To obtain a kennel license, an applicant must apply on forms provided by the city clerk's office. The application shall be reviewed by the city manager in accordance with section 70-387, et seq.

(c) If the city manager approves an application, the applicant must pay an annual license fee in an amount set by resolution in accordance with section

(d) It shall be an affirmative defense to prosecution for a violation of this section that such person had more than three of any combination of domesticated dogs or cats or as the result of an animal having a litter which was being kept on the premises, and said litter was not more than four months old.

(Code 1985, § 6-9-6(1); Ord. No. 15-11, § 8, 11-2-2015)

Sec. 6-253. - Pet shop requirements.

Pet shops shall, where applicable, obtain a kennel license. Additionally, it shall be unlawful for the owner, operator or manager of any pet shop to fail to post in a conspicuous place within the establishment a copy of sections 6-168 and 6-169 and pertaining to animals prohibited within the city. Pet shop owners shall also be required to have available for a customer's review a current copy of the city's entire animal code. For the purposes of this section, the term "pet shop" means an establishment engaged in the business of breeding, buying or selling animals in commercial, wholesale or retail trade.

(Code 1985, § 6-9-6(2))

Secs. 6-254—6-284. - Reserved.

ARTICLE IX. - ADMINISTRATION AND ENFORCEMENT

Sec. 6-285. - Records.

A code enforcement officer shall keep accurate and detailed records of the impoundment and disposition of all animals taken into custody and of all reported animal bites.

(Code 1985, § 6-9-7(1))

Sec. 6-286. - Inspections.

(a) Whenever it is necessary to make an inspection to enforce any of the provisions of this article or other applicable law, or to perform any duty imposed by this article or other applicable laws, or whenever a code enforcement officer has reasonable cause to believe that there exists in any building or upon any premises any violation of this article or other applicable law, a code enforcement officer is hereby authorized to enter such building or premises at any reasonable time to inspect the same and perform any duty imposed upon him by this article or other applicable law, provided that:

(1) If such building or premises is occupied, the code enforcement officer shall first present proper credentials to the occupant and request entry e› the reasons therefor.

(2) If entry is refused, a code enforcement officer shall give the owner or occupant, or if said owner or occupant cannot be located after reasonable effort, a code enforcement officer shall leave at the building or premises, a 24-hour written notice of intent to inspect. Said notice given to the owner or occupant or left on the premises, shall state that the property owner has the right to refuse entry and that in the event such entry is refused, inspection may be made upon issuance of a search warrant by a municipal judge of the city or by a judge of any other court having jurisdiction.

(3) After expiration of the 24-hour period of giving notice, a code enforcement officer may appear before the municipal court or any other court having jurisdiction and obtain upon a showing of probable cause, a search warrant authorizing a code enforcement officer to enter the location. Upon presentation of said search warrant and proper credentials, or possession of the same in the case of an unoccupied building or premises, a code enforcement officer may enter into said building or upon such premises using such reasonable force as may be necessary to gain entry therein.

(4) For the purpose of this section, a determination of "probable cause" shall be based upon reasonableness and if a valid public interest justifies the intrusion contemplated, then there is probable cause to issue a search warrant. The code enforcement officer, when applying for such search warrant, shall not be required to demonstrate specific knowledge of the condition of the particular structure or premises in order to obtain a search warrant. It shall be unlawful for any owner or occupant of said building or premises to resist such reasonable force used by a code enforcement officer acting pursuant to this section.

(b) Notwithstanding the foregoing, if a code enforcement officer has reasonable cause to believe that the keeping or maintaining of any animal is so hazardous, unsafe, or dangerous as to require immediate inspection to safeguard the animal or the public health or safety, a code enforcement officer shall have the right to immediately enter and inspect such property and may use any reasonable means required to effect such entry and inspection, whether such property is occupied or unoccupied and whether or not permission to inspect has been obtained. If the property is occupied, a code enforcement officer shall first present proper credentials to the owner or occupant and demand entry, explaining the reasons therefor and the purpose of the inspection.

(c) It shall be unlawful for any person to fail or refuse after proper demand has been made as provided in subsection (b) of this section, to permit a code enforcement officer to make any inspection provided therein.

(Code 1985, § 6-9-7(2))

Sec. 6-287. - Prosecution; strict liability.

For the purpose of prosecution for violation of any provision of articles IV and VI of this chapter, it shall not be necessary to prove notice or knowledge on the part of the animal owner that such animal was violating any provision of such sections at the date, time and location charged, it being the purpose and intent of this provision to impose strict liability upon the animal owner for the actions, conduct and condition of such animal.

(Code 1985, § 6-9-7(3))

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: 2021 Adams County Board of Equalization Approval of Corrected Protest Value Detail report
FROM: Meredith P. Van Horn, Assistant County Attorney
AGENCY/DEPARTMENT: County Attorney's Office
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners sitting as the Adams County Board of Equalization Approve a Resolution approving the Corrected Protest Detail Value.

BACKGROUND:

After completion of the Board of Equalization Public Hearing approving the decisions of the hearing officers on October 26, 2021 it was brought to the attention of the County Attorney's Office that the software did not pick up 13 stipulations resolving appeals between the Assessor's Office and taxpayers. This resolution approves the corrected Protest Detail Value report and all the other hearing officers' recommendations and stipulations.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Assessor's Office

ATTACHED DOCUMENTS:

Corrected Protest Value Detail report and Summary

FISCAL IMPACT:

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

Fund:	
Cost Center:	

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

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

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING CORRECTED PROTEST VALUE DETAIL OF THE ADAMS COUNTY BOARD OF EQUALIZATION FINAL DECISIONS FOR TAX YEAR 2021

WHEREAS, pursuant to C.R.S. § 39-8-101, the Board of County Commissioners of Adams County comprises the Adams County Board of Equalization ("BOE"); and,

WHEREAS, Independent Referees duly appointed in accordance with C.R.S. § 39-8-107(2)(i) by the BOE conducted property tax valuation appeal hearings from September 7, 2021, through October 20, 2021; and,

WHEREAS, on October 26, 2021 the BOE approved the findings and recommendations of the Independent Referees listed on the Protest Value Detail; and,

WHEREAS, after BOE approval the values for the following stipulated accounts were discovered to be incorrect on the Protest Value Detail submitted for the October 26, 2021 public hearing: R0103519, R0181021, R0091912, R0092716, R0092782, R0085944, R0192485, R0087973, R0103527, R0110410, R0050986, R0050987, R0050985; and,

WHEREAS, the corrected account values are presented in the attached Corrected Protest Value Detail and are being submitted to the BOE for review and approval.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, sitting as the Adams County Board of Equalization, that the attached Corrected Protest Value Detail of the Adams County Board of Equalization for Tax Year 2021is hereby approved.

BE IT FURTHER RESOLVED, that the Corrected Protest Value Detail replaces and supersedes the Protest Value Detail approved on October 26, 2021.

BE IT FURTHER RESOLVED, that letters of decision are to be mailed via United States Postal Service, or sent via electronic mail, to all petitioners and/or their designated agent in accordance with the attached Corrected Protest Value Detail.

Adams County Board of Equalization Protest Value Summary

2021

	Current Total Value	BOE Total Value	Difference
Adjust			
Number of Accounts: 77	$1,064,430,224	$966,358,166	($98,072,058)
Deny			
Number of Accounts: 2472	$4,558,525,356	$4,558,525,356	$0
Stipulated			
Number of Accounts: 193	$1,260,037,766	$1,069,861,542	($190,176,224)
Withdrawn			
Number of Accounts: 40	$184,957,641	$184,957,641	$0
Grand Totals Adjusted / Stipulated Decisions:	$2,324,467,990	$2,036,219,708	($288,248,282)
Grand Totals All Decisions:	$7,067,950,987	$6,779,702,705	($288,248,282)

Total Number of Accounts Overall: 2782

Adams County Board of Equalization Protest Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Adjust						
P0037574	Personal	0157322103002	$3,245,944	$2,434,458	($811,486)	124904
R0001154	Residential	0156707202004	$603,518	$570,000	($33,518)	124950
R0001159	Residential	0156707203004	$593,683	$575,000	($18,683)	124953
R0001168	Residential	0156707203015	$579,950	$560,000	($19,950)	124954
R0014450	Residential	0157313009015	$575,000	$550,000	($25,000)	124625
R0026866	Residential	0171901203035	$324,800	$320,000	($4,800)	124947
R0030497	Residential	0171903116001	$27,681,780	$25,750,000	($1,931,780)	124573
R0030498	Residential	0171903116002	$27,681,782	$25,750,000	($1,931,782)	124573
R0030506	Residential	0171903117008	$33,923,897	$30,000,000	($3,923,897)	125056
R0031072	Residential	0171903411001	$33,120,250	$29,340,000	($3,780,250)	124699
R0032007	Residential	0171905103002	$784,770	$680,000	($104,770)	124550
R0035956	Residential	0171909411001	$317,240	$276,000	($41,240)	124948
R0037104	Commercial	0171910217004	$287,400	$250,000	($37,400)	124697
R0037129	Commercial	0171910217029	$294,600	$245,000	($49,600)	124663
R0037163	Residential	0171910304008	$15,109,362	$13,333,333	($1,776,029)	124808
R0037164	Residential	0171910304009	$16,121,029	$13,333,333	($2,787,696)	124808
R0037165	Residential	0171910304010	$16,029,055	$13,333,333	($2,695,722)	124808
R0037169	Residential	0171910304018	$20,820,089	$18,000,000	($2,820,089)	125055
R0041818	Residential	0171915206009	$342,130	$310,000	($32,130)	124949
R0048122	Commercial	0171919323003	$2,517,100	$2,386,400	($130,700)	124455
R0050886	Commercial	0171921403017	$1,152,600	$1,000,500	($152,100)	124933
R0051180	Residential	0171922403001	$36,959,530	$33,500,000	($3,459,530)	124804
R0059351	Residential	0171928102001	$23,597,044	$16,500,000	($7,097,044)	124569
R0059358	Residential	0171928105001	$16,764,987	$16,500,000	($264,987)	124568
R0059564	Residential	0171928204009	$53,478,724	$48,796,560	($4,682,164)	125062
R0059567	Residential	0171928205014	$46,108,035	$36,811,440	($9,296,595)	125062
R0068381	Residential	0171933301015	$3,542,403	$2,833,334	($709,069)	124570
R0068382	Residential	0171933301016	$3,542,403	$2,833,333	($709,070)	124572
R0068383	Residential	0171933301017	$3,542,403	$2,833,333	($709,070)	124571
R0086591	Residential	0182134300017	$427,933	$415,000	($12,933)	124552
R0096168	Residential	0182335203005	$1,000,042	$880,000	($120,042)	124916
R0097718	Residential	0182335426002	$1,023,452	$890,000	($133,452)	124917
R0097740	Residential	0182335428003	$12,675,526	$12,375,000	($300,526)	124451
R0097746	Residential	0182335428010	$7,805,325	$7,300,000	($505,325)	124567
R0098631	Residential	0182504100059	$5,747,153	$5,099,680	($647,473)	124566
R0098633	Residential	0182504100061	$7,088,294	$6,290,374	($797,920)	124566
R0098634	Residential	0182504100062	$7,116,576	$6,314,833	($801,743)	124566
R0098635	Residential	0182504100063	$7,116,576	$6,314,833	($801,743)	124566
R0098636	Residential	0182504100064	$5,747,153	$4,944,360	($802,793)	124566
R0098638	Residential	0182504100066	$26,920	$26,920	$0	124566

Adams County Board of Equalization Protest Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Adjust						
R0098640	Residential	0182504100068	$9,000	$9,000	$0	124566
R0098697	Residential	0182504102019	$352,059	$340,000	($12,059)	124507
R0098818	Residential	0182504108004	$3,824,696	$3,200,000	($624,696)	124453
R0100797	Commercial	0182505407019	$2,836,400	$2,500,000	($336,400)	124879
R0103215	Residential	0182508300005	$529,877	$480,000	($49,877)	124546
R0103325	Commercial	0182509300061	$1,043,300	$850,000	($193,300)	124512
R0103487	Commercial	0182510200043	$4,635,200	$3,700,000	($935,200)	124514
R0103656	Commercial	0182511202017	$4,075,000	$3,500,000	($575,000)	124877
R0105028	Residential	0182517210016	$118,000	$90,000	($28,000)	124516
R0105029	Residential	0182517210017	$118,000	$90,000	($28,000)	124517
R0105030	Residential	0182517210018	$118,000	$95,000	($23,000)	124515
R0111886	Residential	0171917118001	$46,588,188	$43,674,400	($2,913,788)	125039
R0111887	Residential	0171917118002	$47,291,068	$44,325,600	($2,965,468)	125039
R0111929	Residential	0171927100079	$1,070,669	$750,000	($320,669)	124905
R0125310	Residential	0171922307050	$44,492,302	$41,000,000	($3,492,302)	125069
R0129253	Commercial	0157328301001	$10,100,700	$8,454,300	($1,646,400)	124671
R0131710	Residential	0157324316008	$546,099	$523,416	($22,683)	124627
R0135850	Residential	0171914201017	$122,572,624	$112,000,000	($10,572,624)	124806
R0136758	Residential	0172317311004	$333,000	$315,000	($18,000)	124943
R0137418	Residential	0171930321016	$226,431	$185,000	($41,431)	124734
R0137419	Residential	0171930321017	$232,857	$191,000	($41,857)	124735
R0138773	Residential	0172110207021	$10,724,284	$10,200,000	($524,284)	124803
R0138978	Residential	0172110213001	$10,724,284	$10,200,000	($524,284)	124787
R0141065	Commercial	0157335301015	$19,231,201	$16,226,400	($3,004,801)	124533
R0144830	Commercial	0171914318007	$2,190,001	$1,992,000	($198,001)	124873
R0144991	Commercial	0157335301017	$12,693,557	$11,500,000	($1,193,557)	124534
R0150325	Residential	0171924115065	$87,206,481	$80,500,000	($6,706,481)	125046
R0158790	Residential	0156910115028	$380,000	$375,000	($5,000)	124736
R0161448	Commercial	0157303101002	$10,800,000	$10,300,000	($500,000)	124437
R0178860	Commercial	0171927218007	$19,000,000	$17,700,000	($1,300,000)	124465
R0179634	Commercial	0172316121019	$296,800	$255,000	($41,800)	124510
R0181134	Residential	0157116134092	$580,898	$560,000	($20,898)	124432
R0181790	Residential	0171903301009	$66,638,897	$66,500,000	($138,897)	124807
R0188682	Residential	0171913101371	$47,889,182	$45,714,482	($2,174,700)	124809
R0190624	Residential	0171913114107	$35,728,711	$34,285,111	($1,443,600)	124809
R0192485	Commercial	0171915415007	$3,500,000	$3,005,100	($494,900)	124849
R0199819	Residential	0172316420002	$316,000	$316,000	$0	124944
Number of Accounts: 77			**$1,064,430,224**	**$966,358,166**	**($98,072,058)**	

Adams County Board of Equalization Protest Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
P0006071	Personal	0171915411010	$2,160,686	$2,160,686	$0	124902
P0008410	Personal	0156918201006	$1,755,211	$1,755,211	$0	124897
P0016624	Personal	0182307407006	$1,777,314	$1,777,314	$0	124898
P0021481	Personal	0171915411009	$1,815,498	$1,815,498	$0	124893
P0024766	Personal	0182128101002	$2,363,384	$2,363,384	$0	124901
P0027030	Personal	0157327201001	$2,870,905	$2,870,905	$0	124894
P0030192	Personal	0157129417005	$2,294,876	$2,294,876	$0	124899
P0031930	Personal	0171926207038	$900,032	$900,032	$0	124900
P0033588	Personal	0171910401023	$936,905	$936,905	$0	124896
P0034481	Personal	0182505116002	$862,036	$862,036	$0	124895
R0002429	Industrial	0156906101015	$1,250,000	$1,250,000	$0	125325
R0002809	Commercial	0156906311008	$164,200	$164,200	$0	125187
R0002819	Commercial	0156906313002	$2,238,400	$2,238,400	$0	125330
R0002834	Commercial	0156906314002	$198,700	$198,700	$0	125185
R0002835	Commercial	0156906314003	$199,600	$199,600	$0	125186
R0002851	Commercial	0156906315008	$277,000	$277,000	$0	124456
R0002855	Commercial	0156906315013	$612,400	$612,400	$0	125188
R0003854	Commercial	0156907202004	$1,281,200	$1,281,200	$0	124872
R0003855	Commercial	0156907202005	$313,801	$313,801	$0	124872
R0003881	Commercial	0156907205001	$594,000	$594,000	$0	125255
R0003892	Commercial	0156907206006	$390,001	$390,001	$0	125288
R0003910	Commercial	0156907208005	$933,701	$933,701	$0	125183
R0005767	Commercial	0156908202009	$1,564,900	$1,564,900	$0	125174
R0005814	Commercial	0156908204044	$38,295	$38,295	$0	125307
R0005829	Commercial	0156908204063	$462,000	$462,000	$0	125286
R0006127	Commercial	0156908226010	$1,465,300	$1,465,300	$0	124881
R0006786	Residential	0156909209002	$31,640,003	$31,640,003	$0	124667
R0006864	Industrial	0156918005001	$11,454,498	$11,454,498	$0	124937
R0008942	Commercial	0157113006004	$519,695	$519,695	$0	125147
R0008943	Commercial	0157113006005	$1,472,400	$1,472,400	$0	125297
R0017127	Residential	0157326107011	$479,200	$479,200	$0	124727
R0018027	Residential	0157326305034	$394,557	$394,557	$0	124626
R0024062	Commercial	0157333004008	$6,580,829	$6,580,829	$0	124461
R0024076	Commercial	0157333006008	$2,538,518	$2,538,518	$0	125271
R0024077	Commercial	0157333006008	$381,714	$381,714	$0	125299
R0024445	Commercial	0157334002022	$961,000	$961,000	$0	125287
R0024461	Commercial	0157334004016	$8,470,000	$8,470,000	$0	125336
R0024462	Commercial	0157334004019	$6,516,900	$6,516,900	$0	124986
R0024469	Commercial	0157334009006	$7,581,000	$7,581,000	$0	124780
R0024477	Commercial	0157334009027	$4,600,400	$4,600,400	$0	125378

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R0024498	Commercial	0157334300060	$9,200,000	$9,200,000	$0	125303
R0024504	Commercial	0157334301002	$2,979,100	$2,979,100	$0	124985
R0024673	Residential	0157334305171	$157,191	$157,191	$0	124599
R0025080	Commercial	0157334310006	$5,617,298	$5,617,298	$0	125135
R0026089	Commercial	0157336409022	$1,612,500	$1,612,500	$0	125075
R0030052	Residential	0156906107018	$397,279	$397,279	$0	124598
R0030085	Commercial	0171903005007	$681,300	$681,300	$0	125234
R0030415	Commercial	0171903111031	$649,000	$649,000	$0	125285
R0030957	Residential	0171903401001	$70,237,492	$70,237,492	$0	124764
R0031373	Commercial	0171904209002	$2,229,380	$2,229,380	$0	124880
R0031827	Residential	0171904401001	$32,027,332	$32,027,332	$0	125063
R0031828	Residential	0171904401002	$48,272,741	$48,272,741	$0	124527
R0032087	Residential	0171905109001	$47,304,667	$47,304,667	$0	125067
R0037101	Commercial	0171910217001	$937,990	$937,990	$0	124662
R0037127	Commercial	0171910217027	$287,700	$287,700	$0	124541
R0037133	Commercial	0171910217033	$290,700	$290,700	$0	124914
R0037137	Commercial	0171910217037	$946,400	$946,400	$0	124665
R0037159	Commercial	0171910304004	$156,698	$156,698	$0	124984
R0037162	Commercial	0171910304007	$4,543,700	$4,543,700	$0	124984
R0037166	Commercial	0171910304012	$546,000	$546,000	$0	124696
R0037170	Commercial	0171910304025	$377,765	$377,765	$0	124696
R0037172	Commercial	0171910304027	$71,625	$71,625	$0	124696
R0037701	Commercial	0171911101035	$3,672,000	$3,672,000	$0	125313
R0037705	Commercial	0171911101039	$1,856,600	$1,856,600	$0	124472
R0037708	Commercial	0171911102017	$3,406,600	$3,406,600	$0	125231
R0037709	Commercial	0171911102018	$488,480	$488,480	$0	125232
R0037775	Industrial	0171911106022	$56,550	$56,550	$0	124543
R0039362	Residential	0171912411001	$54,708,169	$54,708,169	$0	125041
R0041606	Commercial	0171915104009	$2,412,500	$2,412,500	$0	125194
R0041722	Commercial	0171915201008	$8,730,848	$8,730,848	$0	125278
R0041723	Commercial	0171915201010	$886,531	$886,531	$0	125279
R0041725	Commercial	0171915201024	$2,714,206	$2,714,206	$0	124709
R0041726	Commercial	0171915201025	$400,198	$400,198	$0	125280
R0041728	Commercial	0171915201027	$530,544	$530,544	$0	125281
R0041729	Commercial	0171915201028	$1,164,635	$1,164,635	$0	125282
R0041737	Commercial	0171915201036	$82,614	$82,614	$0	124708
R0041750	Commercial	0171915202015	$241,497	$241,497	$0	125283
R0042515	Commercial	0171916101034	$1,868,000	$1,868,000	$0	125138
R0042518	Commercial	0171916102001	$5,600,000	$5,600,000	$0	124982
R0043091	Residential	0171916208022	$122,182	$122,182	$0	124600

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Deny						
R0043502	Commercial	0171916215002	$3,650,330	$3,650,330	$0	125277
R0044731	Residential	0171917202026	$410,715	$410,715	$0	124422
R0045322	Residential	0171917304001	$1,000	$1,000	$0	125071
R0045323	Residential	0171917304002	$380,597	$380,597	$0	125071
R0045324	Residential	0171917304003	$384,108	$384,108	$0	125071
R0045325	Residential	0171917304004	$377,302	$377,302	$0	125071
R0045326	Residential	0171917304005	$391,208	$391,208	$0	125071
R0045327	Residential	0171917304006	$400,421	$400,421	$0	125071
R0045328	Residential	0171917304007	$392,393	$392,393	$0	125071
R0045329	Residential	0171917304008	$369,345	$369,345	$0	125071
R0045330	Residential	0171917304009	$371,560	$371,560	$0	125071
R0045331	Residential	0171917304010	$384,578	$384,578	$0	125071
R0045332	Residential	0171917304011	$355,742	$355,742	$0	125071
R0045333	Residential	0171917304012	$357,848	$357,848	$0	125071
R0045334	Residential	0171917304013	$373,920	$373,920	$0	125071
R0045335	Residential	0171917304014	$368,927	$368,927	$0	125071
R0045336	Residential	0171917304015	$365,045	$365,045	$0	125071
R0045337	Residential	0171917304016	$367,866	$367,866	$0	125071
R0045338	Residential	0171917304017	$359,389	$359,389	$0	125071
R0045339	Residential	0171917304018	$359,952	$359,952	$0	125071
R0045340	Residential	0171917304019	$378,813	$378,813	$0	125071
R0045341	Residential	0171917304020	$2,500	$2,500	$0	125071
R0045342	Residential	0171917304021	$281,707	$281,707	$0	125071
R0045343	Residential	0171917304022	$288,922	$288,922	$0	125071
R0045344	Residential	0171917304023	$283,434	$283,434	$0	125071
R0045345	Residential	0171917304024	$288,922	$288,922	$0	125071
R0045346	Residential	0171917304025	$283,434	$283,434	$0	125071
R0045347	Residential	0171917304026	$279,968	$279,968	$0	125071
R0045348	Residential	0171917304027	$25,833,335	$25,833,335	$0	125071
R0045349	Residential	0171917305001	$357,642	$357,642	$0	125071
R0045350	Residential	0171917305002	$356,836	$356,836	$0	125071
R0045351	Residential	0171917305003	$370,204	$370,204	$0	125071
R0045352	Residential	0171917305004	$369,852	$369,852	$0	125071
R0045353	Residential	0171917305005	$379,551	$379,551	$0	125071
R0045354	Residential	0171917305006	$370,356	$370,356	$0	125071
R0045355	Residential	0171917305007	$382,272	$382,272	$0	125071
R0045356	Residential	0171917305008	$357,924	$357,924	$0	125071
R0045357	Residential	0171917305009	$369,035	$369,035	$0	125071
R0045358	Residential	0171917305010	$358,639	$358,639	$0	125071
R0045359	Residential	0171917305011	$379,747	$379,747	$0	125071

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Deny						
R0045360	Residential	0171917305012	$386,517	$386,517	$0	125071
R0045361	Residential	0171917305013	$374,475	$374,475	$0	125071
R0045362	Residential	0171917305014	$370,381	$370,381	$0	125071
R0045363	Residential	0171917305015	$382,060	$382,060	$0	125071
R0045364	Residential	0171917305016	$369,701	$369,701	$0	125071
R0045365	Residential	0171917305017	$565,622	$565,622	$0	125071
R0045366	Residential	0171917305018	$369,701	$369,701	$0	125071
R0045367	Residential	0171917305019	$382,060	$382,060	$0	125071
R0045368	Residential	0171917305020	$610,825	$610,825	$0	125071
R0045369	Residential	0171917305021	$281,707	$281,707	$0	125071
R0045370	Residential	0171917305022	$288,922	$288,922	$0	125071
R0045371	Residential	0171917305023	$283,434	$283,434	$0	125071
R0045372	Residential	0171917305024	$279,968	$279,968	$0	125071
R0045373	Residential	0171917305025	$281,707	$281,707	$0	125071
R0045374	Residential	0171917305026	$288,922	$288,922	$0	125071
R0045375	Residential	0171917305027	$283,434	$283,434	$0	125071
R0045376	Residential	0171917305028	$279,968	$279,968	$0	125071
R0045377	Residential	0171917305029	$279,968	$279,968	$0	125071
R0045378	Residential	0171917305030	$283,434	$283,434	$0	125071
R0045379	Residential	0171917305031	$288,922	$288,922	$0	125071
R0045380	Residential	0171917305032	$281,707	$281,707	$0	125071
R0045381	Residential	0171917305033	$281,707	$281,707	$0	125071
R0045382	Residential	0171917305034	$288,922	$288,922	$0	125071
R0045383	Residential	0171917305035	$283,434	$283,434	$0	125071
R0045384	Residential	0171917305036	$288,922	$288,922	$0	125071
R0045385	Residential	0171917305037	$283,434	$283,434	$0	125071
R0045386	Residential	0171917305038	$279,968	$279,968	$0	125071
R0045387	Residential	0171917305039	$281,707	$281,707	$0	125071
R0045388	Residential	0171917305040	$288,922	$288,922	$0	125071
R0045389	Residential	0171917305041	$283,434	$283,434	$0	125071
R0045390	Residential	0171917305042	$279,968	$279,968	$0	125071
R0045391	Residential	0171917305043	$279,968	$279,968	$0	125071
R0045392	Residential	0171917305044	$283,434	$283,434	$0	125071
R0045393	Residential	0171917305045	$288,922	$288,922	$0	125071
R0045394	Residential	0171917305046	$281,707	$281,707	$0	125071
R0045395	Residential	0171917305047	$281,707	$281,707	$0	125071
R0045396	Residential	0171917305048	$288,922	$288,922	$0	125071
R0045397	Residential	0171917305049	$283,434	$283,434	$0	125071
R0045398	Residential	0171917305050	$279,968	$279,968	$0	125071
R0045399	Residential	0171917305051	$281,707	$281,707	$0	125071

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Deny						
R0045400	Residential	0171917305052	$288,922	$288,922	$0	125071
R0045401	Residential	0171917305053	$283,434	$283,434	$0	125071
R0045402	Residential	0171917305054	$288,922	$288,922	$0	125071
R0045403	Residential	0171917305055	$283,434	$283,434	$0	125071
R0045404	Residential	0171917305056	$279,968	$279,968	$0	125071
R0045405	Residential	0171917305057	$281,707	$281,707	$0	125071
R0045406	Residential	0171917305058	$288,922	$288,922	$0	125071
R0045407	Residential	0171917305059	$283,434	$283,434	$0	125071
R0045408	Residential	0171917305060	$288,922	$288,922	$0	125071
R0045409	Residential	0171917305061	$283,434	$283,434	$0	125071
R0045410	Residential	0171917305062	$279,968	$279,968	$0	125071
R0045411	Residential	0171917305063	$279,968	$279,968	$0	125071
R0045412	Residential	0171917305064	$283,434	$283,434	$0	125071
R0045413	Residential	0171917305065	$288,922	$288,922	$0	125071
R0045414	Residential	0171917305066	$283,434	$283,434	$0	125071
R0045415	Residential	0171917305067	$288,922	$288,922	$0	125071
R0045416	Residential	0171917305068	$281,707	$281,707	$0	125071
R0045417	Residential	0171917305069	$279,968	$279,968	$0	125071
R0045418	Residential	0171917305070	$283,434	$283,434	$0	125071
R0045419	Residential	0171917305071	$288,922	$288,922	$0	125071
R0045420	Residential	0171917305072	$283,434	$283,434	$0	125071
R0045421	Residential	0171917305073	$288,922	$288,922	$0	125071
R0045422	Residential	0171917305074	$281,707	$281,707	$0	125071
R0045423	Residential	0171917305075	$281,707	$281,707	$0	125071
R0045424	Residential	0171917305076	$288,922	$288,922	$0	125071
R0045425	Residential	0171917305077	$283,434	$283,434	$0	125071
R0045426	Residential	0171917305078	$288,922	$288,922	$0	125071
R0045427	Residential	0171917305079	$283,434	$283,434	$0	125071
R0045428	Residential	0171917305080	$279,968	$279,968	$0	125071
R0045429	Residential	0171917305081	$281,707	$281,707	$0	125071
R0045430	Residential	0171917305082	$288,922	$288,922	$0	125071
R0045431	Residential	0171917305083	$283,434	$283,434	$0	125071
R0045432	Residential	0171917305084	$288,922	$288,922	$0	125071
R0045433	Residential	0171917305085	$289,860	$289,860	$0	125071
R0045434	Residential	0171917305086	$279,968	$279,968	$0	125071
R0045435	Residential	0171917305087	$281,707	$281,707	$0	125071
R0045436	Residential	0171917305088	$288,922	$288,922	$0	125071
R0045437	Residential	0171917305089	$283,434	$283,434	$0	125071
R0045438	Residential	0171917305090	$288,922	$288,922	$0	125071
R0045439	Residential	0171917305091	$283,434	$283,434	$0	125071

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Deny						
R0045440	Residential	0171917305092	$279,968	$279,968	$0	125071
R0045441	Residential	0171917305093	$279,968	$279,968	$0	125071
R0045442	Residential	0171917305094	$283,434	$283,434	$0	125071
R0045443	Residential	0171917305095	$288,922	$288,922	$0	125071
R0045444	Residential	0171917305096	$283,434	$283,434	$0	125071
R0045445	Residential	0171917305097	$288,922	$288,922	$0	125071
R0045446	Residential	0171917305098	$281,707	$281,707	$0	125071
R0045447	Residential	0171917305099	$279,968	$279,968	$0	125071
R0045448	Residential	0171917305100	$283,434	$283,434	$0	125071
R0045449	Residential	0171917305101	$288,922	$288,922	$0	125071
R0045450	Residential	0171917305102	$283,434	$283,434	$0	125071
R0045451	Residential	0171917305103	$288,922	$288,922	$0	125071
R0045452	Residential	0171917305104	$281,707	$281,707	$0	125071
R0045453	Residential	0171917305105	$281,707	$281,707	$0	125071
R0045454	Residential	0171917305106	$288,922	$288,922	$0	125071
R0045455	Residential	0171917305107	$283,434	$283,434	$0	125071
R0045456	Residential	0171917305108	$279,968	$279,968	$0	125071
R0045457	Residential	0171917305109	$1,000	$1,000	$0	125071
R0045458	Residential	0171917305110	$383,392	$383,392	$0	125071
R0045459	Residential	0171917305111	$378,813	$378,813	$0	125071
R0045460	Residential	0171917305112	$379,650	$379,650	$0	125071
R0045461	Residential	0171917305113	$383,392	$383,392	$0	125071
R0045462	Residential	0171917305114	$376,145	$376,145	$0	125071
R0045463	Residential	0171917305115	$377,081	$377,081	$0	125071
R0045464	Residential	0171917305116	$1,000	$1,000	$0	125071
R0045465	Residential	0171917306001	$1,000	$1,000	$0	125071
R0045466	Residential	0171917306002	$377,907	$377,907	$0	125071
R0045467	Residential	0171917306003	$384,108	$384,108	$0	125071
R0045468	Residential	0171917306004	$389,036	$389,036	$0	125071
R0045469	Residential	0171917306005	$377,945	$377,945	$0	125071
R0045470	Residential	0171917306006	$370,192	$370,192	$0	125071
R0045471	Residential	0171917306007	$360,870	$360,870	$0	125071
R0045472	Residential	0171917306008	$368,330	$368,330	$0	125071
R0045473	Residential	0171917306009	$360,174	$360,174	$0	125071
R0045474	Residential	0171917306010	$379,188	$379,188	$0	125071
R0045475	Residential	0171917306011	$388,738	$388,738	$0	125071
R0045476	Residential	0171917306012	$384,023	$384,023	$0	125071
R0045477	Residential	0171917306013	$382,422	$382,422	$0	125071
R0045478	Residential	0171917306014	$381,847	$381,847	$0	125071
R0045479	Residential	0171917306015	$388,013	$388,013	$0	125071

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Deny						
R0045480	Residential	0171917306016	$381,606	$381,606	$0	125071
R0045481	Residential	0171917306017	$388,496	$388,496	$0	125071
R0045482	Residential	0171917306018	$377,980	$377,980	$0	125071
R0045483	Residential	0171917306019	$381,808	$381,808	$0	125071
R0045484	Residential	0171917306020	$373,467	$373,467	$0	125071
R0045485	Residential	0171917306021	$381,808	$381,808	$0	125071
R0045486	Residential	0171917306022	$373,467	$373,467	$0	125071
R0045487	Residential	0171917306023	$381,808	$381,808	$0	125071
R0045488	Residential	0171917306024	$373,467	$373,467	$0	125071
R0045489	Residential	0171917306025	$381,808	$381,808	$0	125071
R0045490	Residential	0171917306026	$373,467	$373,467	$0	125071
R0045491	Residential	0171917306027	$381,808	$381,808	$0	125071
R0045492	Residential	0171917306028	$373,467	$373,467	$0	125071
R0045493	Residential	0171917306029	$381,808	$381,808	$0	125071
R0045494	Residential	0171917306030	$373,467	$373,467	$0	125071
R0045495	Residential	0171917306031	$1,000	$1,000	$0	125071
R0045496	Residential	0171917306032	$379,650	$379,650	$0	125071
R0045497	Residential	0171917306033	$383,392	$383,392	$0	125071
R0045498	Residential	0171917306034	$379,650	$379,650	$0	125071
R0045499	Residential	0171917306035	$378,813	$378,813	$0	125071
R0045500	Residential	0171917306036	$383,392	$383,392	$0	125071
R0045501	Residential	0171917306037	$379,650	$379,650	$0	125071
R0045502	Residential	0171917306038	$383,392	$383,392	$0	125071
R0045503	Residential	0171917306039	$379,650	$379,650	$0	125071
R0045504	Residential	0171917306040	$378,813	$378,813	$0	125071
R0045505	Residential	0171917306041	$383,392	$383,392	$0	125071
R0045506	Residential	0171917306042	$379,650	$379,650	$0	125071
R0045507	Residential	0171917306043	$379,650	$379,650	$0	125071
R0045508	Residential	0171917306044	$378,813	$378,813	$0	125071
R0045509	Residential	0171917307001	$1,000	$1,000	$0	125071
R0045510	Residential	0171917307002	$383,392	$383,392	$0	125071
R0045511	Residential	0171917307003	$384,108	$384,108	$0	125071
R0045512	Residential	0171917307004	$378,813	$378,813	$0	125071
R0045513	Residential	0171917307005	$384,108	$384,108	$0	125071
R0045514	Residential	0171917307006	$378,813	$378,813	$0	125071
R0045515	Residential	0171917307007	$384,108	$384,108	$0	125071
R0045516	Residential	0171917307008	$376,378	$376,378	$0	125071
R0045517	Residential	0171917307009	$376,681	$376,681	$0	125071
R0045518	Residential	0171917307010	$370,599	$370,599	$0	125071
R0045519	Residential	0171917307011	$370,124	$370,124	$0	125071

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Deny						
R0045520	Residential	0171917307012	$383,027	$383,027	$0	125071
R0045521	Residential	0171917307013	$373,467	$373,467	$0	125071
R0045522	Residential	0171917307014	$369,449	$369,449	$0	125071
R0045523	Residential	0171917307015	$381,808	$381,808	$0	125071
R0045524	Residential	0171917307016	$373,467	$373,467	$0	125071
R0045525	Residential	0171917307017	$365,944	$365,944	$0	125071
R0045526	Residential	0171917307018	$381,808	$381,808	$0	125071
R0045527	Residential	0171917307019	$373,467	$373,467	$0	125071
R0045528	Residential	0171917307020	$369,449	$369,449	$0	125071
R0045529	Residential	0171917307021	$365,127	$365,127	$0	125071
R0045530	Residential	0171917307022	$1,000	$1,000	$0	125071
R0045531	Residential	0171917307023	$396,966	$396,966	$0	125071
R0045532	Residential	0171917307024	$392,550	$392,550	$0	125071
R0045533	Residential	0171917307025	$391,924	$391,924	$0	125071
R0045534	Residential	0171917307026	$391,980	$391,980	$0	125071
R0045535	Residential	0171917307027	$396,464	$396,464	$0	125071
R0045536	Residential	0171917307028	$391,924	$391,924	$0	125071
R0045537	Residential	0171917307029	$391,980	$391,980	$0	125071
R0045538	Residential	0171917307030	$391,924	$391,924	$0	125071
R0045539	Residential	0171917307031	$396,464	$396,464	$0	125071
R0046247	Residential	0171918112062	$626,261	$626,261	$0	124423
R0047843	Residential	0171919203001	$124,048,362	$124,048,362	$0	124500
R0048725	Commercial	0171920102027	$1,676,100	$1,676,100	$0	125327
R0050816	Commercial	0171921321001	$1,597,500	$1,597,500	$0	125163
R0050817	Commercial	0171921321002	$1,462,600	$1,462,600	$0	125162
R0050983	Commercial	0171922104001	$54,928	$54,928	$0	124635
R0050984	Commercial	0171922104002	$42,004	$42,004	$0	124636
R0050988	Commercial	0171922104006	$87,882	$87,882	$0	124637
R0051158	Commercial	0171922304012	$1,670,625	$1,670,625	$0	124981
R0051161	Commercial	0171922400015	$669,000	$669,000	$0	125165
R0051163	Commercial	0171922400017	$574,100	$574,100	$0	125180
R0051166	Commercial	0171922400020	$783,100	$783,100	$0	125211
R0051178	Commercial	0171922402002	$1,441,000	$1,441,000	$0	125268
R0054679	Residential	0171924422001	$19,948,049	$19,948,049	$0	125043
R0054776	Residential	0171924422102	$13,588,824	$13,588,824	$0	125040
R0054777	Residential	0171924422103	$9,136,194	$9,136,194	$0	125042
R0055306	Residential	0171925214057	$223,224	$223,224	$0	124925
R0055348	Residential	0171925214099	$200,000	$200,000	$0	124926
R0057639	Residential	0171926408015	$25,930,685	$25,930,685	$0	125060
R0057640	Residential	0171926408016	$22,866,522	$22,866,522	$0	125059

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Deny						
R0057641	Residential	0171926408017	$229,998	$229,998	$0	125061
R0057642	Residential	0171926408018	$24,642,179	$24,642,179	$0	125066
R0058033	Residential	0171926417021	$214,915	$214,915	$0	124731
R0058120	Commercial	0171927100048	$999,300	$999,300	$0	125212
R0058167	Commercial	0171927117004	$24,314,252	$24,314,252	$0	125189
R0058168	Commercial	0171927117005	$2,409,750	$2,409,750	$0	125189
R0059103	Commercial	0171927417003	$3,422,222	$3,422,222	$0	124443
R0059357	Commercial	0171928104005	$729,000	$729,000	$0	124771
R0059376	Commercial	0171928109004	$583,016	$583,016	$0	124435
R0059544	Industrial	0171928200019	$9,137,901	$9,137,901	$0	124980
R0060706	Commercial	0171929105001	$1,224,720	$1,224,720	$0	125264
R0061309	Commercial	0171929404013	$32,813	$32,813	$0	124468
R0062566	Residential	0171930122045	$347,242	$347,242	$0	124730
R0062913	Commercial	0171930217010	$1,950,912	$1,950,912	$0	124882
R0062914	Commercial	0171930217011	$990,347	$990,347	$0	124883
R0062924	Commercial	0171930218019	$191,500	$191,500	$0	124707
R0062926	Commercial	0171930218021	$3,356,900	$3,356,900	$0	125251
R0062934	Commercial	0171930220018	$3,196,800	$3,196,800	$0	124884
R0062935	Commercial	0171930220019	$4,525,632	$4,525,632	$0	125260
R0062946	Commercial	0171930223004	$6,300,001	$6,300,001	$0	125130
R0062949	Commercial	0171930225002	$3,164,400	$3,164,400	$0	125306
R0062953	Commercial	0171930300007	$318,000	$318,000	$0	125156
R0062955	Commercial	0171930300012	$1,598,700	$1,598,700	$0	124979
R0062959	Commercial	0171930300035	$470,040	$470,040	$0	125157
R0063127	Commercial	0171930311005	$2,737,151	$2,737,151	$0	125254
R0063284	Commercial	0171930320001	$740,900	$740,900	$0	125248
R0064869	Residential	0171931326010	$244,186	$244,186	$0	124732
R0068508	Commercial	0171933307035	$2,299,400	$2,299,400	$0	124698
R0068798	Residential	0171933321004	$17,740,328	$17,740,328	$0	124768
R0068799	Residential	0171933321005	$17,740,328	$17,740,328	$0	124769
R0068800	Residential	0171933321006	$35,621,140	$35,621,140	$0	124770
R0069040	Commercial	0171933414007	$1,847,401	$1,847,401	$0	124978
R0069045	Commercial	0171933414015	$302,299	$302,299	$0	124436
R0070622	Commercial	0171934402015	$9,959,400	$9,959,400	$0	125033
R0070623	Commercial	0171934402016	$1,910,800	$1,910,800	$0	125032
R0070624	Commercial	0171934402017	$3,952,200	$3,952,200	$0	125031
R0070625	Commercial	0171934402018	$2,373,900	$2,373,900	$0	125030
R0070626	Commercial	0171934402019	$3,547,200	$3,547,200	$0	125029
R0070627	Commercial	0171934402020	$3,744,300	$3,744,300	$0	125028
R0070646	Commercial	0171934407018	$3,559,155	$3,559,155	$0	124977

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R0071005	Commercial	0171935302004	$4,475,000	$4,475,000	$0	124976
R0071102	Commercial	0171935404007	$1,223,601	$1,223,601	$0	125210
R0071159	Commercial	0171936300064	$1,945,500	$1,945,500	$0	125295
R0071220	Commercial	0172101000016	$2,242,500	$2,242,500	$0	125217
R0075184	Industrial	0172110001019	$1,872,900	$1,872,900	$0	125233
R0075196	Industrial	0172110005001	$4,084,400	$4,084,400	$0	125376
R0075213	Industrial	0172110006010	$1,135,500	$1,135,500	$0	125209
R0075216	Commercial	0172110006013	$1,438,400	$1,438,400	$0	125230
R0075248	Commercial	0172112001004	$5,929,401	$5,929,401	$0	125375
R0075350	Industrial	0172116003005	$748,143	$748,143	$0	124718
R0076894	Commercial	0172120000020	$555,801	$555,801	$0	125026
R0076907	Commercial	0172120000063	$58,806	$58,806	$0	125025
R0076941	Commercial	0172120003001	$320,165	$320,165	$0	125024
R0076942	Commercial	0172120004002	$180,120	$180,120	$0	125023
R0076943	Commercial	0172120004003	$174,240	$174,240	$0	125022
R0076944	Commercial	0172120004004	$398,600	$398,600	$0	125021
R0076945	Commercial	0172120004005	$227,820	$227,820	$0	125020
R0076946	Commercial	0172120004006	$108,250	$108,250	$0	125019
R0076952	Commercial	0172120006005	$3,393,500	$3,393,500	$0	125018
R0077041	Commercial	0172128100008	$1,310,799	$1,310,799	$0	124781
R0077529	Commercial	0172129308009	$77,000	$77,000	$0	124931
R0077530	Commercial	0172129308010	$77,000	$77,000	$0	124865
R0077688	Commercial	0172131100001	$1,990,100	$1,990,100	$0	125239
R0077947	Commercial	0172131400031	$1,444,000	$1,444,000	$0	125310
R0077955	Commercial	0172131401005	$5,713,500	$5,713,500	$0	125125
R0077960	Commercial	0172131402004	$3,163,000	$3,163,000	$0	125237
R0077962	Commercial	0172131402019	$101,822	$101,822	$0	125358
R0077963	Commercial	0172131402020	$1,771,400	$1,771,400	$0	125235
R0077964	Commercial	0172131402021	$700,719	$700,719	$0	125359
R0077965	Commercial	0172131402023	$466,092	$466,092	$0	125354
R0077966	Commercial	0172131402024	$1,984,200	$1,984,200	$0	125360
R0077970	Commercial	0172131405001	$5,174,299	$5,174,299	$0	125311
R0079073	Commercial	0172132225001	$2,362,500	$2,362,500	$0	125349
R0079127	Commercial	0172132300001	$1,117,800	$1,117,800	$0	125256
R0079174	Residential	0172132301008	$270,000	$270,000	$0	124424
R0079443	Commercial	0172132318042	$978,901	$978,901	$0	125242
R0080401	Industrial	0172306004001	$3,192,700	$3,192,700	$0	125316
R0080893	Agricultural	0173500000016	$194,391	$194,391	$0	124595
R0081585	Commercial	0181300000184	$1,924,300	$1,924,300	$0	124975
R0083907	Commercial	0182100007002	$5,120,000	$5,120,000	$0	124518

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R0083908	Commercial	0182100007003	$5,120,000	$5,120,000	$0	124518
R0083918	Commercial	0182119003013	$2,520,600	$2,520,600	$0	125116
R0083953	Commercial	0182126004001	$9,025,000	$9,025,000	$0	125034
R0084051	Industrial	0182128001001	$3,819,500	$3,819,500	$0	125331
R0084052	Commercial	0182128002002	$4,729,500	$4,729,500	$0	124912
R0084069	Commercial	0182128006009	$10,066,800	$10,066,800	$0	124833
R0084083	Commercial	0182129000020	$97,030	$97,030	$0	125228
R0084086	Commercial	0182129000035	$1,191,999	$1,191,999	$0	125229
R0084088	Commercial	0182129000039	$938,609	$938,609	$0	125150
R0084111	Commercial	0182129007001	$7,413,401	$7,413,401	$0	124827
R0084238	Commercial	0182130002006	$6,407,800	$6,407,800	$0	125106
R0084239	Commercial	0182130002007	$6,326,100	$6,326,100	$0	125095
R0084241	Commercial	0182130003001	$19,293,301	$19,293,301	$0	125096
R0084242	Commercial	0182130003003	$7,891,100	$7,891,100	$0	125093
R0084243	Commercial	0182130003004	$8,391,401	$8,391,401	$0	125094
R0084244	Commercial	0182130003005	$7,912,200	$7,912,200	$0	125092
R0084246	Commercial	0182130004006	$7,743,500	$7,743,500	$0	125091
R0084247	Commercial	0182130004008	$6,452,900	$6,452,900	$0	125103
R0084248	Commercial	0182130004009	$6,461,901	$6,461,901	$0	125109
R0084258	Commercial	0182130005008	$7,192,000	$7,192,000	$0	124919
R0084263	Commercial	0182130007002	$6,026,201	$6,026,201	$0	125364
R0084264	Commercial	0182130008009	$4,924,900	$4,924,900	$0	124822
R0084266	Commercial	0182130008014	$4,970,000	$4,970,000	$0	125085
R0084267	Commercial	0182130008015	$221,413	$221,413	$0	125128
R0084269	Commercial	0182130008017	$9,012,401	$9,012,401	$0	124814
R0084289	Commercial	0182130012003	$3,405,299	$3,405,299	$0	125352
R0084290	Industrial	0182130012004	$245,382	$245,382	$0	125304
R0084320	Commercial	0182130014007	$708,473	$708,473	$0	125302
R0085523	Commercial	0182131320008	$5,164,800	$5,164,800	$0	124816
R0085907	Commercial	0182132308004	$2,771,999	$2,771,999	$0	125347
R0085943	Commercial	0182132315030	$1,312,057	$1,312,057	$0	124737
R0085963	Commercial	0182132315052	$2,362,900	$2,362,900	$0	124815
R0086203	Commercial	0182133006004	$1,959,700	$1,959,700	$0	125090
R0086215	Commercial	0182133011009	$13,270,000	$13,270,000	$0	124810
R0086216	Commercial	0182133011010	$696,830	$696,830	$0	124810
R0086721	Residential	0182134310004	$300,524	$300,524	$0	124508
R0087316	Residential	0182134416002	$334,740	$334,740	$0	124956
R0087493	Industrial	0182135002001	$3,408,600	$3,408,600	$0	125319
R0087496	Commercial	0182135008001	$5,235,300	$5,235,300	$0	124974
R0087925	Residential	0182305106025	$230,000	$230,000	$0	124548

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Deny						
R0088026	Residential	0182305113006	$271,299	$271,299	$0	124425
R0088202	Residential	0182305120003	$339,540	$339,540	$0	124509
R0088278	Commercial	0182305202020	$1,290,100	$1,290,100	$0	125197
R0089814	Commercial	0182306119006	$994,101	$994,101	$0	124438
R0090148	Commercial	0182306300001	$320,613	$320,613	$0	125084
R0090149	Industrial	0182306300002	$259,000	$259,000	$0	125084
R0090150	Industrial	0182306300003	$4,228,600	$4,228,600	$0	125084
R0090161	Industrial	0182306300019	$6,368,300	$6,368,300	$0	125127
R0090928	Commercial	0182307200012	$5,056,100	$5,056,100	$0	124577
R0090935	Industrial	0182307200033	$2,131,000	$2,131,000	$0	125213
R0090936	Commercial	0182307200034	$1,125,900	$1,125,900	$0	124519
R0090944	Industrial	0182307200044	$2,377,100	$2,377,100	$0	125214
R0090973	Commercial	0182307300038	$3,589,500	$3,589,500	$0	125247
R0090978	Commercial	0182307300043	$2,791,832	$2,791,832	$0	125224
R0090998	Commercial	0182307400020	$4,683,200	$4,683,200	$0	124631
R0091896	Industrial	0182308301003	$7,835,000	$7,835,000	$0	125317
R0091906	Commercial	0182308302002	$5,493,500	$5,493,500	$0	125105
R0091907	Commercial	0182308302003	$4,512,500	$4,512,500	$0	125314
R0091908	Industrial	0182308302005	$1,919,300	$1,919,300	$0	125240
R0091922	Commercial	0182308302038	$1,514,100	$1,514,100	$0	125241
R0091932	Commercial	0182308302065	$4,873,500	$4,873,500	$0	124557
R0091936	Commercial	0182308302070	$2,435,000	$2,435,000	$0	124609
R0091937	Commercial	0182308302071	$253,908	$253,908	$0	124559
R0091938	Commercial	0182308302072	$2,247,000	$2,247,000	$0	124558
R0092347	Commercial	0182317103057	$1,890,900	$1,890,900	$0	125339
R0092375	Commercial	0182317105010	$1,417,200	$1,417,200	$0	125265
R0092647	Commercial	0182317300009	$1,887,800	$1,887,800	$0	124973
R0092694	Commercial	0182317304048	$3,613,800	$3,613,800	$0	125035
R0092696	Commercial	0182317304050	$1,438,800	$1,438,800	$0	125308
R0092718	Commercial	0182317402026	$2,258,000	$2,258,000	$0	125344
R0092739	Commercial	0182317405013	$1,132,500	$1,132,500	$0	124972
R0092807	Commercial	0182318100070	$1,069,800	$1,069,800	$0	124785
R0092809	Industrial	0182318100074	$2,488,500	$2,488,500	$0	124783
R0092811	Commercial	0182318100076	$1,159,800	$1,159,800	$0	124784
R0092822	Commercial	0182318101001	$1,940,099	$1,940,099	$0	125089
R0092840	Industrial	0182318200005	$6,090,000	$6,090,000	$0	125126
R0092865	Commercial	0182318201001	$4,462,602	$4,462,602	$0	125203
R0093018	Commercial	0182325201016	$2,426,998	$2,426,998	$0	124459
R0093111	Commercial	0182325213002	$5,302,400	$5,302,400	$0	125104
R0093882	Commercial	0182326101039	$2,851,000	$2,851,000	$0	124565

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Deny						
R0095016	Residential	0182334325011	$1,037,305	$1,037,305	$0	124639
R0095606	Commercial	0182334425006	$486,000	$486,000	$0	124454
R0095622	Commercial	0182334426011	$2,161,100	$2,161,100	$0	125195
R0095649	Commercial	0182334428007	$876,515	$876,515	$0	124460
R0097858	Commercial	0182501103001	$2,923,600	$2,923,600	$0	125332
R0097983	Commercial	0182501401009	$1,763,700	$1,763,700	$0	124446
R0098019	Commercial	0182502105009	$4,492,000	$4,492,000	$0	125204
R0098098	Commercial	0182502205008	$4,482,699	$4,482,699	$0	124971
R0098117	Commercial	0182502303001	$3,084,101	$3,084,101	$0	125244
R0098149	Commercial	0182502308019	$2,707,500	$2,707,500	$0	125342
R0098163	Commercial	0182502401022	$7,921,400	$7,921,400	$0	124921
R0098164	Commercial	0182502401027	$3,490,401	$3,490,401	$0	124970
R0098167	Commercial	0182502401032	$5,673,800	$5,673,800	$0	125362
R0098213	Commercial	0182502405006	$1,659,300	$1,659,300	$0	125357
R0098554	Commercial	0182503218020	$745,100	$745,100	$0	125161
R0098580	Commercial	0182503401010	$734,674	$734,674	$0	125236
R0098585	Commercial	0182503402005	$7,299,400	$7,299,400	$0	124929
R0098928	Residential	0182504118005	$355,000	$355,000	$0	124945
R0098998	Commercial	0182504200008	$1,059,800	$1,059,800	$0	125179
R0099000	Commercial	0182504201002	$1,445,500	$1,445,500	$0	125218
R0099001	Commercial	0182504201003	$2,450,900	$2,450,900	$0	125219
R0099003	Commercial	0182504201005	$5,905,200	$5,905,200	$0	125175
R0099634	Commercial	0182504301003	$2,549,999	$2,549,999	$0	125334
R0100089	Commercial	0182505216015	$1,219,767	$1,219,767	$0	125340
R0100090	Commercial	0182505216016	$1,142,343	$1,142,343	$0	125223
R0100095	Commercial	0182505218002	$2,528,400	$2,528,400	$0	125318
R0100104	Commercial	0182505220005	$2,610,800	$2,610,800	$0	124563
R0100447	Commercial	0182505318029	$179,800	$179,800	$0	124592
R0100843	Commercial	0182506100039	$612,100	$612,100	$0	124969
R0100895	Commercial	0182506106006	$914,100	$914,100	$0	124968
R0100909	Industrial	0182506110001	$655,000	$655,000	$0	124967
R0100911	Industrial	0182506110002	$765,000	$765,000	$0	124966
R0100918	Commercial	0182506115002	$1,745,615	$1,745,615	$0	125337
R0102990	Commercial	0182507308001	$1,091,900	$1,091,900	$0	125368
R0102991	Commercial	0182507308002	$1,815,301	$1,815,301	$0	125367
R0102992	Commercial	0182507308004	$3,479,200	$3,479,200	$0	125120
R0103020	Commercial	0182508100007	$830,300	$830,300	$0	125205
R0103038	Commercial	0182508102001	$2,161,000	$2,161,000	$0	125312
R0103239	Residential	0182508300047	$48,900	$48,900	$0	124547
R0103453	Industrial	0182510101017	$7,364,400	$7,364,400	$0	124963

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Deny						
R0103480	Commercial	0182510200024	$4,989,499	$4,989,499	$0	125379
R0103490	Commercial	0182510200047	$2,318,277	$2,318,277	$0	125294
R0103518	Commercial	0182510301029	$4,505,301	$4,505,301	$0	125102
R0103521	Commercial	0182510301032	$4,309,100	$4,309,100	$0	125345
R0103523	Commercial	0182510301034	$4,484,800	$4,484,800	$0	125119
R0103537	Commercial	0182510302016	$3,559,500	$3,559,500	$0	124962
R0103540	Industrial	0182510401013	$6,616,401	$6,616,401	$0	125341
R0103572	Commercial	0182510406010	$2,537,700	$2,537,700	$0	124812
R0103577	Commercial	0182510407022	$1,236,200	$1,236,200	$0	125333
R0103584	Commercial	0182510407043	$4,259,800	$4,259,800	$0	124614
R0103603	Commercial	0182510408002	$1,930,000	$1,930,000	$0	125276
R0103606	Commercial	0182510408008	$3,384,400	$3,384,400	$0	125363
R0103607	Commercial	0182510408009	$1,599,500	$1,599,500	$0	125220
R0103609	Commercial	0182510409001	$4,254,300	$4,254,300	$0	125016
R0103610	Commercial	0182510409002	$3,991,600	$3,991,600	$0	124615
R0103611	Industrial	0182510409003	$1,148,900	$1,148,900	$0	124613
R0103628	Commercial	0182511200005	$423,351	$423,351	$0	124521
R0103651	Commercial	0182511202010	$3,736,400	$3,736,400	$0	125015
R0103774	Commercial	0182511400040	$445,700	$445,700	$0	125301
R0103775	Commercial	0182511400049	$55,539	$55,539	$0	125149
R0103779	Commercial	0182511400063	$5,453,700	$5,453,700	$0	125309
R0103780	Commercial	0182511400064	$75,903	$75,903	$0	125300
R0103781	Industrial	0182511402001	$11,755,100	$11,755,100	$0	125348
R0103785	Commercial	0182511405009	$3,352,100	$3,352,100	$0	124487
R0103786	Commercial	0182511405010	$4,235,000	$4,235,000	$0	124488
R0103787	Commercial	0182511405011	$4,125,700	$4,125,700	$0	124489
R0103788	Commercial	0182511405012	$3,881,700	$3,881,700	$0	124490
R0103789	Commercial	0182511405013	$2,797,399	$2,797,399	$0	124491
R0103790	Commercial	0182511405014	$3,468,200	$3,468,200	$0	124492
R0104009	Residential	0182515101001	$120,000	$120,000	$0	124494
R0104010	Residential	0182515101002	$40,001	$40,001	$0	124495
R0104011	Residential	0182515101003	$390,000	$390,000	$0	124496
R0104012	Residential	0182515101004	$120,000	$120,000	$0	124497
R0104022	Residential	0182515101022	$120,000	$120,000	$0	124493
R0104119	Commercial	0182515200014	$6,666,899	$6,666,899	$0	125110
R0104123	Commercial	0182515202003	$7,252,200	$7,252,200	$0	125014
R0104125	Commercial	0182515202005	$3,154,100	$3,154,100	$0	125082
R0104136	Commercial	0182515206003	$8,399,400	$8,399,400	$0	124668
R0105147	Commercial	0182518100030	$230,999	$230,999	$0	125258
R0105409	Commercial	0182518120005	$5,487,200	$5,487,200	$0	125320

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R0105411	Commercial	0182518120007	$899,000	$899,000	$0	125208
R0105412	Industrial	0182518121003	$3,181,001	$3,181,001	$0	124439
R0105447	Commercial	0182518207001	$4,223,700	$4,223,700	$0	124442
R0105461	Commercial	0182518231006	$732,198	$732,198	$0	125245
R0107873	Industrial	0182126007012	$2,334,900	$2,334,900	$0	125353
R0107940	Industrial	0182325103007	$19,022,000	$19,022,000	$0	124813
R0108153	Industrial	0182510407074	$9,443,799	$9,443,799	$0	124556
R0108251	Commercial	0172121011009	$5,067,801	$5,067,801	$0	125193
R0108350	Industrial	0182129007005	$7,940,600	$7,940,600	$0	124825
R0108352	Commercial	0182100011001	$8,470,000	$8,470,000	$0	125133
R0108359	Industrial	0182128006013	$9,835,000	$9,835,000	$0	124820
R0108444	Commercial	0182502303012	$4,966,300	$4,966,300	$0	125370
R0109695	Commercial	0157334301005	$4,448,700	$4,448,700	$0	124913
R0109958	Commercial	0182100013001	$4,213,800	$4,213,800	$0	124619
R0109963	Commercial	0182100011005	$10,600,000	$10,600,000	$0	124910
R0110355	Industrial	0182128004008	$10,944,600	$10,944,600	$0	124831
R0110497	Commercial	0182505217006	$1,058,700	$1,058,700	$0	124871
R0110650	Commercial	0157334009029	$6,039,100	$6,039,100	$0	124772
R0110670	Commercial	0157131209009	$975,900	$975,900	$0	125225
R0110672	Commercial	0157131209011	$1,738,560	$1,738,560	$0	125158
R0110809	Industrial	0171911101041	$2,857,700	$2,857,700	$0	125013
R0110915	Industrial	0172115006005	$4,855,100	$4,855,100	$0	125346
R0110916	Industrial	0172115006006	$3,343,800	$3,343,800	$0	125338
R0111258	Industrial	0182128004009	$9,563,300	$9,563,300	$0	124819
R0111444	Commercial	0157333006024	$5,534,100	$5,534,100	$0	125365
R0111915	Industrial	0182132309004	$9,016,599	$9,016,599	$0	124444
R0112069	Commercial	0171915108003	$2,000,000	$2,000,000	$0	125012
R0112267	Commercial	0157334004031	$1,895,400	$1,895,400	$0	125296
R0113338	Residential	0157112412001	$26,044,845	$26,044,845	$0	125045
R0113646	Commercial	0171919324002	$2,518,700	$2,518,700	$0	124622
R0113837	Commercial	0171936305003	$5,939,000	$5,939,000	$0	125343
R0113897	Commercial	0182129009007	$6,629,900	$6,629,900	$0	124823
R0114026	Commercial	0182510102023	$2,683,500	$2,683,500	$0	125011
R0114027	Commercial	0182510102024	$4,362,900	$4,362,900	$0	124939
R0114338	Commercial	0156900022003	$44,020,000	$44,020,000	$0	124936
R0114737	Commercial	0172116009006	$636,600	$636,600	$0	124845
R0114779	Commercial	0182128003014	$2,578,600	$2,578,600	$0	125329
R0114806	Commercial	0172115009003	$2,846,700	$2,846,700	$0	124715
R0114808	Commercial	0172115009005	$3,094,000	$3,094,000	$0	125190
R0114809	Industrial	0172115009006	$1,514,100	$1,514,100	$0	125355

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Deny						
R0114828	Commercial	0171927114006	$2,375,000	$2,375,000	$0	125293
R0114862	Commercial	0171930219021	$1,122,933	$1,122,933	$0	125275
R0114866	Commercial	0171935302054	$4,500,000	$4,500,000	$0	124448
R0115204	Commercial	0182505407025	$3,180,000	$3,180,000	$0	125227
R0115331	Commercial	0182129011001	$10,632,000	$10,632,000	$0	124826
R0115385	Residential	0157131323047	$35,398,782	$35,398,782	$0	124760
R0115393	Residential	0157131323048	$33,183,902	$33,183,902	$0	124761
R0115399	Residential	0157131323049	$4,020,722	$4,020,722	$0	124762
R0115401	Residential	0157131323050	$23,082	$23,082	$0	124763
R0115412	Industrial	0182129012001	$12,325,500	$12,325,500	$0	124830
R0115915	Commercial	0171932317010	$990,616	$990,616	$0	125141
R0115917	Commercial	0171932317012	$4,683,615	$4,683,615	$0	125143
R0116055	Industrial	0171911102051	$2,997,600	$2,997,600	$0	125366
R0116056	Industrial	0171911102052	$2,595,000	$2,595,000	$0	125361
R0116144	Commercial	0171906202003	$1,340,900	$1,340,900	$0	124867
R0117477	Commercial	0182129301001	$622,165	$622,165	$0	125273
R0118127	Commercial	0172115403004	$764,478	$764,478	$0	125129
R0118160	Commercial	0182132316016	$4,286,200	$4,286,200	$0	125369
R0118416	Commercial	0182502204013	$3,284,499	$3,284,499	$0	125326
R0118564	Commercial	0172115301004	$3,091,858	$3,091,858	$0	125243
R0118946	Commercial	0171904211003	$2,239,488	$2,239,488	$0	125269
R0118947	Commercial	0182129214003	$2,748,700	$2,748,700	$0	125238
R0118948	Industrial	0182129200048	$791,366	$791,366	$0	125151
R0119605	Commercial	0172116302001	$5,880,000	$5,880,000	$0	125290
R0120374	Commercial	0156918101010	$2,460,826	$2,460,826	$0	125010
R0121100	Commercial	0171917113007	$3,111,301	$3,111,301	$0	125009
R0121104	Commercial	0171917113008	$695,500	$695,500	$0	125008
R0121108	Commercial	0171917113011	$2,347,900	$2,347,900	$0	125007
R0121197	Commercial	0182502402042	$8,846,700	$8,846,700	$0	124836
R0121200	Residential	0171912301001	$88,773,425	$88,773,425	$0	125054
R0121201	Residential	0171912301002	$44,592,002	$44,592,002	$0	125053
R0121202	Residential	0171912301003	$172,980	$172,980	$0	125052
R0121203	Residential	0171912301004	$50,378	$50,378	$0	125051
R0121751	Commercial	0182510201006	$2,500,000	$2,500,000	$0	125222
R0121833	Industrial	0182514211002	$3,761,800	$3,761,800	$0	125380
R0122443	Commercial	0172115100001	$4,286,900	$4,286,900	$0	125322
R0122465	Commercial	0157112410011	$936,500	$936,500	$0	125181
R0123599	Commercial	0156918101013	$2,976,909	$2,976,909	$0	125006
R0123600	Commercial	0156918101014	$6,105,601	$6,105,601	$0	125005
R0123601	Commercial	0157333401001	$7,748,006	$7,748,006	$0	124686

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Deny						
R0124385	Commercial	0171932300083	$1,742,688	$1,742,688	$0	125267
R0124386	Commercial	0171930223009	$1,497,184	$1,497,184	$0	125249
R0124387	Commercial	0171930223008	$1,497,184	$1,497,184	$0	125250
R0124411	Residential	0171924105021	$319,241	$319,241	$0	124426
R0124505	Commercial	0182129101001	$5,120,743	$5,120,743	$0	125262
R0125404	Commercial	0171930223007	$2,185,574	$2,185,574	$0	125253
R0125405	Commercial	0171930223006	$2,178,317	$2,178,317	$0	125252
R0128655	Residential	0172110309001	$13,193,060	$13,193,060	$0	125122
R0128658	Residential	0172110309011	$6,478,953	$6,478,953	$0	125050
R0128669	Residential	0172110305001	$10,527,552	$10,527,552	$0	125121
R0128670	Residential	0172110305002	$6,478,953	$6,478,953	$0	125049
R0129031	Commercial	0171922102008	$6,279,930	$6,279,930	$0	124704
R0129054	Industrial	0182508103012	$1,989,800	$1,989,800	$0	124961
R0129784	Commercial	0157335301010	$1,246,000	$1,246,000	$0	124538
R0129786	Commercial	0157335301009	$4,703,900	$4,703,900	$0	124532
R0129788	Commercial	0157335301008	$1,393,700	$1,393,700	$0	124531
R0129963	Residential	0182518253004	$26,358,498	$26,358,498	$0	124765
R0130341	Industrial	0182130103001	$8,549,200	$8,549,200	$0	125086
R0131306	Industrial	0156911106010	$8,312,800	$8,312,800	$0	125004
R0131378	Residential	0182518253002	$19,962,110	$19,962,110	$0	124767
R0132277	Commercial	0182119302004	$8,076,100	$8,076,100	$0	125088
R0132278	Commercial	0182119302003	$8,076,100	$8,076,100	$0	125087
R0133383	Commercial	0182502403044	$2,423,900	$2,423,900	$0	125371
R0133384	Commercial	0182502403043	$238,900	$238,900	$0	125152
R0136843	Residential	0182518253005	$9,394	$9,394	$0	124766
R0137071	Commercial	0182132201001	$1,152,200	$1,152,200	$0	125372
R0137072	Commercial	0171906202013	$6,647,500	$6,647,500	$0	124621
R0137073	Commercial	0171906202014	$4,594,575	$4,594,575	$0	125259
R0137076	Residential	0157334315001	$64,010,742	$64,010,742	$0	125048
R0137078	Residential	0157334316002	$15,000	$15,000	$0	125048
R0137095	Industrial	0172115101003	$4,765,200	$4,765,200	$0	125083
R0137098	Commercial	0172115101006	$5,415,000	$5,415,000	$0	125350
R0137101	Commercial	0172115102001	$5,100,000	$5,100,000	$0	125100
R0137130	Residential	0156915201002	$27,724,042	$27,724,042	$0	124805
R0137585	Commercial	0172117402002	$1,022,000	$1,022,000	$0	125226
R0137634	Commercial	0182129102003	$8,762,600	$8,762,600	$0	124824
R0138738	Commercial	0171910302007	$43,018,997	$43,018,997	$0	124840
R0138739	Commercial	0171910302014	$1,199,600	$1,199,600	$0	124841
R0138740	Commercial	0171910302013	$1,391,500	$1,391,500	$0	124842
R0138744	Commercial	0171910302009	$671,000	$671,000	$0	124843

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Deny						
R0138745	Commercial	0171910302008	$4,337,105	$4,337,105	$0	124818
R0138750	Commercial	0171913113002	$2,780,800	$2,780,800	$0	125177
R0138878	Residential	0172110214005	$269,439	$269,439	$0	124788
R0138879	Residential	0172110214006	$263,013	$263,013	$0	124789
R0138880	Residential	0172110310011	$263,013	$263,013	$0	124790
R0138881	Residential	0172110310012	$263,013	$263,013	$0	124791
R0138882	Residential	0172110310013	$285,785	$285,785	$0	124792
R0138935	Residential	0172110104004	$285,785	$285,785	$0	124793
R0138936	Residential	0172110104005	$263,013	$263,013	$0	124794
R0138937	Residential	0172110104006	$263,013	$263,013	$0	124795
R0138938	Residential	0172110104007	$263,013	$263,013	$0	124796
R0138939	Residential	0172110104008	$269,439	$269,439	$0	124797
R0138940	Residential	0172110104009	$269,439	$269,439	$0	124798
R0138941	Residential	0172110104010	$263,013	$263,013	$0	124799
R0138942	Residential	0172110104011	$263,013	$263,013	$0	124800
R0138943	Residential	0172110104012	$263,013	$263,013	$0	124801
R0138944	Residential	0172110104013	$285,785	$285,785	$0	124802
R0139061	Commercial	0172110100001	$48,770,000	$48,770,000	$0	124669
R0139062	Commercial	0172110108001	$1,089,000	$1,089,000	$0	125124
R0139063	Commercial	0172110108001	$2,347,300	$2,347,300	$0	125124
R0139064	Commercial	0182128301001	$10,404,900	$10,404,900	$0	124832
R0139490	Residential	0156903311010	$406,790	$406,790	$0	124413
R0139676	Residential	0156903205021	$386,257	$386,257	$0	124553
R0140926	Residential	0156910205001	$435,000	$435,000	$0	124591
R0141062	Commercial	0157335302008	$1,598,000	$1,598,000	$0	124536
R0141063	Commercial	0157335302009	$1,751,400	$1,751,400	$0	124537
R0141064	Commercial	0157335302007	$2,550,200	$2,550,200	$0	124539
R0141234	Commercial	0182508103026	$1,612,900	$1,612,900	$0	124775
R0141594	Commercial	0182507200044	$4,684,230	$4,684,230	$0	125292
R0141853	Residential	0157334316003	$62,162,601	$62,162,601	$0	125048
R0141854	Residential	0157334316004	$4,983	$4,983	$0	125048
R0144744	Commercial	0156907206018	$1,279,099	$1,279,099	$0	125003
R0144990	Commercial	0157335301018	$1,614,400	$1,614,400	$0	124535
R0145104	Commercial	0182132202001	$1,465,700	$1,465,700	$0	124835
R0145120	Commercial	0171922406005	$2,128,000	$2,128,000	$0	125324
R0145121	Commercial	0171922406004	$2,328,300	$2,328,300	$0	125166
R0145122	Commercial	0171922406003	$364,676	$364,676	$0	125167
R0145873	Residential	0171906102002	$52,090,362	$52,090,362	$0	125065
R0145874	Residential	0171906104001	$51,289,551	$51,289,551	$0	125058
R0145875	Residential	0171906103001	$9,500	$9,500	$0	125057

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Deny						
R0145915	Commercial	0182120402002	$11,855,502	$11,855,502	$0	125123
R0146016	Residential	0156701202021	$631,135	$631,135	$0	124427
R0147985	Commercial	0182120301001	$6,768,800	$6,768,800	$0	125115
R0148347	Industrial	0171936300078	$1,591,637	$1,591,637	$0	125153
R0149872	Commercial	0171905410003	$2,788,794	$2,788,794	$0	124694
R0151445	Commercial	0171915102028	$5,589,600	$5,589,600	$0	125139
R0151448	Commercial	0157119301010	$1,567,300	$1,567,300	$0	125274
R0151826	Commercial	0182507306015	$1,652,821	$1,652,821	$0	125263
R0152698	Industrial	0182508103045	$3,244,400	$3,244,400	$0	125373
R0152719	Commercial	0182133201003	$8,553,000	$8,553,000	$0	125098
R0152762	Industrial	0171911102054	$7,000,000	$7,000,000	$0	125002
R0152778	Commercial	0157327404002	$1,822,700	$1,822,700	$0	125001
R0153235	Commercial	0171915411008	$2,533,700	$2,533,700	$0	124817
R0153284	Residential	0157105403025	$684,120	$684,120	$0	124429
R0153542	Commercial	0182509102003	$4,574,100	$4,574,100	$0	125000
R0155097	Commercial	0182503218042	$262,000	$262,000	$0	124844
R0155967	Commercial	0182503218048	$1,581,490	$1,581,490	$0	124776
R0156401	Residential	0171906131006	$547,874	$547,874	$0	124955
R0156593	Commercial	0182334429025	$724,700	$724,700	$0	125199
R0157664	Commercial	0172132216014	$2,572,100	$2,572,100	$0	124441
R0157689	Commercial	0156907229001	$359,270	$359,270	$0	125172
R0157693	Commercial	0156907228004	$1,764,323	$1,764,323	$0	125173
R0159145	Residential	0156910117005	$377,983	$377,983	$0	124434
R0159418	Commercial	0182326407015	$1,419,400	$1,419,400	$0	124473
R0160369	Commercial	0156906313018	$1,569,099	$1,569,099	$0	125221
R0160457	Commercial	0182507305003	$1,297,600	$1,297,600	$0	125321
R0160827	Commercial	0182507302003	$2,433,300	$2,433,300	$0	125328
R0160828	Industrial	0182507302004	$1,606,801	$1,606,801	$0	125216
R0161412	Commercial	0157336410159	$3,887,500	$3,887,500	$0	124868
R0161679	Commercial	0182505206007	$362,000	$362,000	$0	125206
R0162801	Commercial	0182132407014	$2,604,430	$2,604,430	$0	125201
R0164406	Industrial	0182511313003	$1,107,200	$1,107,200	$0	125202
R0168288	Residential	0182110106007	$456,727	$456,727	$0	124957
R0168574	Commercial	0182129404001	$2,969,001	$2,969,001	$0	125374
R0168673	Commercial	0172115102013	$1,662,600	$1,662,600	$0	124714
R0168674	Industrial	0172115102013	$715,691	$715,691	$0	124713
R0168675	Commercial	0172115102014	$342,599	$342,599	$0	124712
R0168855	Residential	0157102401022	$723,166	$723,166	$0	124502
R0168920	Commercial	0157135401006	$2,494,599	$2,494,599	$0	124870
R0169132	Commercial	0157315301001	$622,800	$622,800	$0	124482

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Deny						
R0169170	Commercial	0157332401010	$1,696,000	$1,696,000	$0	125140
R0169171	Commercial	0157332401009	$7,374,199	$7,374,199	$0	125140
R0169176	Commercial	0157332401008	$4,949,424	$4,949,424	$0	124837
R0170471	Commercial	0156907228014	$1,496,200	$1,496,200	$0	125171
R0170688	Residential	0157109117030	$87,650	$87,650	$0	124990
R0170689	Residential	0157109117031	$87,650	$87,650	$0	124990
R0170690	Residential	0157109117032	$87,650	$87,650	$0	124990
R0170691	Residential	0157109117033	$87,650	$87,650	$0	124990
R0170692	Residential	0157109117034	$87,650	$87,650	$0	124990
R0170693	Residential	0157109117035	$87,650	$87,650	$0	124990
R0170694	Residential	0157109119038	$87,650	$87,650	$0	124990
R0170695	Residential	0157109119037	$87,650	$87,650	$0	124990
R0170696	Residential	0157109119036	$87,650	$87,650	$0	124990
R0170697	Residential	0157109119035	$87,650	$87,650	$0	124990
R0170698	Residential	0157109119034	$87,650	$87,650	$0	124990
R0170699	Residential	0157109119033	$87,650	$87,650	$0	124990
R0170700	Residential	0157109119032	$87,650	$87,650	$0	124990
R0170701	Residential	0157109119031	$87,650	$87,650	$0	124990
R0170716	Residential	0157109119039	$87,650	$87,650	$0	124990
R0170717	Residential	0157109119040	$87,650	$87,650	$0	124990
R0170718	Residential	0157109119041	$87,650	$87,650	$0	124990
R0170719	Residential	0157109119042	$62,607	$62,607	$0	124990
R0170720	Residential	0157109119043	$62,607	$62,607	$0	124990
R0170721	Residential	0157109117036	$87,650	$87,650	$0	124990
R0170722	Residential	0157109117037	$87,650	$87,650	$0	124990
R0170723	Residential	0157109117038	$87,650	$87,650	$0	124990
R0170724	Residential	0157109117039	$87,650	$87,650	$0	124990
R0170725	Residential	0157109117040	$87,650	$87,650	$0	124990
R0170726	Residential	0157109117041	$87,650	$87,650	$0	124990
R0170727	Residential	0157109117042	$87,650	$87,650	$0	124990
R0170728	Residential	0157109117043	$87,650	$87,650	$0	124990
R0170729	Residential	0157109117044	$87,650	$87,650	$0	124990
R0170730	Residential	0157109117045	$87,650	$87,650	$0	124990
R0170731	Residential	0157109117046	$87,650	$87,650	$0	124990
R0170732	Residential	0157109117047	$87,650	$87,650	$0	124990
R0170733	Residential	0157109117048	$87,650	$87,650	$0	124990
R0170734	Residential	0157109117049	$87,650	$87,650	$0	124990
R0170735	Residential	0157109117050	$87,650	$87,650	$0	124990
R0170736	Residential	0157109117051	$87,650	$87,650	$0	124990
R0170737	Residential	0157109117052	$87,650	$87,650	$0	124990

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Deny						
R0170785	Residential	0157109119054	$574,333	$574,333	$0	124990
R0170786	Residential	0157109119053	$623,483	$623,483	$0	124990
R0170787	Residential	0157109119052	$530,794	$530,794	$0	124990
R0170788	Residential	0157109119051	$562,290	$562,290	$0	124990
R0170789	Residential	0157109119050	$561,009	$561,009	$0	124990
R0170790	Residential	0157109119049	$621,607	$621,607	$0	124990
R0170791	Residential	0157109119048	$600,023	$600,023	$0	124990
R0170792	Residential	0157109119047	$477,302	$477,302	$0	124990
R0170793	Residential	0157109119046	$561,032	$561,032	$0	124990
R0170794	Residential	0157109119045	$87,650	$87,650	$0	124990
R0170795	Residential	0157109119044	$87,650	$87,650	$0	124990
R0170796	Residential	0157109120001	$62,607	$62,607	$0	124990
R0170797	Residential	0157109120002	$505,787	$505,787	$0	124990
R0170798	Residential	0157109120003	$567,185	$567,185	$0	124990
R0170799	Residential	0157109120004	$544,801	$544,801	$0	124990
R0170800	Residential	0157109120005	$566,458	$566,458	$0	124990
R0170801	Residential	0157109120006	$478,437	$478,437	$0	124990
R0170802	Residential	0157109120007	$517,313	$517,313	$0	124990
R0170803	Residential	0157109120008	$508,532	$508,532	$0	124990
R0170804	Residential	0157109120009	$62,607	$62,607	$0	124990
R0171731	Residential	0157109419024	$598,656	$598,656	$0	124428
R0172825	Commercial	0157333305005	$7,433,201	$7,433,201	$0	124999
R0173032	Commercial	0172317204030	$1,984,000	$1,984,000	$0	125257
R0173164	Commercial	0171910205043	$313,900	$313,900	$0	124666
R0173798	Commercial	0172112303065	$1,391,900	$1,391,900	$0	125154
R0173799	Commercial	0172112303066	$1,416,700	$1,416,700	$0	125155
R0174237	Commercial	0172114104003	$247,051	$247,051	$0	124685
R0174238	Commercial	0172114104004	$97,695	$97,695	$0	124677
R0174239	Commercial	0172114104001	$129,057	$129,057	$0	124684
R0174240	Commercial	0172114102005	$164,412	$164,412	$0	124683
R0174241	Commercial	0172114102006	$134,092	$134,092	$0	124682
R0174242	Commercial	0172114102007	$164,954	$164,954	$0	124681
R0174243	Commercial	0172114102002	$136,224	$136,224	$0	124680
R0174247	Commercial	0157315301006	$12,000,000	$12,000,000	$0	124851
R0174253	Commercial	0172114102004	$364,364	$364,364	$0	124678
R0174254	Commercial	0172114104002	$348,471	$348,471	$0	124679
R0174668	Commercial	0182133204007	$1,933,900	$1,933,900	$0	125315
R0174706	Commercial	0156903322019	$3,211,652	$3,211,652	$0	125184
R0175483	Commercial	0182318101003	$2,581,500	$2,581,500	$0	124998
R0175508	Commercial	0182120403002	$8,700,000	$8,700,000	$0	125136

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Deny						
R0175858	Commercial	0157129310042	$2,473,000	$2,473,000	$0	124620
R0175863	Commercial	0171926207039	$1,728,300	$1,728,300	$0	124693
R0175864	Commercial	0171926207037	$1,969,300	$1,969,300	$0	124695
R0176082	Commercial	0171920412016	$1,772,667	$1,772,667	$0	125182
R0176222	Residential	0172316410017	$90,000	$90,000	$0	124987
R0176241	Residential	0172316409022	$90,000	$90,000	$0	124987
R0176243	Residential	0172316409020	$90,000	$90,000	$0	124987
R0176244	Residential	0172316409019	$90,000	$90,000	$0	124987
R0176245	Residential	0172316409018	$90,000	$90,000	$0	124987
R0176246	Residential	0172316409017	$90,000	$90,000	$0	124987
R0176247	Residential	0172316409016	$90,000	$90,000	$0	124987
R0176248	Residential	0172316409015	$90,000	$90,000	$0	124987
R0176249	Residential	0172316409014	$90,000	$90,000	$0	124987
R0176250	Residential	0172316409013	$90,000	$90,000	$0	124987
R0176251	Residential	0172316409012	$90,000	$90,000	$0	124987
R0176252	Residential	0172316409011	$90,000	$90,000	$0	124987
R0176253	Residential	0172316409010	$90,000	$90,000	$0	124987
R0176254	Residential	0172316409009	$90,000	$90,000	$0	124987
R0176255	Residential	0172316409008	$90,000	$90,000	$0	124987
R0176256	Residential	0172316409007	$90,000	$90,000	$0	124987
R0176290	Residential	0172316407007	$90,000	$90,000	$0	124987
R0176302	Residential	0172316411028	$90,000	$90,000	$0	124987
R0176339	Residential	0172316412009	$90,000	$90,000	$0	124987
R0176340	Residential	0172316412008	$90,000	$90,000	$0	124987
R0176342	Residential	0172316412006	$90,000	$90,000	$0	124987
R0176348	Residential	0172316413014	$90,000	$90,000	$0	124987
R0176353	Residential	0172316413009	$90,000	$90,000	$0	124987
R0176370	Residential	0172316415014	$90,000	$90,000	$0	124987
R0176371	Residential	0172316415013	$90,000	$90,000	$0	124987
R0176372	Residential	0172316415012	$90,000	$90,000	$0	124987
R0176373	Residential	0172316415011	$90,000	$90,000	$0	124987
R0176374	Residential	0172316415010	$90,000	$90,000	$0	124987
R0176376	Residential	0172316415008	$90,000	$90,000	$0	124987
R0176377	Residential	0172316415007	$90,000	$90,000	$0	124987
R0176378	Residential	0172316415006	$90,000	$90,000	$0	124987
R0176379	Residential	0172316415005	$90,000	$90,000	$0	124987
R0176388	Residential	0172316417009	$90,000	$90,000	$0	124987
R0176389	Residential	0172316417008	$90,000	$90,000	$0	124987
R0176394	Residential	0172316417003	$90,000	$90,000	$0	124987
R0176397	Residential	0172316416014	$90,000	$90,000	$0	124987

