



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 15, 2022
9:30 AM**

- 1. ROLL CALL**
- 2. PLEDGE OF ALLEGIANCE**
- 3. MOTION TO APPROVE AGENDA**
- 4. AWARDS AND PRESENTATIONS**
- 5. PUBLIC COMMENT**

A. Citizen Communication

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

B. Elected Officials' Communication

6. CONSENT CALENDAR

- A.** List of Expenditures Under the Dates of October 17-22, 2022
- B.** List of Expenditures Under the Dates of October 24-28, 2022
- C.** Minutes of the Commissioners' Proceedings from November 1, 2022
- D.** Resolution Granting the Office of Emergency Management Approval to Apply for the 2023 Emergency Management Performance Grant
- E.** Resolution Approving Contract to Buy and Sell Real Estate between Adams County and Rail Land Company for a 1.23-Acre Parcel of Land at the Colorado Air and Space Port
- F.** Resolution Approving Instrument of Release between the United States of America and Adams County for a 1.23-Acre Parcel of Land at the Colorado Air and Spaceport
- G.** Resolution Declining Participation in the FAMLI Program and Providing for Notification to the State of Colorado of Such Declination of Participation
- H.** Resolution Approving Right-of-Way Agreement between Adams County and 705W62, LLC, for Property Necessary for the 62nd Avenue Roadway and Drainage Improvements Project from Pecos Street to Washington Street
- I.** Resolution Accepting a Quitclaim Deed Conveying Property from Department of Transportation, State of Colorado to Adams County for Right-of-Way Purposes
- J.** Resolution Approving the Software License Agreement between Adams County and Transcore, ITS, LLC Regarding the TransSuite Computer Software
- K.** Resolution for Final Acceptance of the Public Improvements Constructed at the Ridgeview Estates Subdivision Filing 1, 160th Ave & Monaghan Rd, (Case No.'s PLT2018-00044, PLT2019-00026, EGR2018-00050, EGR2019-00041, SUB2020-00011, SIA2019-00019, UTL2021-00220)
- L.** Resolution Approving Adams County Human Services Department Core Service Program Plan for Submission to the State of Colorado
- M.** Resolution Approving the Adams County Head Start Child and Adult Care Food Program Annual Renewal Application for FY 2022-2023
- N.** Resolution Approving a Change Order Six (Amendment Six) between Adams County and Drexel, Barrell and Company in the Amount of \$16,900.00, for York Street Phase One-State Highway 224 to East 78th Avenue Improvements Project
- O.** Resolution Approving Amendment One to the Agreement between Adams County and High Country Low Voltage in the Amount of \$14,909.60, for Additional Services for the Audio-Visual System Upgrade at the Adams County Human Services Center

- P. Resolution Approving an Intergovernmental Agreement between Adams County and the Urban Renewal Authority of the City of Commerce City for an Urban Renewal Plan

7. NEW BUSINESS

A. COUNTY MANAGER

- 1. Resolution Approving an Agreement between Adams County and M. Arthur Gensler, Jr. & Associates, Inc., in the Amount of \$665,895.00, for Architectural Services for the County Facility Master Plan
- 2. Resolution Approving Amendment Two to the Agreement between Adams County and MW Golden Constructors in the Amount of \$652,581.00, for Construction Manager / General Contractor (CM/GC) Services for Phase 3A of the Space Utilization Project at the Government Center
- 3. Resolution Approving a Purchase Order between Adams County and SNI Companies in the Amount of \$108,416.00, for Temporary Skilled Labor for Security Upgrades on County Computers

B. COUNTY ATTORNEY

8. EXECUTIVE SESSION

- A. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding DIA Land Development

9. LAND USE HEARINGS

A. Cases to be Heard

- 1. PRC2022-00002 Clear Creek Transit Village Preliminary Plat and Waiver
- 2. RCU2022-00004 Mile High 8200 Dahlia CUP Billboard Conversion

10. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE

County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	2,033,533.03
4	Capital Facilities Fund	12,342,915.33
5	Golf Course Enterprise Fund	87,648.21
6	Equipment Service Fund	226,129.68
13	Road & Bridge Fund	2,109,785.88
19	Insurance Fund	132,528.18
25	Waste Management Fund	6,202.91
28	Open Space Sales Tax Fund	507,432.00
30	Community Dev Block Grant Fund	29,490.00
34	Comm Services Blk Grant Fund	32,593.78
43	Colorado Air & Space Port	38,541.75
50	FLATROCK Facility Fund	150.00
		<u>17,546,950.75</u>

Net Warrants by Fund Detail

1

General Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009773	383698	ALLIED UNIVERSAL SECURITY SERV	10/20/2022	14,462.26
00009774	1008782	ANGEL ARMOR LLC	10/20/2022	3,753.46
00009776	378404	CARUSO JAMES LOUIS	10/20/2022	11,225.00
00009778	1052521	COCREATE COEVOLVE LLC	10/20/2022	900.00
00009779	625677	CODE 4 SECURITY SERVICES LLC	10/20/2022	287.04
00009780	536294	G SQUARED DESIGN LLC	10/20/2022	2,000.00
00009781	1296663	JESUS ON COLFAX MINISTRIES	10/20/2022	29,200.00
00009787	369566	MAINTENANCE CHEF LLC	10/20/2022	3,540.00
00009788	1267815	MARATHON LEADERSHIP LLC	10/20/2022	1,850.00
00009789	1256913	MARKHAM GALLEGOS JENNIFER	10/20/2022	1,562.50
00009790	5449	NORTH METRO TASK FORCE	10/20/2022	87,238.76
00009792	7967	SKAGGS PUBLIC SAFETY UNIFORM &	10/20/2022	1,765.49
00775380	8821021	CRISIS CENTER	10/20/2022	160.00
00775382	13884	ADAMS COUNTY SHERIFF	10/20/2022	1,004.02
00775383	1128011	ADT COMMERCIAL LLC	10/20/2022	3,499.68
00775386	725672	ALL PRO CEMENT INC	10/20/2022	2,500.00
00775388	77051	ALPINE CREDIT, INC	10/20/2022	19.00
00775389	12012	ALSCO AMERICAN INDUSTRIAL	10/20/2022	232.20
00775391	1296494	ARMBRUST ZACHARY	10/20/2022	100.00
00775392	1296604	AWUKU GEORGE OHENE	10/20/2022	19.00
00775393	83180	BACKFLOW TECH INC	10/20/2022	4,407.05
00775395	1296606	BAXTER TAMARA	10/20/2022	19.00
00775396	37424	BC SERVICES INC	10/20/2022	19.00
00775397	37424	BC SERVICES INC	10/20/2022	19.00
00775401	32456	CACCB	10/20/2022	250.00
00775402	304171	CDPHE	10/20/2022	121.00
00775404	252174	COLORADO COMMUNITY MEDIA	10/20/2022	88.60
00775405	1128468	COLORADO DRAGON BOAT FESTIVAL	10/20/2022	3,862.46
00775406	255001	COPYCO QUALITY PRINTING INC	10/20/2022	15,205.04
00775407	42984	CORECIVIC INC	10/20/2022	247,710.63
00775408	1189578	COVETRUS PHARMACY SERVICES LLC	10/20/2022	1,046.25
00775409	1296609	DANIEL JOSE	10/20/2022	19.00
00775413	44656	DENVER HEALTH & HOSPITAL AUTHO	10/20/2022	1,360.00
00775415	700466	DIRECT EDGE DENVER LLC	10/20/2022	229.51
00775417	808844	DUPRIEST JOHN FIELDEN	10/20/2022	65.00
00775418	13409	EASTERN DISPOSE ALL	10/20/2022	327.00

Net Warrants by Fund Detail

<u>1</u>	<u>General Fund</u>				
	<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
	00775419	1076669	ELEMENT CONTRACT	10/20/2022	103,164.78
	00775420	1296603	ESTRADA MARCIE ELIZABETH	10/20/2022	19.00
	00775425	698569	FOREST SEAN	10/20/2022	65.00
	00775426	12689	GALLS LLC	10/20/2022	2,892.37
	00775427	293118	GARNER, ROSIE	10/20/2022	65.00
	00775428	1294016	GEN TECH OF COLORADO LLC	10/20/2022	560.26
	00775430	294059	GROUND SERVICE COMPANY	10/20/2022	4,590.00
	00775432	293122	HERRERA, AARON	10/20/2022	65.00
	00775433	699829	HILL'S PET NUTRITION SALES INC	10/20/2022	856.80
	00775434	185462	HOSPITAL SHARED SERVICES	10/20/2022	3,569.33
	00775436	79260	IDEXX DISTRIBUTION INC	10/20/2022	409.26
	00775437	675514	IMPROVEMENT ASSURANCE GROUP	10/20/2022	6,500.00
	00775438	44965	INTERVENTION COMMUNITY CORRECT	10/20/2022	248,845.95
	00775441	105597	JOHNSON CONTROLS INC	10/20/2022	202,610.06
	00775442	652983	K&H INTEGRATED PRINT SOLUTIONS	10/20/2022	117,127.13
	00775443	79209	KIDS FIRST HEALTH CARE	10/20/2022	407,221.55
	00775444	48078	LARIMER COUNTY COMMUNITY CORRE	10/20/2022	2,050.20
	00775445	37234	LINK	10/20/2022	100,624.00
	00775446	1273642	MANNING CHRISTINE	10/20/2022	9,995.00
	00775447	810888	MARTINEZ JUSTIN PAUL	10/20/2022	65.00
	00775448	828248	MAXSON ENGINEERING LLC	10/20/2022	4,500.00
	00775449	1296845	MCFADDIN SUSAN	10/20/2022	65.00
	00775450	729306	MCMULLEN, BETHANY H	10/20/2022	119.00
	00775451	1296844	MCOM LLC	10/20/2022	220.00
	00775452	8801432	MESA COUNTY	10/20/2022	2,030.10
	00775453	304690	MILE HIGH YOUTH CORPS	10/20/2022	21,910.00
	00775454	342200	MOORE LAW GROUP, APC	10/20/2022	19.00
	00775456	13591	MWI ANIMAL HEALTH	10/20/2022	126.00
	00775458	7983	NORSTAR INDUSTRIES	10/20/2022	792.49
	00775459	13774	NORTH PECOS WATER & SANITATION	10/20/2022	42.20
	00775460	13778	NORTH WASHINGTON ST WATER & SA	10/20/2022	3,050.75
	00775462	1286397	PAINT GENIUS	10/20/2022	3,273.00
	00775463	214735	PITNEY BOWES PURCHASE POWER	10/20/2022	276.01
	00775464	1295744	POWER DOCTOR	10/20/2022	100.00
	00775466	224064	RALSTON HOUSE	10/20/2022	35,814.67
	00775467	53054	RICHARDSON SHARON	10/20/2022	65.00

Net Warrants by Fund Detail

<u>1</u>	<u>General Fund</u>				
	<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
	00775469	32686	SPECIALTY INCENTIVES INC	10/20/2022	523.90
	00775470	33604	STATE OF COLORADO	10/20/2022	47.13
	00775471	33604	STATE OF COLORADO	10/20/2022	921.88
	00775472	33604	STATE OF COLORADO	10/20/2022	18.24
	00775473	1296917	STEVENS PERRY M	10/20/2022	224.70
	00775474	599714	SUMMIT FOOD SERVICE LLC	10/20/2022	9,117.35
	00775475	385142	THOMPSON GREGORY PAUL	10/20/2022	65.00
	00775476	1094	TRI COUNTY HEALTH DEPT	10/20/2022	8,077.83
	00775477	1270310	TRINITY SERVICES GROUP INC	10/20/2022	258,948.65
	00775478	666214	TYGRET DEBRA R	10/20/2022	405.00
	00775487	300982	UNITED SITE SERVICES	10/20/2022	872.67
	00775489	1296755	VALCRE INC	10/20/2022	11,160.00
	00775490	28566	VERIZON WIRELESS	10/20/2022	480.20
	00775492	23977	VINCI LAW OFFICE	10/20/2022	19.00
	00775493	1237595	WARRIORNOW	10/20/2022	780.00
	00775497	712817	WHITESTONE CONSTRUCTION SERVIC	10/20/2022	17,737.65
	00775498	929060	WOOLEN MILES T	10/20/2022	300.00
	00775499	13822	XCEL ENERGY	10/20/2022	67.97
	Fund Total				2,033,533.03

Net Warrants by Fund Detail

4Capital Facilities Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009793	162100	UMB BANK NA	10/20/2022	9,960,924.59
00775423	33577	FCI CONSTRUCTORS INC	10/20/2022	2,320,823.15
00775455	986500	MW GOLDEN CONSTRUCTORS	10/20/2022	36,703.09
00775457	1130194	NATIONAL CAR CHARGING LLC	10/20/2022	24,464.50
Fund Total				12,342,915.33

Net Warrants by Fund Detail

5Golf Course Enterprise Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009791	6177	PROFESSIONAL RECREATION MGMT I	10/20/2022	75,202.30
00775384	1128011	ADT COMMERCIAL LLC	10/20/2022	250.00
00775390	12012	ALSCO AMERICAN INDUSTRIAL	10/20/2022	60.94
00775394	83180	BACKFLOW TECH INC	10/20/2022	480.31
00775480	1007	UNITED POWER (UNION REA)	10/20/2022	26.33
00775481	1007	UNITED POWER (UNION REA)	10/20/2022	2,809.74
00775482	1007	UNITED POWER (UNION REA)	10/20/2022	3,565.77
00775483	1007	UNITED POWER (UNION REA)	10/20/2022	3,919.83
00775484	1007	UNITED POWER (UNION REA)	10/20/2022	994.89
00775485	1007	UNITED POWER (UNION REA)	10/20/2022	30.64
00775486	1007	UNITED POWER (UNION REA)	10/20/2022	307.46
Fund Total				87,648.21

Net Warrants by Fund Detail

6Equipment Service Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00775400	9822	BUCKEYE WELDING SUPPLY CO INC	10/20/2022	61.20
00775421	346750	FACTORY MOTOR PARTS	10/20/2022	8,615.40
00775468	16237	SAM HILL OIL INC	10/20/2022	138,450.34
00775488	1282220	US FLEET SOURCE	10/20/2022	73,748.00
00775495	350373	WEX BANK	10/20/2022	5,254.74
Fund Total				226,129.68

Net Warrants by Fund Detail

13

Road & Bridge Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009782	171233	LAND TITLE GUARANTEE COMPANY	10/20/2022	35,368.42
00009783	171233	LAND TITLE GUARANTEE COMPANY	10/20/2022	1,870.00
00009784	171233	LAND TITLE GUARANTEE COMPANY	10/20/2022	1,792.00
00009785	171233	LAND TITLE GUARANTEE COMPANY	10/20/2022	1,318.00
00009786	171233	LAND TITLE GUARANTEE COMPANY	10/20/2022	25,311.65
00009795	89295	ARVADA CITY OF	10/21/2022	26,487.05
00009796	89296	AURORA CITY OF	10/21/2022	474,066.43
00009797	89297	BENNETT TOWN OF	10/21/2022	19,274.21
00009798	89298	BRIGHTON CITY OF	10/21/2022	216,691.80
00009799	89299	COMMERCE CITY CITY OF	10/21/2022	271,331.08
00009800	89300	FEDERAL HEIGHTS CITY OF	10/21/2022	46,400.18
00009801	89301	NORTHGLENN CITY OF	10/21/2022	117,308.01
00009802	89302	THORNTON CITY OF	10/21/2022	447,314.40
00009803	89304	WESTMINSTER CITY OF	10/21/2022	237,489.97
00775387	9507	ALLIED RECYCLED AGGREGATES	10/20/2022	22,259.40
00775399	49497	BFI TOWER ROAD LANDFILL	10/20/2022	1,702.45
00775403	814272	CENTRAL SALT LLC	10/20/2022	61,075.11
00775414	26880	DENVER INDUSTRIAL SALES & SER	10/20/2022	25,536.00
00775429	212385	GMCO CORPORATION	10/20/2022	20,201.46
00775439	506641	JK TRANSPORTS INC	10/20/2022	48,176.25
00775494	78276	WAYNE A MITCHELL LLC	10/20/2022	8,512.01
00775496	61952	WHITESIDES BOOTS & WESTERN CLO	10/20/2022	300.00
Fund Total				2,109,785.88

Net Warrants by Fund Detail

19Insurance Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00775346	1295126	SAMBA HOLDINGS INC	10/19/2022	1,000.00
00775398	796846	BEARCOM	10/20/2022	490.00
00775411	13663	DELTA DENTAL OF COLORADO	10/20/2022	7,277.00
00775412	13663	DELTA DENTAL OF COLORADO	10/20/2022	7,307.40
00775422	346750	FACTORY MOTOR PARTS	10/20/2022	353.74
00775424	947425	FIRST AMERICAN ADMINISTRATORS	10/20/2022	1,026.60
00775440	13771	JOE'S TOWING & RECOVERY	10/20/2022	159.00
00775461	985691	OPTUM BANK	10/20/2022	319.00
00775479	37507	UNITED HEALTHCARE	10/20/2022	109,495.44
00775491	1271804	VERY GOOD COUNSELING	10/20/2022	5,100.00
Fund Total				132,528.18

County of Adams
Net Warrants by Fund Detail

25		Waste Management Fund			
Warrant	Supplier No	Supplier Name	Warrant Date	Amount	
00009775	535096	B & B ENVIRONMENTAL SAFETY INC	10/20/2022	6,202.91	
Fund Total				6,202.91	

County of Adams
Net Warrants by Fund Detail

28		Open Space Sales Tax Fund				
		<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
		00009794	89411	WESTMINSTER CITY OF	10/20/2022	506,000.00
		00775416	700466	DIRECT EDGE DENVER LLC	10/20/2022	1,432.00
		Fund Total				507,432.00

County of Adams
Net Warrants by Fund Detail

<u>30</u>		<u>Community Dev Block Grant Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00775435	286794	HOUSING AUTHORITY THE CITY OF	10/20/2022	29,490.00	
Fund Total				29,490.00	

Net Warrants by Fund Detail

34Comm Services Blk Grant Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00775381	30283	ACCESS HOUSING OF ADAMS COUNTY	10/20/2022	14,862.97
00775431	44825	GROWING HOME INC	10/20/2022	5,149.01
00775465	189016	PROJECT ANGEL HEART	10/20/2022	12,581.80
Fund Total				32,593.78

County of Adams
Net Warrants by Fund Detail

43	Colorado Air & Space Port				
	<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
	00009777	709816	CITY SERVICEVALCON LLC	10/20/2022	37,741.75
	00775410	556579	DBT TRANSPORTATION SERVICES LL	10/20/2022	800.00
	Fund Total				38,541.75

County of Adams
Net Warrants by Fund Detail

50	FLATROCK Facility Fund				
	Warrant	Supplier No	Supplier Name	Warrant Date	Amount
	00775385	1128011	ADT COMMERCIAL LLC	10/20/2022	150.00
	Fund Total				150.00

County of Adams
Net Warrants by Fund Detail

Grand Total 17,546,950.75

County of Adams
Vendor Payment Report

<u>2051</u>	<u>ANS - Admin & Customer Care</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Animal Control/Shelter					
	ARMBRUST ZACHARY	00001	1029157	429395	10/17/2022	100.00
					Account Total	100.00
	Merchandise					
	STATE OF COLORADO	00001	1029160	429451	10/18/2022	.61-
					Account Total	.61-
					Department Total	99.39

County of Adams
Vendor Payment Report

<u>1074</u>	<u>CA- Risk Management</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Software and Licensing					
	SAMBA HOLDINGS INC	00019	1029164	429469	10/18/2022	1,000.00
					Account Total	1,000.00
					Department Total	1,000.00

County of Adams
Vendor Payment Report

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Cash With Trustee					
	UMB BANK NA	00004	1029143	429307	10/14/2022	6,995,000.00
	UMB BANK NA	00004	1029143	429307	10/14/2022	2,965,924.59
					Account Total	9,960,924.59
	Received not Vouchered Clrg					
	FCI CONSTRUCTORS INC	00004	1029465	429685	10/20/2022	1,154,002.94
	MW GOLDEN CONSTRUCTORS	00004	1029466	429685	10/20/2022	38,634.83
	NATIONAL CAR CHARGING LLC	00004	1029414	429598	10/19/2022	1,821.59
	NATIONAL CAR CHARGING LLC	00004	1029408	429598	10/19/2022	16,222.50
	NATIONAL CAR CHARGING LLC	00004	1029409	429598	10/19/2022	629.41
	NATIONAL CAR CHARGING LLC	00004	1029410	429598	10/19/2022	5,791.00
					Account Total	1,217,102.27
	Retainages Payable					
	FCI CONSTRUCTORS INC	00004	1029531	429699	10/20/2022	1,224,520.36
	FCI CONSTRUCTORS INC	00004	1029465	429685	10/20/2022	57,700.15-
	MW GOLDEN CONSTRUCTORS	00004	1029466	429685	10/20/2022	1,931.74-
					Account Total	1,164,888.47
					Department Total	12,342,915.33

County of Adams
Vendor Payment Report

<u>4308</u>	<u>CASP ATCT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Equipment Maint & Repair					
	DBT TRANSPORTATION SERVICES LL	00043	1029279	429573	10/19/2022	800.00
					Account Total	800.00
					Department Total	800.00

County of Adams
Vendor Payment Report

<u>1022</u>	<u>CLK Elections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Legal Notices					
	COLORADO COMMUNITY MEDIA	00001	1029243	429550	10/19/2022	88.60
					Account Total	88.60
	Other Professional Serv					
	MCOM LLC	00001	1029248	429550	10/19/2022	220.00
					Account Total	220.00
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	1029244	429550	10/19/2022	4,998.00
	COPYCO QUALITY PRINTING INC	00001	1029245	429550	10/19/2022	698.00
	COPYCO QUALITY PRINTING INC	00001	1029136	429224	10/13/2022	2,275.34
	COPYCO QUALITY PRINTING INC	00001	1029137	429224	10/13/2022	878.90
	COPYCO QUALITY PRINTING INC	00001	1029138	429224	10/13/2022	4,950.40
	COPYCO QUALITY PRINTING INC	00001	1029139	429224	10/13/2022	514.40
					Account Total	14,315.04
					Department Total	14,623.64

County of Adams
Vendor Payment Report

<u>1023</u>	<u>CLK Motor Vehicle</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	1029247	429550	10/19/2022	450.00
					Account Total	450.00
					Department Total	450.00

County of Adams
Vendor Payment Report

<u>1021</u>	<u>CLK Recording</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	COPYCO QUALITY PRINTING INC	00001	1029246	429550	10/19/2022	440.00
					Account Total	440.00
					Department Total	440.00

County of Adams
Vendor Payment Report

<u>43</u>	<u>Colorado Air & Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CITY SERVICEVALCON LLC	00043	1029477	429689	10/20/2022	37,741.75
					Account Total	37,741.75
					Department Total	37,741.75

County of Adams
Vendor Payment Report

<u>1010</u>	<u>Communications</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	WOOLEN MILES T	00001	1028953	429192	10/13/2022	300.00
					Account Total	300.00
					Department Total	300.00

County of Adams
Vendor Payment Report

<u>9275</u>	<u>Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	CACCB	00001	1029133	429220	10/13/2022	250.00
					Account Total	250.00
					Department Total	250.00

County of Adams
Vendor Payment Report

<u>9264</u>	<u>Community Recovery</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	JESUS ON COLFAX MINISTRIES	00001	1029289	429576	10/19/2022	29,200.00
	KIDS FIRST HEALTH CARE	00001	1029310	429579	10/19/2022	201,133.55
	KIDS FIRST HEALTH CARE	00001	1029312	429579	10/19/2022	206,088.00
	RALSTON HOUSE	00001	1029302	429578	10/19/2022	35,814.67
					Account Total	472,236.22
					Department Total	472,236.22

County of Adams
Vendor Payment Report

<u>8612</u>	<u>Consolidated UHC Active/COBRA</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	UNITED HEALTHCARE	00019	1029183	429470	10/18/2022	27,137.44
	UNITED HEALTHCARE	00019	1029183	429470	10/18/2022	571.54
					Account Total	27,708.98
	Insurance Premiums					
	UNITED HEALTHCARE	00019	1029183	429470	10/18/2022	1,630.58
	UNITED HEALTHCARE	00019	1029183	429470	10/18/2022	80,155.88
					Account Total	81,786.46
					Department Total	109,495.44

County of Adams
Vendor Payment Report

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Software and Licensing					
	VALCRE INC	00001	1029163	429467	10/18/2022	11,160.00
					Account Total	11,160.00
					Department Total	11,160.00

County of Adams
Vendor Payment Report

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	CARUSO JAMES LOUIS	00001	1029161	429456	10/18/2022	11,225.00
					Account Total	11,225.00
	Other Professional Serv					
	MARKHAM GALLEGOS JENNIFER	00001	1028992	429206	10/13/2022	812.50
	MARKHAM GALLEGOS JENNIFER	00001	1028995	429206	10/13/2022	750.00
					Account Total	1,562.50
					Department Total	12,787.50

County of Adams
Vendor Payment Report

<u>951016</u>	<u>CSBG</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	ACCESS HOUSING OF ADAMS COUNTY	00034	1029140	429225	10/13/2022	14,862.97
	GROWING HOME INC	00034	1029141	429225	10/13/2022	5,149.01
	PROJECT ANGEL HEART	00034	1029142	429225	10/13/2022	12,581.80
					Account Total	32,593.78
					Department Total	32,593.78

County of Adams
Vendor Payment Report

<u>8614</u>	<u>Dental Active - COBRA</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	DELTA DENTAL OF COLORADO	00019	1029166	429470	10/18/2022	7,277.00
	DELTA DENTAL OF COLORADO	00019	1029416	429599	10/19/2022	7,307.40
					Account Total	14,584.40
					Department Total	14,584.40

County of Adams
Vendor Payment Report

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	CRISIS CENTER	00001	1029309	429574	10/19/2022	160.00
	STEVENS PERRY M	00001	1029397	429574	10/19/2022	224.70
					Account Total	384.70
					Department Total	384.70

County of Adams
Vendor Payment Report

<u>7041</u>	<u>Economic Development Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Printing External					
	DIRECT EDGE DENVER LLC	00001	1028805	429002	10/11/2022	229.51
					Account Total	229.51
					Department Total	229.51

County of Adams
Vendor Payment Report

<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	SAM HILL OIL INC	00006	1029393	429595	10/19/2022	2,865.72
	SAM HILL OIL INC	00006	1029394	429595	10/19/2022	23,314.47
	SAM HILL OIL INC	00006	1029395	429595	10/19/2022	25,055.57
	SAM HILL OIL INC	00006	1029396	429595	10/19/2022	22,037.34
	SAM HILL OIL INC	00006	1029544	429595	10/20/2022	28,385.61
	SAM HILL OIL INC	00006	1029545	429595	10/20/2022	13,403.94
	SAM HILL OIL INC	00006	1029546	429595	10/20/2022	2,430.92
	SAM HILL OIL INC	00006	1029547	429595	10/20/2022	2,028.41
	SAM HILL OIL INC	00006	1029548	429595	10/20/2022	3,366.35
	SAM HILL OIL INC	00006	1029549	429595	10/20/2022	8,103.05
	SAM HILL OIL INC	00006	1029550	429595	10/20/2022	2,584.88
	SAM HILL OIL INC	00006	1029551	429595	10/20/2022	4,274.36
	SAM HILL OIL INC	00006	1029552	429595	10/20/2022	599.72
	US FLEET SOURCE	00006	1029373	429588	10/19/2022	36,874.00
	US FLEET SOURCE	00006	1029374	429588	10/19/2022	36,874.00
	WEX BANK	00006	1029271	429571	10/19/2022	3,888.83
	WEX BANK	00006	1029271	429571	10/19/2022	1,365.91
					Account Total	217,453.08
					Department Total	217,453.08

County of Adams
Vendor Payment Report

<u>50</u>	<u>FLATROCK Facility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00050	1029158	429451	10/18/2022	48.74
					Account Total	48.74
	Received not Vouchered Clrg					
	ADT COMMERCIAL LLC	00050	1029267	429571	10/19/2022	150.00
					Account Total	150.00
					Department Total	198.74

County of Adams
Vendor Payment Report

9114	Fleet - Commerce City	Fund	Voucher	Batch No	GL Date	Amount
	Operating Supplies					
	BUCKEYE WELDING SUPPLY CO INC	00006	1029399	429597	10/19/2022	61.20
					Account Total	61.20
	Vehicle Parts & Supplies					
	FACTORY MOTOR PARTS	00006	1029400	429597	10/19/2022	8,615.40
					Account Total	8,615.40
					Department Total	8,676.60

County of Adams
Vendor Payment Report

<u>1107</u>	<u>FO - Bennett MV/ Substation</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	EASTERN DISPOSE ALL	00001	1029156	429393	10/17/2022	145.00
					Account Total	145.00
					Department Total	145.00

County of Adams
Vendor Payment Report

<u>1075</u>	<u>FO - Strasburg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	EASTERN DISPOSE ALL	00001	1029155	429393	10/17/2022	182.00
					Account Total	182.00
					Department Total	182.00

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Colorado Sales Tax Payable					
	STATE OF COLORADO	00001	1029159	429451	10/18/2022	952.51
	STATE OF COLORADO	00001	1029160	429451	10/18/2022	18.85
					Account Total	971.36
	Diversion Restitution Payable					
	POWER DOCTOR	00001	1029290	429574	10/19/2022	100.00
					Account Total	100.00
	Received not Vouchered Clrg					
	ADT COMMERCIAL LLC	00001	1029337	429582	10/19/2022	150.00
	ADT COMMERCIAL LLC	00001	1029340	429582	10/19/2022	24.96
	ADT COMMERCIAL LLC	00001	1029343	429582	10/19/2022	24.96
	ADT COMMERCIAL LLC	00001	1029344	429582	10/19/2022	24.96
	ADT COMMERCIAL LLC	00001	1029346	429582	10/19/2022	24.96
	ADT COMMERCIAL LLC	00001	1029348	429582	10/19/2022	24.96
	ADT COMMERCIAL LLC	00001	1029350	429582	10/19/2022	24.96
	ADT COMMERCIAL LLC	00001	1029352	429582	10/19/2022	24.96
	ADT COMMERCIAL LLC	00001	1029353	429582	10/19/2022	24.96
	ADT COMMERCIAL LLC	00001	1029354	429582	10/19/2022	300.00
	ADT COMMERCIAL LLC	00001	1029355	429582	10/19/2022	300.00
	ADT COMMERCIAL LLC	00001	1029357	429582	10/19/2022	150.00
	ADT COMMERCIAL LLC	00001	1029358	429582	10/19/2022	300.00
	ADT COMMERCIAL LLC	00001	1029359	429582	10/19/2022	150.00
	ADT COMMERCIAL LLC	00001	1029361	429582	10/19/2022	150.00
	ADT COMMERCIAL LLC	00001	1029362	429588	10/19/2022	300.00
	ADT COMMERCIAL LLC	00001	1029363	429588	10/19/2022	150.00
	ADT COMMERCIAL LLC	00001	1029364	429588	10/19/2022	600.00
	ADT COMMERCIAL LLC	00001	1029365	429588	10/19/2022	450.00
	ADT COMMERCIAL LLC	00001	1029366	429588	10/19/2022	300.00
	ALL PRO CEMENT INC	00001	1029367	429588	10/19/2022	2,500.00
	ALLIED UNIVERSAL SECURITY SERV	00001	1029472	429689	10/20/2022	5,178.06
	ALLIED UNIVERSAL SECURITY SERV	00001	1029473	429689	10/20/2022	5,948.23
	ALLIED UNIVERSAL SECURITY SERV	00001	1029474	429689	10/20/2022	3,335.97
	ALSCO AMERICAN INDUSTRIAL	00001	1029392	429588	10/19/2022	232.20
	ANGEL ARMOR LLC	00001	1029475	429689	10/20/2022	3,753.46
	BACKFLOW TECH INC	00001	1029553	429598	10/20/2022	415.00

Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	BACKFLOW TECH INC	00001	1029553	429598	10/20/2022	69.70
	BACKFLOW TECH INC	00001	1029412	429598	10/19/2022	200.00
	BACKFLOW TECH INC	00001	1029412	429598	10/19/2022	127.34
	BACKFLOW TECH INC	00001	1029413	429598	10/19/2022	200.00
	BACKFLOW TECH INC	00001	1029404	429598	10/19/2022	460.01
	BACKFLOW TECH INC	00001	1029404	429598	10/19/2022	95.00
	BACKFLOW TECH INC	00001	1029405	429598	10/19/2022	545.00
	BACKFLOW TECH INC	00001	1029405	429598	10/19/2022	380.00
	BACKFLOW TECH INC	00001	1029406	429598	10/19/2022	330.00
	BACKFLOW TECH INC	00001	1029281	429571	10/19/2022	265.00
	BACKFLOW TECH INC	00001	1029282	429571	10/19/2022	200.00
	BACKFLOW TECH INC	00001	1029283	429571	10/19/2022	135.00
	BACKFLOW TECH INC	00001	1029284	429571	10/19/2022	395.00
	BACKFLOW TECH INC	00001	1029285	429571	10/19/2022	590.00
	COCREATE COEVOLVE LLC	00001	1029478	429689	10/20/2022	125.00
	COCREATE COEVOLVE LLC	00001	1029478	429689	10/20/2022	300.00
	COCREATE COEVOLVE LLC	00001	1029478	429689	10/20/2022	300.00
	COCREATE COEVOLVE LLC	00001	1029478	429689	10/20/2022	150.00
	COCREATE COEVOLVE LLC	00001	1029478	429689	10/20/2022	25.00
	CORECIVIC INC	00001	1029316	429582	10/19/2022	4,205.00
	CORECIVIC INC	00001	1029317	429582	10/19/2022	8,114.55
	CORECIVIC INC	00001	1029318	429582	10/19/2022	115,851.04
	CORECIVIC INC	00001	1029320	429582	10/19/2022	3,395.00
	CORECIVIC INC	00001	1029322	429582	10/19/2022	4,936.50
	CORECIVIC INC	00001	1029324	429582	10/19/2022	110,775.79
	CORECIVIC INC	00001	1029325	429582	10/19/2022	432.75
	COVETRUS PHARMACY SERVICES LLC	00001	1029280	429571	10/19/2022	1,046.25
	ELEMENT CONTRACT	00001	1029301	429571	10/19/2022	103,164.78
	GALLS LLC	00001	1029381	429588	10/19/2022	289.80
	GALLS LLC	00001	1029382	429588	10/19/2022	321.52
	GALLS LLC	00001	1029383	429588	10/19/2022	684.00
	GALLS LLC	00001	1029384	429588	10/19/2022	228.48
	GALLS LLC	00001	1029385	429588	10/19/2022	52.65
	GALLS LLC	00001	1029386	429588	10/19/2022	213.50
	GALLS LLC	00001	1029387	429588	10/19/2022	88.00
	GALLS LLC	00001	1029388	429588	10/19/2022	106.72

Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	GALLS LLC	00001	1029389	429588	10/19/2022	38.00
	GALLS LLC	00001	1029390	429588	10/19/2022	77.70
	GALLS LLC	00001	1029391	429588	10/19/2022	792.00
	GEN TECH OF COLORADO LLC	00001	1029370	429588	10/19/2022	248.54
	GEN TECH OF COLORADO LLC	00001	1029370	429588	10/19/2022	311.72
	GROUND SERVICE COMPANY	00001	1029272	429571	10/19/2022	4,590.00
	HILL'S PET NUTRITION SALES INC	00001	1029295	429571	10/19/2022	856.80
	HOSPITAL SHARED SERVICES	00001	1029380	429588	10/19/2022	1,645.78
	HOSPITAL SHARED SERVICES	00001	1029380	429588	10/19/2022	1,923.55
	IDEXX DISTRIBUTION INC	00001	1029269	429571	10/19/2022	304.00
	IDEXX DISTRIBUTION INC	00001	1029269	429571	10/19/2022	105.26
	IMPROVEMENT ASSURANCE GROUP	00001	1029462	429685	10/20/2022	6,500.00
	INTERVENTION COMMUNITY CORRECT	00001	1029331	429582	10/19/2022	430.10
	INTERVENTION COMMUNITY CORRECT	00001	1029333	429582	10/19/2022	20,692.70
	INTERVENTION COMMUNITY CORRECT	00001	1029334	429582	10/19/2022	9,145.95
	INTERVENTION COMMUNITY CORRECT	00001	1029335	429582	10/19/2022	218,577.20
	JOHNSON CONTROLS INC	00001	1029304	429571	10/19/2022	126,016.06
	JOHNSON CONTROLS INC	00001	1029307	429571	10/19/2022	87,257.68
	K&H INTEGRATED PRINT SOLUTIONS	00001	1029297	429571	10/19/2022	41,993.54
	K&H INTEGRATED PRINT SOLUTIONS	00001	1029371	429588	10/19/2022	53,631.89
	K&H INTEGRATED PRINT SOLUTIONS	00001	1029372	429588	10/19/2022	21,501.70
	LARIMER COUNTY COMMUNITY CORRE	00001	1029315	429582	10/19/2022	2,050.20
	MAINTENANCE CHEF LLC	00001	1029479	429689	10/20/2022	3,540.00
	MARATHON LEADERSHIP LLC	00001	1029480	429689	10/20/2022	1,850.00
	MAXSON ENGINEERING LLC	00001	1029326	429582	10/19/2022	3,000.00
	MAXSON ENGINEERING LLC	00001	1029278	429571	10/19/2022	1,500.00
	MESA COUNTY	00001	1029298	429571	10/19/2022	2,030.10
	MILE HIGH YOUTH CORPS	00001	1029327	429582	10/19/2022	21,910.00
	MWI ANIMAL HEALTH	00001	1029270	429571	10/19/2022	126.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029481	429689	10/20/2022	37.99
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029482	429689	10/20/2022	250.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029483	429689	10/20/2022	127.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029484	429689	10/20/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029485	429689	10/20/2022	47.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029486	429689	10/20/2022	15.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029487	429689	10/20/2022	43.50

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029488	429689	10/20/2022	87.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029489	429689	10/20/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029490	429689	10/20/2022	43.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029491	429689	10/20/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029492	429689	10/20/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029493	429689	10/20/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029494	429689	10/20/2022	60.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029497	429689	10/20/2022	47.00
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029498	429689	10/20/2022	43.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029499	429689	10/20/2022	43.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029534	429689	10/20/2022	130.50
	SKAGGS PUBLIC SAFETY UNIFORM &	00001	1029535	429689	10/20/2022	137.50
	SUMMIT FOOD SERVICE LLC	00001	1029379	429588	10/19/2022	9,117.35
	TRINITY SERVICES GROUP INC	00001	1029376	429588	10/19/2022	1,385.10
	TRINITY SERVICES GROUP INC	00001	1029377	429588	10/19/2022	1,404.74
	TRINITY SERVICES GROUP INC	00001	1029378	429588	10/19/2022	256,158.81
	TYGRET DEBRA R	00001	1029375	429588	10/19/2022	405.00
	UNITED SITE SERVICES	00001	1029415	429598	10/19/2022	312.00
	WHITESTONE CONSTRUCTION SERVIC	00001	1029463	429685	10/20/2022	18,671.21
					Account Total	1,305,527.15
	Retainages Payable					
	JOHNSON CONTROLS INC	00001	1029304	429571	10/19/2022	6,300.80-
	JOHNSON CONTROLS INC	00001	1029307	429571	10/19/2022	4,362.88-
	WHITESTONE CONSTRUCTION SERVIC	00001	1029463	429685	10/20/2022	933.56-
					Account Total	11,597.24-
					Department Total	1,295,001.27

County of Adams
Vendor Payment Report

<u>5</u>	<u>Golf Course Enterprise Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ADT COMMERCIAL LLC	00005	1029268	429571	10/19/2022	250.00
	BACKFLOW TECH INC	00005	1029407	429598	10/19/2022	200.00
	BACKFLOW TECH INC	00005	1029407	429598	10/19/2022	280.31
					Account Total	730.31
					Department Total	730.31

County of Adams
Vendor Payment Report

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	481.62
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	23,248.96
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	2,688.52
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	11,411.90
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	4,000.00
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	1,408.06
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	10,168.00
					Account Total	53,407.06
	Gas & Electricity					
	UNITED POWER (UNION REA)	00005	1028852	429100	10/12/2022	3,565.77
	UNITED POWER (UNION REA)	00005	1028853	429100	10/12/2022	3,919.83
	UNITED POWER (UNION REA)	00005	1028854	429100	10/12/2022	994.89
	UNITED POWER (UNION REA)	00005	1028855	429100	10/12/2022	30.64
	UNITED POWER (UNION REA)	00005	1028856	429100	10/12/2022	307.46
					Account Total	8,818.59
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	1028849	429100	10/12/2022	60.94
					Account Total	60.94
					Department Total	62,286.59

County of Adams
Vendor Payment Report

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Contract Employment					
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	1,133.84
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	165.48
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	18,338.74
	PROFESSIONAL RECREATION MGMT I	00005	1029263	429563	10/19/2022	2,157.18
					Account Total	21,795.24
	Gas & Electricity					
	UNITED POWER (UNION REA)	00005	1028850	429100	10/12/2022	26.33
	UNITED POWER (UNION REA)	00005	1028851	429100	10/12/2022	2,809.74
					Account Total	2,836.07
					Department Total	24,631.31

County of Adams
Vendor Payment Report

<u>2028</u>	<u>HIDTA Grant - NMTF</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	NORTH METRO TASK FORCE	00001	1029468	429686	10/20/2022	77,281.47
	NORTH METRO TASK FORCE	00001	1029469	429687	10/20/2022	9,957.29
					Account Total	87,238.76
					Department Total	87,238.76

County of Adams
Vendor Payment Report

<u>961018</u>	<u>HOME 2018 / 2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	HOUSING AUTHORITY THE CITY OF	00030	1027183	427028	9/15/2022	29,490.00
					Account Total	29,490.00
					Department Total	29,490.00

County of Adams
Vendor Payment Report

8622	Insurance -Benefits & Wellness	Fund	Voucher	Batch No	GL Date	Amount
	Other Professional Serv					
	OPTUM BANK	00019	1029185	429478	10/18/2022	319.00
	VERY GOOD COUNSELING	00019	1029135	429221	10/13/2022	2,700.00
	VERY GOOD COUNSELING	00019	1029184	429478	10/18/2022	2,400.00
					Account Total	5,419.00
					Department Total	5,419.00

County of Adams
Vendor Payment Report

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	FACTORY MOTOR PARTS	00019	1029329	429582	10/19/2022	353.74
					Account Total	353.74
					Department Total	353.74

County of Adams
Vendor Payment Report

<u>8611</u>	<u>Insurance- Property/Casualty</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Auto Physical Damage					
	BEARCOM	00019	1029145	429331	10/14/2022	490.00
	JOE'S TOWING & RECOVERY	00019	1029144	429331	10/14/2022	159.00
					Account Total	649.00
					Department Total	649.00

County of Adams
Vendor Payment Report

<u>9253</u>	<u>Office of Cultural Affairs</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Maintenance Contracts					
	PAINT GENIUS	00001	1029398	429596	10/19/2022	1,000.00
	UNITED SITE SERVICES	00001	1028955	429193	10/13/2022	193.33
	UNITED SITE SERVICES	00001	1028956	429193	10/13/2022	38.67
	UNITED SITE SERVICES	00001	1028957	429193	10/13/2022	290.00
	UNITED SITE SERVICES	00001	1028958	429193	10/13/2022	38.67
					Account Total	1,560.67
	Other Professional Serv					
	MANNING CHRISTINE	00001	1028833	429087	10/12/2022	9,995.00
	PAINT GENIUS	00001	1028831	429087	10/12/2022	444.00
	PAINT GENIUS	00001	1028832	429087	10/12/2022	1,829.00
					Account Total	12,268.00
	Special Events					
	COLORADO DRAGON BOAT FESTIVAL	00001	1029203	429536	10/19/2022	3,862.46
	SPECIALTY INCENTIVES INC	00001	1029028	429207	10/13/2022	523.90
					Account Total	4,386.36
					Department Total	18,215.03

County of Adams
Vendor Payment Report

<u>6201</u>	<u>Open Space Tax- Admin</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Public Relations					
	DIRECT EDGE DENVER LLC	00028	1028360	428513	10/5/2022	1,432.00
					Account Total	1,432.00
					Department Total	1,432.00

County of Adams
Vendor Payment Report

<u>6202</u>	<u>Open Space Tax- Grants</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	WESTMINSTER CITY OF	00028	1027727	427560	9/22/2022	506,000.00
					Account Total	506,000.00
					Department Total	506,000.00

County of Adams
Vendor Payment Report

<u>1015</u>	<u>People Services</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Tuition Reimbursement					
	MCMULLEN, BETHANY H	00001	1029134	429221	10/13/2022	119.00
					Account Total	119.00
					Department Total	119.00

County of Adams
Vendor Payment Report

<u>2061</u>	<u>PKS - Weed & Pest</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	NORSTAR INDUSTRIES	00001	1029029	429207	10/13/2022	792.49
					Account Total	792.49
	Other Professional Serv					
	VERIZON WIRELESS	00001	1028359	428513	10/5/2022	40.01
					Account Total	40.01
					Department Total	832.50

County of Adams
Vendor Payment Report

<u>5017</u>	<u>PKS- Brantner Mine Lake Restrn</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	CDPHE	00001	1027328	427303	9/20/2022	121.00
					Account Total	121.00
					Department Total	121.00

County of Adams
Vendor Payment Report

<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Liquor Sales					
	STATE OF COLORADO	00001	1029159	429451	10/18/2022	30.61-
	STATE OF COLORADO	00001	1029159	429451	10/18/2022	.02-
					Account Total	30.63-
	Misc Revenues					
	WARRIORNOW	00001	1027329	427303	9/20/2022	780.00
					Account Total	780.00
	Other Communications					
	VERIZON WIRELESS	00001	1028362	428513	10/5/2022	440.19
					Account Total	440.19
	Security Service					
	CODE 4 SECURITY SERVICES LLC	00001	1029079	429212	10/13/2022	287.04
					Account Total	287.04
					Department Total	1,476.60

County of Adams
Vendor Payment Report

<u>5012</u>	<u>PKS- Regional Complex</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	1029032	429207	10/13/2022	67.97
					Account Total	67.97
					Department Total	67.97

County of Adams
Vendor Payment Report

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	NORTH PECOS WATER & SANITATION	00001	1029162	429465	10/18/2022	42.20
	NORTH WASHINGTON ST WATER & SA	00001	1029401	429596	10/19/2022	3,050.75
					Account Total	3,092.95
					Department Total	3,092.95

County of Adams
Vendor Payment Report

<u>1089</u>	<u>PLN- Boards & Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	DUPRIEST JOHN FIELDEN	00001	1029215	429543	10/19/2022	65.00
	FOREST SEAN	00001	1029216	429543	10/19/2022	65.00
	GARNER, ROSIE	00001	1029217	429543	10/19/2022	65.00
	HERRERA, AARON	00001	1029218	429543	10/19/2022	65.00
	MARTINEZ JUSTIN PAUL	00001	1029219	429543	10/19/2022	65.00
	MCFADDIN SUSAN	00001	1029222	429543	10/19/2022	65.00
	RICHARDSON SHARON	00001	1029220	429543	10/19/2022	65.00
	THOMPSON GREGORY PAUL	00001	1029221	429543	10/19/2022	65.00
					Account Total	520.00
					Department Total	520.00

County of Adams
Vendor Payment Report

<u>3019</u>	<u>PW - Admin/Org</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Payments To Cities-Sales Taxes					
	ARVADA CITY OF	00013	1029193	429535	10/19/2022	26,487.05
	AURORA CITY OF	00013	1029194	429535	10/19/2022	474,066.43
	BENNETT TOWN OF	00013	1029195	429535	10/19/2022	19,274.21
	BRIGHTON CITY OF	00013	1029196	429535	10/19/2022	216,691.80
	COMMERCE CITY CITY OF	00013	1029197	429535	10/19/2022	271,331.08
	FEDERAL HEIGHTS CITY OF	00013	1029198	429535	10/19/2022	46,400.18
	NORTHGLENN CITY OF	00013	1029199	429535	10/19/2022	117,308.01
	THORNTON CITY OF	00013	1029200	429535	10/19/2022	447,314.40
	WESTMINSTER CITY OF	00013	1029201	429535	10/19/2022	237,489.97
					Account Total	1,856,363.13
					Department Total	1,856,363.13

County of Adams
Vendor Payment Report

<u>3056</u>	<u>PW - Capital Improvement Plan</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Land					
	LAND TITLE GUARANTEE COMPANY	00013	1029308	429577	10/19/2022	25,311.65
	LAND TITLE GUARANTEE COMPANY	00013	1029305	429577	10/19/2022	1,318.00
	LAND TITLE GUARANTEE COMPANY	00013	1029303	429577	10/19/2022	1,792.00
	LAND TITLE GUARANTEE COMPANY	00013	1029300	429577	10/19/2022	1,870.00
	LAND TITLE GUARANTEE COMPANY	00013	1029296	429577	10/19/2022	35,368.42
					Account Total	65,660.07
					Department Total	65,660.07

County of Adams
Vendor Payment Report

<u>1038</u>	<u>Regional Affairs</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Public Relations					
	G SQUARED DESIGN LLC	00001	1029255	429561	10/19/2022	2,000.00
					Account Total	2,000.00
					Department Total	2,000.00

County of Adams
Vendor Payment Report

<u>13</u>	<u>Road & Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALLIED RECYCLED AGGREGATES	00013	1029293	429571	10/19/2022	22,259.40
	BFI TOWER ROAD LANDFILL	00013	1029464	429685	10/20/2022	1,006.34
	BFI TOWER ROAD LANDFILL	00013	1029464	429685	10/20/2022	696.11
	CENTRAL SALT LLC	00013	1029266	429571	10/19/2022	43,824.83
	CENTRAL SALT LLC	00013	1029266	429571	10/19/2022	214.86
	CENTRAL SALT LLC	00013	1029273	429571	10/19/2022	4,571.12
	CENTRAL SALT LLC	00013	1029274	429571	10/19/2022	2,312.42
	CENTRAL SALT LLC	00013	1029275	429571	10/19/2022	5,067.29
	CENTRAL SALT LLC	00013	1029276	429571	10/19/2022	2,541.84
	CENTRAL SALT LLC	00013	1029277	429571	10/19/2022	2,542.75
	DENVER INDUSTRIAL SALES & SER	00013	1029368	429588	10/19/2022	25,536.00
	GMCO CORPORATION	00013	1029286	429571	10/19/2022	14,309.27
	GMCO CORPORATION	00013	1029286	429571	10/19/2022	5,892.19
	JK TRANSPORTS INC	00013	1029291	429571	10/19/2022	48,176.25
	WAYNE A MITCHELL LLC	00013	1029294	429571	10/19/2022	8,512.01
	WHITESIDES BOOTS & WESTERN CLO	00013	1029495	429571	10/20/2022	300.00
					Account Total	187,762.68
					Department Total	187,762.68

County of Adams
Vendor Payment Report

<u>2092</u>	<u>Sheriff Flatrock</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Merchandise					
	STATE OF COLORADO	00050	1029158	429451	10/18/2022	1.56-
	STATE OF COLORADO	00050	1029158	429451	10/18/2022	.05-
					Account Total	1.61-
					Department Total	1.61-

County of Adams
Vendor Payment Report

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	LINK	00001	1029228	429546	10/19/2022	100,624.00
					Account Total	100,624.00
					Department Total	100,624.00

County of Adams
Vendor Payment Report

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	PITNEY BOWES PURCHASE POWER	00001	1029229	429546	10/19/2022	276.01
					Account Total	276.01
	Sheriff's Fees					
	ALPINE CREDIT, INC	00001	1029234	429548	10/19/2022	19.00
	AWUKU GEORGE OHENE	00001	1029237	429548	10/19/2022	19.00
	BAXTER TAMARA	00001	1029238	429548	10/19/2022	19.00
	BC SERVICES INC	00001	1029232	429548	10/19/2022	19.00
	BC SERVICES INC	00001	1029233	429548	10/19/2022	19.00
	DANIEL JOSE	00001	1029239	429548	10/19/2022	19.00
	ESTRADA MARCIE ELIZABETH	00001	1029236	429548	10/19/2022	19.00
	MOORE LAW GROUP, APC	00001	1029231	429548	10/19/2022	19.00
	VINCI LAW OFFICE	00001	1029235	429548	10/19/2022	19.00
					Account Total	171.00
					Department Total	447.01

County of Adams
Vendor Payment Report

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	DENVER HEALTH & HOSPITAL AUTHO	00001	1029226	429546	10/19/2022	680.00
	DENVER HEALTH & HOSPITAL AUTHO	00001	1029227	429546	10/19/2022	680.00
					Account Total	1,360.00
					Department Total	1,360.00

County of Adams
Vendor Payment Report

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Extraditions					
	ADAMS COUNTY SHERIFF	00001	1029225	429546	10/19/2022	1,004.02
					Account Total	1,004.02
					Department Total	1,004.02

County of Adams
Vendor Payment Report

<u>4011</u>	<u>Tri County Health</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	TRI COUNTY HEALTH DEPT	00001	1029288	429575	10/19/2022	8,077.83
					Account Total	8,077.83
					Department Total	8,077.83

County of Adams
Vendor Payment Report

<u>8623</u>	<u>Vision Activve - COBRA</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	FIRST AMERICAN ADMINISTRATORS	00019	1029165	429470	10/18/2022	1,026.60
					Account Total	1,026.60
					Department Total	1,026.60

County of Adams
Vendor Payment Report

<u>25</u>	<u>Waste Management Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	B & B ENVIRONMENTAL SAFETY INC	00025	1029476	429689	10/20/2022	6,202.91
					Account Total	6,202.91
					Department Total	6,202.91

County of Adams
Vendor Payment Report

Grand Total 17,546,950.75

County of Adams
Net Warrant by Fund Summary

Fund Number	Fund Description	Amount
1	General Fund	2,011,323.44
4	Capital Facilities Fund	1,609,274.46
5	Golf Course Enterprise Fund	36,247.65
6	Equipment Service Fund	31,181.62
13	Road & Bridge Fund	2,186,619.97
19	Insurance Fund	17,077.33
27	Open Space Projects Fund	33,481.75
30	Community Dev Block Grant Fund	40,108.84
31	Head Start Fund	22,233.26
43	Colorado Air & Space Port	82,210.30
49	Public Health Department Fund	44,597.65
50	FLATROCK Facility Fund	60.00
		<u>6,114,416.27</u>

Net Warrants by Fund Detail

<u>1</u>	<u>General Fund</u>				
	<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
	00009804	383698	ALLIED UNIVERSAL SECURITY SERV	10/27/2022	15,054.30
	00009806	519505	DENOVO VENTURES LLC	10/27/2022	90.00
	00009807	320719	DLR GROUP	10/27/2022	46,500.00
	00009812	1213933	PUFFENBERGER IAN JAMES	10/27/2022	6,150.00
	00009813	88408	SCHOOL DIST 27J	10/27/2022	873.49
	00009814	88408	SCHOOL DIST 27J	10/27/2022	.01
	00009820	625677	CODE 4 SECURITY SERVICES LLC	10/28/2022	279.24
	00775519	1297424	MENDOZA ARREOLA LORENA	10/27/2022	19.00
	00775521	1295997	A AND A QUALITY APPLIANCE	10/27/2022	19.00
	00775522	72554	AAA PEST PROS	10/27/2022	2,440.00
	00775525	307942	AAPEX LEGAL SERVICES	10/27/2022	57.75
	00775527	42779	ADAMS COUNTY COMMUNICATION CEN	10/27/2022	414,837.11
	00775528	13884	ADAMS COUNTY SHERIFF	10/27/2022	1,198.90
	00775529	91631	ADAMSON POLICE PRODUCTS	10/27/2022	947.20
	00775530	311872	ADCO COMMUNITY & ECONOMIC DEVE	10/27/2022	25.00
	00775531	1128011	ADT COMMERCIAL LLC	10/27/2022	308.00
	00775534	689589	ALPHA INSULATION & WATERPROOFI	10/27/2022	49,722.00
	00775535	77051	ALPINE CREDIT, INC	10/27/2022	19.00
	00775537	14661	AMERIGAS DENVER 1012	10/27/2022	1,384.30
	00775538	221351	APEX SYSTEMS GROUP LLC	10/27/2022	9,372.93
	00775540	498573	ARBORFORCE LLC	10/27/2022	3,564.00
	00775542	22045	AURORA ECONOMIC DEVELOPMENT CO	10/27/2022	750.00
	00775545	1227090	AXELLIANT LLC	10/27/2022	88,500.00
	00775546	45084	BASELINE ASSOCIATES INC	10/27/2022	150.00
	00775547	37424	BC SERVICES INC	10/27/2022	19.00
	00775548	1296064	BRANDT RICKY DERRALL	10/27/2022	500.00
	00775550	13160	BRIGHTON CITY OF (WATER)	10/27/2022	2,366.06
	00775552	726898	CA SHORT COMPANY	10/27/2022	756.67
	00775555	28303	CENTURA HEALTH	10/27/2022	1,200.00
	00775557	255194	CHAMBERS HOLDINGS LLC	10/27/2022	17,818.72
	00775558	1226046	CHRISTENSEN MELANIE	10/27/2022	451.80
	00775559	241207	CLIFTONLARSONALLEN LLP	10/27/2022	12,133.00
	00775560	5836	COLO BAR ASSN	10/27/2022	175.76
	00775563	5050	COLO DIST ATTORNEY COUNCIL	10/27/2022	133.95
	00775564	7933	COLO STATE UNIVERSITY	10/27/2022	800.00
	00775566	274030	COMMUNICATION CONSTRUCTION & E	10/27/2022	90,011.18

Net Warrants by Fund Detail

<u>1</u>	<u>General Fund</u>				
	<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
	00775567	810159	CORHIO	10/27/2022	1,620.00
	00775568	1285280	DELGADO ANTHONY	10/27/2022	50.00
	00775569	42540	DELL MARKETING LP	10/27/2022	60,811.80
	00775571	1296066	DVL GROUP INC	10/27/2022	860.00
	00775572	378536	ECI SITE CONSTRUCTION MANAGEME	10/27/2022	812,921.99
	00775573	1297430	EDMONDS JOHN WESLEY	10/27/2022	19.00
	00775574	35867	ELDORADO ARTESIAN SPRINGS INC	10/27/2022	111.35
	00775575	650729	ELEMENTS	10/27/2022	19,899.39
	00775579	1298172	EXCELLENT REPORTING LLC	10/27/2022	387.00
	00775581	47723	FEDEX	10/27/2022	302.62
	00775582	1297427	FELICES TRUCKING INC	10/27/2022	19.00
	00775584	197938	FIRST CALL OF COLO	10/27/2022	3,993.40
	00775585	506511	FRANK J BALL	10/27/2022	19.00
	00775586	1297428	GALARZA MARIA V	10/27/2022	19.00
	00775587	12689	GALLS LLC	10/27/2022	396.26
	00775588	689772	GENEDX INC	10/27/2022	3,000.00
	00775591	1297431	GOMEZ JESSICA	10/27/2022	39.00
	00775592	1004844	GPS SERVERS LLC	10/27/2022	19.00
	00775593	13507	GRAINGER	10/27/2022	72.60
	00775596	294059	GROUND SERVICE COMPANY	10/27/2022	913.25
	00775600	323337	HIGH PLAINS REPORTING & TRANSC	10/27/2022	29.25
	00775601	699829	HILL'S PET NUTRITION SALES INC	10/27/2022	1,843.68
	00775602	10864	HILLYARD - DENVER	10/27/2022	3,602.54
	00775603	5814	I70 SCOUT THE	10/27/2022	394.40
	00775604	5814	I70 SCOUT THE	10/27/2022	394.40
	00775605	5814	I70 SCOUT THE	10/27/2022	394.40
	00775606	5814	I70 SCOUT THE	10/27/2022	394.40
	00775607	418327	IC CHAMBERS LP	10/27/2022	7,706.59
	00775609	32276	INSIGHT PUBLIC SECTOR	10/27/2022	16,770.75
	00775615	289628	KUSA	10/27/2022	30,212.00
	00775618	1020086	LABORATORY CORPORATION OF AMER	10/27/2022	1,455.52
	00775619	40843	LANGUAGE LINE SERVICES	10/27/2022	121.36
	00775621	42876	LEXISNEXIS RISK SOLUTIONS	10/27/2022	130.00
	00775622	1278061	MAR CANYON CHASE LP	10/27/2022	116.00
	00775623	1296654	MARTINEZ LOUIE	10/27/2022	75.00
	00775624	1039410	MECSTAT LABORATORIES	10/27/2022	1,170.00