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Deny						
R0176398	Residential	0172316416013	$90,000	$90,000	$0	124987
R0176399	Residential	0172316416012	$90,000	$90,000	$0	124987
R0176400	Residential	0172316416011	$90,000	$90,000	$0	124987
R0176401	Residential	0172316416010	$90,000	$90,000	$0	124987
R0176402	Residential	0172316416009	$90,000	$90,000	$0	124987
R0176403	Residential	0172316416008	$90,000	$90,000	$0	124987
R0176405	Residential	0172316416006	$90,000	$90,000	$0	124987
R0176406	Residential	0172316416005	$90,000	$90,000	$0	124987
R0176410	Residential	0172316416001	$90,000	$90,000	$0	124987
R0177297	Commercial	0182507309004	$1,491,501	$1,491,501	$0	124918
R0177298	Commercial	0182507309005	$985,501	$985,501	$0	125335
R0178216	Commercial	0157324418016	$2,694,600	$2,694,600	$0	125196
R0178570	Commercial	0156905335004	$709,853	$709,853	$0	124997
R0178638	Industrial	0182509401001	$346,240	$346,240	$0	124633
R0178802	Commercial	0182503219006	$11,529,590	$11,529,590	$0	124996
R0178862	Residential	0171922401007	$19,695,489	$19,695,489	$0	125070
R0178863	Residential	0171922401008	$51,266,060	$51,266,060	$0	125070
R0178864	Residential	0171922401009	$1,181,132	$1,181,132	$0	125070
R0178865	Residential	0171922401010	$268,861	$268,861	$0	125070
R0178959	Residential	0171914131004	$105,654,201	$105,654,201	$0	125044
R0179053	Commercial	0182129213007	$1,255,479	$1,255,479	$0	125351
R0179092	Commercial	0157334406002	$8,703,900	$8,703,900	$0	125298
R0179144	Commercial	0182317107023	$1,603,892	$1,603,892	$0	124874
R0179233	Commercial	0171906101012	$1,750,000	$1,750,000	$0	125272
R0179770	Commercial	0157315301028	$177,946	$177,946	$0	124480
R0179819	Commercial	0157325204001	$3,121,220	$3,121,220	$0	124995
R0179951	Commercial	0172122201016	$7,942,500	$7,942,500	$0	125356
R0180004	Commercial	0182120403003	$12,120,001	$12,120,001	$0	124777
R0180006	Commercial	0182128102011	$2,531,088	$2,531,088	$0	125284
R0180307	Commercial	0182516102010	$1,893,838	$1,893,838	$0	125027
R0180308	Commercial	0182516102011	$7,700,700	$7,700,700	$0	125027
R0180450	Commercial	0171932106034	$377,300	$377,300	$0	124779
R0180526	Commercial	0171906101016	$3,453,800	$3,453,800	$0	124530
R0180527	Commercial	0171906101017	$322,362	$322,362	$0	124525
R0180532	Residential	0171915413006	$69,270,746	$69,270,746	$0	124774
R0180897	Commercial	0156908105119	$1,837,498	$1,837,498	$0	125200
R0180951	Commercial	0182126101004	$10,672,000	$10,672,000	$0	125377
R0180971	Commercial	0171927301008	$1,362,600	$1,362,600	$0	125168
R0180976	Commercial	0182509401006	$6,003,300	$6,003,300	$0	125246
R0181330	Residential	0171924101039	$761,674	$761,674	$0	124782

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Deny						
R0183440	Commercial	0157332401026	$1,589,800	$1,589,800	$0	125261
R0183780	Commercial	0157322101049	$2,787,700	$2,787,700	$0	125198
R0184248	Residential	0172309217005	$579,111	$579,111	$0	124719
R0184337	Residential	0157120203002	$79,981	$79,981	$0	124989
R0184338	Residential	0157120203003	$79,981	$79,981	$0	124989
R0184339	Residential	0157120203004	$79,981	$79,981	$0	124989
R0184340	Residential	0157120203005	$79,981	$79,981	$0	124989
R0184348	Residential	0157120203013	$79,981	$79,981	$0	124989
R0184416	Residential	0157120206012	$79,981	$79,981	$0	124989
R0184439	Residential	0157120208002	$79,981	$79,981	$0	124989
R0184440	Residential	0157120208003	$79,981	$79,981	$0	124989
R0184441	Residential	0157120208004	$79,981	$79,981	$0	124989
R0184442	Residential	0157120208005	$79,981	$79,981	$0	124989
R0184443	Residential	0157120208006	$79,981	$79,981	$0	124989
R0184445	Residential	0157120208008	$79,981	$79,981	$0	124989
R0184446	Residential	0157120208009	$79,981	$79,981	$0	124989
R0184447	Residential	0157120208010	$79,981	$79,981	$0	124989
R0184452	Residential	0157120209003	$79,981	$79,981	$0	124989
R0184453	Residential	0157120209004	$79,981	$79,981	$0	124989
R0184455	Residential	0157120209006	$79,981	$79,981	$0	124989
R0184458	Residential	0157120209009	$79,981	$79,981	$0	124989
R0184459	Residential	0157120209010	$79,981	$79,981	$0	124989
R0184702	Commercial	0172318102015	$1,833,400	$1,833,400	$0	125159
R0184706	Residential	0157109117120	$62,607	$62,607	$0	124990
R0184707	Residential	0157109117121	$62,607	$62,607	$0	124990
R0184708	Residential	0157109117122	$62,607	$62,607	$0	124990
R0184709	Residential	0157109117123	$62,607	$62,607	$0	124990
R0184710	Residential	0157109117124	$62,607	$62,607	$0	124990
R0184711	Residential	0157109117125	$62,607	$62,607	$0	124990
R0184712	Residential	0157109117126	$62,607	$62,607	$0	124990
R0184713	Residential	0157109117127	$62,607	$62,607	$0	124990
R0184714	Residential	0157109117128	$87,650	$87,650	$0	124990
R0184715	Residential	0157109117129	$87,650	$87,650	$0	124990
R0184716	Residential	0157109117130	$87,650	$87,650	$0	124990
R0184717	Residential	0157109117131	$87,650	$87,650	$0	124990
R0184718	Residential	0157109117132	$87,650	$87,650	$0	124990
R0184719	Residential	0157109117133	$87,650	$87,650	$0	124990
R0184720	Residential	0157109117134	$87,650	$87,650	$0	124990
R0184721	Residential	0157109117135	$87,650	$87,650	$0	124990
R0184722	Residential	0157109117136	$87,650	$87,650	$0	124990

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0184723	Residential	0157109117137	$87,650	$87,650	$0	124990
R0184724	Residential	0157109117138	$87,650	$87,650	$0	124990
R0184725	Residential	0157109117139	$87,650	$87,650	$0	124990
R0184726	Residential	0157109117140	$87,650	$87,650	$0	124990
R0184727	Residential	0157109117141	$87,650	$87,650	$0	124990
R0184728	Residential	0157109117142	$87,650	$87,650	$0	124990
R0184729	Residential	0157109117143	$87,650	$87,650	$0	124990
R0184730	Residential	0157109117144	$62,607	$62,607	$0	124990
R0184731	Residential	0157109117145	$87,650	$87,650	$0	124990
R0184732	Residential	0157109117146	$87,650	$87,650	$0	124990
R0184733	Residential	0157109117147	$87,650	$87,650	$0	124990
R0184734	Residential	0157109117148	$87,650	$87,650	$0	124990
R0184735	Residential	0157109117149	$87,650	$87,650	$0	124990
R0184736	Residential	0157109117150	$87,650	$87,650	$0	124990
R0184737	Residential	0157109117151	$87,650	$87,650	$0	124990
R0184738	Residential	0157109117152	$62,607	$62,607	$0	124990
R0184739	Residential	0157109117153	$87,650	$87,650	$0	124990
R0184740	Residential	0157109117154	$87,650	$87,650	$0	124990
R0184741	Residential	0157109117155	$87,650	$87,650	$0	124990
R0184742	Residential	0157109117156	$87,650	$87,650	$0	124990
R0184743	Residential	0157109117157	$87,650	$87,650	$0	124990
R0184744	Residential	0157109117158	$87,650	$87,650	$0	124990
R0184745	Residential	0157109117159	$87,650	$87,650	$0	124990
R0184746	Residential	0157109117160	$87,650	$87,650	$0	124990
R0184747	Residential	0157109117161	$62,607	$62,607	$0	124990
R0184748	Residential	0157109117162	$62,607	$62,607	$0	124990
R0184749	Residential	0157109117163	$62,607	$62,607	$0	124990
R0184750	Residential	0157109117164	$62,607	$62,607	$0	124990
R0184751	Residential	0157109117165	$62,607	$62,607	$0	124990
R0184752	Residential	0157109117166	$62,607	$62,607	$0	124990
R0184753	Residential	0157109117167	$62,607	$62,607	$0	124990
R0184754	Residential	0157109117168	$62,607	$62,607	$0	124990
R0184755	Residential	0157109117169	$62,607	$62,607	$0	124990
R0184756	Residential	0157109117170	$62,607	$62,607	$0	124990
R0184757	Residential	0157109117171	$62,607	$62,607	$0	124990
R0184758	Residential	0157109117172	$62,607	$62,607	$0	124990
R0184759	Residential	0157109117173	$62,607	$62,607	$0	124990
R0184760	Residential	0157109117174	$62,607	$62,607	$0	124990
R0184761	Residential	0157109117175	$62,607	$62,607	$0	124990
R0184762	Residential	0157109117176	$62,607	$62,607	$0	124990

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0184763	Residential	0157109117177	$62,607	$62,607	$0	124990
R0184764	Residential	0157109117178	$62,607	$62,607	$0	124990
R0184765	Residential	0157109117179	$62,607	$62,607	$0	124990
R0184766	Residential	0157109117180	$62,607	$62,607	$0	124990
R0184767	Residential	0157109117181	$62,607	$62,607	$0	124990
R0184768	Residential	0157109117182	$62,607	$62,607	$0	124990
R0184769	Residential	0157109117183	$62,607	$62,607	$0	124990
R0184770	Residential	0157109117184	$62,607	$62,607	$0	124990
R0184771	Residential	0157109117185	$62,607	$62,607	$0	124990
R0184772	Residential	0157109117186	$62,607	$62,607	$0	124990
R0184773	Residential	0157109117187	$62,607	$62,607	$0	124990
R0184774	Residential	0157109117188	$62,607	$62,607	$0	124990
R0184775	Residential	0157109117189	$62,607	$62,607	$0	124990
R0184776	Residential	0157109117190	$62,607	$62,607	$0	124990
R0184777	Residential	0157109117191	$62,607	$62,607	$0	124990
R0184778	Residential	0157109117192	$62,607	$62,607	$0	124990
R0184779	Residential	0157109117193	$62,607	$62,607	$0	124990
R0184780	Residential	0157109117194	$62,607	$62,607	$0	124990
R0184781	Residential	0157109117195	$62,607	$62,607	$0	124990
R0184782	Residential	0157109117196	$62,607	$62,607	$0	124990
R0184783	Residential	0157109117197	$62,607	$62,607	$0	124990
R0184784	Residential	0157109117198	$62,607	$62,607	$0	124990
R0184785	Residential	0157109117199	$62,607	$62,607	$0	124990
R0184786	Residential	0157109117200	$62,607	$62,607	$0	124990
R0184787	Residential	0157109117201	$62,607	$62,607	$0	124990
R0184788	Residential	0157109117202	$505,740	$505,740	$0	124990
R0184789	Residential	0157109117203	$62,607	$62,607	$0	124990
R0184790	Residential	0157109117204	$447,599	$447,599	$0	124990
R0184791	Residential	0157109117205	$62,607	$62,607	$0	124990
R0184792	Residential	0157109117206	$62,607	$62,607	$0	124990
R0184793	Residential	0157109117207	$447,600	$447,600	$0	124990
R0184794	Residential	0157109117208	$62,607	$62,607	$0	124990
R0184795	Residential	0157109117209	$468,631	$468,631	$0	124990
R0184796	Residential	0157109117210	$510,840	$510,840	$0	124990
R0184797	Residential	0157109117211	$448,997	$448,997	$0	124990
R0184798	Residential	0157109117212	$470,045	$470,045	$0	124990
R0184799	Residential	0157109117213	$62,607	$62,607	$0	124990
R0184800	Residential	0157109117214	$512,152	$512,152	$0	124990
R0184801	Residential	0157109117215	$449,912	$449,912	$0	124990
R0184802	Residential	0157109117216	$469,369	$469,369	$0	124990

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0184803	Residential	0157109117217	$62,607	$62,607	$0	124990
R0184809	Residential	0157109118012	$62,607	$62,607	$0	124990
R0184810	Residential	0157109118013	$62,607	$62,607	$0	124990
R0184811	Residential	0157109118014	$62,607	$62,607	$0	124990
R0184812	Residential	0157109118015	$62,607	$62,607	$0	124990
R0184813	Residential	0157109118016	$62,607	$62,607	$0	124990
R0184814	Residential	0157109118017	$62,607	$62,607	$0	124990
R0184815	Residential	0157109118018	$62,607	$62,607	$0	124990
R0184816	Residential	0157109118019	$62,607	$62,607	$0	124990
R0184817	Residential	0157109118020	$62,607	$62,607	$0	124990
R0184818	Residential	0157109118021	$62,607	$62,607	$0	124990
R0184819	Residential	0157109119062	$87,650	$87,650	$0	124990
R0184820	Residential	0157109119063	$87,650	$87,650	$0	124990
R0184821	Residential	0157109119064	$87,650	$87,650	$0	124990
R0184822	Residential	0157109119065	$87,650	$87,650	$0	124990
R0184823	Residential	0157109119066	$87,650	$87,650	$0	124990
R0184824	Residential	0157109119067	$87,650	$87,650	$0	124990
R0184825	Residential	0157109119068	$87,650	$87,650	$0	124990
R0184826	Residential	0157109119069	$87,650	$87,650	$0	124990
R0184827	Residential	0157109119070	$87,650	$87,650	$0	124990
R0184828	Residential	0157109119071	$87,650	$87,650	$0	124990
R0184829	Residential	0157109119072	$87,650	$87,650	$0	124990
R0184830	Residential	0157109119073	$87,650	$87,650	$0	124990
R0184831	Residential	0157109119074	$87,650	$87,650	$0	124990
R0184832	Residential	0157109119075	$87,650	$87,650	$0	124990
R0184833	Residential	0157109119076	$87,650	$87,650	$0	124990
R0184834	Residential	0157109119077	$87,650	$87,650	$0	124990
R0184835	Residential	0157109119078	$87,650	$87,650	$0	124990
R0184836	Residential	0157109119079	$87,650	$87,650	$0	124990
R0184837	Residential	0157109119080	$87,650	$87,650	$0	124990
R0184838	Residential	0157109119081	$87,650	$87,650	$0	124990
R0184839	Residential	0157109119082	$87,650	$87,650	$0	124990
R0184840	Residential	0157109119083	$87,650	$87,650	$0	124990
R0184841	Residential	0157109119084	$87,650	$87,650	$0	124990
R0184842	Residential	0157109119085	$87,650	$87,650	$0	124990
R0184843	Residential	0157109119086	$87,650	$87,650	$0	124990
R0184844	Residential	0157109119087	$87,650	$87,650	$0	124990
R0184845	Residential	0157109119088	$87,650	$87,650	$0	124990
R0184846	Residential	0157109119089	$87,650	$87,650	$0	124990
R0184847	Residential	0157109119090	$87,650	$87,650	$0	124990

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0184848	Residential	0157109119091	$87,650	$87,650	$0	124990
R0184849	Residential	0157109119092	$87,650	$87,650	$0	124990
R0184850	Residential	0157109119093	$87,650	$87,650	$0	124990
R0184851	Residential	0157109119094	$87,650	$87,650	$0	124990
R0184853	Residential	0157109121037	$62,607	$62,607	$0	124990
R0184854	Residential	0157109121038	$62,607	$62,607	$0	124990
R0184855	Residential	0157109121039	$62,607	$62,607	$0	124990
R0184856	Residential	0157109121040	$62,607	$62,607	$0	124990
R0184857	Residential	0157109121041	$62,607	$62,607	$0	124990
R0184858	Residential	0157109121042	$62,607	$62,607	$0	124990
R0184859	Residential	0157109121043	$62,607	$62,607	$0	124990
R0184860	Residential	0157109121044	$62,607	$62,607	$0	124990
R0184861	Residential	0157109121045	$62,607	$62,607	$0	124990
R0184862	Residential	0157109121046	$62,607	$62,607	$0	124990
R0184863	Residential	0157109121047	$62,607	$62,607	$0	124990
R0184864	Residential	0157109121048	$62,607	$62,607	$0	124990
R0184865	Residential	0157109121049	$62,607	$62,607	$0	124990
R0184866	Residential	0157109121050	$62,607	$62,607	$0	124990
R0184867	Residential	0157109121051	$62,607	$62,607	$0	124990
R0184868	Residential	0157109121052	$62,607	$62,607	$0	124990
R0184869	Residential	0157109121053	$62,607	$62,607	$0	124990
R0184870	Residential	0157109121054	$62,607	$62,607	$0	124990
R0184871	Residential	0157109121055	$62,607	$62,607	$0	124990
R0184872	Residential	0157109121056	$62,607	$62,607	$0	124990
R0184873	Residential	0157109121057	$62,607	$62,607	$0	124990
R0184874	Residential	0157109121058	$62,607	$62,607	$0	124990
R0184875	Residential	0157109121059	$62,607	$62,607	$0	124990
R0184876	Residential	0157109121060	$62,607	$62,607	$0	124990
R0184877	Residential	0157109121061	$62,607	$62,607	$0	124990
R0184878	Residential	0157109121062	$62,607	$62,607	$0	124990
R0184879	Residential	0157109121063	$62,607	$62,607	$0	124990
R0184880	Residential	0157109121064	$62,607	$62,607	$0	124990
R0184881	Residential	0157109121065	$62,607	$62,607	$0	124990
R0184882	Residential	0157109121066	$62,607	$62,607	$0	124990
R0184883	Residential	0157109121067	$62,607	$62,607	$0	124990
R0184884	Residential	0157109121068	$62,607	$62,607	$0	124990
R0184885	Residential	0157109121069	$62,607	$62,607	$0	124990
R0184886	Residential	0157109121070	$62,607	$62,607	$0	124990
R0184901	Residential	0157109417014	$87,650	$87,650	$0	124990
R0184902	Residential	0157109417015	$87,650	$87,650	$0	124990

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Deny						
R0184903	Residential	0157109417016	$87,650	$87,650	$0	124990
R0184904	Residential	0157109417017	$87,650	$87,650	$0	124990
R0184905	Residential	0157109417018	$87,650	$87,650	$0	124990
R0184906	Residential	0157109417019	$87,650	$87,650	$0	124990
R0184907	Residential	0157109417020	$87,650	$87,650	$0	124990
R0184937	Residential	0157109419046	$62,607	$62,607	$0	124990
R0184938	Residential	0157109419047	$62,607	$62,607	$0	124990
R0184939	Residential	0157109419048	$87,650	$87,650	$0	124990
R0184940	Residential	0157109419049	$87,650	$87,650	$0	124990
R0184941	Residential	0157109419050	$87,650	$87,650	$0	124990
R0184942	Residential	0157109419051	$87,650	$87,650	$0	124990
R0185028	Residential	0157116239115	$633,800	$633,800	$0	124431
R0185649	Commercial	0182128103001	$21,720,000	$21,720,000	$0	124828
R0186123	Commercial	0171915108004	$11,829,727	$11,829,727	$0	124994
R0186135	Commercial	0171914117005	$3,598,300	$3,598,300	$0	124885
R0186312	Industrial	0182121402002	$14,060,000	$14,060,000	$0	124811
R0186472	Commercial	0157322101070	$3,870,900	$3,870,900	$0	125305
R0186772	Industrial	0182515113015	$11,425,700	$11,425,700	$0	124920
R0186773	Industrial	0182515113016	$24,686,000	$24,686,000	$0	124920
R0186776	Industrial	0182515113019	$8,455,800	$8,455,800	$0	124920
R0186807	Commercial	0171934408005	$4,821,201	$4,821,201	$0	124993
R0186810	Commercial	0172120301005	$1,769,600	$1,769,600	$0	125215
R0187525	Residential	0172309226008	$493,195	$493,195	$0	124958
R0187788	Industrial	0182317215012	$6,555,000	$6,555,000	$0	124612
R0187843	Commercial	0157322103002	$5,700,000	$5,700,000	$0	124852
R0187855	Commercial	0182134102019	$6,550,800	$6,550,800	$0	124834
R0187856	Commercial	0182134103005	$25,225,800	$25,225,800	$0	124829
R0188112	Commercial	0182516202028	$1,078,100	$1,078,100	$0	125176
R0188139	Residential	0172305105025	$2,411,684	$2,411,684	$0	124720
R0188147	Commercial	0157332401027	$1,361,001	$1,361,001	$0	125169
R0188148	Commercial	0157332401028	$1,360,300	$1,360,300	$0	125170
R0188227	Commercial	0182135202001	$18,540,000	$18,540,000	$0	124938
R0188683	Residential	0171913101372	$110	$110	$0	124809
R0188684	Residential	0171913101373	$997	$997	$0	124809
R0189783	Residential	0182335238037	$670,101	$670,101	$0	124642
R0189789	Residential	0182335238043	$672,330	$672,330	$0	124721
R0189821	Commercial	0171911403022	$2,398,100	$2,398,100	$0	124838
R0189822	Commercial	0171911403023	$2,398,101	$2,398,101	$0	124839
R0190008	Commercial	0157315301046	$1,011,300	$1,011,300	$0	124481
R0190442	Commercial	0182503103033	$1,985,501	$1,985,501	$0	125164

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Deny						
R0190445	Commercial	0157322202005	$2,367,100	$2,367,100	$0	125142
R0190625	Residential	0171913114108	$300	$300	$0	124809
R0190628	Residential	0171924423002	$394,275	$394,275	$0	125047
R0191105	Commercial	0182130101004	$1,673,600	$1,673,600	$0	124479
R0191106	Commercial	0182130101004	$279,138	$279,138	$0	124479
R0191111	Commercial	0171921409001	$3,789,000	$3,789,000	$0	124478
R0191679	Commercial	0157322101085	$8,000,000	$8,000,000	$0	125160
R0191701	Commercial	0172107207030	$1,904,900	$1,904,900	$0	124477
R0191873	Commercial	0182308302078	$3,121,001	$3,121,001	$0	125323
R0192409	Commercial	0182131404078	$635,900	$635,900	$0	125207
R0192467	Commercial	0171913113009	$2,169,400	$2,169,400	$0	125178
R0192689	Commercial	0156921102021	$1,626,400	$1,626,400	$0	125036
R0192983	Commercial	0156921102025	$1,692,500	$1,692,500	$0	125080
R0193001	Commercial	0157322401006	$320,470	$320,470	$0	124648
R0193002	Commercial	0157322401007	$500	$500	$0	124647
R0193004	Commercial	0157322403001	$500	$500	$0	124646
R0193013	Commercial	0157315301048	$2,921,800	$2,921,800	$0	125074
R0193029	Residential	0157120203036	$79,981	$79,981	$0	124989
R0193035	Residential	0157120206024	$79,981	$79,981	$0	124989
R0193045	Residential	0157120206034	$79,981	$79,981	$0	124989
R0193056	Residential	0157120206045	$79,981	$79,981	$0	124989
R0193073	Residential	0157120210016	$79,981	$79,981	$0	124989
R0193077	Residential	0157120210020	$79,981	$79,981	$0	124989
R0193081	Residential	0157120210024	$79,981	$79,981	$0	124989
R0193082	Residential	0157120210025	$79,981	$79,981	$0	124989
R0193087	Residential	0157120210030	$79,981	$79,981	$0	124989
R0193210	Residential	0157120217013	$79,981	$79,981	$0	124989
R0193219	Residential	0157120218009	$79,981	$79,981	$0	124989
R0193226	Residential	0157120219038	$79,981	$79,981	$0	124989
R0193239	Residential	0157120219051	$79,981	$79,981	$0	124989
R0193263	Residential	0157120222001	$79,981	$79,981	$0	124989
R0193264	Residential	0157120222002	$79,981	$79,981	$0	124989
R0193265	Residential	0157120222003	$79,981	$79,981	$0	124989
R0193513	Residential	0157336120033	$444,007	$444,007	$0	124733
R0193833	Commercial	0157327101013	$1,155,085	$1,155,085	$0	125148
R0193835	Commercial	0157327101015	$1,233,000	$1,233,000	$0	125289
R0194004	Commercial	0157325204006	$4,592,700	$4,592,700	$0	124778
R0194196	Commercial	0171916202056	$6,866,266	$6,866,266	$0	125270
R0194211	Commercial	0156911305018	$29,069,510	$29,069,510	$0	125291
R0194300	Commercial	0171904101016	$18,275,000	$18,275,000	$0	125114

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Deny						
R0194417	Residential	0172321213023	$87,000	$87,000	$0	124991
R0194418	Residential	0172321213024	$87,000	$87,000	$0	124991
R0194419	Residential	0172321213025	$87,000	$87,000	$0	124991
R0194421	Residential	0172321214001	$87,000	$87,000	$0	124991
R0194422	Residential	0172321214002	$87,000	$87,000	$0	124991
R0194423	Residential	0172321214003	$87,000	$87,000	$0	124991
R0194435	Residential	0172321214015	$87,000	$87,000	$0	124991
R0194436	Residential	0172321214016	$87,000	$87,000	$0	124991
R0194437	Residential	0172321214017	$87,000	$87,000	$0	124991
R0194438	Residential	0172321214018	$87,000	$87,000	$0	124991
R0194439	Residential	0172321214019	$87,000	$87,000	$0	124991
R0194440	Residential	0172321214020	$87,000	$87,000	$0	124991
R0194441	Residential	0172321214021	$87,000	$87,000	$0	124991
R0194442	Residential	0172321214022	$87,000	$87,000	$0	124991
R0194443	Residential	0172321214023	$87,000	$87,000	$0	124991
R0194444	Residential	0172321214024	$87,000	$87,000	$0	124991
R0194445	Residential	0172321214025	$87,000	$87,000	$0	124991
R0194446	Residential	0172321214026	$87,000	$87,000	$0	124991
R0194447	Residential	0172321214027	$87,000	$87,000	$0	124991
R0194452	Residential	0172321215004	$87,000	$87,000	$0	124991
R0194453	Residential	0172321215005	$87,000	$87,000	$0	124991
R0194454	Residential	0172321215006	$87,000	$87,000	$0	124991
R0194455	Residential	0172321215007	$87,000	$87,000	$0	124991
R0194456	Residential	0172321215008	$87,000	$87,000	$0	124991
R0194457	Residential	0172321215009	$87,000	$87,000	$0	124991
R0194458	Residential	0172321215010	$87,000	$87,000	$0	124991
R0194459	Residential	0172321215011	$87,000	$87,000	$0	124991
R0194460	Residential	0172321215012	$87,000	$87,000	$0	124991
R0194461	Residential	0172321215013	$87,000	$87,000	$0	124991
R0194462	Residential	0172321215014	$87,000	$87,000	$0	124991
R0194463	Residential	0172321215015	$87,000	$87,000	$0	124991
R0194664	Commercial	0172111302005	$4,742,994	$4,742,994	$0	124940
R0194937	Residential	0156902101068	$68,958	$68,958	$0	125017
R0194938	Residential	0156902101069	$68,958	$68,958	$0	125017
R0194939	Residential	0156902101070	$68,958	$68,958	$0	125017
R0194940	Residential	0156902101071	$68,958	$68,958	$0	125017
R0194942	Residential	0156902101073	$68,958	$68,958	$0	125017
R0194943	Residential	0156902101074	$68,958	$68,958	$0	125017
R0194944	Residential	0156902101075	$68,958	$68,958	$0	125017
R0194945	Residential	0156902101076	$68,958	$68,958	$0	125017

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Deny						
R0194946	Residential	0156902101077	$68,958	$68,958	$0	125017
R0194947	Residential	0156902101078	$68,958	$68,958	$0	125017
R0194949	Residential	0156902101080	$68,958	$68,958	$0	125017
R0194950	Residential	0156902101081	$68,958	$68,958	$0	125017
R0194951	Residential	0156902101082	$68,958	$68,958	$0	125017
R0194952	Residential	0156902101083	$68,958	$68,958	$0	125017
R0194953	Residential	0156902101084	$68,958	$68,958	$0	125017
R0194954	Residential	0156902101085	$47,470	$47,470	$0	125017
R0194955	Residential	0156902101086	$47,470	$47,470	$0	125017
R0194956	Residential	0156902101087	$47,470	$47,470	$0	125017
R0194957	Residential	0156902101088	$47,470	$47,470	$0	125017
R0194958	Residential	0156902101089	$47,470	$47,470	$0	125017
R0194959	Residential	0156902101090	$47,470	$47,470	$0	125017
R0194962	Residential	0156902101093	$47,470	$47,470	$0	125017
R0194963	Residential	0156902101094	$47,470	$47,470	$0	125017
R0194964	Residential	0156902101095	$47,470	$47,470	$0	125017
R0194965	Residential	0156902101096	$47,470	$47,470	$0	125017
R0194966	Residential	0156902101097	$47,470	$47,470	$0	125017
R0194967	Residential	0156902101098	$47,470	$47,470	$0	125017
R0194968	Residential	0156902101099	$47,470	$47,470	$0	125017
R0194969	Residential	0156902101100	$47,470	$47,470	$0	125017
R0194970	Residential	0156902101101	$47,470	$47,470	$0	125017
R0194971	Residential	0156902101102	$47,470	$47,470	$0	125017
R0194972	Residential	0156902101103	$47,470	$47,470	$0	125017
R0194973	Residential	0156902101104	$47,470	$47,470	$0	125017
R0194974	Residential	0156902101105	$47,470	$47,470	$0	125017
R0194975	Residential	0156902101106	$47,470	$47,470	$0	125017
R0194976	Residential	0156902101107	$47,470	$47,470	$0	125017
R0194977	Residential	0156902101108	$47,470	$47,470	$0	125017
R0194978	Residential	0156902101109	$47,470	$47,470	$0	125017
R0194979	Residential	0156902101110	$47,470	$47,470	$0	125017
R0194980	Residential	0156902101111	$47,470	$47,470	$0	125017
R0194981	Residential	0156902101112	$47,470	$47,470	$0	125017
R0194992	Residential	0156902102021	$47,470	$47,470	$0	125017
R0194993	Residential	0156902102022	$68,958	$68,958	$0	125017
R0194994	Residential	0156902102023	$68,958	$68,958	$0	125017
R0194995	Residential	0156902102024	$68,958	$68,958	$0	125017
R0194996	Residential	0156902102025	$68,958	$68,958	$0	125017
R0194997	Residential	0156902102026	$68,958	$68,958	$0	125017
R0194998	Residential	0156902102027	$68,958	$68,958	$0	125017

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0194999	Residential	0156902102028	$68,958	$68,958	$0	125017
R0195000	Residential	0156902102029	$68,958	$68,958	$0	125017
R0195001	Residential	0156902102030	$68,958	$68,958	$0	125017
R0195002	Residential	0156902102031	$68,958	$68,958	$0	125017
R0195003	Residential	0156902102032	$68,958	$68,958	$0	125017
R0195005	Residential	0156902102034	$68,958	$68,958	$0	125017
R0195006	Residential	0156902102035	$68,958	$68,958	$0	125017
R0195007	Residential	0156902102036	$47,470	$47,470	$0	125017
R0195008	Residential	0156902102037	$47,470	$47,470	$0	125017
R0195009	Residential	0156902102038	$47,470	$47,470	$0	125017
R0195010	Residential	0156902102039	$47,470	$47,470	$0	125017
R0195011	Residential	0156902102040	$47,470	$47,470	$0	125017
R0195012	Residential	0156902102041	$47,470	$47,470	$0	125017
R0195013	Residential	0156902102042	$47,470	$47,470	$0	125017
R0195014	Residential	0156902102043	$47,470	$47,470	$0	125017
R0195015	Residential	0156902102044	$47,470	$47,470	$0	125017
R0195016	Residential	0156902102045	$47,470	$47,470	$0	125017
R0195017	Residential	0156902102046	$47,470	$47,470	$0	125017
R0195018	Residential	0156902102047	$47,470	$47,470	$0	125017
R0195019	Residential	0156902102048	$47,470	$47,470	$0	125017
R0195067	Residential	0156902107030	$68,958	$68,958	$0	125017
R0195068	Residential	0156902107031	$68,958	$68,958	$0	125017
R0195069	Residential	0156902107032	$68,958	$68,958	$0	125017
R0195070	Residential	0156902107033	$68,958	$68,958	$0	125017
R0195071	Residential	0156902107034	$68,958	$68,958	$0	125017
R0195072	Residential	0156902107035	$68,958	$68,958	$0	125017
R0195073	Residential	0156902107036	$68,958	$68,958	$0	125017
R0195074	Residential	0156902107037	$68,958	$68,958	$0	125017
R0195075	Residential	0156902107038	$68,958	$68,958	$0	125017
R0195076	Residential	0156902107039	$68,958	$68,958	$0	125017
R0195078	Residential	0156902107041	$68,958	$68,958	$0	125017
R0195079	Residential	0156902107042	$68,958	$68,958	$0	125017
R0195080	Residential	0156902107043	$68,958	$68,958	$0	125017
R0195081	Residential	0156902107044	$68,958	$68,958	$0	125017
R0195082	Residential	0156902107045	$68,958	$68,958	$0	125017
R0195083	Residential	0156902107046	$68,958	$68,958	$0	125017
R0195086	Residential	0156902107049	$68,958	$68,958	$0	125017
R0195087	Residential	0156902107050	$68,958	$68,958	$0	125017
R0195088	Residential	0156902107051	$68,958	$68,958	$0	125017
R0195089	Residential	0156902107052	$68,958	$68,958	$0	125017

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Deny						
R0195090	Residential	0156902107053	$68,958	$68,958	$0	125017
R0195091	Residential	0156902107054	$68,958	$68,958	$0	125017
R0195092	Residential	0156902107055	$68,958	$68,958	$0	125017
R0195093	Residential	0156902107056	$68,958	$68,958	$0	125017
R0195094	Residential	0156902107057	$68,958	$68,958	$0	125017
R0195095	Residential	0156902107058	$68,958	$68,958	$0	125017
R0195097	Residential	0156902107060	$68,958	$68,958	$0	125017
R0195098	Residential	0156902107061	$68,958	$68,958	$0	125017
R0195099	Residential	0156902107062	$68,958	$68,958	$0	125017
R0195100	Residential	0156902107063	$68,958	$68,958	$0	125017
R0195101	Residential	0156902107064	$68,958	$68,958	$0	125017
R0195102	Residential	0156902107065	$68,958	$68,958	$0	125017
R0195129	Residential	0156902109073	$47,470	$47,470	$0	125017
R0195130	Residential	0156902109074	$47,470	$47,470	$0	125017
R0195131	Residential	0156902109075	$47,470	$47,470	$0	125017
R0195132	Residential	0156902109076	$47,470	$47,470	$0	125017
R0195133	Residential	0156902109077	$68,958	$68,958	$0	125017
R0195134	Residential	0156902109078	$68,958	$68,958	$0	125017
R0195135	Residential	0156902109079	$68,958	$68,958	$0	125017
R0195136	Residential	0156902109080	$68,958	$68,958	$0	125017
R0195161	Residential	0157120203039	$79,981	$79,981	$0	124989
R0195164	Residential	0157120207020	$79,981	$79,981	$0	124989
R0195165	Residential	0157120207021	$79,981	$79,981	$0	124989
R0195166	Residential	0157120207022	$79,981	$79,981	$0	124989
R0195167	Residential	0157120207023	$79,981	$79,981	$0	124989
R0195170	Residential	0157120207026	$79,981	$79,981	$0	124989
R0195171	Residential	0157120207027	$79,981	$79,981	$0	124989
R0195172	Residential	0157120207028	$79,981	$79,981	$0	124989
R0195348	Industrial	0182136401004	$45,220,000	$45,220,000	$0	125097
R0195688	Residential	0182111101001	$72,025	$72,025	$0	124988
R0195689	Residential	0182111101002	$72,025	$72,025	$0	124988
R0195690	Residential	0182111101003	$72,025	$72,025	$0	124988
R0195691	Residential	0182111101004	$72,025	$72,025	$0	124988
R0195692	Residential	0182111101005	$72,025	$72,025	$0	124988
R0195693	Residential	0182111101006	$72,025	$72,025	$0	124988
R0195694	Residential	0182111101007	$72,025	$72,025	$0	124988
R0195695	Residential	0182111101008	$72,025	$72,025	$0	124988
R0195696	Residential	0182111101009	$72,025	$72,025	$0	124988
R0195697	Residential	0182111101010	$72,025	$72,025	$0	124988
R0195698	Residential	0182111101011	$72,025	$72,025	$0	124988

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Deny						
R0195699	Residential	0182111101012	$72,025	$72,025	$0	124988
R0195700	Residential	0182111101013	$72,025	$72,025	$0	124988
R0195701	Residential	0182111101014	$72,025	$72,025	$0	124988
R0195702	Residential	0182111101015	$72,025	$72,025	$0	124988
R0195703	Residential	0182111101016	$72,025	$72,025	$0	124988
R0195704	Residential	0182111101017	$72,025	$72,025	$0	124988
R0195705	Residential	0182111102001	$72,025	$72,025	$0	124988
R0195706	Residential	0182111102002	$72,025	$72,025	$0	124988
R0195707	Residential	0182111102003	$72,025	$72,025	$0	124988
R0195708	Residential	0182111102004	$72,025	$72,025	$0	124988
R0195709	Residential	0182111102005	$72,025	$72,025	$0	124988
R0195710	Residential	0182111102006	$72,025	$72,025	$0	124988
R0195711	Residential	0182111102007	$72,025	$72,025	$0	124988
R0195712	Residential	0182111102008	$72,025	$72,025	$0	124988
R0195713	Residential	0182111102009	$72,025	$72,025	$0	124988
R0195714	Residential	0182111102010	$72,025	$72,025	$0	124988
R0195715	Residential	0182111102011	$72,025	$72,025	$0	124988
R0195716	Residential	0182111102012	$72,025	$72,025	$0	124988
R0195717	Residential	0182111102013	$72,025	$72,025	$0	124988
R0195718	Residential	0182111102014	$72,025	$72,025	$0	124988
R0195719	Residential	0182111102015	$72,025	$72,025	$0	124988
R0195751	Residential	0182111104001	$63,685	$63,685	$0	124988
R0195752	Residential	0182111104002	$63,685	$63,685	$0	124988
R0195753	Residential	0182111104003	$63,685	$63,685	$0	124988
R0195754	Residential	0182111104004	$63,685	$63,685	$0	124988
R0195755	Residential	0182111104005	$63,685	$63,685	$0	124988
R0195756	Residential	0182111104006	$63,685	$63,685	$0	124988
R0195757	Residential	0182111104007	$63,685	$63,685	$0	124988
R0195758	Residential	0182111104008	$63,685	$63,685	$0	124988
R0195781	Residential	0182111104031	$63,685	$63,685	$0	124988
R0195782	Residential	0182111104032	$63,685	$63,685	$0	124988
R0195783	Residential	0182111104033	$63,685	$63,685	$0	124988
R0195784	Residential	0182111104034	$63,685	$63,685	$0	124988
R0195785	Residential	0182111104035	$63,685	$63,685	$0	124988
R0195786	Residential	0182111104036	$63,685	$63,685	$0	124988
R0195787	Residential	0182111104037	$63,685	$63,685	$0	124988
R0195788	Residential	0182111104038	$63,685	$63,685	$0	124988
R0195789	Residential	0182111104039	$63,685	$63,685	$0	124988
R0195790	Residential	0182111104040	$63,685	$63,685	$0	124988
R0195798	Residential	0182111105001	$72,025	$72,025	$0	124988

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Deny						
R0195799	Residential	0182111105002	$72,025	$72,025	$0	124988
R0195800	Residential	0182111105003	$72,025	$72,025	$0	124988
R0195801	Residential	0182111105004	$72,025	$72,025	$0	124988
R0195802	Residential	0182111105005	$72,025	$72,025	$0	124988
R0195803	Residential	0182111105006	$72,025	$72,025	$0	124988
R0195804	Residential	0182111105007	$72,025	$72,025	$0	124988
R0195805	Residential	0182111105008	$72,025	$72,025	$0	124988
R0195806	Residential	0182111105009	$72,025	$72,025	$0	124988
R0195807	Residential	0182111105010	$72,025	$72,025	$0	124988
R0195808	Residential	0182111105011	$72,025	$72,025	$0	124988
R0195809	Residential	0182111105012	$72,025	$72,025	$0	124988
R0195810	Residential	0182111105013	$72,025	$72,025	$0	124988
R0195811	Residential	0182111105014	$72,025	$72,025	$0	124988
R0195812	Residential	0182111105015	$72,025	$72,025	$0	124988
R0195813	Residential	0182111105016	$72,025	$72,025	$0	124988
R0195814	Residential	0182111105017	$72,025	$72,025	$0	124988
R0195815	Residential	0182111105018	$72,025	$72,025	$0	124988
R0195816	Residential	0182111105019	$72,025	$72,025	$0	124988
R0195817	Residential	0182111105020	$72,025	$72,025	$0	124988
R0195819	Residential	0182111106001	$72,025	$72,025	$0	124988
R0195820	Residential	0182111106002	$72,025	$72,025	$0	124988
R0195821	Residential	0182111106003	$72,025	$72,025	$0	124988
R0195822	Residential	0182111106004	$72,025	$72,025	$0	124988
R0195823	Residential	0182111106005	$72,025	$72,025	$0	124988
R0195824	Residential	0182111106006	$72,025	$72,025	$0	124988
R0195825	Residential	0182111106007	$72,025	$72,025	$0	124988
R0195826	Residential	0182111106008	$72,025	$72,025	$0	124988
R0195827	Residential	0182111106009	$72,025	$72,025	$0	124988
R0195828	Residential	0182111106010	$72,025	$72,025	$0	124988
R0195829	Residential	0182111106011	$72,025	$72,025	$0	124988
R0195830	Residential	0182111106012	$72,025	$72,025	$0	124988
R0195831	Residential	0182111106013	$72,025	$72,025	$0	124988
R0195832	Residential	0182111106014	$72,025	$72,025	$0	124988
R0195833	Residential	0182111106015	$72,025	$72,025	$0	124988
R0195834	Residential	0182111106016	$72,025	$72,025	$0	124988
R0195835	Residential	0182111106017	$72,025	$72,025	$0	124988
R0195836	Residential	0182111106018	$72,025	$72,025	$0	124988
R0195837	Residential	0182111106019	$72,025	$72,025	$0	124988
R0195838	Residential	0182111106020	$72,025	$72,025	$0	124988
R0195839	Residential	0182111107001	$72,025	$72,025	$0	124988

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Deny						
R0195840	Residential	0182111107002	$72,025	$72,025	$0	124988
R0195841	Residential	0182111107003	$72,025	$72,025	$0	124988
R0195842	Residential	0182111107004	$72,025	$72,025	$0	124988
R0195843	Residential	0182111107005	$72,025	$72,025	$0	124988
R0195844	Residential	0182111107006	$72,025	$72,025	$0	124988
R0195845	Residential	0182111107007	$72,025	$72,025	$0	124988
R0195846	Residential	0182111107008	$72,025	$72,025	$0	124988
R0195847	Residential	0182111107009	$72,025	$72,025	$0	124988
R0195848	Residential	0182111107010	$72,025	$72,025	$0	124988
R0195849	Residential	0182111107011	$72,025	$72,025	$0	124988
R0195850	Residential	0182111107012	$72,025	$72,025	$0	124988
R0195851	Residential	0182111107013	$72,025	$72,025	$0	124988
R0195852	Residential	0182111107014	$72,025	$72,025	$0	124988
R0195872	Residential	0182111108001	$72,025	$72,025	$0	124988
R0195873	Residential	0182111108002	$72,025	$72,025	$0	124988
R0195874	Residential	0182111108003	$72,025	$72,025	$0	124988
R0195875	Residential	0182111108004	$72,025	$72,025	$0	124988
R0195876	Residential	0182111108005	$72,025	$72,025	$0	124988
R0195877	Residential	0182111108006	$72,025	$72,025	$0	124988
R0195878	Residential	0182111108007	$72,025	$72,025	$0	124988
R0195879	Residential	0182111108008	$72,025	$72,025	$0	124988
R0195880	Residential	0182111108009	$72,025	$72,025	$0	124988
R0195881	Residential	0182111108010	$72,025	$72,025	$0	124988
R0195882	Residential	0182111108011	$72,025	$72,025	$0	124988
R0195883	Residential	0182111108012	$72,025	$72,025	$0	124988
R0195884	Residential	0182111108013	$72,025	$72,025	$0	124988
R0195885	Residential	0182111108014	$72,025	$72,025	$0	124988
R0195891	Residential	0182111108020	$63,685	$63,685	$0	124988
R0195892	Residential	0182111108021	$63,685	$63,685	$0	124988
R0195893	Residential	0182111108022	$63,685	$63,685	$0	124988
R0195894	Residential	0182111108023	$63,685	$63,685	$0	124988
R0195895	Residential	0182111108024	$63,685	$63,685	$0	124988
R0195896	Residential	0182111108025	$63,685	$63,685	$0	124988
R0195897	Residential	0182111108026	$72,025	$72,025	$0	124988
R0195898	Residential	0182111108027	$63,685	$63,685	$0	124988
R0195899	Residential	0182111108028	$63,685	$63,685	$0	124988
R0195900	Residential	0182111108029	$63,685	$63,685	$0	124988
R0195901	Residential	0182111108030	$63,685	$63,685	$0	124988
R0195902	Residential	0182111108031	$72,025	$72,025	$0	124988
R0195944	Residential	0182111109038	$63,685	$63,685	$0	124988

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Deny						
R0195945	Residential	0182111109039	$72,025	$72,025	$0	124988
R0195996	Residential	0182111110005	$72,025	$72,025	$0	124988
R0196000	Residential	0182111110009	$72,025	$72,025	$0	124988
R0196060	Residential	0182111401002	$72,025	$72,025	$0	124988
R0196061	Residential	0182111401003	$72,025	$72,025	$0	124988
R0196062	Residential	0182111401004	$72,025	$72,025	$0	124988
R0196063	Residential	0182111401005	$72,025	$72,025	$0	124988
R0196064	Residential	0182111401006	$72,025	$72,025	$0	124988
R0196065	Residential	0182111401007	$72,025	$72,025	$0	124988
R0196066	Residential	0182111401008	$72,025	$72,025	$0	124988
R0196067	Residential	0182111401009	$72,025	$72,025	$0	124988
R0196068	Residential	0182111401010	$72,025	$72,025	$0	124988
R0196069	Residential	0182111401011	$72,025	$72,025	$0	124988
R0196070	Residential	0182111401012	$72,025	$72,025	$0	124988
R0196071	Residential	0182111401013	$72,025	$72,025	$0	124988
R0196072	Residential	0182111401014	$72,025	$72,025	$0	124988
R0196073	Residential	0182111401015	$72,025	$72,025	$0	124988
R0196074	Residential	0182111401016	$72,025	$72,025	$0	124988
R0196075	Residential	0182111401017	$72,025	$72,025	$0	124988
R0196076	Residential	0182111401018	$72,025	$72,025	$0	124988
R0196077	Residential	0182111401019	$72,025	$72,025	$0	124988
R0196078	Residential	0182111401020	$72,025	$72,025	$0	124988
R0196079	Residential	0182111401021	$72,025	$72,025	$0	124988
R0196080	Residential	0182111401022	$72,025	$72,025	$0	124988
R0196089	Residential	0182111402002	$72,025	$72,025	$0	124988
R0196090	Residential	0182111402003	$72,025	$72,025	$0	124988
R0196091	Residential	0182111402004	$72,025	$72,025	$0	124988
R0196092	Residential	0182111402005	$72,025	$72,025	$0	124988
R0196093	Residential	0182111402006	$72,025	$72,025	$0	124988
R0196094	Residential	0182111402007	$72,025	$72,025	$0	124988
R0196095	Residential	0182111402008	$72,025	$72,025	$0	124988
R0196096	Residential	0182111402009	$72,025	$72,025	$0	124988
R0196097	Residential	0182111402010	$72,025	$72,025	$0	124988
R0196098	Residential	0182111402011	$72,025	$72,025	$0	124988
R0196099	Residential	0182111402012	$72,025	$72,025	$0	124988
R0196100	Residential	0182111402013	$72,025	$72,025	$0	124988
R0196101	Residential	0182111402014	$72,025	$72,025	$0	124988
R0196102	Residential	0182111402015	$72,025	$72,025	$0	124988
R0196103	Residential	0182111402016	$72,025	$72,025	$0	124988
R0196104	Residential	0182111402017	$72,025	$72,025	$0	124988

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Deny						
R0196115	Residential	0182111404001	$63,685	$63,685	$0	124988
R0196116	Residential	0182111404002	$63,685	$63,685	$0	124988
R0196117	Residential	0182111404003	$63,685	$63,685	$0	124988
R0196118	Residential	0182111404004	$63,685	$63,685	$0	124988
R0196119	Residential	0182111404005	$63,685	$63,685	$0	124988
R0196120	Residential	0182111404006	$63,685	$63,685	$0	124988
R0196121	Residential	0182111404007	$63,685	$63,685	$0	124988
R0196122	Residential	0182111404008	$63,685	$63,685	$0	124988
R0196123	Residential	0182111404009	$63,685	$63,685	$0	124988
R0196124	Residential	0182111404010	$63,685	$63,685	$0	124988
R0196125	Residential	0182111404011	$63,685	$63,685	$0	124988
R0196126	Residential	0182111404012	$63,685	$63,685	$0	124988
R0196127	Residential	0182111404013	$63,685	$63,685	$0	124988
R0196128	Residential	0182111404014	$63,685	$63,685	$0	124988
R0196144	Residential	0182111404030	$63,685	$63,685	$0	124988
R0196146	Residential	0182111404032	$63,685	$63,685	$0	124988
R0196149	Residential	0182111405001	$63,685	$63,685	$0	124988
R0196150	Residential	0182111405002	$63,685	$63,685	$0	124988
R0196151	Residential	0182111405003	$63,685	$63,685	$0	124988
R0196152	Residential	0182111405004	$63,685	$63,685	$0	124988
R0196153	Residential	0182111405005	$63,685	$63,685	$0	124988
R0196154	Residential	0182111405006	$63,685	$63,685	$0	124988
R0196155	Residential	0182111405007	$63,685	$63,685	$0	124988
R0196156	Residential	0182111405008	$63,685	$63,685	$0	124988
R0196157	Residential	0182111405009	$63,685	$63,685	$0	124988
R0196158	Residential	0182111405010	$63,685	$63,685	$0	124988
R0196176	Residential	0182111406001	$63,685	$63,685	$0	124988
R0196177	Residential	0182111406002	$63,685	$63,685	$0	124988
R0196178	Residential	0182111406003	$63,685	$63,685	$0	124988
R0196179	Residential	0182111406004	$63,685	$63,685	$0	124988
R0196192	Residential	0182111406017	$72,025	$72,025	$0	124988
R0196193	Residential	0182111406018	$63,685	$63,685	$0	124988
R0196194	Residential	0182111406019	$63,685	$63,685	$0	124988
R0196195	Residential	0182111406020	$72,025	$72,025	$0	124988
R0196226	Residential	0182111408002	$72,025	$72,025	$0	124988
R0196227	Residential	0182111408003	$72,025	$72,025	$0	124988
R0196228	Residential	0182111408004	$72,025	$72,025	$0	124988
R0196229	Residential	0182111408005	$72,025	$72,025	$0	124988
R0196230	Residential	0182111408006	$72,025	$72,025	$0	124988
R0196231	Residential	0182111408007	$72,025	$72,025	$0	124988

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Deny						
R0196233	Residential	0182111408009	$72,025	$72,025	$0	124988
R0196234	Residential	0182111408010	$72,025	$72,025	$0	124988
R0196235	Residential	0182111408011	$72,025	$72,025	$0	124988
R0196236	Residential	0182111408012	$72,025	$72,025	$0	124988
R0196239	Residential	0182111408015	$72,025	$72,025	$0	124988
R0196240	Residential	0182111408016	$72,025	$72,025	$0	124988
R0196241	Residential	0182111408017	$72,025	$72,025	$0	124988
R0196242	Residential	0182111408018	$72,025	$72,025	$0	124988
R0196243	Residential	0182111408019	$72,025	$72,025	$0	124988
R0196510	Residential	0156902135003	$65,960	$65,960	$0	124992
R0196511	Residential	0156902135004	$65,960	$65,960	$0	124992
R0196513	Residential	0156902135006	$65,960	$65,960	$0	124992
R0196515	Residential	0156902135008	$65,960	$65,960	$0	124992
R0196518	Residential	0156902136001	$65,960	$65,960	$0	124992
R0196519	Residential	0156902136002	$65,960	$65,960	$0	124992
R0196520	Residential	0156902136003	$65,960	$65,960	$0	124992
R0196521	Residential	0156902136004	$65,960	$65,960	$0	124992
R0196522	Residential	0156902136005	$65,960	$65,960	$0	124992
R0196523	Residential	0156902136006	$65,960	$65,960	$0	124992
R0196524	Residential	0156902136007	$65,960	$65,960	$0	124992
R0196525	Residential	0156902136008	$65,960	$65,960	$0	124992
R0196526	Residential	0156902136009	$65,960	$65,960	$0	124992
R0196527	Residential	0156902136010	$65,960	$65,960	$0	124992
R0196528	Residential	0156902136011	$65,960	$65,960	$0	124992
R0196529	Residential	0156902136012	$65,960	$65,960	$0	124992
R0196530	Residential	0156902136013	$65,960	$65,960	$0	124992
R0196531	Residential	0156902136014	$65,960	$65,960	$0	124992
R0196532	Residential	0156902136015	$65,960	$65,960	$0	124992
R0196534	Residential	0156902426001	$65,960	$65,960	$0	124992
R0196535	Residential	0156902426002	$65,960	$65,960	$0	124992
R0196536	Residential	0156902426003	$65,960	$65,960	$0	124992
R0196537	Residential	0156902426004	$65,960	$65,960	$0	124992
R0196538	Residential	0156902426005	$65,960	$65,960	$0	124992
R0196539	Residential	0156902426006	$65,960	$65,960	$0	124992
R0196540	Residential	0156902426007	$65,960	$65,960	$0	124992
R0196541	Residential	0156902426008	$65,960	$65,960	$0	124992
R0196542	Residential	0156902426009	$65,960	$65,960	$0	124992
R0196543	Residential	0156902426010	$65,960	$65,960	$0	124992
R0196544	Residential	0156902426011	$65,960	$65,960	$0	124992
R0196546	Residential	0156902427002	$65,960	$65,960	$0	124992

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Deny						
R0196549	Residential	0156902427005	$65,960	$65,960	$0	124992
R0196550	Residential	0156902427006	$65,960	$65,960	$0	124992
R0196551	Residential	0156902427007	$65,960	$65,960	$0	124992
R0196557	Residential	0156902427013	$65,960	$65,960	$0	124992
R0196561	Residential	0156902427017	$65,960	$65,960	$0	124992
R0196565	Residential	0156902427021	$65,960	$65,960	$0	124992
R0196566	Residential	0156902427022	$65,960	$65,960	$0	124992
R0196568	Residential	0156902428002	$65,960	$65,960	$0	124992
R0196569	Residential	0156902428003	$65,960	$65,960	$0	124992
R0196570	Residential	0156902428004	$65,960	$65,960	$0	124992
R0196571	Residential	0156902428005	$65,960	$65,960	$0	124992
R0196572	Residential	0156902428006	$65,960	$65,960	$0	124992
R0196573	Residential	0156902428007	$65,960	$65,960	$0	124992
R0196574	Residential	0156902428008	$65,960	$65,960	$0	124992
R0196575	Residential	0156902428009	$65,960	$65,960	$0	124992
R0196576	Residential	0156902428010	$65,960	$65,960	$0	124992
R0196577	Residential	0156902428011	$65,960	$65,960	$0	124992
R0196578	Residential	0156902428012	$65,960	$65,960	$0	124992
R0196579	Residential	0156902428013	$65,960	$65,960	$0	124992
R0196580	Residential	0156902428014	$65,960	$65,960	$0	124992
R0196581	Residential	0156902428015	$65,960	$65,960	$0	124992
R0196582	Residential	0156902428016	$65,960	$65,960	$0	124992
R0196583	Residential	0156902428017	$65,960	$65,960	$0	124992
R0196584	Residential	0156902428018	$65,960	$65,960	$0	124992
R0196585	Residential	0156902428019	$65,960	$65,960	$0	124992
R0196586	Residential	0156902428020	$65,960	$65,960	$0	124992
R0196587	Residential	0156902428021	$65,960	$65,960	$0	124992
R0196588	Residential	0156902428022	$65,960	$65,960	$0	124992
R0196589	Residential	0156902428023	$65,960	$65,960	$0	124992
R0196590	Residential	0156902428024	$65,960	$65,960	$0	124992
R0196591	Residential	0156902428025	$65,960	$65,960	$0	124992
R0196592	Residential	0156902428026	$65,960	$65,960	$0	124992
R0196593	Residential	0156902428027	$65,960	$65,960	$0	124992
R0196594	Residential	0156902428028	$65,960	$65,960	$0	124992
R0196595	Residential	0156902428029	$65,960	$65,960	$0	124992
R0196597	Exempt	0156902428031	$87,000	$87,000	$0	124992
R0196598	Residential	0156902429001	$65,960	$65,960	$0	124992
R0196599	Residential	0156902429002	$65,960	$65,960	$0	124992
R0196600	Residential	0156902429003	$65,960	$65,960	$0	124992
R0196601	Residential	0156902429004	$65,960	$65,960	$0	124992

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Deny						
R0196602	Residential	0156902429005	$65,960	$65,960	$0	124992
R0196603	Residential	0156902429006	$65,960	$65,960	$0	124992
R0196604	Residential	0156902429007	$65,960	$65,960	$0	124992
R0196605	Residential	0156902429008	$65,960	$65,960	$0	124992
R0196606	Residential	0156902429009	$65,960	$65,960	$0	124992
R0196607	Residential	0156902429010	$65,960	$65,960	$0	124992
R0196608	Residential	0156902429011	$65,960	$65,960	$0	124992
R0196609	Residential	0156902429012	$65,960	$65,960	$0	124992
R0196610	Residential	0156902429013	$65,960	$65,960	$0	124992
R0196611	Residential	0156902429014	$65,960	$65,960	$0	124992
R0196612	Residential	0156902429015	$65,960	$65,960	$0	124992
R0196613	Residential	0156902429016	$65,960	$65,960	$0	124992
R0196614	Residential	0156902429017	$65,960	$65,960	$0	124992
R0196615	Residential	0156902429018	$65,960	$65,960	$0	124992
R0196616	Residential	0156902429019	$65,960	$65,960	$0	124992
R0196617	Residential	0156902430001	$65,960	$65,960	$0	124992
R0196618	Residential	0156902430002	$65,960	$65,960	$0	124992
R0196624	Residential	0156902430008	$65,960	$65,960	$0	124992
R0196628	Residential	0156902430012	$65,960	$65,960	$0	124992
R0196629	Residential	0156902430013	$65,960	$65,960	$0	124992
R0196630	Residential	0156902430014	$65,960	$65,960	$0	124992
R0196631	Residential	0156902430015	$65,960	$65,960	$0	124992
R0196632	Residential	0156902430016	$65,960	$65,960	$0	124992
R0196634	Residential	0156902430018	$65,960	$65,960	$0	124992
R0196636	Residential	0156902431002	$65,960	$65,960	$0	124992
R0196637	Residential	0156902431003	$65,960	$65,960	$0	124992
R0196639	Residential	0156902431005	$65,960	$65,960	$0	124992
R0196641	Residential	0156902431007	$65,960	$65,960	$0	124992
R0196643	Residential	0156902431009	$65,960	$65,960	$0	124992
R0196645	Residential	0156902431011	$65,960	$65,960	$0	124992
R0196646	Residential	0156902431012	$65,960	$65,960	$0	124992
R0196647	Residential	0156902431013	$65,960	$65,960	$0	124992
R0196648	Residential	0156902431014	$65,960	$65,960	$0	124992
R0196650	Residential	0156902431016	$65,960	$65,960	$0	124992
R0196651	Residential	0156902431017	$65,960	$65,960	$0	124992
R0196652	Residential	0156902431018	$65,960	$65,960	$0	124992
R0196653	Residential	0156902432001	$65,960	$65,960	$0	124992
R0196654	Residential	0156902432002	$65,960	$65,960	$0	124992
R0196655	Residential	0156902432003	$65,960	$65,960	$0	124992
R0196656	Residential	0156902432004	$65,960	$65,960	$0	124992

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Deny						
R0196657	Residential	0156902432005	$65,960	$65,960	$0	124992
R0196658	Residential	0156902432006	$65,960	$65,960	$0	124992
R0196661	Residential	0156902432009	$65,960	$65,960	$0	124992
R0196664	Residential	0156902432012	$65,960	$65,960	$0	124992
R0196665	Residential	0156902432013	$65,960	$65,960	$0	124992
R0196666	Residential	0156902432014	$65,960	$65,960	$0	124992
R0196667	Residential	0156902432015	$65,960	$65,960	$0	124992
R0196668	Residential	0156902432016	$65,960	$65,960	$0	124992
R0196669	Residential	0156902432017	$65,960	$65,960	$0	124992
R0196670	Residential	0156902432018	$65,960	$65,960	$0	124992
R0196671	Residential	0156902432019	$65,960	$65,960	$0	124992
R0197839	Residential	0156902425001	$471,020	$471,020	$0	125017
R0197965	Commercial	0182128102022	$7,182,700	$7,182,700	$0	124574
R0198176	Commercial	0182136301003	$17,846,800	$17,846,800	$0	124710
R0198182	Industrial	0182325213004	$4,640,857	$4,640,857	$0	124821
R0198215	Commercial	0157322401008	$5,238,144	$5,238,144	$0	124651
R0198216	Commercial	0157322401008	$9,068,420	$9,068,420	$0	124652
R0198218	Commercial	0157322401008	$71,151,463	$71,151,463	$0	124653
R0198219	Commercial	0157322401009	$6,150,000	$6,150,000	$0	125132
R0198220	Commercial	0157322401010	$418,661	$418,661	$0	124649
R0198222	Commercial	0157322401012	$633,112	$633,112	$0	124650
R0198224	Commercial	0157322403003	$1,023,961	$1,023,961	$0	124654
R0198612	Commercial	0157322403003	$14,505	$14,505	$0	124655
R0198613	Commercial	0157322403003	$14,505	$14,505	$0	124656
R0198614	Commercial	0157322403003	$14,505	$14,505	$0	124657
R0198615	Commercial	0157322403003	$14,505	$14,505	$0	124658
R0198782	Commercial	0157315301052	$7,250,000	$7,250,000	$0	125134
R0198783	Commercial	0157315301052	$231,031	$231,031	$0	125134
R0199000	Residential	0157120204017	$59,986	$59,986	$0	124989
R0199001	Residential	0157120204018	$59,986	$59,986	$0	124989
R0199002	Residential	0157120204019	$59,986	$59,986	$0	124989
R0199003	Residential	0157120204020	$59,986	$59,986	$0	124989
R0199004	Residential	0157120204021	$59,986	$59,986	$0	124989
R0199005	Residential	0157120204022	$59,986	$59,986	$0	124989
R0199006	Residential	0157120204023	$59,986	$59,986	$0	124989
R0199007	Residential	0157120204024	$59,986	$59,986	$0	124989
R0199008	Residential	0157120204025	$59,986	$59,986	$0	124989
R0199009	Residential	0157120204026	$59,986	$59,986	$0	124989
R0199010	Residential	0157120204027	$59,986	$59,986	$0	124989
R0199011	Residential	0157120204028	$59,986	$59,986	$0	124989

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0199012	Residential	0157120204029	$59,986	$59,986	$0	124989
R0199013	Residential	0157120204030	$59,986	$59,986	$0	124989
R0199015	Residential	0157120205027	$59,986	$59,986	$0	124989
R0199016	Residential	0157120205028	$59,986	$59,986	$0	124989
R0199017	Residential	0157120205029	$59,986	$59,986	$0	124989
R0199018	Residential	0157120205030	$59,986	$59,986	$0	124989
R0199019	Residential	0157120205031	$59,986	$59,986	$0	124989
R0199020	Residential	0157120205032	$59,986	$59,986	$0	124989
R0199021	Residential	0157120205033	$59,986	$59,986	$0	124989
R0199022	Residential	0157120205034	$59,986	$59,986	$0	124989
R0199023	Residential	0157120205035	$59,986	$59,986	$0	124989
R0199024	Residential	0157120205036	$59,986	$59,986	$0	124989
R0199025	Residential	0157120205037	$59,986	$59,986	$0	124989
R0199026	Residential	0157120205038	$59,986	$59,986	$0	124989
R0199027	Residential	0157120205039	$59,986	$59,986	$0	124989
R0199028	Residential	0157120205040	$59,986	$59,986	$0	124989
R0199030	Residential	0157120205042	$59,986	$59,986	$0	124989
R0199031	Residential	0157120205043	$59,986	$59,986	$0	124989
R0199032	Residential	0157120205044	$59,986	$59,986	$0	124989
R0199033	Residential	0157120205045	$59,986	$59,986	$0	124989
R0199034	Residential	0157120205046	$59,986	$59,986	$0	124989
R0199035	Residential	0157120205047	$59,986	$59,986	$0	124989
R0199036	Residential	0157120205048	$59,986	$59,986	$0	124989
R0199037	Residential	0157120205049	$59,986	$59,986	$0	124989
R0199038	Residential	0157120205050	$59,986	$59,986	$0	124989
R0199039	Residential	0157120205051	$59,986	$59,986	$0	124989
R0199040	Residential	0157120205052	$59,986	$59,986	$0	124989
R0199042	Residential	0157120205054	$59,986	$59,986	$0	124989
R0199053	Residential	0157120211027	$59,986	$59,986	$0	124989
R0199054	Residential	0157120211028	$59,986	$59,986	$0	124989
R0199055	Residential	0157120211029	$59,986	$59,986	$0	124989
R0199056	Residential	0157120211030	$59,986	$59,986	$0	124989
R0199057	Residential	0157120211031	$59,986	$59,986	$0	124989
R0199058	Residential	0157120211032	$59,986	$59,986	$0	124989
R0199059	Residential	0157120211033	$59,986	$59,986	$0	124989
R0199060	Residential	0157120211034	$59,986	$59,986	$0	124989
R0199061	Residential	0157120211035	$59,986	$59,986	$0	124989
R0199062	Residential	0157120211036	$59,986	$59,986	$0	124989
R0199063	Residential	0157120211037	$59,986	$59,986	$0	124989
R0199064	Residential	0157120211038	$59,986	$59,986	$0	124989

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Deny						
R0199065	Residential	0157120211039	$59,986	$59,986	$0	124989
R0199066	Residential	0157120211040	$59,986	$59,986	$0	124989
R0199067	Residential	0157120211041	$59,986	$59,986	$0	124989
R0199068	Residential	0157120211042	$59,986	$59,986	$0	124989
R0199069	Residential	0157120211043	$59,986	$59,986	$0	124989
R0199070	Residential	0157120211044	$59,986	$59,986	$0	124989
R0199071	Residential	0157120211045	$59,986	$59,986	$0	124989
R0199072	Residential	0157120211046	$59,986	$59,986	$0	124989
R0199073	Residential	0157120211047	$59,986	$59,986	$0	124989
R0199074	Residential	0157120211048	$59,986	$59,986	$0	124989
R0199075	Residential	0157120211049	$59,986	$59,986	$0	124989
R0199076	Residential	0157120211050	$59,986	$59,986	$0	124989
R0199077	Residential	0157120211051	$59,986	$59,986	$0	124989
R0199078	Residential	0157120211052	$59,986	$59,986	$0	124989
R0199079	Residential	0157120211053	$59,986	$59,986	$0	124989
R0199080	Residential	0157120211054	$59,986	$59,986	$0	124989
R0199083	Residential	0157120212041	$59,986	$59,986	$0	124989
R0199084	Residential	0157120212042	$59,986	$59,986	$0	124989
R0199085	Residential	0157120212043	$59,986	$59,986	$0	124989
R0199086	Residential	0157120212044	$59,986	$59,986	$0	124989
R0199087	Residential	0157120212045	$59,986	$59,986	$0	124989
R0199088	Residential	0157120212046	$59,986	$59,986	$0	124989
R0199089	Residential	0157120212047	$59,986	$59,986	$0	124989
R0199090	Residential	0157120212048	$59,986	$59,986	$0	124989
R0199091	Residential	0157120212049	$59,986	$59,986	$0	124989
R0199092	Residential	0157120212050	$59,986	$59,986	$0	124989
R0199093	Residential	0157120212051	$59,986	$59,986	$0	124989
R0199094	Residential	0157120212052	$59,986	$59,986	$0	124989
R0199095	Residential	0157120212053	$59,986	$59,986	$0	124989
R0199096	Residential	0157120212054	$59,986	$59,986	$0	124989
R0199097	Residential	0157120212055	$59,986	$59,986	$0	124989
R0199098	Residential	0157120212056	$59,986	$59,986	$0	124989
R0199099	Residential	0157120212057	$59,986	$59,986	$0	124989
R0199100	Residential	0157120212058	$59,986	$59,986	$0	124989
R0199101	Residential	0157120212059	$59,986	$59,986	$0	124989
R0199102	Residential	0157120212060	$59,986	$59,986	$0	124989
R0199103	Residential	0157120212061	$59,986	$59,986	$0	124989
R0199104	Residential	0157120212062	$59,986	$59,986	$0	124989
R0199105	Residential	0157120212063	$59,986	$59,986	$0	124989
R0199106	Residential	0157120212064	$59,986	$59,986	$0	124989

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Deny						
R0199107	Residential	0157120212065	$59,986	$59,986	$0	124989
R0199108	Residential	0157120212066	$59,986	$59,986	$0	124989
R0199109	Residential	0157120212067	$59,986	$59,986	$0	124989
R0199110	Residential	0157120212068	$59,986	$59,986	$0	124989
R0199113	Residential	0157120213053	$59,986	$59,986	$0	124989
R0199114	Residential	0157120213054	$59,986	$59,986	$0	124989
R0199115	Residential	0157120213055	$59,986	$59,986	$0	124989
R0199116	Residential	0157120213056	$59,986	$59,986	$0	124989
R0199117	Residential	0157120213057	$59,986	$59,986	$0	124989
R0199118	Residential	0157120213058	$59,986	$59,986	$0	124989
R0199119	Residential	0157120213059	$59,986	$59,986	$0	124989
R0199120	Residential	0157120213060	$59,986	$59,986	$0	124989
R0199121	Residential	0157120213061	$59,986	$59,986	$0	124989
R0199122	Residential	0157120213062	$59,986	$59,986	$0	124989
R0199123	Residential	0157120213063	$59,986	$59,986	$0	124989
R0199124	Residential	0157120213064	$59,986	$59,986	$0	124989
R0199125	Residential	0157120213065	$59,986	$59,986	$0	124989
R0199126	Residential	0157120213066	$59,986	$59,986	$0	124989
R0199127	Residential	0157120213067	$59,986	$59,986	$0	124989
R0199128	Residential	0157120213068	$59,986	$59,986	$0	124989
R0199129	Residential	0157120213069	$59,986	$59,986	$0	124989
R0199130	Residential	0157120213070	$59,986	$59,986	$0	124989
R0199131	Residential	0157120213071	$59,986	$59,986	$0	124989
R0199132	Residential	0157120213072	$59,986	$59,986	$0	124989
R0199133	Residential	0157120213073	$59,986	$59,986	$0	124989
R0199134	Residential	0157120213074	$59,986	$59,986	$0	124989
R0199135	Residential	0157120213075	$59,986	$59,986	$0	124989
R0199136	Residential	0157120213076	$59,986	$59,986	$0	124989
R0199137	Residential	0157120213077	$59,986	$59,986	$0	124989
R0199138	Residential	0157120213078	$59,986	$59,986	$0	124989
R0199141	Residential	0157120214065	$59,986	$59,986	$0	124989
R0199142	Residential	0157120214066	$59,986	$59,986	$0	124989
R0199143	Residential	0157120214067	$59,986	$59,986	$0	124989
R0199144	Residential	0157120214068	$59,986	$59,986	$0	124989
R0199145	Residential	0157120214069	$59,986	$59,986	$0	124989
R0199146	Residential	0157120214070	$59,986	$59,986	$0	124989
R0199147	Residential	0157120214071	$59,986	$59,986	$0	124989
R0199148	Residential	0157120214072	$59,986	$59,986	$0	124989
R0199149	Residential	0157120214073	$59,986	$59,986	$0	124989
R0199150	Residential	0157120214074	$59,986	$59,986	$0	124989

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Deny						
R0199151	Residential	0157120214075	$59,986	$59,986	$0	124989
R0199152	Residential	0157120214076	$59,986	$59,986	$0	124989
R0199153	Residential	0157120214077	$59,986	$59,986	$0	124989
R0199154	Residential	0157120214078	$59,986	$59,986	$0	124989
R0199155	Residential	0157120214079	$59,986	$59,986	$0	124989
R0199156	Residential	0157120214080	$59,986	$59,986	$0	124989
R0199157	Residential	0157120214081	$59,986	$59,986	$0	124989
R0199158	Residential	0157120214082	$59,986	$59,986	$0	124989
R0199159	Residential	0157120214083	$59,986	$59,986	$0	124989
R0199160	Residential	0157120214084	$59,986	$59,986	$0	124989
R0199161	Residential	0157120214085	$59,986	$59,986	$0	124989
R0199162	Residential	0157120214086	$59,986	$59,986	$0	124989
R0199163	Residential	0157120214087	$59,986	$59,986	$0	124989
R0199166	Residential	0157120215061	$59,986	$59,986	$0	124989
R0199167	Residential	0157120215062	$59,986	$59,986	$0	124989
R0199168	Residential	0157120215063	$59,986	$59,986	$0	124989
R0199169	Residential	0157120215064	$59,986	$59,986	$0	124989
R0199170	Residential	0157120215065	$59,986	$59,986	$0	124989
R0199171	Residential	0157120215066	$59,986	$59,986	$0	124989
R0199172	Residential	0157120215067	$59,986	$59,986	$0	124989
R0199173	Residential	0157120215068	$59,986	$59,986	$0	124989
R0199174	Residential	0157120215069	$59,986	$59,986	$0	124989
R0199175	Residential	0157120215070	$59,986	$59,986	$0	124989
R0199176	Residential	0157120215071	$59,986	$59,986	$0	124989
R0199177	Residential	0157120215072	$59,986	$59,986	$0	124989
R0199178	Residential	0157120215073	$59,986	$59,986	$0	124989
R0199179	Residential	0157120215074	$59,986	$59,986	$0	124989
R0199180	Residential	0157120215075	$59,986	$59,986	$0	124989
R0199181	Residential	0157120215076	$59,986	$59,986	$0	124989
R0199182	Residential	0157120215077	$59,986	$59,986	$0	124989
R0199183	Residential	0157120215078	$59,986	$59,986	$0	124989
R0199184	Residential	0157120215079	$59,986	$59,986	$0	124989
R0199185	Residential	0157120215080	$59,986	$59,986	$0	124989
R0199186	Residential	0157120215081	$59,986	$59,986	$0	124989
R0199187	Residential	0157120215082	$59,986	$59,986	$0	124989
R0199188	Residential	0157120215083	$59,986	$59,986	$0	124989
R0199189	Residential	0157120215084	$59,986	$59,986	$0	124989
R0199190	Residential	0157120215085	$59,986	$59,986	$0	124989
R0199191	Residential	0157120215086	$59,986	$59,986	$0	124989
R0199192	Residential	0157120215087	$59,986	$59,986	$0	124989

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Deny						
R0199193	Residential	0157120215088	$59,986	$59,986	$0	124989
R0199196	Residential	0157120219075	$59,986	$59,986	$0	124989
R0199197	Residential	0157120219076	$59,986	$59,986	$0	124989
R0199198	Residential	0157120219077	$59,986	$59,986	$0	124989
R0199199	Residential	0157120219078	$59,986	$59,986	$0	124989
R0199200	Residential	0157120219079	$59,986	$59,986	$0	124989
R0199201	Residential	0157120219080	$59,986	$59,986	$0	124989
R0199202	Residential	0157120219081	$59,986	$59,986	$0	124989
R0199203	Residential	0157120219082	$59,986	$59,986	$0	124989
R0199204	Residential	0157120219083	$59,986	$59,986	$0	124989
R0199205	Residential	0157120219084	$59,986	$59,986	$0	124989
R0199206	Residential	0157120219085	$59,986	$59,986	$0	124989
R0199207	Residential	0157120219086	$59,986	$59,986	$0	124989
R0199208	Residential	0157120219087	$59,986	$59,986	$0	124989
R0199209	Residential	0157120219088	$59,986	$59,986	$0	124989
R0199210	Residential	0157120219089	$59,986	$59,986	$0	124989
R0199211	Residential	0157120219090	$59,986	$59,986	$0	124989
R0199212	Residential	0157120219091	$59,986	$59,986	$0	124989
R0199213	Residential	0157120219092	$59,986	$59,986	$0	124989
R0200276	Residential	0157109418121	$100,000	$100,000	$0	124990
R0200277	Residential	0157109418122	$100,000	$100,000	$0	124990
R0200278	Residential	0157109418123	$100,000	$100,000	$0	124990
R0200279	Residential	0157109418124	$100,000	$100,000	$0	124990
R0200280	Residential	0157109418125	$100,000	$100,000	$0	124990
R0200281	Residential	0157109418126	$100,000	$100,000	$0	124990
R0200282	Residential	0157109418127	$100,000	$100,000	$0	124990
R0200283	Residential	0157109418128	$100,000	$100,000	$0	124990
R0200284	Residential	0157109419053	$100,000	$100,000	$0	124990
R0200285	Residential	0157109419054	$100,000	$100,000	$0	124990
R0200286	Residential	0157109419055	$578,442	$578,442	$0	124990
R0200291	Residential	0157109419060	$100,000	$100,000	$0	124990
R0200292	Residential	0157109419061	$100,000	$100,000	$0	124990
R0200485	Residential	0172321210002	$65,960	$65,960	$0	124991
R0200486	Residential	0172321210003	$65,960	$65,960	$0	124991
R0200487	Residential	0172321210004	$65,960	$65,960	$0	124991
R0200488	Residential	0172321210005	$65,960	$65,960	$0	124991
R0200493	Residential	0172321210010	$65,960	$65,960	$0	124991
R0200494	Residential	0172321210011	$65,960	$65,960	$0	124991
R0200495	Residential	0172321210012	$65,960	$65,960	$0	124991
R0200496	Residential	0172321210013	$65,960	$65,960	$0	124991

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0200497	Residential	0172321210014	$65,960	$65,960	$0	124991
R0200498	Residential	0172321210015	$65,960	$65,960	$0	124991
R0200499	Residential	0172321210016	$65,960	$65,960	$0	124991
R0200500	Residential	0172321210017	$65,960	$65,960	$0	124991
R0200501	Residential	0172321210018	$65,960	$65,960	$0	124991
R0200502	Residential	0172321210019	$65,960	$65,960	$0	124991
R0200503	Residential	0172321210020	$65,960	$65,960	$0	124991
R0200504	Residential	0172321210021	$65,960	$65,960	$0	124991
R0200505	Residential	0172321210022	$65,960	$65,960	$0	124991
R0200506	Residential	0172321210023	$65,960	$65,960	$0	124991
R0200507	Residential	0172321210024	$65,960	$65,960	$0	124991
R0200508	Residential	0172321210025	$65,960	$65,960	$0	124991
R0200509	Residential	0172321210026	$65,960	$65,960	$0	124991
R0200510	Residential	0172321210027	$65,960	$65,960	$0	124991
R0200511	Residential	0172321210028	$65,960	$65,960	$0	124991
R0200512	Residential	0172321210029	$65,960	$65,960	$0	124991
R0200513	Residential	0172321210030	$65,960	$65,960	$0	124991
R0200514	Residential	0172321210031	$65,960	$65,960	$0	124991
R0200515	Residential	0172321210032	$65,960	$65,960	$0	124991
R0200516	Residential	0172321210033	$65,960	$65,960	$0	124991
R0200517	Residential	0172321210034	$65,960	$65,960	$0	124991
R0200518	Residential	0172321210035	$65,960	$65,960	$0	124991
R0200519	Residential	0172321210036	$65,960	$65,960	$0	124991
R0200520	Residential	0172321210037	$65,960	$65,960	$0	124991
R0200521	Residential	0172321210038	$65,960	$65,960	$0	124991
R0200522	Residential	0172321210039	$65,960	$65,960	$0	124991
R0200523	Residential	0172321210040	$65,960	$65,960	$0	124991
R0200524	Residential	0172321210041	$65,960	$65,960	$0	124991
R0200525	Residential	0172321210042	$65,960	$65,960	$0	124991
R0200526	Residential	0172321210043	$65,960	$65,960	$0	124991
R0200527	Residential	0172321210044	$65,960	$65,960	$0	124991
R0200528	Residential	0172321210045	$65,960	$65,960	$0	124991
R0200529	Residential	0172321210046	$65,960	$65,960	$0	124991
R0200530	Residential	0172321210047	$65,960	$65,960	$0	124991
R0200531	Residential	0172321210048	$65,960	$65,960	$0	124991
R0200532	Residential	0172321210049	$65,960	$65,960	$0	124991
R0200533	Residential	0172321210050	$65,960	$65,960	$0	124991
R0200534	Residential	0172321210051	$65,960	$65,960	$0	124991
R0200535	Residential	0172321210052	$65,960	$65,960	$0	124991
R0200536	Residential	0172321210053	$65,960	$65,960	$0	124991

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Deny						
R0200537	Residential	0172321210054	$65,960	$65,960	$0	124991
R0200538	Residential	0172321210055	$65,960	$65,960	$0	124991
R0200539	Residential	0172321210056	$65,960	$65,960	$0	124991
R0200540	Residential	0172321210057	$65,960	$65,960	$0	124991
R0200541	Residential	0172321210058	$65,960	$65,960	$0	124991
R0200542	Residential	0172321210059	$65,960	$65,960	$0	124991
R0200543	Residential	0172321210060	$65,960	$65,960	$0	124991
R0200544	Residential	0172321210061	$65,960	$65,960	$0	124991
R0200545	Residential	0172321210062	$65,960	$65,960	$0	124991
R0200546	Residential	0172321210063	$65,960	$65,960	$0	124991
R0200547	Residential	0172321210064	$65,960	$65,960	$0	124991
R0200548	Residential	0172321210065	$65,960	$65,960	$0	124991
R0200549	Residential	0172321210066	$65,960	$65,960	$0	124991
R0200550	Residential	0172321210067	$65,960	$65,960	$0	124991
R0200551	Residential	0172321210068	$65,960	$65,960	$0	124991
R0200552	Residential	0172321210069	$65,960	$65,960	$0	124991
R0200553	Residential	0172321210070	$65,960	$65,960	$0	124991
R0200554	Residential	0172321210071	$65,960	$65,960	$0	124991
R0200555	Residential	0172321210072	$65,960	$65,960	$0	124991
R0200556	Residential	0172321210073	$65,960	$65,960	$0	124991
R0200557	Residential	0172321210074	$65,960	$65,960	$0	124991
R0200558	Residential	0172321210075	$65,960	$65,960	$0	124991
R0200559	Residential	0172321210076	$65,960	$65,960	$0	124991
R0200560	Residential	0172321210077	$65,960	$65,960	$0	124991
R0200561	Residential	0172321210078	$65,960	$65,960	$0	124991
R0200562	Residential	0172321210079	$65,960	$65,960	$0	124991
R0200563	Residential	0172321210080	$65,960	$65,960	$0	124991
R0200564	Residential	0172321210081	$65,960	$65,960	$0	124991
R0200577	Residential	0172321221001	$65,960	$65,960	$0	124991
R0200578	Residential	0172321221002	$65,960	$65,960	$0	124991
R0200579	Residential	0172321221003	$65,960	$65,960	$0	124991
R0200580	Residential	0172321221004	$65,960	$65,960	$0	124991
R0200581	Residential	0172321221005	$65,960	$65,960	$0	124991
R0200582	Residential	0172321221006	$65,960	$65,960	$0	124991
R0200583	Residential	0172321221007	$65,960	$65,960	$0	124991
R0200584	Residential	0172321221008	$65,960	$65,960	$0	124991
R0200585	Residential	0172321221009	$65,960	$65,960	$0	124991
R0200586	Residential	0172321221010	$65,960	$65,960	$0	124991
R0200587	Residential	0172321221011	$65,960	$65,960	$0	124991
R0200588	Residential	0172321221012	$65,960	$65,960	$0	124991

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0200589	Residential	0172321221013	$65,960	$65,960	$0	124991
R0200590	Residential	0172321221014	$65,960	$65,960	$0	124991
R0200591	Residential	0172321221015	$65,960	$65,960	$0	124991
R0200592	Residential	0172321221016	$65,960	$65,960	$0	124991
R0200593	Residential	0172321221017	$65,960	$65,960	$0	124991
R0200594	Residential	0172321221018	$65,960	$65,960	$0	124991
R0200595	Residential	0172321221019	$65,960	$65,960	$0	124991
R0200596	Residential	0172321221020	$65,960	$65,960	$0	124991
R0200597	Residential	0172321221021	$65,960	$65,960	$0	124991
R0200598	Residential	0172321221022	$65,960	$65,960	$0	124991
R0200599	Residential	0172321221023	$65,960	$65,960	$0	124991
R0200600	Residential	0172321221024	$65,960	$65,960	$0	124991
R0200601	Residential	0172321221025	$65,960	$65,960	$0	124991
R0200602	Residential	0172321221026	$65,960	$65,960	$0	124991
R0200603	Residential	0172321221027	$65,960	$65,960	$0	124991
R0200604	Residential	0172321221028	$65,960	$65,960	$0	124991
R0200605	Residential	0172321221029	$65,960	$65,960	$0	124991
R0200606	Residential	0172321221030	$65,960	$65,960	$0	124991
R0200607	Residential	0172321221031	$65,960	$65,960	$0	124991
R0200608	Residential	0172321221032	$65,960	$65,960	$0	124991
R0200609	Residential	0172321221033	$65,960	$65,960	$0	124991
R0200610	Residential	0172321221034	$65,960	$65,960	$0	124991
R0200611	Residential	0172321221035	$65,960	$65,960	$0	124991
R0200612	Residential	0172321221036	$65,960	$65,960	$0	124991
R0200613	Residential	0172321221037	$65,960	$65,960	$0	124991
R0200614	Residential	0172321221038	$65,960	$65,960	$0	124991
R0200615	Residential	0172321221039	$65,960	$65,960	$0	124991
R0200616	Residential	0172321221040	$65,960	$65,960	$0	124991
R0200617	Residential	0172321221041	$65,960	$65,960	$0	124991
R0200618	Residential	0172321221042	$65,960	$65,960	$0	124991
R0200619	Residential	0172321221043	$65,960	$65,960	$0	124991
R0200620	Residential	0172321221044	$65,960	$65,960	$0	124991
R0200621	Residential	0172321221045	$65,960	$65,960	$0	124991
R0200622	Residential	0172321221046	$65,960	$65,960	$0	124991
R0200623	Residential	0172321221047	$65,960	$65,960	$0	124991
R0200624	Residential	0172321221048	$65,960	$65,960	$0	124991
R0200625	Residential	0172321221049	$65,960	$65,960	$0	124991
R0200626	Residential	0172321221050	$65,960	$65,960	$0	124991
R0200627	Residential	0172321221051	$65,960	$65,960	$0	124991
R0200628	Residential	0172321221052	$65,960	$65,960	$0	124991

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Deny						
R0200629	Residential	0172321221053	$65,960	$65,960	$0	124991
R0200630	Residential	0172321221054	$65,960	$65,960	$0	124991
R0200631	Residential	0172321221055	$65,960	$65,960	$0	124991
R0200632	Residential	0172321221056	$65,960	$65,960	$0	124991
R0200661	Residential	0172321222017	$65,960	$65,960	$0	124991
R0200662	Residential	0172321222018	$65,960	$65,960	$0	124991
R0200663	Residential	0172321222019	$65,960	$65,960	$0	124991
R0200664	Residential	0172321222020	$65,960	$65,960	$0	124991
R0200665	Residential	0172321222021	$65,960	$65,960	$0	124991
R0200666	Residential	0172321222022	$65,960	$65,960	$0	124991
R0200667	Residential	0172321222023	$65,960	$65,960	$0	124991
R0200668	Residential	0172321222024	$65,960	$65,960	$0	124991
R0201165	Commercial	0157315301055	$112,734,687	$112,734,687	$0	124483
R0201355	Commercial	0182102301002	$475,000,000	$475,000,000	$0	124711
R0201447	Commercial	0172131313006	$4,046,000	$4,046,000	$0	125266
R0201463	Commercial	0157322402003	$358,940	$358,940	$0	124659
R0201466	Commercial	0157322402006	$1,000	$1,000	$0	124660
R0201467	Commercial	0157322402007	$1,000	$1,000	$0	124661
R0202564	Commercial	0182128103002	$11,143,128	$11,143,128	$0	124923
R0202565	Commercial	0182128103003	$16,582,665	$16,582,665	$0	124922
R0202874	Commercial	0157335203014	$37,013,785	$37,013,785	$0	124529
R0203049	Commercial	0157315101004	$11,880,616	$11,880,616	$0	125113
R0203051	Commercial	0157315101006	$13,000,000	$13,000,000	$0	125111
R0204712	Residential	0182336109006	$71,164,016	$71,164,016	$0	124850
R0205071	Agricultural	0182136102001	$8,839,166	$8,839,166	$0	125037
R0205145	Residential	0172321210094	$65,960	$65,960	$0	124991
R0205146	Residential	0172321210095	$65,960	$65,960	$0	124991
R0205147	Residential	0172321210096	$65,960	$65,960	$0	124991
R0205148	Residential	0172321210097	$65,960	$65,960	$0	124991
R0205162	Residential	0156903142001	$18,821	$18,821	$0	125017
R0205163	Residential	0156903142002	$18,821	$18,821	$0	125017
R0205164	Residential	0156903142003	$18,821	$18,821	$0	125017
R0205165	Residential	0156903142004	$18,821	$18,821	$0	125017
R0205166	Residential	0156903142005	$18,821	$18,821	$0	125017
R0205167	Residential	0156903142006	$18,821	$18,821	$0	125017
R0205168	Residential	0156903142007	$18,821	$18,821	$0	125017
R0205169	Residential	0156903143001	$18,821	$18,821	$0	125017
R0205170	Residential	0156903143002	$18,821	$18,821	$0	125017
R0205171	Residential	0156903143003	$18,821	$18,821	$0	125017
R0205172	Residential	0156903143004	$18,821	$18,821	$0	125017

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Deny						
R0205173	Residential	0156903143005	$18,821	$18,821	$0	125017
R0205174	Residential	0156903143006	$18,821	$18,821	$0	125017
R0205175	Residential	0156903403001	$18,821	$18,821	$0	125017
R0205176	Residential	0156903403002	$18,821	$18,821	$0	125017
R0205177	Residential	0156903403003	$18,821	$18,821	$0	125017
R0205178	Residential	0156903403004	$18,821	$18,821	$0	125017
R0205179	Residential	0156903403005	$18,821	$18,821	$0	125017
R0205180	Residential	0156903403006	$18,821	$18,821	$0	125017
R0205181	Residential	0156903403007	$18,821	$18,821	$0	125017
R0205182	Residential	0156903403008	$18,821	$18,821	$0	125017
R0205183	Residential	0156903403009	$18,821	$18,821	$0	125017
R0205184	Residential	0156903403010	$18,821	$18,821	$0	125017
R0205185	Residential	0156903403011	$18,821	$18,821	$0	125017
R0205186	Residential	0156903403012	$18,821	$18,821	$0	125017
R0205187	Residential	0156903403013	$18,821	$18,821	$0	125017
R0205188	Residential	0156903403014	$18,821	$18,821	$0	125017
R0205189	Residential	0156903403015	$18,821	$18,821	$0	125017
R0205190	Residential	0156903403016	$18,821	$18,821	$0	125017
R0205191	Residential	0156903403017	$18,821	$18,821	$0	125017
R0205192	Residential	0156903403018	$18,821	$18,821	$0	125017
R0205193	Residential	0156903403019	$18,821	$18,821	$0	125017
R0205194	Residential	0156903403020	$18,821	$18,821	$0	125017
R0205195	Residential	0156903403021	$18,821	$18,821	$0	125017
R0205196	Residential	0156903403022	$18,821	$18,821	$0	125017
R0205197	Residential	0156903403023	$18,821	$18,821	$0	125017
R0205198	Residential	0156903403024	$18,821	$18,821	$0	125017
R0205199	Residential	0156903403025	$18,821	$18,821	$0	125017
R0205200	Residential	0156903403026	$18,821	$18,821	$0	125017
R0205201	Residential	0156903403027	$18,821	$18,821	$0	125017
R0205202	Residential	0156903403028	$18,821	$18,821	$0	125017
R0205203	Residential	0156903403029	$18,821	$18,821	$0	125017
R0205204	Residential	0156903403030	$18,821	$18,821	$0	125017
R0205205	Residential	0156903403031	$18,821	$18,821	$0	125017
R0205206	Residential	0156903403032	$18,821	$18,821	$0	125017
R0205207	Residential	0156903403033	$18,821	$18,821	$0	125017
R0205208	Residential	0156903403034	$18,821	$18,821	$0	125017
R0205209	Residential	0156903403035	$18,821	$18,821	$0	125017
R0205210	Residential	0156903403036	$18,821	$18,821	$0	125017
R0205211	Residential	0156903403037	$18,821	$18,821	$0	125017
R0205212	Residential	0156903403038	$18,821	$18,821	$0	125017

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Deny						
R0205213	Residential	0156903403039	$18,821	$18,821	$0	125017
R0205214	Residential	0156903403040	$18,821	$18,821	$0	125017
R0205215	Residential	0156903403041	$806,458	$806,458	$0	125017
R0205216	Residential	0156903403042	$1,000	$1,000	$0	125017
R0205219	Residential	0156903404001	$18,821	$18,821	$0	125017
R0205220	Residential	0156903404002	$18,821	$18,821	$0	125017
R0205221	Residential	0156903404003	$18,821	$18,821	$0	125017
R0205222	Residential	0156903404004	$18,821	$18,821	$0	125017
R0205223	Residential	0156903404005	$18,821	$18,821	$0	125017
R0205224	Residential	0156903404006	$18,821	$18,821	$0	125017
R0205225	Residential	0156903404007	$18,821	$18,821	$0	125017
R0205226	Residential	0156903404008	$18,821	$18,821	$0	125017
R0205227	Residential	0156903404009	$18,821	$18,821	$0	125017
R0205228	Residential	0156903404010	$18,821	$18,821	$0	125017
R0205229	Residential	0156903404011	$18,821	$18,821	$0	125017
R0205230	Residential	0156903404012	$18,821	$18,821	$0	125017
R0205231	Residential	0156903404013	$18,821	$18,821	$0	125017
R0205232	Residential	0156903404014	$18,821	$18,821	$0	125017
R0205233	Residential	0156903405001	$18,821	$18,821	$0	125017
R0205234	Residential	0156903405002	$18,821	$18,821	$0	125017
R0205235	Residential	0156903405003	$18,821	$18,821	$0	125017
R0205236	Residential	0156903405004	$18,821	$18,821	$0	125017
R0205237	Residential	0156903405005	$18,821	$18,821	$0	125017
R0205238	Residential	0156903405006	$18,821	$18,821	$0	125017
R0205239	Residential	0156903405007	$18,821	$18,821	$0	125017
R0205240	Residential	0156903405008	$18,821	$18,821	$0	125017
R0205241	Residential	0156903405009	$18,821	$18,821	$0	125017
R0205242	Residential	0156903405010	$18,821	$18,821	$0	125017
R0205243	Residential	0156903405011	$18,821	$18,821	$0	125017
R0205244	Residential	0156903405012	$18,821	$18,821	$0	125017
R0205245	Residential	0156903405013	$18,821	$18,821	$0	125017
R0205246	Residential	0156903405014	$18,821	$18,821	$0	125017
R0205247	Residential	0156903405015	$18,821	$18,821	$0	125017
R0205248	Residential	0156903405016	$18,821	$18,821	$0	125017
R0205249	Residential	0156903405017	$18,821	$18,821	$0	125017
R0205250	Residential	0156903405018	$18,821	$18,821	$0	125017
R0205252	Residential	0156903406001	$18,821	$18,821	$0	125017
R0205253	Residential	0156903406002	$18,821	$18,821	$0	125017
R0205254	Residential	0156903406003	$18,821	$18,821	$0	125017
R0205255	Residential	0156903406004	$18,821	$18,821	$0	125017

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0205256	Residential	0156903406005	$18,821	$18,821	$0	125017
R0205257	Residential	0156903406006	$18,821	$18,821	$0	125017
R0205258	Residential	0156903406007	$18,821	$18,821	$0	125017
R0205259	Residential	0156903406008	$18,821	$18,821	$0	125017
R0205260	Residential	0156903406009	$18,821	$18,821	$0	125017
R0205261	Residential	0156903406010	$18,821	$18,821	$0	125017
R0205262	Residential	0156903406011	$18,821	$18,821	$0	125017
R0205263	Residential	0156903406012	$18,821	$18,821	$0	125017
R0205264	Residential	0156903406013	$18,821	$18,821	$0	125017
R0205265	Residential	0156903406014	$18,821	$18,821	$0	125017
R0205266	Residential	0156903406015	$18,821	$18,821	$0	125017
R0205267	Residential	0156903406016	$18,821	$18,821	$0	125017
R0205268	Residential	0156903406017	$18,821	$18,821	$0	125017
R0205269	Residential	0156903406018	$18,821	$18,821	$0	125017
R0205270	Residential	0156903406019	$18,821	$18,821	$0	125017
R0205271	Residential	0156903406020	$18,821	$18,821	$0	125017
R0205272	Residential	0156903406021	$18,821	$18,821	$0	125017
R0205273	Residential	0156903406022	$18,821	$18,821	$0	125017
R0205276	Residential	0156903407001	$18,821	$18,821	$0	125017
R0205277	Residential	0156903407002	$18,821	$18,821	$0	125017
R0205278	Residential	0156903407003	$18,821	$18,821	$0	125017
R0205279	Residential	0156903407004	$18,821	$18,821	$0	125017
R0205280	Residential	0156903407005	$18,821	$18,821	$0	125017
R0205281	Residential	0156903407006	$18,821	$18,821	$0	125017
R0205282	Residential	0156903407007	$18,821	$18,821	$0	125017
R0205283	Residential	0156903408001	$18,821	$18,821	$0	125017
R0205284	Residential	0156903408002	$18,821	$18,821	$0	125017
R0205285	Residential	0156903408003	$18,821	$18,821	$0	125017
R0205286	Residential	0156903408004	$18,821	$18,821	$0	125017
R0205287	Residential	0156903408005	$18,821	$18,821	$0	125017
R0205288	Residential	0156903408006	$18,821	$18,821	$0	125017
R0205289	Residential	0156903408007	$18,821	$18,821	$0	125017
R0205290	Residential	0156903408008	$18,821	$18,821	$0	125017
R0205291	Residential	0156903408009	$18,821	$18,821	$0	125017
R0205292	Residential	0156903408010	$18,821	$18,821	$0	125017
R0205293	Residential	0156903408011	$18,821	$18,821	$0	125017
R0205294	Residential	0156903408012	$18,821	$18,821	$0	125017
R0205295	Residential	0156903408013	$18,821	$18,821	$0	125017
R0205296	Residential	0156903408014	$18,821	$18,821	$0	125017
R0205297	Residential	0156903408015	$18,821	$18,821	$0	125017

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0205298	Residential	0156903408016	$18,821	$18,821	$0	125017
R0205299	Residential	0156903408017	$18,821	$18,821	$0	125017
R0205300	Residential	0156903408018	$18,821	$18,821	$0	125017
R0205301	Residential	0156903408019	$18,821	$18,821	$0	125017
R0205302	Residential	0156903408020	$18,821	$18,821	$0	125017
R0205303	Residential	0156903408021	$18,821	$18,821	$0	125017
R0205304	Residential	0156903408022	$18,821	$18,821	$0	125017
R0205305	Residential	0156903408023	$1,000	$1,000	$0	125017
R0205306	Residential	0156903409001	$18,821	$18,821	$0	125017
R0205307	Residential	0156903409002	$18,821	$18,821	$0	125017
R0205308	Residential	0156903409003	$18,821	$18,821	$0	125017
R0205309	Residential	0156903409004	$18,821	$18,821	$0	125017
R0205310	Residential	0156903409005	$18,821	$18,821	$0	125017
R0205311	Residential	0156903409006	$18,821	$18,821	$0	125017
R0205312	Residential	0156903409007	$18,821	$18,821	$0	125017
R0205313	Residential	0156903409008	$18,821	$18,821	$0	125017
R0205314	Residential	0156903409009	$18,821	$18,821	$0	125017
R0205315	Residential	0156903409010	$18,821	$18,821	$0	125017
R0205316	Residential	0156903409011	$18,821	$18,821	$0	125017
R0205317	Residential	0156903409012	$18,821	$18,821	$0	125017
R0205318	Residential	0156903409013	$18,821	$18,821	$0	125017
R0205319	Residential	0156903409014	$18,821	$18,821	$0	125017
R0205320	Residential	0156903410001	$18,821	$18,821	$0	125017
R0205321	Residential	0156903410002	$18,821	$18,821	$0	125017
R0205322	Residential	0156903410003	$18,821	$18,821	$0	125017
R0205323	Residential	0156903410004	$18,821	$18,821	$0	125017
R0205324	Residential	0156903410005	$18,821	$18,821	$0	125017
R0205325	Residential	0156903410006	$18,821	$18,821	$0	125017
R0205326	Residential	0156903410007	$18,821	$18,821	$0	125017
R0205327	Residential	0156903410008	$18,821	$18,821	$0	125017
R0205328	Residential	0156903410009	$18,821	$18,821	$0	125017
R0205329	Residential	0156903410010	$18,821	$18,821	$0	125017
R0205330	Residential	0156903410011	$18,821	$18,821	$0	125017
R0205331	Residential	0156903410012	$18,821	$18,821	$0	125017
R0205332	Residential	0156903410013	$18,821	$18,821	$0	125017
R0205333	Residential	0156903410014	$18,821	$18,821	$0	125017
R0205334	Residential	0156903410015	$18,821	$18,821	$0	125017
R0205335	Residential	0156903410016	$18,821	$18,821	$0	125017
R0205336	Residential	0156903410017	$18,821	$18,821	$0	125017
R0205337	Residential	0156903410018	$18,821	$18,821	$0	125017

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0205338	Residential	0156903410019	$18,821	$18,821	$0	125017
R0205339	Residential	0156903410020	$18,821	$18,821	$0	125017
R0205340	Residential	0156903410021	$18,821	$18,821	$0	125017
R0205341	Residential	0156903410022	$18,821	$18,821	$0	125017
R0205342	Residential	0156903410023	$18,821	$18,821	$0	125017
R0205343	Residential	0156903410024	$18,821	$18,821	$0	125017
R0205344	Residential	0156903410025	$18,821	$18,821	$0	125017
R0205345	Residential	0156903410026	$18,821	$18,821	$0	125017
R0205346	Residential	0156903410027	$18,821	$18,821	$0	125017
R0205347	Residential	0156903410028	$18,821	$18,821	$0	125017
R0205348	Residential	0156903410029	$18,821	$18,821	$0	125017
R0205349	Residential	0156903410030	$18,821	$18,821	$0	125017
R0205350	Residential	0156903410031	$18,821	$18,821	$0	125017
R0205351	Residential	0156903410032	$18,821	$18,821	$0	125017
R0205352	Residential	0156903411001	$18,821	$18,821	$0	125017
R0205353	Residential	0156903411002	$18,821	$18,821	$0	125017
R0205354	Residential	0156903411003	$18,821	$18,821	$0	125017
R0205355	Residential	0156903411004	$18,821	$18,821	$0	125017
R0205356	Residential	0156903411005	$18,821	$18,821	$0	125017
R0205357	Residential	0156903411006	$18,821	$18,821	$0	125017
R0205358	Residential	0156903411007	$18,821	$18,821	$0	125017
R0205359	Residential	0156903411008	$18,821	$18,821	$0	125017
R0205360	Residential	0156903411009	$18,821	$18,821	$0	125017
R0205361	Residential	0156903411010	$18,821	$18,821	$0	125017
R0205362	Residential	0156903411011	$18,821	$18,821	$0	125017
R0205363	Residential	0156903411012	$18,821	$18,821	$0	125017
R0205364	Residential	0156903411013	$18,821	$18,821	$0	125017
R0205365	Residential	0156903411014	$18,821	$18,821	$0	125017
R0205366	Residential	0156903411015	$18,821	$18,821	$0	125017
R0205367	Residential	0156903411016	$18,821	$18,821	$0	125017
R0205368	Residential	0156903411017	$18,821	$18,821	$0	125017
R0205369	Residential	0156903411018	$18,821	$18,821	$0	125017
R0205370	Residential	0156903411019	$18,821	$18,821	$0	125017
R0205371	Residential	0156903411020	$18,821	$18,821	$0	125017
R0205372	Residential	0156903411021	$18,821	$18,821	$0	125017
R0205373	Residential	0156903411022	$18,821	$18,821	$0	125017
R0205374	Residential	0156903411023	$18,821	$18,821	$0	125017
R0205375	Residential	0156903411024	$18,821	$18,821	$0	125017
R0205376	Residential	0156903411025	$18,821	$18,821	$0	125017
R0205377	Residential	0156903411026	$18,821	$18,821	$0	125017

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0205378	Residential	0156903411027	$1,000	$1,000	$0	125017
R0205379	Residential	0156903412001	$18,821	$18,821	$0	125017
R0205380	Residential	0156903412002	$18,821	$18,821	$0	125017
R0205381	Residential	0156903412003	$18,821	$18,821	$0	125017
R0205382	Residential	0156903412004	$18,821	$18,821	$0	125017
R0205383	Residential	0156903412005	$18,821	$18,821	$0	125017
R0205384	Residential	0156903412006	$18,821	$18,821	$0	125017
R0205385	Residential	0156903412007	$18,821	$18,821	$0	125017
R0205386	Residential	0156903412008	$18,821	$18,821	$0	125017
R0205387	Residential	0156903412009	$18,821	$18,821	$0	125017
R0205388	Residential	0156903412010	$18,821	$18,821	$0	125017
R0205389	Residential	0156903412011	$18,821	$18,821	$0	125017
R0205390	Residential	0156903412012	$18,821	$18,821	$0	125017
R0205391	Residential	0156903412013	$18,821	$18,821	$0	125017
R0205392	Residential	0156903412014	$18,821	$18,821	$0	125017
R0205393	Residential	0156903412015	$18,821	$18,821	$0	125017
R0205394	Residential	0156903412016	$18,821	$18,821	$0	125017
R0205395	Residential	0156903412017	$18,821	$18,821	$0	125017
R0205396	Residential	0156903412018	$18,821	$18,821	$0	125017
R0205397	Residential	0156903412019	$18,821	$18,821	$0	125017
R0205398	Residential	0156903412020	$1,000	$1,000	$0	125017
R0205399	Residential	0156903413001	$18,821	$18,821	$0	125017
R0205400	Residential	0156903413002	$18,821	$18,821	$0	125017
R0205401	Residential	0156903413003	$18,821	$18,821	$0	125017
R0205402	Residential	0156903413004	$18,821	$18,821	$0	125017
R0205403	Residential	0156903413005	$18,821	$18,821	$0	125017
R0205404	Residential	0156903413006	$18,821	$18,821	$0	125017
R0205405	Residential	0156903413007	$18,821	$18,821	$0	125017
R0205406	Residential	0156903413008	$18,821	$18,821	$0	125017
R0205407	Residential	0156903413009	$18,821	$18,821	$0	125017
R0205408	Residential	0156903413010	$18,821	$18,821	$0	125017
R0205409	Residential	0156903413011	$18,821	$18,821	$0	125017
R0205410	Residential	0156903413012	$18,821	$18,821	$0	125017
R0205411	Residential	0156903413013	$18,821	$18,821	$0	125017
R0205412	Residential	0156903413014	$1,000	$1,000	$0	125017
R0205413	Residential	0156903414001	$18,821	$18,821	$0	125017
R0205414	Residential	0156903414002	$18,821	$18,821	$0	125017
R0205415	Residential	0156903414003	$18,821	$18,821	$0	125017
R0205416	Residential	0156903414004	$18,821	$18,821	$0	125017
R0205417	Residential	0156903414005	$18,821	$18,821	$0	125017

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0205418	Residential	0156903414006	$18,821	$18,821	$0	125017
R0205419	Residential	0156903414007	$18,821	$18,821	$0	125017
R0205420	Residential	0156903414008	$18,821	$18,821	$0	125017
R0205421	Residential	0156903414009	$18,821	$18,821	$0	125017
R0205422	Residential	0156903414010	$1,000	$1,000	$0	125017
R0205423	Residential	0156903415001	$18,821	$18,821	$0	125017
R0205424	Residential	0156903415002	$18,821	$18,821	$0	125017
R0205425	Residential	0156903415003	$18,821	$18,821	$0	125017
R0205426	Residential	0156903415004	$18,821	$18,821	$0	125017
R0205427	Residential	0156903415005	$18,821	$18,821	$0	125017
R0205428	Residential	0156903415006	$18,821	$18,821	$0	125017
R0205429	Residential	0156903415007	$18,821	$18,821	$0	125017
R0205430	Residential	0156903415008	$18,821	$18,821	$0	125017
R0205431	Residential	0156903415009	$18,821	$18,821	$0	125017
R0205432	Residential	0156903415010	$18,821	$18,821	$0	125017
R0205433	Residential	0156903415011	$18,821	$18,821	$0	125017
R0205434	Residential	0156903415012	$18,821	$18,821	$0	125017
R0205435	Residential	0156903415013	$18,821	$18,821	$0	125017
R0205436	Residential	0156903415014	$18,821	$18,821	$0	125017
R0205437	Residential	0156903415015	$18,821	$18,821	$0	125017
R0205438	Residential	0156903415016	$18,821	$18,821	$0	125017
R0205439	Residential	0156903415017	$18,821	$18,821	$0	125017
R0205440	Residential	0156903415018	$18,821	$18,821	$0	125017
R0205441	Residential	0156903415019	$1,000	$1,000	$0	125017
R0205442	Residential	0156903416001	$18,821	$18,821	$0	125017
R0205443	Residential	0156903416002	$18,821	$18,821	$0	125017
R0205444	Residential	0156903416003	$18,821	$18,821	$0	125017
R0205445	Residential	0156903416004	$18,821	$18,821	$0	125017
R0205446	Residential	0156903416005	$18,821	$18,821	$0	125017
R0205447	Residential	0156903416006	$18,821	$18,821	$0	125017
R0205448	Residential	0156903416007	$18,821	$18,821	$0	125017
R0205449	Residential	0156903416008	$18,821	$18,821	$0	125017
R0205450	Residential	0156903416009	$18,821	$18,821	$0	125017
R0205451	Residential	0156903416010	$18,821	$18,821	$0	125017
R0205452	Residential	0156903416011	$18,821	$18,821	$0	125017
R0205453	Residential	0156903416012	$18,821	$18,821	$0	125017
R0205454	Residential	0156903416013	$18,821	$18,821	$0	125017
R0205455	Residential	0156903416014	$18,821	$18,821	$0	125017
R0205456	Residential	0156903416015	$18,821	$18,821	$0	125017
R0205457	Residential	0156903416016	$18,821	$18,821	$0	125017

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Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Deny						
R0205458	Residential	0156903416017	$1,000	$1,000	$0	125017
R0205459	Residential	0156903417001	$18,821	$18,821	$0	125017
R0205460	Residential	0156903417002	$18,821	$18,821	$0	125017
R0205461	Residential	0156903417003	$18,821	$18,821	$0	125017
R0205462	Residential	0156903417004	$18,821	$18,821	$0	125017
R0205463	Residential	0156903417005	$18,821	$18,821	$0	125017
R0205464	Residential	0156903417006	$18,821	$18,821	$0	125017
R0205465	Residential	0156903417007	$18,821	$18,821	$0	125017
R0205466	Residential	0156903417008	$18,821	$18,821	$0	125017
R0205467	Residential	0156903417009	$18,821	$18,821	$0	125017
R0205468	Residential	0156903417010	$18,821	$18,821	$0	125017
R0205469	Residential	0156903417011	$18,821	$18,821	$0	125017
R0205470	Residential	0156903417012	$18,821	$18,821	$0	125017
R0205471	Residential	0156903417013	$18,821	$18,821	$0	125017
R0205472	Residential	0156903417014	$18,821	$18,821	$0	125017
R0205473	Residential	0156903417015	$18,821	$18,821	$0	125017
R0205474	Residential	0156903417016	$18,821	$18,821	$0	125017
R0205475	Residential	0156903417017	$18,821	$18,821	$0	125017
R0205476	Residential	0156903417018	$18,821	$18,821	$0	125017
R0205477	Residential	0156903417019	$18,821	$18,821	$0	125017
R0205478	Residential	0156903417020	$1,000	$1,000	$0	125017
R0205479	Residential	0156903418001	$18,821	$18,821	$0	125017
R0205480	Residential	0156903418002	$18,821	$18,821	$0	125017
R0205481	Residential	0156903418003	$18,821	$18,821	$0	125017
R0205482	Residential	0156903418004	$18,821	$18,821	$0	125017
R0205483	Residential	0156903418005	$18,821	$18,821	$0	125017
R0205484	Residential	0156903418006	$18,821	$18,821	$0	125017
R0205485	Residential	0156903418007	$18,821	$18,821	$0	125017
R0205486	Residential	0156903418008	$18,821	$18,821	$0	125017
R0205487	Residential	0156903418009	$18,821	$18,821	$0	125017
R0205488	Residential	0156903418010	$18,821	$18,821	$0	125017
R0205489	Residential	0156903418011	$18,821	$18,821	$0	125017
R0205490	Residential	0156903418012	$18,821	$18,821	$0	125017
R0205491	Residential	0156903418013	$18,821	$18,821	$0	125017
R0205492	Residential	0156903418014	$18,821	$18,821	$0	125017
R0205493	Residential	0156903418015	$18,821	$18,821	$0	125017
R0205494	Residential	0156903418016	$1,000	$1,000	$0	125017
R0205495	Residential	0156903419001	$18,821	$18,821	$0	125017
R0205496	Residential	0156903419002	$18,821	$18,821	$0	125017
R0205497	Residential	0156903419003	$18,821	$18,821	$0	125017

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Deny						
R0205498	Residential	0156903419004	$18,821	$18,821	$0	125017
R0205499	Residential	0156903419005	$18,821	$18,821	$0	125017
R0205500	Residential	0156903419006	$18,821	$18,821	$0	125017
R0205501	Residential	0156903419007	$18,821	$18,821	$0	125017
R0205502	Residential	0156903419008	$18,821	$18,821	$0	125017
R0205503	Residential	0156903419009	$18,821	$18,821	$0	125017
R0205504	Residential	0156903419010	$18,821	$18,821	$0	125017
R0205505	Residential	0156903419011	$18,821	$18,821	$0	125017
R0205506	Residential	0156903419012	$18,821	$18,821	$0	125017
R0205507	Residential	0156903419013	$18,821	$18,821	$0	125017
R0205508	Residential	0156903419014	$1,000	$1,000	$0	125017
R0205509	Residential	0156903420001	$18,821	$18,821	$0	125017
R0205510	Residential	0156903420002	$18,821	$18,821	$0	125017
R0205511	Residential	0156903420003	$18,821	$18,821	$0	125017
R0205512	Residential	0156903420004	$18,821	$18,821	$0	125017
R0205513	Residential	0156903420005	$18,821	$18,821	$0	125017
R0205514	Residential	0156903420006	$18,821	$18,821	$0	125017
R0205515	Residential	0156903420007	$18,821	$18,821	$0	125017
R0205516	Residential	0156903420008	$18,821	$18,821	$0	125017
R0205517	Residential	0156903420009	$18,821	$18,821	$0	125017
R0205518	Residential	0156903420010	$18,821	$18,821	$0	125017
R0205519	Residential	0156903420011	$18,821	$18,821	$0	125017
R0205520	Residential	0156903420012	$18,821	$18,821	$0	125017
R0205521	Residential	0156903420013	$18,821	$18,821	$0	125017
R0205522	Residential	0156903420014	$18,821	$18,821	$0	125017
R0205523	Residential	0156903420015	$18,821	$18,821	$0	125017
R0205524	Residential	0156903420016	$18,821	$18,821	$0	125017
R0205525	Residential	0156903420017	$18,821	$18,821	$0	125017
R0205526	Residential	0156903420018	$18,821	$18,821	$0	125017
R0205527	Residential	0156903420019	$18,821	$18,821	$0	125017
R0205528	Residential	0156903420020	$18,821	$18,821	$0	125017
R0205529	Residential	0156903420021	$18,821	$18,821	$0	125017
R0205530	Residential	0156903420022	$18,821	$18,821	$0	125017
R0205531	Residential	0156903420023	$18,821	$18,821	$0	125017
R0205532	Residential	0156903420024	$18,821	$18,821	$0	125017
R0205533	Residential	0156903420025	$18,821	$18,821	$0	125017
R0205534	Residential	0156903420026	$18,821	$18,821	$0	125017
R0205535	Residential	0156903420027	$18,821	$18,821	$0	125017
R0205536	Residential	0156903420028	$18,821	$18,821	$0	125017
R0205537	Residential	0156903420029	$18,821	$18,821	$0	125017

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Deny						
R0205538	Residential	0156903420030	$18,821	$18,821	$0	125017
R0205539	Residential	0156903420031	$1,000	$1,000	$0	125017
R0205540	Residential	0156903421001	$18,821	$18,821	$0	125017
R0205541	Residential	0156903421002	$18,821	$18,821	$0	125017
R0205542	Residential	0156903421003	$18,821	$18,821	$0	125017
R0205543	Residential	0156903421004	$18,821	$18,821	$0	125017
R0205544	Residential	0156903421005	$18,821	$18,821	$0	125017
R0205545	Residential	0156903421006	$18,821	$18,821	$0	125017
R0205546	Residential	0156903421007	$18,821	$18,821	$0	125017
R0205547	Residential	0156903421008	$18,821	$18,821	$0	125017
R0205548	Residential	0156903421009	$346,678	$346,678	$0	125017
R0205549	Residential	0156903421010	$536,454	$536,454	$0	125017
R0205550	Residential	0156903421011	$1,268,552	$1,268,552	$0	125017
R0205551	Residential	0156903421012	$1,000	$1,000	$0	125017
R0205552	Residential	0156903421013	$1,000	$1,000	$0	125017
R0205554	Residential	0156903443007	$18,821	$18,821	$0	125017
R0205555	Residential	0156903443008	$18,821	$18,821	$0	125017
R0205556	Residential	0156903443009	$18,821	$18,821	$0	125017
R0205558	Exempt	0156903108004	$1,000	$1,000	$0	125017
R0205559	Residential	0156903108004	$1,000	$1,000	$0	125017
R0205560	Residential	0156903406024	$1,000	$1,000	$0	125017
R0205561	Residential	0156903406024	$1,000	$1,000	$0	125017
R0205562	Residential	0156903406024	$1,000	$1,000	$0	125017
R0205563	Residential	0156903406024	$1,000	$1,000	$0	125017
R0205564	Residential	0156903405019	$1,000	$1,000	$0	125017
R0205565	Residential	0156903405019	$1,000	$1,000	$0	125017
R0205566	Residential	0156903403043	$1,000	$1,000	$0	125017
R0205567	Residential	0156903403043	$1,000	$1,000	$0	125017
R0205568	Residential	0156903142008	$1,000	$1,000	$0	125017
R0205569	Residential	0156903142008	$1,000	$1,000	$0	125017
R0205570	Residential	0156903403044	$1,000	$1,000	$0	125017
R0205571	Residential	0156903403044	$1,000	$1,000	$0	125017
Number of Accounts: 2472			**$4,558,525,356**	**$4,558,525,356**	**$0**	

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Stipulated						
P0001139	Personal	0182515204006	$17,554,798	$15,799,318	($1,755,480)	124596
P0024252	Personal	0181931301001	$1,396,241	$1,292,079	($104,162)	124903
P0035300	Personal	0182127104003	$22,113,598	$21,753,128	($360,470)	124930
R0002510	Commercial	0156906110003	$963,600	$920,000	($43,600)	124892
R0002749	Residential	0156906304009	$316,866	$265,000	($51,866)	124628
R0002854	Commercial	0156906315012	$963,100	$825,000	($138,100)	124458
R0003325	Residential	0156906423007	$290,000	$230,000	($60,000)	124415
R0003326	Residential	0156906423008	$430,000	$430,000	$0	124416
R0003849	Commercial	0156907201020	$639,300	$450,000	($189,300)	124540
R0004422	Residential	0156907315006	$372,529	$340,000	($32,529)	124952
R0005323	Residential	0156908101001	$8,320,770	$7,022,000	($1,298,770)	124959
R0005821	Residential	0156908204052	$650,000	$580,000	($70,000)	124418
R0005826	Residential	0156908204060	$750,000	$660,000	($90,000)	124417
R0008881	Residential	0157113000034	$356,961	$318,000	($38,961)	124928
R0009901	Residential	0157130209003	$348,631	$340,200	($8,431)	124629
R0017246	Residential	0157326112008	$431,700	$416,130	($15,570)	124942
R0024059	Commercial	0157333004005	$5,155,201	$5,155,201	$0	124449
R0024442	Commercial	0157334002017	$2,452,700	$2,221,500	($231,200)	124691
R0024470	Commercial	0157334009008	$5,776,000	$4,232,648	($1,543,352)	125117
R0024474	Commercial	0157334009024	$467,352	$467,352	$0	125117
R0025151	Commercial	0157334313002	$4,686,300	$4,686,300	$0	124670
R0025839	Commercial	0157336309057	$1,378,400	$1,258,500	($119,900)	125081
R0031544	Residential	0171904306038	$482,000	$441,000	($41,000)	124641
R0031551	Residential	0171904306045	$494,000	$460,000	($34,000)	124729
R0031674	Residential	0171904311007	$505,000	$475,000	($30,000)	124421
R0034498	Commercial	0171908405007	$1,522,800	$1,433,901	($88,899)	124581
R0034499	Commercial	0171908405009	$12,982,000	$9,343,850	($3,638,150)	124580
R0037171	Commercial	0171910304026	$3,320,300	$2,804,610	($515,690)	124696
R0037174	Commercial	0171910304030	$477,900	$335,750	($142,150)	124674
R0037189	Commercial	0171910307006	$1,910,700	$1,750,000	($160,700)	124587
R0037773	Industrial	0171911106018	$1,630,300	$1,400,000	($230,300)	124544
R0040581	Commercial	0171914100005	$2,232,700	$1,274,500	($958,200)	124983
R0041599	Commercial	0171915102017	$2,056,500	$1,920,000	($136,500)	124586
R0041605	Residential	0171915104008	$31,005,224	$28,700,000	($2,305,224)	124703
R0048188	Residential	0171919401040	$526,000	$510,000	($16,000)	124593
R0050034	Residential	0171920326003	$45,807,950	$43,320,000	($2,487,950)	125068
R0050985	Commercial	0171922104003	$10,361,560	$7,069,238	($3,292,322)	124638
R0050987	Commercial	0171922104005	$2,229,083	$1,620,000	($609,083)	124638
R0063280	Residential	0171930318002	$22,016,009	$19,680,000	($2,336,009)	125064
R0063281	Residential	0171930318003	$21,530,317	$19,680,000	($1,850,317)	125064

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Stipulated						
R0063282	Residential	0171930318004	$21,530,317	$19,680,000	($1,850,317)	125064
R0063971	Residential	0171931122018	$343,000	$330,000	($13,000)	124506
R0066435	Commercial	0171932300048	$2,127,586	$1,900,000	($227,586)	124886
R0066715	Residential	0171932401042	$280,000	$242,000	($38,000)	124549
R0068795	Residential	0171933320012	$5,522,552	$3,910,000	($1,612,552)	124644
R0068796	Residential	0171933320013	$5,522,552	$3,910,000	($1,612,552)	124643
R0068797	Residential	0171933320014	$5,522,552	$3,910,000	($1,612,552)	124645
R0076949	Commercial	0172120005008	$768,181	$768,181	$0	124688
R0076950	Commercial	0172120005009	$10,439,800	$6,316,019	($4,123,781)	124688
R0076951	Commercial	0172120005010	$2,815,800	$2,815,800	$0	124688
R0076954	Commercial	0172120007001	$2,149,999	$2,000,000	($149,999)	124888
R0077411	Residential	0172129202001	$1,057,665	$750,000	($307,665)	124853
R0081586	Agricultural	0181300000185	$83,333	$64,481	($18,852)	124450
R0083815	Residential	0181936421005	$250,000	$201,000	($49,000)	124504
R0084104	Commercial	0182129003001	$1,775,300	$1,600,000	($175,300)	124597
R0084250	Commercial	0182130004011	$11,807,800	$9,750,000	($2,057,800)	125101
R0084253	Commercial	0182130005002	$12,220,000	$11,000,000	($1,220,000)	125107
R0084254	Commercial	0182130005004	$7,770,500	$7,100,000	($670,500)	125108
R0084260	Commercial	0182130006001	$8,544,101	$7,500,000	($1,044,101)	125118
R0084268	Commercial	0182130008016	$4,747,700	$3,300,000	($1,447,700)	124618
R0085519	Commercial	0182131319047	$1,982,664	$1,831,000	($151,664)	124583
R0085537	Commercial	0182131401017	$2,222,400	$1,652,186	($570,214)	124749
R0085905	Commercial	0182132308002	$1,469,800	$1,056,070	($413,730)	124746
R0085906	Commercial	0182132308003	$2,204,700	$1,535,072	($669,628)	124750
R0085908	Commercial	0182132308005	$2,191,800	$1,512,309	($679,491)	124756
R0085909	Commercial	0182132308006	$2,191,800	$1,341,563	($850,237)	124751
R0085913	Industrial	0182132309003	$2,191,801	$1,335,724	($856,077)	124747
R0085916	Commercial	0182132312004	$2,323,300	$1,525,501	($797,799)	124755
R0085920	Commercial	0182132313002	$874,000	$815,000	($59,000)	124890
R0085922	Commercial	0182132313004	$1,315,100	$1,008,207	($306,893)	124753
R0085926	Commercial	0182132314001	$974,201	$822,284	($151,917)	124757
R0085928	Commercial	0182132314003	$1,315,100	$1,002,654	($312,446)	124754
R0085936	Commercial	0182132315019	$900,200	$850,000	($50,200)	124742
R0085939	Commercial	0182132315024	$524,400	$510,000	($14,400)	124744
R0085944	Commercial	0182132315031	$484,000	$470,730	($13,270)	124738
R0085945	Commercial	0182132315032	$683,000	$464,695	($218,305)	124741
R0085946	Commercial	0182132315033	$879,300	$750,824	($128,476)	124759
R0085948	Commercial	0182132315035	$999,100	$851,625	($147,475)	124758
R0085949	Commercial	0182132315037	$1,419,500	$1,094,608	($324,892)	124752
R0085952	Commercial	0182132315040	$797,100	$765,000	($32,100)	124740

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Stipulated						
R0087973	Residential	0182305109008	$286,443	$275,000	($11,443)	124630
R0089655	Commercial	0182306103018	$2,245,300	$2,000,000	($245,300)	124692
R0089800	Commercial	0182306115009	$949,400	$747,708	($201,692)	124934
R0089801	Commercial	0182306115015	$1,206,600	$803,568	($403,032)	124934
R0089802	Commercial	0182306115016	$156,349	$156,349	$0	124934
R0089803	Commercial	0182306115017	$185,500	$192,375	$6,875	124934
R0090506	Commercial	0182306400022	$11,124,000	$6,800,000	($4,324,000)	124690
R0090982	Commercial	0182307301044	$1,296,000	$1,100,000	($196,000)	124908
R0090983	Commercial	0182307301045	$1,547,100	$1,300,000	($247,100)	124909
R0091909	Commercial	0182308302009	$3,610,000	$3,000,000	($610,000)	124608
R0091912	Commercial	0182308302014	$1,543,300	$1,200,000	($343,300)	124466
R0091917	Commercial	0182308302029	$2,563,100	$2,300,000	($263,100)	124716
R0091931	Commercial	0182308302064	$7,832,400	$7,300,000	($532,400)	124607
R0091933	Industrial	0182308302067	$2,135,000	$1,950,000	($185,000)	124610
R0092409	Commercial	0182317107001	$479,501	$445,500	($34,001)	124876
R0092410	Commercial	0182317107002	$624,300	$580,000	($44,300)	124875
R0092699	Commercial	0182317304053	$7,084,600	$5,626,115	($1,458,485)	124486
R0092716	Commercial	0182317402022	$2,279,501	$2,100,000	($179,501)	124474
R0092782	Commercial	0182317409011	$1,934,701	$1,800,000	($134,701)	124475
R0093875	Commercial	0182326101025	$4,488,800	$3,800,000	($688,800)	124848
R0093876	Commercial	0182326101028	$8,817,000	$6,000,000	($2,817,000)	124847
R0093884	Commercial	0182326101042	$5,402,300	$4,800,000	($602,300)	124485
R0096165	Residential	0182335203002	$1,000,042	$944,000	($56,042)	124419
R0097204	Commercial	0182335326002	$180,600	$60,000	($120,600)	124582
R0097205	Commercial	0182335326003	$1,601,300	$1,435,000	($166,300)	124582
R0097552	Residential	0182335416009	$3,482,780	$3,000,000	($482,780)	124452
R0097553	Residential	0182335416010	$3,482,780	$3,000,000	($482,780)	124452
R0097754	Residential	0182335429008	$6,502,727	$5,900,000	($602,727)	124675
R0098116	Commercial	0182502302001	$3,931,388	$3,522,355	($409,033)	124522
R0100873	Commercial	0182506100088	$2,111,600	$2,000,000	($111,600)	124887
R0103493	Industrial	0182510200055	$2,968,800	$2,400,000	($568,800)	124513
R0103519	Commercial	0182510301030	$4,875,400	$4,770,000	($105,400)	124464
R0103527	Commercial	0182510301038	$3,283,100	$2,556,000	($727,100)	124846
R0103627	Industrial	0182511200001	$5,775,600	$4,136,000	($1,639,600)	124521
R0103712	Commercial	0182511300085	$1,279,600	$1,055,000	($224,600)	124588
R0103813	Commercial	0182512101037	$4,125,700	$3,745,000	($380,700)	124520
R0105283	Residential	0182518112001	$380,000	$275,000	($105,000)	124941
R0105413	Residential	0182518200006	$299,475	$152,460	($147,015)	124440
R0107751	Commercial	0172129405020	$3,821,000	$3,600,000	($221,000)	124542
R0110410	Commercial	0171917215008	$1,558,200	$1,428,000	($130,200)	125078

Adams County Board of Equalization Protest Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Stipulated						
R0110624	Commercial	0182128003008	$10,046,800	$9,100,000	($946,800)	125099
R0111559	Industrial	0182126011011	$9,163,200	$7,700,000	($1,463,200)	124605
R0111560	Industrial	0182126011012	$14,980,000	$11,800,000	($3,180,000)	124604
R0111562	Industrial	0182126011014	$11,058,900	$7,757,100	($3,301,800)	124603
R0111914	Commercial	0182132002005	$3,895,801	$2,553,685	($1,342,116)	124748
R0114765	Agricultural	0157316201034	$720,816	$580,000	($140,816)	124927
R0115906	Agricultural	0182502304011	$1,373,284	$503,646	($869,638)	124723
R0115930	Commercial	0157333005022	$4,767,300	$4,500,000	($267,300)	124932
R0116328	Commercial	0171932314004	$824,699	$547,155	($277,544)	124447
R0118159	Industrial	0182132316015	$5,801,800	$4,561,920	($1,239,880)	124745
R0118939	Commercial	0171915109001	$712,400	$675,000	($37,400)	125073
R0119547	Residential	0171903410025	$14,600,000	$12,600,000	($2,000,000)	124960
R0123248	Commercial	0182127301003	$20,090,000	$17,563,463	($2,526,537)	124576
R0124483	Commercial	0157334402002	$2,025,200	$1,890,000	($135,200)	124584
R0125400	Commercial	0182502403041	$1,882,400	$1,440,000	($442,400)	124467
R0126062	Residential	0157313303011	$441,418	$421,005	($20,413)	124728
R0129017	Commercial	0171902209032	$2,465,478	$2,387,600	($77,878)	124560
R0129256	Commercial	0157328301004	$1,904,500	$1,778,000	($126,500)	124589
R0131307	Commercial	0156911106009	$4,321,100	$4,321,100	$0	124470
R0132030	Commercial	0182127102002	$13,741,000	$12,700,000	($1,041,000)	124602
R0132031	Commercial	0182127102001	$19,861,900	$16,000,000	($3,861,900)	124601
R0132453	Commercial	0157333401003	$10,999,400	$8,400,000	($2,599,400)	124866
R0133776	Commercial	0182510204002	$2,039,100	$1,200,000	($839,100)	124511
R0142376	Commercial	0171917113013	$2,174,901	$2,030,000	($144,901)	124585
R0142640	Commercial	0171915102024	$1,663,000	$1,610,491	($52,509)	125076
R0148082	Commercial	0182516102008	$7,832,300	$6,500,000	($1,332,300)	124689
R0150372	Commercial	0182121401001	$5,132,000	$4,506,578	($625,422)	124445
R0155955	Industrial	0182508105012	$1,958,800	$1,812,000	($146,800)	124632
R0157720	Commercial	0172122201008	$5,075,700	$4,656,500	($419,200)	124484
R0158170	Commercial	0182307105020	$302,250	$151,125	($151,125)	124907
R0161129	Residential	0156328100004	$530,400	$480,000	($50,400)	124724
R0161899	Residential	0181108300001	$493,295	$408,321	($84,974)	124505
R0162837	Commercial	0156906313019	$1,236,501	$1,100,000	($136,501)	124869
R0169019	Residential	0171922407079	$66,253,786	$63,800,000	($2,453,786)	124700
R0172321	Residential	0157332404018	$586,000	$444,500	($141,500)	124420
R0172814	Commercial	0172121102006	$10,984,200	$10,200,000	($784,200)	124687
R0172868	Commercial	0182127103003	$13,878,000	$12,500,000	($1,378,000)	124564
R0173137	Commercial	0182502301039	$7,494,400	$5,605,480	($1,888,920)	124524
R0176522	Commercial	0157129417008	$3,459,922	$3,453,060	($6,862)	125079
R0176995	Agricultural	0173128400003	$327,910	$93,433	($234,477)	124725

Adams County Board of Equalization Protest Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Stipulated						
R0177662	Commercial	0182126403001	$12,440,000	$11,600,000	($840,000)	125387
R0179237	Commercial	0171921407179	$6,553,401	$5,150,000	($1,403,401)	124911
R0179853	Commercial	0171906107040	$2,996,520	$2,850,000	($146,520)	125137
R0179907	Commercial	0182127301003	$436,537	$436,537	$0	124575
R0181021	Residential	0171928112003	$61,179,790	$47,500,000	($13,679,790)	124501
R0181324	Residential	0157335301022	$18,752,567	$13,141,000	($5,611,567)	124924
R0181329	Industrial	0182505218006	$3,499,000	$3,000,000	($499,000)	124562
R0182679	Residential	0157312201093	$630,000	$600,000	($30,000)	124430
R0185659	Residential	0157315301043	$16,019,663	$11,200,000	($4,819,663)	124702
R0185660	Residential	0157315301044	$77,142,040	$72,800,000	($4,342,040)	124701
R0187789	Industrial	0182317215013	$4,682,000	$4,250,000	($432,000)	124611
R0190480	Residential	0157335301023	$40,612,865	$27,300,000	($13,312,865)	124915
R0191101	Commercial	0182127402001	$32,600,000	$28,500,000	($4,100,000)	124606
R0191690	Residential	0156905107023	$24,747,875	$23,000,000	($1,747,875)	124676
R0193517	Commercial	0171911324001	$1,218,400	$1,137,150	($81,250)	125072
R0193830	Commercial	0157333305010	$6,000,000	$6,000,000	$0	125131
R0200719	Industrial	0182126302004	$3,010,000	$2,173,800	($836,200)	124617
R0200721	Industrial	0182126302005	$4,318,168	$3,050,300	($1,267,868)	124616
R0201160	Residential	0171901214021	$118,728,879	$112,500,000	($6,228,879)	124526
R0201371	Commercial	0172129200054	$386,066	$386,066	$0	124858
R0202883	Commercial	0172130101001	$108,016	$108,016	$0	124857
R0202884	Commercial	0172130101001	$28,109	$28,109	$0	124856
R0202885	Commercial	0172130101002	$93,981	$93,981	$0	124855
R0202886	Commercial	0172130101002	$92,235	$92,235	$0	124854
R0202887	Commercial	0172130101003	$605,376	$605,376	$0	124864
R0202888	Commercial	0172130101003	$54,711	$54,711	$0	124861
R0202889	Commercial	0172130101004	$120,131	$120,131	$0	124862
R0202890	Commercial	0172130101004	$105,811	$105,811	$0	124860
R0203029	Commercial	0171915414004	$809,810	$322,304	($487,506)	124469
R0203048	Commercial	0157315102002	$20,185,550	$13,120,608	($7,064,942)	125038
R0203050	Commercial	0157315101005	$12,595,092	$6,263,077	($6,332,015)	125112
R0203603	Commercial	0156909314005	$12,244,020	$2,563,000	($9,681,020)	124717
R0204254	Commercial	0171906304004	$1,363,611	$1,100,000	($263,611)	124623
Number of Accounts: 193			**$1,260,037,766**	**$1,069,861,542**	**($190,176,224)**	

Adams County Board of Equalization Protest Value Detail

2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Withdrawn						
R0006659	Residential	0156909201019	$329,060	$329,060	$0	124951
R0031061	Commercial	0171903409019	$3,924,200	$3,924,200	$0	124672
R0031419	Residential	0171904215012	$844,000	$844,000	$0	124433
R0050986	Commercial	0171922104004	$1,310,762	$1,310,762	$0	124638
R0070914	Commercial	0171935200021	$4,865,000	$4,865,000	$0	124579
R0075365	Commercial	0172116006001	$1,977,701	$1,977,701	$0	124590
R0075424	Commercial	0172118002001	$1,180,900	$1,180,900	$0	125077
R0085919	Commercial	0182132313001	$1,984,300	$1,984,300	$0	124743
R0085938	Commercial	0182132315021	$569,800	$569,800	$0	124739
R0091546	Residential	0182308203018	$275,000	$275,000	$0	124499
R0091580	Residential	0182308203054	$2,133,558	$2,133,558	$0	124498
R0098040	Commercial	0182502108005	$873,100	$873,100	$0	124891
R0098111	Commercial	0182502301022	$2,872,165	$2,872,165	$0	124523
R0103574	Commercial	0182510406012	$774,900	$774,900	$0	124889
R0108155	Residential	0182510407075	$30	$30	$0	124555
R0108157	Residential	0182510407076	$30	$30	$0	124554
R0109570	Commercial	0157333005008	$1,401,924	$1,401,924	$0	124673
R0110662	Industrial	0182514208033	$1,160,400	$1,160,400	$0	124878
R0114057	Commercial	0182307202001	$2,261,500	$2,261,500	$0	124462
R0114709	Commercial	0157333005014	$248,076	$248,076	$0	124673
R0115416	Industrial	0172115012002	$684,431	$684,431	$0	124476
R0118505	Residential	0171912208003	$318,025	$318,025	$0	124551
R0118956	Commercial	0171910205024	$258,300	$258,300	$0	124664
R0123696	Residential	0157113300001	$384,462	$384,462	$0	124594
R0124538	Commercial	0171906202009	$1,093,000	$1,093,000	$0	124528
R0129085	Residential	0171906210018	$665,000	$665,000	$0	124640
R0129964	Residential	0156135100001	$542,026	$542,026	$0	124722
R0134567	Industrial	0182512400025	$891,001	$891,001	$0	124545
R0137096	Industrial	0172115101004	$1,701,100	$1,701,100	$0	124471
R0137097	Industrial	0172115101005	$1,473,700	$1,473,700	$0	124471
R0143650	Residential	0171907304027	$851,000	$851,000	$0	124946
R0168582	Commercial	0182307204001	$5,053,900	$5,053,900	$0	124463
R0179958	Commercial	0182317303013	$2,348,600	$2,348,600	$0	124935
R0181323	Commercial	0157335301021	$753,933	$753,933	$0	124906
R0187306	Industrial	0182505200078	$61,998	$61,998	$0	124561
R0194005	Residential	0171904101014	$94,405,044	$94,405,044	$0	124578
R0194298	Commercial	0171922409011	$29,500,000	$29,500,000	$0	124624
R0194670	Industrial	0182334201045	$14,600,000	$14,600,000	$0	124457
R0202891	Commercial	0172130101005	$267,205	$267,205	$0	124863
R0202892	Commercial	0172130101005	$118,510	$118,510	$0	124859

Adams County Board of Equalization Protest Value Detail 2021

Account #	Account Type	Parcel #	Current Total Value	BOE Total Value	Difference	Review #
Withdrawn						
Number of Accounts: 40			$184,957,641	$184,957,641	$0	
Grand Totals Adjusted / Stipulated Decisions:			$2,324,467,990	$2,036,219,708	($288,248,282)	
Grand Totals All Decisions:			$7,067,950,987	$6,779,702,705	($288,248,282)	

Total Number of Accounts Overall: 2782

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Sixth Amendment to the 2021 Adams County Budget
FROM: Marc Osborne, Deputy Budget Director
AGENCY/DEPARTMENT: Budget & Finance Department
HEARD AT STUDY SESSION ON: October 26, 2021
AUTHORIZATION TO MOVE FORWARD: ☒ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners Approves the Sixth Amendment to the 2021 Adams County Budget.

BACKGROUND:

The Annual Budget is a financial plan and is adopted prior to the start of the fiscal year. Budget Amendments are periodically required to properly incorporate items into the Annual Budget as they arise during the course of the fiscal year. See attached summary for more information regarding items included in this particular amendment.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office, Budget and Finance Department

ATTACHED DOCUMENTS:

Resolution Authorizing Sixth Supplemental Appropriations to the 2021 Adams County Government Budget.

Exhibit A – Summary of items included in the Sixth Amendment to 2021 Budget.

FISCAL IMPACT:

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

Fund:	
Cost Center:	

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

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

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

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

Additional Note:

Fiscal impact is summarized at the fund level. Given the length, the summary is attached for full disclosure of fiscal impact.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION AUTHORIZING SIXTH SUPPLEMENTAL APPROPRIATIONS TO THE 2021 ADAMS COUNTY GOVERNMENT BUDGET

WHEREAS, the 2021 Adams County Government Budget requires supplemental appropriations of funds to satisfy requests as listed on the attached Exhibit A; and,

WHEREAS, the Budget & Finance Department has determined the availability of unappropriated fund balances; and,

WHEREAS, there are additional revenues and other financing sources that were not assured at the time of the adoption of the 2021 Adams County Government Budget; and,

WHEREAS, the following departmental budgets listed by fund on the attached Exhibit A will be increased or decreased by the amounts so noted; and,

WHEREAS, the revenues to support the budget increases are listed by amount from respective sources.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Sixth Supplemental Appropriations to the 2021 Adams County Government budget is hereby authorized.

BE IT FURTHER RESOLVED, that the Budget & Finance Department is authorized to make the above stated budget adjustments to the 2021 Adams County Government Budget.

Exhibit A - Amendments

Sixth Amendment to the 2021 Budget
Resolution No. TBD
For Adoption on November 2, 2021
Study Session: October 26, 2021

Purpose of Resolution:

A resolution to amend the 2021 Budget. Summary information by Fund and Department is listed below. Additional detailed information is attached for consideration and review.

Fund	Department	Expenditure Amount	Revenue Amount	Use of Fund Balance	FTE
GENERAL FUND	Clerk & Recorder's Office	$10,000	-	$10,000	1.00
	Coroner's Office	94,871	-	94,871	3.00
	Community & Economic Development	31,853	-	31,853	1.00
	Community Safety & Well-being	6,950	-	6,950	1.25
	Admin/Org	25,000	-	25,000	-
	County Manager's Office	31,250	-	31,250	1.00
	Parks, Open Space & Cultural Arts	7,638,611	38,611	7,600,000	2.00
SOCIAL SERVICES FUND	Human Services - Child Welfare	5,000,000	4,000,000	1,000,000	33.00
Total Appropriation		**$12,838,535**	**$4,038,611**	**$8,799,924**	**42.25**

Fund Summary	Expenditure Amount	Revenue Amount	Use of Fund Balance	FTE
GENERAL FUND	**$7,838,535**	**38,611**	**$7,799,924**	**9.25**
SOCIAL SERVICES FUND	**5,000,000**	**4,000,000**	**1,000,000**	**33.00**
Total Appropriation	**$12,838,535**	**$4,038,611**	**$8,799,924**	**42.25**

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: Guaranteed Beds
FROM: Raymond H. Gonzales, County Manager Alisha Reis, Deputy County Manager Nancy Duncan, Budget and Finance Director Jennifer Tierney Hammer, Procurement and Contracts Manager
AGENCY/DEPARTMENT: Adams County Human Services Department, Division of Children & Family Services
HEARD AT STUDY SESSION ON: N/A
AUTHORIZATION TO MOVE FORWARD: ☐ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners approves Amendment Two to the Agreement with Shiloh Home Inc., to provide Guaranteed Beds.

BACKGROUND:

Shiloh Home Inc., provides guaranteed beds, shelter and residential care of children and youth within Adams County. Shiloh Home Inc., also provides emergency shelter for children in crisis as well as a residential facility for children needing long-term treatment.

The current contract was approved by the Board of County Commissioners in 2019. The original contract allows for 8 guaranteed beds for shelter care and residential care for children and youth. Their adjusted rate increase was approved by the State of Colorado in July 2021, memo number IM-CW-2021-0035.

Due to this increase, Adams County Human Services Department, Division of Children & Family Services would like to increase the current agreement for the remaining three years through May 31, 2024, in the amount of $220,372.40 per year. The Agreement breaks down as follows:

Agreement/Amendment	Original Approved Amount	Requested Increased Funds	Total Yearly Amount	Cumulative Agreement Amount
Year One	$1,798,720.00	$0	$1,798,720.00	$1,798,720.00
Year Two	$1,798,720.00	$0	$1,798,720.00	$3,597,440.00
Year Three	$668,884.40	$220,372.40	$889,256.80	$4,486,696.8
Year Four	$668,884.40	$220,372.40	$889,256.80	$5,375,953.6
Year Five	$668,884.40	$220,372.40	$889,256.80	$6,265,210.40
Total Agreement Amount	$5,604,093.20	$661,117.20	$6,265,210.40	**$6,265,210.40**

The recommendation is to approve Amendment Two to the Agreement between Adams County and Shiloh Home Inc., to increase funding to the Agreement for the remaining three years in the amount of $220,372.40 per year for a total not to exceed Agreement amount of $6,265,210.40.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:
Adams County Human Services Department, Division of Children & Family Services

ATTACHED DOCUMENTS:
Resolution

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

Fund: 15

Cost Center: 99915, Various

	Object Account	Subledger	Amount
Current Budgeted Revenue:	99915.5755		$50,239,790
Additional Revenue not included in Current Budget:			
Total Revenues:			**$50,239,790**

	Object Account	Subledger	Amount
Current Budgeted Operating Expenditure:	Various, 7645		$6,078,100
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			**$6,078,100**

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

BOARD OF COUNTY COMMISSITWORS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT TWO IN THE AMOUNT OF $661,117.20 TO THE AGREEMENT BETWEEN ADAMS COUNTY AND SHILOH HOME INC., TO PROVIDE GUARANTEED BEDS

WHEREAS, Adams County and Shiloh Home Inc., entered into an Agreement in 2019, to provide Guaranteed Beds for the Adams County Human Services Department, Division of Children & Family Services; and,

WHEREAS, the State of Colorado approved a rate increase, memo number IM-CW-2021-0035; and,

WHEREAS, Adams County Human Services would like to add an additional $661,117.20, to the remainder of the Agreement for a total not to exceed Agreement amount of $6,265,210.40; and,

WHEREAS, the program is being funded 80/20 under the Child Welfare Block Grant, 80% paid by the State and a 20% County match.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Two in the amount of $661,117.20 to the Agreement between Shiloh Home Inc., to provide Guaranteed Beds is hereby approved.

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

PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 2, 2021
SUBJECT: 2021 Commissioner Redistricting
FROM: Jennifer Rutter, Development Services Manager
AGENCY/DEPARTMENT: Community and Economic Development
HEARD AT STUDY SESSION ON: June 22, 2021
AUTHORIZATION TO MOVE FORWARD: ☒ **YES** ☐ **NO**
RECOMMENDED ACTION: That the Board of County Commissioners approves staff moving forward with the redistricting process.

BACKGROUND:

UPDATE: Since originally heard on October 26, 2021, staff has reviewed the locations of the addresses of the Commissioners and have discovered that the wrong address for one commissioner was inadvertently used in the creation of the maps. A new map has been created (Scenario F) that takes into account the areas of anticipated population growth, as well as the location of current Commissioners.

In accordance with C.R.S. 30-10-306, the Adams County Board of County Commissioners (BoCC) will hold a public hearing on Tuesday, Oct. 26, 2021, at 9:30 a.m., in the Public Hearing Room of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, 1st Floor to consider five alternatives for the new boundaries for the five commissioner districts. The final map of the boundaries of the five commissioner districts will be selected by the BoCC on Tuesday, Dec. 7, 2021, at 9:30 a.m., in the Public Hearing Room of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, 1st Floor.

Public comment on these maps will be solicited throughout this process. The maps are available for review in person at 4430 S. Adams County Pkwy., Brighton, CO 80601, or on the county's website on this page at adcogov.org/redistricting.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office
County Manager's Office

ATTACHED DOCUMENTS:

Memorandum

FISCAL IMPACT:

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

Fund:	
Cost Center:	

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

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

New FTEs requested: ☐ **YES** ☒ **NO**

Future Amendment Needed: ☐ **YES** ☒ **NO**

Additional Note:

ADAMS COUNTY
COLORADO

Community & Economic Development Department
4430 South Adams County Parkway,
1st Floor, Suite W2000
Brighton, CO 80601-8205
PHONE 720.523.6800 FAX 720.523.6967

MEMORANDUM

To: Adams County Board of County Commissioners
Through: Ray Gonzales, County Manager
Alisha Reis, Deputy County Manager
From: Jennifer Rutter, Development Services Manager
Date: October 29, 2021
Re: November 2, 2021, Public Hearing / 2021 Adams County Board of County Commissioner Districts / PLN2021-00013

UPDATE

Since originally heard on October 26, 2021, staff has reviewed the locations of the addresses of the Commissioners and have discovered that the wrong address for one commissioner was inadvertently used in the creation of the maps. Map Scenarios A, B, and C all keep the current Commissioners in their districts. A new map has been created (Scenario F) that takes into account the areas of anticipated population growth, as well as the location of current Commissioners.

Summary

Adams County has held six neighborhood meetings, including five in-person and one virtually, and provided public notice in six local newspapers and on its website to solicit feedback concerning draft maps of updated commissioner districts in accordance with Colorado Revised Statutes. This memorandum provides background regarding the purpose of this process, an explanation of state statutes that guide this process, and a summary of the comments received by the County as a result of its outreach. Specific state statutes, comments received, and outreach documentation have also been attached for review.
Additional information can be found online at: http://adcogov.org/redistricting

Background

The United States Census takes place every 10 years, with the most recent being completed in 2020, and the result being an official count of all residents. Adams County has five commissioner districts that are required to represent equal populations, and maps showing six alternatives were developed and presented to the public for feedback.

In accordance with C.R.S. 30-10-306, the Board of County Commissioners (BoCC) will hold a public hearing on Tuesday, October 26, 2021, at 9:30 a.m., in the Public Hearing Room on the 1st Floor of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, to consider six alternatives for the new boundaries for the five commissioner districts. The final map of the boundaries of the five commissioner districts will be selected by the BoCC on Tuesday, December 7, 2021, at 9:30 a.m., in the Public Hearing Room of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton.

There are four reasons under state law to complete redistricting of the commissioner districts in Colorado counties. These reasons listed within state statute are as follows: (1) redistricting after a decennial United States Census; (2) redistricting in order to revise district boundaries to be as equal in population as possible, which may occur every two or more years; (3) in order to increase the number of districts from three to five; or (4) in order to decrease the number of districts from five to three. This memorandum addresses the current process of redistricting due to the 2020 Census, which recorded Adams County having a population of 519,572.

State Statutory Requirements

A brief overview of the parameters and requirements for redistricting due to a decennial United States Census as provided by Colorado Revised Statute (C.R.S 30-10-306) is as follows:

1. Districts shall be as nearly equal in population as possible based on the redistricting population data prepared by the staff of the legislative council and office of legislative legal services;
2. The districts shall also be as compact as possible, allowing for variations in concentration of population and natural boundaries;
3. The Commissioners shall be elected at large and must reside within their district;
4. The district numbers shall be consecutive and cannot be altered more than every two years;
5. The new districts shall be adopted by September 30, 2023; and
6. There shall be at least one hearing concerning the districts at least 30 days prior to the adoption date.

Commissioner Districts Map Alternatives

The County created six alternative maps that considered various themes in order to complete the redistricting process (See Exhibit 1). The population is from the 2020 Census in accordance with state statute, as prepared by the staff of the legislative council and office of legislative legal services. A general overview of the alternatives can be found below:

Scenario A:

- Keeps boundaries similar to the current district boundaries while balancing population
- Keeps Commissioners in their districts
- Based on census block populations

Scenario B:

- Rearranges to better align with cities and moves District 1 out of the middle
- Puts District 3 along the western boundary, which aligns with Westminster
- Moves District 4 further east and modifies District 1 so it extends to the northern boundary
- Keeps Commissioners in their districts
- Based on census block populations

Scenario C:

- Uses block groups to keep boundaries similar to the current district boundaries while balancing population
- Similar to Scenario A, but based on block group populations instead of block populations
- Close to current district boundaries
- Keeps Commissioners in their districts
- Based on census block group populations

Scenario D:

- Improves compactness and balances population based on block groups
- Compacts District 3 on the western border and changes District 1 so it extends to the northern boundary
- Extends District 4 further north to make its eastern boundary more compact
- Based on census block group populations

Scenario E:

- Improves compactness and accounts for growth areas to keep more uniform commissioner district populations over time
- Assumes Districts 1, 2, & 5 will have more population growth, so they have less population than Districts 3 & 4
- Compacts District 3 on the western border and changes District 1 so it extends to the northern boundary
- Extends District 4 further north to make its eastern boundary more compact
- Based on census block populations

Scenario F:

- Same as E
- Keeps Commissioners in their districts

<u>Summary of Public Outreach</u>

The County held neighborhood meetings throughout the County during the month of October 2021. Notice of these meetings, including the public hearings for the BoCC, was posted on the County website and published in six local newspapers.

Neighborhood Meetings

The County held six neighborhood meetings (See Exhibit 2), including five in-person and one virtual, to explain the redistricting process and solicit comments about the four commissioner districts alternatives. Each meeting was held in a different commissioner district and was open house style with the maps displayed around the room and staff available for questions. The meeting locations were held in the western and more urban area of the County, which is where

the district boundaries will be changing. District 5 will remain the representative for all residents east of Denver International Airport.

Public Notices
The County placed the six alternative commissioner districts maps on the County website (http://adcogov.org/redistricting). Additionally, the County published notice in six local newspapers of the scheduled neighborhood meetings and public hearings, as well as details where the district maps could be viewed and where comments could be sent (please see Exhibit 3 for list of newspapers and notice dates).

Public Comments and Questions
Only one person attended a neighborhood meeting. They wanted to determine if their district representative would remain the same. No written comments were received by staff.

Public Preference
No written or verbal comments were provided to staff that would indicate a preference of alternative map choice.

The formal public comment period ended on October 22, 2021, for the October 26, 2021, public hearing. Additional comments received after this date and prior to the November 2, 2021 hearing will be provided to the BoCC for review and posted to the website for the public. The comment period will end on November 30, 2021, concerning the December 7, 2021, public hearing date, at which a commissioner districts map will be adopted.

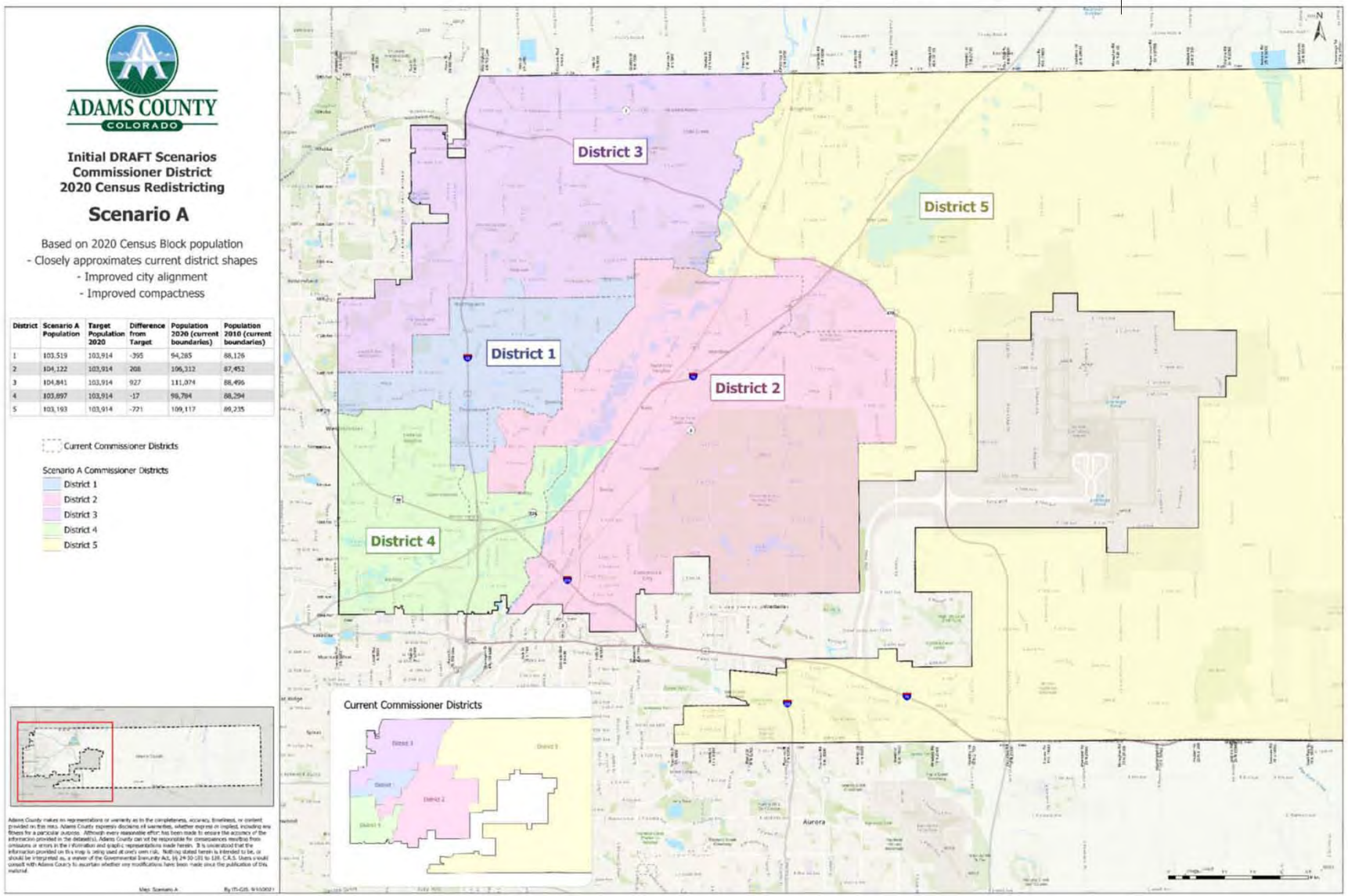
Result
The result of the 2021 commissioner redistricting process will be the adoption of the District Boundaries Map on December 7, 2021, which will become effective immediately.

Next Steps
Staff will present the information contained within this memorandum at the October 26, 2021 and November 2, 2021 public hearings. Any comments made by the public during that public hearing or any comments submitted between the two public hearings will be summarized and included in an updated memorandum, which will be provided in advance of the December 7, 2021, final public hearing concerning this matter.

EXHIBIT 1: Commissioner Districts Maps Alternatives

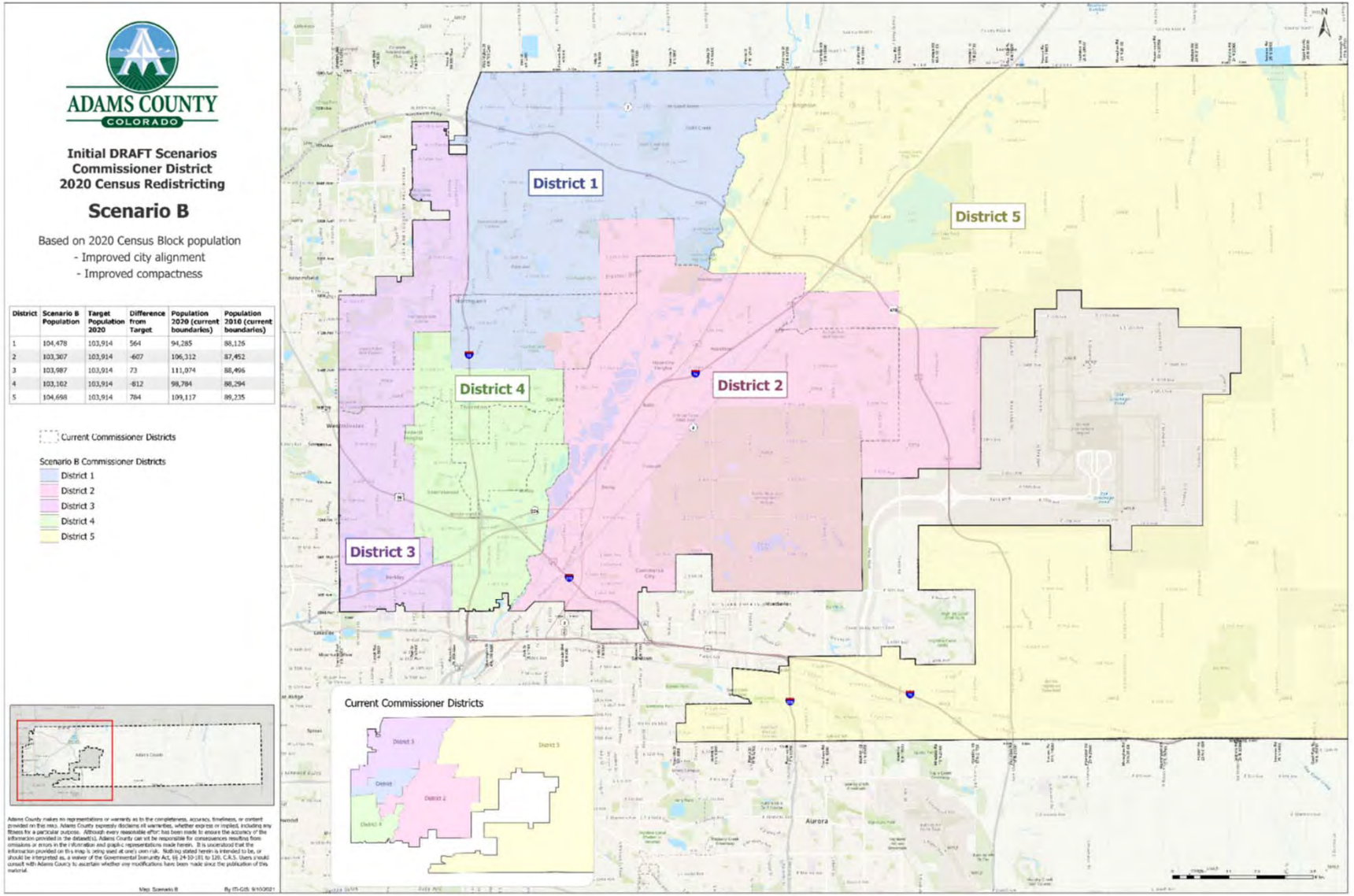
District Scenario A

District	Scenario A Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	103,519	103,914	-395	94,285	88,126
2	104,122	103,914	208	106,312	87,452
3	104,841	103,914	927	111,074	88,496
4	103,897	103,914	-17	98,784	88,294
5	103,193	103,914	-721	109,117	89,235



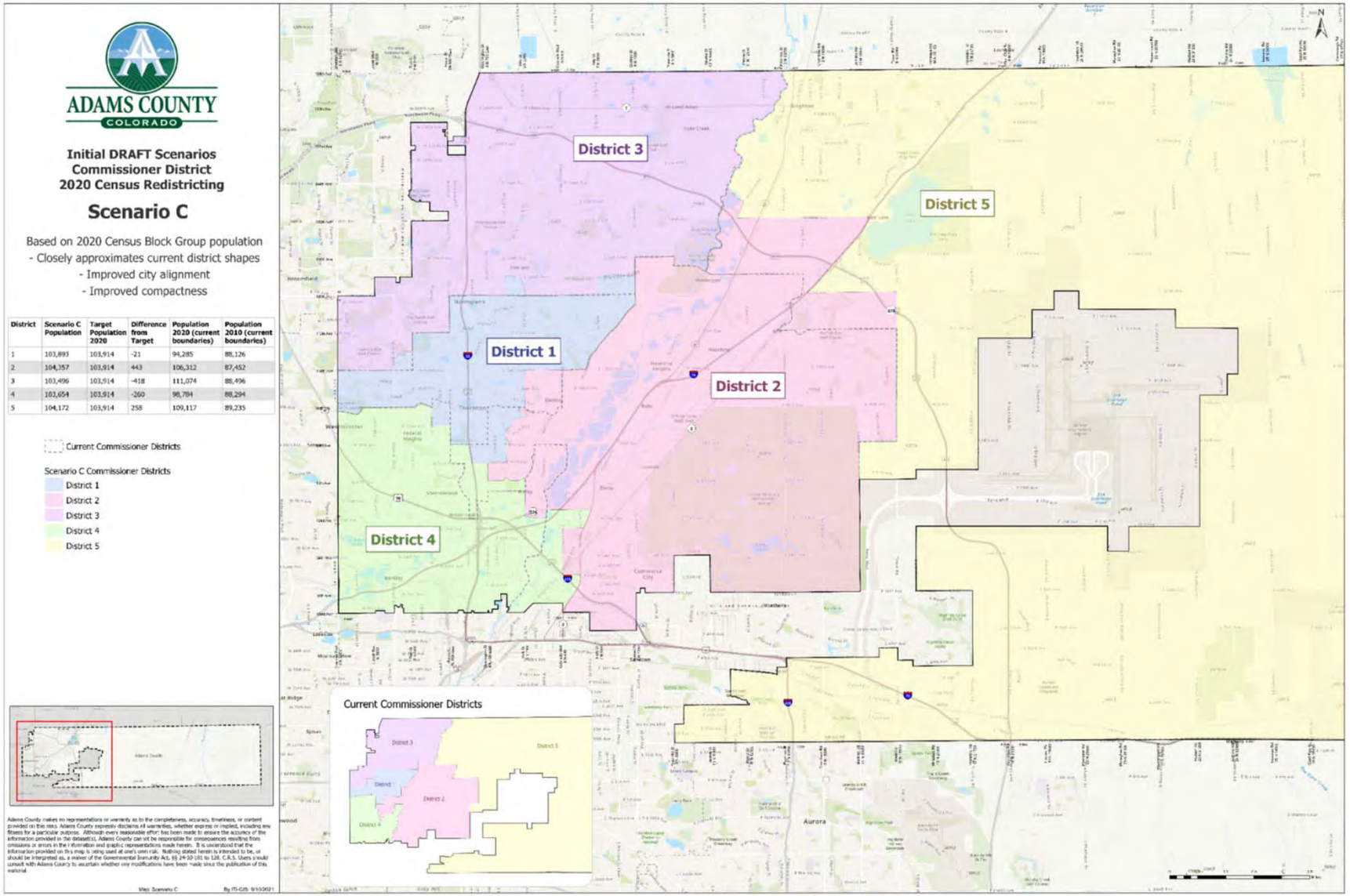
District Scenario B

District	Scenario B Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	104,478	103,914	564	94,285	88,126
2	103,307	103,914	-607	106,312	87,452
3	103,987	103,914	73	111,074	88,496
4	103,102	103,914	-812	98,784	88,294
5	104,698	103,914	784	109,117	89,235



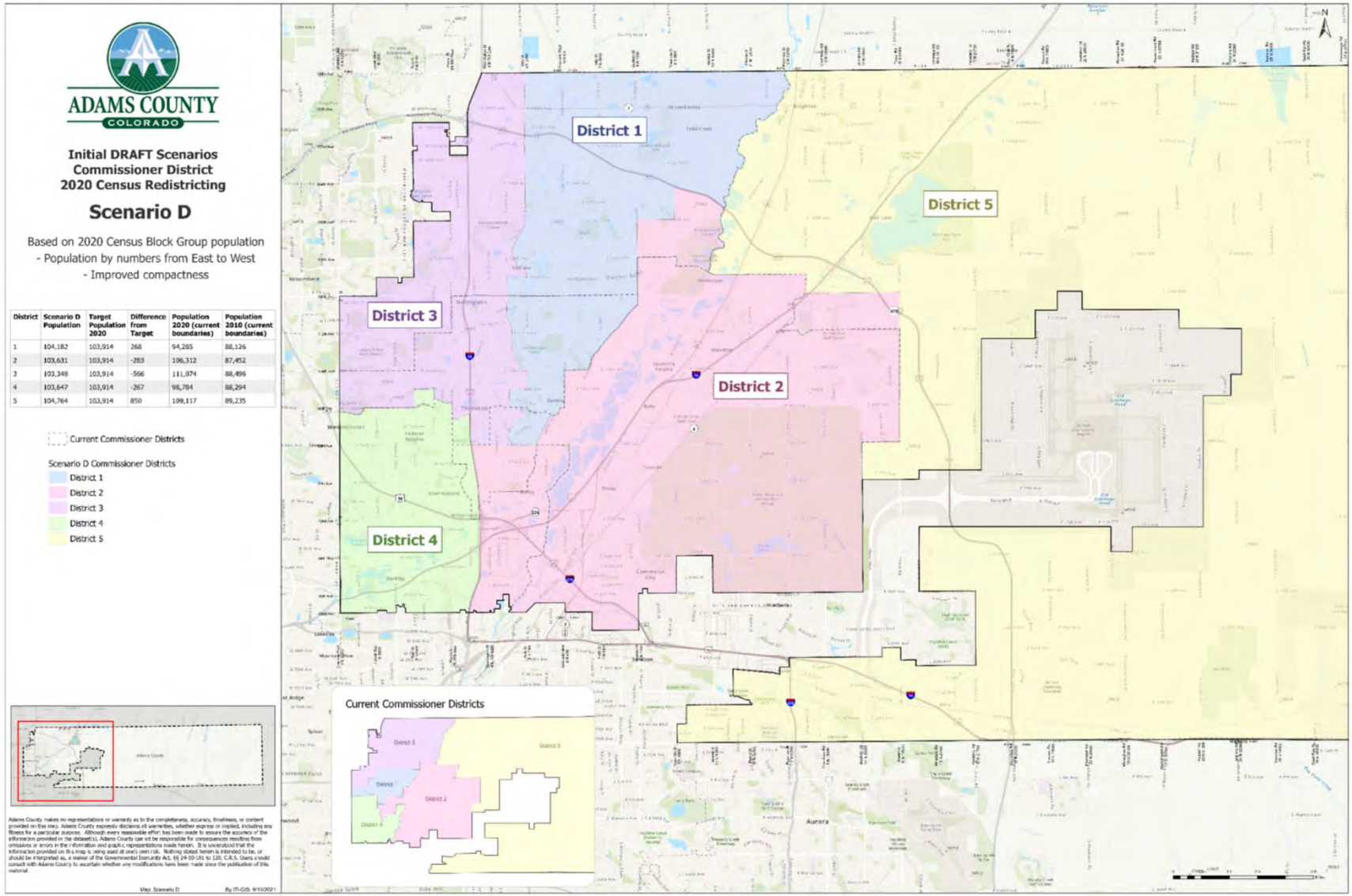
District Scenario C

District	Scenario C Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	103,893	103,914	-21	94,285	88,126
2	104,357	103,914	443	106,312	87,452
3	103,496	103,914	-418	111,074	88,496
4	103,654	103,914	-260	98,784	88,294
5	104,172	103,914	258	109,117	89,235



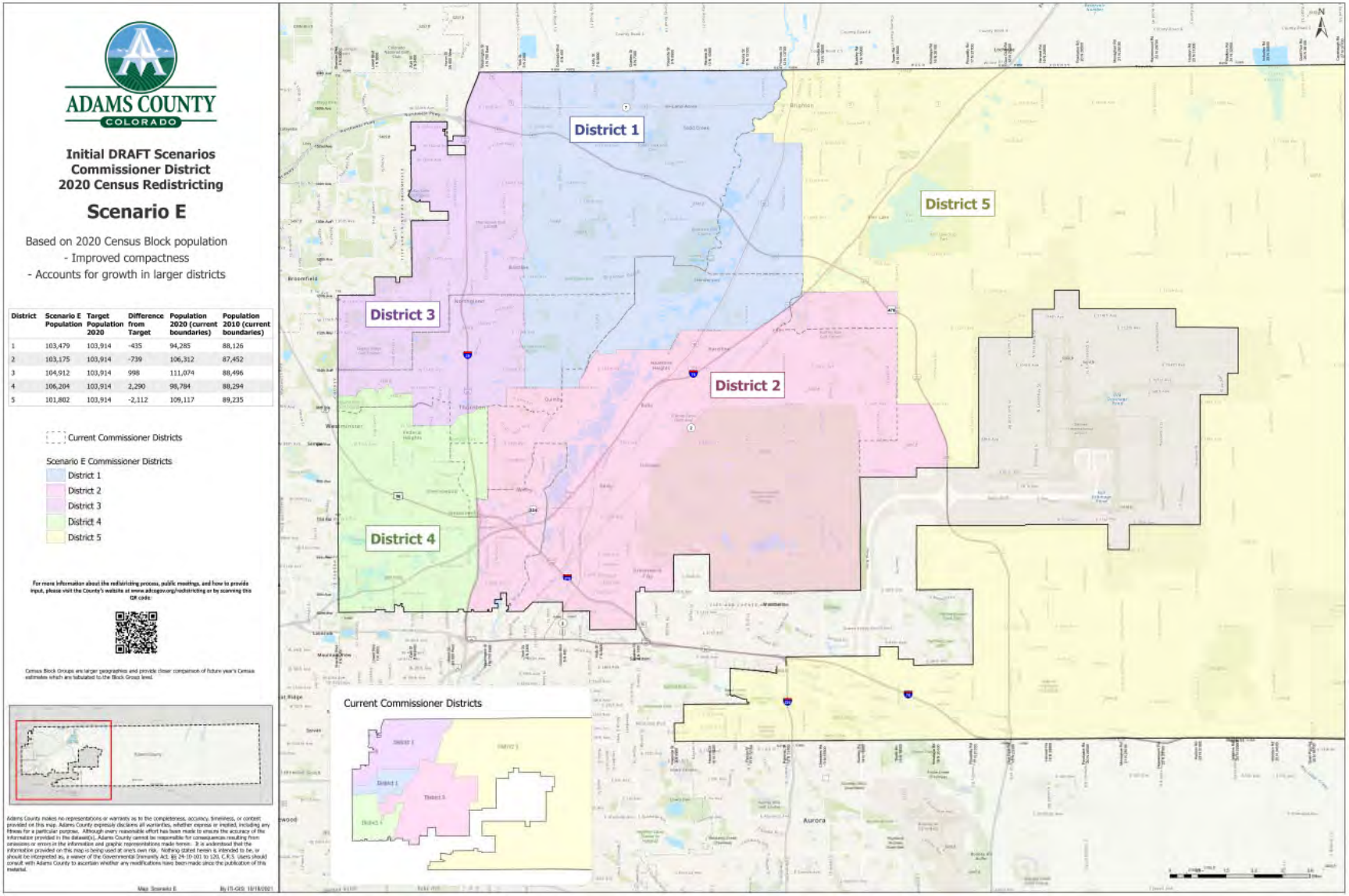
District Scenario D

District	Scenario D Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	104,182	103,914	268	94,285	88,126
2	103,631	103,914	-283	106,312	87,452
3	103,348	103,914	-566	111,074	88,496
4	103,647	103,914	-267	98,784	88,294
5	104,764	103,914	850	109,117	89,235



District Scenario E

District	Scenario E Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	103,479	103,914	-435	94,285	88,126
2	103,175	103,914	-739	106,312	87,452
3	104,912	103,914	998	111,074	88,496
4	106,204	103,914	2,290	98,784	88,294
5	101,802	103,914	-2,112	109,117	89,235



District Scenario F

District	Scenario F Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	102,712	103,914	-1,202	94,285	88,126
2	102,223	103,914	-1,691	106,312	87,452
3	106,475	103,914	2,561	111,074	88,496
4	106,360	103,914	2,446	98,784	88,294
5	101,802	103,914	-2,112	109,117	89,235

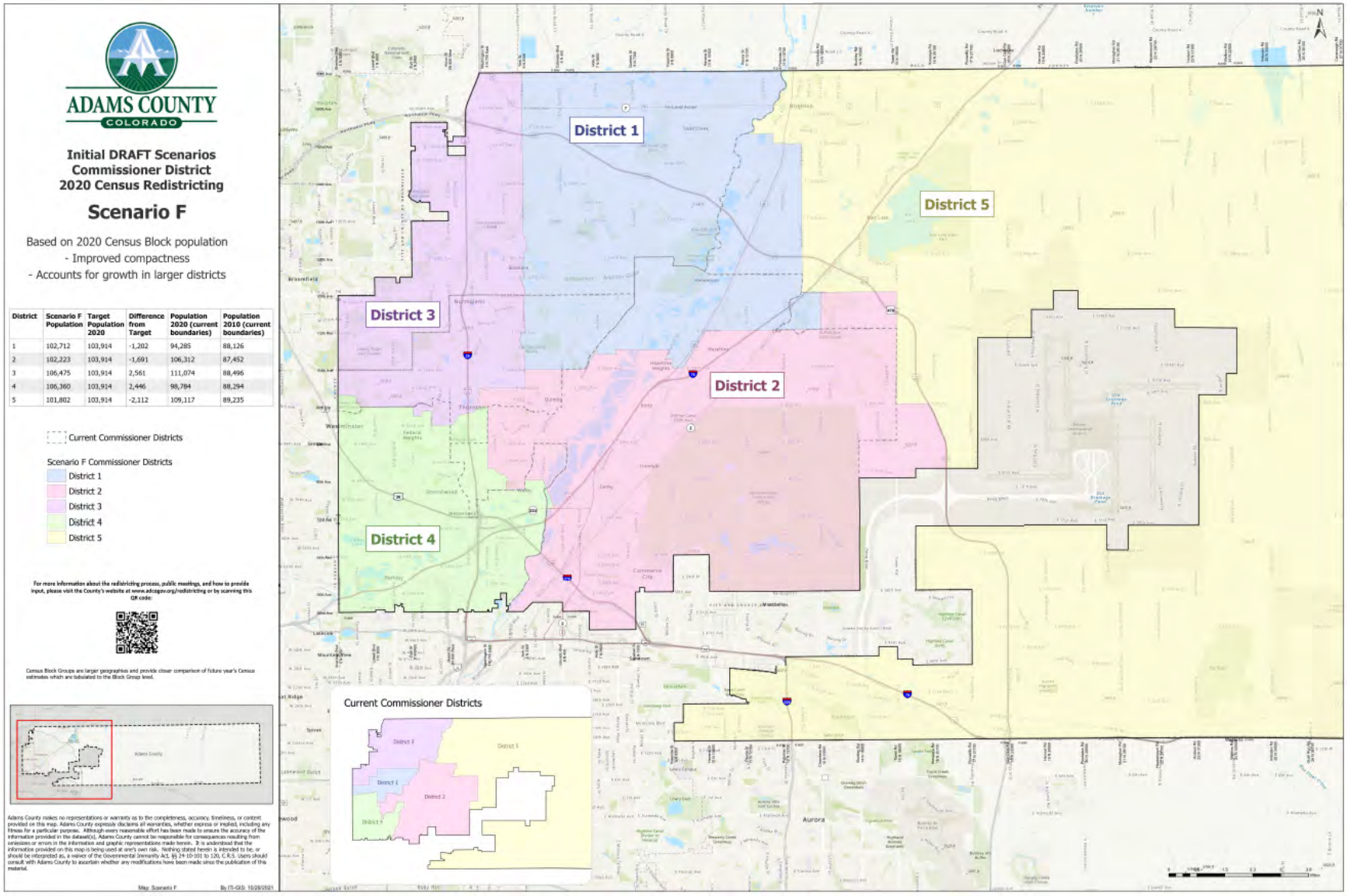


EXHIBIT 2: Meeting Locations

2021 Adams County Commissioner Redistricting
In accordance with C.R.S. 30-10-306, the Adams County Board of County Commissioners (BoCC) will hold a public hearing on Tuesday, Oct. 26, 2021, at 9:30 a.m., in the Public Hearing Room of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, 1st Floor to consider four alternatives for the new boundaries for the five commissioner districts. The final map of the boundaries of the five commissioner districts will be selected by the BoCC on Tuesday, Dec. 7, 2021, at 9:30 a.m., in the Public Hearing Room of the Adams County Government Center, 4430 S. Adams County Pkwy., Brighton, 1st Floor.