Net Warrants by Fund Detail

<u>1</u>	<u>General Fund</u>				
	<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
	00775625	1295539	MEDICAID	10/27/2022	100.00
	00775627	13591	MWI ANIMAL HEALTH	10/27/2022	4,443.87
	00775628	1270598	NELSON AND KENNARD	10/27/2022	38.00
	00775629	16428	NICOLETTI-FLATER ASSOCIATES	10/27/2022	470.00
	00775630	124449	NMS LABS	10/27/2022	12,566.00
	00775631	1029852	NORTH SUBURBAN MEDICAL CENTER	10/27/2022	87.00
	00775632	4589	OVERHEAD DOOR CO DENVER	10/27/2022	1,747.00
	00775633	473343	PALEO DNA	10/27/2022	378.00
	00775634	516994	PARK 12 HUNDRED OWNERS ASSOCIA	10/27/2022	16,737.00
	00775635	669732	PATTERSON VETERINARY SUPPLY IN	10/27/2022	909.09
	00775638	1297426	PETERSON DANIEL	10/27/2022	19.00
	00775639	720230	PHILLIPS PET FOOD & SUPPLIES	10/27/2022	785.70
	00775640	82559	PICTOMETRY INTL CORP	10/27/2022	61,992.40
	00775641	32700	PITNEY BOWES RESERVE ACCOUNT	10/27/2022	5,000.00
	00775642	1202027	PLANET TECHNOLOGY	10/27/2022	3,856.25
	00775643	837076	PSYCHOLOGICAL DIMENSIONS	10/27/2022	7,050.00
	00775644	1275960	PURCHASE POWER	10/27/2022	113.33
	00775645	317909	RAFTELIS FINANCIAL CONSULTANTS	10/27/2022	15,000.00
	00775646	664027	RDG PLANNING AND DESIGN	10/27/2022	1,580.00
	00775647	1297169	REAL STEPHANIE	10/27/2022	125.00
	00775649	1297865	ROCKY MOUNTAIN SOUND LIGHT & V	10/27/2022	4,518.90
	00775650	740873	RONEY LAW FIRM	10/27/2022	19.00
	00775653	36258	SATELLITE SHELTERS INC	10/27/2022	3,951.00
	00775654	574170	SCHULTZ PUBLIC AFFAIRS LLC	10/27/2022	5,416.67
	00775657	255505	SHERMAN & HOWARD LLC	10/27/2022	6,062.50
	00775658	56438	SHILOH HOME INC	10/27/2022	23,333.00
	00775660	51001	SOUTHLAND MEDICAL LLC	10/27/2022	4,046.43
	00775661	1297874	ST TAMMANY PARISH CLERK OF COU	10/27/2022	10.53
	00775663	599714	SUMMIT FOOD SERVICE LLC	10/27/2022	8,881.71
	00775664	102754	SUMMIT PATHOLOGY	10/27/2022	2,423.93
	00775665	52553	SWEEP STAKES UNLIMITED	10/27/2022	50.00
	00775666	52553	SWEEP STAKES UNLIMITED	10/27/2022	50.00
	00775667	47341	T MOBILE	10/27/2022	30.91
	00775668	498722	THERMAL & MOISTURE PROTECTION	10/27/2022	1,050.00
	00775669	22538	THOMSON REUTERS - WEST	10/27/2022	560.07
	00775670	1278308	TOP HAT FILE AND SERVE INC	10/27/2022	19.00

Net Warrants by Fund Detail

<u>1</u>	<u>General Fund</u>				
	<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
	00775671	1240463	TRILOGY MEDWASTE WEST LLC	10/27/2022	2,657.60
	00775672	666214	TYGRETT DEBRA R	10/27/2022	365.00
	00775674	1251040	UNIVERSITY OF TEXAS SOUTHWESTE	10/27/2022	500.00
	00775686	158184	UTILITY NOTIFICATION CENTER OF	10/27/2022	478.40
	00775688	28617	VERIZON WIRELESS	10/27/2022	2,308.11
	00775690	1052623	VICTORY SUPPLY LLC	10/27/2022	3,624.00
	00775691	805847	WADSWORTH WARNER CONRARDY	10/27/2022	44.00
	00775692	444804	WAGNER EQUIPMENT COMPANY	10/27/2022	2,070.60
	00775693	1038	WAGNER RENTS INC	10/27/2022	1,438.20
	00775694	544338	WESTAR REAL PROPERTY SERVICES	10/27/2022	14,662.82
	00775696	712817	WHITESTONE CONSTRUCTION SERVIC	10/27/2022	50,842.10
	Fund Total				2,011,323.44

Net Warrants by Fund Detail

4Capital Facilities Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009817	737980	WOLD ARCHITECTS AND ENGINEERS	10/27/2022	1,862.83
00775539	221351	APEX SYSTEMS GROUP LLC	10/27/2022	520.00
00775544	43744	AUTOMATED BUILDING SOLUTIONS I	10/27/2022	2,245.00
00775578	1281050	Essenza Architecture	10/27/2022	70,856.75
00775580	33577	FCI CONSTRUCTORS INC	10/27/2022	1,477,459.53
00775595	12812	GROUND ENGINEERING CONSULTANTS	10/27/2022	2,136.00
00775613	40395	KUMAR & ASSOCIATES INC	10/27/2022	2,410.25
00775651	248870	ROTH SHEPPARD ARCHITECTS	10/27/2022	22,363.09
00775662	740359	STANTEC ARCHITECTURE INC	10/27/2022	26,313.39
00775695	46796	WESTMINSTER CITY OF	10/27/2022	3,107.62
Fund Total				1,609,274.46

Net Warrants by Fund Detail

5Golf Course Enterprise Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009811	6177	PROFESSIONAL RECREATION MGMT I	10/27/2022	23,380.64
00775523	72554	AAA PEST PROS	10/27/2022	45.00
00775536	12012	ALSCO AMERICAN INDUSTRIAL	10/27/2022	60.94
00775551	13206	C P S DISTRIBUTORS INC	10/27/2022	438.34
00775565	1028818	COLORADO NATIONAL GOLF CLUB HQ	10/27/2022	1,577.21
00775590	160270	GOLF & SPORT SOLUTIONS	10/27/2022	873.75
00775598	927372	HARRELLS LLC	10/27/2022	2,996.48
00775610	2202	INTERSTATE BATTERY OF ROCKIES	10/27/2022	153.95
00775617	11496	L L JOHNSON DIST	10/27/2022	1,266.51
00775673	2692	UNIVERSAL TRACTOR CO	10/27/2022	105.33
00775687	24681	VAN DIEST SUPPLY CO	10/27/2022	4,714.50
00775697	18645	WILBUR-ELLIS COMPANY LLC	10/27/2022	635.00
Fund Total				36,247.65

County of Adams
Net Warrants by Fund Detail

<u>6</u>		<u>Equipment Service Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00775626	13720	MOTOROLA SOLUTIONS INC	10/27/2022	495.12	
00775652	16237	SAM HILL OIL INC	10/27/2022	30,686.50	
			Fund Total	31,181.62	

Net Warrants by Fund Detail

13

Road & Bridge Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009808	1284451	HAMON INFRASTRUCTURE INC	10/27/2022	367,897.66
00009809	1031255	HEI CIVIL	10/27/2022	574,776.27
00009810	171233	LAND TITLE GUARANTEE COMPANY	10/27/2022	62,254.00
00009816	982994	WESTERN STATES LAND SERVICES L	10/27/2022	235.00
00775503	134339	DENVER ROCK ISLAND RAILROAD	10/26/2022	7,000.00
00775504	1175656	PETROLEUM FIELD SERVICES LLC	10/26/2022	2,118.86
00775518	1565	ADCO CLERK OF COUNTY COURT	10/27/2022	482,500.00
00775532	9507	ALLIED RECYCLED AGGREGATES	10/27/2022	17,293.43
00775541	498573	ARBORFORCE LLC	10/27/2022	17,848.00
00775549	8909	BRANNAN SAND & GRAVEL COMPANY	10/27/2022	1,030.71
00775577	534975	EP&A ENVIROTAC INC	10/27/2022	18,057.50
00775589	1156223	GEOCAL INC	10/27/2022	6,119.69
00775599	92426	HDR ENGINEERING INC	10/27/2022	66,295.00
00775608	34817	ICON ENGINEERING INC	10/27/2022	260.75
00775611	506641	JK TRANSPORTS INC	10/27/2022	32,551.25
00775612	28851	JR ENGINEERING LTD	10/27/2022	3,029.95
00775614	40395	KUMAR & ASSOCIATES INC	10/27/2022	1,478.50
00775636	1292205	PAUL BROKERING	10/27/2022	7,000.00
00775648	147080	ROCKSOL CONSULTING GROUP INC	10/27/2022	2,687.29
00775655	1184363	SCOTT CONTRACTING	10/27/2022	508,541.12
00775659	778644	SHORT ELLIOTT HENDRICKSON INC	10/27/2022	7,644.99
Fund Total				2,186,619.97

Net Warrants by Fund Detail

19Insurance Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00775505	3333	U S POSTMASTER	10/26/2022	6,252.36
00775526	1117066	AB LITIGATION SERVICES	10/27/2022	200.00
00775553	726898	CA SHORT COMPANY	10/27/2022	6,424.25
00775576	219503	ELKUS & SISSON PC AND	10/27/2022	3,163.50
00775583	947425	FIRST AMERICAN ADMINISTRATORS	10/27/2022	1,037.22
Fund Total				17,077.33

County of Adams
Net Warrants by Fund Detail

<u>27</u>		<u>Open Space Projects Fund</u>			
<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>	
00775554	1076277	CBRE INC	10/27/2022	4,500.00	
00775594	6984	GRAYBAR ELECTRIC COMPANY INC	10/27/2022	28,981.75	
			Fund Total	33,481.75	

County of Adams
Net Warrants by Fund Detail

30		Community Dev Block Grant Fund			
Warrant	Supplier No	Supplier Name	Warrant Date	Amount	
00009815	2284	SENIOR HUB THE	10/27/2022	5,164.00	
00775533	5991	ALMOST HOME INC	10/27/2022	12,729.21	
00775597	44825	GROWING HOME INC	10/27/2022	22,215.63	
			Fund Total	40,108.84	

Net Warrants by Fund Detail

31Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00775520	382247	3WESOLUTIONS LLC	10/27/2022	1,500.00
00775556	37266	CENTURY LINK	10/27/2022	204.47
00775561	5078	COLO DEPT OF HUMAN SERVICES	10/27/2022	35.00
00775562	54679	COLO DEPT OF HUMAN SERVICES	10/27/2022	3.00
00775570	45567	DENVER CHILDREN'S ADVOCACY CTR	10/27/2022	7,221.78
00775616	40323	L & N SUPPLY COMPANY INC	10/27/2022	2,033.55
00775620	40843	LANGUAGE LINE SERVICES	10/27/2022	100.86
00775637	1230973	PEDIATRIC THERAPY OF COLORADO	10/27/2022	1,525.00
00775675	42541	US FOODSERVICE	10/27/2022	133.08
00775676	42541	US FOODSERVICE	10/27/2022	277.27
00775677	42541	US FOODSERVICE	10/27/2022	85.26
00775678	42541	US FOODSERVICE	10/27/2022	392.27
00775679	42541	US FOODSERVICE	10/27/2022	55.68
00775680	42541	US FOODSERVICE	10/27/2022	3,013.80
00775681	42541	US FOODSERVICE	10/27/2022	2,518.15
00775682	42541	US FOODSERVICE	10/27/2022	2,245.18
00775683	42541	US FOODSERVICE	10/27/2022	174.51
00775684	42541	US FOODSERVICE	10/27/2022	496.55
00775685	42541	US FOODSERVICE	10/27/2022	217.85
Fund Total				22,233.26

Net Warrants by Fund Detail

43Colorado Air & Space Port

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009805	709816	CITY SERVICEVALCON LLC	10/27/2022	36,813.12
00009819	709816	CITY SERVICEVALCON LLC	10/28/2022	37,035.46
00775543	351622	AURORA WATER	10/27/2022	3,556.02
00775656	1297070	SEAL WATERPROOFING LTD	10/27/2022	3,000.00
00775689	80279	VERIZON WIRELESS	10/27/2022	574.56
00775698	13822	XCEL ENERGY	10/27/2022	496.24
00775699	13822	XCEL ENERGY	10/27/2022	734.90
Fund Total				82,210.30

County of Adams
Net Warrants by Fund Detail

<u>49</u>		<u>Public Health Department Fund</u>			
<u>Warrant</u>		<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00009818		737980	WOLD ARCHITECTS AND ENGINEERS	10/27/2022	44,597.65
Fund Total					44,597.65

County of Adams
Net Warrants by Fund Detail

50		FLATROCK Facility Fund				
		Warrant	Supplier No	Supplier Name	Warrant Date	Amount
		00775524	72554	AAA PEST PROS	10/27/2022	60.00
		Fund Total				60.00

County of Adams
Net Warrants by Fund Detail

Grand Total 6,114,416.27

County of Adams
Vendor Payment Report

<u>2051</u>	<u>ANS - Admin & Customer Care</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Animal Control/Shelter					
	MARTINEZ LOUIE	00001	1029745	430156	10/26/2022	75.00
	REAL STEPHANIE	00001	1029746	430156	10/26/2022	125.00
					Account Total	200.00
					Department Total	200.00

County of Adams
Vendor Payment Report

<u>1011</u>	<u>Board of County Commissioners</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Travel & Transportation					
	AURORA ECONOMIC DEVELOPMENT CO	00001	1029554	429725	10/20/2022	750.00
					Account Total	750.00
					Department Total	750.00

County of Adams
Vendor Payment Report

<u>4</u>	<u>Capital Facilities Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	Essenza Architecture	00004	1029811	430173	10/26/2022	70,856.75
	FCI CONSTRUCTORS INC	00004	1029883	430264	10/27/2022	1,555,202.56
	FCI CONSTRUCTORS INC	00004	1029883	430264	10/27/2022	18.00
	GROUND ENGINEERING CONSULTANTS	00004	1029830	430182	10/26/2022	2,136.00
	KUMAR & ASSOCIATES INC	00004	1029763	430167	10/26/2022	2,410.25
	ROTH SHEPPARD ARCHITECTS	00004	1029759	430167	10/26/2022	19,973.75
	ROTH SHEPPARD ARCHITECTS	00004	1029827	430182	10/26/2022	2,389.34
	STANTEC ARCHITECTURE INC	00004	1029754	430167	10/26/2022	5,796.40
	STANTEC ARCHITECTURE INC	00004	1029755	430167	10/26/2022	16,252.84
	STANTEC ARCHITECTURE INC	00004	1029757	430167	10/26/2022	4,264.15
	WOLD ARCHITECTS AND ENGINEERS	00004	1029912	430278	10/27/2022	1,862.83
					Account Total	1,681,162.87
	Retainages Payable					
	FCI CONSTRUCTORS INC	00004	1029883	430264	10/27/2022	77,760.13-
	FCI CONSTRUCTORS INC	00004	1029883	430264	10/27/2022	.90-
					Account Total	77,761.03-
					Department Total	1,603,401.84

County of Adams
Vendor Payment Report

<u>4302</u>	<u>CASP Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	VERIZON WIRELESS	00043	1029620	429957	10/24/2022	374.51
	VERIZON WIRELESS	00043	1029620	429957	10/24/2022	40.01
					Account Total	414.52
					Department Total	414.52

County of Adams
Vendor Payment Report

<u>4308</u>	<u>CASP ATCT</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	VERIZON WIRELESS	00043	1029620	429957	10/24/2022	40.01
					Account Total	40.01
					Department Total	40.01

County of Adams
Vendor Payment Report

<u>4303</u>	<u>CASP FBO</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Telephone					
	VERIZON WIRELESS	00043	1029620	429957	10/24/2022	80.02
					Account Total	80.02
					Department Total	80.02

County of Adams
Vendor Payment Report

<u>4304</u>	<u>CASP Operations/Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	SEAL WATERPROOFING LTD	00043	1029619	429957	10/24/2022	3,000.00
					Account Total	3,000.00
	Gas & Electricity					
	XCEL ENERGY	00043	1029824	430177	10/26/2022	729.85
	XCEL ENERGY	00043	1029824	430177	10/26/2022	187.09
	XCEL ENERGY	00043	1029824	430177	10/26/2022	420.70-
	XCEL ENERGY	00043	1029825	430177	10/26/2022	1,486.47
	XCEL ENERGY	00043	1029825	430177	10/26/2022	751.57-
					Account Total	1,231.14
	Telephone					
	VERIZON WIRELESS	00043	1029620	429957	10/24/2022	40.01
					Account Total	40.01
					Department Total	4,271.15

County of Adams
Vendor Payment Report

<u>941018</u>	<u>CDBG 2018/2019</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Inst.-Pgm. Cst					
	ALMOST HOME INC	00030	1029559	429820	10/21/2022	12,729.21
	GROWING HOME INC	00030	1029560	429824	10/21/2022	7,798.62
	GROWING HOME INC	00030	1029570	429835	10/21/2022	5,849.00
	GROWING HOME INC	00030	1029571	429837	10/21/2022	2,615.27
	GROWING HOME INC	00030	1029572	429838	10/21/2022	845.16
	GROWING HOME INC	00030	1029573	429839	10/21/2022	5,107.58
	SENIOR HUB THE	00030	1029575	429847	10/21/2022	5,164.00
					Account Total	40,108.84
					Department Total	40,108.84

County of Adams
Vendor Payment Report

<u>43</u>	<u>Colorado Air & Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CITY SERVICEVALCON LLC	00043	1029906	430278	10/27/2022	36,813.12
	CITY SERVICEVALCON LLC	00043	1029926	430371	10/28/2022	37,035.46
					Account Total	73,848.58
					Department Total	73,848.58

County of Adams
Vendor Payment Report

<u>9264</u>	<u>Community Recovery</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grants to Other Instit					
	SHILOH HOME INC	00001	1029321	429581	10/19/2022	23,333.00
					Account Total	23,333.00
					Department Total	23,333.00

County of Adams
Vendor Payment Report

<u>1013</u>	<u>County Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Books					
	COLO BAR ASSN	00001	1029192	429479	10/18/2022	175.76
	LEXISNEXIS RISK SOLUTIONS	00001	1029188	429479	10/18/2022	130.00
					Account Total	305.76
	Court Reporting Transcripts					
	HIGH PLAINS REPORTING & TRANSC	00001	1029189	429479	10/18/2022	29.25
					Account Total	29.25
	Other Professional Serv					
	SWEEP STAKES UNLIMITED	00001	1029186	429479	10/18/2022	50.00
	SWEEP STAKES UNLIMITED	00001	1029187	429479	10/18/2022	50.00
					Account Total	100.00
					Department Total	435.01

County of Adams
Vendor Payment Report

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	PUFFENBERGER IAN JAMES	00001	1029461	429680	10/20/2022	6,150.00
					Account Total	6,150.00
	Operating Supplies					
	ELDORADO ARTESIAN SPRINGS INC	00001	1029526	429691	10/20/2022	42.95
	ELDORADO ARTESIAN SPRINGS INC	00001	1029527	429691	10/20/2022	14.45
	ELDORADO ARTESIAN SPRINGS INC	00001	1029528	429691	10/20/2022	42.95
	ELDORADO ARTESIAN SPRINGS INC	00001	1029529	429691	10/20/2022	11.00
	SOUTHLAND MEDICAL LLC	00001	1029525	429691	10/20/2022	4,046.43
					Account Total	4,157.78
	Other Professional Serv					
	BASELINE ASSOCIATES INC	00001	1029512	429691	10/20/2022	150.00
	CORHIO	00001	1029501	429691	10/20/2022	1,620.00
	FEDEX	00001	1029503	429691	10/20/2022	103.15
	FEDEX	00001	1029504	429691	10/20/2022	36.08
	FEDEX	00001	1029505	429691	10/20/2022	84.20
	FEDEX	00001	1029506	429691	10/20/2022	28.95
	FEDEX	00001	1029509	429691	10/20/2022	15.49
	FEDEX	00001	1029510	429691	10/20/2022	34.75
	FIRST CALL OF COLO	00001	1029511	429691	10/20/2022	3,993.40
	GENEDX INC	00001	1029522	429691	10/20/2022	1,500.00
	GENEDX INC	00001	1029523	429691	10/20/2022	1,500.00
	LABORATORY CORPORATION OF AMER	00001	1029533	429691	10/20/2022	1,455.52
	LANGUAGE LINE SERVICES	00001	1029530	429691	10/20/2022	121.36
	MECSTAT LABORATORIES	00001	1029515	429691	10/20/2022	195.00
	MECSTAT LABORATORIES	00001	1029517	429691	10/20/2022	195.00
	MECSTAT LABORATORIES	00001	1029518	429691	10/20/2022	195.00
	MECSTAT LABORATORIES	00001	1029519	429691	10/20/2022	195.00
	MECSTAT LABORATORIES	00001	1029520	429691	10/20/2022	195.00
	MECSTAT LABORATORIES	00001	1029521	429691	10/20/2022	195.00
	NICOLETTI-FLATER ASSOCIATES	00001	1029537	429691	10/20/2022	470.00
	NMS LABS	00001	1029532	429691	10/20/2022	12,566.00
	PALEO DNA	00001	1029524	429691	10/20/2022	378.00
	SUMMIT PATHOLOGY	00001	1029539	429691	10/20/2022	2,423.93
	THOMSON REUTERS - WEST	00001	1029500	429691	10/20/2022	560.07

Vendor Payment Report

<u>2031</u>	<u>County Coroner</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	TRILOGY MEDWASTE WEST LLC	00001	1029513	429691	10/20/2022	1,300.00
	TRILOGY MEDWASTE WEST LLC	00001	1029514	429691	10/20/2022	1,357.60
	UNIVERSITY OF TEXAS SOUTHWESTE	00001	1029538	429691	10/20/2022	500.00
					Account Total	31,368.50
	Postage & Freight					
	PURCHASE POWER	00001	1029502	429691	10/20/2022	113.33
					Account Total	113.33
	Subscrip/Publications					
	CORHIO	00001	1029501	429691	10/20/2022	
					Account Total	
					Department Total	41,789.61

County of Adams
Vendor Payment Report

<u>1051</u>	<u>District Attorney</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	COLO DIST ATTORNEY COUNCIL	00001	1029739	430149	10/26/2022	133.95
					Account Total	133.95
	Court Reporting Transcripts					
	AAPEX LEGAL SERVICES	00001	1029736	430149	10/26/2022	57.75
	EXCELLENT REPORTING LLC	00001	1029768	430149	10/26/2022	387.00
					Account Total	444.75
	Other Professional Serv					
	ST TAMMANY PARISH CLERK OF COU	00001	1029742	430149	10/26/2022	10.53
					Account Total	10.53
					Department Total	589.23

County of Adams
Vendor Payment Report

<u>6</u>	<u>Equipment Service Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	MOTOROLA SOLUTIONS INC	00006	1029794	430173	10/26/2022	495.12
	SAM HILL OIL INC	00006	1029777	430167	10/26/2022	30,686.50
					Account Total	31,181.62
					Department Total	31,181.62

County of Adams
Vendor Payment Report

<u>9244</u>	<u>Extension- 4-H/Youth</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	COLO STATE UNIVERSITY	00001	1029660	430045	10/25/2022	800.00
					Account Total	800.00
					Department Total	800.00

County of Adams
Vendor Payment Report

<u>50</u>	<u>FLATROCK Facility Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	AAA PEST PROS	00050	1029917	430282	10/27/2022	60.00
					Account Total	60.00
					Department Total	60.00

County of Adams
Vendor Payment Report

<u>3165</u>	<u>Fleet/Public Works Bldg Constr</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	APEX SYSTEMS GROUP LLC	00004	1029632	430016	10/25/2022	520.00
	AUTOMATED BUILDING SOLUTIONS I	00004	1029629	430016	10/25/2022	600.00
	AUTOMATED BUILDING SOLUTIONS I	00004	1029630	430016	10/25/2022	1,045.00
	AUTOMATED BUILDING SOLUTIONS I	00004	1029631	430016	10/25/2022	600.00
					Account Total	2,765.00
					Department Total	2,765.00

County of Adams
Vendor Payment Report

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	THERMAL & MOISTURE PROTECTION	00001	1029360	429587	10/19/2022	1,050.00
					Account Total	1,050.00
					Department Total	1,050.00

County of Adams
Vendor Payment Report

<u>1104</u>	<u>FO - Aurora MV</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	IC CHAMBERS LP	00001	1029625	430016	10/25/2022	7,706.59
					Account Total	7,706.59
					Department Total	7,706.59

County of Adams
Vendor Payment Report

<u>1103</u>	<u>FO - Aurora WBC</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	CHAMBERS HOLDINGS LLC	00001	1029801	430175	10/26/2022	17,818.72
					Account Total	17,818.72
					Department Total	17,818.72

County of Adams
Vendor Payment Report

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	DVL GROUP INC	00001	1029349	429587	10/19/2022	860.00
	OVERHEAD DOOR CO DENVER	00001	1029351	429587	10/19/2022	1,747.00
					Account Total	2,607.00
	Repair & Maint Supplies					
	GRAINGER	00001	1029356	429587	10/19/2022	72.60
					Account Total	72.60
					Department Total	2,679.60

County of Adams
Vendor Payment Report

<u>1079</u>	<u>FO - Human Services Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Repair & Maint					
	PARK 12 HUNDRED OWNERS ASSOCIA	00001	1029626	430016	10/25/2022	16,737.00
					Account Total	16,737.00
	Repair & Maint Supplies					
	T MOBILE	00001	1029341	429587	10/19/2022	30.91
					Account Total	30.91
					Department Total	16,767.91

County of Adams
Vendor Payment Report

<u>1062</u>	<u>FO - Other Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	ADT COMMERCIAL LLC	00001	1029336	429587	10/19/2022	308.00
					Account Total	308.00
	Water/Sewer/Sanitation					
	BRIGHTON CITY OF (WATER)	00001	1029347	429587	10/19/2022	2,366.06
					Account Total	2,366.06
					Department Total	2,674.06

County of Adams
Vendor Payment Report

<u>1075</u>	<u>FO - Strasburg</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	AMERIGAS DENVER 1012	00001	1029339	429587	10/19/2022	1,384.30
					Account Total	1,384.30
					Department Total	1,384.30

County of Adams
Vendor Payment Report

<u>1106</u>	<u>FO - Westminster MV</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	WESTAR REAL PROPERTY SERVICES	00001	1029799	430175	10/26/2022	14,662.82
					Account Total	14,662.82
					Department Total	14,662.82

County of Adams
Vendor Payment Report

<u>3098</u>	<u>General Capital Improvements</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Buildings					
	WESTMINSTER CITY OF	00004	1029628	430020	10/25/2022	3,107.62
					Account Total	3,107.62
					Department Total	3,107.62

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Cash In Bank					
	SCHOOL DIST 27J	00001	9813	430294	10/28/2022	873.49
	SCHOOL DIST 27J	00001	9814	430294	10/28/2022	.01
					Account Total	873.50
	Diversion Restitution Payable					
	DELGADO ANTHONY	00001	1029726	430149	10/26/2022	50.00
	MAR CANYON CHASE LP	00001	1029727	430149	10/26/2022	116.00
	MEDICAID	00001	1029728	430149	10/26/2022	100.00
	NORTH SUBURBAN MEDICAL CENTER	00001	1029730	430149	10/26/2022	87.00
					Account Total	353.00
	Received not Vouchered Clrg					
	AAA PEST PROS	00001	1029791	430173	10/26/2022	60.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	125.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	40.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	40.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	30.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	35.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	120.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	50.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	45.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	40.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	85.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	65.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	150.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	40.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	40.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	40.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	310.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	55.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	55.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	100.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	60.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	325.00
	AAA PEST PROS	00001	1029791	430173	10/26/2022	140.00

Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	AAA PEST PROS	00001	1029791	430173	10/26/2022	350.00
	ADAMS COUNTY COMMUNICATION CEN	00001	1029865	430182	10/26/2022	277,261.71
	ADAMS COUNTY COMMUNICATION CEN	00001	1029865	430182	10/26/2022	137,575.40
	ADAMSON POLICE PRODUCTS	00001	1029861	430182	10/26/2022	194.95
	ADAMSON POLICE PRODUCTS	00001	1029862	430182	10/26/2022	250.00
	ADAMSON POLICE PRODUCTS	00001	1029863	430182	10/26/2022	145.95
	ADAMSON POLICE PRODUCTS	00001	1029863	430182	10/26/2022	197.95
	ADAMSON POLICE PRODUCTS	00001	1029864	430182	10/26/2022	158.35
	ALLIED UNIVERSAL SECURITY SERV	00001	1029901	430278	10/27/2022	5,077.44
	ALLIED UNIVERSAL SECURITY SERV	00001	1029902	430278	10/27/2022	4,976.82
	ALLIED UNIVERSAL SECURITY SERV	00001	1029903	430278	10/27/2022	5,000.04
	ALPHA INSULATION & WATERPROOFI	00001	1029882	430258	10/27/2022	49,722.00
	ARBORFORCE LLC	00001	1029761	430167	10/26/2022	3,564.00
	AXELLIANT LLC	00001	1029876	430258	10/27/2022	88,500.00
	CLIFTONLARSONALLEN LLP	00001	1029797	430173	10/26/2022	273.16
	CLIFTONLARSONALLEN LLP	00001	1029797	430173	10/26/2022	11,859.84
	COMMUNICATION CONSTRUCTION & E	00001	1029879	430258	10/27/2022	81,011.18
	DELL MARKETING L P	00001	1029810	430173	10/26/2022	60,811.80
	DENOVO VENTURES LLC	00001	1029907	430278	10/27/2022	90.00
	DLR GROUP	00001	1029908	430278	10/27/2022	46,500.00
	ECI SITE CONSTRUCTION MANAGEME	00001	1029828	430182	10/26/2022	855,707.36
	GALLS LLC	00001	1029856	430182	10/26/2022	10.89
	GALLS LLC	00001	1029857	430182	10/26/2022	107.30
	GALLS LLC	00001	1029858	430182	10/26/2022	104.00
	GALLS LLC	00001	1029859	430182	10/26/2022	17.57
	GALLS LLC	00001	1029860	430182	10/26/2022	156.50
	GROUNDS SERVICE COMPANY	00001	1029852	430182	10/26/2022	680.75
	GROUNDS SERVICE COMPANY	00001	1029778	430167	10/26/2022	232.50
	HILL'S PET NUTRITION SALES INC	00001	1029843	430182	10/26/2022	344.91
	HILL'S PET NUTRITION SALES INC	00001	1029843	430182	10/26/2022	1,498.77
	HILLYARD - DENVER	00001	1029769	430167	10/26/2022	186.65
	HILLYARD - DENVER	00001	1029765	430167	10/26/2022	541.19
	HILLYARD - DENVER	00001	1029766	430167	10/26/2022	162.36
	HILLYARD - DENVER	00001	1029766	430167	10/26/2022	2,073.70
	HILLYARD - DENVER	00001	1029766	430167	10/26/2022	340.00
	HILLYARD - DENVER	00001	1029767	430167	10/26/2022	298.64

County of Adams
Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	I70 SCOUT THE	00001	1029779	430167	10/26/2022	394.40
	I70 SCOUT THE	00001	1029780	430167	10/26/2022	394.40
	I70 SCOUT THE	00001	1029781	430167	10/26/2022	394.40
	I70 SCOUT THE	00001	1029782	430167	10/26/2022	394.40
	INSIGHT PUBLIC SECTOR	00001	1029878	430258	10/27/2022	9,914.40
	INSIGHT PUBLIC SECTOR	00001	1029820	430173	10/26/2022	6,856.35
	KUSA	00001	1029847	430182	10/26/2022	10,000.00
	KUSA	00001	1029848	430182	10/26/2022	5,000.00
	KUSA	00001	1029849	430182	10/26/2022	4,632.50
	KUSA	00001	1029850	430182	10/26/2022	9,579.50
	KUSA	00001	1029851	430182	10/26/2022	1,000.00
	MWI ANIMAL HEALTH	00001	1029831	430182	10/26/2022	236.64
	MWI ANIMAL HEALTH	00001	1029831	430182	10/26/2022	643.60
	MWI ANIMAL HEALTH	00001	1029832	430182	10/26/2022	157.12
	MWI ANIMAL HEALTH	00001	1029833	430182	10/26/2022	463.52
	MWI ANIMAL HEALTH	00001	1029834	430182	10/26/2022	125.76
	MWI ANIMAL HEALTH	00001	1029836	430182	10/26/2022	442.51
	MWI ANIMAL HEALTH	00001	1029837	430182	10/26/2022	218.62
	MWI ANIMAL HEALTH	00001	1029837	430182	10/26/2022	41.75
	MWI ANIMAL HEALTH	00001	1029839	430182	10/26/2022	217.50
	MWI ANIMAL HEALTH	00001	1029840	430182	10/26/2022	1,294.98
	MWI ANIMAL HEALTH	00001	1029841	430182	10/26/2022	42.87
	MWI ANIMAL HEALTH	00001	1029842	430182	10/26/2022	559.00
	PATTERSON VETERINARY SUPPLY IN	00001	1029844	430182	10/26/2022	9.09
	PATTERSON VETERINARY SUPPLY IN	00001	1029845	430182	10/26/2022	900.00
	PHILLIPS PET FOOD & SUPPLIES	00001	1029846	430182	10/26/2022	785.70
	PICTOMETRY INTL CORP	00001	1029880	430258	10/27/2022	61,992.40
	PLANET TECHNOLOGY	00001	1029877	430258	10/27/2022	3,856.25
	RAFTELIS FINANCIAL CONSULTANTS	00001	1029821	430173	10/26/2022	15,000.00
	SATELLITE SHELTERS INC	00001	1029881	430258	10/27/2022	3,546.00
	SATELLITE SHELTERS INC	00001	1029881	430258	10/27/2022	120.00
	SATELLITE SHELTERS INC	00001	1029881	430258	10/27/2022	285.00
	SCHOOL DIST 27J	00001	1029922	430291	10/27/2022	873.49
	SCHOOL DIST 27J	00001	1029922	430291	10/27/2022	.01
	SCHOOL DIST 27J	00001	1029922	430291	10/28/2022	873.49-
	SCHOOL DIST 27J	00001	1029922	430291	10/28/2022	.01-

Vendor Payment Report

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	SCHULTZ PUBLIC AFFAIRS LLC	00001	1029875	430258	10/27/2022	5,416.67
	SHERMAN & HOWARD LLC	00001	1029915	430280	10/27/2022	1,853.59
	SHERMAN & HOWARD LLC	00001	1029915	430280	10/27/2022	4,208.91
	SUMMIT FOOD SERVICE LLC	00001	1029853	430182	10/26/2022	8,881.71
	TYGRETTE DEBRA R	00001	1029854	430182	10/26/2022	365.00
	VICTORY SUPPLY LLC	00001	1029855	430182	10/26/2022	3,624.00
	WAGNER EQUIPMENT COMPANY	00001	1029816	430173	10/26/2022	2,070.60
	WAGNER RENTS INC	00001	1029815	430173	10/26/2022	1,438.20
	WHITESTONE CONSTRUCTION SERVIC	00001	1029760	430167	10/26/2022	53,518.00
					Account Total	1,858,949.02
	Retainages Payable					
	ECI SITE CONSTRUCTION MANAGEME	00001	1029828	430182	10/26/2022	42,785.37-
	WHITESTONE CONSTRUCTION SERVIC	00001	1029760	430167	10/26/2022	2,675.90-
					Account Total	45,461.27-
					Department Total	1,814,714.25

County of Adams
Vendor Payment Report

<u>5</u>	<u>Golf Course Enterprise Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	AAA PEST PROS	00005	1029916	430282	10/27/2022	45.00
					Account Total	45.00
					Department Total	45.00

County of Adams
Vendor Payment Report

<u>5026</u>	<u>Golf Course- Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grounds Maintenance					
	C P S DISTRIBUTORS INC	00005	1029578	429953	10/24/2022	438.34
	COLORADO NATIONAL GOLF CLUB HQ	00005	1029577	429953	10/24/2022	1,577.21
	GOLF & SPORT SOLUTIONS	00005	1029579	429953	10/24/2022	873.75
	HARRELLS LLC	00005	1029580	429953	10/24/2022	2,996.48
	L L JOHNSON DIST	00005	1029585	429953	10/24/2022	763.33
	L L JOHNSON DIST	00005	1029586	429953	10/24/2022	396.22
	L L JOHNSON DIST	00005	1029584	429953	10/24/2022	491.26-
	VAN DIEST SUPPLY CO	00005	1029588	429953	10/24/2022	3,574.50
	VAN DIEST SUPPLY CO	00005	1029589	429953	10/24/2022	1,140.00
	WILBUR-ELLIS COMPANY LLC	00005	1029590	429953	10/24/2022	635.00
					Account Total	11,903.57
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	1029576	429953	10/24/2022	60.94
					Account Total	60.94
	Vehicle Parts & Supplies					
	INTERSTATE BATTERY OF ROCKIES	00005	1029581	429953	10/24/2022	114.95-
	INTERSTATE BATTERY OF ROCKIES	00005	1029582	429953	10/24/2022	268.90
	L L JOHNSON DIST	00005	1029583	429953	10/24/2022	598.22
					Account Total	752.17
					Department Total	12,716.68

County of Adams
Vendor Payment Report

<u>5021</u>	<u>Golf Course- Pro Shop</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	1,467.09
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	585.00
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	310.00
					Account Total	2,362.09
	Golf Carts					
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	944.00
	UNIVERSAL TRACTOR CO	00005	1029587	429953	10/24/2022	105.33
					Account Total	1,049.33
	Golf Merchandise					
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	410.87
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	1,452.30
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	4,022.91
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	4,868.49
					Account Total	10,754.57
	Insurance Premiums					
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	597.48
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	6,586.69
					Account Total	7,184.17
	Repair & Maint Supplies					
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	774.60
					Account Total	774.60
	Security Service					
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	1,295.00
					Account Total	1,295.00
	Telephone					
	PROFESSIONAL RECREATION MGMT I	00005	1029641	430037	10/25/2022	66.21
					Account Total	66.21
					Department Total	23,485.97

County of Adams
Vendor Payment Report

<u>31</u>	<u>Head Start Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	DENVER CHILDREN'S ADVOCACY CTR	00031	1029776	430167	10/26/2022	7,221.78
	US FOODSERVICE	00031	1029783	430167	10/26/2022	3,013.80
	US FOODSERVICE	00031	1029784	430167	10/26/2022	2,518.15
	US FOODSERVICE	00031	1029785	430167	10/26/2022	2,245.18
	US FOODSERVICE	00031	1029787	430167	10/26/2022	174.51
	US FOODSERVICE	00031	1029788	430167	10/26/2022	496.55
	US FOODSERVICE	00031	1029790	430167	10/26/2022	217.85
	US FOODSERVICE	00031	1029773	430167	10/26/2022	85.26
	US FOODSERVICE	00031	1029774	430167	10/26/2022	392.27
	US FOODSERVICE	00031	1029775	430167	10/26/2022	55.68
					Account Total	16,421.03
					Department Total	16,421.03

County of Adams
Vendor Payment Report

<u>935122</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	PEDIATRIC THERAPY OF COLORADO	00031	1029595	429954	10/24/2022	1,525.00
					Account Total	1,525.00
	Education & Training					
	3WESOLUTIONS LLC	00031	1029627	429954	10/24/2022	1,500.00
					Account Total	1,500.00
	HS Parent Activity Expenses					
	US FOODSERVICE	00031	1029597	429954	10/24/2022	133.08
	US FOODSERVICE	00031	1029598	429954	10/24/2022	277.27
					Account Total	410.35
	Interpreting Services					
	LANGUAGE LINE SERVICES	00031	1029594	429954	10/24/2022	100.86
					Account Total	100.86
	Licenses and Fees					
	COLO DEPT OF HUMAN SERVICES	00031	1029596	429954	10/24/2022	3.00
					Account Total	3.00
	Operating Supplies					
	L & N SUPPLY COMPANY INC	00031	1029593	429954	10/24/2022	2,033.55
					Account Total	2,033.55
	Other Professional Serv					
	COLO DEPT OF HUMAN SERVICES	00031	1029592	429954	10/24/2022	35.00
					Account Total	35.00
	Telephone					
	CENTURY LINK	00031	1029591	429954	10/24/2022	204.47
					Account Total	204.47
					Department Total	5,812.23

County of Adams
Vendor Payment Report

<u>8622</u>	<u>Insurance -Benefits & Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	U S POSTMASTER	00019	1029750	430163	10/26/2022	6,252.36
					Account Total	6,252.36
					Department Total	6,252.36

County of Adams
Vendor Payment Report

<u>19</u>	<u>Insurance Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CA SHORT COMPANY	00019	1029818	430173	10/26/2022	4,389.00
	CA SHORT COMPANY	00019	1029819	430173	10/26/2022	2,035.25
					Account Total	6,424.25
					Department Total	6,424.25

County of Adams
Vendor Payment Report

<u>8611</u>	<u>Insurance- Property/Casualty</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	General Liab - Other than Prop					
	AB LITIGATION SERVICES	00019	1029190	429479	10/18/2022	200.00
	ELKUS & SISSON PC AND	00019	1029191	429479	10/18/2022	3,163.50
					Account Total	3,363.50
					Department Total	3,363.50

County of Adams
Vendor Payment Report

<u>1061</u>	<u>IT Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	CHRISTENSEN MELANIE	00001	1029210	429538	10/19/2022	451.80
					Account Total	451.80
					Department Total	451.80

County of Adams
Vendor Payment Report

<u>1058</u>	<u>IT Network/Telecom</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	APEX SYSTEMS GROUP LLC	00001	1029202	429537	10/19/2022	5,146.33
	APEX SYSTEMS GROUP LLC	00001	1029205	429538	10/19/2022	135.00
	APEX SYSTEMS GROUP LLC	00001	1029206	429538	10/19/2022	2,034.10
	APEX SYSTEMS GROUP LLC	00001	1029207	429538	10/19/2022	1,335.00
	APEX SYSTEMS GROUP LLC	00001	1029208	429538	10/19/2022	202.50
	APEX SYSTEMS GROUP LLC	00001	1029209	429538	10/19/2022	520.00
	COMMUNICATION CONSTRUCTION & E	00001	1029211	429540	10/19/2022	4,660.00
	COMMUNICATION CONSTRUCTION & E	00001	1029213	429541	10/19/2022	4,340.00
	UTILITY NOTIFICATION CENTER OF	00001	1029214	429541	10/19/2022	235.30
	UTILITY NOTIFICATION CENTER OF	00001	1029212	429540	10/19/2022	243.10
					Account Total	18,851.33
					Department Total	18,851.33

County of Adams
Vendor Payment Report

<u>27</u>	<u>Open Space Projects Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	CBRE INC	00027	1029913	430280	10/27/2022	4,500.00
	GRAYBAR ELECTRIC COMPANY INC	00027	1029808	430173	10/26/2022	28,981.75
					Account Total	33,481.75
					Department Total	33,481.75

County of Adams
Vendor Payment Report

<u>5010</u>	<u>PKS- Fair</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Licenses and Fees					
	ADCO COMMUNITY & ECONOMIC DEVE	00001	1029796	430174	10/26/2022	25.00
					Account Total	25.00
	Minor Equipment					
	ROCKY MOUNTAIN SOUND LIGHT & V	00001	1029661	430045	10/25/2022	4,518.90
					Account Total	4,518.90
	Security Service					
	CODE 4 SECURITY SERVICES LLC	00001	1029703	430146	10/26/2022	279.24
					Account Total	279.24
					Department Total	4,823.14

County of Adams
Vendor Payment Report

<u>5012</u>	<u>PKS- Regional Complex</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Improv Other Than Bldgs					
	ELEMENTS	00001	1029634	430034	10/25/2022	19,899.39
					Account Total	19,899.39
					Department Total	19,899.39

County of Adams
Vendor Payment Report

<u>49</u>	<u>Public Health Department Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	WOLD ARCHITECTS AND ENGINEERS	00049	1029911	430278	10/27/2022	44,597.65
					Account Total	44,597.65
					Department Total	44,597.65

County of Adams
Vendor Payment Report

<u>3056</u>	<u>PW - Capital Improvement Plan</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Land					
	ADCO CLERK OF COUNTY COURT	00013	1029900	430275	10/27/2022	482,500.00
	DENVER ROCK ISLAND RAILROAD	00013	1029169	429475	10/17/2022	7,000.00
	LAND TITLE GUARANTEE COMPANY	00013	1029751	430164	10/26/2022	62,254.00
	PETROLEUM FIELD SERVICES LLC	00013	1029168	429475	10/17/2022	2,118.86
					Account Total	553,872.86
					Department Total	553,872.86

County of Adams
Vendor Payment Report

<u>13</u>	<u>Road & Bridge Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	ALLIED RECYCLED AGGREGATES	00013	1029804	430173	10/26/2022	17,293.43
	ARBORFORCE LLC	00013	1029822	430173	10/26/2022	10,423.00
	ARBORFORCE LLC	00013	1029792	430173	10/26/2022	7,425.00
	BRANNAN SAND & GRAVEL COMPANY	00013	1029805	430173	10/26/2022	518.67
	BRANNAN SAND & GRAVEL COMPANY	00013	1029806	430173	10/26/2022	512.04
	EP&A ENVIROTAC INC	00013	1029793	430173	10/26/2022	18,057.50
	GEOCAL INC	00013	1029770	430167	10/26/2022	2,079.77
	GEOCAL INC	00013	1029771	430167	10/26/2022	4,039.92
	HAMON INFRASTRUCTURE INC	00013	1029923	430291	10/27/2022	387,260.70
	HDR ENGINEERING INC	00013	1029807	430173	10/26/2022	66,295.00
	HEI CIVIL	00013	1029924	430291	10/27/2022	604,089.66
	HEI CIVIL	00013	1029924	430291	10/27/2022	937.34
	HEI CIVIL	00013	1029924	430291	10/27/2022	.65
	ICON ENGINEERING INC	00013	1029753	430167	10/26/2022	260.75
	JK TRANSPORTS INC	00013	1029802	430173	10/26/2022	26,781.25
	JK TRANSPORTS INC	00013	1029803	430173	10/26/2022	756.25
	JK TRANSPORTS INC	00013	1029800	430173	10/26/2022	3,906.25
	JK TRANSPORTS INC	00013	1029798	430173	10/26/2022	1,107.50
	JR ENGINEERING LTD	00013	1029762	430167	10/26/2022	3,029.95
	KUMAR & ASSOCIATES INC	00013	1029823	430173	10/26/2022	1,478.50
	PAUL BROKERING	00013	1029817	430173	10/26/2022	7,000.00
	ROCKSOL CONSULTING GROUP INC	00013	1029809	430173	10/26/2022	2,687.29
	SCOTT CONTRACTING	00013	1029772	430167	10/26/2022	535,306.44
	SHORT ELLIOTT HENDRICKSON INC	00013	1029764	430167	10/26/2022	7,644.99
	WESTERN STATES LAND SERVICES L	00013	1029910	430278	10/27/2022	235.00
					Account Total	1,709,126.85
	Retainages Payable					
	HAMON INFRASTRUCTURE INC	00013	1029923	430291	10/27/2022	19,363.04-
	HEI CIVIL	00013	1029924	430291	10/27/2022	30,204.48-
	HEI CIVIL	00013	1029924	430291	10/27/2022	.03-
	HEI CIVIL	00013	1029924	430291	10/27/2022	46.87-
	SCOTT CONTRACTING	00013	1029772	430167	10/26/2022	26,765.32-
					Account Total	76,379.74-
					Department Total	1,632,747.11

County of Adams
Vendor Payment Report

<u>2092</u>	<u>Sheriff Flatrock</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	RDG PLANNING AND DESIGN	00050	1029650	430042	10/25/2022	1,580.00
					Account Total	1,580.00
					Department Total	1,580.00

County of Adams
Vendor Payment Report

<u>2004</u>	<u>Sheriff Training</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PSYCHOLOGICAL DIMENSIONS	00001	1029654	430042	10/25/2022	225.00
					Account Total	225.00
					Department Total	225.00

County of Adams
Vendor Payment Report

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Operating Supplies					
	CA SHORT COMPANY	00001	1029649	430042	10/25/2022	756.67
					Account Total	756.67
	Other Professional Serv					
	PSYCHOLOGICAL DIMENSIONS	00001	1029654	430042	10/25/2022	2,625.00
					Account Total	2,625.00
	Postage & Freight					
	PITNEY BOWES RESERVE ACCOUNT	00001	1029651	430042	10/25/2022	5,000.00
					Account Total	5,000.00
					Department Total	8,381.67

County of Adams
Vendor Payment Report

<u>2015</u>	<u>SHF- Civil Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Sheriff's Fees					
	MENDOZA ARREOLA LORENA	00001	1029610	429956	10/24/2022	19.00
	A AND A QUALITY APPLIANCE	00001	1029605	429956	10/24/2022	19.00
	ALPINE CREDIT, INC	00001	1029600	429956	10/24/2022	19.00
	BC SERVICES INC	00001	1029606	429956	10/24/2022	19.00
	EDMONDS JOHN WESLEY	00001	1029614	429956	10/24/2022	19.00
	FELICES TRUCKING INC	00001	1029612	429956	10/24/2022	19.00
	FRANK J BALL	00001	1029599	429956	10/24/2022	19.00
	GALARZA MARIA V	00001	1029613	429956	10/24/2022	19.00
	GOMEZ JESSICA	00001	1029615	429956	10/24/2022	39.00
	GPS SERVERS LLC	00001	1029616	429956	10/24/2022	19.00
	NELSON AND KENNARD	00001	1029601	429956	10/24/2022	19.00
	NELSON AND KENNARD	00001	1029609	429956	10/24/2022	19.00
	PETERSON DANIEL	00001	1029617	429956	10/24/2022	19.00
	RONNEY LAW FIRM	00001	1029608	429956	10/24/2022	19.00
	TOP HAT FILE AND SERVE INC	00001	1029607	429956	10/24/2022	19.00
	WADSWORTH WARNER CONRARDY	00001	1029603	429956	10/24/2022	19.00
	WADSWORTH WARNER CONRARDY	00001	1029604	429956	10/24/2022	25.00
					Account Total	349.00
					Department Total	349.00

County of Adams
Vendor Payment Report

<u>2016</u>	<u>SHF- Detective Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	CENTURA HEALTH	00001	1029648	430042	10/25/2022	1,200.00
					Account Total	1,200.00
	Other Communications					
	VERIZON WIRELESS	00001	1029655	430042	10/25/2022	2,308.11
					Account Total	2,308.11
	Other Professional Serv					
	PSYCHOLOGICAL DIMENSIONS	00001	1029654	430042	10/25/2022	225.00
					Account Total	225.00
					Department Total	3,733.11

County of Adams
Vendor Payment Report

<u>2071</u>	<u>SHF- Detention Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PSYCHOLOGICAL DIMENSIONS	00001	1029654	430042	10/25/2022	1,200.00
					Account Total	1,200.00
					Department Total	1,200.00

County of Adams
Vendor Payment Report

<u>2010</u>	<u>SHF- MIS Unit</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PSYCHOLOGICAL DIMENSIONS	00001	1029654	430042	10/25/2022	225.00
					Account Total	225.00
					Department Total	225.00

County of Adams
Vendor Payment Report

<u>2018</u>	<u>SHF- Records/Warrants Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Business Meetings					
	BRANDT RICKY DERRALL	00001	1029652	430042	10/25/2022	500.00
					Account Total	500.00
	Extraditions					
	ADAMS COUNTY SHERIFF	00001	1029647	430042	10/25/2022	1,198.90
					Account Total	1,198.90
	Other Professional Serv					
	PSYCHOLOGICAL DIMENSIONS	00001	1029654	430042	10/25/2022	1,575.00
					Account Total	1,575.00
					Department Total	3,273.90

County of Adams
Vendor Payment Report

<u>2005</u>	<u>SHF- TAC Section</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	PSYCHOLOGICAL DIMENSIONS	00001	1029654	430042	10/25/2022	975.00
					Account Total	975.00
					Department Total	975.00

County of Adams
Vendor Payment Report

<u>8623</u>	<u>Vision Activve - COBRA</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	FIRST AMERICAN ADMINISTRATORS	00019	1029540	429704	10/20/2022	1,025.42
	FIRST AMERICAN ADMINISTRATORS	00019	1029540	429704	10/20/2022	11.80
					Account Total	1,037.22
					Department Total	1,037.22

County of Adams
Vendor Payment Report

<u>4316</u>	<u>Wastewater Treatment Plant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	AURORA WATER	00043	1029618	429957	10/24/2022	3,556.02
					Account Total	3,556.02
					Department Total	3,556.02

County of Adams
Vendor Payment Report

Grand Total 6,114,416.27



**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
November 01, 2022
9:30 AM**

1. ROLL CALL

Present: 5 – Eva Henry, Charles "Chaz" Tedesco, Emma Pinter, Steve O'Dorisio, Lynn Baca

Excused:

2. PLEDGE OF ALLEGIANCE

3. MOTION TO APPROVE AGENDA

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

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

Nay: 0 –

4. AWARDS AND PRESENTATIONS

- A.** Proclamation of November 2022 as National Adoption Month
- B.** Proclamation of November 11, 2022 as Veterans Day
- C.** Proclamation of November 2022 as National Native American Heritage Month

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

1. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(4)(b) for the Purpose of Receiving Legal Advice Regarding Tucson Mining Project

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

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

Nay: 0 –

6. CONSENT CALENDAR

- A. List of Expenditures Under the Dates of October 10-14, 2022
- B. Minutes of the Commissioners' Proceedings from October 25, 2022
- C. Adams County Public Trustee Operational Expense for the Quarter Ending September 2022
- D. Resolution Approving the Second Amendment to the Subrecipient Agreement between Adams County and Maiker Housing Partners for the Disbursement of Emergency Rental Assistance Funds
- E. Resolution Approving Abatement Petitions and Authorizing the Refund of Taxes for Account Numbers P0037624, P0037078, and P0031253
- F. Resolution Approving Intergovernmental Agreement between Adams County, City of Thornton, City of Westminster, City of Northglenn, City of Federal Heights, City of Commerce City, City of Arvada, Town of Bennett, City of Brighton, Town of Lochbuie and City of Aurora Regarding the Colorado Region 8 Opioid Intergovernmental Agreement
- G. Resolution Approving an Agreement Regarding Design and Construction of Drainage and Flood Control Improvements for South Platte River at West of 128th Avenue Extended between Adams County and Urban Drainage and Flood Control District
- H. Resolution Approving the Fourth Amendment to Agreement Regarding Final Design, Right-of-Way Acquisition, and Construction of Drainage and Flood Control Improvements for Clear Creek at BNSF Crossing between Pecos and Federal Boulevard Adams County between Adams County and Urban Drainage and Flood Control District

6.C

- I. Third Amendment to Agreement No. 19-06.08C Regarding the Adams County South Platte Working Group South Platte River
- J. Resolution Setting Forth the Final Decisions of the Adams County Board of Equalization for Tax Year 2022
- K. Resolution Establishing Holidays for 2023

A motion was made by Emma Pinter, seconded by Eva Henry, that this Consent Calendar be approved. The motion carried by the following vote:

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

Nay: 0 –

7. NEW BUSINESS

A. COUNTY MANAGER

- 1. First Reading of the 2023 Proposed Budget for Adoption
- 2. Resolution Authorizing Third Supplemental Appropriations to the 2022 Adams County Government Budget

A motion was made by Charles "Chaz" Tedesco, seconded by Emma Pinter, that this Resolution be approved. The motion carried by the following vote:

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

Nay: 0 –

B. COUNTY ATTORNEY

8. EXECUTIVE SESSION

9. LAND USE HEARINGS

A. Cases to be Heard

10. ADJOURNMENT

AND SUCH OTHER MATTERS OF PUBLIC BUSINESS WHICH MAY ARISE



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 1, 2022
SUBJECT/TITLE: Resolution Granting the Office of Emergency Management Approval to Apply for the 2023 Emergency Management Performance Grant
FROM: Ron Sigman
AGENCY/DEPARTMENT: Community Safety & Well-Being
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: That the Board of County Commissioners authorizes the 2023 Emergency Management Performance Grant Application.

BACKGROUND:

The Emergency Management Performance Grant (EMPG) is the primary source of federal funding directed to state, local, and tribal governments to support all-hazards emergency management programs through personnel, planning, training, and exercises. The 2023 EMPG application allows for Adams County to be considered as a sub-recipient for a grant award from this program. In addition, the application Part II-Jurisdiction Information and Signatures serves to meet the requirements of 24-33.5-707(7), C.R.S.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Colorado Department of Homeland Security and Emergency Management

ATTACHED DOCUMENTS:

1. CM Authorization memo; 2. Signature page; 3. Resolution; 4. 2023 EMPG application packet to include Part I, Part II, Part III

FISCAL IMPACT:

No

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION GRANTING THE OFFICE OF EMERGENCY MANAGEMENT APPROVAL
TO APPLY FOR THE 2023 EMERGENCY MANAGEMENT PERFORMANCE GRANT

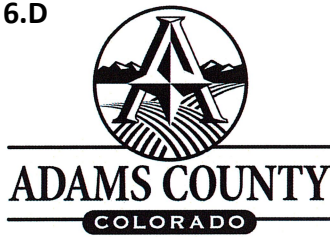
Resolution -

WHEREAS, the Colorado Disaster Emergency Act, Section 24-33.5-701, C.R.S., et seq., as amended requires the County to maintain an emergency management agency; and,

WHEREAS, the Board of County Commissioners wishes to receive those funds authorized by Congress on an annual basis and passed to the Colorado Division of Homeland Security and Emergency Management for reimbursement of up to fifty percent (50%) of eligible local costs for said emergency management agency.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, hereby grants approval to the Office of Emergency Management to apply for the 2023 Emergency Management Performance Grant.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the application on behalf of Adams County.



Noel Bernal, County Manager
County Manager's Office
4430 S. Adams County Pkwy.
5th Floor, Suite C5300
Brighton, CO 80601
PHONE 720.523.6829 | FAX 720.523.6120
adcogov.org

September 1, 2022

Ron Sigman,

Per Adams County policy, you have been approved to apply for the 2023 Emergency Management Performance Grant (EMPG). The project is for \$77,234 pending allocation of funds by the Colorado Division of Homeland Security/Emergency Management.

This letter gives permission to apply for the grant, but final approval of all budgetary items must be approved by the Adams County Board of County Commissioners.

Sincerely,

Noel Bernal
County Manager

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3
160

Steve J. O'Dorisio
DISTRICT 4

Lynn E. Baca
DISTRICT 5



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

Signature Authorization Form

All fields on this form must be completed to be accepted.

All authorizations require two (2) or more signatures depending on the authorization purpose. This form allows saving for single signatures to supplement for three (3) or more required signatures.

For Application authorizations ONLY:

- Please indicate the Grant Program and Year in place of the award agreement encumbrance number below.
- Applications which require more than two (2) signatures, please complete additional forms as necessary to fulfill the requirements for signatures as outlined in the instructions for the grant application.

SUBRECIPIENT NAME: Adams County

AWARD AGREEMENT

ENCUMBRANCE NUMBER: EMPG 2023

Please select the authorization purpose for this signature submission: Authorize Application

The Subgrantee and responsible signatories certify by signing that they have read and understand the Application including the grant requirements, and if awarded, are fully cognizant of their duties and responsibilities for this grant and will comply with, and follow, all requirements established in Federal and DHSEM grant guidance. The Subgrantee understands and agrees that any subgrant award received as a result of this application shall incorporate by reference the information contained herein.

Signature Authorization Section:

PRINTED: Signature #1 Name	<u>Lynn Baca</u>	PRINTED: Signature #2 Name	<u>Nancy Duncan</u>
TITLE for Signature #1	<u>Chair BoCC</u>	TITLE for Signature #2	<u>Finance Director</u>
EMAIL for Signature #1	<u>lbaca@adcogov.org</u>	EMAIL for Signature #2	<u>nduncan@adcogov.org</u>
PHONE for Signature #1	<u>(720) 523-6358</u>	PHONE for Signature #2	<u>(720) 523-6276</u>
DATE of Signature #1	_____	DATE of Signature #2	_____

Signature #1

Signature #2

APPROVED AS TO FORM
COUNTY ATTORNEY
[Signature]



Part I
EMPG-LEMS Grant Activities
Work Plan Template (v.0922)

This template will not be accepted as part of the grant application

Instructions

Use the 15 EMF categories as a framework for planning your annual work program and consider identified capability gaps or shortfalls that need to be addressed. This can be done in four steps.

1. First, consider your community's long-term strategy for developing and sustaining an all-hazards preparedness strategy, including initiatives that can be accomplished during the grant performance period as well as those objectives that will need to be phased over multiple years.
2. Second, identify Planned Activities that, when completed, will assist you in achieving your long-term strategy. Complete the Work Plan Template by identifying Planned Activities for each Emergency Management Function (EMF) that is relevant to your strategy. Identify to the extent possible the measurable outcome for each Planned Activity.
3. Third, place those activities that can be accomplished during the current performance period in the quarter that you expect the activity to be completed (it is recognized that schedules and priorities change and that activities may actually be accomplished in a different quarter than the one projected).
4. Fourth, determine if the products/activities you have identified combine to make your program eligible for 100% of your award (use the product/activity table from the guidance)
5. Finally, submit the finished document to your assigned DHSEM Regional Field Manager.

Signatures

Must be signed (in ink) or (Adobe Acrobat digital signature) by the emergency manager and forwarded to the assigned DHSEM Regional Field Manager for approval.

By signing, the applicant acknowledges that he/she has read and understands the Program Guidelines and Application Kit.