Adams County will hold a series of neighborhood meetings in the following locations within the county to present the maps showing the alternatives:

- **Tuesday, Oct. 5, 6-7 p.m., Westminster City Hall Council Chambers (Commissioner District 4)**
- **Tuesday, Oct. 12, 6-7 p.m., Margaret Carpenter Recreation Center, Room C (Commissioner District 1)**
- **Monday, Oct. 18, 6-7 p.m., Brighton Armory (Commissioner District 5)**
- **Tuesday, Oct. 19, 6-7 p.m. Adams County Human Services Center, Apple A (Commissioner District 3)**
- **Wednesday, Oct. 20, 6-7 p.m., Commerce City Civic Center Council Chambers (Commissioner District 2)**

Public comment on these maps will be solicited throughout this process. The maps are available for review in person at 4430 S. Adams County Pkwy., Brighton, CO 80601, or on the county's website on this page at adcogov.org/redistricting.

Please forward any written comments on this topic to Redistricting@adcogov.org by Oct. 22, 2021, so your comments may be included verbatim.

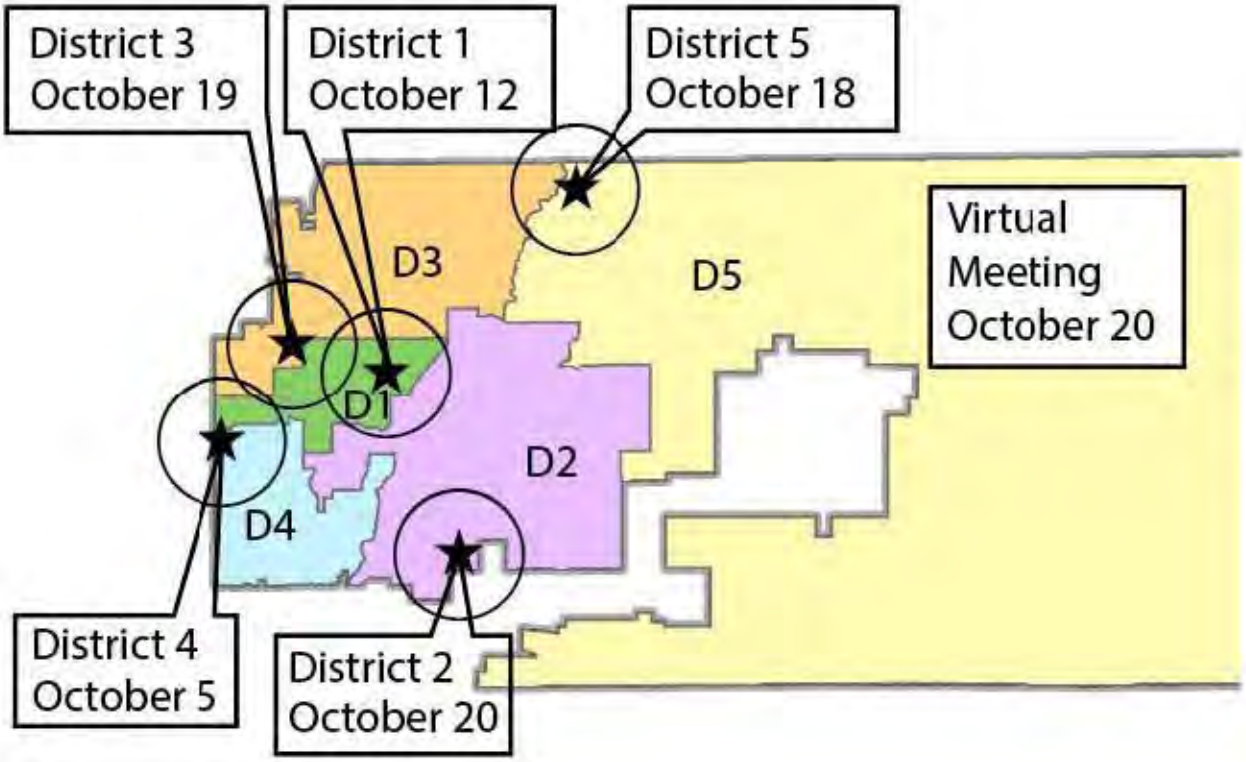

District 3
October 19
District 1
October 12
District 5
October 18
Virtual
Meeting
October 20
D3
D5
D1
D2
D4
District 4
October 5
District 2
October 20

EXHIBIT 3: Newspapers and Notice Dates

PAPER	SENT TO PAPER BY	PUBLISHED THE NEXT…
Brighton Blade	Thur, 9/23 By 3pm	Wed, 9/29
Commerce City Sentinel	Thur, 9/23 By 3pm	Tue, 9/28
Denver Post	Tue, 9/21 10am	Wed, 9/22
I-70 Scout	Tue, 9/21 5pm	Fri, 9/24
Northglenn/Thornton Sentinel	Fri, 9/17 5pm	Thu, 9/23
Westminster Window	Fri, 9/17 5pm	Thu, 9/23

PUBLICATION REQUEST

2021 Commissioner Redistricting

Board of County Commissioners 1st Hearing Date: October 26, 2021 at 9:30 am

Board of County Commissioners 2nd Hearing Date: December 7, 2021 at 9:30 am

Request: **2021 Commissioner Redistricting**

Location: **County-wide**

Case Manager: Jennifer Rutter

Applicant: Adams County, Community and Economic Development Department
4430 S. Adams County Pkwy.
Brighton, CO 80601

2021 Adams County Commissioner Redistricting

November 2, 2021

Board of County Commissioners Public Hearing

Update

- Presented on October 26, 2021
- Staff reviewed addresses of the current Commissioners
- Determined wrong address for one commissioner was used in the creation of the maps
- A new map has been created that takes into account:
  - Anticipated population growth
  - Location of current Commissioners

Background

- County population increased from 2010 to 2020:
  - 2010: 441,604
  - 2020: 519,572
- Adams County has five Commissioner Districts. Each district must represent an equal population with a 5% deviation allowed.
- Five district map boundary alternatives were created
  - Keeping communities whole
  - Compactness
  - Current voter precincts remain whole
- Six public meetings to solicit feedback
  - Five in-person
  - One virtual

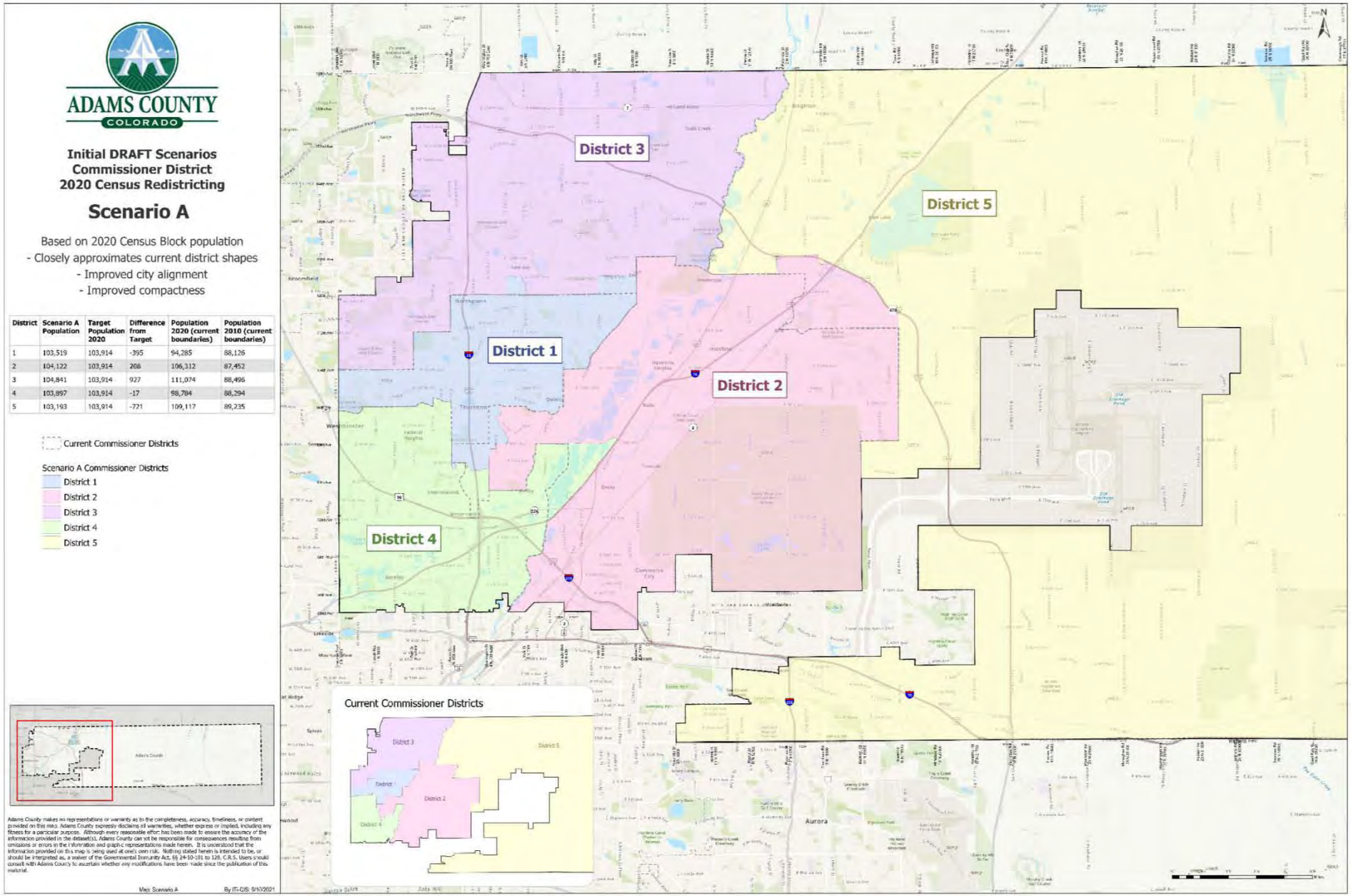
Alternative District Maps

- Scenario A:
  - Similar Boundaries as Current
  - Based on Census Block populations
- Scenario B:
  - More alignment with City Boundaries
  - Based on Census Block populations
- Scenario C:
  - Similar Boundaries as Current
  - Based on Census Block Groups populations
- Scenario D:
  - Improves Compactness
  - Based on Census Block Group populations
- Scenario E:
  - Improves Compactness
  - Takes Into Account Future Growth
  - Based on Census Block populations
- Scenario F:
  - Improves Compactness
  - Takes Into Account Future Growth
  - Based on Census Block populations

- Keep current commissioners in their districts

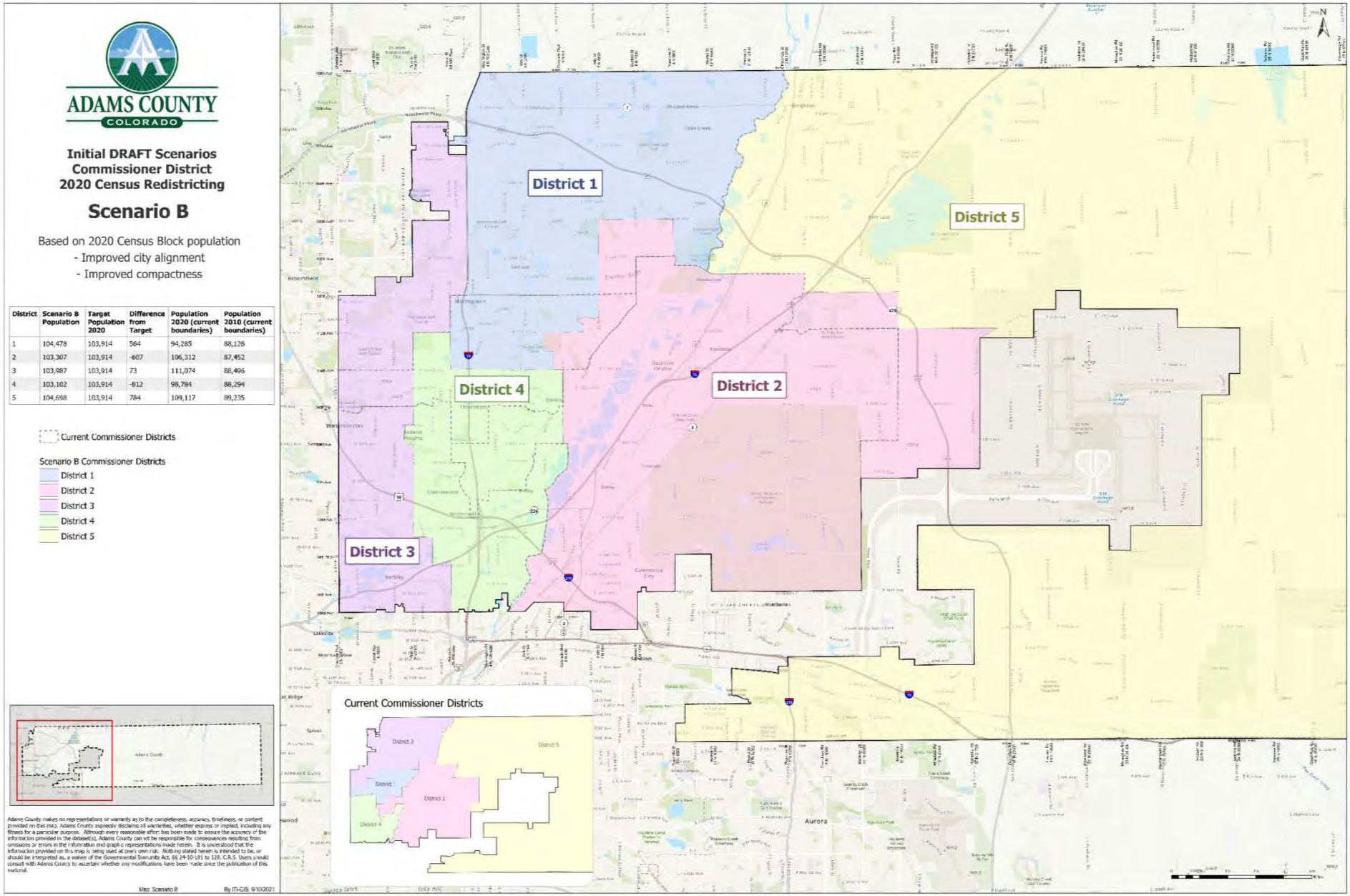
District Scenario A

District	Scenario A Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	103,519	103,914	-395	94,285	88,126
2	104,122	103,914	208	106,312	87,452
3	104,841	103,914	927	111,074	88,496
4	103,897	103,914	-17	98,784	88,294
5	103,193	103,914	-721	109,117	89,235



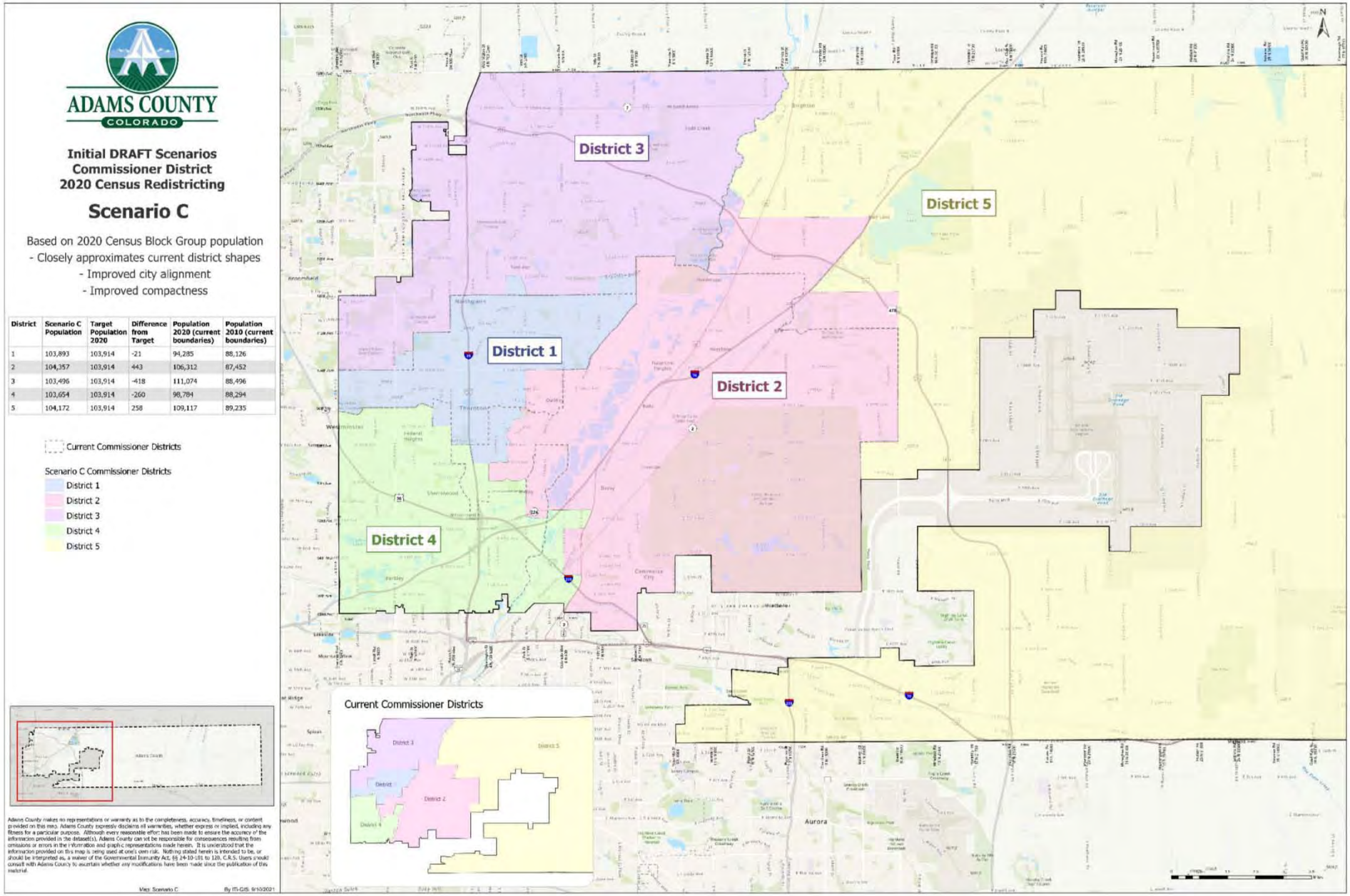
District Scenario B

District	Scenario B Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	104,478	103,914	564	94,285	88,126
2	103,307	103,914	-607	106,312	87,452
3	103,987	103,914	73	111,074	88,496
4	103,102	103,914	-812	98,784	88,294
5	104,698	103,914	784	109,117	89,235



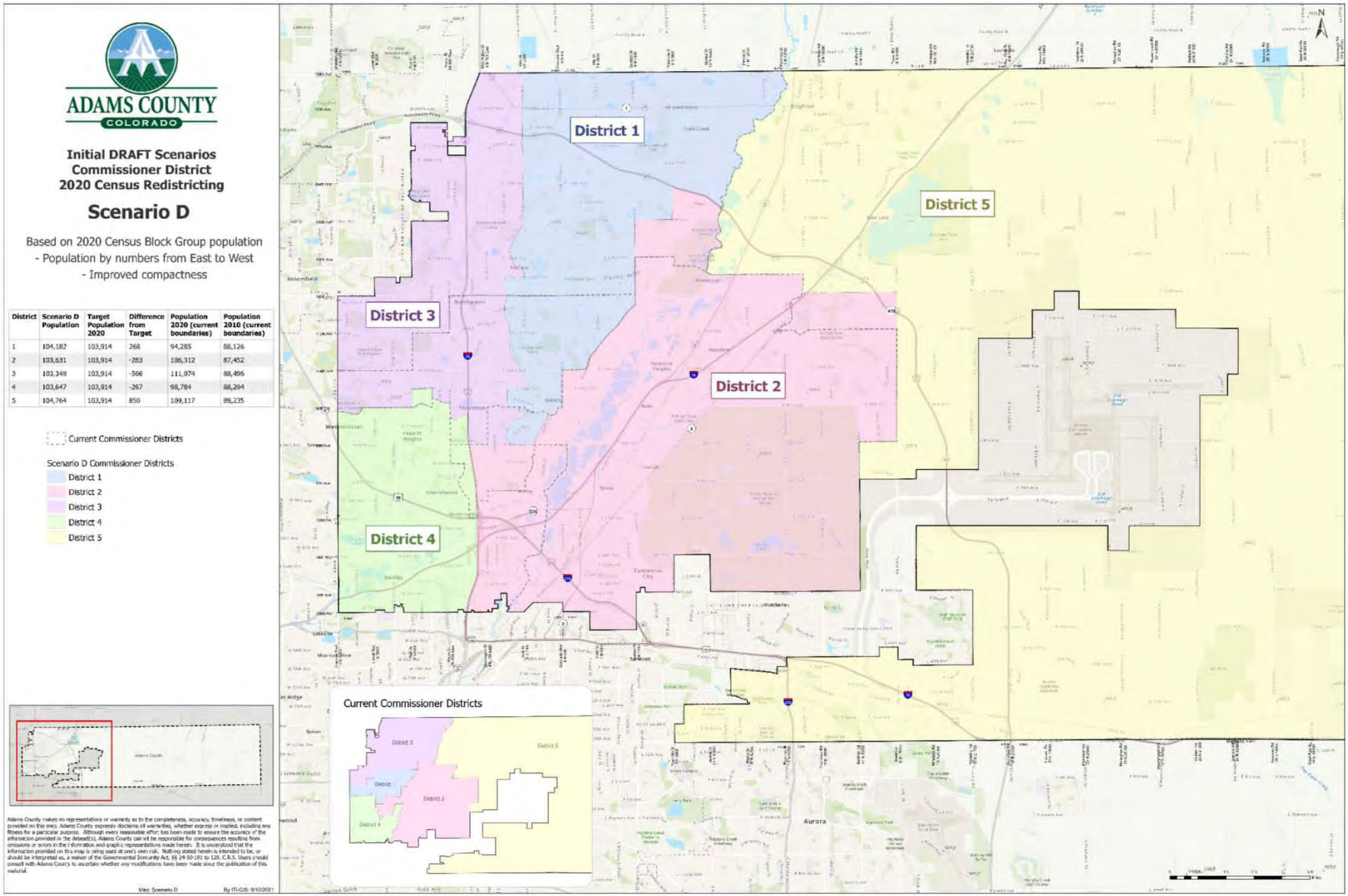
District Scenario C

District	Scenario C Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	103,893	103,914	-21	94,285	88,126
2	104,357	103,914	443	106,312	87,452
3	103,496	103,914	-418	111,074	88,496
4	103,654	103,914	-260	98,784	88,294
5	104,172	103,914	258	109,117	89,235



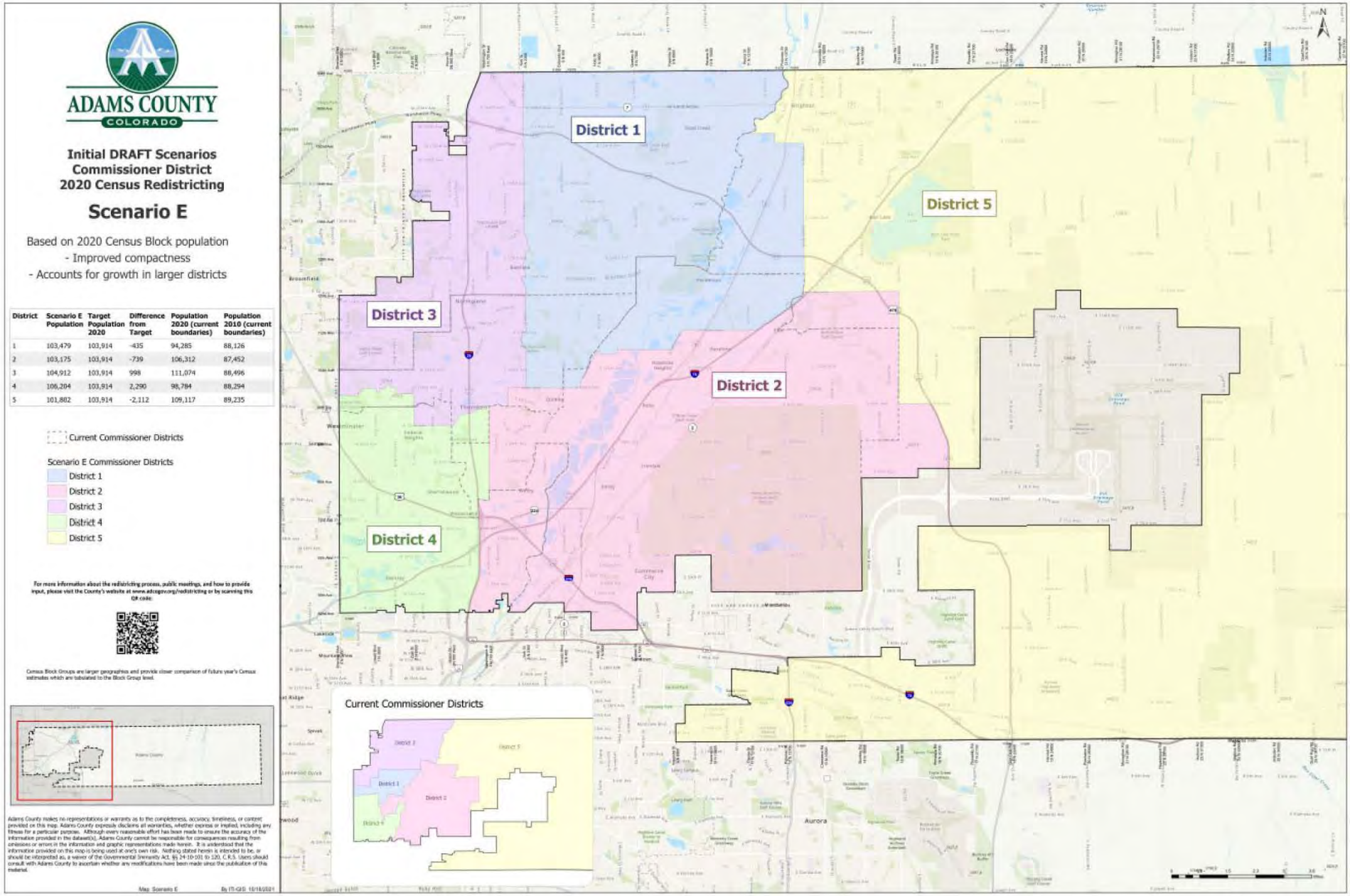
District Scenario D

District	Scenario D Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	104,182	103,914	268	94,285	88,126
2	103,631	103,914	-283	106,312	87,452
3	103,348	103,914	-566	111,074	88,496
4	103,647	103,914	-267	98,784	88,294
5	104,764	103,914	850	109,117	89,235



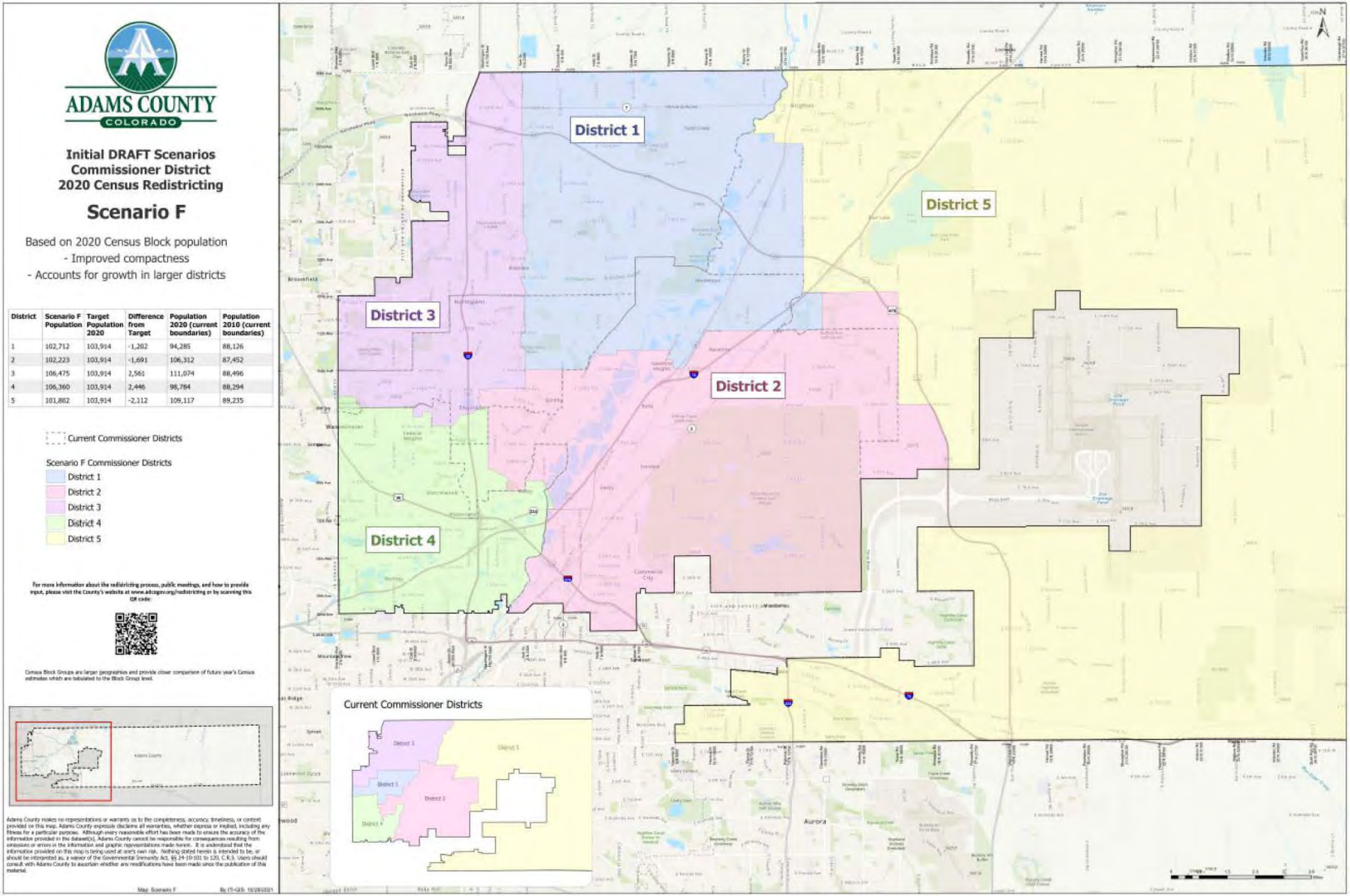
District Scenario E

District	Scenario E Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	103,479	103,914	-435	94,285	88,126
2	103,175	103,914	-739	106,312	87,452
3	104,912	103,914	998	111,074	88,496
4	106,204	103,914	2,290	98,784	88,294
5	101,802	103,914	-2,112	109,117	89,235



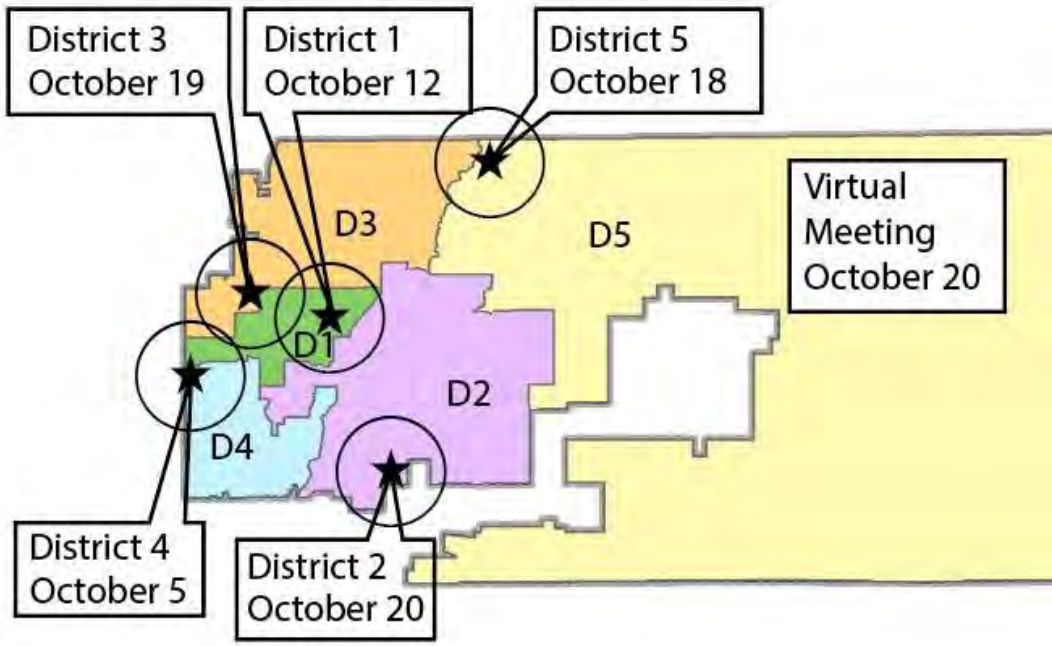
District Scenario F

District	Scenario F Population	Target Population 2020	Difference from Target	Population 2020 (current boundaries)	Population 2010 (current boundaries)
1	102,712	103,914	-1,202	94,285	88,126
2	102,223	103,914	-1,691	106,312	87,452
3	106,475	103,914	2,561	111,074	88,496
4	106,360	103,914	2,446	98,784	88,294
5	101,802	103,914	-2,112	109,117	89,235



Public Outreach

- Tuesday, Oct. 5 - Westminster City Hall (District 4)
- Tuesday, Oct. 12 - Margaret Carpenter Recreation Center (District 1)
- Monday, Oct. 18 - Brighton Armory (District 5)
- Tuesday, Oct. 19 - Adams County Human Services Center (District 3)
- Wednesday, Oct. 20 - Commerce City Civic Center (District 2)
- Wednesday, Oct. 20 – Virtual (Zoom)



Timeline

- First three weeks of October: Six public meetings on redistricting
- October 26, 2021: First public hearing
  - In accordance with C.R.S. 30-10-306(5)
- October 28, 2021: Study Session with Planning Commission
- November 2, 2021: Public hearing to add alternative map
  - Meets C.R.S. 30-10-306(5)
- December 7, 2021: Second public hearing
  - Resolution adopting change in boundaries

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

CASE NAME: COLORADO AIR AND SPACE PORT SUBAREA PLAN
CASE NO.: PLN2021-00005

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2.2 Zoning Map
2.3 Future Land Use Map

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EXHIBIT 4- Referral Comments

4.1 Referral Comments (Adams County)
4.2 Referral Comments (Xcel)
4.3 Referral Comments (City of Aurora)

EXHIBIT 5- Public Comments

5.1 Public Comments

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

PLANNING AND DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners November 2, 2021

CASE No.: PLN2021-00005	CASE NAME: Colorado Air and Space Port Subarea Plan

Location of Request:	I-70 to the south, Hudson Road. to the west, 72nd Ave. to the north and Harback Road to the east
Nature of Request:	Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan.
Hearing Date(s):	**PC: June 24, 2021**
	BOCC: August 3, 2021
	BOCC: November 2, 2021 (Continuance Hearing)
Report Date:	July 8, 2021
Case Manager:	Nick Eagleson
Staff Recommendation:	RATIFICATION of the approval of Planning Commission with 5 Findings of Fact and 1 Condition

SUMMARY OF APPLICATION

Background:

In 2018, the Federal Aviation Administration (FAA) granted a site operator license to what was then referred to as the Front Range Airport. The license was the 11th of its kind granted in the United States. After receiving the license for a horizontal launch facility, the airport changed its name to the Colorado Air and Space Port (CASP). The Spaceport's 3,200 acres of land makes CASP larger than all other general aviation airports combined.

The Colorado Air and Space Port is surrounded by an area that is anticipated to have a significant amount of future development. In order to best plan for that upcoming development, the Adams County Community & Economic Development Department has been working to develop the Colorado Air and Space Port Subarea Plan with the help from the consultant group Kimley Horn. The Subarea boundaries include Interstate-70 to the south, Hudson Road to the west, 72nd Avenue to the north, and Harback Road to the east. The area is approximately 48 square miles and spans multiple jurisdictions, including unincorporated Adams County (21,079 acres), the City of Aurora (9,738 acres), and the Town of Bennett (375 acres).

The Subarea Plan looks to set the vision and goals for future land use, transportation, and infrastructure decisions for the subarea and serve as a guide for public and private investment around CASP. The Plan also offers guidance for future land uses, infrastructure requirements, economic development strategies, and development policies and standards for the subarea. The subarea plan identifies opportunities and challenges, while also looking to provide a roadmap for future development that can capitalize on the area's proximity to CASP, while also balancing goals of existing residents and business owners.

The Planning Process:

The planning process for the subarea plan began with an existing conditions report (State of the Subarea), which provided a framework of opportunities and constraints that the subarea is currently facing. The report looked at the existing land use, planned development, transportation, mobility, and public utilities throughout the subarea. The report also looked at how CASP compared to other spaceports throughout the country. A market analysis was also conducted, which provides a summary of the regional employment analysis, planned development, area forecasts, and residential and commercial market potentials.

The subarea plan also incorporates and is supported by recommendations of previous plans and studies for the area. The following plans were incorporated within the subarea plan, and any updates to these plans should incorporate and refine recommendations for the subarea:

- 2012 Imagine Adams County Comprehensive Plan
- 2020 Advancing Adams Comprehensive Plan (currently in progress)
- Aurora Comprehensive Plan
- Town of Bennett Comprehensive Plan
- Northeast Area Transportation Study (NEATS)
- Adams County Open Space, Parks, and Trails Master Plan

Additional pieces of the planning process include the Vision and Goals, which outlines the future of an integrated, innovative, and resilient subarea, the Future Land Use Plan, which focuses on the future of land use, transportation, infrastructure, the natural environment, and economic development. These parts of the planning process look at recommendations, which describes additional goals and strategies for the subarea, including mobility, open space, utilities, and economic development, as well as what things look like moving forward with the Plan, which describes the types of implementation and priorities for the short-term and long-term success.

Future Land Use Plan

The focus of the planning process centered on working with the community and stakeholders to create a future land use plan for the area. The starting point for the Future Land Use Plan looked at previously adopted plans for the area, and how best to incorporate those visions as well. Specific character areas were created to help guide and recommend future development in the area. These character areas include:

- Industry Hub (Mix of commercial and industrial uses, primarily focused on manufacturing, warehousing, and logistics)
- Aerospace and Innovation (Focuses on light industrial, employment, as well as connecting aerospace industries within CASP to supporting businesses)

- Mixed-use Industrial (Low-intensity flex, light industrial, office, and supporting retail land uses)
- Green Energy and Sustainable Agriculture (Solar farms, other forms of renewable energy, greenhouses, and traditional agriculture)
- Community Hub (Centers of activity that support the surrounding areas with retail, daily services, office, entertainment, and civic uses)
- Neighborhood Residential (single-family residential with supporting neighborhood retail, office, and civic uses)

The creation of these character areas, as well as the location throughout the Subarea, was a key component of multiple Steering Committee meetings, as well as multiple focus groups and public outreach. Based on the results of that outreach, a preferred land use scenario was developed.

Outreach:

The Colorado Air and Space Port Subarea Plan process included many opportunities for input from a variety of stakeholder groups, in addition to the community-at-large. A Steering Committee was created to help craft the goals, provide information regarding opportunities, and give advice regarding the planning process. Steering Committee members were also critical for the success of the plan's community outreach by helping inform the process and spread the word about the plan. A total of five steering committee meetings were held over the course of the planning process. These Steering Committee meetings were critical in the collaboration between multiple jurisdictions, and multiple adopted Comprehensive Plans. Steering Committee members included representatives from the following organizations:

- CASP
- Adams County Economic Development
- City of Aurora Planning
- Aurora Water
- Town of Bennett, Planning and Economic Development
- Arapahoe County Long Range Planning
- Denver International Airport
- Rocky Mountain Industrials

Stakeholder focus groups were held to work directly with residents, business owners, and landowners within the subarea. Staff and the consultant conducted a series of focus group meetings to help identify the strengths, weaknesses, opportunities, and threats within each focus area of the subarea. These focus areas included regional context, zoning, land use and planned development, future land use, and infrastructure.

The Subarea Plan also had a designated website, which aided in conducting three online workshops to gauge public feedback throughout the process. The website was frequently updated with community workshop announcements, materials being presented at workshops, and links to online surveys. The website received over 500 visitors throughout the duration of the planning process.

Vision and Goals:

Land Use	Develop a land use pattern that is economically vibrant and well-integrated with surrounding communities to create new employment, commercial, and residential areas for the subarea. This should also be done in a way to limit future conflicts between surrounding land uses and CASP, while also planning for compatible land uses that protect the long-term operations and success of CASP.
Mobility	The Plan should create a more complete, connected, and multi-modal transportation network that fosters responsible growth for this region of the County. Transportation investments should also contribute to the Subarea's economic development, sense of place, and sustainability.
Utilities	A physical and financial strategy should be created for future utility improvements that promotes coordinated development. Utility infrastructure should also provide safe, reliable, and economical for residents and businesses within the subarea.
Economic Development	Establish the subarea as a nationwide hub for aerospace related research, development, and employment, along with an economic driver for Adams County and the region. Attract a mix of development types to provide essential services to surrounding communities.
Parks and Open Space	Promote sustainable, waterwise, development strategies in the public and private sectors. Recognize, protect, and enhance gateways and trails as multimodal connections that provide a variety of experiences and habitats for people, plants, and wildlife.

Development Standards and Regulations:

Section 2-02-15 of the Adams County Development Standards and Regulations details the procedures for amendments to the Adams County Comprehensive Plan. In the case of a Comprehensive Plan amendment, the Planning Commission shall make a decision on the amendment and the matter will be referred to the Board of County Commissioners to ratify the decision at a public hearing.

Section 2-02-15-06-03 of the Development Standards and Regulations lists three criteria for reviewing amendments to the Comprehensive Plan. The first criterion requires consistency with the goals and policies of the Adams County Comprehensive Plan. The second criterion requires the amendment to be consistent or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan. The third criterion requires the amendment advances the health, safety, and welfare of the citizens and property owners of Adams County.

PLANNING COMMISSION UPDATE:

The Planning Commission (PC) considered this request on June 24, 2021. There were two members of the public who spoke at the hearing. The first comment was regarding the alignment of Watkins Road shown towards the northwest portion of the subarea. Staff has made the corrections to the maps within the Subarea Plan. The second comment questioned future land uses within the Colorado Air and Space Port restriction areas. The Planning Commission voted to approve the Colorado Air and Space Port Subarea Plan by a 6-0 vote.

BOARD OF COUNTY COMMISIONERS UPDATE:

The Board of County Commissioners (BoCC) originally considered this request on August 3, 2021. The BoCC requested a continuance of the case in order for staff to provide more information regarding the overall outreach process and key stakeholders involved. Additional information was also requested regarding plans and studies that were referenced during the planning process. Staff provided all of this information to the BoCC at a September 21, 2021 study session.

STAFF RECOMMENDATION

Staff believes the proposed Colorado Air and Space Port Subarea Plan demonstrates a more proactive forward-thinking approach to planning for the region. The Plan also recommends more collaboration between Adams County and the communities of Aurora and the Town of Bennett. Therefore, staff is recommending Ratification of the Approval of Planning Commission based on the following findings of fact:

Staff Recommendation:	RATIFICATION of the Approval of Planning Commission with 5 Findings of Fact and 1 Condition

RECOMMENDED FINDINGS OF FACT

1. Development patterns or factors have substantially changed in ways that necessitate or support the plan.

2. The proposed Colorado Air and Space Port Subarea Plan is consistent with the goals and policies of Adams County.

3. The proposed Colorado Air and Space Port Subarea Plan is consistent and/or compatible with the land use, transportation, and open space plans.

4. The proposed Colorado Air and Space Port Subarea Plan advances the health, safety, and welfare of the citizens and property owners within the region.

5. The proposed Colorado Air and Space Port Subarea Plan does not overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

RECOMMENDED CONDITION OF APPROVAL

Recommended Condition to the Applicant:

1. Up until November 30, 2021, the Development Services Department staff may make minor corrections to the Colorado Air and Space Port Subarea Plan, including but not limited to, typographical errors, to ensure accuracy and consistency throughout the Plan.

REFERRAL AGENCY COMMENTS

Referral agencies such as Aurora Water, City of Aurora Planning, Town of Bennett (Planning and Economic Development), Arapahoe County, and Rocky Mountain Industrials are also a part of the Steering Committee and provided feedback at the final Steering Committee meeting. Those comments were included in the final draft version.

CITIZEN COMMENTS

Staff received three comments from citizens in regard to the proposed Colorado Air and Space Port Subarea Plan during the referral process. The first comment was from a property owner at the southeast portion of the subarea and had specific questions about how the future land uses would benefit his property value. The comment overall was in support of the proposed subarea plan. The second citizen comment was from a property owner/business owner adjacent to the northwest portion of the Spaceport. The citizen had concerns over the new future land use designation for this area and how that would impact a renewal of their conditional use permit in the future. The third citizen comment was regarding the Kiowa Creek Farms development, which will be accessed off of Colfax Avenue and Harback Road. The 253-acre development will be annexed into the Town of Bennett and will include mixed-use commercial, high density residential, and medium density residential. More flexibility for residential in this area was requested as part of the subarea plan's future land use recommendations.

COUNTY AGENCY COMMENTS

ADAMS COUNTY PUBLIC WORKS DEPARTMENT:

Adams County Public Works Department responded with several comments about incorporating elements of this subarea plan into the Transportation Master Plan and the Comprehensive Plan update, Advancing Adams. It was also mentioned that it is important to focus on a transportation corridor to move people and goods, not just vehicles. Additionally, in the districts that include a higher number of freight vehicles, designs should reflect wide turn radii, segment prohibitions, and other solutions in the toolbox that accommodate larger and heavier vehicles. These comments have been incorporated in the Plan.

ADAMS COUNTY PARKS, OPEN SPACE & CULTURAL ARTS DEPARTMENT:

Adams County Parks, Open Space, & Cultural Arts Department responded with several comments, including, the potential to maintain any new parks open space, or trails within the area. An additional comment was provided regarding the importance of pocket parks and the difficulties to manage and maintain. These comments have been incorporated into the Plan.

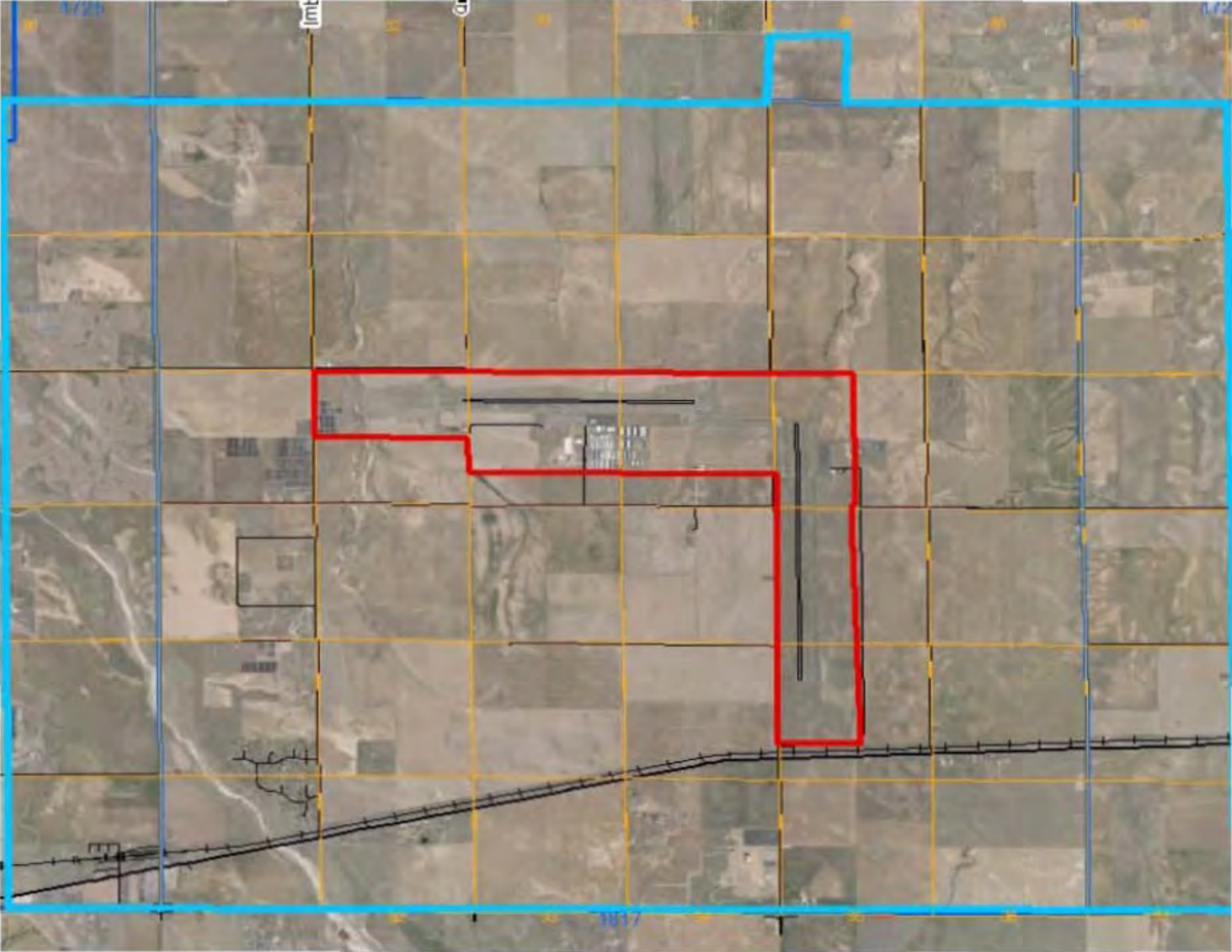
REFERRAL AGENCY COMMENTS

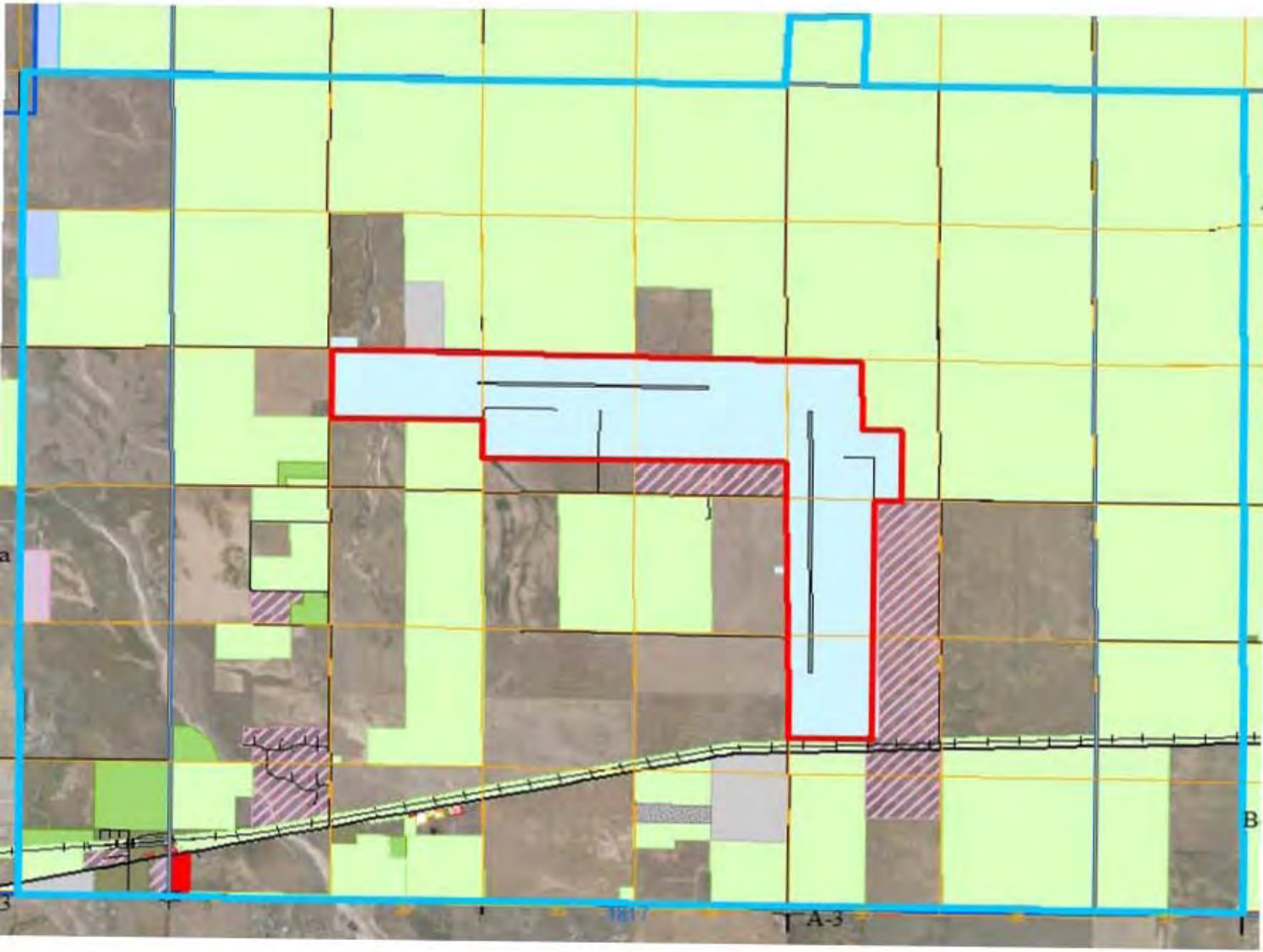
Responding without Concerns:

Xcel Energy
RTD

Notified but not Responding /Considered a Favorable Response:

27J Schools
Adams County Attorney
Adams County Sherriff
Arapahoe County
Bennett Fire Protection District #7
Bennett Parks and Recreation District
Bennett School District 29J
Box Elder Water & Sanitation District
Century Link
City of Aurora
Colorado Department of Transportation
Comcast
Denver International Airport
Intermountain Rural Electric Association
Metro Wastewater Reclamation
Port Colorado
Prairie View Homeowners Association
Rocky Mountain Industrials
Town of Bennett
Transport Metropolitan District No.1
Union Pacific Railroad

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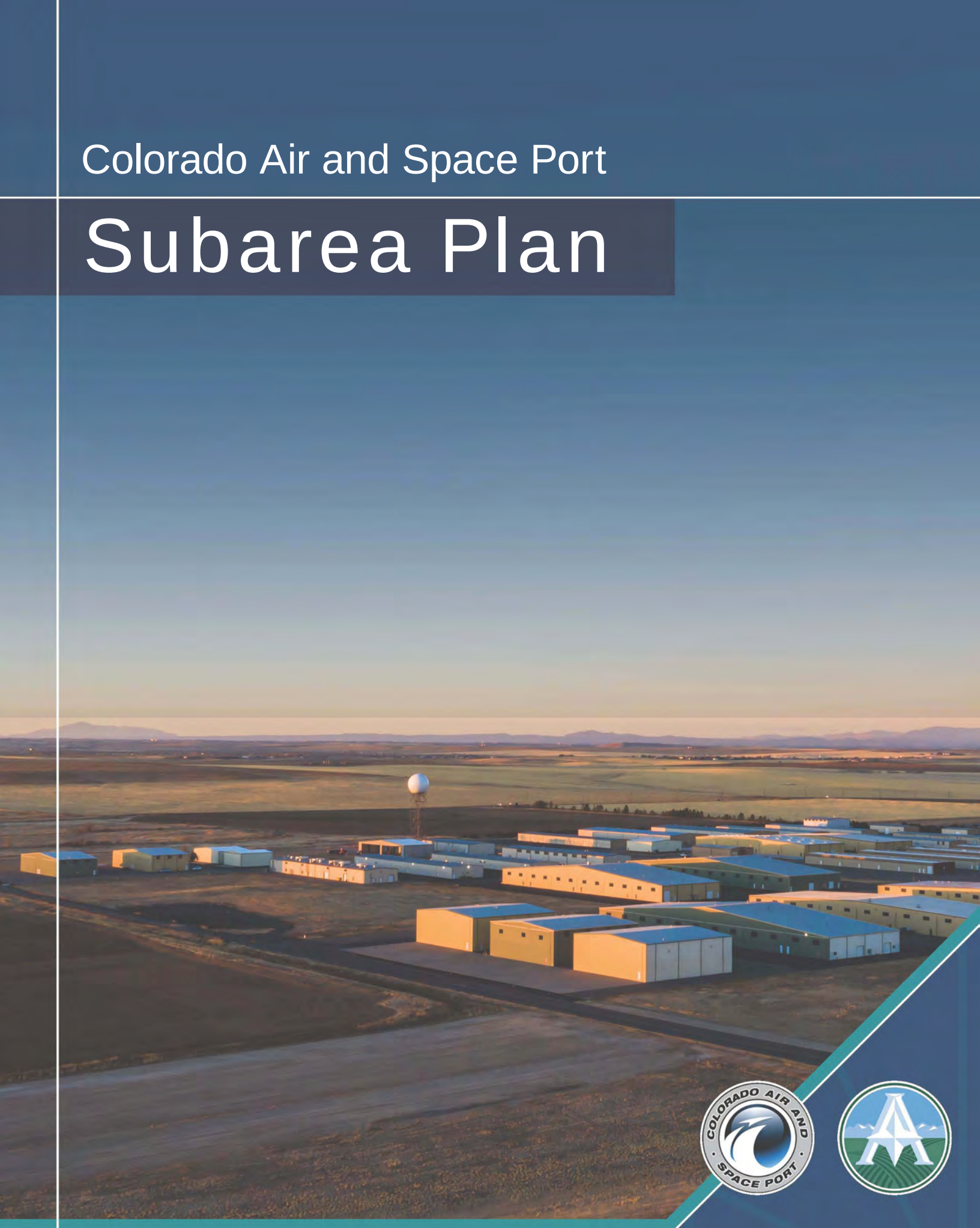
Colorado Air and Space Port

Subarea Plan



ACKNOWLEDGMENTS

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ACRONYMS

AIZ	Airport Influence Zone
ACRE	Aurora Campus for Renewable Energy
BID	Business Improvement District
BMP	Best Management Practices
CIP	Capital Improvements Program
CASP	Colorado Air & Spaceport
CDOT	Colorado Department of Transportation
DEN	Denver International Airport
EDC	Metro Denver Economic Development Corporaton
GID	General Improvement District
NEATS	Northeast Area Transportation Study
PUD	Planned Unit Development
PIF	Public Improvement Fee
RTD	Regional Transportation District
SCRL	Second Creek Regional Lift Station
SID	Special Improvement District
TIF	Tax Increment Financing
UPRR	Union Pacific Railroad
URA	Urban Renewal Authority

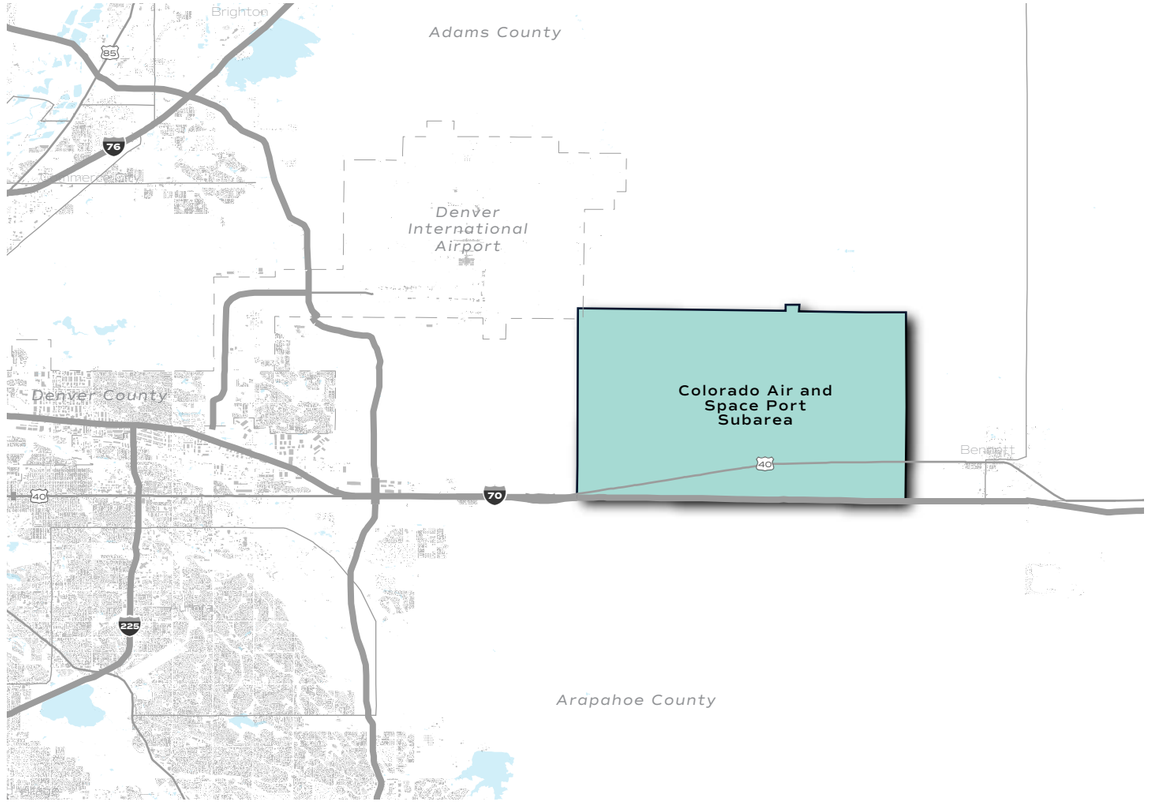
Chapter 1

Introduction

The Colorado Air and Space Port (CASP) is poised to serve as one of the nation's hubs for commercial space transportation, research, and development. Colorado and the Denver-Aurora metropolitan area has a robust aerospace industry, including 280 aerospace relatd companies and more than 500 suppliers providing space-related products and services. The CASP is located six miles from Denver International Airport (DEN) with regional connectivity provided by I-70 and is in proximity to the Union Pacific Railroad (UPRR) mainline. The CASP is surrounded by multiple jurisdictions, including unincorporated Adams County, the City of Aurora, the Town of Bennett, Arapahoe County, and the City and County of Denver. Each of these jurisdictions play a key role in development around the CASP and will be integral to the success of the airport-related mixed-use employment area surrounding DEN (also referred to as the aerotropolis region).

The CASP subarea, shown in **Figure 1-1**, is located 22 miles east of Downtown Denver in Adams County within the Denver-Aurora metropolitan area, which is expected to grow by more than one million in population by 2050. Development is increasing in the area, which is why it is important to envsion near- and long-term goals for the planning area. I-70, just south of the subarea, connects the subarea to the Midwest region to the east, Denver's western suburbs, foothills communities, and beyond to the West. The UPRR mainline links the subarea to 23 states in the western two-thirds of the United States, along with connecting to Canada and Mexico's rail systems. Other municipalities and unincorporated areas within a 30-minute drive of the subarea include Aurora and Denver to the south; Brighton and Lockbuie to the north; Watkins, Bennett, Strasburg, and Byers to the east; and Commerce City, Lakewood, Arvada, Wheat Ridge, and Westminster (among others) to the West.

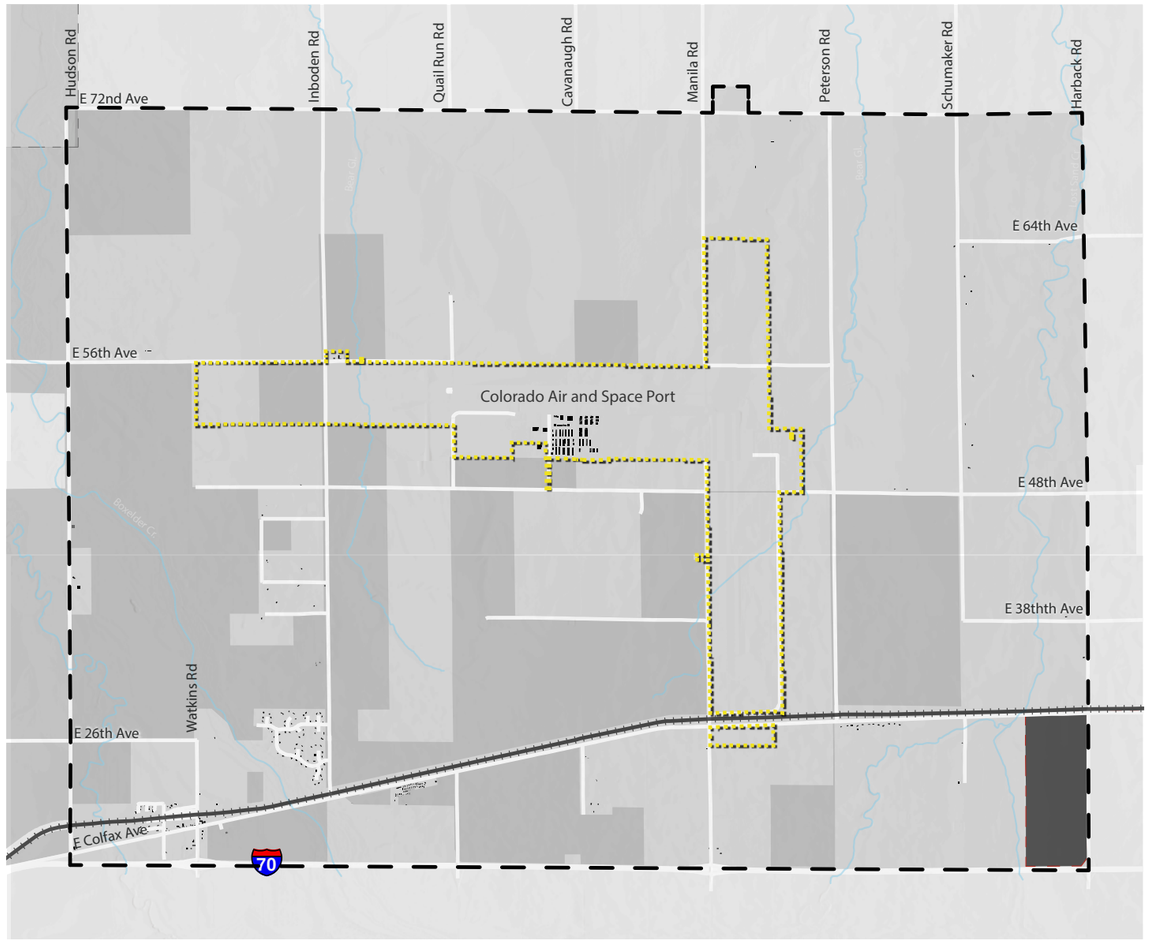
Figure 1-1 Context Map



Plan Area

The study area boundaries include I-70 to the south, Harback Road to the east, 72nd Avenue to the north, and Hudson Road to the west. The subarea is shown in **Figure 1-2**. The subarea planning area is approximately 48 square miles and spans multiple jurisdictions including unincorporated Adams County (21,079 acres), the City of Aurora (9,738 Acres), and the Town of Bennett (375 Acres). Landmarks within the subarea include the CASP, Colfax Avenue, Bear Creek, and Box Elder Creek.

Figure 1-2 Planning Area Map



Plan Purpose

This plan sets the vision and goals for future land use, transportation, and infrastructure decisions for the subarea and serves as a guide for public and private investment around the CASP. This plan builds upon other planning efforts and offers plan guidance for future land uses, infrastructure requirements, economic development strategies, and development policies and standards for the subarea. The plan identifies challenges and opportunities while providing appropriate policy guidance, given the area's unique location surrounding the aerotropolis around DEN.

The purpose of this plan is to provide a roadmap for future growth and development that capitalizes on the area's proximity to the CASP without creating any conflicts between future development and CASP operations, while also balancing the goals of existing residents and business owners. It is not too soon to meet this challenge and set a strategic vision for the subarea that will guide future development and change to the benefit of all existing and future residents, business owners, employees, property owners, and visitors.

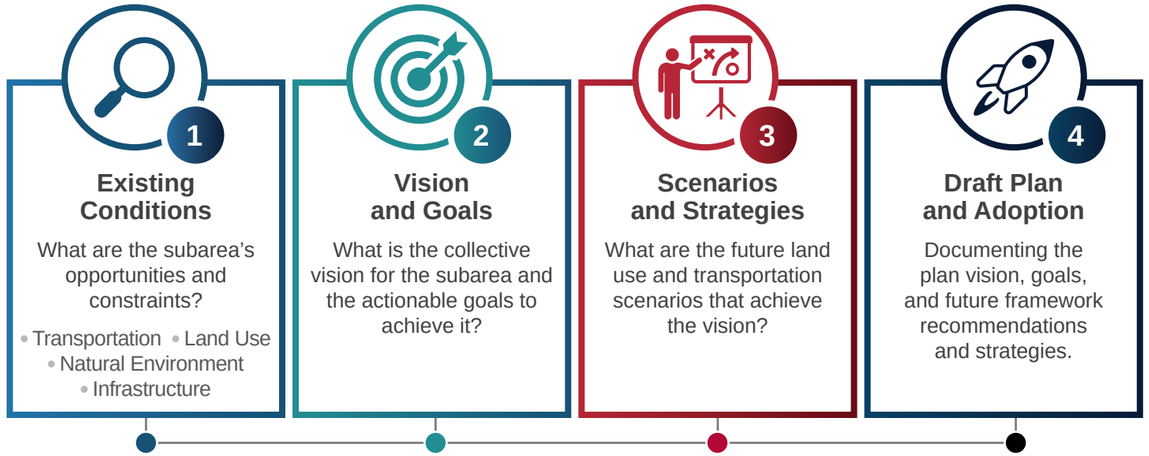
The Planning Process

The CASP Subarea Plan was developed following an extensive planning process. Occurring during the COVID-19 pandemic, the planning process used a multitude of online tools to relay the community's vision into a market-feasible plan that reflects the community's goals to help direct the growth within the subarea.

The CASP subarea planning process, shown in **Figure 1-3** below, started from the ground up, beginning with an existing conditions report (State of the Subarea) which provides a framework of opportunities and constraints that the subarea is currently facing. This report highlights the existing land use, planned development, transportation, mobility, and public utilities throughout the subarea, along with a better understanding of the CASP's standing among other spaceports throughout the country. The market analysis provides a summary of the regional employment analysis, planned development, area forecasts, and residential and commercial market potentials. The market analysis and case study analysis also covers case studies and compares regional employment characteristics of the Denver-Aurora metropolitan area to metropolitan areas around peer spaceport locations throughout the United States. The full State of the Subarea. market analysis, and competeitive analysis can be found in the Appendix.

The planning team held three workshops, numerous smaller focus group meetings, and two online surveys to seek input from subarea stakeholders and the community at large to identify planning goals, challenges, and opportunities; review potential future scenarios; and review and comment on the preferred concept. At the workshops, participants evaluated existing conditions, answered questions, identified challenges and opportunities, and took part in a mapping exercise to provide feedback on future land use scenarios for the next 20 years. At the end of the planning process, an additional online workshop was held to review and comment on the draft plan text and policies.

Figure 1-3 Planning Process



Planning Context

Existing Plan and Studies

This plan represents the land use, urban form, transportation, and economic development vision for the CASP subarea. Adoption of this plan updates any comprehensive plan recommendations for the area. This plan incorporates or refines recommendations of previous plans and studies for the area. Any updates to the following plans should incorporate and refine recommendations for the subarea based on this plan:

- Adams County Comprehensive Plan
- Aurora Comprehensive Plan
- Town of Bennett Comprehensive Plan
- Northeast Area Transportation Study (NEATS)
- Adams County Open Space, Parks, and Trails Master Plan

Approved Development Plans

There are numerous approved development plans within the subarea, shown in **Figure 1-4**. This Subarea Plan does not change any of the existing entitlements or approvals of those development plans, but it can serve as an additional resource to help guide the build-out of approved development plans including:

- Northgate Technical Park
- Port Colorado
- Rocky Mountain Rail Park
- Aurora Campus for Renewable Energy (ACRE)
- Prospect Ridge

Other Ongoing Planning Efforts

Several ongoing studies and planning efforts overlap geographically with the subarea. The planning team coordinated with each of these efforts to ensure the most efficient use of resources and to maintain consistency among plan recommendations. The CASP Subarea Plan will coordinate with and inform the following plans:

- CASP Master Plan
- Adams County Comprehensive Plan Update
- Box Elder Basin Utility Planning

How To Use This Plan

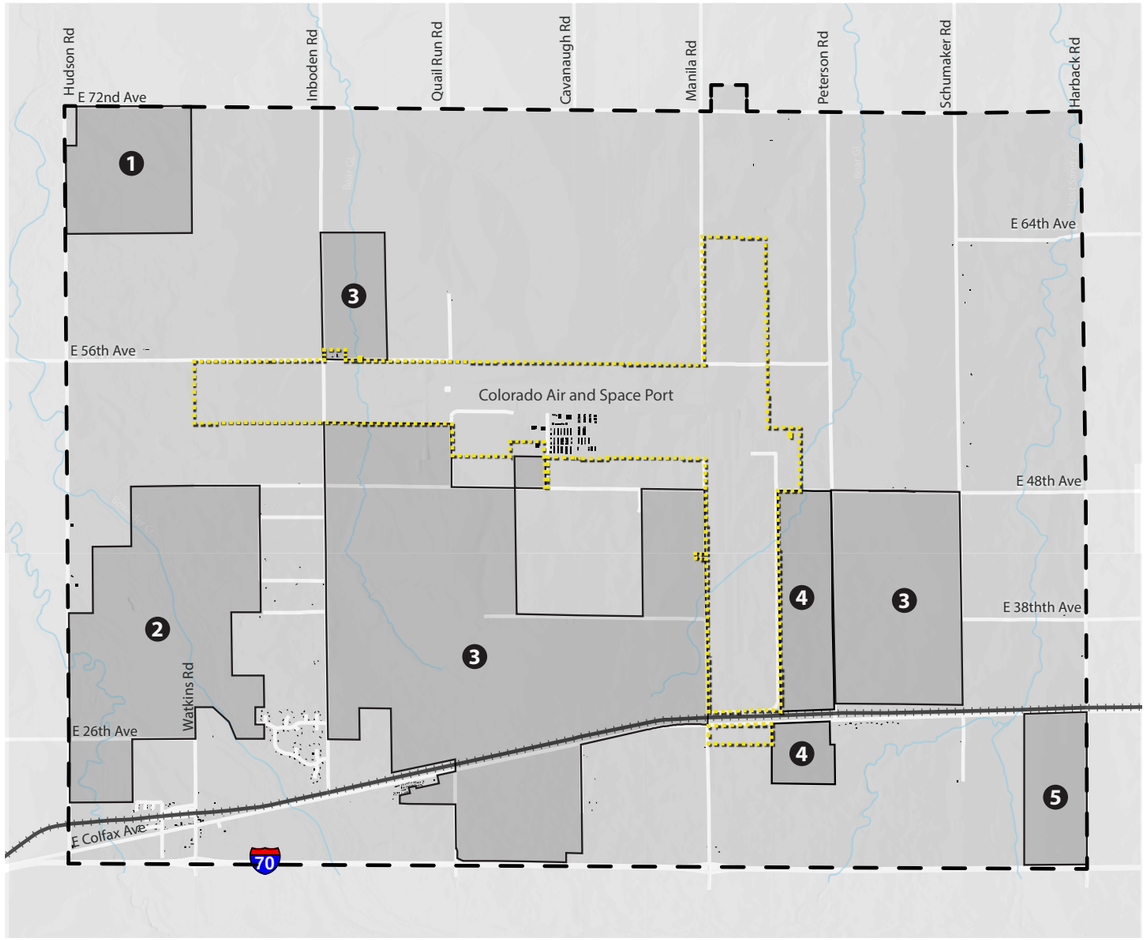
The CASP Subarea Plan outlines the vision, recommendations, and implementation strategies for evolution and enhancement of the planning area. It builds on the area's existing opportunities and regional connections, setting the course for dynamic future. This plan proposes an integrated land use and transportation framework, which is flexible, yet provides predictability and guidance to future development. When implemented, it will also prove to be transformational for the subarea. The plan sets forth a comprehensive and holistic approach, weaving together a nuanced set of strategies that will collectively elevate the subarea into an integrated, innovative, and resilient area.

Most importantly, it will take a concerted and collaborative alignment of resources for the area to attain its vision. Adams County, neighboring jurisdictions, the CASP, relevant local and state government agencies, non-profit stakeholders, residents, business and property owners, and other key parties must all be strong partners in moving the subarea forward. The plan provides a sound policy basis for a thriving subarea. The recommendations identified in the plan provide direction to guide day-to-day decision making related to land use, public investment, private development, and partnerships. The plan is intended to give the latitude needed to pursue unforeseen opportunities that will arise and to respond to new challenges over the coming years.

The plan is divided into the following sections in addition to this introduction:

- **Chapter Two: State of the Subarea** summarizes the key opportunities and constraints, along with an exploration of the subarea's market conditions
- **Chapter Three: Community Conversation** summarizes the community engagement process, outlining the different engagement strategies used during the planning process and the key themes of the community conversation
- **Chapter Four: Vision and Goals**, outlines the future of an integrated, innovative, and resilient subarea
- **Chapter Five: Future Land Use Plan** outlines the future of land use, transportation, infrastructure, the natural environment, and economic development for the subarea
- **Chapter Six: Recommendations** describes additional goals and strategies for the subarea, including mobility, open space, utilities, and economic development
- **Chapter Seven: Moving Forward** describes the types of implementation and priorities for the short- and long-term to ensure the success

Figure 1-4 Planned Developments



Planned Developments

1. Northgate Technical Park
2. ACRE
3. Transport Colorado
4. Rocky Mountain Rail Park
5. Prospect Ridge

Chapter 2

State of the Subarea

This chapter summarizes the existing conditions throughout the subarea, which are defined by regional context, zoning, land use and planned developments, transportation and mobility, water and wastewater utilities, market analysis, and a peer spaceport competitive assessment. Each of these components has an important role in setting the foundation for the vision, goals, and future recommendations for the subarea. The complete State of the Subarea Report, Market Analysis, and Peer Spaceport Competitive Analysis can be found within the **Appendix A**.