Jurisdiction: ____ Adams County, Colorado ____

Jurisdiction Administrator (Title): Ron Sigman Date: 01-13-23

Emergency Manager of Jurisdiction: Ron Sigman Date: 01-13-23

DHSEM Regional Field Manager: Cory Stark Date: _____



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Part I 2023 EMPG-LEMS Grant Activities Work Plan Template

EMPG-LEMS Grant Activities		
EMF-1		
Finance and Administration		
Objective(s) of Planned Activities: <i>Budget preparation, grant administration, LEMS application, expense tracking, quarterly reimbursement requests, quarterly performance reports, equipment monitoring</i>		
Mandatory Federal Activities for this EMF: Submit updated FFATA		
1 st Quarter	Planned Activities: <ul style="list-style-type: none">• Submit 1st Quarter report and reimbursement request.• Submit 2023 EMPG application, seek BoCC resolution.	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none">• Submit 2nd Quarter report and reimbursement request.	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none">• Submit 3rd Quarter report and reimbursement request.• Submit department business cases and budget requests.	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none">• Submit 4th Quarter report and reimbursement request.• Submit 2024 EMPG application	Results:



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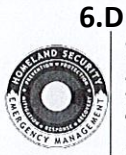
Department of Public Safety

EMPG-LEMS Grant Activities		
EMF-2		
Laws and Authorities		
Objective(s) of Planned Activities: <i>Ordinances, resolutions, emergency declarations, EMAP accreditation, compliance with laws and regulations</i>		
Mandatory Federal Activities for this EMF: None		
1 st Quarter	Planned Activities: <ul style="list-style-type: none"> • Support BoCC resolutions and ordinances • BoCC resolution for 2023 EMPG application 	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none"> • Support BoCC resolutions and ordinances 	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none"> • Emergency Preparedness Month resolution • Support BoCC resolutions and ordinances 	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none"> • Support BoCC resolutions and ordinances 	Results:

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Department of Public Safety

EMPG-LEMS Grant Activities		
EMF-3		
Risk Assessment		
Objective(s) of Planned Activities: <i>Development/upgrade of local/tribal CEPA (Colorado Emergency Preparedness Assessment), THIRA (Threat and Hazard Risk Identification and Assessment) or (HIRA Hazard Risk Identification and Assessment), development of corresponding risk management strategies</i>		
Mandatory Federal Activities for this EMF: None		
1 st Quarter	Planned Activities: Review of 2021 CEPA for sustainment	Results:
2 nd Quarter	Planned Activities: Review of 2021 CEPA for sustainment	Results:
3 rd Quarter	Planned Activities: Review of 2021 CEPA for sustainment	Results:
4 th Quarter	Planned Activities: Review of 2021 CEPA for sustainment	Results:



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EMPG-LEMS Grant Activities		
EMF-4		
Hazard Mitigation Plans and Projects		
Objective(s) of Planned Activities: <i>Development of local/tribal hazard mitigation plans, implementation of hazard mitigation projects, coordination of Environmental and Historic Preservation (EHP) reviews</i>		
Mandatory Federal Activities for this EMF: None		
1 st Quarter	Planned Activities: <ul style="list-style-type: none"> Review of Wildland Fire Cooperative Agreement and County Operating Plan Support County designated hazard mitigation projects 	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none"> Support County designated hazard mitigation projects 	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none"> Support County designated hazard mitigation projects 	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none"> Support County designated hazard mitigation projects 	Results:



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EMPG-LEMS Grant Activities		
EMF-5		
Emergency Operations Plans		
Objective(s) of Planned Activities: <i>Development/upgrades of local/tribal emergency operations plans (EOPs) in accordance with CPG-101, Version 2.0, fostering partnerships with EOP stakeholder agencies and organizations.</i>		
Mandatory Federal Activities for this EMF: All EMPG Program grantees/sub-grantees must maintain, or revise as necessary, jurisdiction-wide all-hazards Emergency Operations Plans that are consistent with CPG-101 v.2 (November 2010) and provide copies of new and revised EOPs/Annexes to DHSEM Regional Field Manager.		
1 st Quarter	Planned Activities: <ul style="list-style-type: none"> Review status of EOP and components. Determine development and update priorities. Update/Develop support Annexes 	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none"> Update/Develop support Annexes 	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none"> Update/Develop support Annexes 	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none"> Update/Develop support Annexes Provide most current copy of Disaster Management Plan to Regional Field Manager. 	Results:



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EMPG-LEMS Grant Activities

EMF-6

Recovery Plans

Objective(s) of Planned Activities: *Development/upgrades of local/tribal recovery plans, fostering partnerships with recovery stakeholder agencies and organizations*

Mandatory Federal Activities for this EMF: None

1 st Quarter	Planned Activities: <ul style="list-style-type: none">• Update/Develop recovery support Annexes	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none">• Update/Develop support Annexes	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none">• Update/Develop support Annexes	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none">• Update/Develop support Annexes	Results:



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EMPG-LEMS Grant Activities**EMF-7****Training**

Objective(s) of Planned Activities: *NIMS training delivery, staff professional development, development of an Integrated Preparedness Plan (IPP)*

Mandatory Federal Activities for this EMF, (1) all EMPG program funded personnel (State/Local/Tribal) must complete the following NIMS training courses and record proof of completion: IS 100; IS 200; IS 700; and IS 800; FEMA Professional Development Series: IS 139; IS 230.a; IS 235.a; IS 240.a; IS 241.a; IS 242.a; and IS 244.a, (2) all grantees and sub-grantees are required to develop a Multi-Year TEP that incorporates linkages to core capabilities and update it annually.

1 st Quarter	Planned Activities: <ul style="list-style-type: none">• Implement the CY23 IPP• Report completed training for EMPG funded personnel.• Attend CEMA conference• Attend CWFIMA training	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none">• Report completed training for EMPG funded personnel.	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none">• Work with MAC group to determine training and exercise goals for 2024 and 2025.• Participate in IPP	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none">• Develop CY24 IPP. This plan should include required training for EMPG funded personnel• Report completed training for EMPG funded personnel.	Results:



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EMPG-LEMS Grant Activities		
EMF-8		
Exercises		
Objective(s) of Planned Activities: <i>Participation in exercises as "Sponsoring" and/or "Participating" agencies. Conduct at least one resource management drill/functional exercise.</i>		
Mandatory Federal Activities for this EMF: (1) All EMPG program funded personnel (State/Tribal/Local) must participate in at least three exercises in a 12-month period. Sub-grantees may sponsor and/or participate in other sponsor's exercises to fulfill this requirement, (2) all grantees and sub-grantees are required to develop a Multi-Year Integrated Preparedness Plan (IPP) that incorporates linkages to core capabilities and update it annually.		
1 st Quarter	Planned Activities: <ul style="list-style-type: none"> • Implement exercise program as outlined in the IPP • Develop plan to meet grant exercise requirement and review with FM. • Report on completed exercises include AAR or CAP • Conduct EOC/COOP exercises • Support local/regional exercises 	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none"> • Implement exercise program as outlined in the IPP • Report on completed exercises include AAR or CAP • Conduct EOC/COOP exercises • Support local/regional exercises 	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none"> • Implement exercise program as outlined in the IPP • Report on completed exercises include AAR or CAP • Conduct EOC/COOP exercises • Support local/regional exercises 	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none"> • Implement exercise program as outlined in the IPP • Report on completed exercises include AAR or CAP • Conduct EOC/COOP exercises • Support local/regional exercises 	Results:



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EMPG-LEMS Grant Activities

EMF-9

Incident Management

Objective(s) of Planned Activities: *EOC management, COG, multi-agency coordination, support of incident command operations*

Mandatory Federal Activities for this EMF: None

State Requirement: Hold a meeting with the jurisdiction's emergency services and partner agencies to include: law enforcement, fire, EMS, public works, health and medical, behavioral health, mass care (human services, Red Cross, VOAD), school districts, public utilities, public information, and other relevant stakeholders. These are the agencies and entities which constitute your partners during an EOC activation and any significant incident response. Prepare an agenda for these meetings with the Regional Field Manager.

1 st Quarter	Planned Activities: <ul style="list-style-type: none"> Monthly Adams County Emergency Manager coordination meeting Monthly NCR/UASI Board meetings Monthly NCR/UASI committee meetings Bi-monthly LEPC meetings Bi-Monthly EOC Staff Meetings 	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none"> Monthly Adams County Emergency Manager coordination meeting County Fire season kick-off meeting Monthly NCR/UASI Board meetings Monthly NCR/UASI committee meetings Bi-monthly LEPC meetings Bi-Monthly EOC Staff Meetings 	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none"> Monthly Adams County Emergency Manager coordination meeting Monthly NCR/UASI Board meetings Monthly NCR/UASI committee 	Results:



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Department of Public Safety

	<p>meetings</p> <ul style="list-style-type: none">• Bi-monthly LEPC meetings• Bi-Monthly EOC Staff Meetings	
4 th Quarter	<p>Planned Activities:</p> <ul style="list-style-type: none">• Monthly Adams County Emergency Manager coordination meeting• Monthly NCR/UASI Board meetings• Monthly NCR/UASI committee meetings• Bi-monthly LEPC meetings• Bi-Monthly EOC Staff Meetings	<p>Results:</p>



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EMPG-LEMS Grant Activities

EMF-10

Communications

Objective(s) of Planned Activities: *Activities supporting interoperability, including cooperative planning, equipment tests, drills, radio checks, purchases, etc*

Mandatory Federal Activities for this EMF: None

1 st Quarter	Planned Activities: <ul style="list-style-type: none"> Weekly EOC equipment checks Quarterly Emergency Notification system drills Bi-monthly EOC trainings/exercises Regional radio interoperability drills 	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none"> Weekly EOC equipment checks Quarterly Emergency Notification system drills Bi-monthly EOC trainings/exercises Regional radio interoperability drills 	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none"> Weekly EOC equipment checks Quarterly Emergency Notification system drills Bi-monthly EOC trainings/exercises Regional radio interoperability drills 	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none"> Weekly EOC equipment checks Quarterly Emergency Notification system drills Bi-monthly EOC trainings/exercises Regional radio interoperability drills 	Results:



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EMPG-LEMS Grant Activities		
EMF-11		
Operations Procedures		
Objective(s) of Planned Activities: <i>Development/maintenance of systems (e.g., Web EOC), processes (e.g., resource order process), capabilities (e.g., EOC management training), and Plans (e.g., COOP) to support incident operations</i>		
Mandatory Federal Activities for this EMF: None		
1 st Quarter	Planned Activities: <ul style="list-style-type: none"> Evaluating/updating EOC processes & capabilities Bi-monthly EOC trainings/exercises EOC Teams Channel Testing/Upgrades COOP plan management 	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none"> Evaluating/updating EOC processes & capabilities Bi-monthly EOC trainings/exercises EOC Teams Channel Testing/Upgrades COOP plan management 	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none"> Evaluating/updating EOC processes & capabilities Bi-monthly EOC trainings/exercises EOC Teams Channel Testing/Upgrades COOP plan management 	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none"> Evaluating/updating EOC processes & capabilities Bi-monthly EOC trainings/exercises EOC Teams Channel Testing/Upgrades COOP plan management 	Results:

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EMPG-LEMS Grant Activities**EMF-12****Mutual Aid**

Objective(s) of Planned Activities: *Maintenance of local, interagency, regional and statewide intergovernmental agreements. Meet with stakeholder groups to go over mutual aid agreements for currency and validity.*

Mandatory Federal Activities for this EMF: None

1 st Quarter	Planned Activities: <ul style="list-style-type: none">• Review/update IGA/MOUs with local/regional partners	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none">• Review/update IGA/MOUs with local/regional partners	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none">• Review/update IGA/MOUs with local/regional partners	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none">• Review/update IGA/MOUs with local/regional partners	Results:



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Department of Public Safety

EMPG-LEMS Grant Activities

EMF-13

Resource Management

Objective(s) of Planned Activities: *Development/maintenance of resource mobilization plans and processes, including database management systems, financial controls and relevant forms*

Mandatory Federal Activities for this EMF: None

Colorado Requirement: In order to meet the requirements of the Colorado Disaster Emergency Act CRS 24-33.5, Part 7, and a Colorado priority for the EMPG program is the development and implementation of state and local resource management systems. (Please see program requirements in guidance)

1 st Quarter	<ul style="list-style-type: none"> • Update resource database in WebEOC • Exercise/evaluate/update resource ordering processes • Incorporate Finance/procurement into resource ordering process 	Results:
2 nd Quarter	<ul style="list-style-type: none"> • Planned Activities: Exercise/evaluate/update resource ordering processes • Incorporate Finance/procurement into resource ordering process 	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none"> • Exercise/evaluate/update resource ordering processes • Incorporate Finance/procurement into resource ordering process 	Results:
4 th Quarter	<ul style="list-style-type: none"> • Planned Activities: Exercise/evaluate/update resource ordering processes • Incorporate Finance/procurement into resource ordering process 	Results:



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Department of Public Safety

EMPG-LEMS Grant Activities		
EMF-14		
Facilities Management		
Objective(s) of Planned Activities: <i>Monitoring & maintenance of EOC/Alternate EOC facilities and equipment</i>		
Mandatory Federal Activities for this EMF: None		
1 st Quarter	Planned Activities: <ul style="list-style-type: none">• Review agreement with SO for alternate EOC• Conduct alternate EOC activation drills• Conduct functional tests of alternate EOC equipment• Purchase support equipment as needed	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none">• Conduct alternate EOC activation drills• Conduct functional tests of alternate EOC equipment• Purchase support equipment as needed	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none">• Conduct alternate EOC activation drills• Conduct functional tests of alternate EOC equipment• Purchase support equipment as needed	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none">• Conduct alternate EOC activation drills• Conduct functional tests of alternate EOC equipment• Purchase support equipment as needed	Results:



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EMPG-LEMS Grant Activities		
EMF-15		
Crisis Communication, Public Information and Education		
Objective(s) of Planned Activities: <i>Development/maintenance of Joint Information System (JIS) protocols and procedures, web page management, and procedures for utilizing social media. Development and maintenance of Alert and Warning Plans and procedures.</i>		
Mandatory Federal Activities for this EMF: None		
1 st Quarter	Planned Activities: <ul style="list-style-type: none"> • Continue information sharing through social media accounts • Update OEM webpages as needed • Coordinate with Communications Department for JIS training/ planning 	Results:
2 nd Quarter	Planned Activities: <ul style="list-style-type: none"> • Continue information sharing through social media accounts • Update OEM webpages as needed 	Results:
3 rd Quarter	Planned Activities: <ul style="list-style-type: none"> • Continue information sharing through social media accounts • Update OEM webpages as needed 	Results:
4 th Quarter	Planned Activities: <ul style="list-style-type: none"> • Continue information sharing through social media accounts • Update OEM webpages as needed • Review Alert and Warning plan and update as needed. 	Results:



COLORADO
 Division of Homeland Security
 & Emergency Management
 Department of Public Safety

2023 EMPG-LEMS Annual Program Paper

Part II Jurisdiction Information and Signatures (v.010118)

Note: This document serves to meet the requirements of §24-33.5-707(7), C.R.S.

Jurisdiction Name: Adams County

Emergency Program Manager

Name: Ron Sigman

Job Title: Emergency Manager, Adams County, Co

Mailing Address: 4430 S. Adams County Parkway, Brighton, CO 80601

Physical Address (if different):

Phone Contact Information

Office Phone number: 720-523-6601

24 Hour Emergency Line: 720-521-2182

Office Fax:

Cellular: 406-609-6180

Pager: 720-521-2182

E-Mail Address: rsigman@adcogov.org

Employment Status (Please indicate how many)

Paid Full Time: ☒ Paid Part Time: ☐ Volunteer: ☐ Other: ☐

Jurisdiction Job Title Program Manager Reports to: Director CSWB

Hours worked per week for jurisdiction in all job titles: 40

Hours worked per week devoted to Emergency Management: 40

Additional Emergency Management Staff

Type of Employment	How many?	Total staff hours/week	Total E.M. hours/week
Paid full time professional	2	80	80
Paid full time clerical			
Paid part time professional			
Paid part time clerical			
Volunteer			
Other personnel	1	40	40

Senior Elected Official (Name and Title) Lynn Baca BoCC Chair

Chief Executive Officer (if different from above) _____

Signature/Chief Executive _____

Signature/Emergency Manager/Coordinator [Signature] Date 1-13-23

Signature/DHSEM Regional Field Manager _____ Date _____

**COLORADO**

Division of Homeland Security
& Emergency Management
Department of Public Safety

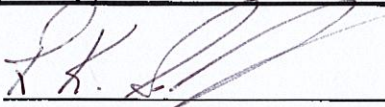
**Emergency Management Program Grant (EMPG)
Local Emergency Manager Support (LEMS)
Program Funding Application: Part III (v.0922)**

Staffing Pattern and Program Funding Worksheet

Note: This for MUST be resubmitted *whenever the jurisdiction has personnel changes.*

JURISDICTION: Adams County

Salaries & Benefits		
A	LEMS Eligible Salary (Staffing Report Block 10 Total):	\$309,564
B	LEMS Eligible Benefits (Staffing Report Block 11 Total):	\$122,236
C	Total Salary and Benefits (a+b): \$ 431,800	
Travel Expenses		
D	Local Travel (mileage, fleet expense, or other):	\$ 5,000.00
E	Out of State Travel:	\$ 2,500.00
F	Conference & Seminars (Registration Fees, Hotels, etc.):	\$ 2,000.00
G	Training (Registration Fees, hotels, etc.):	\$ 5,150.00
H	Per Diem:	\$ 1,000.00
I	Other (Dues, Certifications and Membership Fees):	\$ 500.00
J	\$ 16,150.00	
Office Support Expenses (more than \$200 for year)		
K	Office Supplies and Materials:	\$ 7,030.00
L	Equipment Purchase:	\$ 5,200.00
M	Equipment Lease:	\$ 21,720.00
N	Rent, Utilities, etc.:	\$ 7,000.00
O	Printing & Copying:	\$ 500.00
P	Postage:	
Q	Other (Advertising, Cell Phones, Aircards, etc.):	
R	Total Office Support Expenses (K+L+M+N+O+P+Q): \$ 41,450.00	
S	Total Request (C+J+R): \$ 489,400.00	
T	Federal (Eligible for Reimbursement) Amount (One half of S): \$ 244,700.00	


Jurisdiction Emergency Manager Signature

10-21-22 Date

Nancy Duncan
Digitally signed by Nancy
Duncan
DN: cn=Nancy Duncan, o=Adams
County, ou=Budget and Finance
Director,
email=NDuncan@adcogov.org,
c=US
Date: 2022.10.21 10:13:32 -06'00'

10/21/2022 Date

Jurisdiction Chief Financial Officer Printed Name

nduncan@adcogov.org Email



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

Emergency Management Program Grant (EMPG) Local Emergency Manager Support (LEMS) Program Funding Application: Part III (v.0922)

Staffing Pattern Worksheet

Note: This worksheet is provided for internal reference only and will not be accepted as part of the application

JURISDICTION: Adams County

1a)	2)	3)	4)
Employee Name	Classification Specification/Full Position Title	Date of Appointment or Date Hired	Employee Status- Type of Appointment
Ron Sigman	Emergency Manager	1/1/2018	full-time
Michael Bean	Emergency Management Coordinator	8/12/2018	full-time
Dean Berenbaum	Emergency Management Coordinator	10/29/2019	full-time

1b)	5)	6)	7)	8)	9)	10)	11)
PAID Employee Name	Jurisdiction Gross Annual salary (All job titles)	Gross Annual Employer-Provided Benefits	Total Hours/ Week	LEM Hours/ Week	Percent LEM Hours/ Week	LEMS Eligible Salary	LEMS Eligible Benefits
Ron Sigman	\$124,093	\$40,890	40	40	100%	\$124,093	\$40,890
Michael Bean	\$96,417	\$41,856	40	40	100%	\$96,417	\$41,856
Dean Berenbaum	\$89,054	\$39,490	40	40	100%	\$89,054	\$39,490
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
					0%	\$0	\$0
Totals	\$ 309,564.00	\$ 122,236.00			0%	\$309,564	\$122,236
						Enter in Slot A On Funding Request	Enter in Slot B On Funding Request

Ronald Sigman

From: Tim Nejedlo
Sent: Wednesday, August 31, 2022 9:11 AM
To: Ronald Sigman
Subject: RE: OEM payroll and benefits statement

Hey Ron – Here's the projection for 2023. Of course, this is subject to change but this is our best estimate at this point.

Fund: 00001 General
Department: ESA
Cost Center: 2041 Emerg Mgmt - Administration

<u>Address #</u>	<u>Employee Name</u>		<u>Position ID</u>	<u>Title</u>			<u>Status</u>	<u>Pay Grade</u>
<u>Salary</u>	<u>Medical</u>	<u>Dental</u>	<u>Vision</u>	<u>Retirement</u>	<u>Life Ins.</u>	<u>Disability</u>	<u>FICA</u>	<u>Medicare</u>
740376	BERENBAUM, DEAN H		160303	Emergency Management Coord			RFT	P13
\$9,054.70	19,982.88	426.72	103.84	9,796.02	108.00	494.25	5,521.39	1,291.29
474262	SIGMAN, RONALD K		161246	Emergency Manager			RFT	M10
124,093.20	14,550.48	270.24	58.92	13,650.25	150.00	260.60	7,693.78	1,799.35
735274	BEAN, MICHAEL R		164427	Emergency Management Coord			RFT	P13
96,417.30	19,876.56	463.80	103.84	10,605.90	116.40	202.48	5,977.87	1,398.05

Adjustments

Total Cost Center: 2041 Emerg Mgmt - Administration

7005 Salaries	\$ 310,765	7100 Dental	\$ 1,161
7010 Overtime	\$ 0	7105 Disability	\$ 2,368
7011 Fair Overtime	\$ 0	7110 Employee Awards	\$ 0
7015 Temporary Labor	\$ 0	7115 Life Insurance	\$ 374
7035 Salary Adjustments	\$ 0	7120 Medical	\$ 54,410
7040 Termination Pay	\$ 0	7125 Retirement	\$ 34,052
7060 FICA	\$ 19,193	7130 Vision	\$ 271
7065 Medicare	\$ 4,489	7165 Misc Fringe	\$ 0
7075 Worker's Comp	\$ 6,129	Total	\$ 433,212



Tim Nejedlo
 Senior Budget Analyst, Budget Department
 ADAMS COUNTY, COLORADO
 4430 South Adams County Parkway, Suite C4000A
 Brighton, CO 80601-8212

720.523.6341 | tnejedlo@adco.gov
adco.gov

From: Ronald Sigman <RSigman@adco.gov.org>
Sent: Tuesday, August 30, 2022 9:52 AM

2023 Fund Summary Operating Report - By Business Unit

General
Emerg Mgmt - AdministrationCompany 00001
Business Unit 2041

Description	2021	2022	2023	2023	2023	2023
	Actual	Budget Adopted	Budget Proposed	Business Case Proposed	5 Year Plan Proposed	Total Budget Proposed
2041 Emerg Mgmt - Administra						
5000 Revenues						
5120 Licenses & Permits						
5121 Licenses & Permits						
5122 Licenses						
5121 Licenses & Permits						
5120 Licenses & Permits						
5219 Intergov'tl Revenue						
5220 Intergov'tl Revenue						
5221 Federal Grants	77,000.00-					
5320 Federal Pass Thru S						
5500 State Grants						
5220 Intergov'tl Revenue	77,000.00-					
5219 Intergov'tl Revenue	77,000.00-					
6600 Misc Revenues						
6601 Misc. Revenues						
6695 Insurance						
6800 Miscellaneous						
6601 Misc. Revenues						
6600 Misc Revenues						
5000 Revenues	77,000.00-					
7000 Expenditures						
7001 Personnel Services						
7002 Wages & Benefits						
7003 Salaries	283,385.95	292,664.00	310,765.00			310,765.00
7030 Salary Adjustments						
7055 Employer Taxes	26,248.26	28,068.00	29,811.00			29,811.00
7095 Benefits	84,548.52	86,497.00	92,636.00			92,636.00
7150 Other Personnel						
7002 Wages & Benefits	394,182.73	407,229.00	433,212.00			433,212.00
7001 Personnel Services	394,182.73	407,229.00	433,212.00			433,212.00
7200 O&M and Services						
7201 Operating and Mainte						
7202 Operating Supplies	7,003.75	8,530.00	7,030.00			7,030.00
7300 Travel & Meeting Ex	1,038.01	12,000.00	7,500.00			7,500.00
7400 Materials/Minor Sup	416.69	5,200.00	5,200.00			5,200.00

2023 Fund Summary Operating Report - By Business Unit

Description	2021	2022	2023	2023	2023	2023
	Actual	Budget Adopted	Budget Proposed	Business Case Proposed	5 Year Plan Proposed	Total Budget Proposed
7550 Non-Capital Equipme	2,719.95	2,000.00	2,000.00			2,000.00
7201 Operating and Mainte	11,178.40	27,730.00	21,730.00			21,730.00
7600 Charges for Services						
7605 Professional Service	3,600.00-					
7740 Training & Professi	3,004.00	7,200.00	7,150.00			7,150.00
7800 Repairs & Maintenan	8,964.00	16,600.00	23,050.00			23,050.00
7900 Rent & Leases	20,301.21	16,392.00	21,720.00			21,720.00
7950 Utilities	7,789.31	7,400.00	7,000.00			7,000.00
8000 Advertising, Printi	42.00	500.00	500.00			500.00
8050 Licenses & Fees						
8100 Insurance Premiums						
8250 Other Charges & Ser						
7600 Charges for Services	36,500.52	48,092.00	59,420.00			59,420.00
7200 O&M and Services						
	47,678.92	75,822.00	81,150.00			81,150.00
8800 Governmental Services						
8801 Governmental Service						
8805 Grants						
8801 Governmental Service						
8800 Governmental Services						
9000 Capital						
9001 Capital Outlay						
9050 Buildings & Improve						
9150 Vehicles & Equipmen						
9200 Other Capital Outla						
9001 Capital Outlay						
9000 Capital						
7000 Expenditures						
	441,861.65	483,051.00	514,362.00			514,362.00
2041 Emerg Mgmt - Administra	364,861.65	483,051.00	514,362.00			514,362.00

Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

► Go to www.irs.gov/FormW9 for instructions and the latest information.

Give Form to the
requester. Do not
send to the IRS.

Print or type.
See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. ADAMS COUNTY, COLORADO	
2 Business name/disregarded entity name, if different from above	
3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only one of the following seven boxes.	4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ <small>(Applies to accounts maintained outside the U.S.)</small>
<input type="checkbox"/> Individual/sole proprietor or single-member LLC	<input type="checkbox"/> C Corporation
<input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ► _____	<input type="checkbox"/> S Corporation
<input checked="" type="checkbox"/> Other (see instructions) ► GOVERNMENT	<input type="checkbox"/> Partnership
<input type="checkbox"/> Trust/estate	<input type="checkbox"/> Trust/estate
5 Address (number, street, and apt. or suite no.) See instructions. 4430 S ADAMS COUNTY PKWY, STE C4000A	
6 City, state, and ZIP code BRIGHTON, CO 80601	
7 List account number(s) here (optional)	
Requester's name and address (optional)	

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number									
or									
Employer identification number									

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here	Signature of U.S. person ► <i>Wmmy Danner</i>	Date ► <i>1/26/2022</i>
------------------	---	-------------------------

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to www.irs.gov/FormW9.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)

- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, later.



COLORADO

Division of Homeland Security
& Emergency Management

Department of Public Safety

FFATA / FSRS Data Report For Subrecipients of Federal Funds

The FEDERAL FUNDING ACCOUNTABILITY AND TRANSPARENCY ACT (FFATA) requires the Division of Homeland Security and Emergency Management (DHSEM) to collect the following information for each sub-award of **\$25,000.00 or more**. This information is required by the Office of Management and Budget (OMB) and must be submitted by DHSEM into the SUB-AWARD REPORTING SYSTEM (FSRS).

Grant Program	EMPG		
Grant Year	2023	Award Number	
Subrecipient Legal Name	Adams County Colorado		
Subrecipient Address	4430 S. Adams County Parkway		
Subrecipient City	Brighton	County	Adams
Subrecipient State	Colorado	Subrecipient 9 digit Zip Code	80601-8205
Subrecipient DUNS# + 4	076476373	Parent Organization DUNS #	
Primary Location of Performance of the Award (<i>no post office box, this must be the actual physical location where the work is being performed. If you have more than one project, pick one major project to report on</i>)			
Address	4430 S. Adams County Parkway		
City	Brighton	County	Adams
State	Colorado	9 digit Zip Code	80601-8205
Congressional District (2 digits for the above Zip Code. Can be found at www.house.gov)			CO-007
System for Award Management (SAM) - required			
Subrecipient Registered with 'Active' status at SAM? (register at www.sam.gov)			YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>
Compensation for Top Five Executives			
80% or more of the subrecipient's prior year annual gross revenues are from Federal awards?			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
\$25 million or more of the subrecipient's annual gross revenues are from Federal funds?			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
The public has access to information about the compensation of the senior executives in the subrecipient's organization filed under the Securities Exchange Commission (SEC) and IRS requirements?			YES <input type="checkbox"/> NO <input checked="" type="checkbox"/>
*If Subrecipient answered "YES" to all three questions above , provide the 5 highest paid executives and their compensation amounts. If "No" answered to any of the three questions above, enter " Not Required " for "1. Official Name" cell below.			
1. Official Name		Compensation Amount	
2. Official Name		Compensation Amount	
3. Official Name		Compensation Amount	
4. Official Name		Compensation Amount	
5. Official Name		Compensation Amount	

SIGNATURE

By signing below, I certify that the information contained in this FFATA data report is complete and accurate to the best of my knowledge.

Ronald K. Sigman

Digitally signed by Ronald K. Sigman
 DN: cn=Ronald K. Sigman, o=Adams County,
 ou=Adams County Emergency Management,
 email=rsigman@adcogov.org, c=US
 Date: 2022.09.14 07:40:28 -06'00'

Signature: _____

Date: _____

Print Name: _____

Ronald K. Sigman

Agency's Authorized Representative (usually the Grant Administrator, Program Manager, Coordinator, etc.)

EFT DIRECT DEPOSIT AUTHORIZATION FORM



COLORADO
Office of the State Controller
Department of Personnel
& Administration

SECTION I (DEPARTMENT USE) - PAYOR, STATE INFORMATION

STATE DEPARTMENT Colorado Department of Public Safety VCUST# _____
MAILING ADDRESS 700 Kipling Street ADDRESS ID _____
CITY, STATE, ZIP Lakewood, CO 80215 VERIFIED BY _____
DEPARTMENT CONTACT Izza Sakkin
EMAIL izza.sakkin@state.co.us PHONE (303) 239-4110

SECTION II - PAYEE, VENDOR INFORMATION

VENDOR NAME Adams County Colorado
D/B/A (DOING BUSINESS AS, OPTIONAL) _____
MAILING ADDRESS 4430 S. Adams County Parkway
CITY, STATE, ZIP Brighton, Colorado 80601
EMAIL (FOR REMITTANCE ADVICE) AccountsReceivable@adcogov.org PHONE (720) 523-6822

SECTION III - DEPOSITORY FINANCIAL INSTITUTION AND ACCOUNT INFORMATION

INCLUDE A VOIDED CHECK (NOT A TEMPORARY CHECK OR DEPOSIT SLIP) OR SIGNED
BANK LETTER THAT INCLUDES ALL INFORMATION REQUESTED IN THIS SECTION

BANK NAME Wells Fargo BRANCH ADDRESS 1740 Broadway, Denver, CO 80274
ROUTING NUMBER 1 0 2 0 0 0 7 6 ACCOUNT NUMBER 4040098014
ACCOUNT TYPE ☒ CHECKING ☐ SAVINGS FOR FURTHER CREDIT (OPTIONAL) _____
PAYEE TAXPAYER ID (SSN/EIN) 8 4 6 0 0 0 7 3 2
SHOULD ALL PAYMENTS TO THIS TAXPAYER ID USE THIS BANK ACCOUNT? ☒ YES ☐ NO
IF NO, PLEASE EXPLAIN _____

SECTION IV - AUTHORIZATION FOR DIRECT DEPOSIT SET UP, CHANGE, OR CANCEL

☐ SET UP ☐ CHANGE ☐ CANCEL **FOR CHANGES ONLY**, PLEASE PROVIDE EXISTING ROUTING & ACCOUNT NUMBER
ROUTING NUMBER _____ EXISTING ACCOUNT NUMBER _____

I certify that I have the authority to execute this authorization. I hereby authorize the State of Colorado to initiate, change, or cancel EFT credit entries (deposits) and if necessary to reverse any incorrect EFT payments made in error to the bank account indicated above. In the event a reversal cannot be implemented, I understand the State will utilize any other lawful means to recover the deposited funds to which the payee was not entitled. This authorization is to remain in full force until the State has received written notification of cancellation in such time as to afford a reasonable opportunity to act on it.

PRINTED NAME _____ TITLE _____
SIGNATURE _____ DATE _____



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Approving Contract to Buy and Sell Real Estate between Adams County and Rail Land Company for a 1.23-Acre Parcel of Land at the Colorado Air and Space Port
FROM: Nicci Beauprez
AGENCY/DEPARTMENT: Fleet and Facilities
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: Staff recommends that the Board of County Commissioners approves the Contract to Buy and Sell Real Estate (Land) and Special Warranty Deed between Adams County and the Rail Land Company, LLC.