Key Takeaways

Regional Context

The CASP is located within multiple jurisdictions including Adams County, the City of Aurora, and the Town of Bennett. With its proximity to Downtown Denver, DEN, UPRR, and I-70, the subarea has begun to see increasing development pressure.

The key takeaways for the regional context of the subarea are:

- The subarea is well-positioned to take advantage of proximity to DEN, UPRR, and I-70 well-positions the subarea for increased commercial and residential growth over the next 20+ years
- Multiple jurisdictions within the subarea will need to work together to implement the Plan's vision and recommendations

Competitive Analysis

The competitive analysis provides an assessment of seven peer spaceports and how CASP's surrounding land uses and economic impact compares. The analysis characterizes the types of unique incentives that can be available to spaceports throughout the United States, including financing opportunities, training, and tax credits. It also characterizes the existing and planned capabilities of the peer spaceports including access to specific orbits, types of testing facilities, and local workforce expertise. This assessment suggests potential areas of differentiation for the Subarea Plan and will help Adams County effectively position itself within the emerging commercial spaceport marketplace. The full analysis can be found in **Appendix A**.

The key takeaways from the competitive analysis of the subarea are:

- CASP’s proximity to existing aerospace companies and its relative geographic accessibility can help the subarea stand apart from its peers and help accelerate economic and local development
- A challenge for CASP’s ability to compete with its peers is congested airspace and the lack of a state-level space authority

Market Analysis

The market analysis explored regional employment trends, planned development, area forecasts, and development projections by market sector. The market analysis also covers case studies and compares regional employment characteristics of the Denver-Aurora metropolitan area to peer spaceport locations’ metropolitan areas throughout the United States. The full market analysis can be found in **Appendix A**.

The key takeaways for the market analysis of the subarea are:

- Future labor force considerations are important when considering spaceports and their surrounding supporting development. Access to an educated labor force is important for future employers that would potentially consider a spaceport-adjacent location.
- Overall, about 17,000 acres are designated for office, industrial, and other commercial uses but are yet to be developed in the market area. Port Colorado is a large planned industrial/rail-oriented business park in the subarea at more than 5,415 acres. Rocky Mountain Industrials is also a major land owner within the subarea with similar future land use plans.
- There is currently a 2,000-unit gap between existing supply and forecasted demand for residential units within the subarea.
- Given the long-term nature of development at CASP, interim uses such as solar farms, training and testing, oil and gas, and other uses should be considered.
- Future employment and residential growth would support the need for commercial/retail services within the subarea.

Zoning

The subarea includes a diverse range of zoning districts within the City of Aurora, Adams County, and Town of Bennett zoning codes. While there are a range of different zone districts, the largest portion of the subarea is zoned for agricultural, aviation, industrial, and Planned Unit Development (PUD).

The Airport Influence Zone (AIZ), referred to by Adams County as "Aviation District," protects future residential development from adverse noise and ensures a compatible land use within this district. The AIZ also protects the safe operations of the airport and ensures it is overseen by the appropriate city and county planning and development departments. The AIZ has been adopted by Adams County and Arapahoe County and includes two restriction areas with a series of guidelines for new development occurring within each area.

The key takeaways for zoning within the subarea are:

- Most of the subarea comprises agricultural zoning, which allows for low-density residential development
- Most of the land located between the CASP and I-70 comprises industrial- or aviation-zoned districts (AD, I-1, and I-2)
- The AIZ helps to regulate conflicts with new development and CASP operations, though may not do enough to limit all future concerns
- There are limited areas, primarily in the southern area of the subarea, with residential zoning
- The city of Aurora Airport Overlay includes the AIZ and noise contours, but does not recognize the restriction areas.

Land Use and Planned Developments

The existing land uses within the subarea primarily comprise agricultural, open space/natural features, and vacant land with small areas of residential, commercial, and aviation/energy along Colfax Avenue and Imboden Road. The residential land uses include the Prairie View neighborhood along Imboden Road, which consists of large-lot single-family dwellings, as well as the Galambs Mobile Home community along Colfax Avenue.

The commercial land uses include highway commercial and retail services such as gas stations, hotels, and auto-related businesses. These land uses are located along Colfax Avenue and Watkins Road to accommodate residents and travelers along the I-70 and Colfax Avenue corridors.

The existing land uses do not reflect the wide range of zoning districts within the subarea. However, multiple development plans are advancing and anticipated to implement their respective zoning districts. These approved developments include ACRE, Port Colorado, Rocky Mountain Rail Park, and Northgate.

The key takeaways for the land use and planned developments within the subarea are:

- The existing land uses do not reflect the wide range of zoning districts within the Subarea.
- Port Colorado is the largest landowner within the Subarea and is planning for a series of developments which includes rail-served industrial, mixed-use commercial, data centers, and air-related industries.
- The comprehensive plans within Adams County, Aurora, and Bennett will help guide the vision and goals of the Subarea.

Transportation and Mobility

The CASP subarea includes multiple transportation modes including vehicular and rail networks. The subarea has direct access to I-70, a major east-west interstate highway connecting CASP to Downtown Aurora and Denver and DEN. In addition to I-70 is the rail alignment of UPRR along the northern edge of Colfax Avenue (US 36). Colfax Avenue, Imboden Road, and 56th Avenue are currently the main roadways in the subarea. Both Colfax Avenue and 56th Avenue are designated principal arterials, while Imboden Road is designated as a rural arterial.

The existing rail network within the subarea consists of the UPRR, which runs parallel to the northern edge of Colfax Avenue (US 36). The UPRR alignment provides additional access opportunities for current and future development within the subarea. This alignment also affects the vehicular traffic and access along Colfax Avenue (US 36) and I-70.

There are proposed corridors from the Adams County Comprehensive Plan that connect 56th Avenue to the east, along with a connecting corridor from Imboden Road to Quail Run Road. There are bicycle facilities planned for both Colfax Avenue and Imboden Road in the future along with multimodal trails planned for Colfax Avenue and along Box Elder Creek and West Box Elder Creek.

The key takeaways for transportation and mobility within the subarea are:

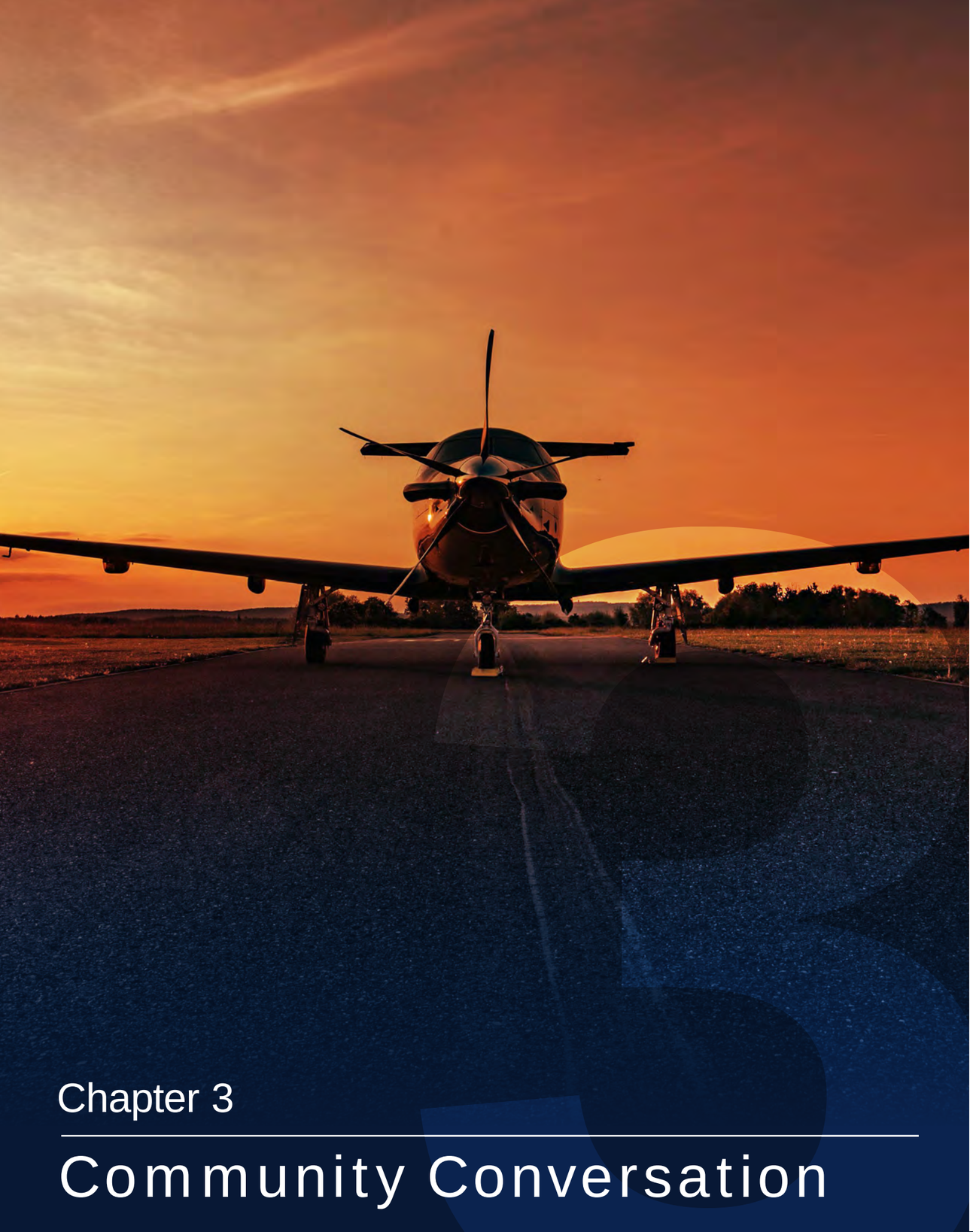
- The existing transportation network includes a major east-west interstate highway and freight-rail alignment (UPRR) connecting CASP to Downtown Denver
- The subarea includes a network of paved and unpaved roadways which provide access within CASP and to the outer boundaries of the subarea
- The average daily traffic throughout the subarea is relatively low; however, these counts are projected to increase dramatically over the next 20 years

Water and Wastewater Utilities

Most of the utilities throughout the subarea are provided on-site. The 2018 City of Aurora Capital Improvements Program (CIP) included some of the subarea boundary. The Aurora CIP included wastewater projects, such as gravity sanitary sewer interceptors connecting to lift stations and forcemains, ultimately discharging to Second Creek Regional Lift Station (SCRLS). Coordination should be performed with the City of Aurora to understand the allotted capacity of regional wastewater infrastructure and timing of projects BE2 and BE3 to understand whether this infrastructure can support development within the subarea. The subarea is not currently served by any water utilities, but the City of Aurora is exploring options to connect the subarea with its existing water system.

The key takeaways for the water and wastewater utilities within the subarea are:

- New development within the subarea will be dependent on the future water distribution and wastewater systems.
- A multi-jurisdictional effort will be needed to provide adequate water and wastewater infrastructure throughout the subarea



Chapter 3

Community Conversation

The CASP Subarea Plan is focused around creating a community-driven vision for the future of the subarea. Working together with residents, property owners, and business owners within the planning area was critical to developing a vision driven by those who have ownership in reshaping the future of the area. Due to the COVID-19 pandemic, the planning team designed and implemented a completely online engagement strategy, shown in **Figure 3-1**, complete with online workshops, focus groups, digital surveys, and other strategies. The purpose of the online engagement was to solicit feedback from the community on what they believe are the greatest opportunities and challenges, as well as their vision for the subarea. The community also provided comments on the draft plan. Additionally, the plan steering committee provided critical feedback on the vision and recommendations of the plan, and helped guide the planning process. The project management team worked to take the ideas and concepts generated by the community and the Stakeholder Committee and turn them into an actionable yet visionary plan. The Adams County Planning Commission and Board of County Commissioners ultimately adopted and ratified the subarea plan.

Figure 3-1 Community Engagement Process

Steering Committee

The steering committee consisted of representatives from the CASP, adjacent developments, and departments from Adams County, Arapahoe County, City of Aurora, and the Town of Bennett. The Steering Committee helped craft the plan goals, provided invaluable information regarding issues and opportunities, and gave advice regarding the plan process. Steering Committee members were also critical for the success of the plan's community outreach by helping inform the process and spread the word about the plan. A total of five steering committee meetings were held over the course of the planning process.

Steering Committee Representatives

- CASP
- Adams County Economic Development
- City of Aurora Planning
- Aurora Water
- Town of Bennett, Planning and Economic Development
- Arapahoe County Long Range Planning
- DEN
- Rocky Mountain Industrials

Stakeholder Focus Groups

Stakeholder focus groups were held to work directly with residents, business owners, and landowners within the subarea. The Planning Team conducted a series of focus group meetings to help identify the strengths, weaknesses, opportunities, and threats within each focus area of the subarea. These focus areas included regional context, zoning, land use and planned development, future land use, and infrastructure.

Community Workshops

Online Workshop #1 – *State of the Subarea*

The first online workshop asked participants to review the draft state of the subarea report, which highlights the existing conditions of the subarea, including existing land use, transportation, and planning context, among other topics. The community was asked to provide their thoughts on the biggest opportunities and challenges of the subarea based on the key takeaways highlighted in the report, along with sharing some idea for the future vision for the subarea.

Online Workshop #2 – *Future Scenarios*

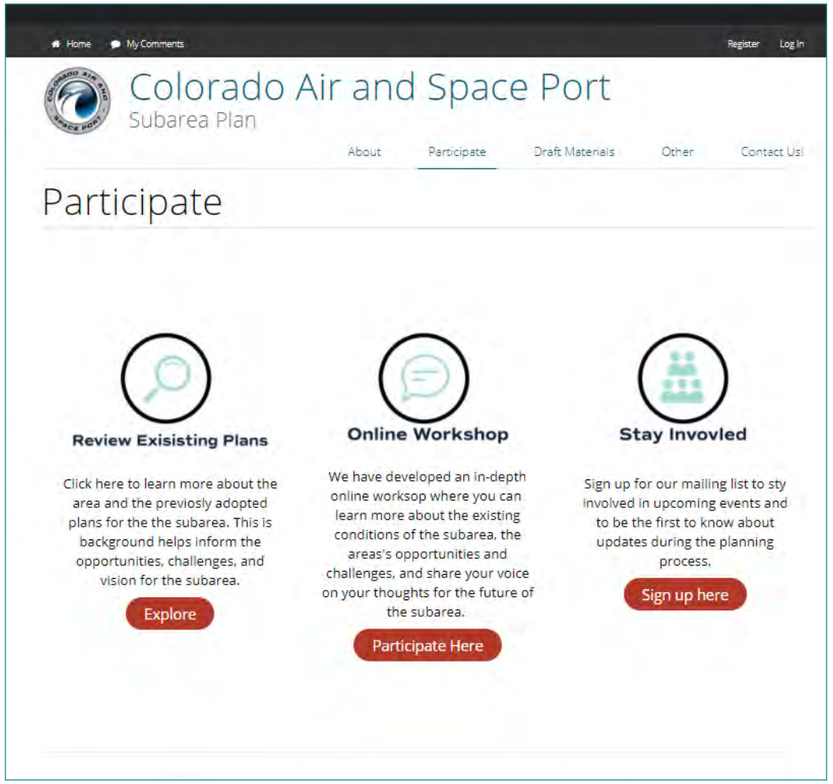
This workshop focused on collecting feedback on the proposed character areas of the subarea, two potential draft land use scenarios (shown in **Figure 3-3** and **Figure 3-4**), along with the corresponding transportation and utility plans for each scenario. Each of the draft scenarios reflect how the CASP subarea could develop in the future, one following a more status quo approach, while the other provides a more transformative approach to future development for the area. Additional analysis was presented on how each scenario will affect future traffic and utility demands throughout the subarea. This workshop gave the community an opportunity to share their voice on the future land use and transportation vision for the subarea, and provide feedback on what they liked and disliked about each scenario to help the planning team craft the preferred scenario for the subarea.

The planning team used the outcomes of this community workshop to develop the future land use and transportation framework on which the rest of the plan's recommendations are based off. The duration of this online workshop was extended to ensure that the entire community had the opportunity to share their thoughts on the future of the subarea.

Online Workshop #3 – *Draft Plan*

During the third and final online workshop, the draft plan was presented and summarized, highlighting the major recommendations, vision, and goals for the subarea. The community was invited to review the plan concepts and provide comments and suggestions to be incorporated into the final draft of the subarea plan.

Figure 3-2 Plan Website



Plan Website

The plan website, shown in **Figure 3-2** above, was frequently updated throughout the planning process with community workshop announcements, the materials presented at online workshops, and links to online surveys. It received over 500 visitors throughout the duration of the planning process. An email list was also used to advertise upcoming meetings and spread the word about the planning process.

Additional Engagement

Throughout the planning process, the planning team met with a number of stakeholders, boards, and commissions to introduce the planning process and solicit feedback on plan strategies and recommendations. Social media outreach was used to help spread the word about the planning effort. Additionally, the planning team facilitated focused conversations on specific topics such as economic development and water utilities with subject matter experts to better inform plan recommendations and strategies.

Plan Adoption

The planning team held a work session with the Adams County Board of County Commissioners during the planning process and then a formal adoption hearing. The plan has been adopted by Adams County as a supplement to the Adams County Comprehensive Plan. The plan provides guidance to both the City of Aurora and Town of Bennett and its adoption by those respective municipalities would help to ensure a cohesive vision for the planning area.

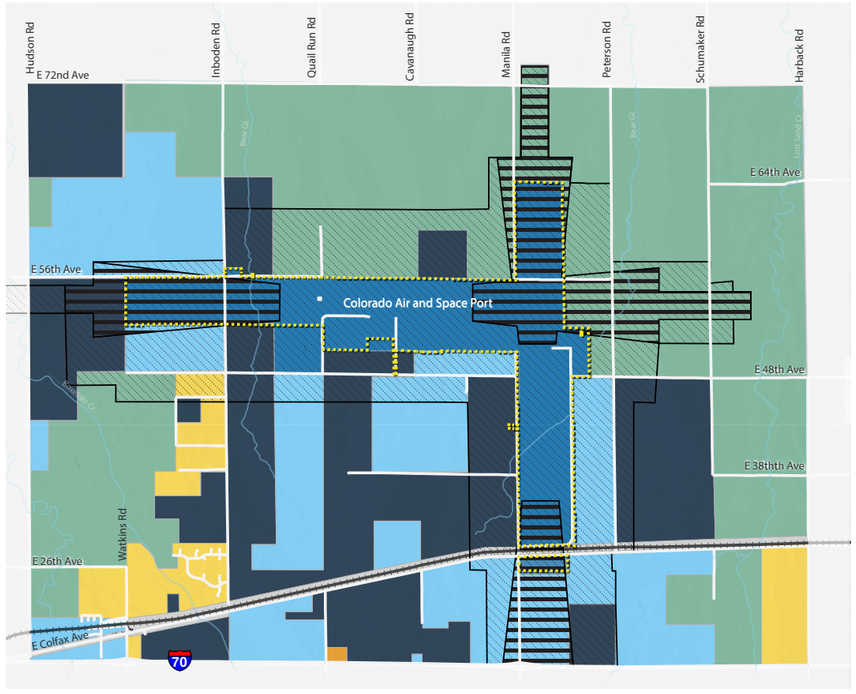
Scenario Planning

There are several ways the subarea could be planned to implement the vision and goals. During the 2nd community workshop, several conceptual land use scenarios were created to explore various future land use concpets. These were used to engage the Steering Committee, County staff, regional partners, and the general public to identify preferred elements to help define the desired future land use plan for the subarea. Future stakeholders can refer back to specific scenario designs to better understand the reasoning behind the final plan. The final Subarea Plan reflects a layering of the ideas generated during the scenario planning process.

Scenario 1: "Status Quo"

Scenario 1, shown in **Figure 3-3**, reflects the previously adopted plans and approved development plans for the subarea and translates them into a future land use plan using the subarea's character areas. This scenario reflects the future land use guidance in Imagine Adams County (2012), Aurora Places (2018), and the approved development plans including the industrial-focused Port Colorado and Rocky Mountain Rail developments and the renewable energy-focused ACRE. Residential areas in Scenario 1 are generally contained to areas that are already zoned for residential development or have been approved for residential development.

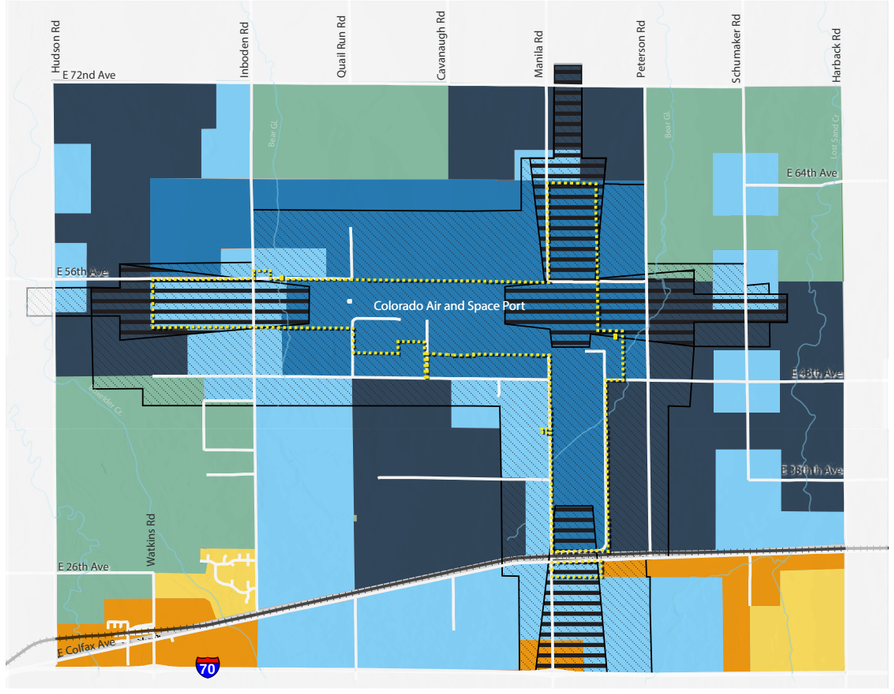
Figure 3-3 Scenario 1



Scenario 2: "Transformative"

Scenario 2, shown in **Figure 3-4**, takes a more ambitious approach to future land use and development within the subarea with a focus on employment. This scenario expands opportunities for aerospace and innovation-related uses beyond the property of CASP, as well as expanding opportunities for employment-related uses throughout the subarea. Mixed-use and commercial land uses are primarily located along corridors such as Colfax Avenue and nodes at primary existing and future intersections. Land reserved for agricultural-related uses are limited, but still exist in multiple areas throughout the subarea.

Figure 3-4 Scenario 2

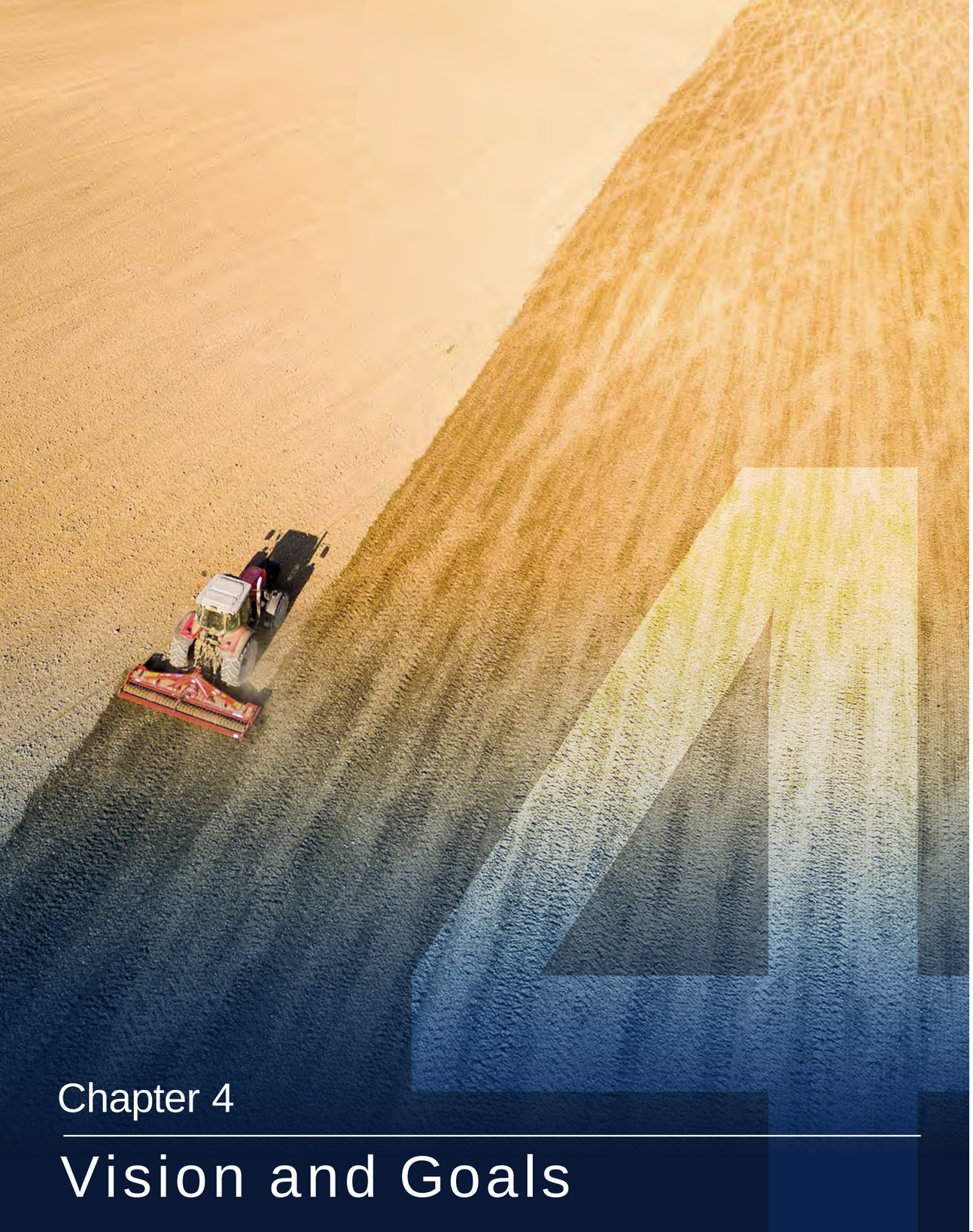


Character Areas

- Industry Hub
- Aerospace and Innovation
- Green Energy and Sustainable Agriculture
- Mixed-Use Industrial
- Community Hub
- Neighborhood Residential

Restriction Areas

- Restriction Area 2
- Restriction Area 1



Chapter 4

Vision and Goals

The vision for the subarea reflects stakeholder input collected throughout the planning process, as well as previous plans and existing policies that helped shape the subarea and its surrounding context. Guided by this vision, the remainder of the CASP Subarea Plan articulates a range of forward-thinking yet implementable strategies and concepts for the future of the subarea.

The following page illustrates the key elements of the CASP Subarea Plan that will set the framework for the future of the subarea and help guide future development and investment in the area. These key elements include:

- **Vision Elements:** The three vision elements—innovative, integrated, and resilient—build upon the previously adopted plans for the subarea while setting a course for a dynamic, interconnected subarea. Together, these elements form a cohesive, long-term vision for the subarea.
- **Concept Plan:** The Concept Plan presents the broad, foundational components for development of a innovative, integrated, and resilient subarea. Natural and physical assets and land uses anchor communities. The specific arrangement of the elements, the links among them, and their character distinguish a community and make it truly unique and desirable.
- **Goals:** Each previously identified vision element has a corresponding array of goals that further define the subarea's ultimate physical, social, and economic environment. These goals better define the overall intentions and ambitions of the broader vision elements.
- **Strategies:** Strategies include the defined strategies Adams County, the surrounding municipalities, and the larger community should initiate over the next 20+ years to make the vision and goals a reality. These objectives must be measurable and tracked over time to gauge the plan's effectiveness. Objectives should be updated as the plan moves along the implementation timeline.

This “plan on a page” illustrates the key building blocks of the CASP Subarea Plan that will set the framework for the future of the area and help guide future development and investment in the area. These elements include:

Subarea Vision Elements

Figure 4-1 Subarea Vision Elements

The three vision elements: **Innovative**, **Integrated**, and **Resilient**, build upon the adopted plans for the area while setting a course for a dynamic, interconnected area. Each of the element work together to form a cohesive, long-term vision for the subarea.

AN INNOVATIVE SUBAREA

The subarea will feature a mix of complementary land uses, with a focus on innovation and employment, served by an innovative transportation and infrastructure network.

AN INTEGRATED SUBAREA

The subarea will be highly integrated with its local surroundings and the larger metropolitan area. Additionally, the subarea will have a cohesive set of land uses served by a safe and efficient transportation network.

A RESILIENT SUBAREA

The subarea will be adaptable to changing market conditions and will strive to achieve high levels of environmental sustainability while preserving long-term space access.

Subarea Goals

Each vision element has a corresponding array of goals, that further define the subarea’s ultimate physical, social, and economic environment. These goals better define the overall intentions and ambitions of the vision elements.

Land Use

- Develop a land use pattern that is economically vibrant and well-integrated with surrounding communities to create distinctive new employment, commercial, and residential areas for the subarea while also limiting future conflicts between surrounding land uses and CASP
- Provide active nodes and corridors that allow for multimodal connectivity and promote walkability
- Plan for compatible land uses that protect the long-term operations and success of CASP

Mobility

- Create a more complete, connected, and multi-modal transportation network
- Protect existing and future neighborhoods from negative traffic impacts of future development
- Ensure that transportation investments contribute to the subarea’s economic development, sense of place, and sustainability
- Ensure the subarea is well connected to the larger metropolitan area

Utilities

- Create a physical and financial strategy for future utility improvements that promotes coordinated development
- Provide safe, reliable, and economical utility infrastructure to residents and businesses within the subarea

Economic Development

- Establish the subarea as a nationwide hub for aerospace-related research, development, and employment, along with an economic driver for Adams County and the region
- Attract a mix of development types to provide essential services to surrounding communities
- Develop a plan to maximize the revenue potential to local jurisdictions
- Develop the subarea as a gateway to the Denver-Aurora metropolitan areas

Parks and Open Space

- Create a robust and functional parks and natural open space system that serves the needs of the subarea and the surrounding community, and that connects with and complements the larger Adams County parks and open space system
- Promote sustainable, water-wise, development strategies in the public and private sectors
- Recognize, protect, and enhance greenways and trails as multimodal connections that provide a variety of experiences and habitats for people, plants, and wildlife

Subarea Concept Plan

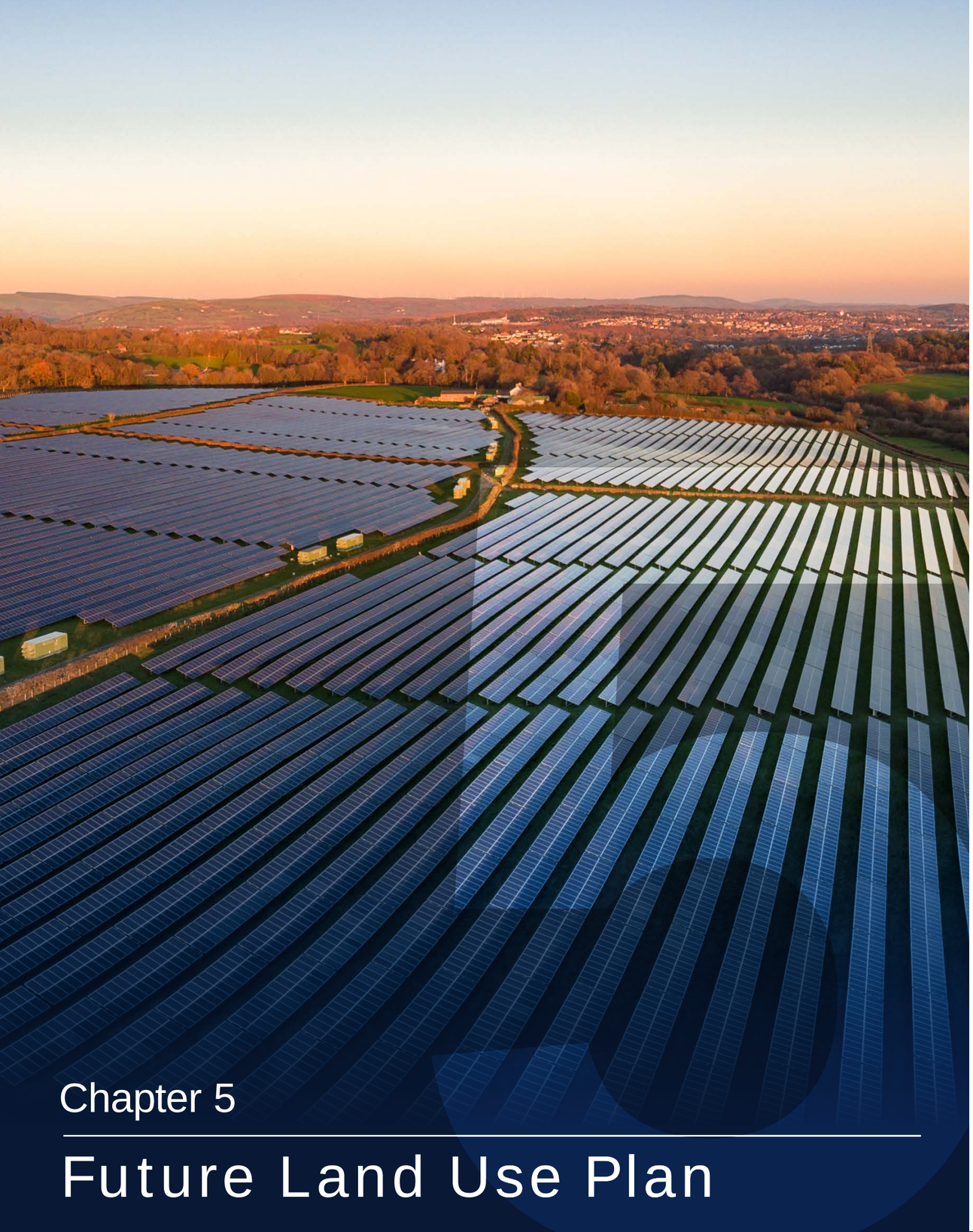
The Subarea Concept Plan, shown in **Figure 4-2**, combines future character areas, regional transportation connections, trails, and open space. Six individual character areas were created to guide development and the urban form within the subarea. This allows the subarea to be planned at the neighborhood level and acknowledges that specific areas will develop with their own identity. Each character area in the Subarea Framework Plan has distinct urban design features, including primary and supporting land uses, development patterns, building forms, intensity, and supporting open space and transportation networks. It is intended that the County and its partner jurisdictions will revise their respective Comprehensive Plan Future Land Use Maps to implement this plan.

Several key features are planned to implement the vision and guide development within the subarea. The Subarea Framework Plan establishes guidance for future land use, streets, trails, and open spaces that help define the vision for the subarea and tie together the individual character areas. Some of these features may act as catalytic projects which will support development and investment within the subarea. Each character area is described in chapter 5. The plan elements in chapter 6 will further describe the projects and policies needed to implement the Subarea Framework Plan.

Concept Plan Elements

- **Character Areas (Chapter 5)** are designated areas within the subarea that are planned to have common characteristics in terms of land use, urban design, and overall character of development
- **Open Space Areas (Chapter 6)** are natural corridors and other recreational areas
- **Mobility Corridors (Chapter 6)** are key multimodal regional connections that serve as the backbone of the subarea's transportation network

Figure 4-2 Concept Plan

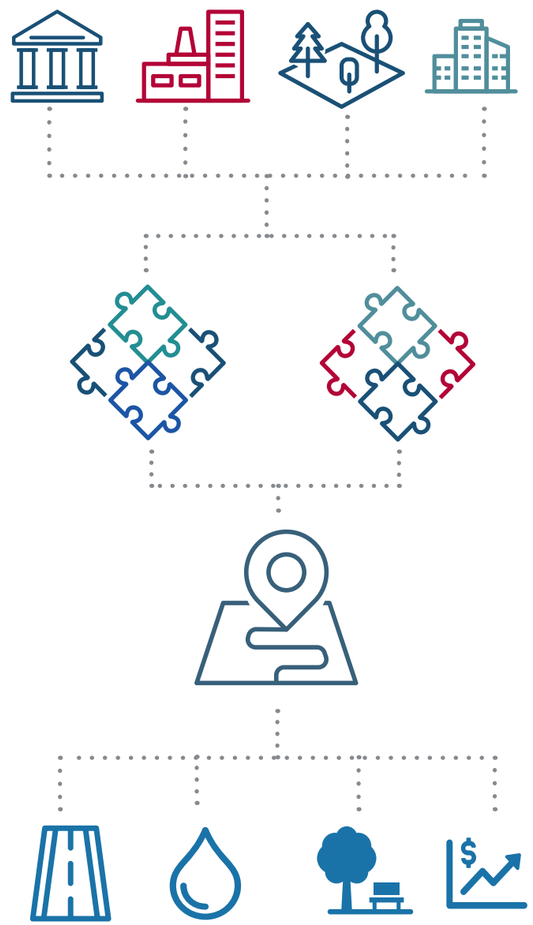


Chapter 5

Future Land Use Plan

The focus of the planning process, shown in **Figure 5-1** below, was working with the community and stakeholders to create a future land use plan for the subarea. The Future Land Use Plan is a combination of the subarea's future land use, urban design, and transportation recommendations. The starting point for the Future Land Use plan is the previously adopted plans for the subarea. From there, a collection of character areas were developed to help further define the future land use and development character of the subarea. Following the development of the character areas, future land use and transportation scenarios were created for community input and discussion. Based on the results of community outreach, a preferred land use scenario was developed. This chapter describes the land use scenarios, characters areas, and transportation recommendations for the subarea.

Figure 5-1 Framework Planning Process



Character Areas

Land use and community design throughout the subarea is not a one-size-fits-all approach, but rather is made up of a number of different place types with their own unique land use mix, mobility priorities, and community amenities.

Scenario Planning

There are multiple options for the future land use and development of the subarea that achieve the plan's vision. Through community conversations, scenarios were developed, and opportunities and challenges with each led to the development of a preferred alternative.

Future Land Use Plan

The combination of the character areas and their preferred locations creates the Future Land Use Plan for development of the subarea and creates the basis on which all of the other subarea plan recommendations are based.

Recommendations

This chapter details the goals and strategies for mobility, open space, infrastructure, and economic development.

Subarea Land Use Scenarios

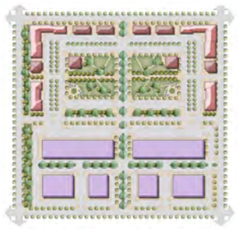
There are several ways the subarea could be planned and developed to implement the vision and goals. During the planning process, several conceptual land use scenarios were created to explore various spatial arrangements within the subarea. These were used to engage the Steering Committee, County staff, regional partners, and the general public to identify preferred elements to help define the desired future land use plan for the subarea. Future plan readers can also refer back to specific scenario designs to better understand the reasoning behind the inclusion of specific design elements in the final plan. The final Subarea Plan reflects a layering of the ideas generated during the development of the land use scenarios.

Character Areas

Each scenario includes the same menu of character areas in a different spatial arrangement. These character areas were created with the understanding that there is not a one-size-fits-all approach to achieving the vision throughout the entire subarea. The character areas describe various scales, types of development, and supporting infrastructure that define the subarea. The selection of subarea character areas and the vision for their development include:

Industry Hub. These areas are primarily dedicated to a mix of commercial and industrial uses and can be a significant employment center. They are primarily focused on manufacturing, warehousing, and logistics. Industry hubs play an important role in the employment base and economy.

Aerospace and Innovation. This area focuses on employment as well as connecting the aerospace industries within CASP to supporting businesses. Light industrial, business parks, and technical training facilities make up the fabric of the aerospace and innovation character area, fostering aerospace-related research and manufacturing employment opportunities.



Mixed-Use Industrial. These areas focus on low-intensity flex, light industrial, office, and supporting retail land uses. They provide an essential transition between the higher-intensity industry hub and aerospace and innovation character areas and the surrounding less intense character areas. Flexible in nature, mixed-use industrial areas provide a wide range of uses for future development.

Green Energy and Sustainable Agriculture. These areas focus on providing space for solar farms, other forms of renewable energy, higher intensity agricultural uses (such as vertical farms, greenhouses, and hydroponics), along with traditional agriculture. These areas also provide space supporting office, research, development, and limited residential uses.

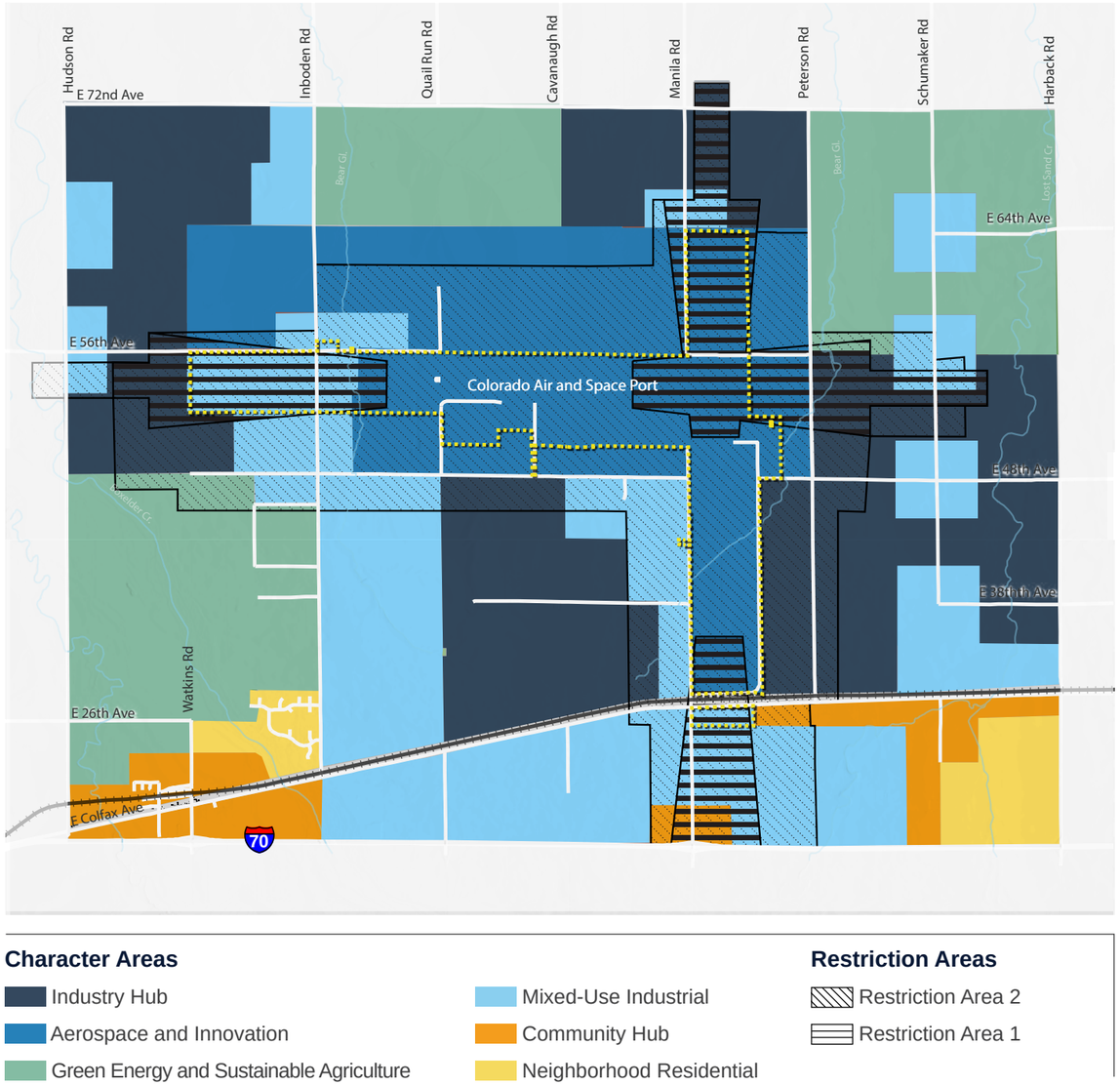
Community Hub. These areas are centers of activity supporting the surrounding neighborhoods and employment with retail, daily services, entertainment, and civic uses. They primarily comprise commercial and retail services, mixed-use residential, and parks and open spaces. The community hub character areas will provide housing, recreation, and civic uses to support the employment centers within the subarea.

Neighborhood Residential. These areas mostly comprise single-family residential with supporting neighborhood retail, office, and civic uses such as grocery stores, medical offices, restaurants, and community centers. They are easily accessible to parks and open spaces, schools, public services, and the neighboring character areas.

Preferred Alternative

The Steering Committee, County staff, regional partners, and general public reviewed and provided feedback on the potential scenarios based on the vision for the subarea outlined earlier in the planning process. There was consistent feedback from the stakeholders in favor of the transformative concept with some refinements based on potential future conflicts both between land uses and regarding future CASP operations. Refinements were also made to better align the future land use plan with existing zoning and entitlements in some areas. The future land use plan is shown in **Figure 5-2** below.

Figure 5-2 Perferred Alternative



Industry Hub

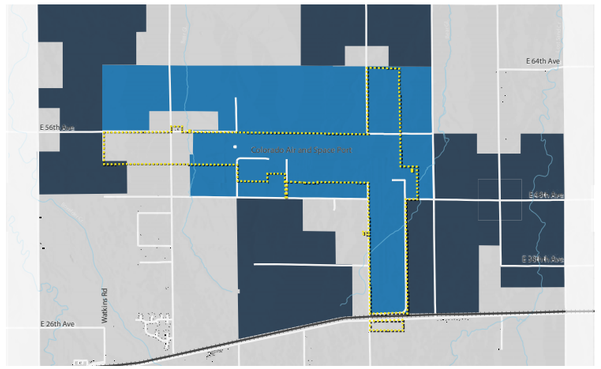
Industry hub character areas are located primarily in the northwest corner, central area, and east-central locations of the subarea, as shown in **Figure 5-7**. The intent of these character areas is to provide opportunities for higher intensity employment in areas that do not conflict with surrounding existing or future residential areas. Industry hub character areas allow the most intense industrial development within the subarea. They can also provide the density and variety of employment opportunities, along with corresponding municipal tax revenue, to support the vision for the subarea as a hub for employment and innovation within the region. These character areas are located along existing and planned regional transportation corridors, including both roadway and heavy rail connections. Manufacturing and industry are the primary uses within this character area, though they also contain supporting office and, to a lesser extent, retail uses. This is illustrated in the representative site plan in **Figure 5-6**. Parks and open space are also included in these character areas. However, these areas are geared towards connecting regional greenways and providing wildlife areas rather than towards creating active public spaces. Industry hub character areas have the potential to generate high volumes of traffic from both employees and associated truck traffic. Adjoining roadways should accommodate traffic without negatively impacting the quieter surrounding character areas or traffic on local streets serving residential areas. Uses permitted only in industry hub character areas include manufacturing plants, factories, large open-air operations, and heavy equipment storage.

Figure 5-3 Industry Hub Site Plan

Industry Hub Key Components

- A connected street grid and roadway design with a width and layout sufficient to accommodate safe and efficient circulation and access of a high volume of large truck traffic should be encouraged
- Individual development should be planned to accommodate large storage buildings with large paved areas required to facilitate the on-site maneuvering and loading of tractor trailers
- While landscaping requirements in these character areas should not be as high as others, sustainable best practices should be encouraged to mitigate negative environmental impacts of new development (such as native landscaping, water-efficient streetscapes, and medians and low-impact development best management practices [BMPs])
- Industry Hub character areas are encouraged to be located near major roadways and commercial rail lines to provide fast and convenient freight access to avoid mixing industrial traffic with quieter character areas
- Buildings should be clustered together to support the synergy between compatible land uses
- The use of high-quality and durable architecture and landscape should be encouraged to help improve the aesthetic quality of these character areas and help them maintain their desirability over time

Figure 5-4 Industry Hub Site Map



Land Use Focus

Primary Land Uses:

- Heavy Industrial
- Light Industrial

Supporting Land Uses:

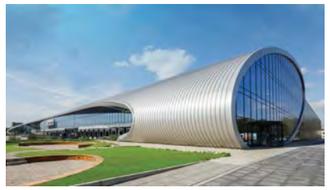
- Office
- Commercial Retail
- Urban Agriculture
- Renewable Energy Production
- Retail

Scale and Urban Form

Height: One to three stories

Building Orientation: Large-footprint industrial buildings set back from the street, with smaller retail and office buildings fronting the street

Connectivity and Streetscape: Average sidewalks with street trees and roadways scaled to handle industrial- and manufacturing-oriented traffic



Aerospace and Innovation

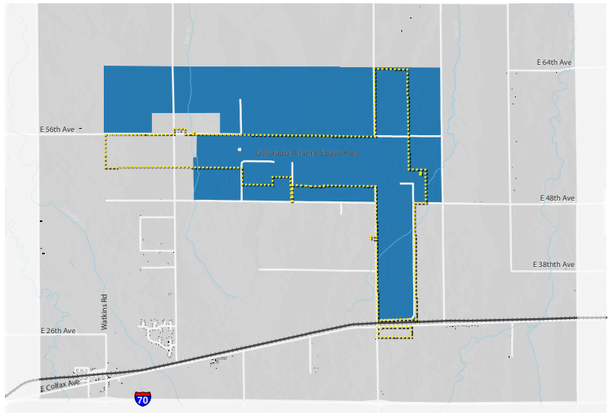
Aerospace and innovation character areas are primarily located within the CASP property and the immediately surrounding areas, within the central area of the subarea. This is shown in **Figure 5-9**. The intent of these areas is to capitalize on the subarea's relationship to CASP and promote a mix of uses to support the future growth in operations of facilities, including aerospace-related manufacturing, research and development, office, supporting retail, and limited CASP-related hospitality. These areas allow heavy industrial development. However, more of the focus is in light industrial and office opportunities, as illustrated in the representative site plan in **Figure 5-8**. These character areas are primarily located directly adjacent to CASP to capitalize on any co-location benefits. Parks and open spaces in these areas should be primarily focused on providing recreational opportunities for surrounding employees and providing environmental quality benefits. These character areas have the potential to generate medium to high volumes of traffic from both employees and associated service traffic. Adjoining roadways should accommodate traffic without negatively impacting the quieter surrounding character areas or traffic on local streets serving residential areas. A majority of these character areas fall within the CASP Restriction Area 2, which limits the form and use of new development. Outdoor storage, parking, and other less intensive uses are appropriate for the restriction areas.

Figure 5-5 Aerospace and Innovation Site Plan

Aerospace and Innovation Key Components

- A connected street grid and roadway design of a width and layout sufficient to accommodate the safe and efficient circulation and access of a medium to high volume of large-truck traffic should be encouraged
- Individual development should be planned to accommodate aerospace-related manufacturing and large paved areas required to facilitate the on-site maneuvering and loading of tractor trailers and aerospace-related materials
- While landscaping requirements in these character areas should not be as high as others, sustainable best practices should be encouraged to mitigate negative environmental impacts of new development (such as native landscaping, water efficient streetscapes and medians and low-impact development BMPs)
- These character areas are located directly adjacent to CASP to provide superior access to aerospace-related services provided by their facility
- Due to the proximity of these areas to CASP, additional noise and safety regulations may be placed on new development
- This area is appropriate for the expansion of the CASP property boundary

Figure 5-6 Aerospace and Innovation Site Map



Land Use Focus

Primary Land Uses:

- Aerospace-related manufacturing
- Aerospace-related research and development
- Office
- Light industrial

Supporting Land Uses:

- Heavy Industrial
- Commercial Retail
- Commercial Services
- Hospitality
- Renewable Energy Production

Scale and Urban Form

Height: One to four stories

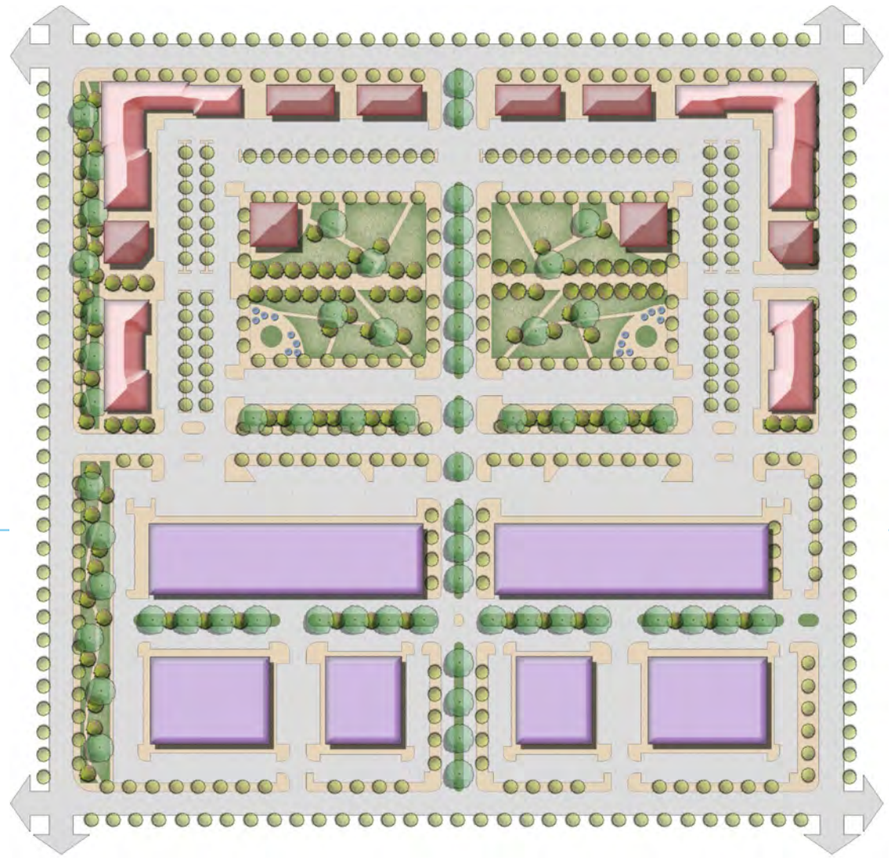
Building Orientation: Medium- to large-format industrial and manufacturing buildings set back from the street, with smaller retail and office building front the street

Connectivity and Streetscape: Detached sidewalks with street trees with a street grid sufficient to accommodate shipping and goods movement

Mixed-Use Industrial

Mixed-use industrial character areas are primarily located along major existing and future corridors, such as Schumaker Road and 56th Avenue, along with the southern part of the subarea, south of Colfax Avenue. This is shown in **Figure 5-11**. The intent of these character areas is to provide flexibility for a range of employment-focused uses, but in a more dense and walkable format than other employment-focused character areas. Mixed-use industrial character areas also provide a more suitable buffer to less intense character areas than the other industrial-focused character areas. These character areas primarily allow light industrial-, light manufacturing-, and logistics and warehousing-related uses with a greater emphasis on supporting commercial office, commercial services, and retail and restaurant uses. This is illustrated in the representative site plan in **Figure 5-10**. These character areas encourage a more urban building form to enhance the aesthetics and overall livability throughout the major corridors and nodes within the subarea. Parks and open spaces within these areas should focus on providing amenities for surrounding land uses and enhancing the environmental quality of the surrounding area. These areas have the potential to generate a significant amount of traffic from both employees and associated truck traffic. Adjoining roadways should accommodate employment and industrial-focused traffic without negatively impacting the quieter surrounding areas or traffic on local streets serving residential areas. Roadways should also provide an appropriate level of amenities for pedestrian and bicycle circulation. These character areas should also be accessed by future transit operations, and therefore should have pedestrian infrastructure in place to support first and last mile connectivity.

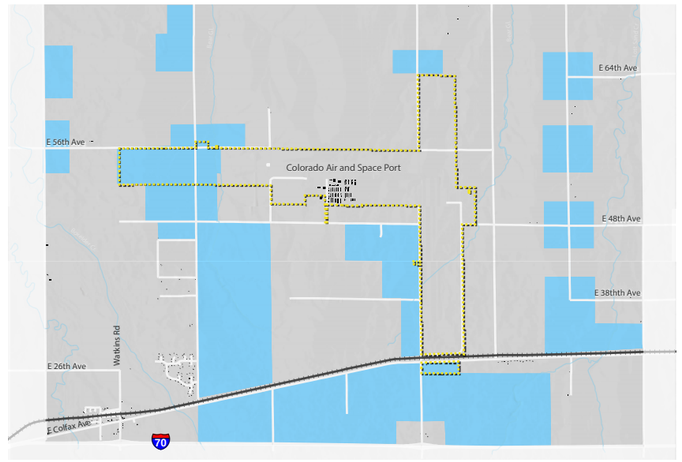
Figure 5-7 Mixed-Use Industrial Site Plan



Mixed-Use Industrial Key Components

- These character areas should encourage a pedestrian-oriented street pattern with buildings built up to the street and an active street level
- These character areas should provide a transition between mixed-use areas and heavier intensity employment areas, like industry hub and aerospace and innovation character areas
- Mixed-use industrial character areas should accommodate a variety of employment-focused land uses, including light industrial, commercial, and civic uses
- These character areas should support retail, office, and commercial services land uses
- A higher level of multimodal infrastructure should be provided, including separated sidewalks, transit stops, and bicycle infrastructure
- Encourage water-wise and native landscaping where appropriate and the incorporation of low impact development strategies.

Figure 5-8 Mixed-Use Industrial Site Map



Land Use Focus

Primary Land Uses:

- Light Industrial
- Logistics
- Warehousing
- Office

Supporting Land Uses:

- Commercial Retail
- Commercial Services
- Hospitality

Scale and Urban Form

Height: One to four stories

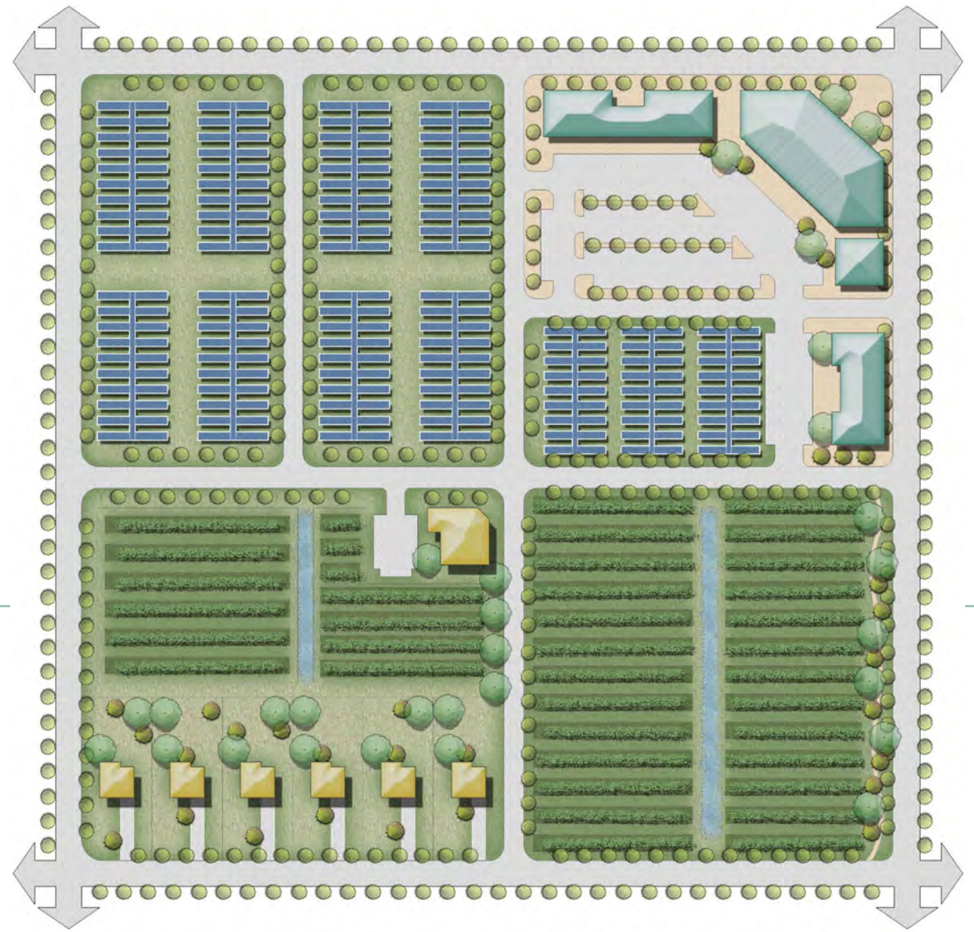
Building Orientation: Medium industrial and logistics buildings set back from the street, while smaller commercial office and retail buildings front the street

Connectivity and Streetscape: Wide sidewalks with street trees, on- or off-street bicycle infrastructure, and on-street parking with a street grid sufficient to accommodate shipping and goods movement

Green Energy and Sustainable Agriculture

Green energy and sustainable agriculture character areas are primarily located in the southwest, north central, and northeast portions of the subarea, as shown in **Figure 5-13**. Much of the subarea's land use today is undeveloped agricultural land. There has been a desire from the community members to preserve a portion of this productive land moving forward. As the Denver-Aurora metro area politan area continues to grow and the development pressure continues to increase, the need to preserve agricultural land will also increase. However, its proximity and connection to the Denver-Aurora metro area politan area may demand a higher intensity form of agricultural production. Additionally, renewable energy production (such as solar farms) and associated research and development have seen increased demand throughout the Denver-Aurora metro area politan area. These land uses, along with agriculture, are complementary to the higher-intensity employment-focused land uses within the subarea. The green energy and sustainable agriculture character area is illustrated in the representative site plan in **Figure 5-12**.

Figure 5-9 Green Energy and Sustainable Agriculture Site Plan



Green Energy and Sustainable Agriculture Key Components

- Widely-spaced roads should be suited for agricultural and rural levels of traffic movement
- Buildings are low in density and residential development and processing facilities should be considered "accessory" to the use of the land itself
- There is limited connectivity between lots and developments
- Publicly accessible open spaces should focus on regional trails along with wildlife and natural areas, and larger regional parks incorporating water-wise landscaping where appropriate
- Supporting agriculture support services should be located along major roadways and intersections
- Encourage low water use crops with a focus on produce for local sale to help reduce carbon footprint of agricultural uses.

Figure 5-10 Green Energy and Sustainable Agriculture Site Map

Land Use Focus

Primary Land Uses:

- Agricultural Businesses and Farming Operations
- Agricultural Support Businesses and Services
- Renewable Energy Production

Supporting Land Uses:

- Supporting Light Industrial/Office
- Agriculture-Related Large-Lot Residential
- Agri-tourism

Scale and Urban Form

Height: One to two stories

Building Orientation: Low-density buildings are primarily oriented towards the roadways

Connectivity and Streetscape: Sidewalks along major roadways with multimodal infrastructure connecting land uses with a street grid sufficient to accommodate shipping and goods movement

Community Hub

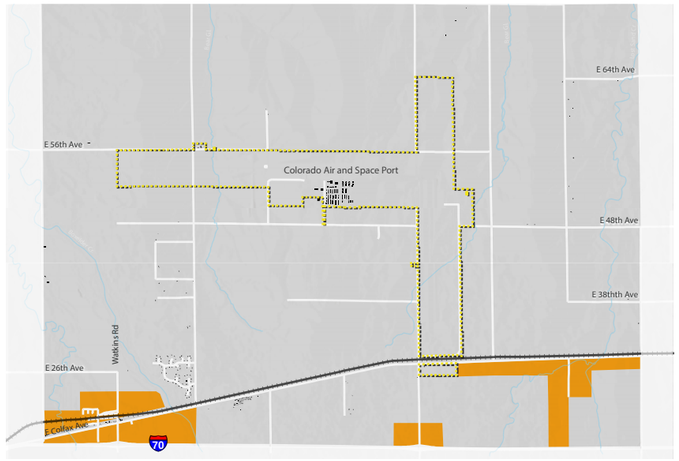
The community hub character areas are categorized by both local and regional serving concentrations of retail, office, and service uses that are typically located at higher traffic intersections along corridors, as shown in **Figure 5-15**. These areas provide goods and services to the surrounding residential- and employment-focused character areas, along with the larger Denver-Aurora metro area politan area. These areas contain shopping centers, office space, civic uses, and higher density multi-family and single-family residential, as illustrated in the representative site plan in **Figure 5-14**. These mixed-use destinations should be well connected to the surrounding character areas for easy and safe access and connections. Community parks, trails, plazas, and community greens should be a core component of development within these character areas.

Figure 5-11 Community Hub Site Plan

Community Hub Key Components

- A vertical and horizontal mix of uses should create an active and diverse experience
- A wide array of community-serving retail uses like grocery stores, pharmacy, personal services, and restaurants should be encouraged
- Development should be oriented towards parks and open spaces to create active and vibrant spaces with programmed common spaces surrounded by active uses and buildings to attract or retain customers while conveying a sense of community
- Community hub character areas should be located at the intersection of two arterial streets to be more accessible to the neighborhoods they serve, particularly by public transit
- A range of housing types should be encouraged, including multi-family for rent and for sale, single-family attached, and single-family detached
- Commercial Hub character areas should be connected to surrounding neighborhoods with safe and convenient pedestrian and bicycle connections,
- Encourage low water use landscaping and direct rainwater onto green spaces

Figure 5-12 Community Hub Site Map



Land Use Focus

Primary Land Uses:

- Commercial Retail
- Commercial Office
- Multi-Family Residential

Supporting Land Uses:

- Hospitality
- Civic
- Townhome/Single-Family Residential
- Parks and Open Spaces

Scale and Urban Form

Height: One to four stories

Building Orientation: Buildings oriented to the street and public spaces with high level of pedestrian-oriented design features

Connectivity and Streetscape: Tree-lined streets with wide detached sidewalks, on-street bicycle infrastructure, and high-quality transit stops, along with dense street work with small urban-scaled blocks

Neighborhood Residential

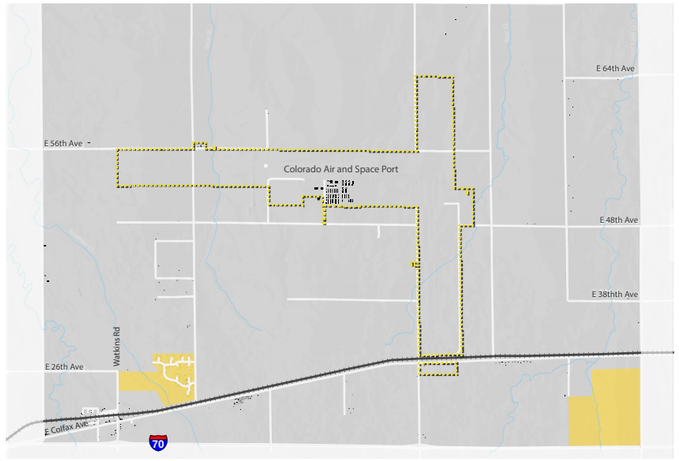
Neighborhood residential character areas comprise mostly single-family residential with supporting neighborhood-serving retail, smaller office, and civic land uses, as illustrated in the representative site plan in **Figure 5-16**. These character areas provide housing opportunities to support the employment focus of the subarea. These character areas are fairly limited in scale and primarily located in the southeast and southwest corners of the subarea due to the potential for conflicts with residential land uses as well as the operations of CASP and DEN.This is shown in **Figure 5-17**. These character areas should be well connected to neighboring employment-focused character areas, along with providing exceptional access to parks and open spaces. Supporting commercial uses should be located along main or perimeter streets rather than within primary residential areas.

Figure 5-13 Neighborhood Residential Site Plan

Neighborhood Residential Key Components

- A mix of residential types should provide a choice of housing options including attached single-family, small-lot detached single-family, and large-lot single-family residential
- Neighborhood supporting retail, services, and civic uses should be placed along higher-volume streets and at key intersections
- Active parks and open spaces, along with trails, should be incorporated into new residential development
- A connected street and block pattern should be encouraged that balances all traffic modes, is well-connected to surrounding character areas, and encourages pedestrian and bicycle connectivity
- Low-impact development and water quality practices should be incorporated and use appropriate systems to direct rainwater onto green spaces

Figure 5-14 Neighborhood Residential Site Map



Land Use Focus

Primary Land Uses:

- Single-Family Detached Residential
- Single-Family Attached Residential
- Parks and Open Space

Supporting Land Uses:

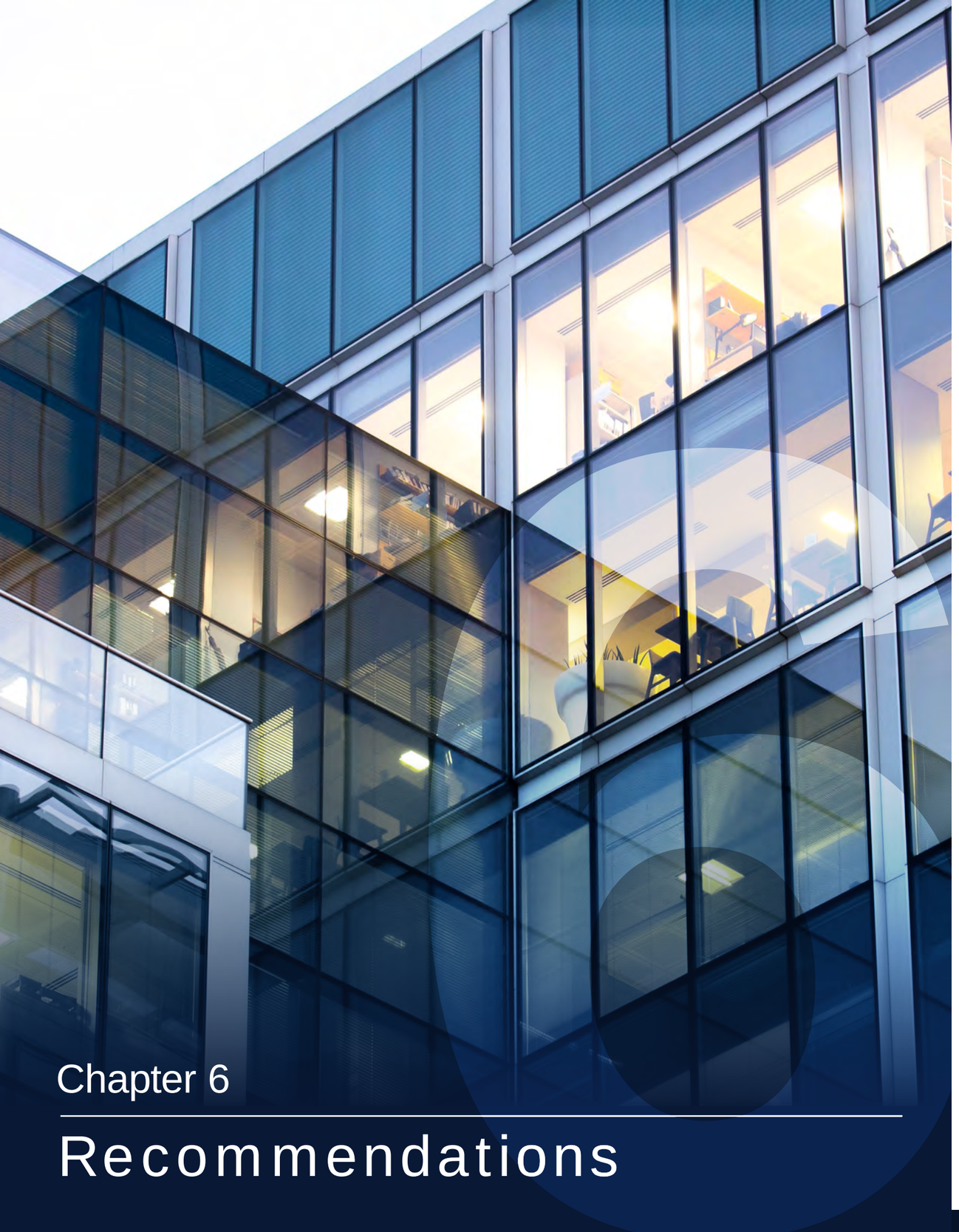
- Neighborhood-Scaled Commercial Retail
- Neighborhood-Scaled Commercial Services
- Civic/Institutional

Scale and Urban Form

Height: One to three stories

Building Orientation: Residential buildings in a wide range of layouts ranging from compact, small-lot building forms, to larger, estate-style lots with retail services and civic buildings located at intersections and nodes

Connectivity and Streetscape: Tree-lined streets with detached sidewalks, with wider sidewalks in commercial areas, limited cul-de-sacs and dead ends, and on-street bicycle infrastructure on higher volume streets



Chapter 6

Recommendations

Attaining the subarea's vision requires a long-term multidisciplinary approach. The success of the subarea relies not only on an integrated, innovative, and resilient land use plan, but also a coordinated and prioritized set of goals and recommendations for mobility, parks and open space, utilities, and economic development. Together, these recommendations form a comprehensive list of goals and strategies to guide implementation of the plan. While priorities may shift over time, the following recommendations together lay the framework for a successful subarea long into the future. The subarea recommendations are organized by the topic areas shown in **Figure 6-1**.

Figure 6-1 Subarea Recommendation Topic Areas

- **Land Use and Urban Design**
- **Mobility**
- **Parks and Open Space**
- **Utilities**
- **Economic Development**

Land Use and Urban Design

Goals

- Develop a land use pattern that is economically vibrant and well-integrated with surrounding communities to create distinctive new employment, commercial, and residential areas for the subarea while also limiting future conflicts between surrounding land uses and CASP
- Provide active nodes and corridors that allow for multimodal connectivity and promote walkability
- Plan for compatible land uses that protect the long-term operations and success of CASP and Adams County

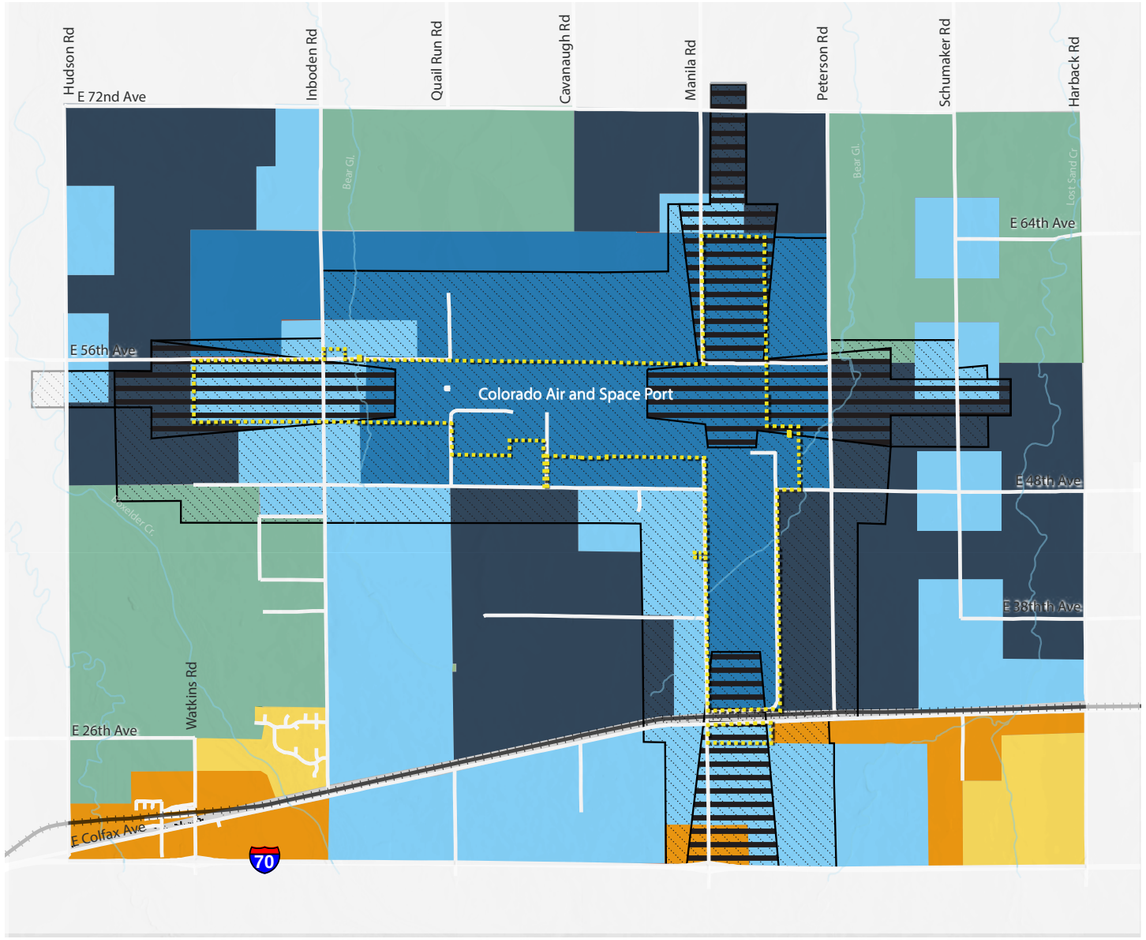
The Subarea Plan's land use vision shifts from today's primarily agricultural focus to a future based on employment and innovation land uses, while accommodating existing uses and minimizing impacts on nearby residential neighborhoods. The intent of the Subarea Plan is to model responsible growth and create a land use type and form that is distinctive for the subarea. A major theme of the Future Land Use Plan is the "nodal" development pattern which concentrates future mixed-use development (mixed-use industrial and community hub character areas) in the vicinity of existing and future intersections. Nodes are envisioned to be areas with sufficient development intensity, amenities, recreation opportunities, and mix of uses that support a high level of pedestrian activity. The Future Land Use Plan also considers appropriate buffers and transitions from existing and future residential areas and higher intensity industrial and aerospace uses to limit potential noise and traffic conflicts.

The Subarea Plan recognizes the economic value, environmental value, and community benefits of the existing agricultural uses in the subarea. The Future Land Use Plan, and more specifically the green energy and sustainable agriculture character areas, retain space for many of these existing uses to continue, while also allowing for other employment-focused uses. Existing agricultural uses, that are conforming under current zoning, are allowed to continue without making them non-conforming under the guidance of this plan.

Strategies

- Develop land uses consistent with the Future Land Use Plan (**Figure 6-2**).
- Encourage mixed-use development, promoting high-quality and desireable destinations to live (where appropriate), work, shop, and recreate within proximity (primarily in the southern area of the subarea in the community hub, mixed-use industrial, and neighborhood residential character areas).
- Encourage building siting and design to incorporate natural stream corridors as a significant on-site amenity while helping to restore and enhance the ecological functions of these corridors using development regulations and incentives.
- Develop and implement landscaping standards that promote sustainable design, water-wise principles, native plants, and encourage natural drainage practices where each is appropriate and feasible. Landscaping standards should differ based on the character area, with less landscaping required in the employment-focused character areas, including industry hub, aerospace and innovation, and green energy and sustainable agriculture.
- Provide high-quality buffers and transitions between new employment and industrial development and existing and future residential neighborhoods.
- Encourage place-making and a dynamic public realm by integrating publicly-accessible plazas, open spaces, and other gathering places with development in public and private projects, especially in community hub, mixed-use industrial, and neighborhood residential character areas.
- Encourage the use of building materials that are of high quality and durability, appropriate for the area climate, and have a sense of permanence.
- Encourage private and public use of public art to enrich the subarea's character, identity, and a sense of place.

Figure 6-2 Future Land Use Plan



Existing Aerospace-Related Development Restrictions

The subarea contains a number of existing aviation-related overlays that place various restrictions on both building forms and uses of new development. **Figure 6-3** shows these restricted areas and a summary of those restrictions is below.

Airport Influence Zone (AIZ)

The AIZ, also known as the "Aviation District," refers to an eight-mile by seven-mile area of Adams County surrounding the CASP. The entirety of the subarea plan study area falls within the AIZ which has been adopted by Adams County, and is in the process of being adopted by Arapahoe County. The AIZ protects future residents by requiring disclosures when homes transfer ownership, informing new owners that they are located near the CASP, which intends to expand operations in the future, including additional flights, larger airplanes, expanded runways, and future growth in traffic.

CASP and DEN Noise Contours

Airport noise can have adverse health impacts and is therefore measured and mapped to determine where restrictions on residential or other noise-sensitive land uses may be necessary. Noise levels around airports are measured by Day-Night Average Sound Levels (DNL), which represents the total accumulation of all sound energy spread out uniformly over a 24-hour period. The noise contours shown in the map are the 55 DNL contours, which represents a moderate amount of daily noise where land use restrictions may be advisable.

DEN Airport Height Overlay (AHO) and CASP Height Restrictions

The AHO and height restrictions around CASP are intended to provide protection to land uses which may be subjected to frequent overflights by aircraft. All developments within these areas must complete a Federal Aviation Administration (FAA) aeronautical study on obstructions to determine if the proposed development could be a hazard to air navigation as well as fully document site elevations. Proposed developments may be required to install and maintain markers and lights to indicate to pilots the presence of a hazard.

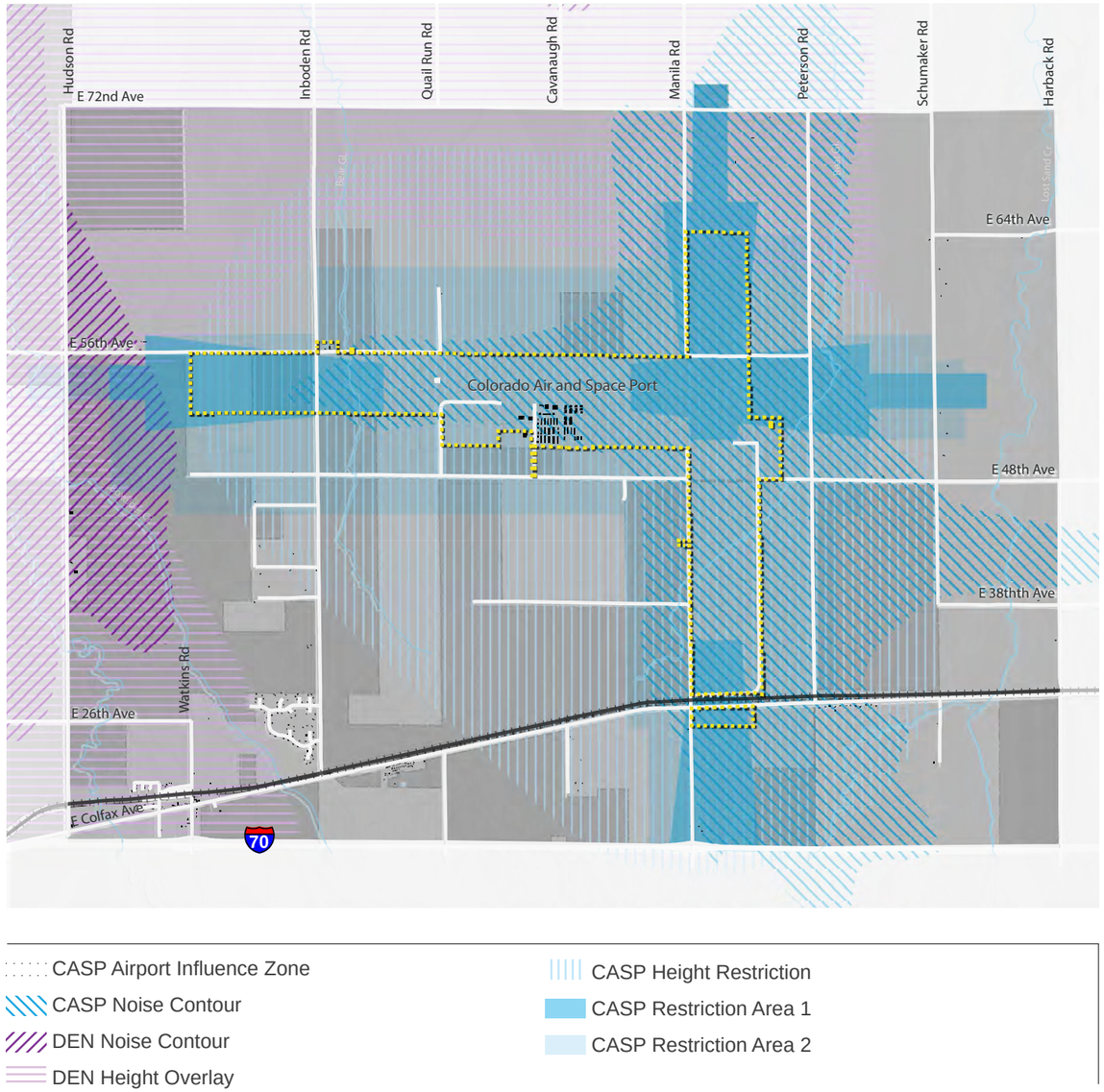
CASP Restriction Area 1

Limited commercial and industrial structures are permitted within Restriction Area 1, which do not conflict with the operational and safety needs of CASP. Structures must provide and include noise level reduction measures in the design and construction to achieve an interior noise reduction level of 25 decibels. Uses permitted within Restriction Area 1 cannot be used as gathering places for a large number of people and are to receive focused attention on dust, smoke, emissions, lights, or other obstructions to airplane navigation.

CASP Restriction Area 2

This area prohibits the construction of residences platted after the adoption of the overlay district in August 1983.

Figure 6-3 Restricted Areas within the CASP



Mobility

Goals

- Create a more complete, connected, and well-balanced transportation system.
- Protect existing and future neighborhoods from negative traffic impacts of future development.
- Ensure that transportation investments contribute to the subarea's economic development, sense of place, and sustainability.
- Ensure the subarea is well connected to the larger metropolitan area.

The plan recommends multiple transportation choices for a variety of users. The new transportation network will provide greater internal circulation between the character areas along with connections to the metropolitan area. This plan identifies goals for future streets, sidewalks, trails, and bicycle facilities that will create greater connectivity in the subarea.

The transportation system is critical to the vitality of the subarea to support the movement of goods, connect workers to their place of employment, and provide mobility for existing and future residents. Improving multimodal access to the subarea will allow for growth in jobs while reducing the need to increase capacity of existing roadways to serve vehicle transport.