BACKGROUND:

Adams County owns and operates the Colorado Air and Space Port (CASP) located at 5200 Front Range Parkway, Watkins, Colorado 80137. Rail Land Company, LLC. (RLC) would like to purchase 1.23 acres of land in accordance with the RLC's Industry Track Agreement (ITA) with the railroad. The ITA's purpose is to establish a switch for Class I access to and from the railroad's main line for RLC's development. The Special Warranty Deed shall not become effective until delivered and accepted at the successful closing and settlement of the real property transfer.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office, Facilities & Fleet Management, County Attorney, Colorado Air & Space Port, United States Department of Transportation Federal Aviation Administration

ATTACHED DOCUMENTS:

Resolution, Contract, and Special Warranty Deed

FISCAL IMPACT:

Yes

Fund:	43
Cost Center:	4302

		Object Account:	Subledger:	Amount:
Current Budgeted Revenue:				
Additional Revenue not included in Current Budget:	6840			134,190
Total Revenues:				134,190
		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:				0
New FTEs requested:	No			
Future Amendment Needed:	No			

Additional Note:

The sales price is \$134,190. Revenues will be the sales price less customarily associated fees (title company closing fees and there will be a reimbursement for engineering costs).

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING CONTRACT TO BUY AND SELL REAL ESTATE BETWEEN
ADAMS COUNTY AND RAIL LAND COMPANY FOR A 1.23-ACRE PARCEL OF LAND
AT THE COLORADO AIR AND SPACEPORT

WHEREAS, Adams County owns and operates the Colorado Air and Spaceport (“CASP”); and,

WHEREAS, Rail Land Company, LLC. (RLC) wishes to purchase a small 1.23-acre parcel (the “Property”) located south of the north south runway at the CASP; and,

WHEREAS, Adams County wishes to sell, and CASP supports the sale, of the Property to RLC to allow RLC to complete a development project adjacent to CASP according to the terms and conditions of the attached contract with a purchase price of \$ 134,190.00; 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.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners of the County of Adams, State of Colorado, that the Contract to Buy and Sell Real Estate with Rail Land Company, LLC., for a 1.23-acre parcel of land at the Colorado Air and Spaceport, a copy of which is attached hereto and incorporated herein by this reference, be approved.

BE IT FURTHER RESOLVED that the Chair is hereby authorized to sign said Contract to Buy & Sell Real Estate, and Special Warranty Deed on behalf of Adams County after approval to form by the County Attorney’s Office.

BE IT FURTHER RESOLVED, that the Special Warranty Deed shall not become effective until delivered and accepted at the successful closing and settlement of the real property transfer.

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.

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (CBS4-6-21) (Mandatory 1-22)

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: _____, 2022

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. Rail Land Company, LLC, a Colorado Limited Liability Company (Buyer) will take title to the Property described below as ☒ **Other** _____

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

2.3. Seller. Adams County Board of County Commissioners (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

See Exhibit "A", attached hereto and incorporated herein by this reference
known as : N/A

Street Address	City	State	Zip
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): N/A

2.6. Exclusions. The following items are excluded (Exclusions): N/A

2.7. Section Deleted, Not Applicable

2.8. Section Deleted, Not Applicable

3. DATES, DEADLINES AND APPLICABILITY.

3.1. Dates and Deadlines

Item No.	Reference	Event	Date or Deadline
1	§ 3	Time of Day Deadline	
2	§ 4	Alternative Earnest Money Deadline	N/A
		Title	
3	§ 8	Record Title Deadline (and Tax Certificate)	14 days after MEC
4	§ 8	Record Title Objection Deadline	21 days after MEC
5	§ 8	Off-Record Title Deadline	14 days after MEC
6	§ 8	Off-Record Title Objection Deadline	21 days after MEC
7	§ 8	Title Resolution Deadline	28 days after MEC
8	§ 8	Third Party Right to Purchase/Approve Deadline	N/A
		Owners' Association	
9	§ 7	Association Documents Deadline	N/A
10	§ 7	Association Documents Termination Deadline	N/A
		Seller's Disclosures	
11	§ 10	Seller's Property Disclosure Deadline	N/A
12	§ 10	Lead-Based Paint Disclosure Deadline (if Residential Addendum attached)	N/A
		Loan and Credit	
13	§ 5	New Loan Application Deadline	N/A
14	§ 5	New Loan Terms Deadline	N/A
15	§ 5	New Loan Availability Deadline	N/A

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16	§ 5	Buyer's Credit Information Deadline	N/A
17	§ 5	Disapproval of Buyer's Credit Information Deadline	N/A
18	§ 5	Existing Loan Deadline	N/A
19	§ 5	Existing Loan Termination Deadline	N/A
20	§ 5	Loan Transfer Approval Deadline	N/A
21	§ 4	Seller or Private Financing Deadline	N/A
		Appraisal	
22	§ 6	Appraisal Deadline	N/A
23	§ 6	Appraisal Objection Deadline	N/A
24	§ 6	Appraisal Resolution Deadline	N/A
		Survey	
25	§ 9	New ILC or New Survey Deadline	14 days after MEC
26	§ 9	New ILC or New Survey Objection Deadline	21 days after MEC
27	§ 9	New ILC or New Survey Resolution Deadline	28 days after MEC
		Inspection and Due Diligence	
28	§ 2	Water Rights Examination Deadline	N/A
29	§ 8	Mineral Rights Examination Deadline	N/A
30	§ 10	Inspection Termination Deadline	28 days after MEC
31	§ 10	Inspection Objection Deadline	21 days after MEC
32	§ 10	Inspection Resolution Deadline	30 days after MEC
33	§ 10	Property Insurance Termination Deadline	N/A
34	§ 10	Due Diligence Documents Delivery Deadline	14 days after MEC
35	§ 10	Due Diligence Documents Objection Deadline	21 days after MEC
36	§ 10	Due Diligence Documents Resolution Deadline	38 days after MEC
37	§ 10	Environmental Inspection Termination Deadline	30 days after MEC
38	§ 10	ADA Evaluation Termination Deadline	N/A
39	§ 10	Conditional Sale Deadline	N/A
41	§ 11	Estoppel Statements Deadline	N/A
42	§ 11	Estoppel Statements Termination Deadline	N/A
		Closing and Possession	
43	§ 12	Closing Date	Later of 14 days after release of FAA Grant Assurances (see § 30, below) or 45 days after MEC
44	§ 17	Possession Date	At closing
45	§ 17	Possession Time	At closing
46	§ 27	Acceptance Deadline Date	, 2022
47	§ 27	Acceptance Deadline Time	5:00 PM

3.2. Applicability of Terms. If any deadline blank in § 3.1. (Dates and Deadlines) is left blank or completed with "N/A", or the word "Deleted," such deadline is not applicable and the corresponding provision containing the deadline is deleted. Any box checked in this Contract means the corresponding provision applies. 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. The abbreviation "N/A" as used in this Contract means not applicable.

3.3. Day; Computation of Period of Days; Deadlines.

3.3.1. 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). Except however, if a **Time of Day Deadline** is specified in § 3.1. (Dates and Deadlines), all Objection Deadlines, Resolution Deadlines, Examination Deadlines and Termination Deadlines will end on the specified deadline date at the time of day specified in the **Time of Day Deadline**, United States Mountain Time. If **Time of Day Deadline** is left blank or "N/A" the deadlines will expire at 11:59 p.m., United States Mountain Time.

3.3.2. Computation of Period of Days. 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.

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3.3.3 Deadlines. Deadlines. 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.

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

4.2 Section Deleted, Not Applicable

4.3 Section Deleted, Not Applicable

Item No.	Reference	Item	Amount	Amount
1	§ 4.1.	Purchase Price	\$134,190.00	
2	§ 4.3.	Earnest Money		\$
3	§ 4.5.	New Loan		\$
4	§ 4.6.	Assumption Balance		\$
5	§ 4.7.	Private Financing		\$
6	§ 4.7.	Seller Financing		\$
7				
8				
9	§ 4.4.	Cash at Closing		\$134,190
10		TOTAL	\$134,190	\$134,190

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. 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.**

4.4.3. Available Funds. 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. Section Deleted, Not Applicable

4.6. Section Deleted, Not Applicable

4.7. Section Deleted, Not Applicable

5. Section Deleted, Not Applicable

6. Section Deleted, Not Applicable

7. Section Deleted, Not Applicable

8. TITLE INSURANCE, RECORD TITLE AND OFF-RECORD TITLE.**8.1. Evidence of Record Title.****8.1.1 Section Deleted, Not Applicable**

☒ **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.

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.

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 § 8.7. (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. **Section Deleted, Not Applicable**

8.2. **Record Title.** Buyer has the right to review and object to the Title Commitment and any of the Title Documents as set forth in § 8.7. (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, notwithstanding § 13, or any other unsatisfactory title condition, in Buyer's sole subjective discretion. If the 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 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 § 8.7. (Right to Object to Title, Resolution). If Seller has fulfilled all Seller's obligations, if any, to deliver to Buyer all documents required 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 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 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 § 8.7. (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.

8.5. **Tax Certificate.** A tax certificate paid for by ☐ Seller ☒ Buyer, for the Property listing any special taxing districts that affect 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 terminate, on or before **Record Title Objection Deadline**. Should Buyer receive the Tax Certificate after **Record Title Deadline**, Buyer, at Buyer's option, has the Right to Terminate under § 24.1. by Buyer's Notice to Terminate received by Seller on or before ten days after Buyer's receipt of the Tax Certificate. If Buyer does not receive the Tax Certificate, 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 Tax Certificate and the inclusion of the Property in a special taxing district, if applicable, as satisfactory and Buyer waives any Right to Terminate under this provision. If Buyer's loan specified in §4.5.3. (Loan Limitations) prohibits Buyer from paying for the Tax Certificate, the Tax Certificate will be paid for by Seller.

152 **8.6. Section Deleted, Not Applicable**

153 **8.7. Right to Object to Title, Resolution.** Buyer has a right to object or terminate, in Buyer's sole subjective
 154 discretion, based on any title matters including those matters set forth in § 8.2. (Record Title), § 8.3. (Off-Record Title),
 155 § 8.5. (Special Taxing District) and § 13 (Transfer of Title). If Buyer exercises Buyer's rights to object or terminate
 156 based on any such title matter, on or before the applicable deadline, Buyer has the following options:

157 **8.7.1. Title Objection, Resolution.** If Seller receives Buyer's written notice objecting to any title
 158 matter (Notice of Title Objection) on or before the applicable deadline and if Buyer and Seller have not
 159 agreed to a written settlement thereof on or before **Title Resolution Deadline**, this Contract will terminate on
 160 the expiration of **Title Resolution Deadline**, unless Seller receives Buyer's written withdrawal of Buyer's
 161 Notice of Title Objection (i.e., Buyer's written notice to waive objection to such items and waives the Right
 162 to Terminate for that reason), on or before expiration of **Title Resolution Deadline**. If either the Record
 163 Title Deadline or the Off-Record Title Deadline, or both, are extended pursuant to § 8.2. (Record Title) or §
 164 8.3. (Off-Record Title) or 8.4 (Special Taxing Districts) the Title Resolution Deadline also will be
 165 automatically extended to the earlier of Closing or fifteen days after Buyer's receipt of the applicable
 166 documents: or

167 **8.7.2. Title Objection, Right to Terminate.** Buyer may exercise the Right to Terminate under § 24.1.,
 168 on or before the applicable deadline, based on any title matter unsatisfactory to Buyer, in Buyer's sole subjective
 169 discretion.

170 **8.8. Title Advisory.** The Title Documents affect the title, ownership and use of the Property and should be
 171 reviewed carefully. Additionally, other matters not reflected in the Title Documents may affect the title, ownership,
 172 and use of the Property, including, without limitation, boundary lines and encroachments, set-back requirements,
 173 area, zoning, building code violations, unrecorded easements and claims of easements, leases and other unrecorded
 174 agreements, water on or under the Property and various laws and governmental regulations concerning land use,
 175 development, and environmental matters.

176 **8.8.1. OIL, GAS, WATER AND MINERAL DISCLOSURE. THE SURFACE**
 177 **ESTATE OF THE PROPERTY MAY BE OWNED SEPARATELY FROM THE UNDERLYING MINERAL**
 178 **ESTATE AND TRANSFER OF THE SURFACE ESTATE MAY NOT NECESSARILY INCLUDE**
 179 **TRANSFER OF THE MINERAL ESTATE OR WATER RIGHTS. THIRD PARTIES MAY OWN OR LEASE**
 180 **INTERESTS IN OIL, GAS, OTHER MINERALS, GEOTHERMAL ENERGY OR WATER ON OR UNDER**
 181 **THE SURFACE OF THE PROPERTY, WHICH INTERESTS MAY GIVE THEM RIGHTS TO ENTER AND**
 182 **USE THE SURFACE OF THE PROPERTY TO ACCESS THE MINERAL ESTATE, OIL, GAS OR**
 183 **WATER.**

184 **8.8.2. SURFACE USE AGREEMENT. THE USE OF THE SURFACE ESTATE OF THE**
 185 **PROPERTY TO ACCESS THE OIL, GAS OR MINERALS MAY BE GOVERNED BY A SURFACE**
 186 **USE AGREEMENT, A MEMORANDUM OR OTHER NOTICE OF WHICH MAY BE RECORDED**
 187 **WITH THE COUNTY CLERK AND RECORDER.**

188 **8.8.3. OIL AND GAS ACTIVITY. OIL AND GAS ACTIVITY THAT MAY OCCUR ON OR**
 189 **ADJACENT TO THE PROPERTY MAY INCLUDE, BUT IS NOT LIMITED TO, SURVEYING,**
 190 **DRILLING, WELL COMPLETION OPERATIONS, STORAGE, OIL AND GAS, OR PRODUCTION**
 191 **FACILITIES, PRODUCING WELLS, REWORKING OF CURRENT WELLS AND GAS GATHERING**
 192 **AND PROCESSING FACILITIES.**

193 **8.8.4. ADDITIONAL INFORMATION. BUYER IS ENCOURAGED TO SEEK**
 194 **ADDITIONAL INFORMATION REGARDING OIL AND GAS ACTIVITY ON OR ADJACENT TO THE**
 195 **PROPERTY, INCLUDING DRILLING PERMIT APPLICATIONS. THIS INFORMATION MAY BE**
 196 **AVAILABLE FROM THE COLORADO OIL AND GAS CONSERVATION COMMISSION.**

197 **8.8.5. Title Insurance Exclusions.** Matters set forth in this Section and others, may be
 198 excepted, excluded from, or not covered by the owner's title insurance policy.

199 **8.9. Mineral Rights Review.** Buyer ☐ Does ☒ Does Not have a Right to Terminate if examination
 200 of the Mineral Rights is unsatisfactory to Buyer on or before the **Mineral Rights Examination Deadline**.
 201
 202

203 **9. NEW ILC, NEW SURVEY.**

204 **9.1 New ILC or New Survey.** If the box is checked, New Survey in the form of any form acceptable to
 205 Buyer, in Buyer's discretion is required and the following will apply:

206 **9.1.1. Ordering of New ILC or New Survey.** Buyer will order the New ILC or New Survey.
 207 The New ILC or New Survey may also be a previous ILC or survey that is in the above-required form, certified
 208 and updated as of a date after the date of this Contract.

209 **9.1.2. Payment for New ILC or New Survey.** The cost of the New ILC or New Survey will be
 210 paid, on or before Closing, by—☒ Buyer or:

CBS4-6-21. CONTRACT TO BUY AND SELL REAL ESTATE (LAND)

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) 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 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 based on 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 § 24.1., 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. Section Deleted, Not Applicable

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, Leased Items, and Inclusions (Inspection), at Buyer's expense. If (1) the physical condition of the Property, (2) the physical condition of the Inclusions and Leased items, (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 Termination. On or before the Inspection Termination Deadline, notify Seller in writing, pursuant to § 24.1., that this Contract is terminated due to any unsatisfactory condition, provided the Buyer did not previously deliver an Inspection Objection. Buyer's Right to Terminate under this provision expires upon delivery of an Inspection Objection to Seller pursuant to § 10.3.2.; or

10.3.2. 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.

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 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). Nothing in this provision prohibits the Buyer and the Seller from mutually terminating this Contract before the Inspection Resolution Deadline passes.

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. Section Deleted, Not Applicable

10.6. Due Diligence.

10.6.1. Due Diligence Documents. Seller agrees to deliver copies of the following documents and information pertaining to the Property and Leased Items (Due Diligence Documents) to Buyer on or before Due Diligence Documents Delivery Deadline:

10.6.1.1. Occupancy Agreements. 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):

10.6.1.2. Leased Items Documents. If any lease of personal property (§ 2.5.4., Leased Items) will be transferred to Buyer at Closing, Seller agrees to deliver copies of the leases and information pertaining to the personal property to Buyer on or before Due Diligence Documents Delivery Deadline.

Buyer ☐ Will ☒ Will Not assume the Seller's obligations under such leases for the Leased Items (§ 2.5.4., Leased Items).

10.6.1.3. Encumbered Inclusions Documents. If any Inclusions owned by Seller are encumbered pursuant to § 2.5.2. (Encumbered Inclusions) above, Seller agrees to deliver copies of the evidence of debt, security and any other documents creating the encumbrance to Buyer on or before Due Diligence Documents Delivery Deadline. Buyer ☐ Will ☐ Will Not assume the debt on the Encumbered Inclusions (§ 2.5.2., Encumbered Inclusions).

10.6.1.4. Other Documents. If the respective box is checked, Seller agrees to additionally deliver copies of the following:

10.6.1.4.1 Section Deleted, Not Applicable

10.6.1.4.2. Section Deleted, Not Applicable

10.6.1.4.3. Section Deleted, Not Applicable

10.6.1.4.4. Section Deleted, Not Applicable

10.6.1.4.5. Section Deleted, Not Applicable

10.6.1.4.6. Section Deleted, Not Applicable

10.6.1.4.7. Section Deleted, Not Applicable

10.6.1.4.8. Section Deleted, Not Applicable

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

10.6.1.4.10. ☒ 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;

10.6.1.4.11. Section Deleted, Not Applicable

10.6.1.4.12. Section Deleted, Not Applicable

10.6.1.4.13. ☒ Other documents and information: Other documents and information: Documentation regarding Colorado Air and Space Port ("CASP") plans, and documentation confirming release by the Federal Aviation Administration ("FAA") from any and all Grant Assurances or any other FAA encumbrances.

10.6.2. Due Diligence Documents Review and Objection. Buyer has the right to review, and object based on the 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 § 24.1., that this Contract is terminated; or

325 **10.6.2.2. Due Diligence Documents Objection.** Deliver to Seller a written description of any
 326 unsatisfactory Due Diligence Documents that Buyer requires Seller to correct.

327 **10.6.2.3. Due Diligence Documents Resolution.** If a Due Diligence Documents Objection is
 328 received by Seller, on or before Due Diligence Documents Objection Deadline and if Buyer and Seller have
 329 not agreed in writing to a settlement thereof on or before Due Diligence Documents Resolution Deadline,
 330 this Contract will terminate on Due Diligence Documents Resolution Deadline unless Seller receives Buyer's
 331 written withdrawal of the Due Diligence Documents Objection before such termination (i.e., on or before
 332 expiration of Due Diligence Documents Resolution Deadline.

333 **10.6.3. Zoning.** Buyer has the Right to Terminate under § 24.1., on or before Due Diligence Documents
 334 Objection Deadline, based on any unsatisfactory zoning and any use restrictions imposed by any governmental agency
 335 with jurisdiction over the Property, in Buyer's sole subjective discretion.

336 **10.6.4. Due Diligence – Environmental, ADA.** Buyer has the right to obtain environmental inspections of
 337 the Property including Phase I and Phase II Environmental Site Assessments, as applicable. ☒ Buyer will order or
 338 provide Phase I Environmental Site Assessment (compliant with most current version of the applicable ASTM E1527
 339 standard practices for Environmental Site Assessments) at the expense of ☒ Buyer. All such inspections and
 340 evaluations must be conducted at such times as are mutually agreeable. If Buyer's Phase I Environmental Site
 341 Assessment recommends a Phase II Environmental Site Assessment, the **Environmental Inspection Termination**
 342 **Deadline** will be extended by 45 days (Extended Environmental Inspection Termination Deadline) and if such
 343 Extended Environmental Inspection Objection Deadline extends beyond the Closing Date, the Closing Date will be
 344 extended a like period of time. In such event, Buyer must pay the cost for such Phase II Environmental Site
 345 Assessment. Notwithstanding Buyer's right to obtain additional environmental inspections of the Property in this §
 346 10.6.4., Buyer has the Right to Terminate under § 24.1., on or before **Environmental Inspection Termination**
 347 **Deadline**, or if applicable, the Extended Environmental Inspection Termination Deadline, based on any unsatisfactory
 348 results of Environmental Inspection, in Buyer's sole subjective discretion.

349
 350 **10.7. Section Deleted, Not Applicable**

351 **10.8. Section Deleted, Not Applicable**

352 **10.9. Section Deleted, Not Applicable**

353 **10.10. Section Deleted, Not Applicable**

354 **10.11. Section Deleted, Not Applicable**

355 **10.12. Section Deleted, Not Applicable**

356 **11. Section Deleted, Not Applicable**

CLOSING PROVISIONS

12. CLOSING DOCUMENTS, INSTRUCTIONS AND CLOSING.

358
 359 **12.1. Closing Documents and Closing Information.** Seller and Buyer will cooperate with the Closing
 360 Company to enable the Closing Company to prepare and deliver documents required for Closing to Buyer and Seller
 361 and their designees. If Buyer is obtaining a loan to purchase the Property, Buyer and Seller will furnish any additional
 362 information and documents required by Closing Company that will be necessary to complete this transaction. Buyer
 363 and Seller will sign and complete all customary or reasonably required documents at or before Closing.

364
 365 **12.2. Closing Instructions.** Colorado Real Estate Commission's Closing Instructions ☒ Are Not
 366 executed with this Contract.

367 **12.3. Closing.** Delivery of deed from Seller to Buyer will be at closing (Closing). Closing will be on the
 368 date specified as the Closing Date or by mutual agreement at an earlier date. The hour and place of Closing will be as
 369 designated by mutual agreement between Buyer and Seller.

370 **12.4. Disclosure of Settlement Costs.** Buyer and Seller acknowledge that costs, quality and extent of
 371 service vary between different settlement service providers (e.g., attorneys, lenders, inspectors and title companies).

372 **12.5. Assignment of Leases.** N/A.

373
 374 **13. TRANSFER OF TITLE.** Subject to Buyer's compliance with the terms and provisions of this Contract, including
 375 the tender of any payment due at Closing, Seller must execute and deliver the following good and sufficient deed to
 376 Buyer, at Closing: special warranty deed. Seller, provided another deed is not selected, must execute and deliver a
 377 good and sufficient special warranty deed to Buyer, at Closing. Unless otherwise specified in § 29 (Additional
 378 Provisions), if title will be conveyed using a special warranty deed or a general warranty deed, title will be conveyed
 379 "subject to statutory exceptions" as defined in §38-30-113(5)(a), C.R.S.

380
 381 **14. PAYMENT OF LIENS AND ENCUMBRANCES.** Unless agreed to by Buyer in writing, any amounts owed on

6.E

any liens or encumbrances securing a monetary sum against the Property and Inclusions, including 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, FEES, ASSOCIATION STATUS LETTER AND DISBURSEMENTS, TAXES AND WITHHOLDING.

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

15.3. Association Fees and Required Disbursements. At least fourteen days prior to **Closing Date**, Seller agrees to promptly request that the Closing Company or the Association deliver to Buyer a current Status Letter, if applicable. Any fees associated with or specified in the Status Letter will be paid as follows:

15.3.1. Status Letter Fee. Any fee incident to the issuance of Association's Status Letter must be paid by

N/A.

15.3.2. Record Change Fee. Any Record Change Fee must be paid by

N/A.

15.3.3. Section Deleted, Not Applicable

15.3.4. Section Deleted, Not Applicable

15.4. Section Deleted, Not Applicable

15.5. Section Deleted, Not Applicable

15.6. Section Deleted, Not Applicable

15.7. Section Deleted, Not Applicable

15.8. Section Deleted, Not Applicable

15.9. FIRPTA and Colorado Withholding.

15.9.1. 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 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 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.

15.9.2 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.

16. PRORATIONS AND ASSOCIATION ASSESSMENTS.

16.1. Prorations. The following will be prorated to the Closing Date, except as otherwise provided:

16.1.1. Taxes. Personal property taxes, if any, special taxing district assessments, if any, and general real estate taxes for the year of Closing, based on ☒ Most Recent Mill Levy and Most Recent Assessed Valuation,

16.1.2. Section Deleted, Not Applicable

16.1.3. Section Deleted, Not Applicable

16.1.4. Final Settlement. Unless otherwise specified in Additional Provisions, these prorations are final.

16.2 Section Deleted, Not Applicable

17. POSSESSION. Possession of the Property and Inclusions will be delivered to Buyer on Possession Date at Possession Time. If Seller, after Closing occurs, fails to deliver possession as specified, Seller will be subject to eviction and will be additionally liable to Buyer, notwithstanding § 20.2. (If Seller is in Default), for payment of \$10.00 per day (or any part of a day notwithstanding § 3.3., Day) from Possession Date and Possession Time until possession is delivered.

GENERAL PROVISIONS

18. 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.

18.1. 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 § 24.1., on or before **Closing 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.

18.2. 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 § 24.1., 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.

18.3. 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 § 24.1., 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.

18.4. 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 the Contract.

18.5 Section Deleted, Not Applicable

18.6 Section Deleted, Not Applicable

19. RECOMMENDATION OF LEGAL AND TAX COUNSEL. By signing this Contract, Buyer and Seller acknowledge that their respective broker has advised that this Contract has important legal consequences and has recommended: (1) legal examination of title; (2) consultation with legal and tax or other counsel before signing this Contract as this Contract may have important legal and tax implications; (3) to consult with their own attorney if Water Rights, Mineral Rights or Leased Items are included or excluded in the sale; and (4) to consult with legal counsel if there are other matters in this transaction for which legal counsel should be engaged and consulted. Such consultations must be done timely as this Contract has strict time limits, including deadlines, that must be complied with.

20. 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 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:

20.1. If Buyer is in Default:

20.1.1. Section Deleted, Not Applicable

20.1.2. Liquidated Damages, Applicable. This § 20.1.2. applies unless the box in § 20.1.1. is checked. Seller may cancel this Contract.

20.2. If Seller is in Default, Not Applicable**21. Section Deleted, Not Applicable**

22. 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 § 26). Nothing in this Section prohibits either party from filing a lawsuit and recording a list 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.

23. Section Deleted, Not Applicable**24. TERMINATION.**

24.1. 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.

24.2. Effect of Termination. In the event this Contract is terminated, the parties are relieved of all obligations hereunder, subject to §§ 10.4..

25. 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.

26. Any successor to a party receives the predecessor's benefits and obligations of this Contract.

26.1. Physical Delivery and Notice. Any document or notice to Buyer or Seller must be in writing, except as provided in § 26.2. 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).

26.2. 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, cancellation or Termination must be received by the party, not Broker or Brokerage Firm) at the electronic address of the recipient by email.

26.3. 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.

26.4. 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.

27. 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 § 26 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.

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557 **28. GOOD FAITH.** Buyer and Seller acknowledge that each party has an obligation to act in good faith including,
558 but not limited to, exercising the rights and obligations set forth in the provisions of Title Insurance, Record Title
559 and Off-Record Title; New ILC, New Survey; and Property Disclosure, Inspection, Indemnity, Insurability Due
560 Diligence and Source of Water.

561
562 **ADDITIONAL PROVISIONS AND ATTACHMENTS**
563

564 **29. ADDITIONAL PROVISIONS.** (The following additional provisions have not been approved by the Colorado
565 Real Estate Commission.) Closing is contingent upon release of FAA Grant Assurances. Buyer and Seller shall
566 cooperate to request release of FAA Grant Assurances. Buyer shall pay any costs, including, but not limited to, Seller
567 attorney fees, associated with releasing FAA Grant Assurances and shall cooperate with Seller as necessary to obtain
568 said release(s). Seller will approve the release documents in Seller's reasonable discretion. Seller will execute such
569 documents as are reasonably required for the release of FAA Grant Assurances. Seller's conveyance of the Property
570 to Buyer is being made expressly in reliance on Buyer's obligation to ensure, within Buyer's control and through
571 standard and accepted practices, that no environmental contamination and/or migration of hazardous substances/waste
572 occurs from the Property onto County's adjacent property. Buyer will agree to include the following language in the
573 Deed from Seller: "Grantee, its successors, and assigns, shall strictly comply with all federal, state, and local
574 environmental laws in its use of the Property. In the event environmental contamination and/or hazardous
575 substances/waste from the Property migrate onto or are introduced onto the County's adjacent property, Grantee, its
576 successors, and assigns, shall indemnify and hold harmless County, its officials, officers, and employees for, from,
577 and against any and all claims, liabilities, fines, penalties, costs, damages, losses, causes of action, suits, demands,
578 judgments and expenses (including, without limitation, court costs and attorney fees) of any nature, kind, or
579 description, of any person or entity arising out of resulting from, or related to said migration or introduction of
580 environmental contamination and/or hazardous substances/waste onto County's adjacent property. Grantee's, its
581 successors and assigns', indemnification obligation shall include all mitigation costs to remediate County's adjacent
582 property, including the cost of preventing further environmental contamination and/or hazardous substances/waste
583 from migrating or being introduced onto the County's adjacent property from the Property."

584
585 Buyer agrees to maintain insurance that meets the minimum standards set out in **Exhibit B**. Buyers indemnification
586 and insurance obligations in this section 29 shall survive closing.

587
588 Seller reserves all water rights and mineral rights associated with the Property, and the special warranty deed shall
589 contain a reservation of all water rights.

590
591 The Special Warranty Deed shall be subject to the permitted exceptions set forth in Schedule B-2 of the Title Policy.
592

593 **30. OTHER DOCUMENTS.**

594 **30.1. Documents Part of Contract. The following documents are a part of this Contract:**

595 EXHIBIT "A" Legal Description of Property
596 EXHIBIT "B" BUYER'S MINIMUM INSURANCE STANDARDS
597 EXHIBIT "C" Special Warranty Deed
598

599 **30.2. Documents Not Part of Contract. The following documents have been provided but are not a part**
600 **of this Contract:**
601
602
603
604
605
606
607
608
609
610
611
612
613
614

SIGNATURES

Buyer's Name Brian Fallin

Buyer's Name _____

BP Fallin 10.17.2022

Buyer's Signature _____

Date _____

Buyer's Signature _____

Date _____

Address: 6200 S. Syracuse Way
#450 Greenwood Village, CO 80111

Address: _____

Phone Number: 720-614-5213

Phone Number: _____

Email Address: bfallin@rockymountainindustries.com

Email Address: _____

[NOTE: If this offer is being countered or rejected, do not sign this document.]