The subarea roadway system focus on arterial improvements, plus the development of local streets to connect character areas and enhance the connectivity within subarea character areas with smaller block sizes. Traffic modeling shows that transportation capacity improvements are needed throughout the subarea to support both growth within and surrounding the area.

Creating a multimodal transportation system to support a mixed-use environment requires excellent pedestrian and bicycle access, including access for wheelchairs, strollers, and other wheeled pedestrian devices. A wide range of improvements to the non-motorized transportation system is anticipated; from sidewalks and mid-block pedestrian connections, to trails along riparian corridors, and new neighborhoods and roadways that are designed from the start with pedestrians and bicyclists in mind. Proposed bicycle facilities would serve all types of users, from novice to expert, and all types of trips, including recreation and commuting. Links to local parks and connections to the regional system are part of the vision.

Figure 6-4 shows the future mobility improvements for the subarea.

Strategies

- Support the CASP Subarea Land Use Plan with a multimodal transportation system that provides enhanced, multimodal travel connections within the subarea, and to other parts of the county and region.
- Design and develop arterial improvements, including added vehicular capacity, transit facilities, and non-motorized components, to serve travel demand generated by the Subarea Land Use Plan in addition to countywide and regional travel demand.
- Support and develop transportation recommendations from the NEATS including new road connections, grade separations, mobility hubs, high-frequency transit routes, bike routes, and off-street trails shown in **Figure 6-4**.
- As development occurs, develop local streets to establish a new connected system with smaller block sizes, particularly in mixed-use industrial, community hub, and residential neighborhood character areas, emphasizing continuity and connectivity.
- Work with the Colorado Department of Transportation (CDOT) to improve connections to I-70 by completing interchanges at Quail Run Road and Schumaker Road, to better connect the subarea to the region and to facilitate freight and goods movement.
- Design subarea arterials and local streets in a manner that is context-sensitive, enhancing the subareas's sense of place, and reflecting the transportation demands of the surrounding area.
- Include pedestrian and bicycle facilities in the design of arterials and local streets, with a greater focus on providing a denser, connected network of bicycle and pedestrian facilities on neighborhood residential, community hub, and mixed-use industrial character areas.
- Develop a multi-use trail system, focusing along waterways throughout the subarea that provide both local and regional connections.
- Implement a transportation demand management program to reduce subarea single-occupancy trip demand, and increase the share of trips utilizing transit, carpools and vanpools, and pedestrian and bicycle options.
- Ensure subarea recommendations are incorporated in future plans including but not limited to Comprehensive Plan and Long-Range Transportation plans.

Figure 6-4 Future Mobility

Parks and Open Space

Goals

- Create a robust and functional parks and natural open space system that serves the needs of the subarea and the surrounding community, and that connects with and complements the larger Adams County parks and open space system.
- Promote environmentally-friendly, sustainable development and landscape strategies in the public and private sectors.
- Recognize, protect, and enhance greenways and trails as multimodal connections that provide a variety of experiences and habitats for people, plants, and wildlife.

There are currently no publicly accessible parks and open spaces within the subarea today. As the area evolves, a comprehensive and connected system of parks, open space, and trails will be needed to provide for the recreation and enjoyment of employees, residents, and visitors to new subarea developments. These new parks will also complement and connect to the countywide parks system, for the benefit of surrounding neighborhoods and the broader community. The Subarea Plan envisions a park system with an array of elements including community and neighborhood parks, riparian corridor open spaces, open spaces developed as part of natural drainage treatments and designed as public amenities, passive and active plazas and other more urban open spaces, and a comprehensive trail system on and off roads, including along stream corridors. Beautiful and functional open spaces will help create a unique sense of place, support new employment and residential uses, improve the environment, and be an asset for the broader Adams County community.

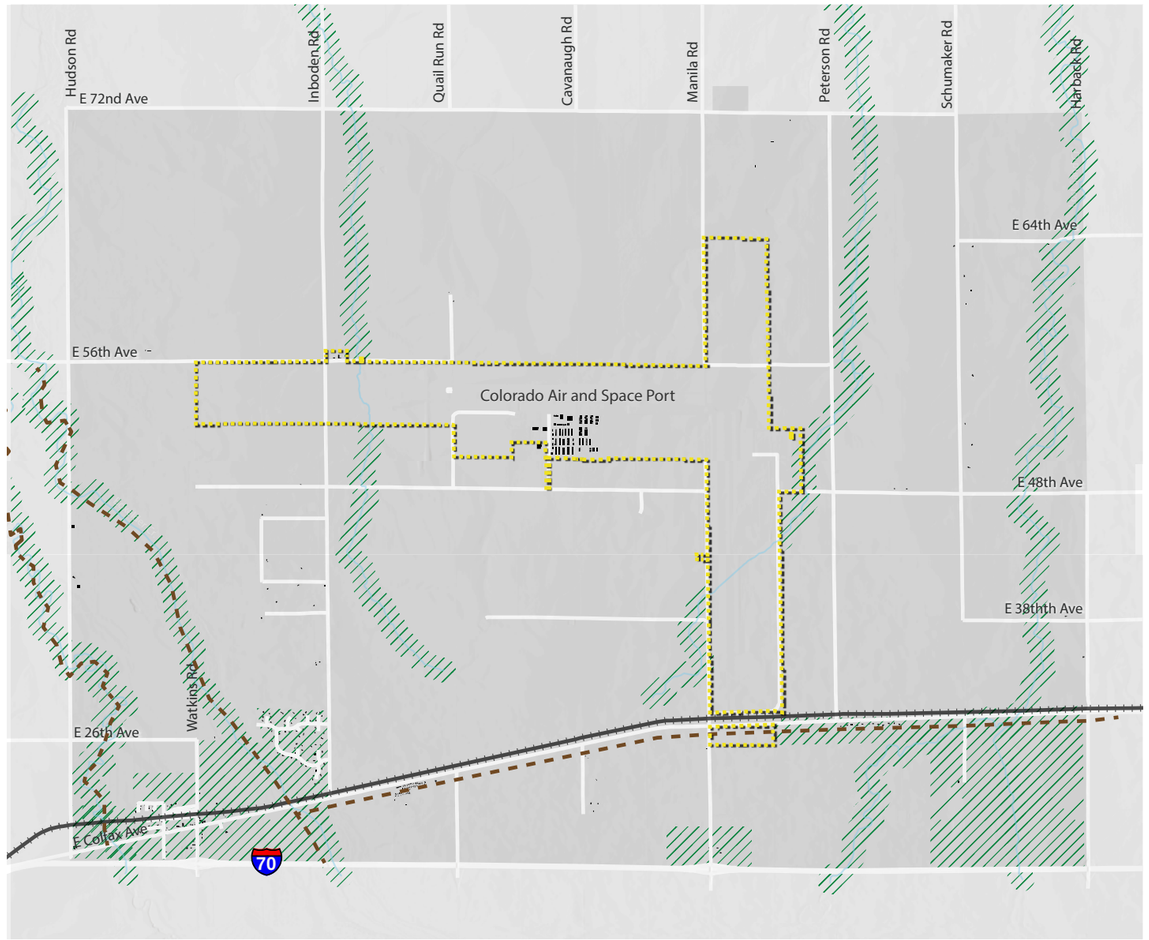
Most of the future open space within the subarea will be provided through specific site development requirements which this plan helps to inform. County staff should ensure that the development of these park assets is coordinated and works towards achieving the vision of this plan.

Figure 6-5 shows the future focus areas for parks and open space within the subarea. New parks and opens paces should be located in these areas ideally. These areas are either existing natural water corridors and areas of potential future residential development.

Strategies

- Create a robust and functional parks and open space system that serves the needs of existing and future residents, employees, visitors, surrounding neighborhoods, and the entire community. This system should connect with and complement the countywide parks and open space system, and include the following:
  - Provide plazas and smaller parks within employment areas (aerospace and innovation, industry hub, and mixed-use industrial character areas) with convenient access to all surrounding character areas.
  - Provide larger community parks serving existing and future residents, employees, and countywide residents within the residential character areas (community hub and neighborhood residential).
  - Locate neighborhood and community parks along stream corridors, linked through a series of trails and other open spaces.
  - Provide natural open space corridors along steams and other waterways throughout the subarea.
  - Focus development of new parks and open spaces along waterways and proximate to residential areas as shown in **Figure 6-5**.
- Provide an interconnected system of non-motorized trails for mobility within the study area, connected to the larger, regional trail system. Trails can be both off-street and along streets to better connect to surrounding development
- Protect and enhance wetlands and other designated critical areas in the subarea using development regulations, incentives, and possibly public funds.
- Develop a long-range maintenance plan for new parks and open space assets within the subarea.

Figure 6-5 Future Parks and Open Spaces Map



Utilities

Goals

- Provide safe, reliable, and economical utility infrastructure to residents and businesses within the subarea.
- Create a physical and financial strategy for future utility improvements that promotes coordinated development.

Given the relatively undeveloped state of much of the subarea, serving the area by water and wastewater infrastructure will need to be a focus of both the private and public sectors moving forward. While ground water and wells may be a short term option, long-term connections to neighboring jurisdictions' water service are necessary for the full development potential of the subarea to be realized. Adams County will support potential projects that bring water and/or sewar into the area for future development within unincorporated Adams County. Continued coordination with regional partners along with the private sector will be critical to the successful development of the subarea.

Strategies

- Explore district storm water basin planning as a future step to evaluate the feasibility of coordinated stormwater treatment and detention across multiple properties to provide for broader environmental benefits as compared to a site-by-site approach.
- Consider opportunities for off-site or coordinated stormwater mitigation, to provide for a more effective approach to detention needs, and potentially achieve broader environmental benefits.
- Incorporate Mile High Flood District's four-step guidance for the management of runoff including: 1) employing runoff reduction practices, 2) implementing BMPs that provide a water quality capture volume with slow release and/or infiltration, 3) stabilizing streams, and 4) implementing site-specific and other source control BMPs, as needed.
- Encourage onsite water quality BMPs and Low Impact Development (LID) guidelines for all new development.
- Encourage the use of "green infrastructure," the design and development of infrastructure projects in a manner that deliberately achieves multiple environmental and other public benefits.
- Prioritize the preservation of natural drainageways and wildlife corridors throughout the subarea.
- Continue coordination with the City of Aurora to understand the potential capacity of the regional water infrastructure and timing of projects to be completed within the subarea.
- Continue coordination with the City of Aurora to understand the allotted capacity of regional water and wastewater infrastructure and timing of projects within the subarea to understand whether this infrastructure can be used to support development.
- Develop and implement a phased approach to new development so that infrastructure is in place or committed to serve the needs of growth of the subarea.
- Develop a water supply needs plan for the area and identify how/when it is to be addressed.

Economic Development

Goals

- Establish the subarea as a nationwide hub for aerospace-related research, development, and employment, along with an economic driver for Adams County and the region.
- Attract a mix of development types to provide essential services to surrounding communities
- Develop a plan to maximize the revenue potential to local jurisdictions
- Develop the subarea as a gateway to the Denver-Aurora metropolitan areas

The CASP is planned to serve as on of the country's primary hubs for commercial space transportation, research, and development. Colorado has one of the nation's largest aerospace economies, with nearly 280 businesses classified as aerospace companies and over 500 aerospace companies and suppliers providing space-related products and services. Most of Colorado's aerospace-related businesses and institutions are located within the Denver-Aurora metro area politan area. The region's private-sector aerospace workers represent more than 80 percent of all aerospace workers in Colorado. The regional connectivity and proximity to CASP position the subarea to play an important role in the county's and larger metropolitan area's continued economic growth. This plan should serve as the starting point for a larger discussion about the role that CASP and the subarea should play in the County and the greater metropolitan area's economic development strategy.

Strategies

- Promote a differentiated economic niche for the subarea, focusing on the synergies with the CASP such as aerospace-related research and development or those which need reliable access to logistics including air cargo.
- Take advantage of opportunities afforded by the subarea's strategic location next to DEN, CASP, and the larger metropolitan area, as well as the opportunities brought about by heavy rail and interstate access through the area.
- Explore different financial incentives such as financing, training, tax credits to attract aerospace- and innovation-related employment to the subarea and help effectively position itself within the emerging commercial spaceport marketplace.
- Encourage space port-related tourism as a secondary economic driver for the subarea including the development of civic/cultural institutions along with hotels and hospitality uses.
- Encourage business diversity, including professional services, retail, restaurants, and hospitality to support the primary employment-driven land use of the subarea.
- Develop a marketing and branding campaign to promote the unified economic development vision of the subarea.

Chapter 7

Moving Forward

The Subarea Plan provides goals and strategies the County and its partners should implement over the next 20+ years. For the vision of the subarea to be realized, the County must be proactive and have the support and participation of neighboring jurisdictions, local leaders, other partner public agencies, community groups, the local business community, property owners, developers, and residents. The County should be the leader in promoting cooperation and collaboration with these partners to implement the Subarea Plan. This chapter presents an implementation framework that the County can use to initiate and undertake key recommendations included in the Subarea Plan. The actions and strategies identified in this section establish the next steps to be taken in continuing the process of community development and investment. It is organized by the three main approaches to plan implementation:

1. **Regulatory and Policy Strategies.** These strategies will result in changes to County codes, regulations, and processes to foster desired outcomes. Common examples include map or text changes to the Adams County Zoning Code.
2. **Partnerships.** Partnerships represent the most diverse approach to implementation and can take many forms. The County will rely on other public and private partners to help implement many of the recommendations in this plan.
3. **Investment Strategies.** The new infrastructure called for in this plan will require creative "financial engineering." A variety of public and private sources of funding and financing may be appropriate for the subarea.

Implementation Goals

Several goals have been identified to guide implementation of this plan:

- Work toward the vision of an integrated, innovative, and resilient subarea as defined in this plan
- Take strategic steps that help attract and maintain private-sector investment in the subarea
- Maintain collaboration between the County, City of Aurora, Arapahoe County, Town of Bennett, City and County of Denver, property owners, developers, residents and businesses, community organizations, and other area stakeholders
- Include site and contextual evaluation in public and private investments to understand opportunities to contribute to an integrated, innovative, and resilient subarea

Regulatory and Policy Strategies

Mechanisms for implementation of the subarea's vision include regulatory or policy strategies that will result in changes to county codes, regulations, processes, or design guidelines to affect desired outcomes. Typical examples include Adams County Zoning Code amendments, requirements for infrastructure improvements associated with development projects, and Parks and Recreation requirements regarding open space and landscaping.

Development Guidelines

While the Subarea Plan articulates a vision for the subarea, the County's development regulations are the primary tool to implement the plan. Following this plan's adoption, the County should conduct a full review of its zoning ordinances, subdivision regulations, and public works standards. In doing so, the County should review relevant technical resources that may offer guidance on emerging best practices. Amendments to development regulations and design standards should consider commentary programs and incentives that can be used to achieve the community's vision for economic development, community character, mobility, and other aspects of the plan.

Specific recommendations for the Subarea Plan that development regulations can address include:

- The appropriate scale, design character, and configuration of character area development
- Integration of green infrastructure best practices and innovative stormwater management as new development occurs
- The accommodation of trails, sidewalks, bike infrastructure, and potential transit amenities in new character areas throughout the subarea

Zoning

Zoning is the primary legal tool by which the development of private property can be directed towards the implementation of the plan. Adams County Zoning Code provides many tools for implementing this plan's recommendations regarding land use and urban form.

Zone map amendments may be initiated by property owners or their authorized agents, Board of County Commissioners, or the Planning Commission. Map amendment applications are reviewed by County staff and the Planning Commission before going to the Board of County Commissioners. Zoning code text amendments are initiated by the Planning Commission, Board of County Commissioners, the Director of Community and Economic Development, the Director of Public Works, owners or persons having an interest in land located within the unincorporated area of the County, or residents of the County. Text amendments are reviewed by County staff and the Planning Commission before going to the Board of County Commissioners for final action. **Figure 7-1** below shows a summary of regulatory implementation considerations for each character area in the plan.

Industry Hub

Plan Vision

The vision of the industry hub character areas is to provide opportunities for higher intensity employment in places that do not conflict with surrounding existing or future residential neighborhoods. Industry hub character areas allow the most intense industrial development within the subarea. They can also provide the density and variety of employment opportunities, along with corresponding municipal tax revenue, to support the vision for the subarea as a hub for employment and innovation within the region.

Zoning Analysis

The Industry Hub character areas are located primarily in the northwest corner, central area, and east-central locations of the subarea. These areas are primarily zoned Adams County A-3 and PUD, along with Aurora AD and I-2. The City of Aurora zoning I-2 and AD both generally are in line with the vision for these character areas. The Adams County A-3 is primarily designed to provide land in holdings of at least 35 acres for dryland or irrigated farming or other related food production uses. The uses and building forms generally do not align with the vision of this character area.

Implementation Strategy

As development occurs, explore map amendments to align agricultural zoning with the land use vision for this character area. See **Figure 7-1** for applicable zone districts.

Aerospace and Innovation

Plan Vision

The vision of the aerospace and innovation character areas is to capitalize on the subarea's relationship to CASP and promote a mix of uses to support the future growth in facilities operations, including aerospace-related manufacturing, research and development, office, supporting retail, and limited CASP-related hospitality.

Zoning Analysis

Aerospace and innovation character areas are primarily located within the CASP property and the immediately surrounding areas, all within the central part of the subarea. These character areas are primarily zoned Adams County AV, PUD, I-1, A-3, and City of Aurora AD and I-2. All these zone districts (except for A-3) implement the vision of the plan. A-3 is primarily for large-lot agricultural uses which does not align with the high-density employment vision of these character areas.

Implementation Strategy

As development occurs, explore map amendments to align agricultural zoning with the land use vision for this character area. See **Figure 7-1** for applicable zone districts.

Figure 7-1 Character Area Zoning

Character Areas	Agriculture			Residential						
	A-1	A-2	A-3	RE	R-1-A	R-1-C	R-2	R-3	R-4	MH
Industry Hub										
Aviation and Innovation										
Mixed-Use Industrial										
Green Energy and Sustainable Agriculture	●	●	●	●	●					
Community Hub							●	●	●	●
Neighborhood Residential	●			●	●	●	●			●

Character Areas	Commercial						Industrial			Other			
	C-0	C-1	C-2	C-3	C-4	C-5	I-1	I-2	I-3	CO	PL	PUD	AV
Industry Hub	●	●	●	●	●	●	●	●	●	●	●	●	●
Aviation and Innovation	●	●	●	●	●	●	●	●	●	●	●	●	●
Mixed-Use Industrial	●	●	●	●	●	●	●	●		●	●	●	
Green Energy and Sustainable Agriculture	●	●	●	●	●	●	●			●	●	●	
Community Hub		●	●	●	●	●				●	●	●	
Neighborhood Residential	●	●								●	●	●	

Mixed-Use Industrial

Plan Vision

The intent of the mixed-use industrial character areas is to provide flexibility for a range of employment-focused uses, but in a denser and more walkable format than other employment-focused character areas. These character areas also provide a more suitable buffer to less intense character areas than the other industrial-focused character areas.

Zoning Analysis

Mixed-use industrial character areas are primarily located along major existing and future corridors, such as Schumaker Road and 56th Avenue, along with the southern part of the subarea south of Colfax Avenue. The areas are currently mostly zoned Adams County A-3, PUD, and City of Aurora AD and I-2.

Implementation Strategy

As development occurs, explore map amendments to align agricultural zoning with the land use vision for this character area.

Green Energy and Sustainable Agricultural

Plan Vision

The vision of the green energy and sustainable agricultural character areas is to maintain some of the existing agriculture uses within the subarea but expand their potential focus to include green energy production and supporting uses.

Zoning Analysis

Green energy and sustainable agriculture character areas are primarily located in the southwest, north central, and northeast portions of the subarea. These areas are currently zoned Adams County A-3, A-2, and PUD, and City of Aurora AD zoning. These zone districts currently allow for both agriculture and solar energy production.

Implementation Strategy

No update is needed at this time.

Community Hub

Plan Vision

The community hub character areas are categorized by both local- and regional-serving concentrations of retail, office, and service uses that are typically located at higher traffic intersections along corridors. These areas contain shopping centers, office space, civic uses, and higher density multi-family and single-family residential.

Zoning Analysis

The community hub character areas are exclusively in the southern part of the subarea in the southwest corner along Colfax Avenue, at the I-70 and Manila Road intersection, and along Schumaker Road at the future interchange with I-70. These areas are currently zone Adams County A-2, A-3, A-1, PUD, and C-5, and City of Aurora AD. The agricultural zone districts are focused on allowing food production and ranching and conflict with the vision of this character area. C-5 is in line with the mixed-use commercial-focused vision of these character areas.

Implementation Strategy

As development occurs, explore map amendments to align agricultural zoning with the land use vision for this character area. (See **Figure 7-1** for applicable zone districts)

Neighborhood Residential

Plan Vision

Neighborhood residential character areas comprise mostly single-family residential with supporting neighborhood-serving retail, smaller office, and civic land uses. These character areas provide housing opportunities to support the employment focus of the subarea.

Zoning Analysis

Neighborhood residential character areas are primarily in the southeastern corner of the subarea within the Town of Bennett and the southwestern corner along Inboden Road. These locations are primarily zoned Adams County PUD, A-3, and Town of Bennett PD. Both the Adams County PUD and Town of Bennett PD allow for single-family residential, though do not allow for the neighborhood-serving retail and related services. The A-3 zoning only allows large-lot residential, which is not fully consistent with the vision of these character areas.

Implementation Strategy

As development occurs, explore map amendments to align agricultural zoning with the land use vision for this character area. (See **Figure 7-1** for applicable zone districts). Potentially look to work with property owners to amend PUD/PD zoning better align with the character area's vision.

Figure 7-1 illustrates the Adams County Zone Districts that best align with each of the planned character areas of the subarea. This table should be referenced when analyzing potential rezoning within the subarea.

Annexation and Growth Management

The subarea includes property in three different jurisdictions: City of Aurora, Town of Bennett, and unincorporated Adams County. The vision of the subarea can only become a reality through close collaboration between these three entities. Many parcels throughout the subarea have been annexed into the City of Aurora as they have been sold and planned for development. The annexations have occurred in a patchwork pattern throughout the subarea. In the short term, the partner municipalities should pursue annexation agreements with property owners to provide some predictability to the footprint of the individual municipalities. Over time, property should be annexed in conjunction with a strategic infrastructure investment to manage growth in a sustainable and reasonable way. As incremental development occurs, special consideration should be given to subarea-wide infrastructure systems and services, such as stormwater management, multimodal transportation networks, public safety, and education among others.

Partnerships

Successful plans are the product of feedback and input from a variety of groups working toward a collective vision. Partnerships formed during the planning process will play key roles in accomplishing and implementing plan goals, and in some cases may be the best way to implement a policy or recommendation. The new partnerships identified in this plan will be critical to implementation of the vision. These partners typically include existing residents and business owners, property owners, special districts, boards and commissions, developers, and non-profits.

This plan encourages the strengthening of existing partnerships that contributed to its creation. There are many active non-profits and community stakeholders that have participated in the planning process. These entities, along with the County, have the primary responsibility for the implementation of this plan. An effective partnership among major property owners along with continued collaboration with community stakeholders will be critical to the success of the subarea. More formal partnerships among residents, business owners, property owners, and economic development entities will be necessary to ensure that all stakeholder perspectives are considered as implementation of this plan moves forward.

Steering Committee

The primary roles for the Steering Committee in the implementation of the Subarea Plan will include keeping members updated and engaged in advocating for the vision of the subarea. Stakeholder coalitions can be informal or more formally created as non-profit organizations or special districts. As the plan's implementation progresses, stakeholder coalitions will be important to ensure that all property owners, residents, and business members stay informed of updates and changes in the subarea and stakeholder perspectives are actively considered. A priority task for the Steering Committee would be to explore potential organizational structures that could help to implement key plan recommendations in the future. This organization will play an essential role in advocating for public improvements.

Project Champions

Once the plan is adopted as a supplement to the County's Comprehensive Plan, the County has the authority to begin implementing the plan. Given the number of adopted plans, competing interests in the County, and the budget limitations at all levels of government, little plan implementation will be undertaken without champions for certain actions and advocates for the subarea. Typically, registered neighborhood organizations work with the County Administrator and County Commissioner's representatives to promote certain actions and outcomes. Membership organizations, such as merchants associations, business partnerships, and nonprofits, do the same for business areas. Since these groups often have their own areas of focus, they are ideal candidates to spearhead neighborhood projects related to their specific interests and will continue to advocate for them to the County and its partners.

CASP Master Planning Efforts

The CASP master planning process, occurring concurrently with the development of the subarea plan, will further define the recommended development and implementation strategies for expanding aerospace and spaceport capabilities at CASP. As one of the primary economic development drivers for the subarea, CASP plays a crucial role in providing continued collaboration between CASP and the larger subarea. By aligning the proposed subarea development with the CASP Master Plan future infrastructure can be coordinated and thoughtfully developed to benefit both CASP and the surrounding subarea.

Jurisdictional and Organizational Cooperation

For the Subarea Plan to be successful, there must be leadership from the County as well as strong partnerships with the City of Aurora, Town of Bennett, and other public agencies; community groups and organizations; the local business community; regional aerospace industry leaders; and the private sector. The County should lead the cooperation and coordination with regional partners such as CDOT, Regional Transportation District (RTD), Metro Denver Economic Development Corporation (EDC), among others. In addition, the County should actively work with and encourage developers and the local business community to undertake improvements that conform to the Subarea Plan and improve the quality and character of the subarea.

Some of the recommendations in the Subarea Plan that will likely require coordination and cooperation include:

- Annexation agreement with property owners in unincorporated portions of the subarea
- Advocating for and implementing regional transportation and transit that will serve existing and future residents and employees
- Roadway, intersection, and interchange improvements on corridors under the jurisdiction of CDOT
- Establishing regional train connections to adjacent communities
- Collaborating with regional and state economic development partners to coordinate potential subarea financing and business recruitment strategies

A Living Document

The Subarea Plan should become the County's official policy guide for land use, development, and community improvement, along with the County's other relevant adopted plans. It is important that the plan is referenced on a regular basis by County staff, boards, and commissions to review and evaluate all proposals for improvement and development. County staff should regularly meet with all relevant departments and leadership to explain the purpose and progress of the Subarea Plan. To further educate the community about the Subarea Plan, the County should:

- Offer assistance to the publicin understanding the plan and its relationship to private and public investments and other proposals, as appropriate
- Assist the Board of County Commissioners and other relevant boards and commissions in the day-to-day administration, interpretation, and application of the Subarea Plan
- Maintain a list of possible amendments, issues, or needs that may be a subject of change, addition, or deletion from the Subarea Plan
- Create a regular schedule to amend or update the plan to ensure the plan stays current and relevant to changing market conditions and implementation

Investment Strategies

Realizing the vision for the subarea will require considerable public and private investment. While many of the plan's recommendations are likely to be implemented through a public/private partnership, the County should take early action on projects that will significantly improve livability and connectivity, catalyzing additional investment in the subarea. Public investment strategies involve public funding of public infrastructure. Examples include public investment in street reconstruction, new and expanded parks, and utility infrastructure. The County and its partners may take the lead in designing, constructing, and funding these projects and can use a variety of public funding sources, such as the annual CIP, bond funds, or state or federal grant programs.

Capital Improvement Program (CIP)

One of the most critical actions the County and its municipal partners can take to address funding for subarea improvements is including projects in the CIP. The CIP assesses capital facility needs (including streets, streetscapes, parks, and infrastructure) in the County against its overall goals and objectives. It uses a multi-year planning horizon to consider how to fund further-out projects. The Capital Budget is the first year of the CIP that identifies funding and authorizes expenditure for projects on an annual basis.

Establishing long-term local funding sources for transportation and infrastructure is critical, as state and federal grant and loan programs are highly competitive and subject to change. Local funding can be used to leverage competitive grant funds that may require local match dollars to qualify.

Some recommendations in this plan may require Adams County, City of Aurora, or Town of Bennett capital investment. To support implementation of these recommendations, these partner municipalities should ensure CIP planning, schedules, and priorities for the subarea are coordinated. Some of the recommendations of the Subarea Plan that can be included through the CIP include:

- Strategic infrastructure development to emerging development areas
- Regular maintenance of streets, trails, and other transportation systems
- Investments in streetscaping and gateways at highway interchanges and other key corridors
- Transportation investments, including mobility hubs, grade-separated intersections, and multimodal infrastructure
- Investments in new parks and recreation facilities that would meet the evolving demand within the subarea
- Development of green infrastructure that will maximize efficiency of municipal systems, reduce the likelihood of flooding, and minimize the impact on sensitive environmental features

Other Funding Services

Other local funding sources include assessment methods that can be used to generate local funds for improvements, and financing districts that use these assessment methods to both collect and distribute funding.

Assessment Methods

Mill Levy

A mill levy is a tax rate that is applied to the assessed value of a property. The mill levy, which is sometimes referred to simply as a levy, is multiplied times the assessed value of a property to determine the amount of taxes due. For example, 87.925 mill levy x $15,000 assessed valuation = $1,318.87 property tax. A mill levy can be increased, for example, to help pay for the cost of improved infrastructure, generally through a Financing District (discussed on next page).

Tax Increment Financing

The purpose of Tax Increment Financing (TIF) is to incentivize and attract desired development within key commercial areas. TIF dollars can typically be used for infrastructure, streetscaping, public improvements, land assemblage, and offsetting the cost of development. TIF utilizes future property and sale tax revenues generated within a designated area or district to pay for improvements and further incentivize additional reinvestment. In Colorado, an Urban Renewal Authority (URA)or Downtown Development Authority must be created to use TIF. These authorities have a lifespan of 25 years. Bonds can be issued and then repaid by the taxes collected on the increases in property value within the TIF district after improvements are made. TIF districts require the approval of the Board of County Commissioners in Adams County.

Impact Fees

An impact fee is a one-time fee that is collected from new development to fund capital improvements. Impact fees are not an initial capital-raising mechanism. Rather, they are a way to meet infrastructure needs instigated by a number of new development projects over time. This funding source requires active development to generate funds.

Financing Districts

Business Improvement District (BIDs)

A BID is a private-sector initiative to manage and improve the environment of a business district with services financed by a self-imposed and self-governed assessment. Services financed by a BID are intended to enhance, not replace, existing municipal services. BIDs can finance a wide variety of services, including marketing, maintenance, economic development, public safety, planning, events, and parking management.

BIDs are accountable to those who pay through a board of directors comprised of property and business owners within the district. Services financed by a BID are usually provided by a private-sector organization, not a government organization. BIDs require demonstrated support from owners of personal and real property representing more than 50% of assessed value and acreage. A BID can help with subarea business recruitment and branding, among other initiatives.

General Improvement Districts (GIDs)

A GID is a public infrastructure district that applies an additional property tax or assessment to a specific improvement area to pay for new public infrastructure. GIDs are commonly used to fund shared infrastructure facilities and can be initiated by a majority of property owners. GIDs are well-suited to provide long-term financing for one-time major public improvements, and for ongoing maintenance funding. Only municipalities can create GIDs.

Special Improvement District (SIDs)

SIDs apply special assessments or charges to specific individual properties that will benefit from public improvements. The special assessment is based on the amount of benefit the specific property receives. The most common improvements to utilize SIDs include roads, sidewalks, sewer lines, and water lines. The assessments are typically distributed in an area based on linear feet of road adjacency, the number of lots, or overall area. Special assessments are not property taxes but represent a lien on a property included in the SID. In these types of arrangements, bonds are issued to finance the improvements and the assessments charged to property owners typically represent the sole source of repayment for these bonds. SIDs are particularly well-suited as a method of finance for discrete, one-time public improvement upgrades.

Local Improvement District (LIDs)

LIDs are special assessment districts that can issue general obligation and special assessment bonds. They are used to finance improvements that enhance a designated area (ie street, street lighting, drainage facilities, water and sewer). LIDs can be used by counties with over 100,000 in population.

Public Improvement Districts (PIDs)

A PID is a taxing entity which can finance, construct and maintain public improvements. A PID may be formed to address any type of public improvement service. It has authority to issue debt and to impose a mill levy against real and personal property within the district. PIDs are like GIDs, but are entities that can be formed by Counties.

Urban Renewal Authority (URA)

A URA is a quasi-municipal organization intended to address or redevelop deteriorating or blighted areas. It is common for URAs to utilize TIF to fund improvements. To form an urban renewal project area, the municipality must pass a resolution stating that blight is being eliminated through the URA process and its activities. In addition, a URA must develop a formal urban renewal plan for each project area outlining the proposed public improvements. The municipality can establish an urban renewal area when one or more redevelopment projects with a significant potential tax increment have been identified and have a strong probability of near-term initiation.

Metropolitan District

Metropolitan districts are quasi-governmental entities and political subdivisions of the state that finance, construct, and maintain public facilities. They may finance and maintain street improvements; water, sewer, and drainage improvements; parks and recreation; fire protection; public transportation systems; solid waste; and limited security improvements. Metropolitan districts often apply additional mill levies to development to pay for infrastructure costs and maintenance expenses. They have the power to issue general obligation and revenue bonds to finance improvements.

Regional Transportation Authority

Municipalities and counties may join together to create regional transportation authorities to finance, construct, operate or maintain regional transportation systems, if the electors within the boundaries approve. These authorities can establish and collect tolls, rates, and charges; levy sales taxes, impose an annual motor vehicle registration fee, levy a visitor benefit tax, impose a property tax, and issue bonds.

Other Funding Sources

Public Improvement Fee

Developers impose a Public Improvement Fee (PIF) on retail and service tenants to fund public improvements. PIFs are collected as a fee charged on sales within a set of negotiated categories and within a designated geographic boundary. General obligation or revenue bonds may be issued based on the revenue collected. Because PIFs are fees, they become a part of the cost of the sale or service and are subject to sales tax. Administered through covenants on retail leases, PIFs are usually collected by a metropolitan district established as part of a project.

Incubators

Business incubators provide low-cost space and specialized support to small companies. Such services might include administrative consulting, access to office equipment and training, and assistance in accessing credit. Incubators are typically owned by public entities, such as municipalities or economic development agencies, that subsidize rents and services with grants. In addition to job creation and generating activity, the goal is to have start-up businesses grow and relocate to larger spaces within the subarea. To share resources and knowledge, an incubator within the subarea should consider working in partnership with higher education institutions and CASP.

Foundation and Specialized Grants

The successful implementation of the plan requires realization of projects that range in scale and scope. One type of funding source that becomes increasingly significant when issue-specific projects or programs, such as tourism or small business assistance, are considered is the foundation grant. The County should dedicate resources to monitoring and exploring foundation grants as a funding tool.

Appendix

APPENDIX

Colorado Air and Space Port Subarea Plan State of the Subarea A-3
Colorado Air and Space Port Market Study A-16
Colorado Air and Space Port Spaceport Competitive Assessment A-59

Nick Eagleson

From: Chris Chovan
Sent: Wednesday, April 21, 2021 9:21 AM
To: Nick Eagleson
Subject: RE: Colorado Air and Space Port Subarea Plan - Chapter 5

Nick,

Thank you for the opportunity to provide some feedback.

The chapter mentions a variety of roadway cross-sections and the implied uses along these transportation corridors (e.g. separated sidewalks). Given the focus is primarily on the land uses in and around the CASP, it's not much to comment on when we speak of specific corridors such as Colfax, Shumaker, etc. The transportation master plan and/or comprehensive plan will include elements of this plan and once incorporated, can be used to identify specific improvements on corridors that could serve these "districts".

With all of this said, I feel its important to focus on a transportation corridor to move people and goods, not just cars/vehicles. Additionally, in the district/zones that include a higher number of freight vehicles, designs should reflect wide turn radii, segment prohibitions, and other solutions in the toolbox that accommodate larger and heavier vehicles.

I know this is a "word salad" so I'll be happy to discuss this more comprehensively as you move to the final report.

Enjoy the day!
Chris

Chris W. Chovan
Senior Transportation and Mobility Planner, *Public Works*
Preferred Pronouns: he/him/his
(O) 720.523.6851 (M) 720.930.9284

NOTE: The best way to reach me directly is with the Mobile number above or by E-mail.

From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Friday, April 16, 2021 12:23 PM
To: Chris Chovan <CChovan@adcogov.org>
Subject: Colorado Air and Space Port Subarea Plan - Chapter 5

Hi Chris,

Happy Friday! Would you (or someone else in your area of expertise) have time to review the attached draft Chapter 5 from the Colorado Air and Space Port Subarea Plan? It mentions mobility and transportation infrastructure and it would be nice to have anyone on your team chime in with comments if you think there are any. I know you guys are busy over there, but the sooner the turnaround the better. Thanks!

Nick Eagleson
Senior Strategic Planner, *Community & Economic Development*
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
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Adams County new operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m. (Closed on Mondays)

Nick Eagleson

From: Byron Fanning
Sent: Tuesday, April 20, 2021 10:50 AM
To: Nick Eagleson
Subject: RE: Colorado Air and Space Port Subarea Plan

Nick,

Thanks for sending this my way and giving me a chance to review. Here are some comments:

1. Is the expectation that we would maintain these new park/open space/trail areas? If so, we will need to have a larger conversation about shop and yard space in that area. I would prefer that we do maintain it, we will just need to work through the logistics as we wouldn't be able to do it from our existing shops.
2. When is this planned to be constructed?
3. Pocket parks are not very easy to manage and maintain. The community does not typically take much ownership in them and they are typically only relevant to small children unless they are included as part of a connected greenway system. I don't have data to support this statement but I believe people would rather walk 5 or 10 minutes to get to a larger park with varied amenities then visit a pocket park which typically only features a playground.
4. We allow e-bikes on our trails but no other motorized transportation except OPDMDs used for ADA access. We also allow horses on all of our trails which we would propose here.
5. I love the connectedness of the trail system as proposed and the protection for wetlands.
6. If the developer is going to build these spaces, I would like for our staff to be able to contribute to the planning process as it is in the design stages, even if we won't be asked to maintain it.

Thanks again, Nick, let me know if you would like to discuss further.

Thanks,

J. Byron Fanning jr.
Director, *Parks, Open Space & Cultural Arts Department*
ADAMS COUNTY, COLORADO
9755 Henderson Road
Brighton, CO 80601
o: 303.637.8006 |c: 303.386.2706
www.adcogov.org

The Parks Admin Office is currently open limited hours, Tuesday through Friday 10am to 2pm, due to concerns with the ongoing pandemic, staff can be reached at 303.637.8000 for any immediate needs, I will continue to work from home at this time and can be best reached by cell phone. You can ***Find community resources regarding the County's response and updates here*****.**

From: Nick Eagleson <NEagleson@adcogov.org>
Sent: Tuesday, April 20, 2021 10:11 AM

To: Byron Fanning <BFanning@adcogov.org>
Cc: Ryan M. Nalty <RNalty@adcogov.org>; Jen Rutter <JRutter@adcogov.org>
Subject: Colorado Air and Space Port Subarea Plan

Good Morning Byron,

We're in the final stages of putting together chapters for the Colorado Air and Space Port Subarea Plan, and I was hoping you could take a quick look at the Recommendations Chapter. The third section specifically addresses Parks and Open Space. It outlines overall goals within the Subarea, and strategies for implementation as development occurs. Could you take a look at this section and let me know if you have any comments or edits you think are necessary? I appreciate your help!

Thanks,

Nick Eagleson
Senior Strategic Planner, *Community & Economic Development*
ADAMS COUNTY, COLORADO
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Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

June 1, 2021

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

Attn: Nick Eagleson

Re: Colorado Air and Space Port Subarea Plan, Case # PLN2021-00005

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Colorado Air and Space Port Subarea Plan**. Please be aware PSCo owns and operates existing natural gas and electric *distribution* facilities throughout the subarea and has no objection to this proposal, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas *transmission* and electric *transmission* related facilities.

For future planning and to ensure that adequate utility easements are available within this development and per state statutes, PSCo requests the following utility easements *within all lots*:

- 6-feet wide for natural gas facilities with a minimum 5-foot clearance from any structure and where there is drivable pavement with space for service truck access (8-feet wide, 6-inches thick) with plowing in snowy conditions (single-family residential)
- 8-feet wide for electric facilities including space for transformers, pedestals, and cabling (single-family residential)
- if gas and electric are within the same trench, a 10-foot wide utility easement is required, not to overlap any wet utility easement (single-family residential, 1-lot apartment complexes, commercial/industrial/retail lots)
- bear in mind that these utility easements must have 5-feet of separation from gravity-fed wet utilities and 10-feet of separation from forced-fed water utilities

As projects progress, the property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Nick Eagleson

From: Young, Sarah <syoung@auroragov.org>
Sent: Thursday, May 27, 2021 1:47 PM
To: Nick Eagleson; Krzyzanowski, Daniel
Subject: CASP_Subarea_Plan_PUBLICREVIEW.pdf
Attachments: CASP_Subarea_Plan_PUBLICREVIEW.pdf

Please be cautious: This email was sent from outside Adams County

Hi Nick –

My comments are included in the attached and below. I rewrote one of the utility sections and pasted that below (easier since it was a PDF doc).

- Overall I think the document looks great. It could probably use a once over from a technical editor though.
- It mentions a 2,000 unit residential unit gap in the area. May be worth mentioning the large number of residential units being built to the west and southwest and commute times (which I think are really minor considering I-70).
- Is ACRE considered a development?

Water and Wastewater Utilities

Most of the existing utilities throughout the subarea are provided on-site. The 2018 City of Aurora Wastewater Capital Improvements Program (CIP) included areas within the City of Aurora Planning Area Boundary, some of which overlaps with the subarea boundary. The Aurora Wastewater CIP included wastewater projects, such as gravity sanitary sewer interceptors, lift stations and forcemains, ultimately discharging to Second Creek Regional Lift Station (SCRLS). However, in the Metro Wastewater Sand Creek and Second Creek Master Plan, the area overlapping with the subarea plan will discharge to a future regional wastewater treatment facility, location to be determined. The water infrastructure identified for the Aurora Planning Area Boundary was identified in the 2016 Integrated Water Master Plan. Coordination should be performed with the City of Aurora to understand the potential capacity of regional infrastructure and timing of projects to understand if the infrastructure can support development within the subarea.

The key takeaways for the water and wastewater utilities within the subarea are:

- New development within the subarea will be dependent on the future utility infrastructure
- A multi-jurisdictional effort will be needed to provide adequate water and wastewater infrastructure throughout the subarea

VOGEL & ASSOCIATES
Integrated Planning with Innovative Solutions

May 27, 2021

Mr. Nick Eagleson
Senior Strategic Planner
Community & Economic Development Department
4430 S. Adams County Parkway
Brighton, CO 80601

Re: Amendment to the Adams County Comprehensive Plan and Colorado Air and Space Port Subarea Plan

Dear Nick,

The Bennett Farms ownership recently received the Request for Comments for the Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan (CASP). On behalf of Bennett Farms, Vogel & Associates has reviewed the Public Review draft dated May 2021.

This review has included addressing issues related to land use, transportation and other planning considerations that were included in the draft. Based on review, the following comments and clarifications have been provided below.

Land Use

- Kiowa Creek Farms owns approximately 253 acres located in Section 30, Township 3 South. This section is located within the CASP and east of the space port. Access is provided via Colfax and Harback Road. An existing drainage bisects the parcel and is aligned north/south. The property is located outside of the CASP 1 and CASP 2 Restriction Area.

  The property is currently undeveloped and is has been utilized for agriculture. An existing farm is located on the east side of the property. This property is in the process of being annexed and zoned in the Town of Bennett. Given the location of the property, it is being proposed to be developed to include mixed use commercial, high density

residential and medium density residential. The natural drainage is to be designated open space.

- The CASP plan is proposing a land use classification that is referenced as Mixed-Use Industrial and Industry HUB. Both classifications permit primarily commercial and variations of industrial uses.

- The CASP subject area along with land located within the DIA environs is proposed to include primarily non-residential uses. These land uses are being proposed due to the noise contours associated with DIA and Space Port. The amount of proposed non-residential uses including industrial is expansive and unprecedented. It is estimated that will take several decades if to develop and absorb. There are several 1,000 acres of proposed non-residential land uses. Established employment centers such as the Denver Tech Center are small (approx. 450 acres) in comparison. It took over 50 years to develop the Tech Center with certain portions being rezoned to include residential uses.

  That said, parcels that are not located within the CASP Restriction Areas, should include land-use classifications that will allow for residential uses including single family. Providing areas for residential will be critical to ensure that commercial and industrial services are supported by a viable housing stock. Given the size of the CASP, a mix of uses including residential will provide for a balanced and healthy community. Bennett Farms would like to request that the Neighborhood Residential classification be designated for its property.

As a community stakeholder and property owner, we can be available to meet and discuss further the respective items outlined above. It is requested that the above items be addressed prior to adopting the plan.

Please review the attached and call with questions or comments.

Sincerely,

Vogel & Associates, LLC

Jeffrey Vogel, AICP

Principal

V: 303.893.4288 F: 303.893-6792 ◆ 475 West 12th Avenue, Suite E, Denver, Colorado 80204 ◆ www.vogelassoc.com

Request for Comments

Case Name: Colorado Air and Space Port Subarea Plan

Case Number: PLN2021-00005

May 13, 2021

Adams County Community and Economic Development Department is requesting comments on the following request:

Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan.

Applicant Information: Adams County Community and Economic Development
4430 S ADAMS COUNTY PKWY
BRIGHTON, CO 80601

Please visit the following website to view the Subarea Plan Draft: https://casp.konveio.com/draft-plan

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 by 06/02/2021 in order that your comments may be taken into consideration in the review of this case. Please send your response by way of e-mail to NEagleson@adcogov.org.

Thank you for your review of this case.

N Eagleson

Nick Eagleson
Case Manager

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

REVISED Public Hearing Notification

Case Name:	Colorado Air and Space Port Subarea Plan
Case Number:	PLN2021-00005
Board of County Commissioners Hearing Date:	11/02/2021 at 9:30 a.m.

September 9, 2021

A public hearing has been set by the Adams County Planning Commission and the Board of County Commissioners to consider the following request: **Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan.**

Applicant Information: Adams County Community and Economic Development
4430 S Adams County Pkwy
Brighton, CO 80601

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Community and Economic Development, Department, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.

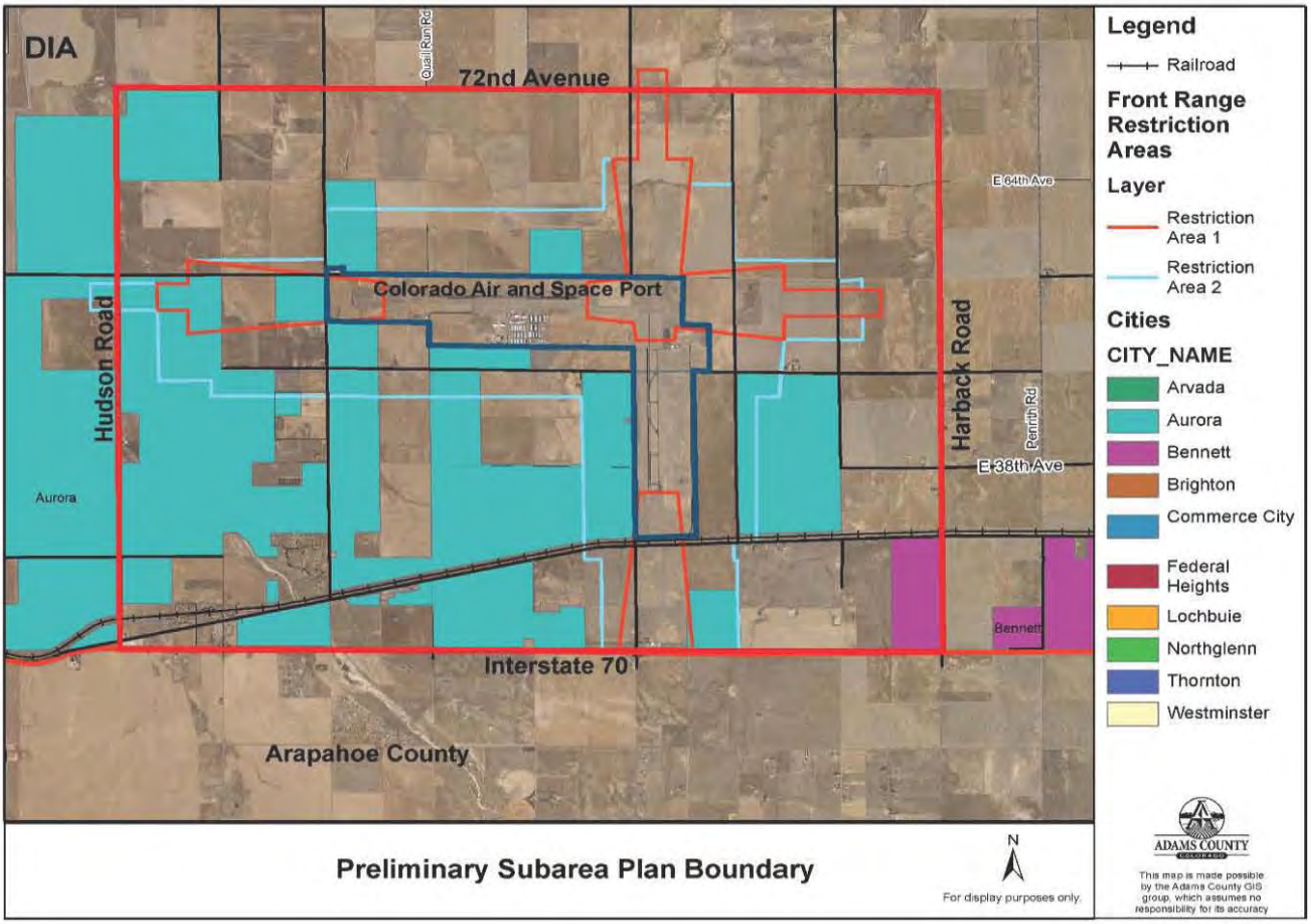
Thank you for your review of this case.

Nick Eagleson

Nick Eagleson
Planner III

BOARD OF COUNTY COMMISSIONERS

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


DIA
Quail Run Rd
72nd Avenue
E 64th Ave
Colorado Air and Space Port
Hudson Road
Harback Road
Penrith Rd
E 38th Ave
Aurora
Bennett
Interstate 70
Arapahoe County
Legend
Railroad
Front Range Restriction Areas
Layer
Restriction Area 1
Restriction Area 2
Cities
CITY_NAME
Arvada
Aurora
Bennett
Brighton
Commerce City
Federal Heights
Lochbuie
Northglenn
Thornton
Westminster
Preliminary Subarea Plan Boundary
N
For display purposes only.
ADAMS COUNTY
This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

PUBLICATION REQUEST

Case Name: Colorado Air and Space Port Subarea Plan
Case Number: PLN2021-00005
Board of County Commissioners REVISED Hearing Date: 11/02/2021 at 9:30 a.m.
Case Manager: Nick Eagleson, neagleson@adcogov.org, (720) 523-6878
Request: Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan
Applicant: ADAMS COUNTY

Description of Area: The Subarea is bounded by I70 to the south, 72nd Avenue to the north, Hudson Road to the west, and Harback Road to the east.

Virtual Meeting and Public Comment Information:
Board of County Commissioners public hearing will be held in the Hearing Room of the Adams County Government Center, 4430 South Adams County Parkway, Brighton, CO – 1st Floor and will be able to be accessed virtually. Please visit http://www.adcogov.org/bocc for up-to-date information on accessing the public hearings and submitting comment prior to the hearings. The full text of the proposed request and additional colored maps can be obtained by accessing the Adams County Community and Economic Development Department website at www.adcogov.org/planning/currentcases.

Referral Listing
Case Number PLN2021-00005
Colorado Air and Space Port Subarea Plan

Agency	Contact Information
27J Schools	Kerrie Monti 1850 Egbert St Suite 140, Box 6 Brighton CO 80601 303-655-2984 kmonti@sd27j.net
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Administrative	Gina Maldonado 4430 S Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County CSWB Code Compliance Officer	Kerry Gress 4430 S Adams County Pkwy Brighton CO 80601 720.523.6832 kgress@adcogov.org
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org

Agency	Contact Information
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Adams County POSCA Director	Byron Fanning 9755 Henderson Rd Brighton CO 80601 303-637-8000 bfanning@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (303) 654-1850 rreigenborn@adcogov.org
Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Bennett Fire Protection District #7	Captain Caleb J Connor 355 4th St Bennett CO 80102 303-532-7733 303-644-3572 CalebConnor@BennettFireRescue.org
Bennett Fire Protection District #7	Chief Earl Cumley 355 4th St Bennett CO 80102 303-644-3572 earlcumley@bennettfirerescue.org
Bennett Parks & Recreation District	Leila Schaub 455 S 1st Street Bennett CO 80102-0379 303-644-5040 director@bennettrec.org
BENNETT SCHOOL DISTRICT 29J	Robin Purdy 615 7TH ST. BENNETT CO 80102 303-644-3234 Ext: 8203 robinp@bsd29j.com
Box Elder Water & Sanitation District	Barbara Vander Wall c/o Collins, Cockrel, & Cole P.C. 390 Union Boulevard, Suite 400 Lakewood CO 80228 303 770-2700

Agency	Contact Information
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Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
City of Aurora	Aja Tibbs 15151 E Alameda Pkwy 2nd Floor Aurora CO 80012 (303) 739-7227 303.739.7000 atibbs@auroragov.org
City of Aurora - Aurora Water	Marshall Brown 15151 E Alameda Pkwy #3600 Aurora CO 80012 303-739-7370 mbrown@ci.aurora.co.us
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
Intermountain Rural Electric Association (IREA)	Customer Contact 5496 N US Hwy 85 Sedalia CO 80135 303-688-3100 customercontact@irea.coop
Intermountain Rural Electric Association (IREA)	Brooks Kaufman PO Box Drawer A 5496 North US Hwy 85 Sedalia CO 80135 720.733.5493 bkaufman@irea.coop
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US

Agency	Contact Information
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Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
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Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
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Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com
Rocky Mountain Rail Park Metropolitan District	Brian Fallin Rail Land Company LLC 4601 DTC Blvd Ste 120 Denver CO 80237 303-872-3451 bfallin@rockymountainindustrials.com
TRANSPORT METROPOLITAN DISTRICT NO. 1	GARY R WHITE c/o White Bear & Ankele 1805 SHEA CENTER DR, SUITE 100 HIGHLANDS RANCH CO 80129 303 858-1800
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1800 WATKINS ROAD LLC
7268 S TUCSON WAY
CENTENNIAL CO 80112-3920

1950 DENVER AVE LLC
1950 CHAMBERS RD
AURORA CO 80011-4621

2552 GENTRY PL LLC
26822 RICHARDS CIR
ELIZABETH CO 80107-6206

2661 ECLIPSE WATKINS LLC
C/O ELIZABETH C MILLER
13103 E FLORIDA PL
AURORA CO 80012-5313

ABRAMS FARM LLC
700 17TH ST STE 650
DENVER CO 80202-3545

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

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

ADERHOLT FRANK M AND
ADERHOLT MARY Q
PO BOX 535
WATKINS CO 80137-0535

AERIAL SURVEYS INTERNATIONAL LLC
ATTN MARK SCHUBERT
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WATKINS CO 80137

AIR SPRAYERS INC
PO BOX 12
TWO BUTTES CO 81084-0012

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BRUSH CO 80723-1731

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32511 E COLFAX AVE
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ASTRA REALTY LLC
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6571 TREMOLITE DR
CASTLE ROCK CO 80108-7534

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35500 E COLFAX AVE APT H-1
WATKINS CO 80137-9008

BARBO WALTER
12579 E CEDAR AVE
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BARLOW SHANE
7580 SCHUMAKER ROAD
BENNETT CO 80102

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35500 E COLFAX AVE APT H-1
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BEA HANGARS LLC
13465 W 7TH DR
LAKEWOOD CO 80401-4611

BECKER BRENTON R
5400 N SCHUMAKER RD
BENNETT CO 80102-9103

BECKER DUANE L TRUST AND
BECKER CHERYL A TRUST
44890 E 64TH AVE
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BEJARANO RICHARD AND
BEJARANO HORACIO
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BRIGHTON CO 80603

BENNETT CLAUDE
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DALLAS TX 75243-4212

BENNETT FIRE PROTECTION
DISTRICT NO 7
825 SHARI S COURT
BENNETT CO 80102-7804

BENSAM SCHUMAKER LLC
7459 S DEPEW ST
LITTLETON CO 80128-7009

BERE LLC
80 INVERNESS DR E
ENGLEWOOD CO 80112-5142

BLACK ANDREW J AND
LEW-BLACK KAREN J
16516 LAS BRISAS DR
BROOMFIELD CO 80023-8071

BLACKMON DAVID G
40392 E ARIZONA AVE
BENNETT CO 80102-8434

BLUE SKIES AVIATION LLC
C/O ROBERT EHLINGER
78 KAILA PL
KIHEI HI 96753-6517

BONN GEORGE J AND
BONN VELMA
1130 S 97TH STREET
MESA AZ 85208-3116

BRISTOL BAY CAPITAL LLC
37451 BEECHCRAFT WAY APT 1
WATKINS CO 80137-7134

BRONCO PIPELINE COMPANY
C/O CONOCOPHILLIPS COMPANY PROPERTY TAX DEPT
MIDLAND TX 79705-5421

BROOKHAVEN PROPERTIES 1 LLC
9247 N 63RD ST
LONGMONT CO 80503-9055

BROOKHAVEN PROPERTIES 1W LLC
7575 E 29TH PL APT 4029
DENVER CO 80238-4076

BROOKHAVEN PROPERTIES INC
7575 E 29TH PL UNIT 4029
DENVER CO 80238-4076

BROOKLYN LLC
5441 GOLDEN CURRANT WAY
PARKER CO 80134-2708

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BROWN DONNA A
9586 W VICTORIA DR
LITTLETON CO 80128-7301

BUFFALO AVIATORS LLC
8541 IOWA PL
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BURLACE DEBORAH ANN
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LITTLETON CO 80120-2206

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ATTN REAL ESTATE DEPT
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CITY OF AURORA
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COLORADO AIRCRAFT HANGARS LLC
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BRIGHTON CO 80602

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ENGLEWOOD CO 80112-4156

COLORADO SHARED SOLAR I LLC
211 CARNEGIE CTR
PRINCETON NJ 08540-6213

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C/O CONOCOPHILLIPS COMPANY PROPERTY TAX DEPT
MIDLAND TX 79705

COPELAND HOLDING LLC
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CORDER MARTHA F
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CORDER CASPER L AND
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CRONK MARILYN J
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CUYUN ANGIE ROSARIO
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D&G AVIATION LLC
C/O JASON GILLIS
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DANHAUER PATRICIA ELAINE FAMILY TRUST
2812 COUNTRYSIDE TRL
KELLER TX 76248-8308

DANKO DANNI R AND DANKO L R UND 2/3 INT
AND CERVI MIKE UND 1/3 INT
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DAVIS HAROLD K AND
DAVIS SHARON A
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DENVER ROCK ISLAND RAILROAD
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346 BEREA 4
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DILLOW ERIC AND DILLOW STACY
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DJ SOUTH INFIELD GATHERING LLC
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DODD WILMA B
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DOUGLASS DONALD R AND
DOUGLASS LINDA K
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CONNER ELIZABETH REVOC TRUST 50% INT
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DUNNING DAN C
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STRASBURG CO 80136

DYE DAVID O AND DYE CHERYL A
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E AND E INVESTMENTS INC
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EAGLE HANGAR I CONDO ASSOCIATION
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EARL AND MARY CRISMAN LLC
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EL CHUCHO LLC
C/O STAN PETERS
5926 S JASMINE STREET
ENGLEWOOD CO 80111

ELDRIDGE CLEBERNE D
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ELEVATION MIDSTREAM LLC
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ELLIOTT DIANA L
12974 N TOMAHAWK ROAD
PARKER CO 80138

ELRICK DONALD G AND
ELRICK JANICE D
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ESTRADA GUSTAVO/BONILLA DE ESTRADA
MARIA D/ESTRADA CESAR
31795 E 2ND CT
WATKINS CO 80137-6821

EXPLORCO LLC
C/O STEVEN R DAVIS AND AMELIA Y DAVIS
4058 HISTEAD WAY
EVERGREEN CO 80439-8433

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3755 S LOOKOUT HILL ST
WATKINS CO 80137-7108

FEDOROWICZ WALTER AND
FEDOROWICZ SUE E
16259 E NASSAU DR
AURORA CO 80013-2725

FIELDHAND AVIATION LLC
SPAUR CHUCK
3911 S ELKHART ST
AURORA CO 80014-4112

FISCHER DALE
12510 E ILIFF AVE SUITE 300
AURORA CO 80014

FISHER FLOYD R SR TRUSTEE OF THE
FISHER FLOYD SR REVOCABLE TRUST THE
PO BOX 815
HIGLEY AZ 85236-0815

FLOYD KATHLEEN R
4511 ABILENE ST
DENVER CO 80239-4973

FRONT RANGE 1-70 CAPITAL ASSETS LLC
C/O JEFFREY SMITH
500 106TH AVE NE UNIT 3815
BELLEVUE WA 98004-8694

FRONT RANGE AIRPORT EXECUTIVE
HANGAR NO 1 CONDO ASSOC INC
PO BOX 74
WATKINS CO 80137-0074

FRONT RANGE CO LLC
16130 VENTURA BLVD #510
ENCINO CA 91436-2538

FRONT RANGE CO LLC
16130 VENTURA BLVD #510
ENCINO CA 91436-2538

FRONT RANGE HANGAR 19 CONDOMINIUM
ASSOCIATION ATTN SONNY J HIGNITE
1910 BALTIMORE DR
ALLEN TX 75002-2624

FRONT RANGE HANGER 8 LLC
1268 NORTHRIDGE CT
GOLDEN CO 80401-8562

FRONT RANGE PIPELINE LLC
C/O LAND DEPT
HOUSTON TX 77210-4324

FRONT RANGE RV STORAGE LLC
6159 S KINCAID ST
BENNETT CO 80102-8304

FTG1 HANGER CONDOMINIUM ASSOCIATION
C/O JERRY L BALLARD
PO BOX 2548
EVERGREEN CO 80437-2548

GALLEGOS DANIEL J
PO BOX 1366
CHEYENNE WY 82003-1366

GALLEGOS DANIEL J AND
GALLEGOS MARCIA J
PO BOX 1366
CHEYENNE WY 82003-1366

GARCIA ALEJANDRO
3295 IMBODEN RD
WATKINS CO 80137-8901

GATES JAY C UND 1/2 INT AND HOLLENDORFER
FREDERICK C/KONECNY DONA M UND 1/2 INT
500 YOSEMITE WAY
DENVER CO 80230-6540

GCSA LLC
PO BOX 5
WATKINS CO 80137-0005

GIDLEY GARRETT SETH AND
GIDLEY ASHLEY HILLARY
50 ASPEN VLG
ASPEN CO 81611-9652

GILLESPIE WILLIAM M
PO BOX 292
BENNETT CO 80102-0292

GILMAN ERNEST BRUCE
PO BOX 8
WESTON CO 81091-0008

GMJ FAMILY TRUST
7025 S ANDES CIR
CENTENNIAL CO 80016

GOMEZ JESUS M
16747 E 97TH PL
COMMERCE CITY CO 80022-7130

GUSTTE PHILIP O AND
GUSTTE TIFFANY A
8511 THUNDERBIRD RD
PARKER CO 80134-5724

GUTIERREZ GUSTAVO MORENO
PO BOX 423
WATKINS CO 80137-0423

HAGAN JON ERIC AND
ONSTOTT-HAGEN MARCELINE LYNN
PO BOX 273
WATKINS CO 80137-0273

HANGAR SPACE LLC
C/O PEGGY LONG
PO BOX 65
BLACK HAWK CO 80422-0065

HAUET WILLIAM A AND
HAUET VALERIE A
41420 HIWAY 36
BENNETT CO 80102

HAWKEYE RIGHT NOW LLC
77 CERVANTES ROAD
REDWOOD CITY CA 94062

HAWTHORNE FAMILY LIMITED
PARTNERSHIP LTD
2126 CO RD S
WIGGINS CO 80654-9010

HAYES DAVID M
PO BOX 270042
LITTLETON CO 80127

HB1 LLC
12342 MEADOWLARK LN
BROOMFIELD CO 80021-4199

HB2 LLC
12342 MEADOWLARK LN
BROOMFIELD CO 80021-4199

HEGG MARK
4001 NEVIS ST
BOULDER CO 80301

HEIN DUSTON
12991 N SIERRA CIR
PARKER CO 80138-8731

HICKEY CHARLES E
7076 BOREAS ROAD
LARKSPUR CO 80118

HIGNITE SONNY J
1910 BALTIMORE DR
ALLEN TX 75002-2624

HILLSIDE COUNTRY HOMES INC
595 PALMER AVE
BENNETT CO 80102

HOFFMANN GREGORY LEE
7428 S OGDEN WAY
CENTENNIAL CO 80122-1473

HOOKER WILLIAM M TRUSTEE
OF HOOKER FAMILY TRUST
PO BOX 3856
SAN LUIS CA 93403-3856

HOWELL NICHOLAS A
4001 S CHERRY ST
ENGLEWOOD CO 80113-5082

HOWELL NICK AND MITCHELL MATT AND
COLVIN CLU
1550 S DE GAULLE CIR
AURORA CO 80018-6025

HUGHBANKS JAMES B
PO BOX 646
EVERGREEN CO 80437

HYATT JOHN H
4825 BEL AIR BLVD
WICHITA FALLS TX 76310-1480

IBOA-MONTES MARIA GUADALUPE
1085 W 1ST AVE UNIT M
JUNCTION CITY OR 97448-1029

INMAN BROCK
INMAN ASHLEY
7550 MANILLA RD
BENNETT CO 80102

IRWIN ANDREW J
6044 S MEADOWLARK PLACE
CASTLE ROCK CO 80104

IRWIN ANDREW J
6044 S MEADOWLARK PL
CASTLE ROCK CO 80109

IVANY HUGH SCOTT AND
IVANY KARI L
3736 RICHARD EVELYN BYRD ST APT A
ANCHORAGE AK 99517-2347

JAZUN CARLOS WALTER
5811 CANTRELL CT
PARKER CO 80134-5801

JENSEN ART AND
JENSEN GAIL
13632 SHILOH DR
CONIFER CO 80433-5134

JENSEN TERRYL KAYNE TRUST 50% INT AND
JENSEN VICKI D LIVING TRUST THE 50% INT
1565 GENESEE RIDGE RD
GOLDEN CO 80401-8000

JOBES ROY A
623 E 111TH PLACE
NORTHGLENN CO 80233

JOHNSON JAMES
7399 CALHOUN
BYERS CO 80103

JOHNSON MARK M AND
JOHNSON SHARON S
PO BOX 141
WATKINS CO 80137-0141

JONES JAMES
8643 W 64TH WAY
ARVADA CO 80004-3219

JONES JOYCE A
10448 REMMICK RIDGE ROAD
PARKER CO 80134

KAMERRA LLC
1250 S BUCKLEY RD UNIT I-246
AURORA CO 80017-4150

KASTENHOLZ DAGMAR
9151 SUGARSTONE CIR
HIGHLANDS RANCH CO 80130-4420

KELLEY TRUCKING INC
6201 MC INTYRE ST
GOLDEN CO 80403

KIOWA CEEK PRESERVE HOLDING LLC
PO BOX 25
WINTER PARK CO 80482-0025

KLAUSNER ERMA M
41070 US HWY 36
BENNETT CO 80102

KLV INVESTMENTS LLC
4495 W LINDBERGH WAY
CHANDLER AZ 85226-4731

KOOKEN THOMAS AND
WOTOVITCH MICHAEL ERIK
783 S YOUNGFIELD CT
LAKEWOOD CO 80228-2812

KOONTZ DENNIS E AND
KOONTZ CELESTE N
2552 E TERRARIDGE DRIVE
HIGHLANDS RANCH CO 80126

L AND S CAPITAL LTD
800 US HIGHWAY 36
BYERS CO 80103-9700

L SQUARED PROPERTIES LLC
6825 E HAMPTON AVE SUITE 200
DENVER CO 80224

LANGE JOHN P AND
LANGE VIVIAN J
182 S ROSEMARY ST
DENVER CO 80230-6966

LARATO URSULA ELEANOR
96 LOOKOUT MOUNTAIN RD
GOLDEN CO 80401-9517

LARSON LANNY J AND LARSON DEBORAH L TRUSTEES
OF THE
LARSON REVOCABLE TRUST
15 RAINBOW VALLEY RD
PLACITAS NM 87043-8800

LAZY K BAR C LLC
41775 E 48TH AVE
BENNETT CO 80102-9100

LEE BRIAN AND LEE SAMANTHA AND
POCH ARTHUR L
1932 S OAKLAND ST
AURORA CO 80014-1129

LEMON RICHARD A
2519 MIDDLETON BEACH RD
MIDDLETON WI 53562-2912

LIFSEY WALT
800 YORK ST
DENVER CO 80206-3750

LISCO CARROLL J REVOCABLE TRUST OF THE
430 TANK FARM RD
DOUGLAS WY 82633-9269

LONG MARK D
4959 BAYOU HILLS RD
PARKER CO 80134-5156

LOPEZ ANTONIO ALBERTO AND
LOPEZ ALBERTO ANTONIO
18961 E KENT CIR
AURORA CO 80013-3635

LOPEZ MARY ANN AND
CRISMAN E KENT
41635 E 48TH AVE
BENNETT CO 80102

LOWELL BRET I
19520 E DICKENSON PL
AURORA CO 80013

LUBERSKI PROPERTIES LLC
310 N HARBOR BLVD STE 205
FULLERTON CA 92832-1954

LUECK RODNEY W AND
LUECK LISA E
PO BOX 749
MORRISON CO 80465-0749

LUNA APALEMON
142 S IRVING ST
DENVER CO 80219-2036

LUNA MAURA AND
HERRERA DAVID
3500 KALISPELL ST
AURORA CO 80011-1500

LUNA-BANUELOS APALMON AND
LUNA ESTHER
142 S IRVING ST
DENVER CO 80219-2036

MAES ROBERT E JR AND
MAES LINDA
PO BOX 85
WATKINS CO 80137-0085

MARKS JAMES
5790 TRUCKEE ST
CENTENNIAL CO 80015-3094

MAYNE KARLA S
7350 MANILLA RD
BENNETT CO 80102

MC CLAIN BETTY S AND
MC CLAIN NEIL L
3375 SOUTH ASH STREET
DENVER CO 80222-7254

MC DEAL INVESTMENTS LLLP
8521 E ILIFF DR
DENVER CO 80231

MC GOVERN THOMAS F
2285 BEACHAM DRIVE
CASTLE ROCK CO 80104

MC INTOSH THOMAS E AND
MC INTOSH PEGGY S
2500 FAIRPLAY WAY
AURORA CO 80011-2999

MC MILLAN R SCOTT
31097 BIG BEAR DR
EVERGREEN CO 80439-9679

MCGRATH JOHN J AND
MCGRATH JULIE K
5265 S YOUNGFIELD CT
LITTLETON CO 80127-1502

MEHEEN ENGINEERING CORPORATION PROFIT
SHARING PLAN TRUST
475 HILLSIDE DR
SILVERTHORNE CO 80498-9562

MENDOZA AGUIRRE JUAN GABRIEL
9631 LARK ST
FEDERAL HEIGHTS CO 80260-5740

METHVEN MARIANNE
3405 PECAN PARK DR
FLOWER MOUND TX 75022

MICHAEL JEFFREY B AND
WOODS ERIK K
36488 COUNTY ROAD 13
ELIZABETH CO 80107-8202

MIKE AND JIM KRUSE PARTNERSHIP
72 CASCADE AVE
ALAMOSA CO 81101-2626

MILLER JASON A AND LINDA S
7590 SCHUMAKER ROAD
BENNETT CO 80102

MINIS ADON CORPORATION
C/O ROBERT D SELIM
4904 KINGSTON DRIVE
ANNANDALE VA 22003-6149

MK LLLP
1600 N HUDSON RD
WATKINS CO 80137-6800

MOENCH RONALD F AND
MOENCH KELLY M
32555 FRONT ST N
WATKINS CO 80137-6711

MOGENSEN REBECCA SUEZANNE
515 W LINCOLN AVE
BENNETT CO 80102-7898

MOLBERG LEONARD W AND
MOLBERG JUDITH A
13184 ROBINS DR
DENVER CO 80239-3720

MONAGHAN FARMS INC
DELINE THOMAS
7950 E PRENTICE AVE STE 101
GREENWOOD VILLAGE CO 80111-2723

MORALES-ALEJANDRO HERIBERTO UND 62.5 % AND
AYALA ROBERT AKA AYALA-ROSADO ROBERTO UND 37
.5%
1143 LEWISTON ST
AURORA CO 80011-7415

MORELOCK KENNETH M AND
MORELOCK E RAYNETTE
41140 HIWAY 36
BENNETT CO 80102

MORTENSON AVIATION LLC
5286 COLINA PL
PARKER CO 80134-5632

MOSHER STEVEN AND
MOSHER CHRISTINE
9595 PECOS STREET SPACE 597
DENVER CO 80221

MP AVIATION INVESTMENTS LLC
ATTN JAY R MELVEY
3155 CHAMBERS RD UNIT A
AURORA CO 80011-1320

MPG MADEAN TRUCKING LLC
10700 WIREWAY DR
DALLAS TX 75220-2311

MUNDELL JOHN SAMUEL
9910 MANILLA RD
BENNETT CO 80102-9582

MUTZIG STEVEN M
PO BOX 520
WATKINS CO 80137

MY HANGAR LLC
155 STEELE ST
DENVER CO 80206-5282

NAIMAN HAROLD E
703 DOWNING STREET
DENVER CO 80218

NELSON AERO SERVICE LLC
13860 E HAMPDEN PL
AURORA CO 80014-4137

NELSON AERO SERVICE LLC
13860 E HAMPDEN PLACE
AURORA CO 80014

NELSON DON
13860 E HAMPDEN PL
AURORA CO 80014-4137

NGUYEN DUC AND DO HOI
870 CULBERTSON AVE
MYRTLE BEACH SC 29577-1212

NICHOLS JULIETTE
C/O TRUST DIVISION UNITED
PO BOX 1059
CLARKSDALE MS 38614-1059

NOBO INC
1265 YELLOW PINE AVE
BOULDER CO 80304-2264

NORLOFF RICHARD W
12342 MEADOWLARK LN
BROOMFIELD CO 80021-4199

O MALLEY SUZANNE LOUISE
11586 EAST STALLION DRIVE
PARKER CO 80138

O NEILL CATHY
45700 US HIGHWAY 36
BENNETT CO 80102-8629

O NEILL PHILIP AND
O NEILL CATHY
PO BOX 486
WATKINS CO 80137-0486

OLYMPIC NW AVIATION LLC
1401 WEWATTA ST UNIT 607
DENVER CO 80202-1346

ON-AIR FAMILY LLC
1776 E TUFTS AVENUE
ENGLEWOOD CO 80113

OTT LAWRENCE P AND
OTT THERESA L
18999 MITCHELL PL
DENVER CO 80249-7158

PADILLA VICTOR R AND
PADILLA ILANA C
31800 2ND CT
WATKINS CO 80137

PARK JE KYUNG
1557 PEORIA ST
AURORA CO 80010-2829

PARK JOONG HO AND
PARK KYO OK
5415 S HANNIBAL COURT
CENTENNIAL CO 80015

PEGASUS AVIATION LLC
ZILIK GARY P
13342 S OMAHA ST
PINE CO 80470-9519

PENNEY JOHN C AND
PENNEY STEPHANIE A
30141 STOWE CT
EVERGREEN CO 80439-9421

PERARO THOMAS A
2524 S DAWSON WAY
AURORA CO 80014-2414

PERARO THOMAS A
2524 S DAWSON WAY
AURORA CO 80014

PESTINGER DALLAS A ET AL
3653 MORRISON LN
JOHNSTOWN CO 80534-9447

PILAND LOWELL
43651 E 38TH AVE
BENNETT CO 80102-8846

PILAND LOWELL D AND
PILAND SARA A
43651 E 38TH AVE
BENNETT CO 80102-8846

PILAND VIRGIL
6311 SCHUMAKER RD
BENNETT CO 80102-9150

PINEDO MARCELINO AND
PINEDO BELINDA
41220 E HIGHWAY 36
BENNETT CO 80102

POWELL PROFESSIONAL PARTNERSHIP
2759 CASTLE CREST DRIVE
CASTLE ROCK CO 80104

PRAIRIE VIEW PROPERTY
OWNERS ASSOCIATION
PO BOX 96
WATKINS CO 80137-0096

PRENTICE WILLIAM S
15461 FAIRWAY DR
COMMERCE CITY CO 80022-5221

PRICE THOMAS R J ET ALS
770 IOWA AVE
STRATTON CO 80836-1327

PROPERTY RESERVE INC
C/O LDS TAX DIVISION
PO BOX 511196
SALT LAKE CITY UT 84151-1196

PROSPER FARMS INVESTMENTS LLC
5641 BROADWAY
DENVER CO 80216-1021

PUBLIC SERVICE CO OF COLORADO
C/O PROPERTY AND LOCAL TAXES
PO BOX 1979
DENVER CO 80201-1979

QUALLS AND PALMER LLC
6288 STATION MILL DR
PEACHTREE CORNERS GA 30092-1890

RAIL LAND COMPANY LLC
4601 DTC BLVD STE 120
DENVER CO 80237-2575

RANCHO COACHELLA PROPERTIES LP
1570 LINDA VISTA DR
SAN MARCOS CA 92078-3808

RANDALL INVESTMENTS
9888 WHISTLING ELK DRIVE
LITTLETON CO 80127

REAMEY JAMES R JR AND
REAMEY SENIA N
188 N BUCHANAN CT
AURORA CO 80018-1545

RED OAKS FARM INC
3092 S GRAY ST
DENVER CO 80227-3817

REMINGTON S A
40940 HIWAY 36
BENNETT CO 80102

REVOCABLE TRUST OF CARROLL J LISCO THE
430 TANK FARM ROAD
DOUGLAS WY 82633

RH CHUAPOCO INVESTMENTS LLC
PO BOX 460850
AURORA CO 80046-0850

RHOADS MITCHEL E
4755 W 30 N
ANGOLA IN 46703-8725

RICHMAN MARCIA A REVOCABLE TRUST ET AL
3040 KOEPKE RD
NORTHBROOK IL 60062-5820

RMI AVIATION INC
4655 COLORADO BLVD
DENVER CO 80216-3217

RUEDY JASON
3255 S BIRCH ST
DENVER CO 80222-7208

RUEHLE JANE L AND
RUEHLE WALTER J
14000 E PROGRESS WAY
AURORA CO 80015-1116

SALAS JUAN M AND
TELLEZ JAILENE
1950 GILMORE ST
WATKINS CO 80137-6811

SAYLER PEARL L UND 1/2 INT AND
SAYLER BRIAN DEAN UND 1/2 INT
3685 SOUTH KITTREDGE NO. A
AURORA CO 80013

SCHAT DENNIS
1950 DENVER RD
WATKINS CO 80137

SCHUBERT MARK J AND
MACKE RONALD J
PO BOX 130
WATKINS CO 80137-0130

SENN DAVID M
SENN DONNA M
7138 S ULSTER ST
CENTENNIAL CO 80112-1847

SENN DAVID M AS TRUSTEE OF THE
SENN DAVID M REVOCABLE TRUST
7138 S ULSTER ST
CENTENNIAL CO 80112-1847

SHANNON ANN C TRUST AND
CARLSON DEAN W AND CARLSON CURTIS W
4531 REED ST
WHEAT RIDGE CO 80033-3521

SIEGMAN DAVID W
2495 SCHUMAKER ROAD
BENNETT CO 80102

SIEGMAN THOMAS AND PATRICIA TRUST
PO BOX 234 /475 3RD ST
BENNETT CO 80102

SNEED ROBERT E
330 JASMINE STREET
DENVER CO 80220

SNIDER JOY MARIE TRUSTEE OF THE JOY
MARIE SNIDER TRUST ET AL
1246 SHELDON DRIVE
BRENTWOOD CA 94513

ST JOHN THE BAPTIST SERBIAN
ORTHODOX CHURCH
9305 W CEDAR AVE
LAKEWOOD CO 80226-1045

STATE OF COLORADO DEPARTMENT OF
MILITARY AFFAIRS
6848 S REVERE PKWY
ENGLEWOOD CO 80112-6709

STATHOPULOS ATHANASEA CONSTAN
4014 S NIAGARA WAY
DENVER CO 80237

STEWY LLC
C/O JAMES WARD
AURORA CO 80044-1248

STOKER KENT E AND
STOKER BRENT A
41340 E HIWAY 36
BENNETT CO 80102

SUN DEVELOPMENT LP
C/O PETROLEUM WHLSALE /JENNIFER ARNOLD
PO BOX 4456
HOUSTON TX 77210

SUNDINE ALBERT REED AND
SUNDINE CAROLE DIANNE
15928 QUARRY HILL DR
PARKER CO 80134

SUNGWOO INC
32691 E COLFAX AVE
WATKINS CO 80137-8727

SZABO ZOLTAN AND
SZABO EVA
5100 SCHUMAKER RD
BENNETT CO 80102-9148

T-83 COMPLEX WINDCHASER CONDOMINIUM
9961 CHAMBERS DR
COMMERCE CITY CO 80022-9328

TAYLOR DAVID R
9351 ROADRUNNER ST
HIGHLANDS RANCH CO 80129-6408

TEAGUE ELSBETH L TRUST
14050 E LINEVALE PL NO. 404
AURORA CO 80014

THE JAMES AND ELAINE TAPP FAMILY TRUST
2797 S LISBON WAY
AURORA CO 80013-9054

THE LEWIS FAMILY TRUST
24313 N FM 219
STEPHENVILLE TX 76401-9161

THOMPSON ROBERT M AND
THOMPSON JILL M
10686 E DORADO PLACE
ENGLEWOOD CO 80111

THOMPSON ROBERT M AND
THOMPSON JILL M
8547 E ARAPAHOE ROAD NO. J-424
GREENWOOD VILLAGE CO 80112

TOVAR EQUIPMENT SOLUTIONS INC
123 N BILOXI WAY
AURORA CO 80018-1544

TRICON INDUSTRIES INC
6195 S FUNDY WAY
AURORA CO 80016-3861

TRUONG TONY
948 SE 9TH AVE
POMPANO BEACH FL 33060-9508

TRUPP LAND MANAGEMENT LLC
45815 E 56TH AVE
BENNETT CO 80102-9107

TRUPP RANDALL JOHN
45815 E 56TH AVE
BENNETT CO 80102-9107

TRUPP REAL ESTATE IV LLLP
45815 E 56TH AVE
BENNETT CO 80102-9107

VAN DYK GERRIT A/DOROTHY M AS TRUSTEES
VANDYK GERRIT A/DOROTHY M JT REVOC TRUST
920 ANTELOPE DR W
BENNETT CO 80102-8676

VANCE GARY M AND
VANCE DEBRA L
2545 HASKELL PL
WATKINS CO 80137-7138

VANDOORN DAVID D AND
VANDOORN SANDRA
41540 US HWY 36
BENNETT CO 80102-7858

VAUGHN KAREN J AND
VAUGHN MICHAEL L
12575 TUCSON ST
HENDERSON CO 80640-9447

VES LLC
7036 NEWCOMBE ST
ARVADA CO 80004

VW AIRCRAFT HANGAR LLC
C/O ROBERT E VENOHR
4037 S SABLE CIR
AURORA CO 80014-5177

WALTERS ANTHONY L AND
WATLERS KELLY P
41280 E HIWAY 36
BENNETT CO 80102

WARNER LILLIAN M
50700 E 38TH AVE
BENNETT CO 80102-8913

WATKINS DEVELOPMENT ASSOCIATES LLC
1207 ASCOT AVE
LITTLETON CO 80126-3057

WATKINS ELEVATOR INC
PO BOX 72
WATKINS CO 80137

WATKINS HOSPITALITY LLC
10 E 120TH AVE
NORTHGLENN CO 80233-1002

WATKINS INVESTMENT GROUP LTD
C/O RANDY AND KAREN TOLER
12295 W 34TH PL
WHEAT RIDGE CO 80033-5248

WATKINS STORAGE COMPANY LLC
1565 GENESEE RIDGE RD
GOLDEN CO 80401-8000

WEBSTER RON
PO BOX 7
WATKINS CO 80137-0007

WEBSTER RONALD C SR REV TRUST 50%
WEBSTER RONALD C JR/JUDY C 50% INT
2105 ROBB ST
LAKEWOOD CO 80215-1252

WEBSTER RONALD C SR UND 1/2 INT AND
WEBSTER RONALD C JR/JUDY C UND 1/2 JT
2105 ROBB ST
LAKEWOOD CO 80215-1252

WEST BENNETT ASSOCIATES LTD
7400 E CRESTLINE CIRCLE SUITE 150
GREENWOOD VILLAGE CO 80111

WESTERN TRANSPORT LLC
1331 17TH ST STE 1000
DENVER CO 80202-1566

WESTERN TRANSPORT LLC
C/O CORPORATE CREATIONS NETWORK INC
1331 17TH ST STE 1000
DENVER CO 80202-1566

WHITE FAMILY REVOCABLE TRUST
C/O CORNELIA M WHITE
345 HOWELL AVE
BRUSH CO 80723-1731

WIEBOLD ROBERT T
5187 SAGE THRASHER RD
PARKER CO 80134-2738

WILSON ELIZABETH
PO BOX 268
WATKINS CO 80137-0268

WILSON ELIZABETH A
PO BOX 268
WATKINS CO 80137-0268

WINDER TALLON
1931 GILMORE ST
WATKINS CO 80137-6811

WOLFF CHRISTINE
16 S NOME ST UNIT D
AURORA CO 80012-1272

WOLTMAN TERRY L TRUSTEE UNDER THE
TERRY L WOLTMAN LIVING TRUST
PO BOX 267
BENNETT CO 80102-0267

WOODS KENNETH
7733 SCHUMAKER RD
BENNETT CO 80102

YOUNG FREDRIC WATSON
C/O CORNELIA M WHITE
345 HOWELL AVE
BRUSH CO 80723-1731

YOUNG WILLIAM A/MADELINE S AS
TRUSTEES OF W A YOUNG FAM TRS
345 HOWELL AVE
BRUSH CO 80723-1731

ZUNDEL DANA J
PO BOX 2908
HOMER AK 99603

FOX AEROSERVICES LLC
OR CURRENT RESIDENT
37505 CESSNA WAY
WATKINS CO 80137-7157

ADAMS JORDAN AND
ADAMS ANYA
OR CURRENT RESIDENT
2993 FOUNTAIN HILL CT
WATKINS CO 80137-7116

AGNEW R ROGER AKA AGNEW RAYMOND R
OR CURRENT RESIDENT
4100 ECLECTIC ST
WATKINS CO 80137-7163

ARDIZZONE II JOSEPH WILLIAM
OR CURRENT RESIDENT
32511 E COLFAX AVE
WATKINS CO 80137-8703

BARGER JOSEPH M
OR CURRENT RESIDENT
2982 HASKELL CT
WATKINS CO 80137-7113

BERKEY FREDERIC L AND JEWEL D
OR CURRENT RESIDENT
31790 E 2ND CT
WATKINS CO 80137

BISWURM GENEVIEVE K
OR CURRENT RESIDENT
2805 HASKELL CT
WATKINS CO 80137-7112

BOUSHEE TERRY AND
BOUSHEE SALLY
OR CURRENT RESIDENT
42560 E 64TH AVE
BENNETT CO 80102-9160

BOWMAN JOHN E AND
BOWMAN BIAMA E
OR CURRENT RESIDENT
2283 HASKELL WAY
WATKINS CO 80137-7139

BRADEN NICHOLAS AND
BRADEN JUSTINE
OR CURRENT RESIDENT
33992 E 29TH AVE
WATKINS CO 80137-6717

BREDVOLD JEFFREY
OR CURRENT RESIDENT
7250 N MANILA RD
BENNETT CO 80102-8963

BREWER FORREST L AND
BREWER VIDA L
OR CURRENT RESIDENT
33955 E 25TH AVE
WATKINS CO 80137-7143

BRINKOETER RHONDA K
OR CURRENT RESIDENT
2585 HASKELL PL
WATKINS CO 80137-7138

CARDIN JOHN C AND CARDIN DONNA F
OR CURRENT RESIDENT
41460 US HIGHWAY 36
BENNETT CO 80102-7857

CARMICHAEL BRETT M
OR CURRENT RESIDENT
2752 GENTRY COURT
WATKINS CO 80137

CARY DANIEL M JR AND
CARY HOLLY J
OR CURRENT RESIDENT
2875 HASKELL CT
WATKINS CO 80137-7112

CASILLAS JESUS AND
CASILLAS TERESA
OR CURRENT RESIDENT
32721 E COLFAX AVE
WATKINS CO 80137-8700

CLARK NATHANIEL DAVID AND
CLARK DIANA M
OR CURRENT RESIDENT
7260 SCHUMAKER RD
BENNETT CO 80102-9604

DELEHOY BRENT AND
SCHIEGEL PAULA
OR CURRENT RESIDENT
2274 HASKELL WAY
WATKINS CO 80137-7139

DENES ROLAND A
OR CURRENT RESIDENT
7204 SCHUMAKER RD
BENNETT CO 80102-9604

DOWD MICHAEL T AND
DOWD MEGAN E
OR CURRENT RESIDENT
33850 E 25TH AVE
WATKINS CO 80137

EBERHARD FAMILY TRUST THE
OR CURRENT RESIDENT
2583 GENTRY PL
WATKINS CO 80137-7118

ELRICK DONALD AND
ELRICK JANICE
OR CURRENT RESIDENT
1935 ANDERSON ST
WATKINS CO 80137-6818

ENGBRECHT DAVID AND
ENGBRECHT JENNIFER
OR CURRENT RESIDENT
34450 E 25TH AVE
WATKINS CO 80137-7135

ENNIS CHIZUKO
OR CURRENT RESIDENT
2963 FOUNTAIN HILL COURT
WATKINS CO 80137

FERRELL JAMES E AND
FERRELL FRANCES LYNN
OR CURRENT RESIDENT
1980 GILMORE ST
WATKINS CO 80137-6811

FOX DALE AND FOX PRISCILLA
OR CURRENT RESIDENT
2952 FOUNTAIN HILL CT
WATKINS CO 80137-7116

FREIBERG WILLIAM E AND
FREIBERG JONI E
OR CURRENT RESIDENT
2563 GENTRY PLACE
WATKINS CO 80137

GAGNON PAUL D AND
GAGNON CHERYL L
OR CURRENT RESIDENT
2681 ECLIPSE ST
WATKINS CO 80137-7177

GINEZ MONICA AND
GINEZ JOSE F
OR CURRENT RESIDENT
2972 FOUNTAIN HILL CT
WATKINS CO 80137-7116

GUE ALTON E JR
OR CURRENT RESIDENT
2680 ECLIPSE ST
WATKINS CO 80137

HALTOM ALAN AND
HALTOM TIFFANY
OR CURRENT RESIDENT
37800 CESSNA WAY HNGR 4E
WATKINS CO 80137-7186

HANLEY PETER J AND
HANLEY VIVIAN C
OR CURRENT RESIDENT
2962 HASKELL CT
WATKINS CO 80137-7113

HARRIS ROBERT
OR CURRENT RESIDENT
42700 E 64TH AVENUE
BENNETT CO 80102

HASTINGS ROBERT E
OR CURRENT RESIDENT
2950 ECLECTIC CT
WATKINS CO 80137-7117

HERRERA IVAN VARGAS AND
HERRERA JORGE
OR CURRENT RESIDENT
33375 E 26TH AVE
WATKINS CO 80137-6714

HORVATH TIBOR AND
HORVATH VICTORIA
OR CURRENT RESIDENT
2263 HASKELL WAY
WATKINS CO 80137

JACKSON DENNIS JOHN AND
JACKSON MEGAN MARIE
OR CURRENT RESIDENT
43100 E 64TH AVE
BENNETT CO 80102-9104

JAGMIN GENE T
OR CURRENT RESIDENT
2971 HANOVER COURT
WATKINS CO 80137

JOHNSON GREGORY N AND
JOHNSON LESLEE T
OR CURRENT RESIDENT
2542 GENTRY PLACE
WATKINS CO 80137

JOHNSON RICHARD R
OR CURRENT RESIDENT
33780 38TH AVE
WATKINS CO 80137-7176

JONES LARRY K
OR CURRENT RESIDENT
2882 GENTRY CT
WATKINS CO 80137

LE VEQUE GREGORY M AND PAMELA J
OR CURRENT RESIDENT
2584 HASKELL PL
WATKINS CO 80137

LOPEZ JAVIER
OR CURRENT RESIDENT
1960 CAVANAUGH RD
WATKINS CO 80137-6700

LOPEZ MARY ANN
OR CURRENT RESIDENT
41635 E 48TH AVE
BENNETT CO 80102

LUHRSEN LARS F AND
LUHRSEN COURTNEY B
OR CURRENT RESIDENT
33952 E 29TH AVE
WATKINS CO 80137-6717

MARTIN FAMILY TRUST THE
OR CURRENT RESIDENT
2505 HASKELL PLACE
WATKINS CO 80137

MARTIN STACEY AND
MARTIN LORI
OR CURRENT RESIDENT
2983 HASKELL CT
WATKINS CO 80137-7113

MAXWELL SHANNON K AND
MAXWELL GREGG A
OR CURRENT RESIDENT
41660 US HIGHWAY 36
BENNETT CO 80102-7859

MC CARTHY PATRICK J AND
MC CARTHY GLORIA J
OR CURRENT RESIDENT
31815 E 2ND COURT
WATKINS CO 80137

MELLECKER LINDA L TRUSTEE/MELLECKER
LINDA L REVOCABLE TRUST THE
OR CURRENT RESIDENT
2373 HASKELL WAY
WATKINS CO 80137-7139