Seller's Signature _____

Date _____

Seller's Signature _____

Date _____

Address: _____

Address: _____

Phone Number: _____

Phone Number: _____

Email Address: _____

Email Address: _____

END OF CONTRACT TO BUY AND SELL REAL ESTATE

Exhibit A

Legal Description

[See attached]

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND OVER AND ACROSS THAT PARCEL DESCRIBED IN DEED RECORDED WITH ADAMS COUNTY ON MARCH 15, 1993 IN BOOK 4038 AT PAGE 253 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO BEAR NORTH 00°55'54" WEST, A DISTANCE OF 2649.88 FEET BETWEEN THE SOUTH QUARTER CORNER OF SECTION 26, BEING A FOUND #6 REBAR WITH 3" BRASS CAP, "CITY OF AURORA LS 23527 T3S 1/4 26 35 R64W 1993" AND THE CENTER QUARTER CORNER OF SECTION 26 A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, "T3S R64W 1/4 SEC 26 RLS 10372", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH QUARTER CORNER; THENCE NORTH 00°55'54" WEST, A DISTANCE OF 1349.52 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED IN BOOK 4038 AT PAGE 253, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°55'30" EAST, A DISTANCE OF 71.98 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE 595.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 724.49 FEET, AN INCLUDED ANGLE OF 47°05'50" AND SUBTENDED BY A CHORD BEARING NORTH 33°35'07" EAST, A DISTANCE OF 578.91 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL RECORDED IN BOOK 4038 AT PAGE 253; THENCE ALONG SAID EAST LINE, SOUTH 00°55'54" EAST, A DISTANCE OF 470.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID NORTH LINE, SOUTH 87°55'30" WEST, A DISTANCE OF 328.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 53,676 SQ.FT. OR 1.23 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

Digitally signed
by James Z.
Gowan
Date: 2022.08.16
19:16:15 -0600



JOB NUMBER: 18-71.096
DRAWN BY: M. VOYLES
DATE: MARCH 14, 2022

JOB NUMBER: 18-71.096 DRAWN BY: M. VOYLES (rev 06/14/2022)

Flatirons, Inc.
Land Surveying Services

3825 IRIS AVE, STE 305
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.flatironsinc.com

BY: MVOYLES FILE: 17-096 - RAIL ACCESS TRIANGLE PARCEL_2022.DWG DATE: 8/16/2022 9:24 AM

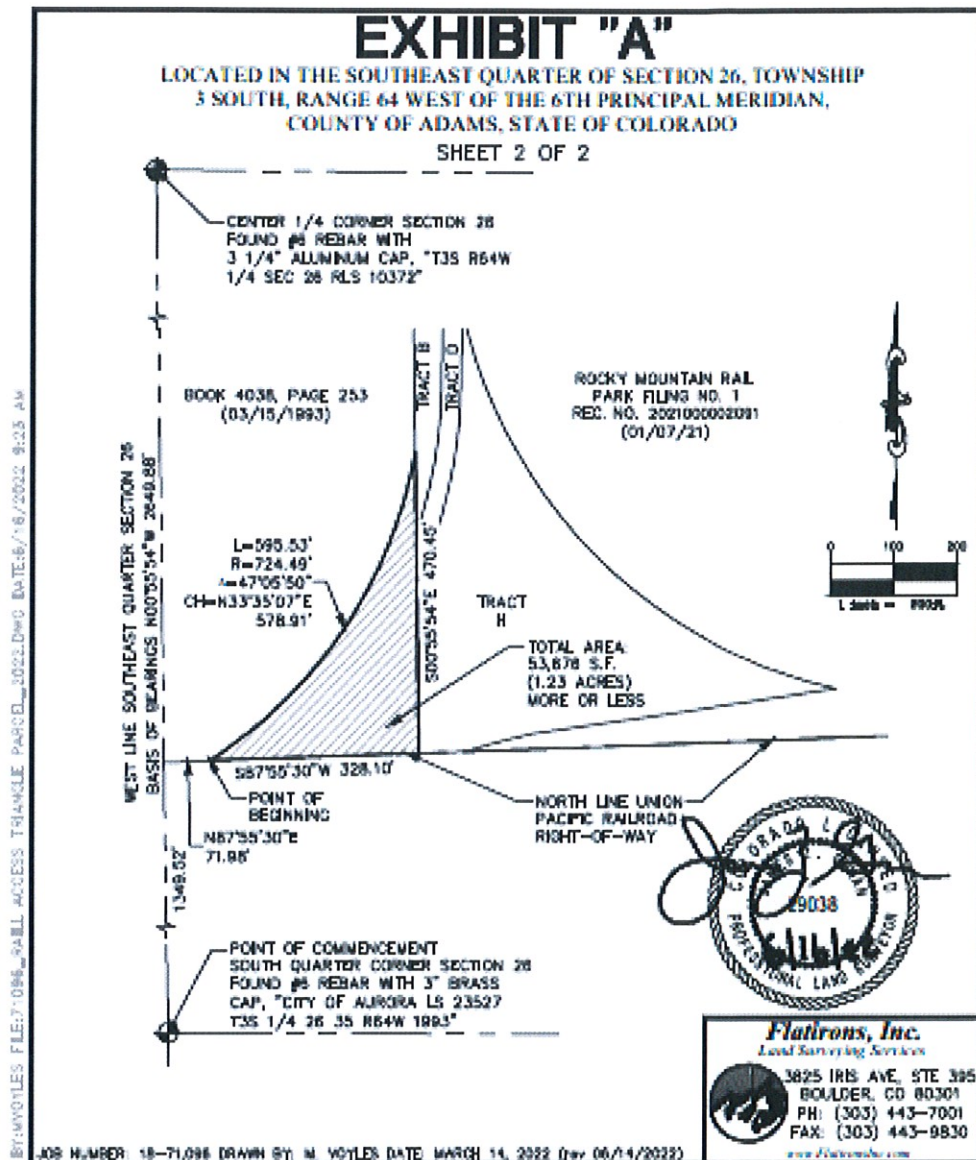


Exhibit B**Buyer's Minimum Insurance Standards****A. General Liability Minimum Limits:**

General Aggregate.....	\$2,000,000.00
Products/Completed Operations.....	\$2,000,000.00
Each Occurrence Limit.....	\$1,000,000.00
Personal/Advertising Injury.....	\$1,000,000.00
Fire Damage Expense.....	\$1,000,000.00
Premises Medical Expense (Each Person).....	\$ 5,000.00

The policy shall be endorsed to include the following additional insured language: Adams County its associated and or/affiliated entities, successors, or assigns, it elected officials, trustees, employees, agents and volunteers shall be named as additional insureds. A Waiver of Subrogation shall apply in favor of Adams County its associated and or/affiliated entities, successors, or assigns, it elected officials, trustees, employees, agents and volunteers. Coverage should be primary and non-contributory and include contractual liability.

B. Auto Liability Minimum Limits:

Buyer shall maintain commercial auto insurance with a minimum policy limit of \$1,000,000.00. Such policy shall cover all owned, non-owned, and hired vehicles used in conjunction with this project or any future projects on the Property. Auto liability insurance is not required during periods where Buyer does not use owned, non-owned, or hired vehicles on the Property.

During periods when auto liability insurance is required, the policy shall be endorsed to include the following additional insured language: Adams County its associated and or/affiliated entities, successors, or assigns, it elected officials, trustees, employees, agents and volunteers shall be named as additional insureds. A Waiver of Subrogation shall apply in favor of Adams County its associated and or/affiliated entities, successors, or assigns, it elected officials, trustees, employees, agents and volunteers. Coverage should be primary and non-contributory and include contractual liability.

C. Pollution Liability:

Pollution liability insurance with limits not less than \$1,000,000 per occurrence and \$5,000,000 Aggregate (with additional coverage provided by a \$5,000,000 excess policy).

The policy shall be endorsed to include the following additional insured language: Adams County its associated and or/affiliated entities, successors, or assigns, it elected officials, trustees, employees, agents and volunteers shall be named as additional insureds. A Waiver of Subrogation shall apply in favor of Adams County its associated and or/affiliated entities, successors, or assigns, it elected officials, trustees, employees, agents and volunteers. Coverage should be primary and non-contributory and include contractual liability.

D. Workers Compensation and Employer's Liability:

Workers Compensation and Employer's Liability is required only as provided by law. If it is required, it shall meet the following minimum standards, or the standards established by law, whichever provides greater coverage:

Minimum Limits:

Coverage A (Workers Compensation)	Statutory
Coverage B (Employers Liability)	\$1,000,000.00 Each Accident
	\$1,000,000.00 Disease per Employee
	\$1,000,000.00 Disease per policy

Waiver of Subrogation in favor of Adams County.

E. Coverage Increases. The County reserves the right to request an increase in coverage over the years, subject to market and industry standards, if it establishes standards above these limits as a matter of policy. However, no such increase shall apply sooner than 10 years from the conveyance of the Property to Buyer or the last increase, whichever is longer.

Exhibit C

Special Warranty Deed

[See attached]

After Recording Return To:
 Rail Land Company, LLC
 6200 S Syracuse Way, Suite 450
 Greenwood Village, CO 80111
 Attention: Brian Fallin

SPECIAL WARRANTY DEED

This Special Warranty Deed (this "Deed") is dated as of the ____ day of _____, 20____, between Adams County Board of County Commissioners, successors in interest to Front Range Airport Authority ("Grantor"), whose address is 4430 S. Adams County Parkway, Fifth Floor, Suite C5000A, Brighton, CO 80601, and Rail Land Company, LLC, a Colorado limited liability company ("Grantee"), whose address is 6200 S Syracuse Way, Suite 450 Greenwood Village, CO 80111, Attn: Brian Fallin.

WITNESSETH, that Grantor, for and in consideration of the sum of One Hundred Thirty-Four Thousand One Hundred and Ninety Dollars (\$134,190.00), the receipt whereof is hereby confessed and acknowledged by Grantor, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto Grantee, its successors and assigns forever, all of that certain real property, situate, lying and being in the County of Adams, State of Colorado (the "County"), more particularly described in Exhibit A attached hereto and incorporated by reference herein (the "Property");

TOGETHER WITH all and singular the hereditaments and appurtenances thereunto belonging, or in any ways appertaining, and the reversion and reversions, remainder and remainders, rents, issues and profits thereof; and all the estate, right, title, interest, claim and demand whatsoever, of Grantor, either in law or equity, of, in and to the Property, SUBJECT TO the permitted exceptions described in Exhibit B attached hereto and incorporated by reference herein ("Permitted Exceptions");

RESERVATION OF WATER RIGHTS, MINERAL RIGHTS, AND AVIGATION EASEMENT. Grantor reserves unto itself, its successors and assigns, all water rights associated with Property. Grantor reserves unto itself, its successors and assigns, all oil, gas, and mineral rights associated with the Property. Grantor reserves unto itself, its successors and assigns, for the use and benefit of the public, an avigation easement ("Avigation Easement") appurtenant to the Property, for the unobstructed use and passage of Aircraft ("Aircraft" being defined for the purposes of this instrument as any device now known or hereafter invented, used, or designated for navigation or flight in the air) or Spacecraft by whomsoever owned or operated, in and through the navigable airspace above the surface of the Property ("Airspace"), together with the right to cause in said Airspace any noise, vibrations, fumes, dust, fuel particles, or pollutants (incidental to the normal operation of Aircraft or Spacecraft): fear, annoyance, or interference with sleep or communication; and all other effects inherent in the operation of any Spacecraft or Aircraft used for navigation or flight through the said Airspace or landing at, taking off from, or operating at, on, or in the vicinity of Grantor's Colorado Air and Spaceport; and no manmade or non-manmade obstructions, whether permanent or temporary, shall be constructed, erected, or allowed on the Property that would constitute an obstruction to air navigation or penetrate the Airspace, except as may be allowed by Grantor or pursuant to federal law or regulations. The Property, any structure(s) on the Property, and/or building materials used on the Property shall not be used in a manner that may (a) result in electromagnetic, light, smoke, or any other emissions that could interfere with Aircraft or Spacecraft, avigation, communication or navigational aids, or communications between the Colorado Air and Spaceport and Aircraft or Spacecraft; (b) make it difficult for fliers to distinguish between the Colorado Air and Spaceport's lights and others; (c) result in misleading lights or glare in the eyes of fliers using the Colorado Air and Spaceport; (d) impair visibility in the vicinity of the Colorado Air and Spaceport; or (e) otherwise affect, endanger, or interfere with the landing, taking off, maneuvering, or movement of Aircraft or Spacecraft. The Avigation Easement herein reserved and the

restrictions in this reservation contemplate and include all existing and future operations of the Colorado Air and Spaceport, that future Aircraft and Spacecraft numbers and types will most likely increase and noise patterns may also increase, and that the rights, obligations, and covenants herein set forth shall not terminate or vary in the event of changes in the flight volume or noise, traffic patterns, runway lengths or locations, or characteristics or type or category of Aircraft or Spacecraft using the Colorado Air and Spaceport. All changes in zoning and land use of the Property must be compatible with the Colorado Air and Spaceport as determined by Grantor and the Federal Aviation Administration, so long as the Colorado Air and Spaceport or any successor airport and/or spaceport exists.

SUBJECT TO the requirements described in Exhibit C attached hereto and incorporated by reference herein;

TO HAVE AND TO HOLD the Property with the appurtenances, unto Grantee, its successors and assigns forever;

AND Grantor, for itself, its successors and assigns, covenants and agrees to and with Grantee, its successors and assigns, to warrant and defend the quiet and peaceable possession of the Property, by Grantee, its successors and assigns, against every person who lawfully claims the Property or any part thereof, by, through or under Grantor, subject to the Permitted Exceptions.

[signature appears on following page]

IN WITNESS WHEREOF, Grantor has executed this Deed effective as of the day and year first above written.

GRANTOR:

ADAMS COUNTY
BOARD OF COUNTY COMMISSIONERS,
SUCCESSORS IN INTEREST TO FRONT
RANGE AIRPORT AUTHORITY

ATTEST:

Adams County Attorney's Office Approved to
form:

By: _____
County Attorney's Office

By: _____
Chair

Date: _____

STATE OF COLORADO)
) ss.
COUNTY OF ADAMS)

The foregoing instrument was acknowledged before me this ____ day of _____, 20__, by
Lynn Baca as Chair of Adams County Board of County Commissioners, successors in interest to Front
Range Airport Authority.

WITNESS my hand and official seal.

My commission expires: _____

Notary Public

EXHIBIT A
TO
SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

[To be attached]

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND OVER AND ACROSS THAT PARCEL DESCRIBED IN DEED RECORDED WITH ADAMS COUNTY ON MARCH 15, 1993 IN BOOK 4038 AT PAGE 253 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO BEAR NORTH 00°55'54" WEST, A DISTANCE OF 2849.88 FEET BETWEEN THE SOUTH QUARTER CORNER OF SECTION 26, BEING A FOUND #5 REBAR WITH 3" BRASS CAP, "CITY OF AURORA LS 23527 T3S 1/4 26 35 R64W 1993" AND THE CENTER QUARTER CORNER OF SECTION 26 A FOUND #8 REBAR WITH 3 1/4" ALUMINUM CAP, "T3S R64W 1/4 SEC 26 RLS 10372", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH QUARTER CORNER; THENCE NORTH 00°55'54" WEST, A DISTANCE OF 1349.52 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED IN BOOK 4038 AT PAGE 253, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°55'30" EAST, A DISTANCE OF 71.98 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE 595.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 724.49 FEET, AN INCLUDED ANGLE OF 47°05'50" AND SUBTENDED BY A CHORD BEARING NORTH 33°35'07" EAST, A DISTANCE OF 578.91 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL RECORDED IN BOOK 4038 AT PAGE 253; THENCE ALONG SAID EAST LINE, SOUTH 00°55'54" EAST, A DISTANCE OF 470.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID NORTH LINE, SOUTH 87°55'30" WEST, A DISTANCE OF 328.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 53,676 SQ.FT. OR 1.23 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRON, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE 1.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRON, INC.

Digitally signed
by James Z. Gowan
Date: 2022.06.16
19:16:15 -0600



JOB NUMBER: 18-71,096
DRAWN BY: M. VOYLES
DATED: MARCH 14, 2022

Flatiron, Inc.
Land Surveying Services

3825 IRIS AVE, STE 305
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830
www.flatironinc.com

BY: MVOYLES FILE: 7-096, SMALL ACCESS TRIANGLE PARCEL, 2022.DWG DATE: 6/16/2022 9:24 AM

JOB NUMBER: 18-71,096 DRAWN BY: M. VOYLES (REV 06/14/2022)

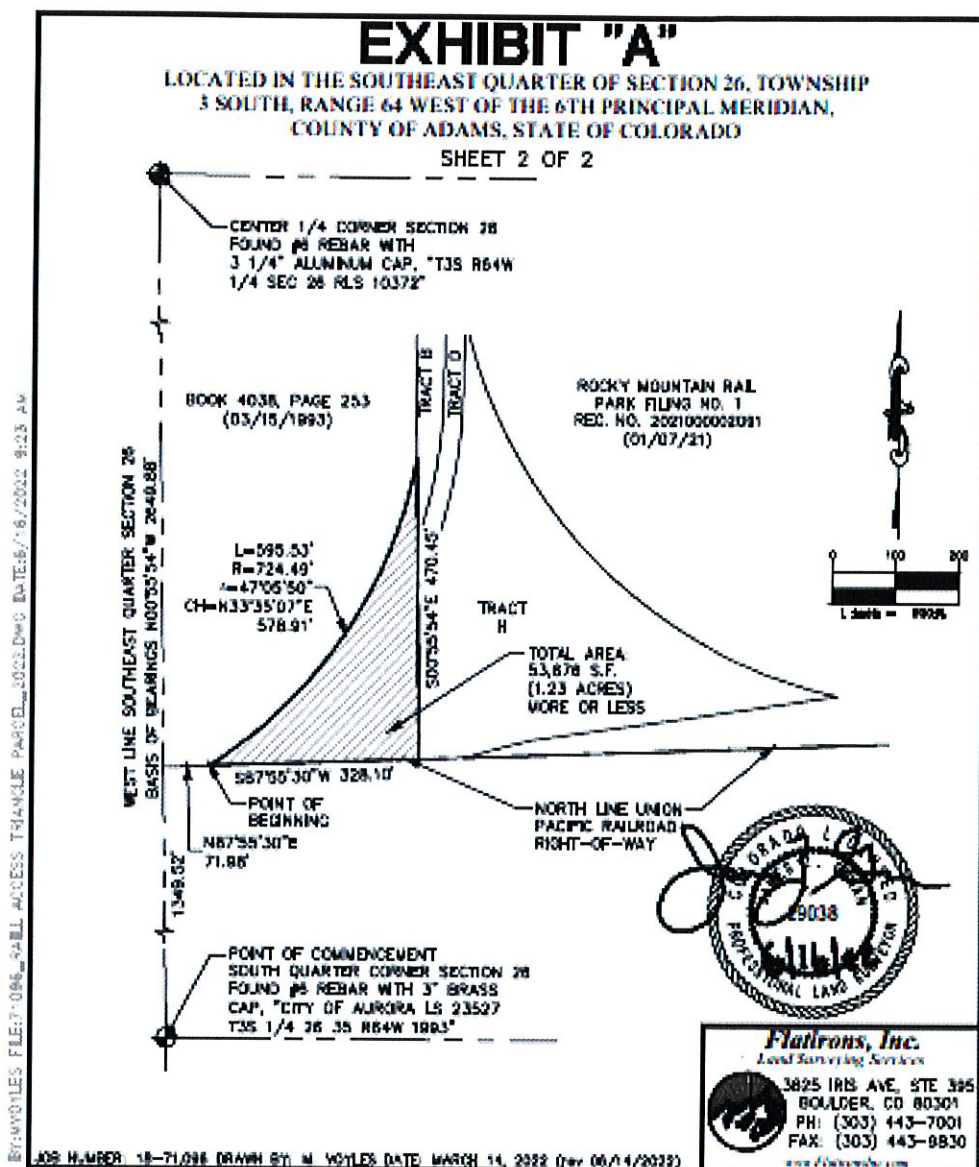


EXHIBIT B
TO
SPECIAL WARRANTY DEED

PERMITTED EXCEPTIONS

[To be attached]

EXHIBIT C
TO
SPECIAL WARRANTY DEED

Grantee, its successors, and assigns, shall strictly comply with all federal, state, and local environmental laws in its use of the Property. In the event environmental contamination and/or hazardous substances/waste from the Property migrate onto or are introduced onto the County's adjacent property, Grantee, its successors, and assigns, shall indemnify and hold harmless County, its officials, officers, and employees for, from, and against any and all claims, liabilities, fines, penalties, costs, damages, losses, causes of action, suits, demands, judgments and expenses (including, without limitation, court costs and attorney fees) of any nature, kind, or description, of any person or entity arising out of resulting from, or related to said migration or introduction of environmental contamination and/or hazardous substances/waste onto County's adjacent property. Grantee's, its successors and assigns', indemnification obligation shall include all mitigation costs to remediate County's adjacent property, including the cost of preventing further environmental contamination and/or hazardous substances/waste from migrating or being introduced onto the County's adjacent property from the Property.


Grantee, for itself, its heirs, personal representatives, successors and assigns, does hereby covenant and agree, as a covenant running with the land, that (1) no person on the ground of race, creed, color, national origin or sex, will be excluded from participation in, denied the benefits of, or be otherwise subjected to discrimination in the use of said facilities, (2) that in the construction of any improvements on, over, or under such land, and the furnishing of services thereon, no person on the ground of race, creed, color, national origin, or sex, will be excluded from participation in, denied the benefits of, or otherwise be subjected to discrimination, (3) that Grantee will use the Property in compliance with all other requirements imposed by or pursuant to the list of pertinent nondiscrimination authorities as set forth in Title VI of the Civil Rights Act of 1964.

Should Grantor determine that Grantee, its successors or assigns, has violated one or more of the covenants, restrictions, or terms and condition set forth in this Special Warranty Deed, then Grantor shall notify Grantee of the violation by providing a written notice to Grantee at Grantee's last known address, and Grantee shall have thirty (30) days from the date of mailing said notice to cure such violation; provided, however, that if the nature of the default is such that it cannot be cured within the 30-day period, no default shall exist if Grantee commences the curing of the default within the 30-day period and thereafter diligently prosecutes the same to completion. Should Grantor reasonably determine that Grantee has failed to timely cure the violation, then Grantor may seek appropriate judicial relief in the Adams County District Court to enforce said covenants, reservations, restrictions, or other terms and conditions.

GRANTEE:

RAIL LAND COMPANY, LLC,
a Colorado limited liability company:

By: Rocky Mountain Industrials, Inc.,
a Nevada corporation,
as sole member

By: 
Brian Fallin, Chief Executive Officer
Date: 10.17.2022

STATE OF COLORADO)
) ss.
COUNTY OF Arapahoe)

The foregoing instrument was acknowledged before me this 17th day of October, 2022, by Brian Fallin as Chief Executive Officer of Rocky Mountain Industrials, Inc., a Nevada corporation, as sole member of Rail Land Company, LLC, a Colorado limited liability company.

WITNESS my hand and official seal.

My commission expires: S. 15. 2023

ALEKSANDRA COMERFORD NOTARY PUBLIC - STATE OF COLORADO NOTARY ID 20194017513 MY COMMISSION EXPIRES MAY 15, 2023
--


Notary Public



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Disposition: Colorado Air & Space Port - Spur 1.23 Acres
FROM: Nicci Beauprez
AGENCY/DEPARTMENT: Fleet and Facilities
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: Staff recommends that the Board of County Commissioners approves the Instrument of Release between the County and the Federal Aviation Administration.

BACKGROUND:

Adams County owns and operates the Colorado Air and Space Port (CASP) located at 5200 Front Range Parkway, Watkins, Colorado 80137. Rail Land Company, LLC. (RLC) would like to purchase 1.23 acres of land in accordance with the RLC's Industry Track Agreement (ITA) with the railroad. RLC requests that the property be released from the airport grant encumbrances. The U.S. Department of Transportation Federal Aviation Administration requests the release be processed according to the attached determination and accompanying Instrument of Release. This is a requirement of the contract to Buy and Sell Real Estate between Adams County and RLC. The instrument of release shall not become effective until delivered and accepted at the successful closing and settlement of the real property transfer.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Manager's Office, Facilities & Fleet Management, County Attorney, Colorado Air & Space Port, United States Department of Transportation Federal Aviation Administration

ATTACHED DOCUMENTS:

Resolution, Instrument of Release

FISCAL IMPACT:

No

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING INSTRUMENT OF RELEASE BETWEEN THE UNITED
STATES OF AMERICA AND ADAMS COUNTY FOR A 1.23-ACRE PARCEL OF LAND
AT THE COLORADO AIR AND SPACEPORT

WHEREAS, Adams County owns and operates the Colorado Air and Spaceport (“CASP”); and,

WHEREAS, CASP real property is generally subject to the terms and conditions of numerous federal grant agreements administered by the Federal Aviation Administration (“FAA”); and,

WHEREAS, Adams County wishes to sell a small, 1.23-acre parcel of land at CASP to Rail Land Company, LLC. (RLC) to allow RLC to complete a development project adjacent to CASP according to the terms and conditions of the attached contract to buy and sell real estate; and,

WHEREAS, the sale to RLC requires the FAA to release the 1.23-acre parcel from the terms and conditions of the federal grants; and,

WHEREAS, by means of the attached Instrument of Release, the FAA has agreed to release the 1.23-acre parcel from the terms and conditions of the federal grants.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Instrument of Release between the United States of America and Adams County for a 1.23-acre parcel of land at the Colorado Air and Spaceport, a copy of which is attached, is hereby approved.

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



U.S. Department
of Transportation
**Federal Aviation
Administration**

Northwest Mountain Region
Colorado · Idaho · Montana · Oregon · Utah
Washington · Wyoming

Denver Airports District Office
26805 E. 68th Ave., Suite 224
Denver, CO 80249

August 8, 2022

Mr. Noel Bernal, County Manager
4430 South Adams County Parkway
Brighton, Colorado 80601

Dear Mr. Bernal:

This letter is in reply to the Colorado Air and Space Port's request for the release of approximately 53,676 square feet of land at the Colorado Air and Space Port, Watkins, Colorado, from all the restrictions and conditions of agreements with the United States Government. This land includes a portion of Parcel 9F.

We have determined that the property described on the enclosed instrument of release is no longer needed for aeronautical purposes, and Adams County, Colorado is to be released from the terms and conditions of the various grant agreements which affect this land. Based on your request we have executed an Instrument of Release dated August 8, 2022.

In order to complete the release process we need the following items:

1. A formally accepted and recorded (Volume and Page Number) copy of the Federal Aviation Administration (FAA) Instrument of Release.
2. An updated Airport Property Map (Exhibit "A") identifying the property as no longer being dedicated airport property.

Any future AIP grants executed prior to the FAA receipt of an updated Airport Property Map (Exhibit "A") identifying the property described in this letter as no longer being dedicated airport property, will result in the Federal re-obligation of this land to the previous terms and conditions of the various grant agreements made with the United States Government.

If you have any questions, please contact Mike Matz at (303) 342-1251.

Sincerely,

Marc Miller, Acting Manager
Denver Airports District Office

Enclosure: Instrument of Release

INSTRUMENT OF RELEASE

THIS INSTRUMENT OF RELEASE, made by the United States of America, acting through the Federal Aviation Administration to Adams County, Colorado.

WHEREAS,

The United States, acting by and through the Administrator, Federal Aviation Administration, granted Federal Funds for land acquisition and development of the Colorado Air and Space Port, in Grant Agreements AIP 3-08-0016-01 through 3-08-0016-42 and AIP 3-08-0016-45; and

WHEREAS,

Said Grant Agreements provide that said land is for airports use, and

WHEREAS,

The Administrator of the Federal Aviation Administration has determined that the hereinafter described approximately 53,676 square feet (1.23 acres) of land no longer serves the purpose for which it was acquired and made subject to certain terms, conditions, reservations and restrictions in said Grant Agreement.

NOW THEREFORE, for and in consideration of Adams County, Colorado, the Administrator of the Federal Aviation Administration, on behalf of the United States, hereby releases unto Adams County, Colorado, the hereinafter described real property subject to the following provisions and reservations:

1. Adams County, Colorado agrees to continue to be bound by and further agrees to reserve unto itself, its successors and assigns in any instruments of transfer conveying title or any interest in the hereinafter described real property, for the use and benefit of the public, a right of flight for the passage of aircraft in the airspace above the surface of the real property hereinafter described, together with the right to cause in said airspace such noise as may be inherent in the operation of aircraft now known or hereafter used for

navigation of or flight in the said airspace and for use of said airspace for landing on, taking off from, or operating on the Colorado Air and Space Port.

2. That Adams County, Colorado, expressly agrees for itself, its successors and assigns to prevent any use of the hereinafter described real property which would interfere with landing or taking off of aircraft at the Colorado Air and Space Port, or otherwise constitute an airport hazard. In the event the aforesaid covenant is breached, the grantor is to reserve the right to enter upon the land released hereunder and to remove the offending structure or object and to cut the offending growth, all of which shall be at the expense of the grantee.
3. That Adams County, Colorado, agrees to lease, sell or otherwise dispose of the Property at or above fair market value and utilize the proceeds in accordance with the FAA Policy and Procedures Concerning the Use of Airport Revenue.

By this Instrument of Release, the United States of America by and through the Administrator, Federal Aviation Administration, hereby releases the real property described below from all the remaining conditions, reservations and restrictions except those reserved herein, contained in the identified Grant Agreements.

The real property is located within Adams County, State of Colorado, and legally described and shown graphically as (see three attached pages):

EXHIBIT "A"

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH,
RANGE 64 WEST OF THE 6TH PRINCIPAL MERIDIAN,
COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 2

A PARCEL OF LAND OVER AND ACROSS THAT PARCEL DESCRIBED IN DEED RECORDED WITH ADAMS COUNTY ON MARCH 15, 1993 IN BOOK 4038 AT PAGE 253 LOCATED IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 SOUTH, RANGE 64 WEST OF THE 6TH P.M., COUNTY OF ADAMS, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 26 TO BEAR NORTH 00°55'54" WEST, A DISTANCE OF 2649.88 FEET BETWEEN THE SOUTH QUARTER CORNER OF SECTION 26, BEING A FOUND #6 REBAR WITH 3" BRASS CAP, "CITY OF AURORA LS 23527 T3S 1/4 26 35 R64W 1993" AND THE CENTER QUARTER CORNER OF SECTION 26 A FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, "T3S R64W 1/4 SEC 26 RLS 10372", WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO.

COMMENCING AT SAID SOUTH QUARTER CORNER; THENCE NORTH 00°55'54" WEST, A DISTANCE OF 1349.52 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL RECORDED IN BOOK 4038 AT PAGE 253, SAID POINT ALSO BEING ON THE NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID NORTH RIGHT-OF-WAY LINE, NORTH 87°55'30" EAST, A DISTANCE OF 71.98 FEET TO A POINT OF CURVATURE, SAID POINT ALSO BEING THE POINT OF BEGINNING;

THENCE 595.53 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 724.49 FEET, AN INCLUDED ANGLE OF 47°05'50" AND SUBTENDED BY A CHORD BEARING NORTH 33°35'07" EAST, A DISTANCE OF 578.91 FEET TO A POINT ON THE EAST LINE OF SAID PARCEL RECORDED IN BOOK 4038 AT PAGE 253; THENCE ALONG SAID EAST LINE, SOUTH 00°55'54" EAST, A DISTANCE OF 470.45 FEET TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE OF THE UNION PACIFIC RAILROAD; THENCE ALONG SAID NORTH LINE, SOUTH 87°55'30" WEST, A DISTANCE OF 328.10 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINING 53,676 SQ.FT. OR 1.23 ACRES, MORE OR LESS.