METSKER CARL E AND
METSKER JOAN F
OR CURRENT RESIDENT
2943 FOUNTAIN HILL CT
WATKINS CO 80137

MEWALDT JAMES R AND
MEWALDT RUTH A
OR CURRENT RESIDENT
2970 ECLECTIC CT
WATKINS CO 80137-7117

MEYERS ROBERT W
OR CURRENT RESIDENT
2544 HASKELL PLACE
WATKINS CO 80137

MK LLLP
OR CURRENT RESIDENT
1600 N HUDSON RD
WATKINS CO 80137-6800

MOLER THERESE M/GREG D 51% INT AND
MOLER THERESE M 49% INT
OR CURRENT RESIDENT
34090 E 25TH AVE
WATKINS CO 80137

MUNOZ MARISOL HERNANDEZ AND
PEREZ RAFAEL
OR CURRENT RESIDENT
7450 SCHUMAKER RD
BENNETT CO 80102-8968

MUNOZ MICHAEL AND
MUNOZ AMY
OR CURRENT RESIDENT
7450 N MANILA RD
BENNETT CO 80102-8965

NUNEZ ABEL AND
NUNEZ VERONICA
OR CURRENT RESIDENT
2100 N WATKINS RD
WATKINS CO 80137-6804

OCAMPO HERNANDEZ GERARDO
OR CURRENT RESIDENT
2254 HASKELL WAY
WATKINS CO 80137-7139

OGDEN TERRY L AND
OGDEN SALLY A
OR CURRENT RESIDENT
33752 E 29TH AVE
WATKINS CO 80137-6718

OLSON JOHN RICHARD AND
OLSON CINDY RAE
OR CURRENT RESIDENT
2860 ECLIPSE ST
WATKINS CO 80137-7146

OS REMODELING AND CONSTRUCTION
OR CURRENT RESIDENT
2030 N WATKINS RD
WATKINS CO 80137-6810

PALAMAR GUILLERMO
OR CURRENT RESIDENT
5240 SCHUMAKER RD
BENNETT CO 80102-9148

PAWLEY ALAN J
OR CURRENT RESIDENT
2971 ECLECTIC CT
WATKINS CO 80137-7117

PERSON JOHN F AND
PERSON JANIE L
OR CURRENT RESIDENT
2991 ECLECTIC CT
WATKINS CO 80137-7117

PESCH CYNTHIA A
OR CURRENT RESIDENT
2951 HANOVER CT
WATKINS CO 80137-7114

PETERSON HELEN M
OR CURRENT RESIDENT
2977 FOUNTAIN HILL CT
WATKINS CO 80137-7116

PILAND LOWELL
OR CURRENT RESIDENT
43651 E 38TH AVE
BENNETT CO 80102-8846

PORTER CRAIG R
OR CURRENT RESIDENT
2881 GENTRY CT
WATKINS CO 80137-7115

PUCKETT STEVE M AND
PUCKETT DONNA J
OR CURRENT RESIDENT
4820 SCHUMAKER RD
BENNETT CO 80102-9148

RAMSDELL MARK G AND
RAMSDELL CAROL J
OR CURRENT RESIDENT
34150 E 25TH AVE
WATKINS CO 80137

REMPFER EPHRAIM
OR CURRENT RESIDENT
2244 HASKELL WAY
WATKINS CO 80137-7139

RESCH JEANNE M
OR CURRENT RESIDENT
34250 E 25TH AVE
WATKINS CO 80137-7101

REYNOLDS WILLIAM B AND
REYNOLDS MARY R
OR CURRENT RESIDENT
2504 HASKELL PL
WATKINS CO 80137-7138

RICE MERRI-LYN
OR CURRENT RESIDENT
2950 HANOVER CT
WATKINS CO 80137-7114

ROBSON RONALD E AND
ROBSON CYNTHIA A
OR CURRENT RESIDENT
33855 E 45TH AVE
WATKINS CO 80136

ROHDE TERRY L AND
ROHDE PATRICIA S
OR CURRENT RESIDENT
34251 E 25TH AVE
WATKINS CO 80137

SALAS JUAN M AND
TELLEZ JAILENE
OR CURRENT RESIDENT
1950 GILMORE ST
WATKINS CO 80137-6811

SAUDER KEITH RANDALL AND
SAUDER KATHERINE ANN
OR CURRENT RESIDENT
2625 N PETERSON RD
BENNETT CO 80102-8813

SCHOFIELD FELIX R AND
SCHOFIELD ERICA M
OR CURRENT RESIDENT
34050 E 25TH AVE
WATKINS CO 80137-7137

SEWILL SEAN M AND
DARLING-SEWILL KIMBERLY L
OR CURRENT RESIDENT
2772 GENTRY CT
WATKINS CO 80137-7115

SIERRA MARCO VINICIO
OR CURRENT RESIDENT
6140 SCHUMAKER RD
BENNETT CO 80102-9150

SMALLEY KARLAND H AND
SMALLEY TRACEY A
OR CURRENT RESIDENT
33980 E 40TH AVE
WATKINS CO 80137

SNELL CHESTER LAWRENCE AND
SNELL LINDA M
OR CURRENT RESIDENT
2565 HASKELL PL
WATKINS CO 80137-7138

SOUTHWELL CAREY IRENE AND
SOUTHWELL CHARLES MARK
OR CURRENT RESIDENT
2953 HASKELL CT
WATKINS CO 80137-7113

SPENCER REBECCA J KEITH
OR CURRENT RESIDENT
2874 HASKELL CT
WATKINS CO 80137-7112

STERNER ELLEN AND
HARPER WILLIAM LAMAR
OR CURRENT RESIDENT
2774 HASKELL CT
WATKINS CO 80137-7166

STEWART HEATHER L AND
STEWART ROBERT S
OR CURRENT RESIDENT
2981 HANOVER CT
WATKINS CO 80137-7114

SUGAR MARK L AND SUGAR TRACY B
OR CURRENT RESIDENT
1991 GILMORE ST
WATKINS CO 80137-6811

SUNGWOO INC
OR CURRENT RESIDENT
32691 E COLFAX AVE
WATKINS CO 80137-8727

SWENSON JERRY A
OR CURRENT RESIDENT
41020 US HIGHWAY 36
BENNETT CO 80102-8626

TAYLOR ALETHEA D
OR CURRENT RESIDENT
2294 HASKELL WAY
WATKINS CO 80137-7139

TEMPLETON BEN H AND
TEMPLETON GARNETT F
OR CURRENT RESIDENT
33950 E 25TH AVE
WATKINS CO 80137-7196

THE CRONK FAMILY TRUST
OR CURRENT RESIDENT
43905 E 64TH AVE
BENNETT CO 80102-9104

THERIAULT BRIAN AND
THERIAULT DENETTE
OR CURRENT RESIDENT
31810 E 2ND CT
WATKINS CO 80137-6821

TOWN TIFFENY A AND
TOWN MICAH G
OR CURRENT RESIDENT
7380 SCHUMAKER RD
BENNETT CO 80102-9604

VILLEGAS WALTER
OR CURRENT RESIDENT
35070 E COLFAX AVE
WATKINS CO 80137-9007

WADE RODGER GRANT AND
WADE CAROL R
OR CURRENT RESIDENT
6060 SCHUMAKER RD
BENNETT CO 80102-9150

WHITE ROBERT F AND
WHITE MARY K
OR CURRENT RESIDENT
31805 E 2ND CT
WATKINS CO 80137-6821

WILLIAMS RICHARD L AND
WILLIAMS AMY L
OR CURRENT RESIDENT
2543 GENTRY PL
WATKINS CO 80137-7118

WILLIS EUGENE A AND
WILLIS KIMBERLY A
OR CURRENT RESIDENT
7905 SCHUMAKER RD
BENNETT CO 80102-9656

WILSON ANDREW M AND
WILSON SARAH M
OR CURRENT RESIDENT
7545 SCHUMAKER RD
BENNETT CO 80102-9614

WINDER TALLON
OR CURRENT RESIDENT
1931 GILMORE ST
WATKINS CO 80137-6811

WINTERS CHARLES A
OR CURRENT RESIDENT
2990 ECLECTIC CT
WATKINS CO 80137-7117

ZUHLKE RONALD L JR AND
ZUHLKE HEIDI
OR CURRENT RESIDENT
41620 US HIGHWAY 36
BENNETT CO 80102-7859

CURRENT RESIDENT
41140 US HIGHWAY 36
BENNETT CO 80102-7800

CURRENT RESIDENT
41220 US HIGHWAY 36
BENNETT CO 80102-7800

CURRENT RESIDENT
41280 US HIGHWAY 36
BENNETT CO 80102-7800

CURRENT RESIDENT
41340 US HIGHWAY 36
BENNETT CO 80102-7857

CURRENT RESIDENT
41420 US HIGHWAY 36
BENNETT CO 80102-7857

CURRENT RESIDENT
41540 US HIGHWAY 36
BENNETT CO 80102-7858

CURRENT RESIDENT
40940 US HIGHWAY 36
BENNETT CO 80102-8626

CURRENT RESIDENT
41070 US HIGHWAY 36
BENNETT CO 80102-8626

CURRENT RESIDENT
6955 N PETERSON RD
BENNETT CO 80102-8810

CURRENT RESIDENT
2495 SCHUMAKER RD
BENNETT CO 80102-8843

CURRENT RESIDENT
3535 N HARBACK RD
BENNETT CO 80102-8856

CURRENT RESIDENT
3707 N HARBACK RD
BENNETT CO 80102-8856

CURRENT RESIDENT
1614 N MANILA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
1616 MANILLA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
1616 N MANILA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
1631 N MANILA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
2121 MANILLA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
2121 N MANILA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
2575 MANILLA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
2575 N MANILA RD
BENNETT CO 80102-8868

CURRENT RESIDENT
7350 N MANILA RD
BENNETT CO 80102-8964

CURRENT RESIDENT
7550 N MANILA RD
BENNETT CO 80102-8966

CURRENT RESIDENT
5400 SCHUMAKER RD
BENNETT CO 80102-9103

CURRENT RESIDENT
5950 SCHUMAKER RD
BENNETT CO 80102-9150

CURRENT RESIDENT
6840 MANILLA RD
BENNETT CO 80102-9524

CURRENT RESIDENT
6840 N MANILA RD
BENNETT CO 80102-9524

CURRENT RESIDENT
7010 MANILLA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
7010 N MANILA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
7070 MANILLA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
7070 N MANILA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
7180 MANILLA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
7180 N MANILA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
7190 MANILLA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
7190 N MANILA RD
BENNETT CO 80102-9530

CURRENT RESIDENT
7291 SCHUMAKER RD
BENNETT CO 80102-9604

CURRENT RESIDENT
7347 SCHUMAKER RD
BENNETT CO 80102-9604

CURRENT RESIDENT
7580 SCHUMAKER RD
BENNETT CO 80102-9614

CURRENT RESIDENT
7590 SCHUMAKER RD
BENNETT CO 80102-9614

CURRENT RESIDENT
1950 CAVANAUGH RD
WATKINS CO 80137-6700

CURRENT RESIDENT
2300 CAVANAUGH RD
WATKINS CO 80137-6700

CURRENT RESIDENT
33105 E COLFAX AVE UNIT A
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT B
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT C
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT D
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT E
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT F
WATKINS CO 80137-6720

CURRENT RESIDENT
33105 E COLFAX AVE UNIT G
WATKINS CO 80137-6720

CURRENT RESIDENT
33355 E COLFAX AVE
WATKINS CO 80137-6732

CURRENT RESIDENT
32845 E COLFAX AVE
WATKINS CO 80137-6736

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV1
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV10
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV2
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV3
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV4
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV5
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV6
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV7
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV8
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV9
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC T5
WATKINS CO 80137-6801

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV12
WATKINS CO 80137-6802

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV13
WATKINS CO 80137-6802

CURRENT RESIDENT
35500 E COLFAX AVE SPC HSE2
WATKINS CO 80137-6803

CURRENT RESIDENT
35500 E COLFAX AVE SPC HSE3
WATKINS CO 80137-6803

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV14
WATKINS CO 80137-6808

CURRENT RESIDENT
1980 S CLAY ST
WATKINS CO 80137-6817

CURRENT RESIDENT
1981 S CLAY ST
WATKINS CO 80137-6817

CURRENT RESIDENT
1965 ANDERSON ST
WATKINS CO 80137-6818

CURRENT RESIDENT
32555 E FRONT ST N
WATKINS CO 80137-6819

CURRENT RESIDENT
31800 E 2ND CT
WATKINS CO 80137-6821

CURRENT RESIDENT
1610 DENVER AVE
WATKINS CO 80137-6822

CURRENT RESIDENT
37400 ASTRA WAY
WATKINS CO 80137-7105

CURRENT RESIDENT
37700 ASTRA WAY UNIT 1
WATKINS CO 80137-7106

CURRENT RESIDENT
37700 ASTRA WAY UNIT 2
WATKINS CO 80137-7106

CURRENT RESIDENT
37550 E 50TH AVE HNGR 2E
WATKINS CO 80137-7107

CURRENT RESIDENT
37400 E 50TH AVE HNGR 2E
WATKINS CO 80137-7110

CURRENT RESIDENT
37550 ASTRA WAY HNGR 3E
WATKINS CO 80137-7111

CURRENT RESIDENT
2804 HASKELL CT
WATKINS CO 80137-7112

CURRENT RESIDENT
2992 HASKELL CT
WATKINS CO 80137-7113

CURRENT RESIDENT
2552 GENTRY PL
WATKINS CO 80137-7118

CURRENT RESIDENT
37700 CESSNA WAY HNGR 6E
WATKINS CO 80137-7120

CURRENT RESIDENT
37835 ASTRA WAY
WATKINS CO 80137-7121

CURRENT RESIDENT
34195 E 48TH AVE
WATKINS CO 80137-7126

CURRENT RESIDENT
37801 E 51ST AVE HNGR 1E
WATKINS CO 80137-7132

CURRENT RESIDENT
37801 E 51ST AVE HNGR 2E
WATKINS CO 80137-7132

CURRENT RESIDENT
37801 E 51ST AVE HNGR 2W
WATKINS CO 80137-7132

CURRENT RESIDENT
37451 BEECHCRAFT WAY HNGR 2
WATKINS CO 80137-7134

CURRENT RESIDENT
37451 BEECHCRAFT WAY HNGR 3
WATKINS CO 80137-7134

CURRENT RESIDENT
4101 IMBODEN RD
WATKINS CO 80137-7136

CURRENT RESIDENT
2372 HASKELL WAY
WATKINS CO 80137-7139

CURRENT RESIDENT
5049 FRONT RANGE PKWY
WATKINS CO 80137-7145

CURRENT RESIDENT
2861 ECLIPSE ST
WATKINS CO 80137-7146

CURRENT RESIDENT
37450 ASTRA WAY UNIT T32
WATKINS CO 80137-7147

CURRENT RESIDENT
33900 E 40TH AVE
WATKINS CO 80137-7148

CURRENT RESIDENT
37600 E 50TH AVE HNGR 6E
WATKINS CO 80137-7149

CURRENT RESIDENT
34100 E 40TH AVE
WATKINS CO 80137-7153

CURRENT RESIDENT
37500 E 50TH AVE HNGR 1W
WATKINS CO 80137-7155

CURRENT RESIDENT
37500 E 50TH AVE HNGR 5W
WATKINS CO 80137-7155

CURRENT RESIDENT
5200 FRONT RANGE PKWY LOWR 1
WATKINS CO 80137-7156

CURRENT RESIDENT
5200 FRONT RANGE PKWY LOWR 2
WATKINS CO 80137-7156

CURRENT RESIDENT
5200 FRONT RANGE PKWY STE A
WATKINS CO 80137-7156

CURRENT RESIDENT
5200 FRONT RANGE PKWY UNIT 5
WATKINS CO 80137-7156

CURRENT RESIDENT
5200 FRONT RANGE PKWY UNIT 6
WATKINS CO 80137-7156

CURRENT RESIDENT
37401 BEECHCRAFT WAY
WATKINS CO 80137-7158

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE 1
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE A
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE B
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE C
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE G
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY HNGR 2
WATKINS CO 80137-7174

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE H
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE D
WATKINS CO 80137-7174

CURRENT RESIDENT
5150 FRONT RANGE PKWY STE I
WATKINS CO 80137-7160

CURRENT RESIDENT
5150 FRONT RANGE PKWY UNIT 3
WATKINS CO 80137-7174

CURRENT RESIDENT
37600 CESSNA WAY
WATKINS CO 80137-7161

CURRENT RESIDENT
32820 E FRONT ST S
WATKINS CO 80137-7178

CURRENT RESIDENT
37550 ASTRA WAY HNGR 4E
WATKINS CO 80137-7171

CURRENT RESIDENT
37625 ASTRA WAY
WATKINS CO 80137-7179

CURRENT RESIDENT
37550 ASTRA WAY HNGR 5E
WATKINS CO 80137-7171

CURRENT RESIDENT
37650 ASTRA WAY
WATKINS CO 80137-7179

CURRENT RESIDENT
37550 ASTRA WAY UNIT 2E
WATKINS CO 80137-7171

CURRENT RESIDENT
1800 N WATKINS RD
WATKINS CO 80137-7182

CURRENT RESIDENT
5200 FRONT RANGE PKWY UNIT 13
WATKINS CO 80137-7173

CURRENT RESIDENT
37550 ASTRA WAY HNGR 1E
WATKINS CO 80137-7183

CURRENT RESIDENT
5200 FRONT RANGE PKWY UNIT 2
WATKINS CO 80137-7173

CURRENT RESIDENT
37800 CESSNA WAY HNGR 1E
WATKINS CO 80137-7186

CURRENT RESIDENT
5200 FRONT RANGE PKWY UNIT A
WATKINS CO 80137-7173

CURRENT RESIDENT
37800 CESSNA WAY HNGR 2E
WATKINS CO 80137-7186

CURRENT RESIDENT
37800 CESSNA WAY HNGR 3E
WATKINS CO 80137-7186

CURRENT RESIDENT
37800 CESSNA WAY HNGR 5W
WATKINS CO 80137-7186

CURRENT RESIDENT
37800 CESSNA WAY HNGR 6E
WATKINS CO 80137-7186

CURRENT RESIDENT
37800 CESSNA WAY HNGR 6W
WATKINS CO 80137-7186

CURRENT RESIDENT
37700 CESSNA WAY HNGR 2W
WATKINS CO 80137-7194

CURRENT RESIDENT
37700 CESSNA WAY HNGR 1E
WATKINS CO 80137-7195

CURRENT RESIDENT
37700 CESSNA WAY HNGR 5W
WATKINS CO 80137-7195

CURRENT RESIDENT
5190 VIOLET HILL ST UNIT D
WATKINS CO 80137-7198

CURRENT RESIDENT
37350 ASTRA WAY
WATKINS CO 80137-7199

CURRENT RESIDENT
37900 CESSNA WAY HNGR B
WATKINS CO 80137-7204

CURRENT RESIDENT
37350 E 50TH AVE
WATKINS CO 80137-7206

CURRENT RESIDENT
37701 E 51ST AVE HNGR 1W
WATKINS CO 80137-7210

CURRENT RESIDENT
37701 E 51ST AVE HNGR 2W
WATKINS CO 80137-7210

CURRENT RESIDENT
37870 E 50TH AVE HNGR A
WATKINS CO 80137-7214

CURRENT RESIDENT
37870 E 50TH AVE HNGR B
WATKINS CO 80137-7214

CURRENT RESIDENT
5190 VIOLET HILL ST UNIT A
WATKINS CO 80137-7216

CURRENT RESIDENT
5190 VIOLET HILL ST UNIT B
WATKINS CO 80137-7216

CURRENT RESIDENT
5190 VIOLET HILL ST UNIT C
WATKINS CO 80137-7216

CURRENT RESIDENT
5190 VIOLET HILL ST UNIT E
WATKINS CO 80137-7216

CURRENT RESIDENT
5190 VIOLET HILL ST UNIT F
WATKINS CO 80137-7216

CURRENT RESIDENT
37800 ASTRA WAY HNGR 5W
WATKINS CO 80137-7218

CURRENT RESIDENT
37500 ASTRA WAY HNGR 3E
WATKINS CO 80137-7219

CURRENT RESIDENT
37700 E 50TH AVE HNGR 1
WATKINS CO 80137-7222

CURRENT RESIDENT
6657 IMBODEN RD
WATKINS CO 80137-7223

CURRENT RESIDENT
5195 FRONT RANGE PKWY
WATKINS CO 80137-7224

CURRENT RESIDENT
5126 FRONT RANGE PKWY STE A
WATKINS CO 80137-7700

CURRENT RESIDENT
5126 FRONT RANGE PKWY UNIT B
WATKINS CO 80137-7700

CURRENT RESIDENT
37850 CESSNA WAY HNGR 3E
WATKINS CO 80137-7702

CURRENT RESIDENT
37850 CESSNA WAY HNGR 6E
WATKINS CO 80137-7703

CURRENT RESIDENT
32781 E COLFAX AVE
WATKINS CO 80137-8700

CURRENT RESIDENT
32505 E COLFAX AVE
WATKINS CO 80137-8703

CURRENT RESIDENT
32071 E COLFAX AVE
WATKINS CO 80137-8705

CURRENT RESIDENT
31990 E COLFAX AVE
WATKINS CO 80137-8706

CURRENT RESIDENT
32681 E COLFAX AVE
WATKINS CO 80137-8727

CURRENT RESIDENT
33000 E 72ND AVE
WATKINS CO 80137-8930

CURRENT RESIDENT
6995 IMBODEN RD
WATKINS CO 80137-8934

CURRENT RESIDENT
6455 IMBODEN RD
WATKINS CO 80137-8944

CURRENT RESIDENT
35500 E COLFAX AVE APT 1
WATKINS CO 80137-9002

CURRENT RESIDENT
35500 E COLFAX AVE APT 3
WATKINS CO 80137-9002

CURRENT RESIDENT
35500 E COLFAX AVE SPC 32
WATKINS CO 80137-9002

CURRENT RESIDENT
35500 E COLFAX AVE SPC RV11
WATKINS CO 80137-9002

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35500 E COLFAX AVE SPC RV15
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CURRENT RESIDENT
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WATKINS CO 80137-9013

CURRENT RESIDENT
35500 E COLFAX AVE APT 4
WATKINS CO 80137-9014

CURRENT RESIDENT
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CURRENT RESIDENT
35500 E COLFAX AVE SPC 18
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CURRENT RESIDENT
35500 E COLFAX AVE SPC T1
WATKINS CO 80137-9014

CURRENT RESIDENT
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WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC T2
WATKINS CO 80137-9014

CURRENT RESIDENT
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WATKINS CO 80137-9014

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35500 E COLFAX AVE SPC T3
WATKINS CO 80137-9014

CURRENT RESIDENT
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WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC T3B
WATKINS CO 80137-9014

CURRENT RESIDENT
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WATKINS CO 80137-9014

CURRENT RESIDENT
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WATKINS CO 80137-9016

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WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE BLDG 2
WATKINS CO 80137-9019

CURRENT RESIDENT
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WATKINS CO 80137-9014

CURRENT RESIDENT
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WATKINS CO 80137-9020

CURRENT RESIDENT
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WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE BLDG 1
WATKINS CO 80137-9021

CURRENT RESIDENT
35500 E COLFAX AVE SPC 46
WATKINS CO 80137-9014

CURRENT RESIDENT
35500 E COLFAX AVE SPC T4
WATKINS CO 80137-9025

CURRENT RESIDENT
35500 E COLFAX AVE SPC HSE1
WATKINS CO 80137-9014

Colorado Air and Space Port Subarea Plan

PLN2021-00005

November 2, 2021

Board of County Commissioners Public Hearing

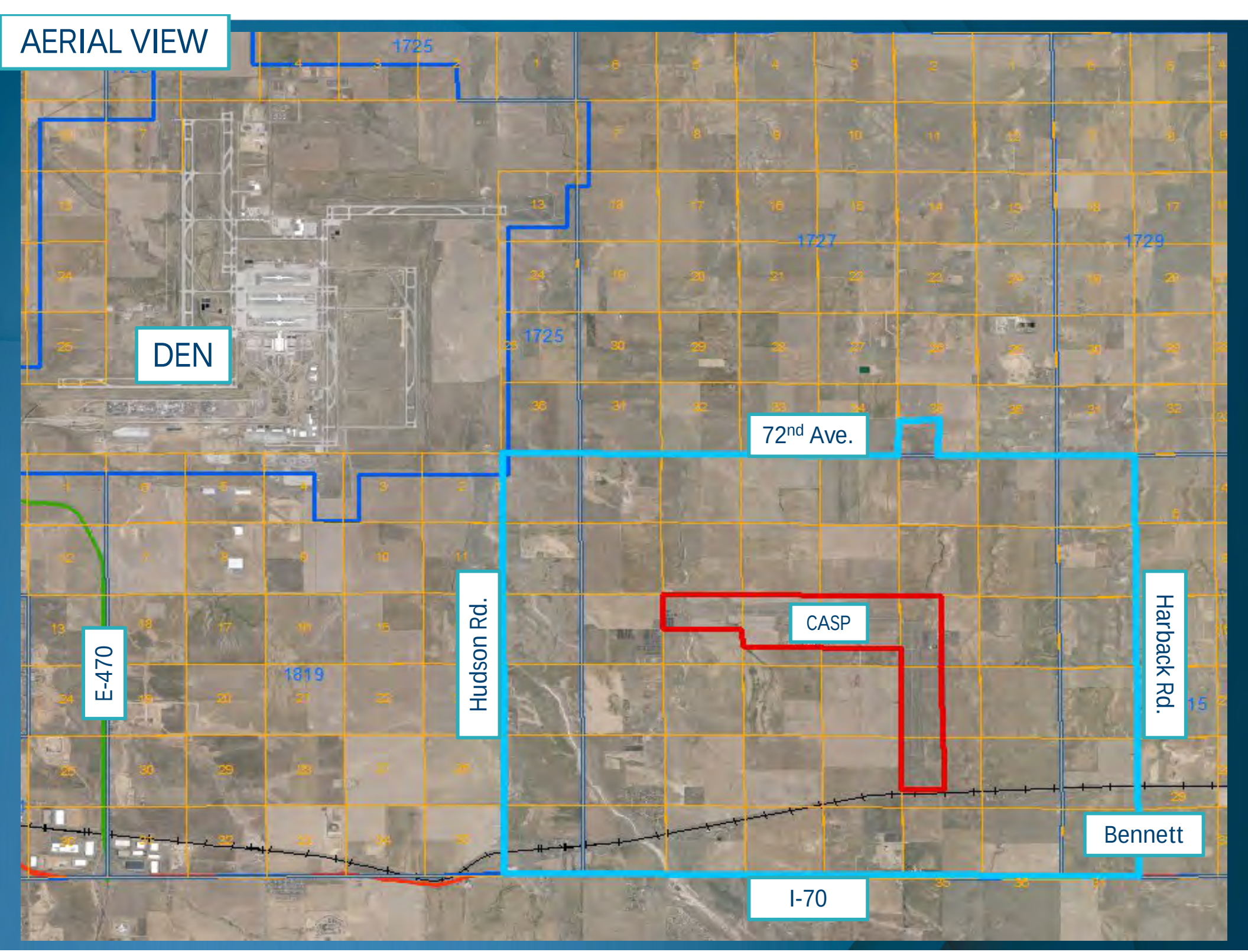
Community and Economic Development Department

Case Manager: Nick Eagleson

Request

Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan

AERIAL VIEW


1725
1727
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1725
DEN
72nd Ave.
E-470
Hudson Rd.
1819
CASP
Harback Rd.
Bennett
I-70

Background

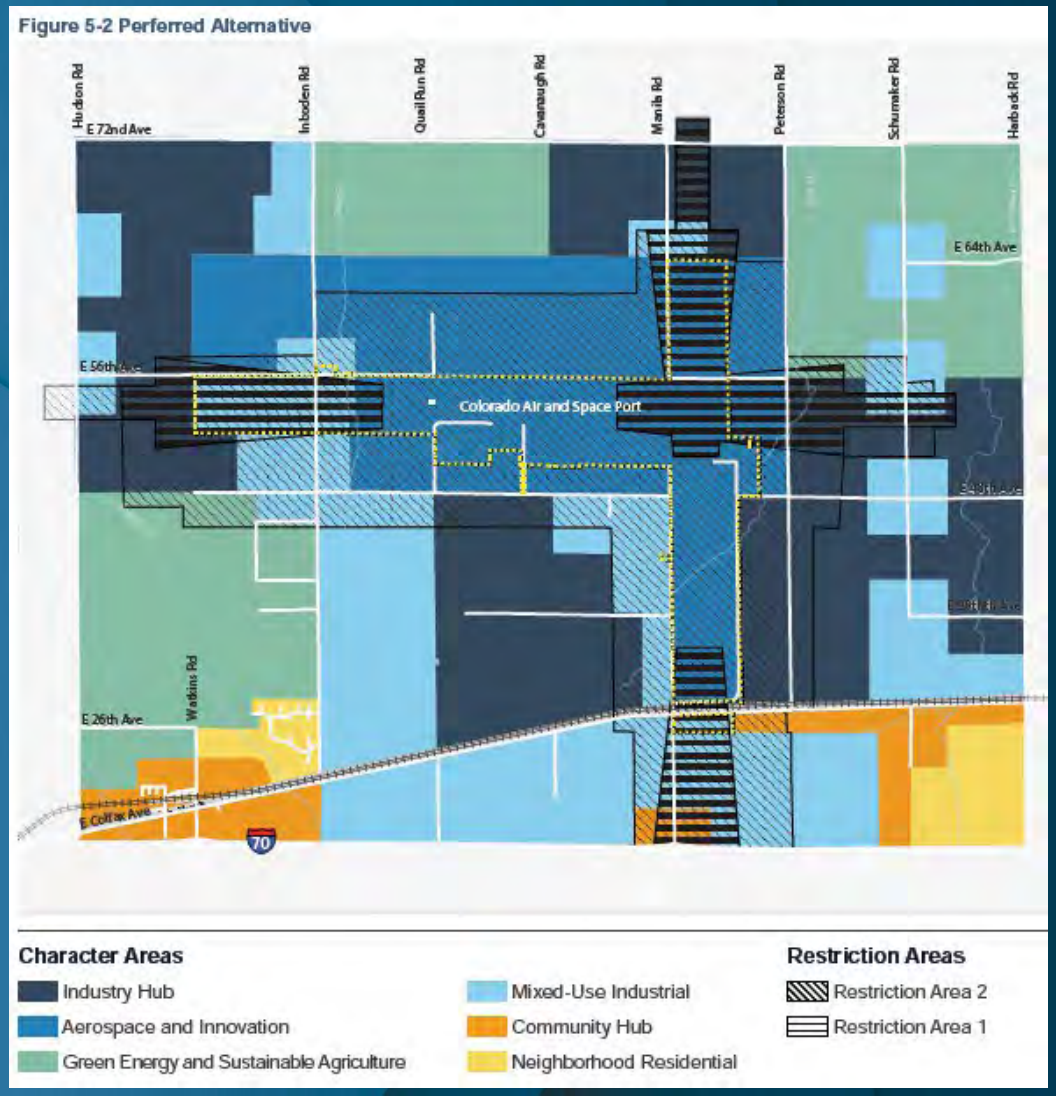
- Establish a vision for the desired future around Colorado Air and Space Port (CASP)
- Serve as a guide for review of future development proposals
- Provide details about intended future land uses, infrastructure, and development policies and standards
- Address near-term and long-term goals for the defined area
- Posted RFP and selected consultant in spring 2020
- Initial kick-off meeting in June 2020
- Establish Advisory Group, Steering Committee, and stakeholder groups

The Planning Process

- Existing Conditions Report
  - Land use, planned development, transportation, mobility, and public utilities
  - Market analysis – Regional employment, area forecasts, and market potentials
- Vision and Goals (Innovative, Integrated, and Resilient Subarea)
- Scenarios and Strategies
- Draft Plan

Future Land Use Plan

- Community and Stakeholders
- Vision of previously adopted plans
- Development of six Character Areas:
  - Industry Hub
  - Aerospace and Innovation
  - Mixed-use Industrial
  - Green Energy and Sustainable Agriculture
  - Community Hub
  - Neighborhood Residential



Criteria for Amendment to Comprehensive Plan

Section 2-02-15-06-03

- Consistency with the goals and policies of the Adams County Comprehensive Plan.
- Consistent or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
- The amendment advances the health, safety, and welfare of citizens and property owners.

Planning Commission

- Planning Commission hearing June 24, 2021
- Two public comments:
  - Alignment of Watkins Road
  - Future Land Use within CASP Restriction Areas
- Approval (6-0)

Board of County Commissioners

- BoCC Hearing August 3, 2021
  - Requested Continuance regarding outreach and incorporating plans and studies within the Subarea Plan

- BoCC Study Session September 21, 2021
  - Adopted Plans: Aurora Comp. Plan, Arapahoe Comp Plan, Town of Bennett Comp. Plan, NEATS, Adams County Open Space , Parks, and Trails Master Plan
  - Plans & Studies: Adams County Community Needs Assessment, I-70 Corridor Economic Assessment, CCD Dept. of Aviation (Aerotropolis Study), CDOT Aerotropolis Visioning Study

Recommendation

Ratification of the Approval of Planning Commission for an Amendment to the Adams County Comprehensive Plan for the Colorado Air and Space Port Subarea Plan (PLN2021-00005) based on:

- 5 Findings-of-Fact
- 1 Condition

Findings-of-Fact

1. Development patterns or factors have substantially changed in ways that necessitate or support the plan.
2. The proposed plan is consistent with the goals and policies of Adams County.
3. The proposed plan is consistent and/or compatible with the land use, transportation, and open space plans.
4. The proposed plan advances the health, safety, and welfare of the citizens and property owners within the region.
5. The proposed plan does not overburden the County's existing or planned infrastructure systems, or else provides measures to mitigate such impacts.

Condition of Approval

1. Up until November 30, 2021, the Development Services Department staff may make minor corrections to the Colorado Air and Space Port Subarea Plan, including but not limited to, typographical errors, to ensure accuracy and consistency throughout the Plan.

Alternative Findings-of-Fact

1. Development patterns or factors have not substantially changed in ways that necessitate or support the plan.
2. The proposed plan is not consistent with the goals and policies of Adams County.
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Colorado Air and Space Port Subarea Plan

PLN2021-00005

August 3, 2021

Board of County Commissioners Public Hearing

Community and Economic Development Department

Case Manager: Nick Eagleson

Request

Amendment to the Adams County Comprehensive Plan for the creation of the Colorado Air and Space Port Subarea Plan

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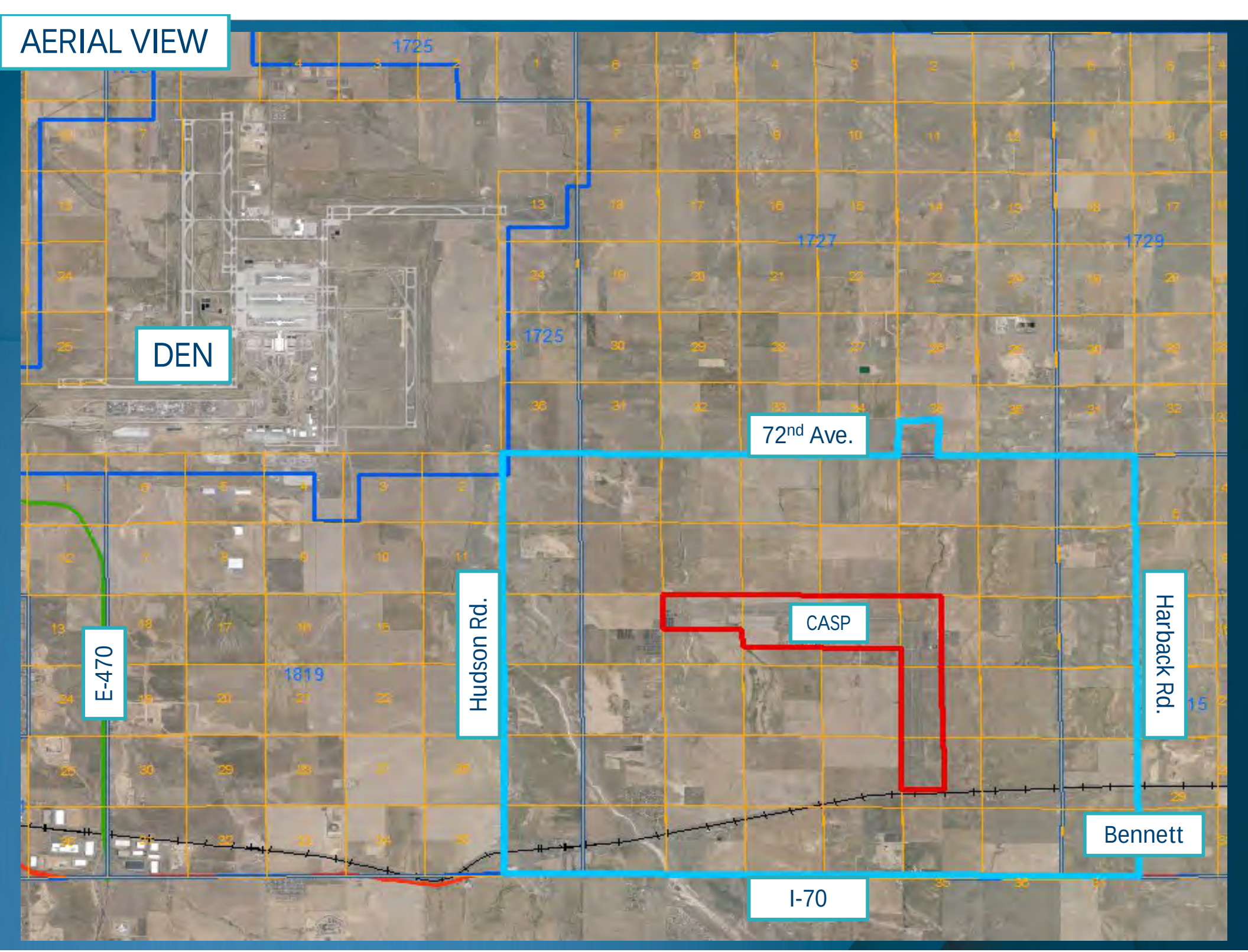
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  - Community Hub
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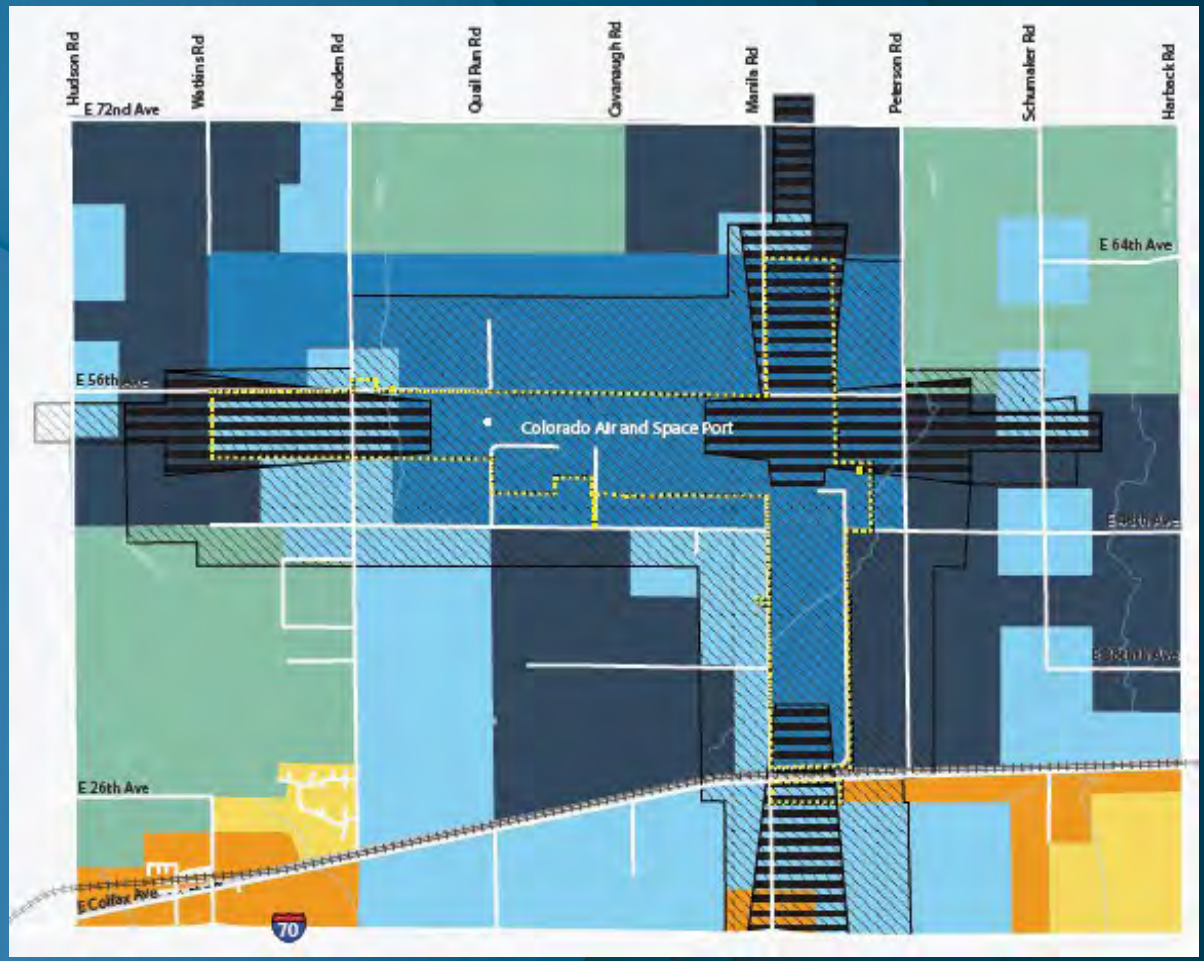
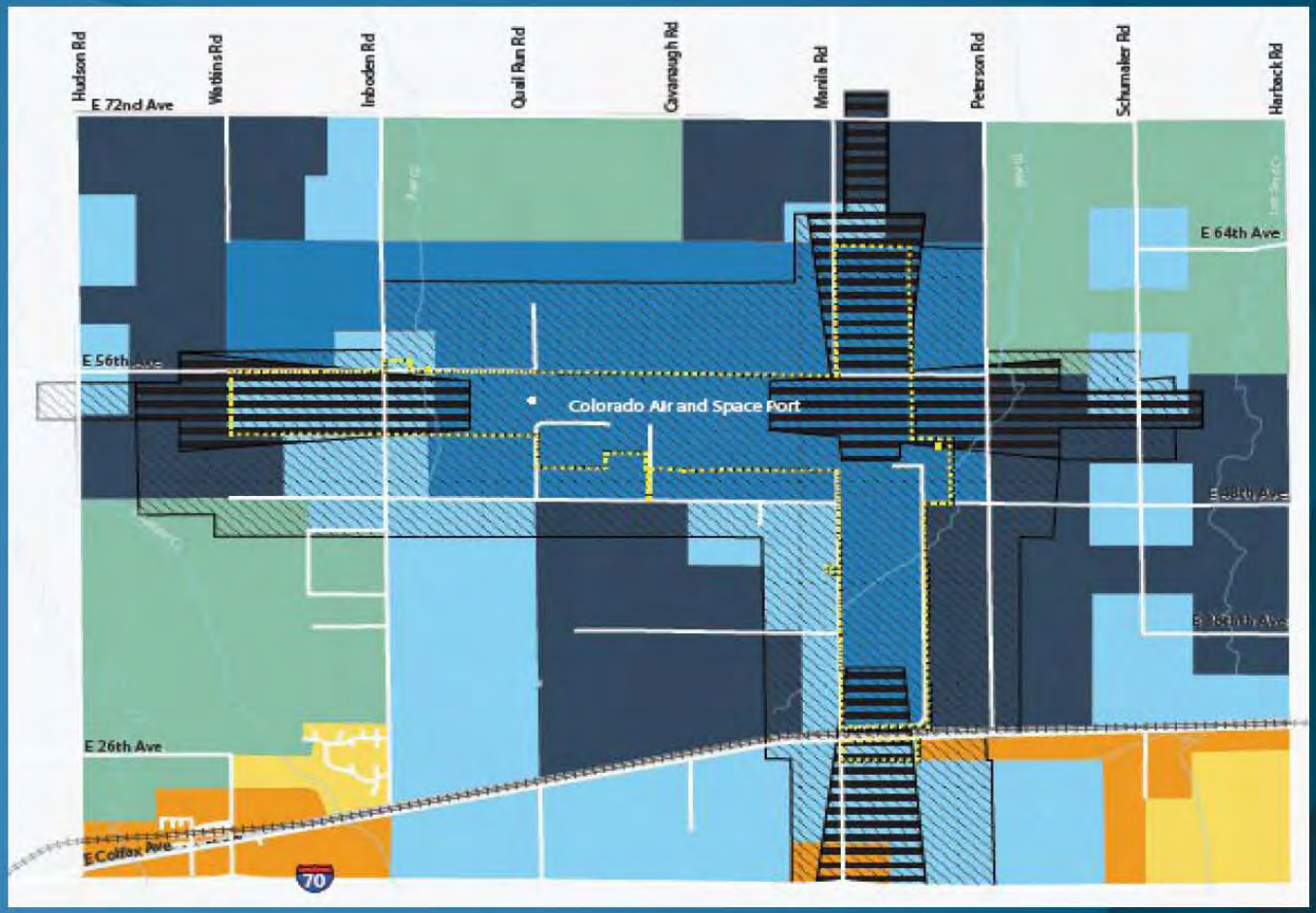


Recommended Scenario

- Prioritized set of goals and recommendations for land use, mobility, parks and open space, utilities, and economic development.



Outreach

- Steering Committee
  - Craft goals, challenges & opportunities
  - Collaboration between multiple jurisdictions:
    - City of Aurora Water, Aurora Planning, Aurora ED
    - ADCO ED
    - Metro EDC
    - DEN
    - Arapahoe County
    - CASP
- Focus Groups
  - Work directly with residents, business owners, and landowners
  - Designated website to conduct online workshops and surveys to continue gauging public input

Criteria for Amendment to Comprehensive Plan

Section 2-02-15-06-03

- Consistency with the goals and policies of the Adams County Comprehensive Plan.
- Consistent or compatible with the land use, transportation, and open space maps in the Adams County Comprehensive Plan.
- The amendment advances the health, safety, and welfare of citizens and property owners.

Public/Referral Agency Comments

- Steering Committee
  - Aurora Water, Aurora Planning, Town of Bennett, CASP, Arapahoe County, Rocky Mountain Industrials
- Public Comments
  - Future land use designations impacting property values
  - Would the proposed future land use designation impact the future of their business operations.
  - More flexibility for residential development in the Town of Bennett.
- County Comments
  - Incorporating elements of the Subarea Plan into the Transportation Master Plan, and the Comprehensive Plan update (Advancing Adams).
  - The potential to maintain any new parks, open space, or trails within the area.

Planning Commission

- Planning Commission hearing June 24, 2021
- Two public comments:
  - Alignment of Watkins Road
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Staff Summary

- Subarea Plan demonstrates a more proactive, forward-thinking approach for the region.
- Recommends more collaboration between Adams County and the communities of Aurora and the Town of Bennett.

Recommendation

Ratification of the Approval of Planning Commission for an Amendment to the Adams County Comprehensive Plan for the Colorado Air and Space Port Subarea Plan (PLN2021-00005) based on:

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- 1 Condition

Findings-of-Fact

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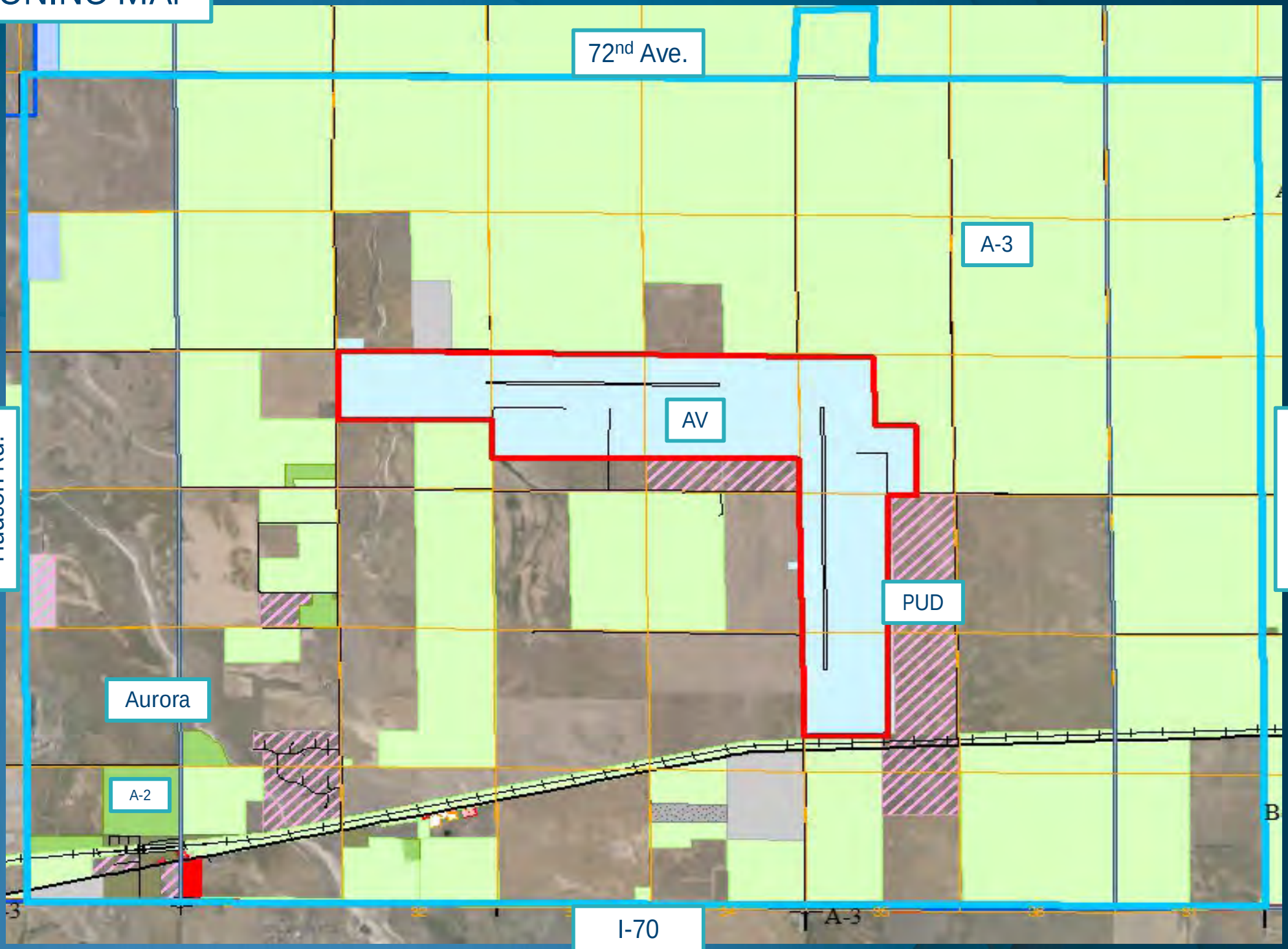
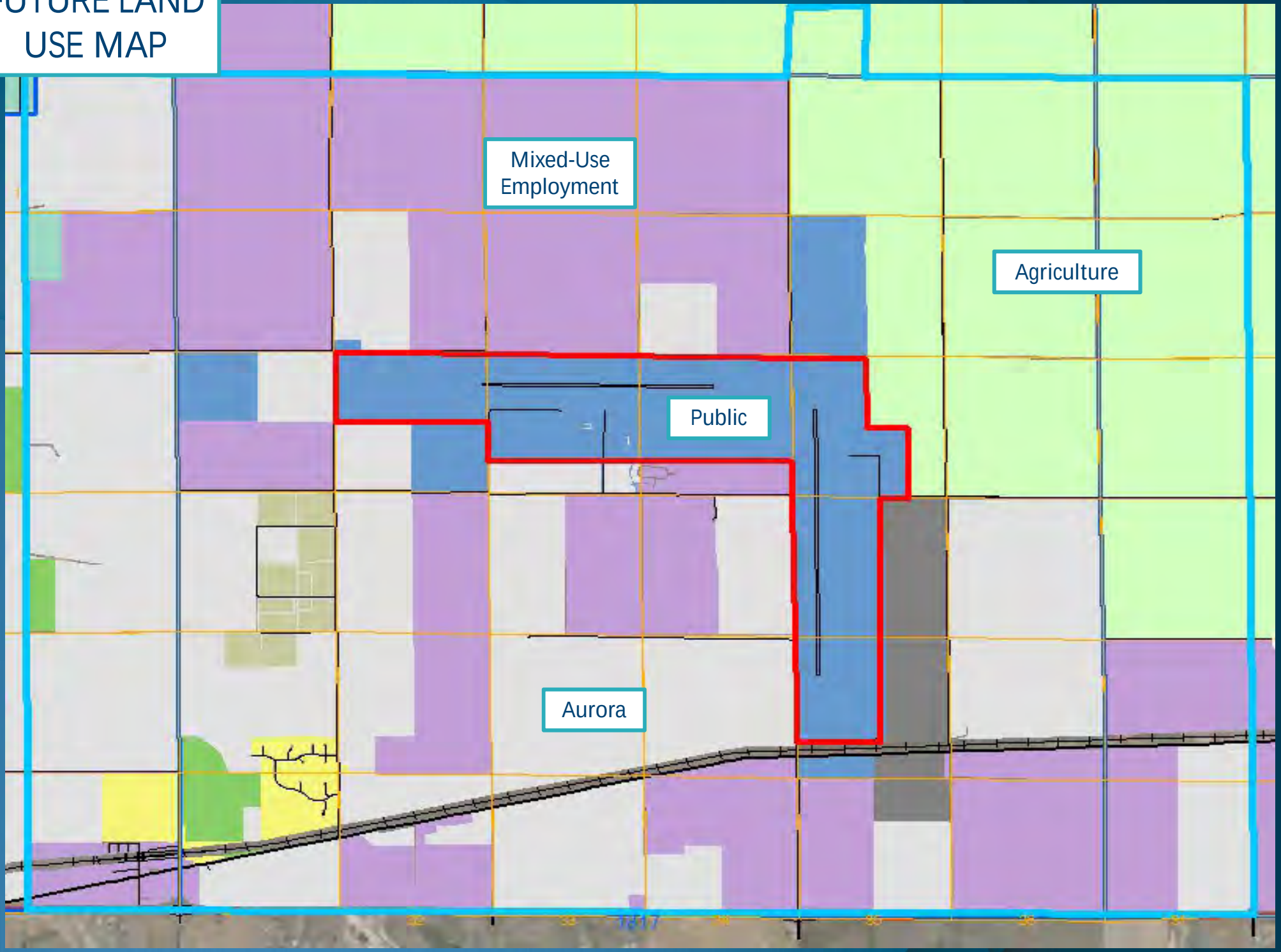
ZONING MAP



FUTURE LAND USE MAP



COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

CASE NO.: PLT2021-00006

CASE NAME: U-Haul Moving & Storage of Mile High

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- 2.2 Zoning Map
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- 3.2 Applicant Preliminary Plat

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- 4.2 Referral Comments (Adams County Fire)
- 4.3 Referral Comments (Adams County Public Works)
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- 4.6 Referral Comments (City of Thornton)
- 4.7 Referral Comments (Colorado Division of Water Resources)
- 4.8 Referral Comments (Colorado Geological Survey)
- 4.9 Referral Comments (RTD)
- 4.10 Referral Comments (South Adams County Water & Sanitation)
- 4.11 Referral Comments (TCHD)

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- 5.1 Public Comment (Frank)

EXHIBIT 6- Associated Case Materials
- 6.1 Request for Comments
- 6.2 Public Hearing Notice
- 6.3 Newspaper Publication
- 6.4 Referral Agency Labels
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- 6.6 Certificate of Posting

COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT

STAFF REPORT

Board of County Commissioners November 2, 2021

CASE No.: **PLT2021-00006** CASE NAME: **U-Haul Moving & Storage of Mile High**	
Owner's Name:	AMERCO Real Estate Company
Applicant's Name:	Ed Umstot
Applicant's Address:	7540 York Street, Denver, CO 80229
Location of Requests:	7540 York Street
Parcel Number:	0171936300002
Nature of Request:	Minor subdivision to create one non-residential lot. The request would bring an illegal lot into conformance with current standards for future development of the site
Zone District:	Industrial-1
Site Size:	5.1 acres
Proposed Use:	Commercial Warehousing
Existing Use:	Commercial Warehousing
Hearing Date(s):	**PC: October 14, 2021 / 6:00 pm** **BoCC: November 2, 2021 / 9:30 am**
Report Date:	October 20, 2021
Case Manager:	Thomas Dimperio
Staff Recommendation:	APPROVAL with 11 Findings-of-Fact and 1 Note

SUMMARY OF APPLICATIONS

Background:
The applicant, Ed Umstot, is requesting a minor subdivision plat to bring an illegally created lot into conformance with current standards. The parcel was created in 1976 and was done so outside of the subdivision process.

Site Characteristics:
The subject site is located at 7540 York Street and is currently developed with numerous warehouse and storage structures related to the existing business on the property. The property is just over five (5) acres in size and is roughly square-shaped. No new lots will be created by this plat; it is simply to bring it into conformance with current regulations.

Development Standards and Regulations Requirements:
Per Section 2-02-20-03 of the Adams County Development Standards and Regulations, the applicant is requesting a Minor Subdivision Final Plat for the proposed industrial development. Currently, the site consists of one lot of approximately 5.0961 acres (see Exhibit 3.2). The applicant's proposed final plat will maintain the same number of lots that currently exists.

The proposed plat has been reviewed by County staff for consistency with the County's Subdivision Design Standards (Section 5-03). The lot configuration continues to be suitable for access and emergency services and conforms to the minimum dimensional requirements of the Industrial-1 Zone District.

The proposed subdivision will be served by public water and sewer. North Washington Street Water and Sanitation District has sent a letter indicating adequate supply and services, subject to payment of service charges and availability of taps. All documentation has been provided to ensure conformance with the County's water supply requirements.

Future Land Use Designation/Comprehensive Plan:
The future land use designation on the property is Mixed-Use Employment. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of Mixed-Use Employment areas is to allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses. New Mixed-Use Employment areas are designated in locations that will have excellent transportation access and visibility but are not suitable for residential uses. The existing use and proposed expansion of said use is consistent with the Mixed-Use Employment future land use designation.

Surrounding Zoning Designations and Existing Use Activity:

Northwest I-1 Industrial business park	**North** I-1 Service garage	**Northeast** I-1 Service garage
West A-1 Single-family dwellings	**Subject Property** **I-1** **Storage and warehousing**	**East** I-1/A-1/PUD Single-family home/storage/warehousing
Southwest I-1 Service garage/single-family home	**South** PUD Storage and warehousing	**Southeast** PUD Storage and warehousing

Compatibility with the Surrounding Area:
The surrounding properties are zoned I-1, A-1, and PUD and are developed with predominantly industrial uses, although there are single-family homes in the immediate area as well. The

request is compatible with existing development in the surrounding area and the County's future land use designation of Mixed-Use Employment.

Planning Commission Update

The Planning Commission (PC) considered this case on October 14, 2021 and voted (5-1) to recommend approval of the request. The applicant spoke at the meeting and had no concerns with the staff report or presentation. There was no one from the public to speak in favor or in opposition to the request. The Planning Commission had concerns, as an incorrect version of the plat was included in the packet. Staff has ensured that the correct version of the plat was included in the BoCC packet. In addition, the PC had questions with the criteria of approval number one. Historically, Adams County has not required a sketch plan to be approved prior to the final plat for minor subdivisions. Criteria No. one states, "The final plat is consistent and conforms to the approved sketch plan.". One member of the PC had concerns with this criterion, as no sketch plan was approved for this proposed subdivision.

Staff Recommendation:

Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of this request with 11 findings-of-fact and 1 note:

RECOMMENDED FINDINGS-OF-FACT

1. The final plat is consistent and conforms to the approved sketch plan.
2. The final plat is in conformance with the subdivision design standards.
3. The applicant has provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
4. The applicant has provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
5. The applicant has provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are compatible with such conditions.
6. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
7. Adequate public facilities or infrastructure, or cash-in-lieu, for impacts reasonably related to the proposed subdivision have been constructed or financially guaranteed through cash-in-lieu or a subdivision improvements agreement so the proposed subdivision will not negatively impact the levels of service of the County.
8. The final plat is consistent with the Adams County Comprehensive Plan and any available area plan.
9. The final plat is consistent with the purposes of these standards and regulations.
10. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

11. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has established an adequate level of compatibility by:
    a. Incorporating natural physical features into the development design and providing sufficient open spaces considering the type and intensity of use;
    b. Incorporating site planning techniques to foster the implementation of the County's plans and encourage a land use pattern to support a balanced transportation system, including auto, bike, and pedestrian traffic, public or mass transit, and the cost effective delivery of other services consistent with adopted plans, policies, and regulations of the County;
    c. Incorporating physical design features in the subdivision to provide a transition between the project and adjacent land uses through the provision of an attractive entryway, edges along public streets, architectural design, and appropriate height and bulk restrictions on structures; and
    d. Incorporating identified environmentally sensitive areas, including but not limited to, wetlands and wildlife corridors, into the project design.

Recommended Notes to the Applicant:

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.

CITIZEN COMMENTS

Notifications Sent	Comments Received
76	1

All property owners and occupants within 750 feet of the subject property were notified of the request. Staff received one citizen inquiry via telephone, the follow-up to which is included in this packet. No citizens provided comments in opposition to this request.

COUNTY AGENCY COMMENTS

Staff reviewed the request and has no outstanding concerns with the proposed applications.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

None

Responding without Concerns:

Adams County Fire
Adams County Public Works
CDOT
City of Commerce City

City of Thornton
Colorado Division of Water Resources
Colorado Geological Survey
RTD
South Adams County Water & Sanitation
TCHD

Notified but not Responding / Considered a Favorable Response:

Adams County School District 14
Adams County Sheriff
Adams County Treasurer
Century Link
Colorado Division of Wildlife
Comcast
Crestview Water & Sanitation
Mapleton School District #1
Metro Wastewater Reclamation
North Pecos Water & Sanitation
North Washington Street Water & Sanitation
Perl Mack Neighborhood Group
South Adams County Fire
Thornton Fire Department
Union Pacific Railroad
United States Postal Service

ADAMS COUNTY
COLORADO

PLT2021-00006
Aerial Map

1: 4,110

Legend

- Address
- Highways
  - Interstate
  - Highway
  - Tollway
- Streets
  - Streets
  - Ramp
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- County Boundary

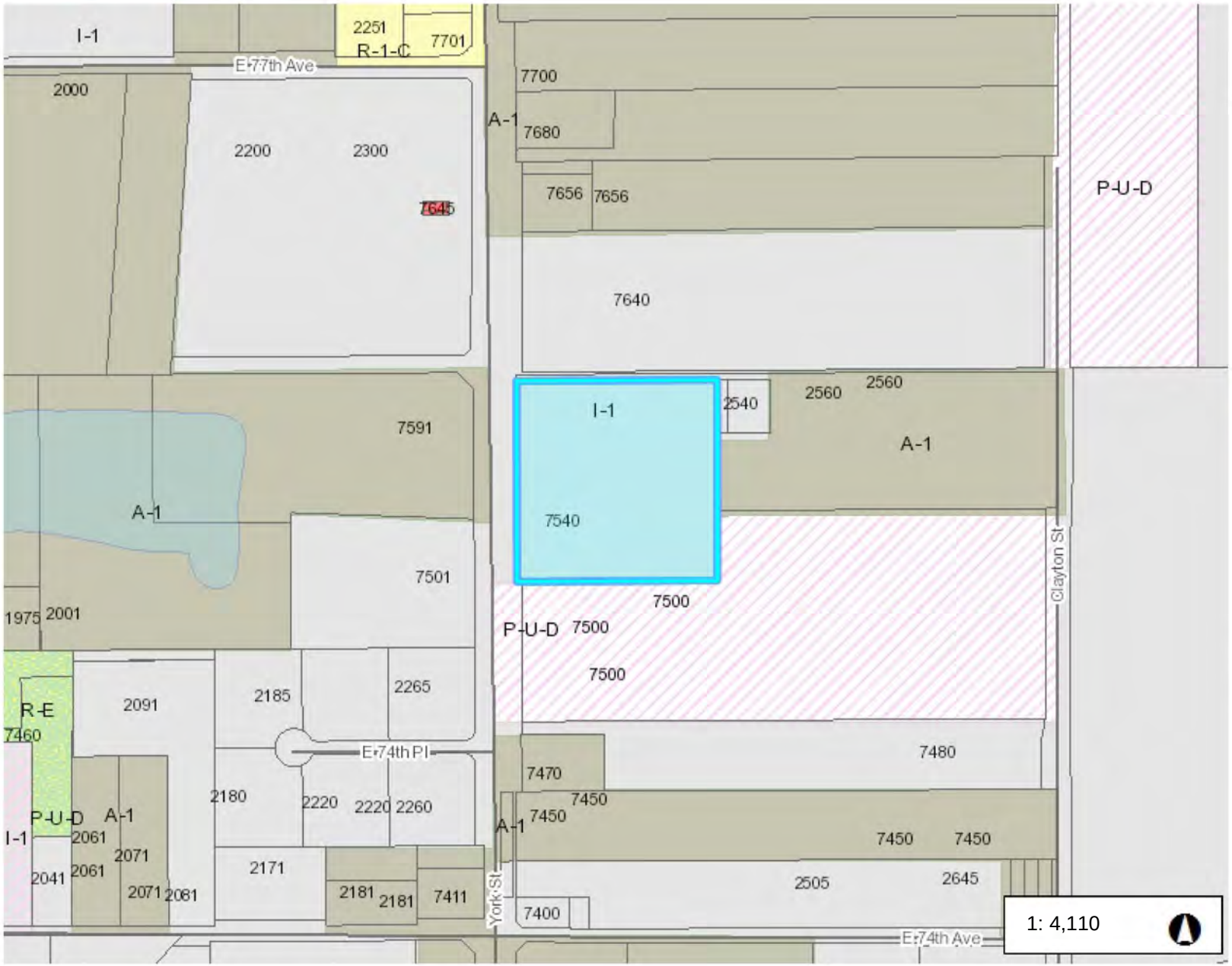
0.1 0 0.06 0.1 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

ADAMS COUNTY
COLORADO

PLT2021-00006
Current Zoning Map



1: 4,110

Legend

- Address
- Highways
  - Interstate
  - Highway
  - Tollway
- Streets
  - Streets
  - Ramp
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- Zoning
  - A-1
  - A-2
  - A-3
  - Conditions
  - TOD
  - R-E
  - R-1-A
  - R-1-C
  - R-2
  - R-3

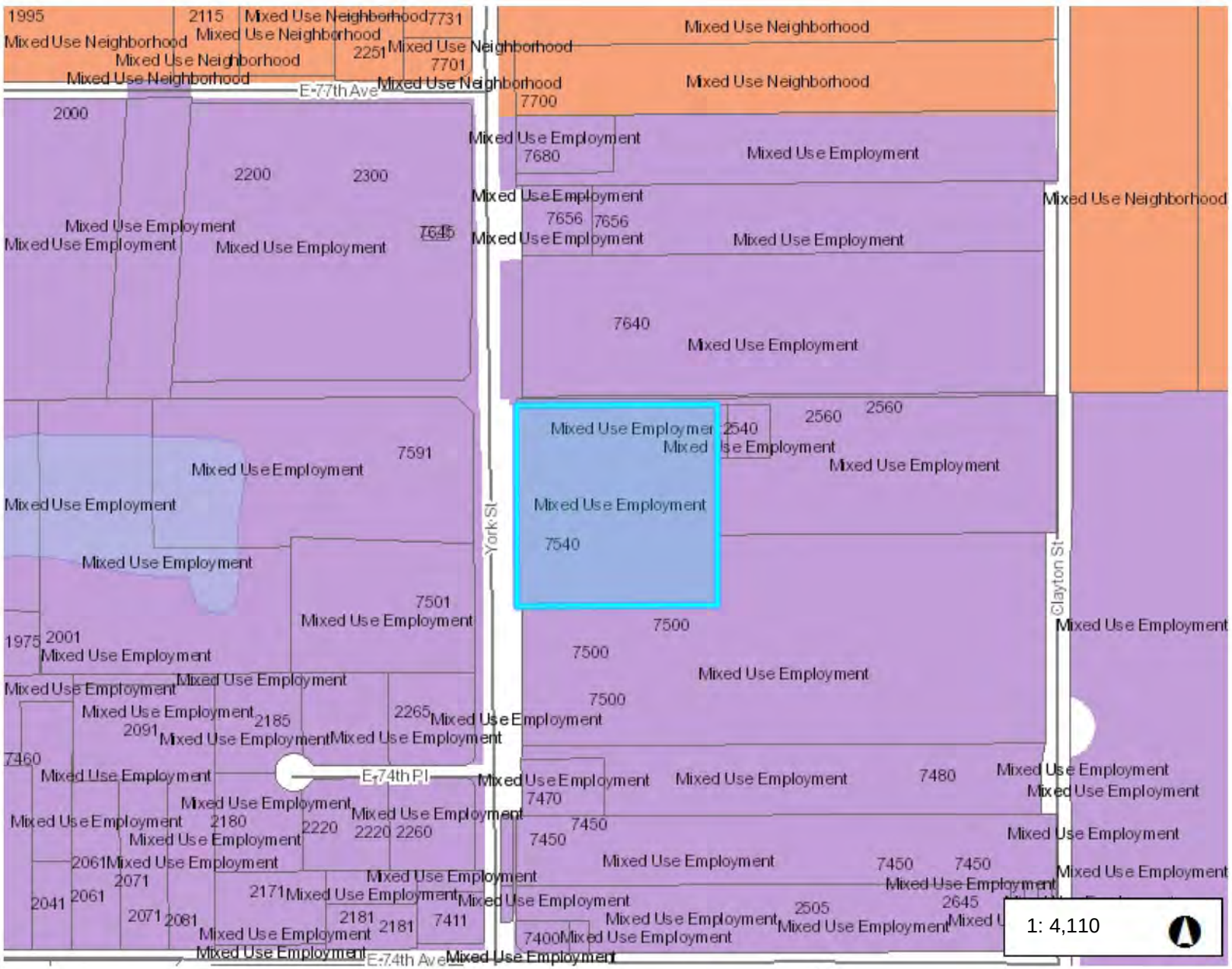
0.1 0 0.06 0.1 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

ADAMS COUNTY
COLORADO

PLT2021-00006
Future Land Use Map



Legend

- Address
- Highways
  - Interstate
  - Highway
  - Tollway
- Streets
  - Streets
  - Ramp
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
  - Canal
  - Ditch
  - Primary Creek
  - River
  - Secondary Creek
  - Stream
- Parcels
- Comprehensive Plan
  - Urban Residential
  - Estate Residential
  - Local District Mixed Use
  - Mixed Use Neighborhood
  - Activity Center
  - Mixed Use Employment
  - Commercial
  - Industrial
  - Agriculture
  - DIA Reserve

1: 4,110

0.1 0 0.06 0.1 Miles

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. THIS MAP IS NOT TO BE USED FOR NAVIGATION

Notes

Explanation of Project

UHaul moving and storage of Mile High

7540 York St,

Denver, CO 80229

303-286-2650

To whom it may concern,

We are proposing to build a new warehouse and detention pond in the south east corner of our lot. At this point, the vacant land is unused and partially paved/ partially open grading.

We will be bringing the property up to current standards by installing and utilizing a detention pond, formally property was simply surface draining. We then will build a 40 foot tall, 26808 sq ft. Warehouse on a suitable cement slab.

The warehouse will be used for storing, receiving, and shipping 300 cubic feet wooden crates. There will not be any need for domestic water or sanitary services, as this unmanned building is within 110 feet of such services. This warehouse will be made of metal and be a permanent structure on the property. This should be completed in less than 6 months from the completion of the change of use.

The improvements to the property will be bringing our drainage system up to code, The fire supression system will be an overhead sprinkler system. The all metal building should increase the property value.

CASE NUMBER: PLT2021-0006

"U-HAUL MOVING & STORAGE OF MILE HIGH"

A SUBDIVISION LYING IN AND BEING A PORTION OF THE
NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SW/4) OF
SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE
6th PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO
SHEET 1 OF 2

DEDICATION STATEMENT AND OWNERSHIP CERTIFICATION:

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED, U-HAUL REAL ESTATE COMPANY, A NEVADA CORPORATION, BEING THE OWNER OF: A CERTAIN TRACT OF LAND CONVEYED TO U-HAUL REAL ESTATE COMPANY, A NEVADA CORPORATION, RECORDED IN DOCUMENT NUMBER 899165, RECORDS OF ADAMS COUNTY CLERK, STATE OF COLORADO, BEING MORE DESCRIBED AS FOLLOWS:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: THE WEST 518.0 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, EXCEPT THE FOLLOWING: THE NORTH 21.0 FEET, THE SOUTH 6.0 FEET LYING WEST OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE DENVER, LARAMIE AND NORTHWESTERN RAILWAY, THE WEST 31.0 FEET, COUNTY OF ADAMS, STATE OF COLORADO. THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, EXCEPT THE FOLLOWING: THE EAST 30.0 FEET AND THE WEST 10.0 FEET; EXCEPT THAT PART CONVEYED TO BRANNAN SAND AND GRAVEL CO. BY DEED RECORDED AUGUST 19, 1976 IN BOOK 2084 AT PAGE 319, AND DESCRIBED AS FOLLOWS: THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; EXCEPT THE WEST 518.0 FEET; AND EXCEPT THE EAST 30 FEET THEREOF: EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED APRIL 12, 2019 AT RECEPTION NO. 2019000027028, COUNTY OF ADAMS, STATE OF COLORADO.

HAS BY THESE PRESENT A PORTION OF A CERTAIN TRACT OF LAND DESCRIBED CONVEYED TO U-HAUL REAL ESTATE COMPANY, A NEVADA CORPORATION, RECORDED IN DOCUMENT NUMBER 899165, RECORDS OF ADAMS COUNTY CLERK, STATE OF COLORADO. A PORTION OF THE SAME LAID OUT, PLATTED AND SUBDIVIDED INTO A PARCEL OF LAND SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "U-HAUL MOVING & STORAGE OF MILE HIGH", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 4.9847 ACRE (217,134 SQUARE FEET) TRACT OF LAND BEING IN AND LYING IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING A PORTION OF LAND IDENTIFIED AS PARCEL NO. 17936300002, RECORDS OF ADAMS COUNTY, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: COMMENCING AT A FOUND MAGNETIC NAIL IN ASPHALT PAVING AT THE NORTHWEST CORNER OF THE NW/4 SW/4, THE SAME BEING THE WEST QUARTER (W/4) OF SECTION 36, T2S-R68W OF THE 6TH P.M., ADAMS COUNTY, COLORADO; THENCE, ON THE WEST LINE OF SAID NW/4 SW/4, SOUTH 00°02'07" EAST A DISTANCE OF 30.00 FEET; THENCE, LEAVING SAID WEST LINE, NORTH 89°23'48" EAST, A DISTANCE OF 46.96 FEET TO THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE CONTINUING NORTH 89°23'48" EAST, A DISTANCE OF 471.05 FEET TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, SOUTH 00°02'08" EAST, A DISTANCE OF 460.64 FEET TO A FOUND CUT "X" IN PAVING FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°19'40" WEST, A DISTANCE OF 471.20 FEET TO A FOUND 5/8" IRON PIN (NO CAP) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING A POINT ON THE EAST LINE OF A "RIGHT OF WAY DEDICATION", DESCRIBED IN WARRANTY DEED, RECEPTION NO. 2019000027028, RECORDS OF ADAMS COUNTY, COLORADO; THENCE ON SAID EAST LINE OF SAID "RIGHT OF WAY DEDICATION", NORTH 00°00'56" WEST, A DISTANCE OF 461.20 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 217,134 SQUARE FEET OR 4.9847 ACRES, MORE OR LESS.

WE THE UNDERSIGNED, AMERCO REAL ESTATE COMPANY, A NEVADA CORPORATION, HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF PUBLIC ALL STREETS AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT FOREVER AND ALSO RESERVE THOSE PORTIONS AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES TELEPHONE LINES, SEWER LINES, WATER LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS _____ DAY OF _____, 2021.

OWNER:

AMERCO REAL ESTATE COMPANY, a Nevada Corporation

ATTEST: BY:_____

Matthew F. Braccia, President
AMERCO Real Estate Company

ACKNOWLEDGEMENT:

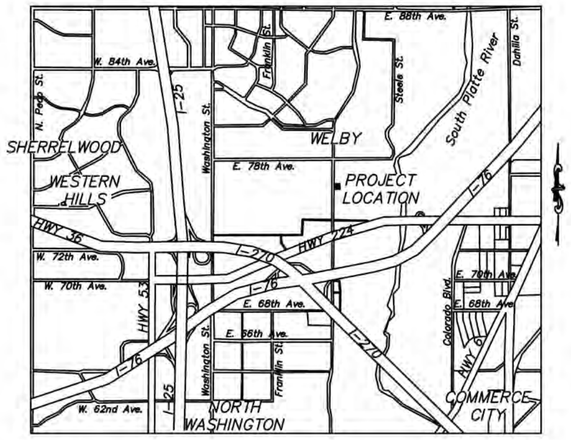
COUNTY OF MARICOPA)
STATE OF ARIZONA)

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF ____, 2021, BY MATTHEW F. BRACCIA, AS PRESIDENT OF AMERCO REAL ESTATE COMPANY.

MY ADDRESS IS: _____

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: _____



LOCATION MAP
NOT TO SCALE

GENERAL NOTES:

1. BASIS OF BEARINGS:
THE BEARING OF S 89°19'40" W, AS SHOWN ON THE SOUTH LINE OF THE SUBJECT PROPERTY AND ON STATE PLANE COORDINATES (SPC) GRID BEARINGS, COLORADO NORTH ZONE (SPC83: 0501) AND IS THE BASIS OF BEARINGS FOR THIS SURVEY. CONVERSION SCALE FACTOR: 0.99960016.

2. DISTANCES ARE MARKED IN U.S. SURVEY FEET AND DECIMAL PLACES THEREOF.

3. EASEMENT STATEMENT:
UTILITY EASEMENTS ARE HEREBY DEDICATED AS SHOWN ON THE REPLAT. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDING, WELLS, WATER METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION.

4. THE SURVEYED PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREAS AS SHOWN ON FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 08001C0604H, DATED 03/05/2007.

5. STORM DRAINAGE FACILITIES STATEMENT:
THE POLICY OF THE COUNTY REQUIRES THAT MAINTENANCE ACCESS SHALL BE PROVIDED TO ALL STORM DRAINAGE FACILITIES TO ASSURE CONTINUOUS OPERATIONAL CAPABILITY OF THE SYSTEM. THE PROPERTY OWNERS SHALL BE RESPONSIBLE FOR THE MAINTENANCE OF ALL DRAINAGE FACILITIES INCLUDING INLETS, PIPES, CULVERTS, CHANNELS, DITCHES, HYDRAULIC STRUCTURES, AND DETENTION BASINS LOCATED ON THEIR LAND UNLESS MODIFIED BY THE SUBDIVISION DEVELOPMENT AGREEMENT. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHTS TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

6. ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

7. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY AMERCO REAL ESTATE COMPANY TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD. FOR ALL TITLE INFORMATION OF RECORD, AMERCO REAL ESTATE COMPANY RELIED UPON COMMITMENTS FOR TITLE INSURANCE NOS. _____. SAID COMMITMENTS FOR TITLE INSURANCE WERE ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY.

8. ACCESS PROVISION:
ACCESS RIGHTS ARE RESTRICTED ACROSS THE RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, WHERE REQUIRED AS A PROVISION OF APPROVAL.

SURVEYOR'S CERTIFICATE:

I, JAMES M. POWERS, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THE SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

_____
JAMES M. POWERS RPLS, CFedS, CP
RPLS NO.: 35594
STATE OF: COLORADO
DATE REVISED: 6/22/2021 (FFS)

6/23/2021

COLORADO REGISTERED
JAMES M. POWERS
35594
PROFESSIONAL LAND SURVEYOR

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2021.

_____
CHAIR

BOARD OF COUNTY COMMISSIONER'S APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONER'S THIS _____ DAY OF _____, 2021.

_____
CHAIR

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO, AT _____ _.M., ON THE _____ DAY OF _____, 2021.

_____ BY: _____
COUNTY CLERK AND RECORDER DEPUTY

RECEPTION NO._____

RED PLAINS SURVEYING COMPANY

Prepared By:
Red Plains Surveying Company
1919 S. Harvard Avenue
Oklahoma City, OK 73128
Phone: 405-604-9529
Email: Comments@rpsurveying.com

SCALE: 1" = 40'	REDLINED BY: RH
SURVEY DATE: 01/25/2021	APPROVED BY: JMP
DWN. BY: SF	J.N.: 20-464-01AD
FIELD BY: CD	SHEET 1 OF 2

CASE NUMBER: PLT2021-0006

FND. MAG. NAIL (NO TAG)
IN ASPHALT PAVING
W/4 CORNER
(NW COR. NW/4 SW/4)
SEC. 36, T2S-R68W
(REF.: "ROLLER SUBDIVISION PLAT")
(FILE 17, MAP: 873)

APN: 1719362000011
AMERCO REAL
ESTATE COMPANY

P.O.C.

N 89°23'48" E (NORTH LINE NW/4 SW/4, SECTION 36, T2S-R68W) 1315.35'

FND. 3/4" I.P.
IN ASPHALT PAVING
W-1/16 CORNER
(NW COR. NE/4 SW/4)
SEC. 36, T2S-R68W
(REF.: "ROLLER SUBDIVISION PLAT")
(FILE 17, MAP: 873)

S 00°02'07" E 30.00'

FND. ALUM. CAP
(O/S: 1.9'-N80°01'W)

APN: 1719363000073
AMERCO REAL ESTATE CO.

9.0' RIGHT-OF-WAY DEDICATION TO ADAMS COUNTY BY THIS PLAT

N 89°23'48" E - 471.05'

FND. 3" PIPE
(NO CAP)

N 89°23'48" E 46.96'

17.0'

P.O.B.

AREA DEDICATED
TO ADAMS COUNTY AT
RECEPTION NO. 2019000027035

APN: 1719363000072
ROBERTO MADERA

APN: 1719363000003
ROBERTO MADERA

VARIABLE WIDTH PUBLIC R.O.W.
YORK STREET
(PHYSICAL CENTERLINE)

(WEST LINE NW/4 SW/4, SECTION 36, T2S-R68W)

7.0'

N 89°53'15" E 403.65'

15.0' ACCESS EASEMENT (DEDICATED BY THIS PLAT TO ADAMS COUNTY)

388.80' S 89°53'15" W

15.00'

N 00°00'56" W - 461.20'

(RIGHT-OF-WAY DEDICATION: REC. NO. 2019000027028)

R.O.W. LINE

LOT 1

SUBJECT AREA
217,134± SQ. FT.
4.9847± ACRES

92.80' N 00°40'20" W

S 00°40'20" E 107.65'

15.00' N 89°59'03" E 81.24'

S 00°40'20" E

S 00°02'08" E - 460.64'

PERMANENT EXCLUSIVE EASEMENT
(RECEPTION No. C0888081)

APN: 1719363000073
AMERCO REAL
ESTATE CO.

(EAST LINE NW/4 SW/4)

CLAYTON STREET

FND. P-K NAIL
(NO TAG)

FND. 1/2" I.P.
(NO CAP)

(EAST LINE OF THE WEST 318' OF THE N/2 NW/4 NW/4 SW/4)

DRAINAGE EASEMENT
(DEDICATED BY THIS PLAT)
(TO ADAMS COUNTY)

APN: 1719363050003
ROLLER INVESTMENTS CO LLC

191.19'

460.64'

192.10'

79.12'

FND. P-K NAIL
(NO TAG)

N 89°19'40" E
46.80'

471.20' - S 89°19'40" W
(BASIS OF BEARINGS)

FND. CUT "X"

FND. 5/8" I.P.
(NO CAP)

APN: 1719363050003
ROLLER INVESTMENTS CO LLC

S 00°02'07" E 818.50'

FND. 2-1/2" I.P. IN ASPHALT
S-1/16 CORNER
(SW COR. NW/4 SW/4)
SEC. 36, T2S-R68W
(REF.: "ROLLER SUBDIVISION PLAT")
(FILE 17, MAP: 873)
(INT.: YORK STREET & E. 74th AVENUE)

SCALE : 1" = 40'

0' 20' 40' 80'

"U-HAUL MOVING & STORAGE OF MILE HIGH"

A SUBDIVISION LYING IN AND BEING A PORTION OF THE
NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SW/4) OF
SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE
6th PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO
SHEET 2 OF 2

LEGEND

- ● – FOUND MONUMENT (AS DESCRIBED)
- O – MONUMENT TO BE SET
- FND. – FOUND
- R.O.W. – RIGHT OF WAY
- I.P. – IRON PIN
- REF. – REFERENCE
- APN – ASSESSOR PARCEL NUMBER
- INT. – INTERSECTION
- SEC. – SECTION
- P.O.C. – POINT OF COMMENCEMENT
- P.O.B. – POINT OF BEGINNING

RED PLAINS SURVEYING COMPANY

Prepared By:
Red Plains Surveying Company
1919 S. Harvard Avenue
Oklahoma City, OK 73128
Phone: 405-604-9529
Email: Comments@rpsurveying.com

SCALE: 1" = 40'	REDLINED BY: MTH
SURVEY DATE: 01/25/2021	APPROVED BY: JMP
DWN. BY: SF	J.N.: 20-464-01AD
FIELD BY: CD	SHEET 2 OF 2

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Development Review Team Comments

Date: 4/9/2021

Project Number: PLT2021-00006

Project Name: U-Haul Moving & Storage of Mile High

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry, DISTRICT 1 | Charles "Chaz" Tedesco, DISTRICT 2 | Emma Pinter, DISTRICT 3 | Steve O'Dorisio, DISTRICT 4 | Lynn Baca, DISTRICT 5

Commenting Division: Planner Review

Name of Reviewer: Thomas Dimperio

Date: 04/09/2021

Email:

Resubmittal Required

PLN01: Is there any outdoor storage being proposed? In the I-1 zone district, Accessory Outdoor Storage (up to 25% of the building area) is a permitted use (needs to be in compliance with all Adams County Development Standards) but Accessory Outdoor Storage (in excess of 25% and up to 100% of the building area) and Outdoor Storage (in excess of 100% of the building area) require a Conditional Use Permit.

PLN02: There is a Section Line along York Street and the required Section Line setback in the Industrial-1 zone district is 145 feet.

PLN03: The site will need to be in compliance with all Industrial Performance Standards (Section 4-10 of the Adams County Development Standards and Regulations) and with all I-1 zone district requirements (Section 3-24).

PLN04: A Change in Use permit will be required once the minor subdivision is complete. At this point we will access traffic impact fees and will review requirements such as landscaping, parking, dimensional requirements and performance standards. The required traffic impact fees can be found at http://www.adcogov.org/sites/default/files/2020_ImpactFeeTable.pdf. Parking and landscaping requirements can be found in Sections 4-13 and 4-17, respectively.

PLN05: PDF copies of the Adams County Development Standards and Regulations can be found here: https://www.adcogov.org/development-standards-regulations, including zoning (Chapter 3), performance standards (Chapter 4), and subdivision regulations (Chapter 5).

PLN06: Please provide the will serve letter from the North Washington Street Water & Sanitation district referenced by the Division of Water Resources.

PLN07: The proposed subdivision will create impacts to surrounding public uses such as schools, neighborhood parks, and regional parks. Public land dedication (PLD) fees are required to compensate for these impacts.

BOARD OF COUNTY COMMISSIONERS

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

Commenting Division: Development Engineering Review

Name of Reviewer: Eden Steele

Date: 04/09/2021

Email:

Resubmittal Required

ENG1: The proposed subdivision boundary is currently incorporating a portion of a separate lot, Parcel # 0171936300073. If any portion of a lot is included within the proposed subdivision boundaries, the entirety of the lot must be included, and a new subdivision boundary must be established.

ENG2: If both parcels 0171936300073 and 0171936300002 are to be included in the subdivision, then 30' of ROW must be dedicated south of the quarter section line for E 76th Ave right-of-way, and 30' of ROW will be required for the Clayton Street half street width. The submitted plat does not appear to accurately depict the existing Clayton Street ROW line in relation to the quarter section line for both Parcel # 0171936300073 and the Roller Subdivision to the south. This must be corrected.

ENG3: If only parcel # 0171936300002 is to be included in the subdivision, then 9' of ROW will need to be dedicated as ROW for E 76th Ave, and the remaining ROW will need to be dedicated when Parcel # 0171936300073 is developed.

ENG4: What is the ownership and operational status of the private irrigation ditch lateral occupying the 6' south of the norther quarter section line? Is this 6' wide strip ditch ROW or an easement? Provide additional information on the plat, as this may interfere with the buildout of E 76th Ave

ENG5: Once the full 30' of ROW has been dedicated to the County, half street build-out of E 76th Ave is required by the developer, to meet County local-industrial street standards. Clayton Street will also need to be built to local-industrial standards for the half street once ROW has been dedicated. Clayton St must connect with the portions of the roadway currently under construction by the developers to the east. If a connection cannot be made, a temporary turnaround may be required by the Fire District.

ENG6: York Street Phase I CIP project is currently under construction. Adams County awarded the project to a local contractor, HEI Civil, in July 2020 for $10,473,874. Project completion is anticipated in early 2022. York Street improvements adjacent to the subject property are included in York Street Phase I CIP. Since funding for the project has already been allocated for improvements to the York Street ROW adjacent to the subdivision, the developer will not be required to provide improvements to the York Street ROW or provide cash-in-lieu unless additional needs for funding are identified by Adams County Public Works Department.

ENG7: Right-of-way for the York Street CIP project was obtained from parcel # 0171936300002 via special warranty deed (Rec. 2019000027028) separately from parcel # 0171936300073 (Rec. 2019000027035). Both acquisitions shall be indicated on the plat.

ENG8: A Drainage Easement must be dedicated to the County on the plat to encompass the proposed detention/water quality facility. Include the County Storm Drainage Facilities Statement on the plat.

BOARD OF COUNTY COMMISSIONERS

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

ENG9: A Subdivision Improvements Agreement (SIA) will be required for this project and will be approved by the BoCC with the minor subdivision plat. No building permits will be issued until the County receives surety for all public roadway and drainage/water quality improvements, as prescribed by the approved SIA. No Certificate of Occupancy shall be granted until all public and private improvements have been completed in accordance with the County approved construction documents, and preliminary acceptance has been granted by the County.

ENG10: The plat cannot be scheduled for public hearing until construction plans and reports, currently being reviewed under EGR2021-00008, have been approved.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 03/16/2021

Email:

Resubmittal Required

ROW1: Title Commitment needs to dated within 30 days of application. Provide new Commitment
ROW4: Provide Title Commitment with hyperlinks to all documents referenced within report
ROW5: Pursuant to application guidelines the following need to be submitted for review:

1) Site plan providing location of Streets, Roads, and intersections
2) Driveways, access points, and parking areas
3) Existing and proposed structures
4) Easements, utility lines, and any no build locations
5) Scale, north arrow and date of preparation

ROW6: See additional comments provided

Commenting Division: Addressing Review

Name of Reviewer: David Dittmer

Date: 03/16/2021

Email:

Complete

Thomas Dimperio

From: Carla Gutierrez <cgutierrez@acfpd.org>
Sent: Wednesday, March 31, 2021 5:09 PM
To: Thomas Dimperio
Subject: Re: For Review: U-Haul Moving & Storage of Mile High (PLT2021-00006)

Please be cautious: This email was sent from outside Adams County

Good afternoon Thomas,

At this time, the Fire District has no questions or concerns with this review. As the development moves forward, we will provide the applicant with more feedback and guidance.

Thank you!

Carla Gutierrez
Adams County Fire Rescue
7980 Elmwood Lane
Denver, CO 80221
O: 303-539-6862

From: Thomas Dimperio <TDimperio@adcogov.org>
Date: Friday, March 12, 2021 at 9:40 AM
Subject: For Review: U-Haul Moving & Storage of Mile High (PLT2021-00006)

Case Name: U-Haul Moving & Storage of Mile High
Case Number: PLT2021-00006

The Adams County Planning Commission is requesting comments on the following application: **Minor subdivision to bring an illegal lot into conformance with current standards for future development of the site.**

This request is located at 7540 YORK ST. The Assessor's Parcel Number is 0171936300002.

Applicant Information:
EDMUND UMSTOT JR
7540 YORK ST
DENVER, CO 80229
Uhaul of Northern Colorado

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **04/06/2021** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to TDimperio@adcogov.org.

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored

From:	Gordon Stevens
To:	Thomas Dimperio
Cc:	Beth M. Podleski; Rene Valdez; David Rausch; Ian Cortez; Marissa Hillje
Subject:	RE: For Review: U-Haul Moving & Storage of Mile High (PLT2021-00006)
Date:	Friday, March 12, 2021 2:26:26 PM
Attachments:	RFC 3-12-21.pdf

Good afternoon Thomas,

Thank you for allowing us to review and comment on this submittal. I offer the following comments:

1. Currently, this site lies within the existing York St. Capital Improvement Project (IMP2015-00003), which is currently underway. Any construction required by this development along the York St. frontage will have to be coordinated with the Adams County Department of Public Works. Our contractor is not authorized to perform any work of any kind for this property owner or on their behalf.
2. The north side of this platting is in alignment with 76th Ave., which exists along the west side of York St. to the west at this location. The property owner should be required to dedicate the required amount of Right of Way to allow for the construction of 76th Ave. in this location. It is anticipated that the construction of 76th Ave. in this vicinity will be extended east to eventually tie into Clayton St.
3. If construction of 76th Ave. is required at this time, construction plans will need to be submitted to the Community and Economic Development Department (CEDD) and approved by the same.
4. A Subdivision Improvement Agreement, along with appropriate collateral, will be required for the construction of these improvements. This agreement must be approved by the Board of County Commissioners (BoCC).

Again, we thank you for the opportunity to review and comment on this submittal. This submittal has been copied to other staff members of the Adams County Department of Public Works for additional comment if necessary.

Sincerely,

Gordon Stevens
Construction Inspection Supervisor,
Department of Public Works
Infrastructure Management Division
ADAMS COUNTY, COLORADO
4430 So, Adams County Parkway,
1st Floor, Suite W5802
Brighton, CO 80601-8218
O: 720-523-6965 | *gstevens@adcogov.org*, www.adcogov.org
C: 303-947-9633

From: Thomas Dimperio
Sent: Friday, March 12, 2021 9:24 AM

Thomas Dimperio

From: Dixon - CDOT, David <david.dixon@state.co.us>
Sent: Wednesday, March 17, 2021 11:45 AM
To: Thomas Dimperio
Cc: Steven Loeffler - CDOT; Bradley Sheehan - CDOT
Subject: U-Haul Moving & Storage, PLT2021-00006

Please be cautious: This email was sent from outside Adams County

Thomas,

The proposed Uhaul Moving & Storage, Case Number PLT2021-00006 is off the CDOT ROW, we have no objection.

Thank you for the opportunity

Very Respectfully,

David Dixon
CDOT Region 1
Assistant Access Manager
o: 303-512-4267
c: 720-541-0441
david.dixon@state.co.us
2829 W. Howard Pl. 2nd Floor, Denver, CO 80204

MEMO

COMMUNITY DEVELOPMENT
DEPARTMENT

To: Thomas Dimperio, Planner I

From: Omar Yusuf, City Planner

Subject: PLT2021-00006

Date: April 5th, 2021

To the Adams County Board of Commissioners,

Thank you for allowing Commerce City to comment on the Minor Subdivision for the location at 7540 York Street that may have an impact on our jurisdiction. The city has no comments on the proposed application.

If you have any questions, please contact me at oyusuf@c3gov.com or (303) 227-7187

Commerce CITY

City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.thorntonco.gov

April 7, 2021

Thomas Dimperio
Adams County Community and Economic Development Department
4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601-8216

RE: Outside referral for a minor subdivision for property located at 7540 York Street, Denver Colorado.

Mr. Dimperio:

The City of Thornton's City Development staff have reviewed the proposal and have provided the following comments:

Current Planning

a. The subject property is not currently within the City's Future Growth Boundary contained within the Comprehensive Plan and we have no comments on this referral. .

Policy Planning

a. The referenced property is outside the City's Growth Boundaries and Policy Planning has no comments on this referral.

Please feel free to contact me at 303-538-7249, or via e-mail at Jay.Ruchti@thorntonco.gov for updates and/or questions related to this response.

Sincerely,

Jay Ruchti
Senior Planner

Tomas Dimperio, (TDimperio@adcogov.org)
Grant Penland, Planning Director
Jason O'Shea, Development Director
Cassie Free, Current Planning Manager
Warren Campbell, Current Planning Manager

COLORADO
Division of Water Resources
Department of Natural Resources

March 26, 2021

Thomas Dimperio, Planner I
Adams County Community and Economic Development Department
Transmission via email: tdimperio@adcogov.org

Re: U-Haul Minor Subdivision (7540 York St) – 2nd Letter
Case No. PLT2021-00006
Part of NW ¼ SW ¼ of Sec. 36, T2S, R68W, 6th P.M.
Water Division 1, Water Districts 2 & 7

Dear Thomas Dimperio:

We have reviewed the March 26, 2021 proposal for a minor subdivision in order to bring an illegal 5.096-acre lot into conformance with current county standards. The subdivision will not create any new lots from the 5.096-acre lot. A warehouse is proposed to be constructed on the property for storing, receiving, and shipping wooden crates. A detention pond is also proposed to be constructed for surface draining. Our office previously provided comments for this subdivision on March 23, 2021.

Water Supply Demand

Estimated water demand and proposed uses were not provided with the second referral material.

Source of Water Supply

There are no permitted wells on the property. The proposed water supply is service provided by the North Washington Street Water and Sanitation District ("District"). According to the letter dated March 2, 2021, the District can serve the property provided the terms and conditions set forth by the District in the letter are met. Our office has not received information that these terms and conditions have been met by the Applicant. The District receives water from Denver Water through master meter contract no. 192. This office considers Denver Water to be a reliable water supplier.

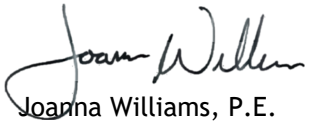
According to the submitted material, stormwater detention structure(s) will be developed on the site. The applicant should be aware that unless the structure(s) meet the requirements of a "storm water detention and infiltration facility" as defined in section 37-92-602(8), C.R.S., the structure may be subject to administration by this office. The applicant should review DWR's Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado, to ensure that the notification, construction and operation of the proposed structure(s) meet statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and Infiltration Facility Notification Portal to meet the notification requirements.

State Engineer's Office Opinion

Based upon the above and pursuant to section 30-28-136(1)(h)(I) and section 30-28-136(1)(h)(II), C.R.S., the State Engineer's office offers the opinion that with the District as the water supplier for this project, the proposed water supply is adequate and can be provided without causing material injury to existing water rights.

If you or the Applicant have any questions, please contact Wenli Dickinson at 303-866-3581 x8206 or at Wenli.Dickinson@state.co.us.

Sincerely,



Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file 27573
North Washington Street Water & Sanitation District file
Applicant, Edmund Umstot Jr. (ed_umstot@uhaul.com)

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401

April 5, 2021

Karen Berry
State Geologist

Thomas Dimperio
Adams County Community & Economic Development
TDimperio@adcogov.org

Location:
NW SW Section 36,
T2S, R68W, 6th P.M.
39.8338, -104.9582

Subject: **U-Haul Moving & Storage of Mile High – PLT2021-00006**
Adams County, CO; CGS Unique No. AD-21-0012

Dear Thomas:

Colorado Geological Survey has reviewed the U-Haul Moving & Storage of Mile High referral. I understand the applicant proposes a minor subdivision to bring an illegal lot into conformance with current standards for future development of the site. A new warehouse and detention pond are proposed in the southeastern corner of the 5.3 acre property (physical address 7540 York Street).

The site does not contain steep slopes, is not undermined, and no geologic hazards or unusual geotechnical constraints are present that would preclude the minor subdivision, existing use, and new warehouse and detention pond. **CGS therefore has no objection to approval of PLT2021-00006.**

Mineral resource potential. According to the Atlas of Sand, Gravel, and Quarry Aggregate Resources, Colorado Front Range Counties (Schwochow et al, Colorado Geological Survey Special Publications 5-A, Plate 2, and 5-B, Commerce City Quadrangle, 1974), the subject property is within a mapped "T1" resource area. T1 is described as a stream terrace deposit potentially containing a "relatively clean and sound" gravel resource. However, the NRCS Soil Survey (typically valid for the uppermost six feet below the ground surface) rates the site soils as a poor source of sand and gravel.

A determination of whether the property contains an economically viable mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a mineral resource. However, the existing use(s), small size, and NRCS data indicating that any aggregate resource is estimated to be thin, likely preclude economic extraction.

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

Sincerely,

Jill Carlson, C.E.G.
Engineering Geologist

Thomas Dimperio

From: Clayton Woodruff <Clayton.Woodruff@RTD-Denver.com>
Sent: Monday, March 15, 2021 3:24 PM
To: Thomas Dimperio
Subject: RE: U-Haul Moving & Storage of Mile High (PLT2021-00006)

Please be cautious: This email was sent from outside Adams County

Tom,

The RTD has no comment on this project.

Thank you

C. Scott Woodruff
Engineer III
Regional Transportation District
1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025
clayton.woodruff@rtd-denver.com

Thomas Dimperio

From: Jeff Nelson <JNelson@sacwsd.org>
Sent: Friday, March 12, 2021 9:57 AM
To: Thomas Dimperio
Subject: RE: For Review: U-Haul Moving & Storage of Mile High (PLT2021-00006)

Please be cautious: This email was sent from outside Adams County

Thomas
SACWSD has the following comments:

a. This parcel is not located within SACWSD boundaries.

Sincerely,

Jeff Nelson
Development Review Supervisor
jnelson@sacwsd.org

South Adams County Water & Sanitation District
10200 East 102nd Avenue, Henderson, CO 80640

Direct: 720-206-0593, Cell: 720-530-8396

From: Thomas Dimperio [mailto:TDimperio@adcogov.org]
Sent: Friday, March 12, 2021 9:24 AM
Subject: For Review: U-Haul Moving & Storage of Mile High (PLT2021-00006)

Case Name: U-Haul Moving & Storage of Mile High
Case Number: PLT2021-00006

The Adams County Planning Commission is requesting comments on the following application: **Minor subdivision to bring an illegal lot into conformance with current standards for future development of the site.**

This request is located at 7540 YORK ST. The Assessor's Parcel Number is 0171936300002.

Applicant Information:
EDMUND UMSTOT JR
7540 YORK ST
DENVER, CO 80229
Uhaul of Northern Colorado

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **04/06/2021** in order that your comments may be taken into consideration in the review of this

April 5, 2021

Thomas Dimperio
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: U-Haul Moving and Storage Mile High, PLT2021-00006
TCHD Case No. 6829

Dear Mr. Dimperio,

Thank you for the opportunity to review and comment on the Minor Subdivision to bring an illegal lot into conformance for future development of a warehouse building and a detention pond located at 7540 York 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.

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

Vector Control - Storage
Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, or saliva, or through rodent bites. Items stored on the floor, tightly packed, and rarely moved provide potential harborage for rodents. Due to the variety of items to be potentially stored at this site, TCHD recommends that the applicant create a plan for regular pest control. Information on rodent control can be found at http://www.tchd.org/400/Rodent-Control

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Sheila Lynch, Monte Deatrich, TCHD

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

A Mosquito Control Plan should contain the following elements:

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

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

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

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

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

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

Suggested elements in this section include the following:

- Design review – Qualified personnel review construction plans and conduct field investigation to ensure construction per specifications of UDFCD Volume 3 and County criteria.

- Operation and maintenance activities:
  This should identify who will conduct these activities (e.g., staff or contractor), and a schedule or trigger point for doing each task. Again, the UDFCD's Vol. 3 contains minimum operation and maintenance activities. If staff are to be used, this section should note if they will need training and how they will receive it.

- Regular inspections:
  Facilities that are found to retain water should be inspected regularly to ensure that no mosquito larvae are present. Facilities should be inspected once a week beginning in April and continuing through September.

- Larvacide program:
  Even if inspections do not reveal larvae, a larvaciding program should be established as a preventive measure at the same time that the inspection program begins (generally May) and continue through September. Some mosquitoes lay their eggs in mud, and when rain falls later, they can hatch and present a problem. Larvacide should be applied at the recommended rate and frequency specified by the product manufacturer. Mosquito control products can be found by doing a search on the internet.
  Natural control of mosquito larva can be very effective is done properly. Consult the Colorado Department of Wildlife, Fisheries Division, for consultation on proper stocking of ponds with fish that will effectively control mosquito larvae.

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

Thomas Dimperio

From: Norma Frank <nfrank@coloradolighting.com>
Sent: Saturday, April 3, 2021 5:41 AM
To: Thomas Dimperio
Subject: RE:

Please be cautious: This email was sent from outside Adams County

Thanks. Will review and call with questions.

Norma

From: Thomas Dimperio [mailto:TDimperio@adcogov.org]
Sent: Wednesday, March 31, 2021 3:38 PM
To: Norma Frank
Subject:

Hello,

This email is in response to your inquiry regarding U-Haul Moving and Storage of Mile High (PLT2021-00006). I have attached the color maps to this email: an aerial map, a current zoning map, and a future land use map per the 2012 Adams County Comprehensive Plan.

Parking and landscaping are outside the scope of the minor subdivision process that is currently being undertaken with PLT2021-00006, but will be addressed at the time of building permit. The subdivision process is required for this property to come into conformance with the County's subdivision regulations, as it was illegally created outside of the standard subdivision process many decades ago. The applicants simply wish to add another structure to the property and perhaps reconfigure the drainage, subject to County regulations.

Our parking and landscaping standards can be found in Sections 4-13 and 4-17 of the Adams County Development Standards and Regulations, respectively. A PDF version of Chapter 4 can be found here: https://www.adcogov.org/sites/default/files/dsr-chapter-04.pdf. Conformance with these requirements will be required, and parking and landscaping plans will be reviewed at the time of building permit submittal, once the subdivision case is finalized.

Please let me know if you have any other questions. Thank you.

Thomas Dimperio
Planner I, *Community and Economic Development*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, 1st Floor
Brighton, CO 80601
D: 720-523-6896
TDimperio@adcogov.org | www.adcogov.org

My work schedule is Tuesday through Friday, 7 a.m. to 5:30 p.m.

Community & Economic
Development Department
Development Services Division
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6800
FAX 720.523.6967

Request for Comments

Case Name: U-Haul Moving & Storage of Mile High

Case Number: PLT2021-00006

March 12, 2021

The Adams County Planning Commission is requesting comments on the following application: **Minor subdivision to bring an illegal lot into conformance with current standards for future development of the site.** This request is located at 7540 YORK ST. The Assessor's Parcel Number is 0171936300002.

Applicant Information: Uhaul of Northern Colorado
EDMUND UMSTOT JR
7540 YORK ST
DENVER, CO 80229

Please forward any written comments on this application to the Community and Economic Development Department at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216 or call (720) 523-6800 by **04/06/2021** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to TDimperio@adcogov.org.

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

Thank you for your review of this case.

Thomas Dimperio
Planner I

BOARD OF COUNTY COMMISSIONERS

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

Explanation of Project

UHaul moving and storage of Mile High

7540 York St,

Denver, CO 80229

303-286-2650

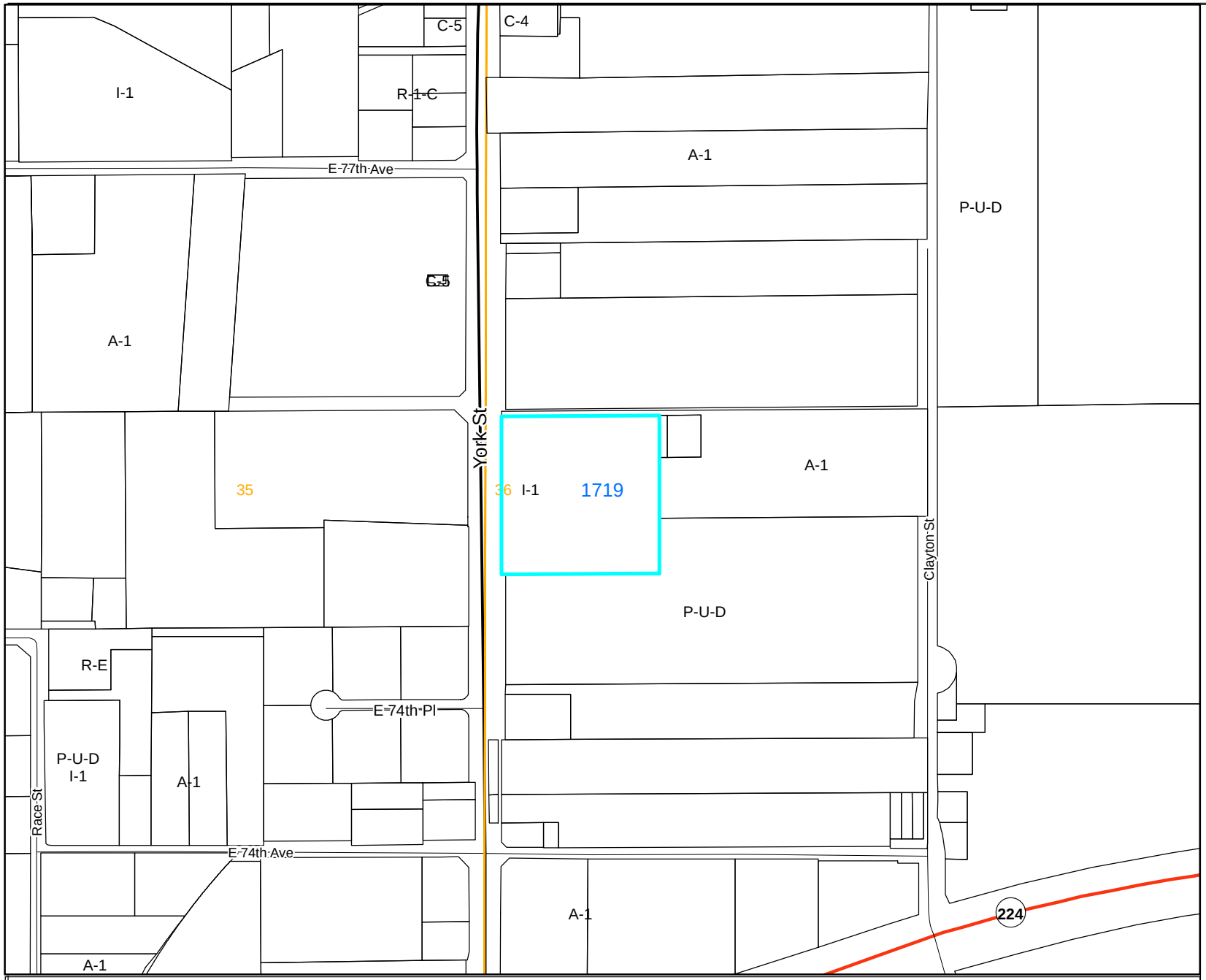
To whom it may concern,

We are proposing to build a new warehouse and detention pond in the south east corner of our lot. At this point, the vacant land is unused and partially paved/ partially open grading.

We will be bringing the property up to current standards by installing and utilizing a detention pond, formally property was simply surface draining. We then will build a 40 foot tall, 26808 sq ft. Warehouse on a suitable cement slab.

The warehouse will be used for storing, receiving, and shipping 300 cubic feet wooden crates. There will not be any need for domestic water or sanitary services, as this unmanned building is within 110 feet of such services. This warehouse will be made of metal and be a permanent structure on the property. This should be completed in less than 6 months from the completion of the change of use.

The improvements to the property will be bringing our drainage system up to code, The fire supression system will be an overhead sprinkler system. The all metal building should increase the property value.



Legend

- Railroad
- Major Water
- Zoning Line
- Sections

Zoning Districts

Conditions

Case Name: U-Haul Moving & Storage of Mile High

Case Number: PLT2021-00006

N

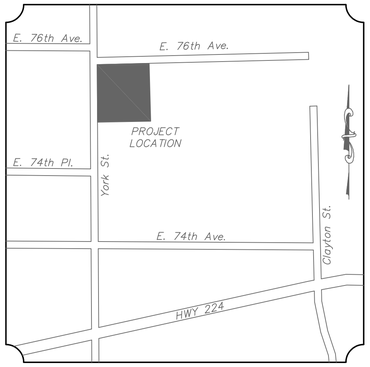
For display purposes only.

ADAMS COUNTY COLORADO

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

"U-HAUL MOVING & STORAGE OF MILE HIGH"

A SUBDIVISION LYING IN AND BEING A PORTION OF THE
NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SW/4) OF
SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE
6th PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO



LOCATION MAP
NOT TO SCALE

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY RED PLAINS SURVEYING COMPANY OF THE PROPERTY SHOWN AND DESCRIBED HEREON TO DETERMINE OWNERSHIP OF THE TRACT OR PARCEL OF LAND. COMPARABILITY OF THIS DESCRIPTION WITH ENCUMBRANCES OF RECORD AFFECTING THIS TRACT OR PARCEL OF LAND.

BASIS OF BEARINGS:

THE BEARING OF S 89°19'40" W, AS SHOWN ON THE SOUTH LINE OF THE SUBJECT PROPERTY AND ON STATE PLANE COORDINATES (SPC) GRID BEARINGS, COLORADO NORTH ZONE (SPC83: 0501) AND IS THE BASIS OF BEARINGS FOR THIS SURVEY. CONVERSION SCALE FACTOR: 0.99960016.

FLOOD NOTE:

By graphic plotting only, this property is in Zone "X" of the Flood Insurance Rate Map, Community Panel No. 08001C0604H, which bears an effective date of 03/05/2007 and is not in a Special Flood Hazard Area. By telephone, call dated 01/15/2021 to the National Flood Insurance Program (800-638-6620) we have learned this community does currently participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

DEDICATION:

KNOW ALL MEN BY THESE PRESENT THAT THE UNDERSIGNED BEING THE OWNER OF:

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THE WEST 518.0 FEET OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, EXCEPT THE FOLLOWING:

THE NORTH 21.0 FEET, THE SOUTH 6.0 FEET LYING WEST OF THE SOUTHEASTERLY RIGHT-OF-WAY OF THE DENVER, LARAMIE AND NORTHWESTERN RAILWAY, THE WEST 31.0 FEET, COUNTY OF ADAMS, STATE OF COLORADO.

THAT PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT: THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 36, EXCEPT THE FOLLOWING:

THE EAST 30.0 FEET AND THE WEST 10.0 FEET; EXCEPT THAT PART CONVEYED TO BRANNAN SAND AND GRAVEL CO. BY DEED RECORDED AUGUST 19, 1976 IN BOOK 2084 AT PAGE 319, AND DESCRIBED AS FOLLOWS:

THE NORTH HALF OF THE SOUTH HALF OF THE NORTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; EXCEPT THE WEST 518.0 FEET; AND EXCEPT THE EAST 30 FEET THEREOF: EXCEPT THAT PORTION CONVEYED IN WARRANTY DEED RECORDED APRIL 12, 2019 AT RECEPTION NO. 2019000027028, COUNTY OF ADAMS, STATE OF COLORADO.

HAS BY THESE PRESENT LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO A PARCEL OF LAND SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF "U-HAUL YORK STREET ADDITION", BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

A 5.2501 ACRE TRACT OF LAND BEING IN AND LYING IN A PORTION OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW/4 SW/4) OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE 6TH P.M., ADAMS COUNTY, COLORADO, BEING A PORTION OF LAND IDENTIFIED AS PARCEL NO. 1793630002, RECORDS OF ADAMS COUNTY, STATE OF COLORADO AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

COMMENCING AT A FOUND MAGNETIC NAIL IN ASPHALT PAVING AT THE NORTHWEST CORNER OF THE NW/4 SW/4, THE SAME BEING THE WEST QUARTER (W/4) OF SECTION 36, T2S-R68W OF THE 6TH P.M., ADAMS COUNTY, COLORADO; THENCE, ON THE NORTH LINE OF SAID NW/4 SW/4, NORTH 89°23'48" EAST A DISTANCE OF 30.00 FEET TO A FOUND CUT "X" IN PAVING, BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT OF LAND; CONTINUING ON SAID NORTH LINE, NORTH 89°23'48" EAST, A DISTANCE OF 488.00 FEET TO A POINT AT THE NORTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE, LEAVING SAID NORTH LINE, SOUTH 00°02'08" EAST, A DISTANCE OF 484.65 FEET TO A FOUND CUT "X" IN PAVING FOR THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND; THENCE SOUTH 89°19'40" WEST, A DISTANCE OF 471.20 FEET TO A FOUND 5/8" IRON PIN (NO CAP) FOR THE SOUTHWEST CORNER OF THE HEREIN DESCRIBED TRACT OF LAND, BEING A POINT ON THE EAST LINE OF A "RIGHT OF WAY DEDICATION", DESCRIBED IN WARRANTY DEED, RECEPTION NO. 2019000027028, RECORDS OF ADAM COUNTY, COLORADO; THENCE ON SAID EAST LINE OF SAID "RIGHT OF WAY DEDICATION", NORTH 00°00'56" WEST, A DISTANCE OF 470.20 FEET; THENCE CONTINUING ON AN INTERIOR LINE OF SAID DEDICATION, SOUTH 89°23'48" WEST A DISTANCE OF 17.02 FEET TO POINT WERE A FOUND ALUMINUM CAP BEARS 1.9 FEET NORTH 80°01' WEST; THENCE NORTH 00°00'22" WEST, A DISTANCE OF 15.00 FEET TO THE POINT OF BEGINNING. CONTAINING AN AREA OF 228,693 SQUARE FEET OR 5.2501 ACRES, MORE OR LESS.

WE THE UNDERSIGNED HEREBY GRANT TO THE COUNTY OF ADAMS, STATE OF COLORADO, FOR THE USE OF PUBLIC ALL STREETS AND OTHER PUBLIC WAYS AND LANDS AS SHOWN ON THIS PLAT FOREVER AND ALSO RESERVE THOSE PORTIONS AND MAINTENANCE OF UTILITY AND DRAINAGE FACILITIES, INCLUDING, BUT NOT LIMITED TO ELECTRIC LINES, GAS LINES TELEPHONE LINES, SEWER LINES, WATER LINES, TOGETHER WITH A PERPETUAL RIGHT OF INGRESS AND EGRESS FOR INSTALLATION AND MAINTENANCE AND REPLACEMENT OF SUCH LINES, SAID EASEMENTS AND RIGHTS TO BE UTILIZED IN A RESPONSIBLE AND PRUDENT MANNER.

EXECUTED THIS _____ DAY OF _____, 2021.

AMERCO REAL ESTATE COMPANY, a Nevada Corporation

ATTEST: *BY:*_____
AMERCO REAL ESTATE COMPANY (Agent)

ACKNOWLEDGEMENT:

COUNTY OF ADAMS)
STATE OF COLORADO)

THE FOREGOING PLAT AND DEDICATION WERE ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2021. BY: _____
AMERCO REAL ESTATE COMPANY (Agent)

_____
NOTARY PUBLIC

*MY COMMISSION EXPIRES:*_____

SURVEYOR'S CERTIFICATE:

I, JAMES M. POWERS, A REGISTERED LAND SURVEYOR, REGISTERED IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THERE ARE NO ROADS, PIPELINES, IRRIGATION DITCHES OR OTHER EASEMENTS IN EVIDENCE OR KNOWN BY ME TO EXIST ON OR ACROSS THE HEREINBEFORE DESCRIBED PROPERTY, EXCEPT AS SHOWN ON THIS PLAT. I FURTHER CERTIFY THAT THE SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE PLAT ACCURATELY REPRESENTS SAID SURVEY, AND THAT ALL MONUMENTS EXIST AS SHOWN HEREON.

_____
JAMES M. POWERS RPLS, CFedS, CP
RPLS NO.: 35594
STATE OF: COLORADO

PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS _____ DAY OF _____, 2021.

_____
CHAIRMAN

BOARD OF COUNTY COMMISSIONER'S APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COUNTY COMMISSIONER'S THIS _____ DAY OF _____, 2021.

_____
CHAIRMAN

CERTIFICATE OF THE CLERK AND RECORDER:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO, AT _____ _.M., ON THE _____ DAY OF _____, 2021.

_____ *BY:* _____
COUNTY CLERK AND RECORDER *DEPUTY*

FILE NO. _____

MAP NO. _____

RECEPTION NO. _____

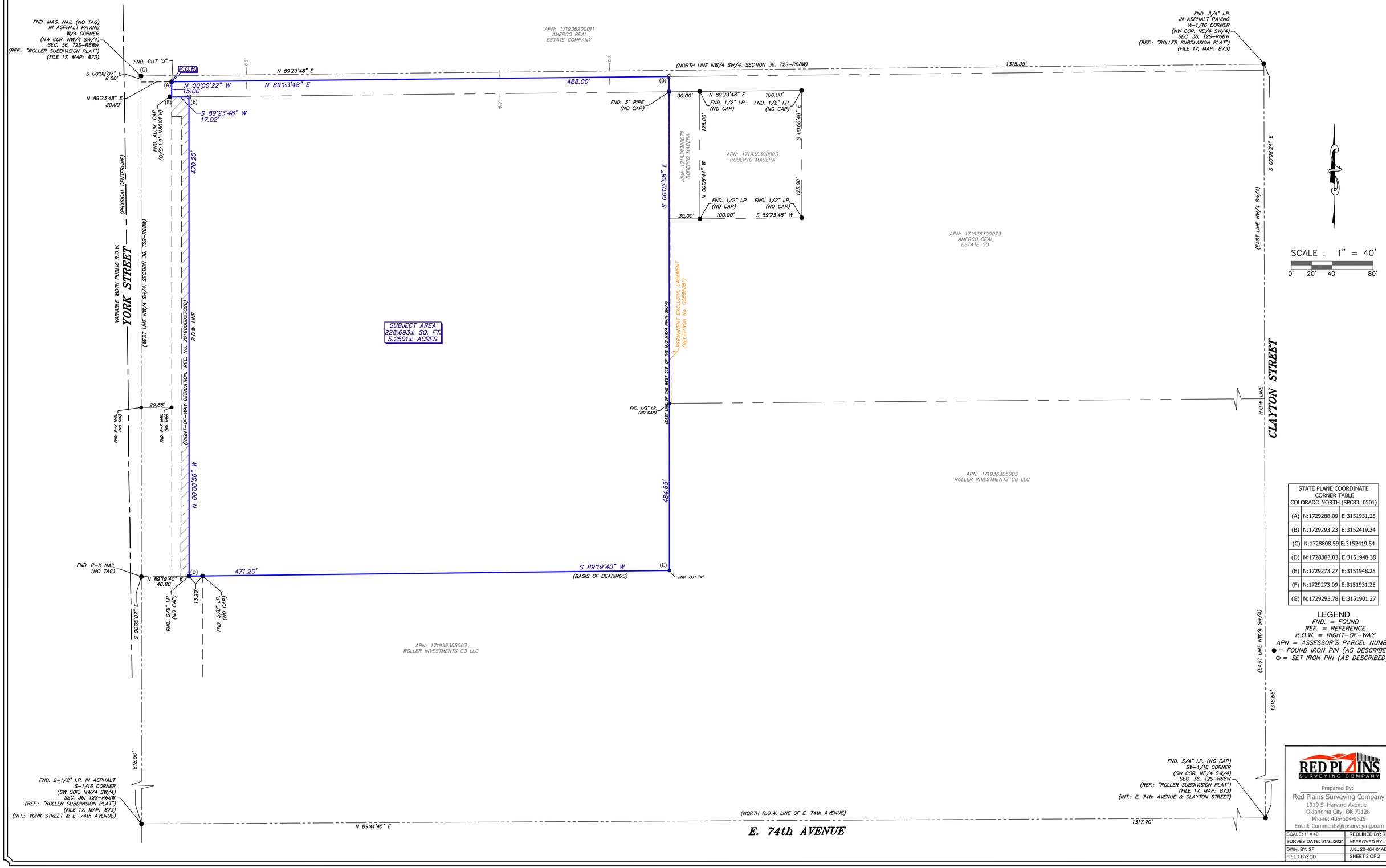
RED PLAINS SURVEYING COMPANY

Prepared By:
Red Plains Surveying Company
1919 S. Harvard Avenue
Oklahoma City, OK 73128
Phone: 405-604-9529
Email: Comments@rpsurveying.com

SCALE: 1" = 40'	REDLINED BY: RH
SURVEY DATE: 01/25/2021	APPROVED BY: JMP
DWN. BY: SF	J.N.: 20-464-01AD
FIELD BY: CD	SHEET 1 OF 2

"U-HAUL MOVING & STORAGE OF MILE HIGH"

A SUBDIVISION LYING IN AND BEING A PORTION OF THE
NORTHWEST QUARTER (NW/4) OF THE SOUTHWEST QUARTER (SW/4) OF
SECTION 36, TOWNSHIP 2 SOUTH, RANGE 68 WEST OF THE
6th PRINCIPAL MERIDIAN, ADAMS COUNTY, STATE OF COLORADO



SCALE : 1" = 40'

0' 20' 40' 80'

STATE PLANE COORDINATE CORNER TABLE COLORADO NORTH (SPC83: 0501)		
(A)	N:1729288.09	E:3151931.25
(B)	N:1729293.23	E:3152419.24
(C)	N:1728808.59	E:3152419.54
(D)	N:1728803.03	E:3151948.38
(E)	N:1729273.27	E:3151948.25
(F)	N:1729273.09	E:3151931.25
(G)	N:1729293.78	E:3151901.27

LEGEND

FND. = FOUND
REF. = REFERENCE
R.O.W. = RIGHT–OF–WAY
APN = ASSESSOR'S PARCEL NUMBER
● = FOUND IRON PIN (AS DESCRIBED)
O = SET IRON PIN (AS DESCRIBED)

RED PLAINS SURVEYING COMPANY

Prepared By:
Red Plains Surveying Company
1919 S. Harvard Avenue
Oklahoma City, OK 73128
Phone: 405-604-9529
Email: Comments@rpsurveying.com

SCALE: 1" = 40'	REDLINED BY: RH
SURVEY DATE: 01/25/2021	APPROVED BY: JMP
DWN. BY: SF	J.N.: 20-464-01AD
FIELD BY: CD	SHEET 2 OF 2

PUBLICATION REQUEST

U-Haul Moving & Storage of Mile High

Case Number: **PLT2021-00006**

Planning Commission Hearing Date: 10/14/2021 at 6:00 p.m.

Board of County Commissioners Hearing Date: 11/2/2021 at 9:30 a.m.

Request: Minor subdivision to bring an illegal lot into conformance with current standards for future development of the site.

Location: **7540 York St**

Parcel Number(s): **0171936300002**

Case Manager: **Thomas Dimperio**

Applicant: **Ed Umstot Jr**
7540 York St
Denver, CO 80229

Owner: **AMERCO REAL ESTATE COMPANY**
PO BOX 29046
PHOENIX, AZ 85038

Legal Description: SECT,TWN,RNG:36-2-68 DESC: BEG AT W4 COR SEC 36 TH S 495 FT M/L TH E 518 FT TH N 495 FT M/L TH W 518 FT TO POB EXC N 21 FT AND EXC RD ON W AND EXC RD PER REC NO 2019000027028 5/29A

Community & Economic
Development Department
www.adcogov.org

ADAMS COUNTY
COLORADO

4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Public Hearing Notification

Case Name:	U-Haul Moving & Storage of Mile High
Case Number:	PLT2021-00006
Planning Commission Hearing Date:	10/14/2021 at 6:00 p.m.
Board of County Commissioners Hearing Date:	11/02/2021 at 9:30 a.m.

September 28, 2021

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

Minor subdivision to bring an illegal lot into conformance with current standards for future development of the site.

The proposed use will be Other. This request is located at 7540 YORK ST on undetermined parcel size.
The Assessor's Parcel Number(s) 0171936300002

Applicant Information: Uhaul of Northern Colorado
EDMUND UMSTOT JR
7540 YORK ST
DENVER, CO 80229

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at www.adcogov.org/planning/currentcases.
Thank you for your review of this case.

Thomas Dimperio
Planner II

BOARD OF COUNTY COMMISSIONERS

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

Referral Listing
Case Number PLT2021-00006
U-Haul Moving & Storage of Mile High

Agency	Contact Information
ADAMS 12 FIVE STAR SCHOOLS	MATT SCHAEFER - PLANNING MANAGER 1500 E. 128TH AVENUE THORNTON CO 80241 720-972-4289 matt.schaefer@adams12.org
Adams County Attorney's Office	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Addressing	Kevin Mills 720.523.6800 kmills@adcogov.org
Adams County CEDD Development Services Engineer	Devt. Services Engineering 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6800
Adams County CEDD Right-of-Way	David Dittmer 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County Community & Economic Development Department	Gina Maldonado 4430 S. Adams County Pkwy Brighton CO 80601 720-523-6823 gmaldonado@adcogov.org
Adams County Community Safety & Wellbeing	Gail Moon Neighborhood Services 4430 S. Adams County Pkwy. Brighton CO 80601 720-523-6856 gmoon@adcogov.org
Adams County Construction Inspection	Gordon .Stevens 4430 S. Adams County Pkwy Brighton CO 80601 720-523-6965 gstevens@adcogov.org

Agency	Contact Information
Adams County Development Services - Building	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County Fire Protection District	Whitney Even 7980 Elmwood Lane Denver CO 80221 303-539-6802 303-539-6802 weven@acfpd.org
Adams County Fire Protection District	Carla Gutierrez 7980 Elmwood Ln. Denver CO 80221 303-539-6862 cgutierrez@acfpd.org
Adams County Parks and Open Space Department	Marc Pedrucci 303-637-8014 mpedrucci@adcogov.org
Adams County Parks and Open Space Department	Byron Fanning 303-637-8000 bfanning@adcogov.org
Adams County Parks and Open Space Department	Aaron Clark (303) 637-8005 aclark@adcogov.org
ADAMS COUNTY SCHOOL DISTRICT 14	Leo Rodriguez 5291 E. 60th Avenue COMMERCE CITY CO 80022 303.853.3217 lrodriguez@adams14.org
Adams County Sheriff's Office	- - 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff's Office	Rick Reigenborn (303) 654-1850 rreigenborn@adcogov.org
Adams County Treasurer	Lisa Culpepper 4430 S. Adams County Pkwy. Brighton CO 80601 720.523.6166 lculpepper@adcogov.org
Century Link, Inc	Brandyn Wiedreich 5325 Zuni St, Rm 728 Denver CO 80221 720-578-3724 720-245-0029
CITY OF THORNTON	JASON O'SHEA 9500 CIVIC CENTER DR THORNTON CO 80229 0

Agency	Contact Information
CITY OF THORNTON	Lori Hight 9500 CIVIC CENTER DRIVE THORNTON CO 80229 303-538-7670 developmentsubmittals@cityofthornton.net.
CITY OF THORNTON	JIM KAISER 12450 N WASHINGTON THORNTON CO 80241 720-977-6266
COLO DIV OF WATER RESOURCES	Joanna Williams OFFICE OF STATE ENGINEER 1313 SHERMAN ST., ROOM 818 DENVER CO 80203 303-866-3581 joanna.williams@state.co.us
COLORADO DEPT OF TRANSPORTATION	Steve Loeffler 2000 S. Holly St. Region 1 Denver CO 80222 303-757-9891 steven.loeffler@state.co.us
COLORADO DIVISION OF WILDLIFE	Serena Rocksund 6060 BROADWAY DENVER CO 80216 3039471798 serena.rocksund@state.co.us
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us
COLORADO GEOLOGICAL SURVEY	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 303-384-2655 CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS_LUR@mines.edu
COMCAST	JOE LOWE 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 303-603-5039
Commerce City Planning Division	Domenic Martinelli 7887 East 60th Avenue COMMERCE CITY CO 80022 303-289-3693 dmartinelli@c3gov.com

Agency	Contact Information
Crestview Water & Sanitation	Patrick Stock 7145 Mariposa St PO Box 21299 Denver CO 80221-0299 303-430-1660 303-434-0607 PatrickStock@crestviewwater.net
MAPLETON SCHOOL DISTRICT #1	CHARLOTTE CIANCIO 591 E. 80TH AVE DENVER CO 80229 303-853-1015 charlotte@mapleton.us
METRO WASTEWATER RECLAMATION	CRAIG SIMMONDS 6450 YORK ST. DENVER CO 80229 303-286-3338 CSIMMONDS@MWRD.DST.CO.US
Neighborhood Improvement Committee	LARRY QUINTANA 7780 MAGNOLIA ST COMMERCE CITY CO 80022 3039557758
North Pecos Water & Sanitation District	Russell Traska 6900 Pecos St Denver CO 80221 303-429-5770 manager@northpecoswater.org
North Washington Street Water & San Dist	Mike DeMattee 3172 E 78th Ave Denver CO 80229 303-288-6664 mdemattee@nwswsd.com
NS - Code Compliance	Kerry Gress kgress@adcogovorg 720.523.6832 kgress@adcogov.org
NS - Code Compliance	Gail Moon gmoon@adcogov.org 720.523.6833 gmoon@adcogov.org
NS - Code Compliance	Brooke Pettry 4430 S. Adams County Pkwy Brighton CO 80601 720.523.6206 bpettry@adcogov.org
NS - Code Compliance	Joaquin Flores 720.523.6207 jflores@adcogov.org

Agency	Contact Information
PERL MACK NEIGHBORHOOD GROUP	DAN MICEK - PRESIDENT 7294 NAVAJO ST. DENVER CO 80221 303-428-8557 DANMICEK54@COMCAST.NET
REGIONAL TRANSPORTATION DIST.	Engineering RTD 1560 BROADWAY SUITE 700 DENVER CO 80202 303-299-2439 engineering@rtd-denver.com
SOUTH ADAMS CO. FIRE DISTRICT	Randall Weigum 6050 Syracuse Street COMMERCE CITY CO 80022 720-573-9790 FAX: 303-288-5977 rweigum@sacfd.org
SOUTH ADAMS CO. FIRE DISTRICT	- Fire Prevention Division 6050 Syracuse Street Commerce City CO 80022 303-288-0835 planreview@sacfd.org
South Adams County Water & San Dist	Abel Moreno 10200 E 102nd Ave Henderson CO 80022 720-206-0590 amoreno@sacwsd.org
SOUTH ADAMS COUNTY WATER AND SANITATION DISTRICT	NELSON JEFF 10200 E. 102ND AVENUE HENDERSON CO 80640 720.206.0593 720.530.8396 JNELSON@SACWSD.ORG
THORNTON FIRE DEPARTMENT	Chad Mccollum 9500 Civic Center Drive THORNTON CO 80229-4326 303-538-7602 firedept@cityofthornton.net
UNION PACIFIC RAILROAD	Anna Dancer 1400 DOUGLAS ST STOP 1690 OMAHA NE 68179 402-544-2255 aldancer@up.com
United States Postal Service	Arlene Vickrey 303-853-6644 Arlene.A.Vickrey@usps.gov
United States Postal Service	Jason Eddleman 303-853-6025 Jason.G.Eddleman@usps.gov

Agency	Contact Information
WELBY CITIZEN GROUP	NORMA FRANK 7401 RACE STREET DENVER CO 80229 (303) 288-3152
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com

2081 EAST 74TH AVE LLC
14333 MEAD ST
LONGMONT CO 80504-9649

6625 INVESTMENTS LLC
80 E 62ND AVE
DENVER CO 80216-1280

74TH AVENUE LIMITED
PARTNERSHIP
270 SAINT PAUL ST STE 300
DENVER CO 80206-5133

74TH AVENUE LIMITED PARTNERSHIP
270 SAINT PAUL ST STE 300
DENVER CO 80206-5133

7501 YORK STREET LLC
910 W 8TH AVE
DENVER CO 80204-4350

AMERCO REAL ESTATE COMPANY
PO BOX 29046
PHOENIX AZ 85038-9046

ANDERSON JOSEPH A REVOCABLE TRUST
11849 SALEM ST
HENDERSON CO 80640-9138

ARMOS GROUP LLC THE
1570 E 66TH AVE
DENVER CO 80229

BEST SARA K AND JORDAN DONNA M AND
STRINGFELLOW BYRON E
7656 YORK STREET UNIT A
DENVER CO 80229

CENTER EAST LLC
7285 GILPIN WAY UNIT 100
DENVER CO 80229-6507

LYK WELBY LLC
80 N KING ST
HONOLULU HI 96817-5109

MADERA ROBERTO
2540 E 76TH AVE
DENVER CO 80229-6616

MENDOZA RAFAEL AND
MENDOZA FLORENCE
1955 E 75TH AVE
DENVER CO 80229-6513

MENDOZA RAFAEL AND
MENDOZA FLORES
7591 YORK ST
DENVER CO 80229-6665

MISSOURI IMPROVEMENT COMPANY
C/O PROPERTY TAX DEPT
1400 DOUGLAS ST STOP 1640
OMAHA NE 68179-1001

NORVIC PROPERTIES LLC
7401 RACE ST
DENVER CO 80229-6502

NORVIC PROPERTIES LLC
7403 RACE ST
DENVER CO 80229-6502

SIMS FREDRIC M TRUSTEE
3032 ALBION ST
DENVER CO 80207

STRAFACE LOUIS T LLC
3235 W 112TH COURT
WESTMINSTER CO 80031

SUN ENTERPRISES INC
8877 WASHINGTON ST
DENVER CO 80229

TANAS DMITRIY
7656 YORK STREET UNIT B
DENVER CO 80229

TRIPLE C PROPERTY LLC
6911 LEE ST
ARVADA CO 80004-1550

BEST SARA K AND JORDAN DONNA M AND
STRINGFELLOW BYRON E
OR CURRENT RESIDENT
7656 YORK STREET UNIT A
DENVER CO 80229

IMPROVISE LLC
OR CURRENT RESIDENT
2180 E 74TH PLACE
DENVER CO 80229

MADERA ROBERTO
OR CURRENT RESIDENT
2540 E 76TH AVE
DENVER CO 80229-6616

MENDOZA RAFAEL AND
MENDOZA FLORES
OR CURRENT RESIDENT
7591 YORK ST
DENVER CO 80229-6665

PONZIO WAYNE F AND
PONZIO JANICE K
OR CURRENT RESIDENT
7470 YORK ST
DENVER CO 80229-6607

ROLLER INVESTMENT CO LLC
OR CURRENT RESIDENT
7500 YORK ST
DENVER CO 80229-6609

TANAS DMITRIY
OR CURRENT RESIDENT
7656 YORK STREET UNIT B
DENVER CO 80229

CURRENT RESIDENT
2001 E 75TH AVE
DENVER CO 80229-6512

CURRENT RESIDENT
2200 E 77TH AVE UNIT 100
DENVER CO 80229-6526

CURRENT RESIDENT
2200 E 77TH AVE UNIT 200
DENVER CO 80229-6526

CURRENT RESIDENT
2200 E 77TH AVE UNIT 300
DENVER CO 80229-6526

CURRENT RESIDENT
2200 E 77TH AVE UNIT 400
DENVER CO 80229-6526

CURRENT RESIDENT
2200 E 77TH AVE UNIT 500
DENVER CO 80229-6537

CURRENT RESIDENT
2300 E 77TH AVE UNIT 500
DENVER CO 80229-6538

CURRENT RESIDENT
7411 YORK ST
DENVER CO 80229-6606

CURRENT RESIDENT
7400 YORK ST
DENVER CO 80229-6607

CURRENT RESIDENT
7450 YORK ST
DENVER CO 80229-6607

CURRENT RESIDENT
7480 YORK ST
DENVER CO 80229-6607

CURRENT RESIDENT
7540 YORK ST
DENVER CO 80229-6609

CURRENT RESIDENT
7645 YORK ST
DENVER CO 80229-6610

CURRENT RESIDENT
7640 YORK ST
DENVER CO 80229-6611

CURRENT RESIDENT
7680 YORK ST
DENVER CO 80229-6611

CURRENT RESIDENT
7700 YORK ST
DENVER CO 80229-6613

CURRENT RESIDENT
2560 E 76TH AVE
DENVER CO 80229-6616

CURRENT RESIDENT
2645 E 74TH AVE
DENVER CO 80229-6619

CURRENT RESIDENT
2505 E 74TH AVE
DENVER CO 80229-6621

CURRENT RESIDENT
2185 E 74TH PL
DENVER CO 80229-6633

CURRENT RESIDENT
2265 E 74TH PL
DENVER CO 80229-6657

CURRENT RESIDENT
7656 YORK ST UNIT A
DENVER CO 80229-6662

CURRENT RESIDENT
7656 YORK ST UNIT B
DENVER CO 80229-6662

CURRENT RESIDENT
7501 YORK ST UNIT B
DENVER CO 80229-6664

CURRENT RESIDENT
7501 YORK ST UNIT C1
DENVER CO 80229-6664

CURRENT RESIDENT
7501 YORK ST UNIT C2
DENVER CO 80229-6664

CURRENT RESIDENT
7501 YORK ST UNIT C3
DENVER CO 80229-6664

CURRENT RESIDENT
7591 YORK ST UNIT A
DENVER CO 80229-6666

CURRENT RESIDENT
7591 YORK ST UNIT B
DENVER CO 80229-6667

CURRENT RESIDENT
2220 E 74TH PL
DENVER CO 80229-6699

CURRENT RESIDENT
2181 E 74TH AVE
DENVER CO 80229-6911

CURRENT RESIDENT
2081 E 74TH AVE
DENVER CO 80229-6912

CURRENT RESIDENT
2091 E 74TH AVE UNIT A
DENVER CO 80229-6944

CURRENT RESIDENT
2091 E 74TH AVE UNIT B
DENVER CO 80229-6944

CURRENT RESIDENT
2091 E 74TH AVE UNIT C
DENVER CO 80229-6944

CURRENT RESIDENT
2091 E 74TH AVE UNIT D
DENVER CO 80229-6944

CURRENT RESIDENT
2091 E 74TH AVE UNIT E
DENVER CO 80229-6944

CURRENT RESIDENT
2091 E 74TH AVE UNIT M
DENVER CO 80229-6944

CURRENT RESIDENT
2091 E 74TH AVE UNIT O
DENVER CO 80229-6944

CURRENT RESIDENT
2091 E 74TH AVE UNIT F
DENVER CO 80229-6948

CURRENT RESIDENT
2091 E 74TH AVE UNIT G
DENVER CO 80229-6948

CURRENT RESIDENT
2091 E 74TH AVE UNIT H
DENVER CO 80229-6948

CURRENT RESIDENT
2091 E 74TH AVE UNIT I
DENVER CO 80229-6948

CURRENT RESIDENT
2091 E 74TH AVE UNIT J
DENVER CO 80229-6948

CURRENT RESIDENT
2091 E 74TH AVE UNIT K
DENVER CO 80229-6948

CURRENT RESIDENT
2091 E 74TH AVE UNIT L
DENVER CO 80229-6948

CURRENT RESIDENT
2091 E 74TH AVE UNIT N
DENVER CO 80229-6948

CERTIFICATE OF POSTING

I, Layla Bajelan, do hereby certify that I had the property posted at

7540 York Street

on September 28, 2021

In accordance with the requirements of the Adams County Zoning Regulations

Layla Bajelan

Layla Bajelan

U-Haul Moving & Storage of Mile High

PLT2021-00006

7540 York Street

November 2, 2021

Board of County Commissioners Public Hearing

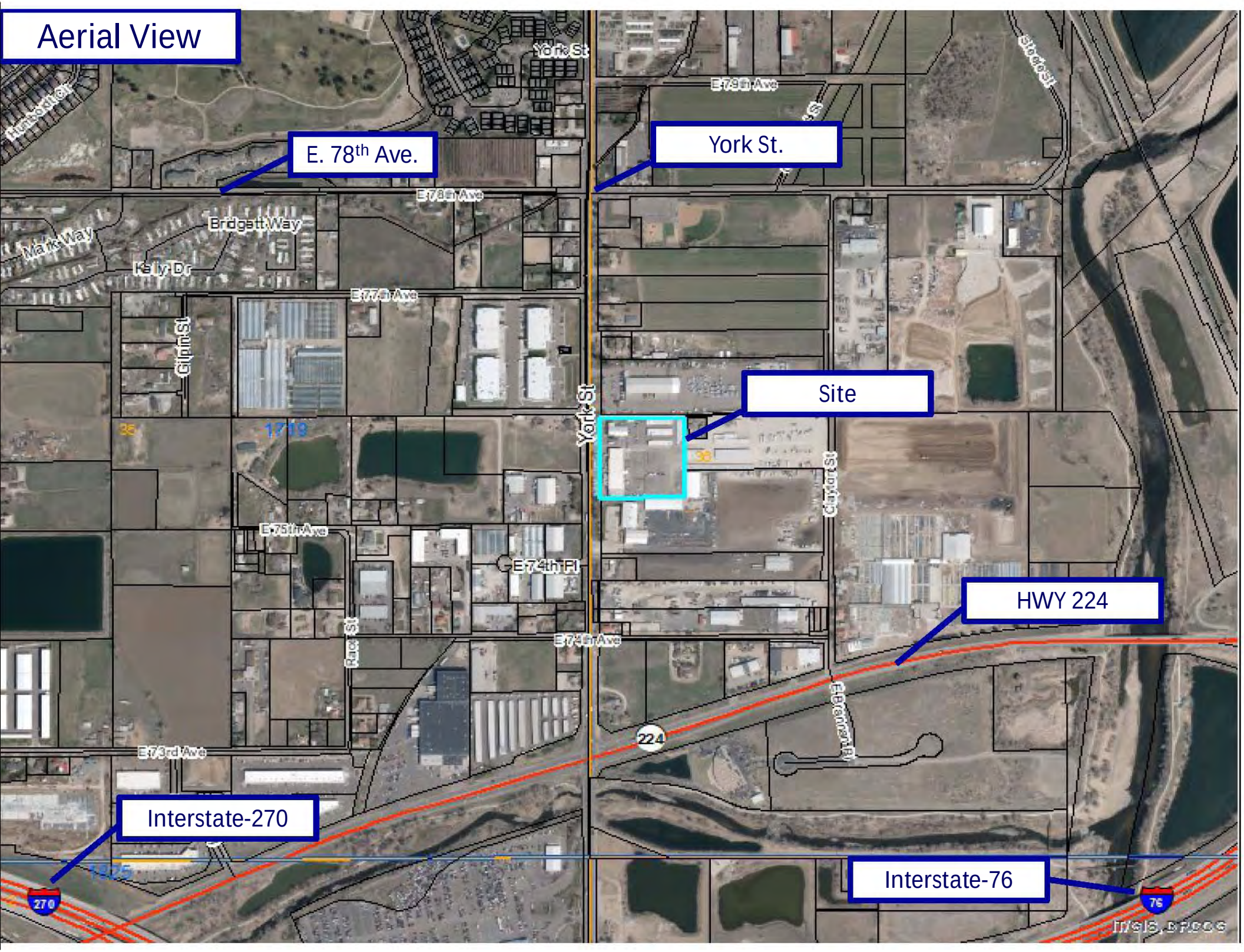
Community and Economic Development Department

Case Manager: Layla Bajelan on behalf on Thomas Dimperio

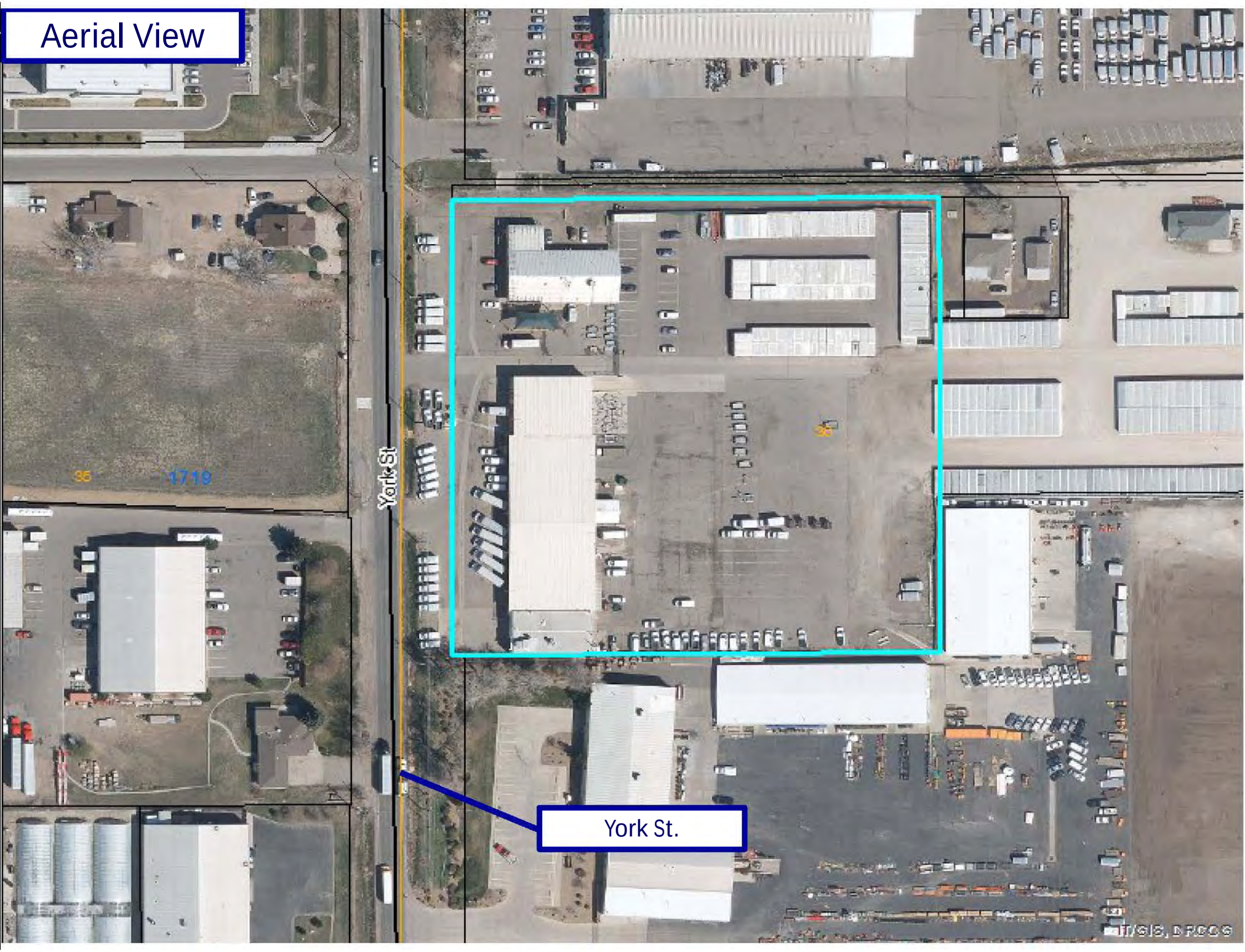
Requests

1. Minor Subdivision Final Plat
   - approximately 5 acres
2. Subdivision Improvement Agreement (SIA)

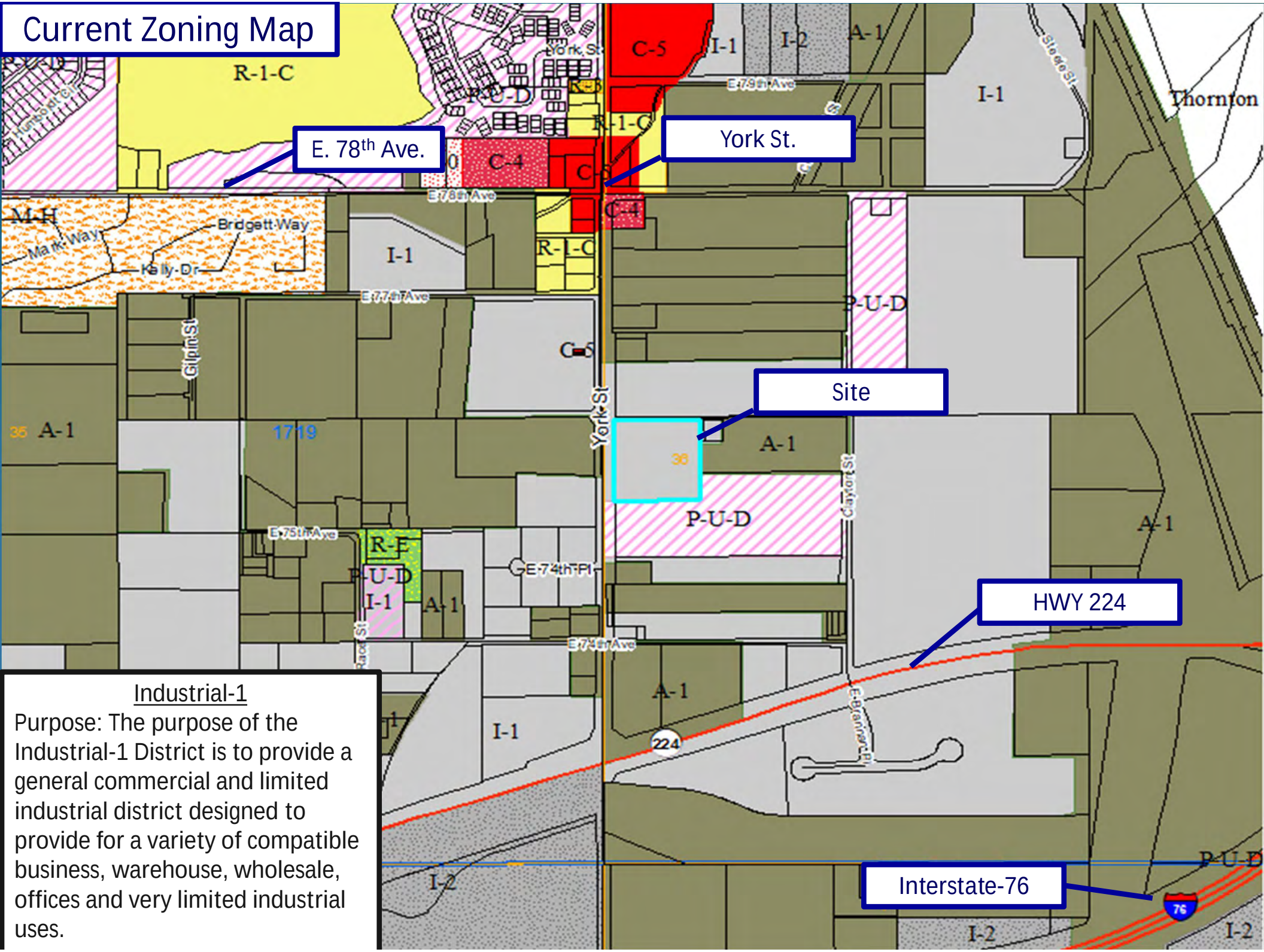
Aerial View


E. 78th Ave.
York St.
Site
HWY 224
Interstate-270
Interstate-76
York St
E 78th Ave
E 77th Ave
E 75th Ave
E 74th Pl
E 74th Ave
E 73rd Ave
Bridgett Way
Kelly Dr
Gipin St
Cayuga St
Ebenezer Rd
224
270
76

Aerial View



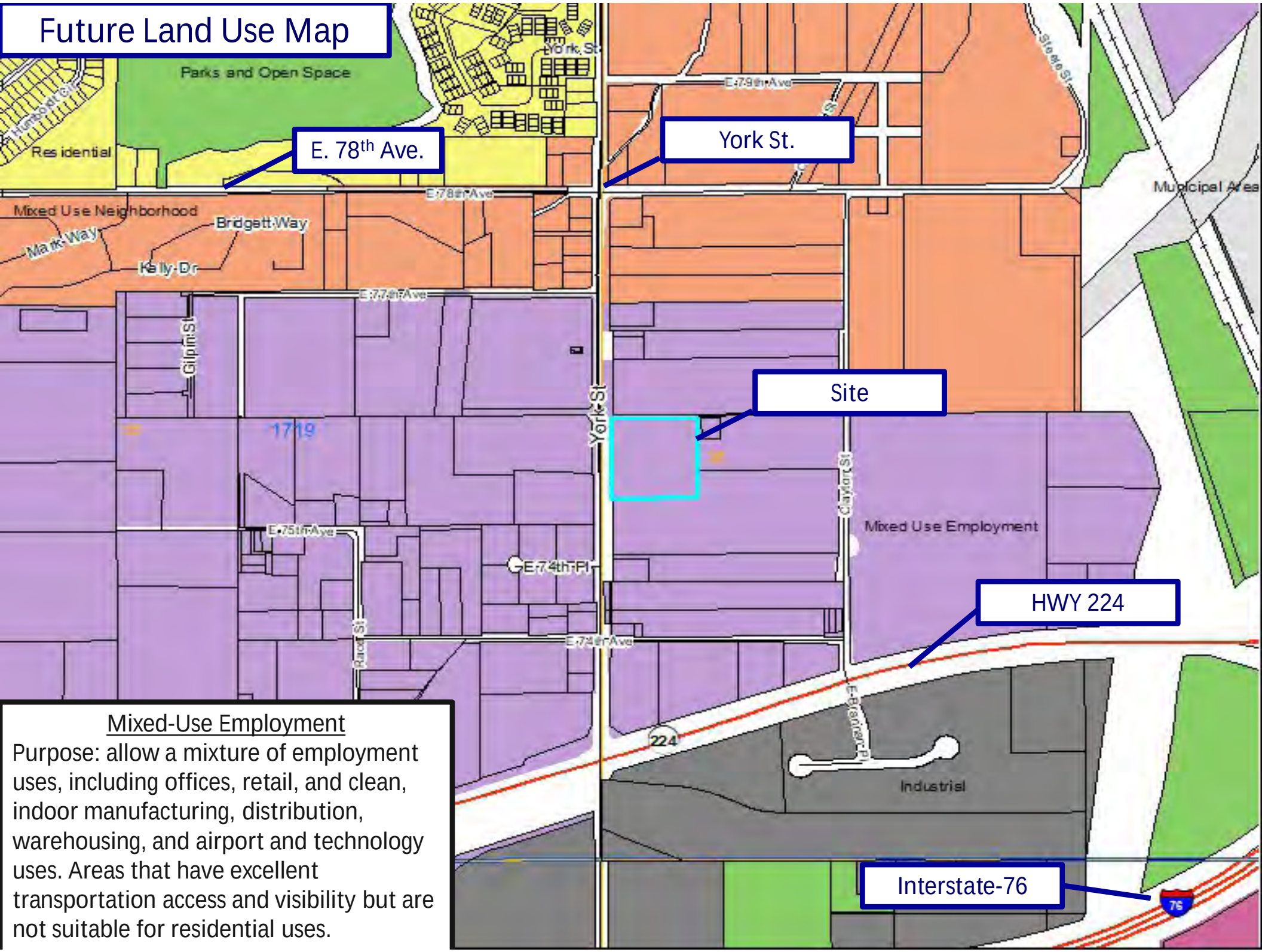
Current Zoning Map



Industrial-1

Purpose: The purpose of the Industrial-1 District is to provide a general commercial and limited industrial district designed to provide for a variety of compatible business, warehouse, wholesale, offices and very limited industrial uses.

Future Land Use Map



Mixed-Use Employment

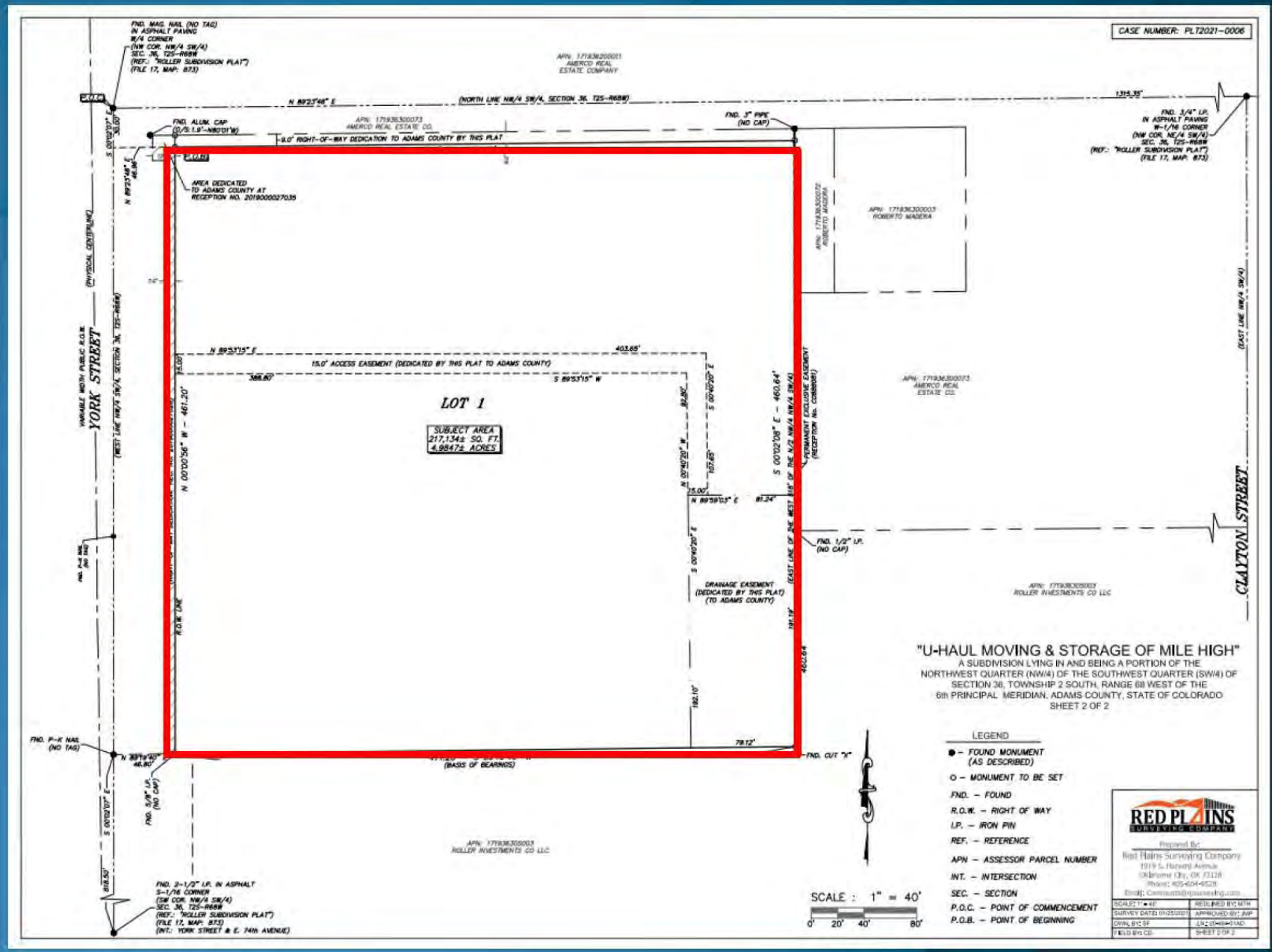
Purpose: allow a mixture of employment uses, including offices, retail, and clean, indoor manufacturing, distribution, warehousing, and airport and technology uses. Areas that have excellent transportation access and visibility but are not suitable for residential uses.

Criteria for Minor Subdivision

Section 2-02-20-03-05

1. Conforms with subdivision design standards
2. Adequate water supply
3. Adequate sewer service
4. Any soil or topographical conditions have been identified
5. Adequate drainage infrastructure
6. Public infrastructure (curb, gutter, sidewalk)
7. Consistent with Comprehensive Plan and applicable subarea plans
8. Consistent with development standards
9. Compatible with surrounding area

Proposed Final Plat



Vrain St
MOVING SUPPLIES
U-HAUL CENTER
CUSTOM
7540
BOXES
067
894
DEVELOPMENT PROPOSAL
SUBDIVISION PLAT
P
PC 10/1/2024 @ 6 pm
BOCC 11/26/2024 @ 9:30 am
PLT2021-00006 - U Haul Moving and Storage of Mile High
LBoyclan@adcogov.org
720.523.6800
adcogov.org

York St
U-HAUL
RETURNS

York St
Valley
Business Park

York St

Referral Comments

Notifications Sent*	# Comments Received
76	1

*Property owners and occupants within 750- ft.

- Public Comment: Questions regarding the application
- Referral Agencies: No concerns identified

PC Update

- Planning Commission: October 14, 2021
- Approval (5-1) with 11 findings-of-fact and 1 note
- PC Concerns:
  - Incorrect plat included in the packet
  - Criteria of approval for conformance to the approved sketch plan
  - Questions about surrounding parcels

Staff Recommendation

(PLT2021-00006; U-Haul Moving & Storage of Mile High Minor Subdivision Final Plat)

Staff recommends approval of the proposed Minor Subdivision Final Plat, (PLT2021-00006) and Subdivision Improvement Agreement (SIA2021- 00006)with 11 findings-of-fact 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.

Recommended Findings-of-Fact

11. The proposed subdivision is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the 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 Note to the Applicant

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.