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS, INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN
COLORADO P.L.S. #29038
VICE PRESIDENT, FLATIRONS, INC.

Digitally signed
by James Z. Gowan
Date: 2022.06.16
09:36:15 -06'00

Gowan

JOB NUMBER: 18-71,096
DRAWN BY: M. VOYLES
DATE: MARCH 14, 2022

JOB NUMBER: 18-71,096 DRAWN BY: M. VOYLES (rev 06/14/2022)

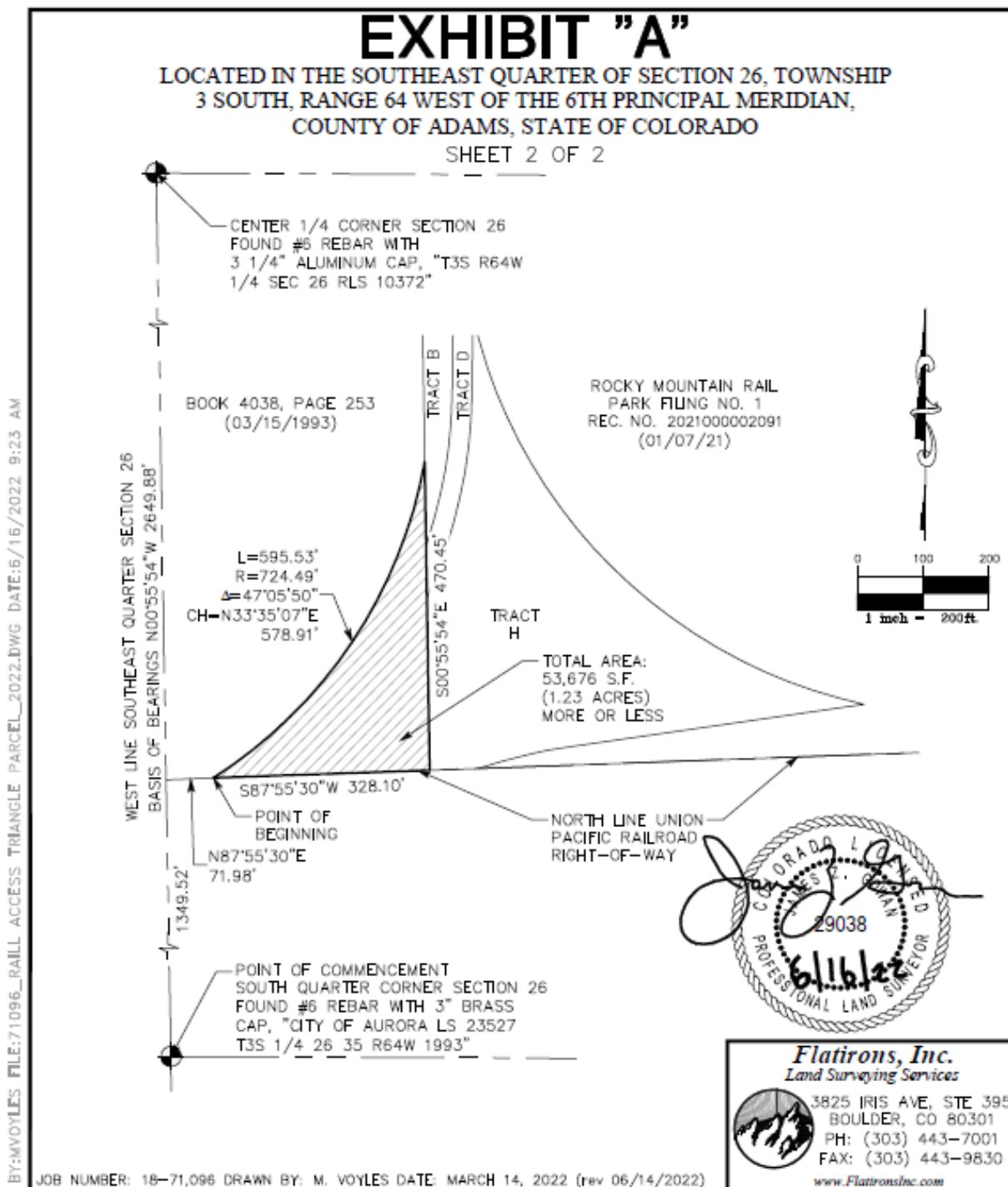
Flatirons, Inc.
Land Surveying Services



3825 IRIS AVE, STE 395
BOULDER, CO 80301
PH: (303) 443-7001
FAX: (303) 443-9830

www.FlatironsInc.com

BY:MVOYLES FILE:71096_RAILL ACCESS TRIANGLE PARCEL_2022.DWG DATE:6/16/2022 9:24 AM





By its acceptance of this Instrument of Release Adams County, Colorado covenants and agrees for itself, its successors and assigns to comply with and observe all the limitations set forth herein, expressly limited to the above described property.

IN WITNESS WHEREOF the United States of America has caused this Instrument of Release to be executed as of the 8th day of August 2022.

UNITED STATES OF AMERICA
Federal Aviation Administration

By  _____
Acting Manager, Denver Airports District Office

ATTEST:

ACCEPTED:

By _____

By _____
Adams County, Colorado

APPROVED:

Sponsor's Attorney



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Colorado FAMLI Program
FROM: Chris Kline
AGENCY/DEPARTMENT: County Manager's Office
HEARD AT STUDY SESSION ON: October 11, 2022
RECOMMENDED ACTION: Vote to opt out and enhance existing leave benefit offerings to mirror the intent behind the FAMLI program.

BACKGROUND:

Colorado voters approved Proposition 118 in November of 2020, paving the way for a state-run Paid Family and Medical Leave Insurance (FAMLI) program. The FAMLI program will ensure all Colorado workers have access to paid leave to take care of themselves or their family during life circumstances that pull them away from their jobs — like growing their family or taking care of a loved one with a serious health condition. FAMLI will start providing benefits to employees beginning January 1, 2024. Both employers and employees will contribute premiums for the program. Employees may start to see a premium contribution on their pay stubs beginning January 1, 2023. Eligible employees will receive up to twelve weeks of leave. Those who experience pregnancy or childbirth complications will receive an additional four weeks. FAMLI affects Colorado local government employers differently than private businesses. The statute was written to give local governments options to participate. Local Governments can vote to opt out of FAMLI anytime during 2022.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

People and Culture, County Manager, and County Attorney

ATTACHED DOCUMENTS:

FISCAL IMPACT:

No

6.G

Additional Note:

BOARD OF COUNTY COMMISSIONERS OF
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION DECLINING PARTICIPATION IN THE FAMLI PROGRAM AND
PROVIDING FOR NOTIFICATION TO THE STATE OF COLORADO OF SUCH
DECLINATION OF PARTICIPATION

WHEREAS, the Board of County Commissioners has the authority under Colorado law, including, but not limited to C.R.S. §§ 30-11-103 and 107 to make decisions regarding the County budget, personnel benefits, and employment policies in the unincorporated areas of the County; and,

WHEREAS, the Colorado General Assembly enacted legislation known as the Paid Family and Medical Leave Insurance Act (FAMLI) in 2021 C.R.S. § 8-13.3-501, *et seq.*, the provisions of which will become operative in 2023; and,

WHEREAS, the Board has reviewed and considered the advantages and disadvantages of participation in FAMLI, and the current benefits provided by the County to its employees; and,

WHEREAS, the Board intends to enhance current employee leave benefits, consistent with the intent of the state's FAMLI program; and,

WHEREAS, an employee of a local government that has declined participation in the program pursuant to statute may elect coverage and individual participation; and,

WHEREAS, a local government may decline participation by formally notifying the division of family and medical leave insurance in writing and providing the date of the vote and the local government's decision to decline participation in the FAMLI program.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Adams County, State of Colorado that Adams County opts out of participation in the FAMLI program and shall notice the division of family and medical leave insurance of the same.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Approving Right-of-Way Agreement between Adams County and 705W62, LLC, for Property Necessary for the 62nd Avenue Roadway and Drainage Improvements Project from Pecos Street to Washington Street
FROM: Marissa Hillje
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON: n/a
RECOMMENDED ACTION: That the Board of County Commissioners approves the right-of-way agreement for acquisition of property interests needed for the 62nd Avenue Improvements Project.

BACKGROUND:

Adams County is in the process of acquiring property interests along the 62nd Avenue corridor from Pecos Street to Washington Street for the 62nd Avenue Roadway Improvement Project. The intention of this Project is to identify and improve the overall roadway and drainage of 62nd Avenue. Attached is a copy of the right-of-way agreement between Adams County and 705W62, LLC, for acquisition of property interests in the amount of \$103,000.00. The attached resolution allows the County to acquire ownership of the property interests needed for the use of the public and provide the necessary documents to close on the property.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Resolution
Right-of-Way Agreement

FISCAL IMPACT:

Yes

Fund:	13
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Cost Center:	3056
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	Object Account:	Subledger:	Amount:
--	------------------------	-------------------	----------------

Current Budgeted Revenue:

Additional Revenue not included in
Current Budget:

Total Revenues:	
------------------------	--

	Object Account:	Subledger:	Amount:
--	------------------------	-------------------	----------------

Current Budgeted Operating
Expenditure:Add'l Operating Expenditure not
included in Current Budget:

Current Budgeted Capital Expenditure:	9135	30562201	15,000,000
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Add'l Capital Expenditure not
included in Current Budget:

Total Expenditures:			15,000,000
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New FTEs requested:	No
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Future Amendment Needed:	No
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Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING RIGHT-OF-WAY AGREEMENT BETWEEN
ADAMS COUNTY AND 705W62, LLC FOR PROPERTY NECESSARY FOR THE 62ND
AVENUE ROADWAY AND DRAINAGE IMPROVEMENTS PROJECT FROM PECOS
STREET TO WASHINGTON STREET

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

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

WHEREAS, this right-of-way acquisition is a portion of 705 West 62nd Avenue located in the Northwest Quarter of Section 10, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado, and owned by 705W62, LLC (“Parcel RW-11”); and,

WHEREAS, Adams County requires ownership of Parcel RW-11 for construction of the Improvements; and,

WHEREAS, 705W62, LLC is willing to sell Parcel RW-11 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 705W62, 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 **705W62, LLC, a Colorado limited liability company** whose address is **705 W 62nd Ave Denver, CO 80216** ("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 in fee or rights-of-way of the property described on Exhibit A attached hereto and incorporated herein by this reference (the "Property") for 62nd Avenue – Pecos Street to Washington Street Project (the "Project").

The County shall pay the Owner **ONE HUNDRED AND THREE THOUSAND AND NO/100 DOLLARS (\$103,000.00)** ("Purchase Price") for the Property, subject to the terms and conditions of this Agreement, the sufficiency of which is hereby acknowledged. The parties further agree that the consideration shall consist of \$70,830.00 for the conveyance of road right-of-way and \$32,170.00 for approximately 1,821 sf of gravel groundcover, 1,130 sf of asphalt paving, 285 sf of retaining wall, a sign, and 3 trees. The Purchase Price has been agreed upon and between the parties as the total just compensation due to the Owner for the Property, including all costs and expenses, 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 authority to enter into this Agreement and convey the Property.
2. The Owner agrees to execute and deliver to the County the attached deed upon tender by the County of a warrant (check) for the Purchase Price as soon as possible following the mutual execution of this Agreement.
3. The Owner hereby irrevocably grants to the County possession and use of the Property upon execution of this Agreement by the Owner and the County. The County and its contractors, agents, directors, employees, and all others acting by or on behalf of it, or with its permission, shall have the undisputed right to possession of the Property, and the County may use and enjoy the Property against the Owner and its respective successors and assigns and all persons claiming any right, title, or interest to the Property by and through the Owner. This grant of possession shall remain in effect with respect to the Property until such time as the County obtains from the Owner a duly executed and acknowledged deed conveying the Property.
4. The Owner agrees to pay all taxes that are due but not yet payable for the current tax year on the Property pro-rated through the date the Property is conveyed to the County, and any and all past due taxes and assessments.
5. The County through its contractor shall assure that reasonable access shall be always maintained to the Owner's property 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 1,821 sf of gravel groundcover, 1,130 sf of asphalt paving, 285 sf of retaining wall, a sign, and 3 trees, but the County has agreed

to reimburse the owner the expense of the lost gravel, asphalt, retaining wall, sign, and trees, as made part of this Agreement.

7. The Owner has entered into this Agreement acknowledging that the County has the power of eminent domain and is acquiring 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 Property and the Project and shall be deemed a contract binding upon the Owner and the County and their successors, heirs and assigns.
10. The Owner shall be responsible for reporting proceeds of the sale to taxing authorities, including the submittal of Form 1099-S with the Internal Revenue Service, if applicable.
11. This Agreement has been entered into in the State of Colorado and shall be governed according to the laws thereof.
12. Each party shall pay its own attorney fees. The County shall pay all closing costs.

Owner:

705W62, LLC, a Colorado limited liability company

Name: JEFFREY S. BROWN

Title: MANAGER

Signature: 

Date: 10/10/2022

Approved:

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

Chair

Date

Approved as to Form:

County Attorney

EXHIBIT A (1 OF 2)
RW11
Adams County Project #IMP2020-00016
62nd Avenue-Pecos Street to Washington Street

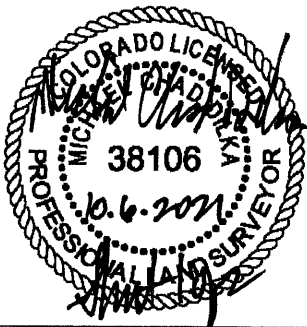
A strip of land, Twenty (20) feet in width, being part of Lot 2, Block 1, Midwest Hauler's-Global Subdivision, recorded November 16, 2000 as Reception No. C0732704 of the records of the Adams County Clerk and Recorder, located in the Northwest Quarter (NW1/4) of Section Ten (10), Township Three South (T.3S.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, and being more particularly described as follows:

The South Twenty (20) feet of said Lot 2.

Said described strip of land contains 2,951 sq. ft. or 0.068 acre, more or less (\pm), and may be subject to any rights-of-way or other easements of record or as now existing on said described strip of land.

SURVEYORS STATEMENT

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



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

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

JN: 20200317

ADAMS COUNTY PROJECT #IMP2020-00016

62ND AVENUE-PECOS STREET TO WASHINGTON STREET

RW11-EXHIBIT A (2 OF 2)

NW1/4 SEC. 10, T3S, R68W

705W62 LLC
(REC. NO. 2012000009235)
LOT 2, BLOCK 1
MIDWEST HAULER'S GLOBAL SUBDIVISION
(REC. NO. C0732704)
ADAMS COUNTY PARCEL #0182510201008

LOT 1, BLOCK 1
MIDWEST HAULER'S
GLOBAL SUBDIVISION

LOT 3, BLOCK 1
MIDWEST HAULER'S
SUBDIVISION

5' U & DE

5' U & DE

5' U & DE

5' U & DE

60' DRAINAGE EASEMENT
REC. NO. C0626911
(PLAT)

10'X15' FIRE HYDRANT EASEMENT
TO NORTH PECOS WATER
AND SANITARY DISTRICT
REC. NO. 2017000027720
RW11
2,951 SQ. FT.
0.068 ACRE

10' U & DE
(PLAT)

20' ROAD R.O.W.

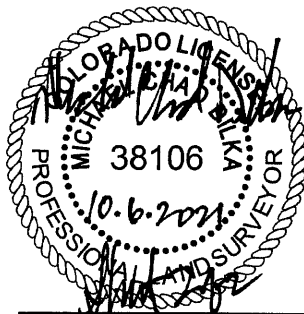
N89°36'29"E 1322.71'

W. 62ND AVE

40' ROAD R.O.W.

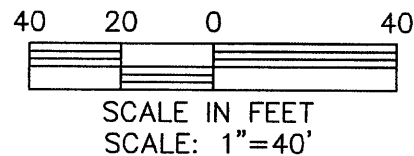
NORTH SIXTEENTH CORNER,
SECTIONS 9+10, T3S, R68W

NORTHWEST
SIXTEENTH CORNER,
SECTION 10, T3S, R68W



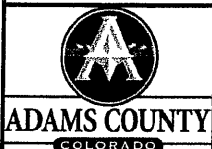
Michael Chad Dilka -
On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38106

LOT 1,
AMD. REPLAT OF
LOTS 6 AND 7, BLOCK 1
HURON INDUSTRIAL TRACT AMD.



REC. NO. 2014000031039

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



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



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

PROJECT NO: 20200317
DATE: 10/6/2021
CLIENT: ROCKSOL
DWG: RW11
DRAWN: SMF **CHECKED:** MCD



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Accepting a Quitclaim Deed Conveying Property from Department of Transportation, State of Colorado to Adams County for Right-of-Way Purposes
FROM: Marissa Hillje
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: That the Board of County Commissioners approve a resolution for accepting a Quitclaim Deed 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 62nd Avenue from Pecos Street to Washington Street for the 62nd Avenue Roadway and Drainage Improvements Project. Department of Transportation, State of Colorado has executed a Quitclaim Deed to Adams County for right-of-way purposes. The property is located in the Northwest Quarter of Section 10, Township 3 South, Range 68 West of the 6th Principal Meridian. The Quitclaim Deed will convey property needed for the 62nd Avenue project.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

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

ATTACHED DOCUMENTS:

Resolution
Quitclaim Deed
Planning Commission Resolution

FISCAL IMPACT:

No

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION ACCEPTING QUITCLAIM DEED CONVEYING PROPERTY
FROM DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO TO ADAMS
COUNTY FOR RIGHT-OF-WAY PURPOSES

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

WHEREAS, the right-of-way parcel is from property located in the Northwest Quarter of Section 10, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado and is owned by Department of Transportation, State of Colorado (“Parcel 5A”); and,

WHEREAS, Adams County requires ownership of the Parcel 5A for construction of the Project; and,

WHEREAS, Department of Transportation, State of Colorado has executed a Quitclaim Deed to convey Parcel 5A for road right-of-way purposes for 62nd Avenue that complies with County standards and will benefit the citizens of Adams County; and,

WHEREAS, at a regular meeting of the Planning Commission for Adams County, Colorado, held at the County Government Center in Brighton on Thursday the 13th day of October 2022, the Planning Commission recommended that the Board of County Commissioners accept said Quitclaim Deed.

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

QUITCLAIM DEED

THIS DEED is dated August 26, 2022, and is made between DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO, the "Grantor", of the City and County of Denver and State of Colorado, and ADAMS COUNTY the "Grantee," whose legal address is 4430 South Adams County Parkway, Brighton, CO 80601 the County of Adams, and State of Colorado.

WITNESS, that the Grantor, for and in consideration of the sum of ONE DOLLARS, (\$ 1.00), the receipt and sufficiency of which is hereby acknowledged, does hereby remise, release, sell and QUITCLAIM unto the Grantee, and the Grantee's heirs and assigns, forever, all the right, title, interest, claim and demand which the Grantor has in and to the real property, together with any improvements thereon, located in the County of Adams and State of Colorado, described as follows:

See attached Exhibit "A" for Parcel 5Rev-EX dated March 10, 2022.

Reference
CDOI Project Number: HHS-HES 0006(5)
CDOI Parcel Number: 5Rev-EX

SUBJECT TO any and all easements of record and to any and all utilities as constructed and for their maintenance as necessary.

IN THE EVENT THE PROPERTY HEREIN CONVEYED FAILS TO BE USED FOR PUBLIC TRANSPORTATION AND/OR DRAINAGE PURPOSES THIS DEED SHALL BECOME NULL AND VOID AND THE PROPERTY SHALL REVERT TO THE DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO.

TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging, or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever of the Grantor, either in law or equity, to the only proper use, benefit and behoof of the Grantee, and the Grantee's heirs and assigns, forever.

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

ATTEST:

Andrea Griner
ANDREA GRINER
Chief Clerk for Property Management

DEPARTMENT OF TRANSPORTATION
STATE OF COLORADO
Stephen Harelson
STEPHEN HARELSON, P.E.
Chief Engineer

STATE OF COLORADO)
City and County of Denver) ss.

The foregoing instrument was acknowledged before me this 26th day of August, 2022, by Andrea Griner, Chief Clerk for Property Management and Stephen Henry, P.E. as Chief Engineer of the Department of Transportation, State of Colorado.

Witness my hand and official seal.
My commission expires: April 27, 2026



Jacquelyn F. MacDougall
Notary Public

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

EXHIBIT "A"

**PROJECT NUMBER: HHS-HES 0006(5)
PARCEL NUMBER: 5 REV-EX
DATE: MARCH 10, 2022**

PROPERTY DESCRIPTION

A portion of tract or parcel of land No. 5 Rev. of the Department of Transportation, State of Colorado, Project Number HHS-HES 0006(5), said tract or parcel 5 Rev. described in that Special Warranty Deed recorded April 11, 1980 in Book 2445 at Page 928 of the records of the Adams County Clerk and Recorder, said portion containing 6,841 square feet (0.157 acre), more or less, being located in the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of Section Ten (10), Township Three South (T.3S.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, and being more particularly described as follows:

COMMENCING at the North Quarter (N1/4) corner of said Section 10; THENCE South 89°41'28" West along the North line of the Northeast Quarter of the Northwest Quarter (NE1/4 NW1/4) of said Section 10 a distance of 77.88 feet to the intersection with the Northerly extension of the Westerly line of said tract or parcel 5 Rev.; THENCE South 03°46'01" East along said Northerly extension a distance of 20.04 feet to the North line of said tract or parcel 5 Rev., said point being the **POINT OF BEGINNING**;

1. THENCE continuing South 03°46'01" East along said Northerly extension a distance of 25.05 feet to a Southwesterly corner of said tract or parcel 5 Rev.;
2. THENCE South 89°41'28" West along a Southerly line of said tract or parcel 5 Rev. a distance of 224.21 feet to a Southwesterly corner of said tract or parcel 5 Rev.;
3. THENCE North 76°19'24" West along a Southwesterly line of said tract or parcel 5 Rev. a distance of 103.44 feet to a Northwesterly corner of said tract or parcel 5 Rev.;
4. THENCE North 89°41'28" East along the North line of said tract or parcel 5 Rev. a distance of 323.07 feet to the **POINT OF BEGINNING**.

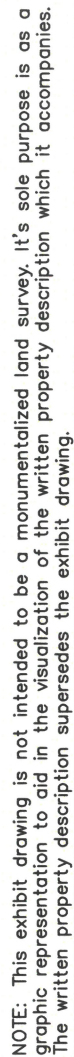
The above-described parcel contains 6,841 square feet (0.157 acre), more or less.

Basis of Bearings: The basis of bearings for project reference is the North line of the Northwest Quarter (NW1/4) of Section Ten (10), Township Three South (T.3S.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), County of Adams, State of Colorado, being monumentalized by a 2 3/8" diameter pipe with a 3 1/4" diameter aluminum cap stamped "LS 13258, 1993" in a monument box at the East end and by a 2 3/8" diameter pipe with a 3 1/4" diameter aluminum cap stamped "LS 23881, 1992" in a monument box at the West end, bearing South 89°41'28" West, being a Grid Bearing of the Colorado State Plane Coordinate System, Central Zone, North American Datum 1983/2011, a distance of 2635.15 feet, with all other bearings contained herein relative thereto.

Lineal Unit Definition: The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

For and on the behalf of
Adams County
Michael Chad Dilka, PLS 38106
King Surveyors (Job # 20200317)
650 East Garden Drive
Windsor, CO 80550
(970) 686-5011





PLANNING COMMISSION FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION RECOMMENDING ACCEPTANCE OF A QUITCLAIM DEED FROM
DEPARTMENT OF TRANSPORTATION, STATE OF COLORADO TO ADAMS COUNTY
FOR RIGHT-OF-WAY PURPOSES

At the regular meeting for the Planning Commission for Adams County, Colorado, held at County Government Center in Brighton on Thursday the 13th day of October 2022, the following proceedings and others were had and done, to wit:

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


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

WHEREAS, this Quitclaim Deed is in conjunction with the 62nd Avenue Capital Improvement Program Project – 62nd Avenue from Pecos Street to Washington Street, for a parcel of land, located in the Northwest Quarter of Section 10, Township 3 South, Range 68 West of the 6th Principal Meridian, County of Adams, State of Colorado.

NOW, THEREFORE, BE IT RESOLVED, that the Adams County Planning Commission recommends to the Board of County Commissioners that said Quitclaim Deed from Department of Transportation, State of Colorado be accepted by the Board of County Commissioners.

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

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



Chairperson/Acting Chairperson
Adams County Planning Commission



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Approving the Software License Agreement between Adams County and Transcore, ITS, LLC Regarding the TransSuite Computer Software
FROM: Brian Staley, PE, PTOE, RSP, Director of Public Works; Janet Lundquist, Deputy Director of Public Works; René Valdez, Capital Improvements Program Manager, Public Works; Josh Sender, PE, RSP, Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: That the Board of County Commissioners approves the traffic signal Software Licensing Agreement

BACKGROUND:

Public Works is continuing its regional grant funded effort to modernize many traffic signals on Pecos St and Washington St. This agreement is to move forward with our software vendor included in the existing project contract.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works; Information, Technology and Innovation; TransCore (vendor)

ATTACHED DOCUMENTS:

TransCore License Agreement; Purchase Order

FISCAL IMPACT:

No

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE SOFTWARE LICENSE AGREEMENT BETWEEN ADAMS
COUNTY AND TRANSCORE, ITS, LLC REGARDING THE TRANSUITE COMPUTER
SOFTWARE

WHEREAS, Adams County (the “County”), and TransCore, ITS, LLC, (“Transcore”) (collectively “Parties”), desire to enter into the software license agreement regarding the TransSuite computer software; and,

WHEREAS, the Parties desire to collaborate during software implementation and as outlined in Purchase Order 19394; and,

WHEREAS, the County will be the users of the TransSuite computer software; and,

WHEREAS, Transcore will implement and maintain the TransSuite computer software as detailed in Purchase Order 19394; and,

WHEREAS, Transcore will provide training and technical support to the County for the use of the TransSuite computer software as detailed in Purchase Order 19394.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the software license agreement regarding the TransSuite computer software, two copies of which are hereto and incorporated herein by this reference, be and hereby is approved.

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



THIS SOFTWARE LICENSE AGREEMENT (this "Agreement") is made as of the last date of signature below, by and between **TransCore, ITS, LLC** (hereinafter "Licensor" or "TransCore"), a Delaware Limited Liability Company, with principal offices at 150 4th Ave. N, Suite 1200 Nashville, TN 37219 and the **Adams County Board of County Commissioners** (hereinafter "Licensee"), with principal offices at 4430 S Adams County Parkway, W5700, Brighton, CO 80601.

Now Therefore, in consideration of the parties entering into agreement via Purchase Order Number 19394 in January 2022, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. **Definitions**
 - a. "Computer Software" shall mean source code and object code and all data sets and auxiliary files used by such code, along with any media on which they reside and documentation related thereto, together with the proprietary information and trade secrets contained therein.
 - b. "Licensee Facilities" shall mean space, environment, and other facilities, which are to be provided by Licensee or its Licensee Partners in connection with the installation, operation, or maintenance of the system utilizing the Computer Software.
 - c. "Licensee Partners" shall mean any governmental entity or private third party entity that has entered into a formal agreement with Licensee to operate, monitor or control the Computer Software and who agrees in writing to abide by the terms and conditions of this Software License Agreement.
 - d. "Software" shall mean the Computer Software developed and owned by TransCore. This consists of the following Browser Based modules:
 - ◆ TransSuite® ATMS Map
 - ◆ TransSuite® ATMS Explorer
 - ◆ TransSuite® Traffic Control System (TCS)
 - ◆ TransSuite® Unified Controller Manager (UCM)
 - ◆ TransSuite® Central Communications Server (CCS)
 - e. "Specific Equipment" shall mean that which is either provided by TransCore or approved by TransCore for use as a platform for the software and is located at the Licensee's Facilities.
2. **License**
 - a. Licensor grants to the Licensee a perpetual, non-exclusive, royalty-free, fully paid, license to the Software for Licensee's own operations on the Specific Equipment; provided, however, that Licensee shall have the right to re-locate the Licensed Software to a backup CPU, in the event that the licensed CPU fails or is withdrawn from service. Licensor authorizes the Licensee to copy the Licensed Software solely for its own internal use. The Licensee shall not re-sell, supply or give the Software (source or executable code) to other parties. Licensee shall not reverse compile, reverse engineer, modify, disassemble, translate, copy or in any way duplicate the Licensed Software, in whole or in part. Licensor hereby authorizes Licensee to copy the Software solely for the Licensee's own internal use for restart purposes or to replace damaged copy, provided the Software is used only on the Specific Equipment.
 - b. Licensor grants to Licensee Partners, if any, both current and future, a limited, non-exclusive, royalty free, license to the Computer Software for the sole and exclusive use for the contract described above. This license shall not include access to the source code or object code of the Computer Software. Licensor does not grant to current or future Licensee Partners the right to copy or modify the Computer Software.
 - c. The license granted by this Agreement shall not be modified or superseded by the terms of any other agreement between the parties or the terms of any Software Escrow Agreement that may be executed in conjunction with this Agreement.
3. **Specific Rights**
 - a. The Software and related materials and any copies, in whole or in part made pursuant to this Agreement shall be the sole and exclusive property of TransCore.
 - b. Licensee shall not sell, lease, assign, sublicense, or otherwise transfer to any third party, directly or indirectly, the Software or any license or right granted hereunder, in whole or in part, except as provided herein to Licensee Partners, if any.
 - c. Licensee shall not export or re-export outside the United States, the Software, in whole or in part.
 - d. All copies of software and related documentation provided under this Agreement are subject to Copyright 2015, TransCore. All rights reserved and are proprietary and confidential information of TransCore. Licensee shall reproduce and include copyright and proprietary notices on all copies of the Software in the same form and manner that such copyright and proprietary notices are included on the Software by Licensor.
4. **Non-Disclosure**
 - a. Licensee acknowledges that the Software constitutes a valuable asset of TransCore and is to be considered proprietary information of TransCore, and that, by virtue of this Agreement, Licensee shall acquire only the right to use the Software under the terms and conditions hereof and shall not acquire any rights of ownership in or title to the Software.
 - b. Licensee warrants that all persons who it has authorized to use the Software will observe and perform the covenants set forth in this Article 4. Licensee agrees to maintain the Software in secure premises to prevent any unauthorized person from gaining access thereto and to give TransCore written notice of any unauthorized disclosures or use of the Software as soon as Licensee becomes aware of it.
 - c. Licensee shall notify and inform its employees, Licensee Partners (if any) having access to the Software of Licensee's limitations, duties and obligations regarding non-disclosure and copying of the Software.

The Software shall be accessed only by employees of the Licensee and any Licensee Partners who are necessary to Licensee's exercise of its rights hereunder and then only at the location of the Specific Equipment. Licensee shall take reasonable security measures to protect the Licensed Software from being accessed by unauthorized parties.

 - d. Licensee acknowledges that unauthorized disclosure of the Software will diminish substantially the value of the Software. If Licensee violates the provisions of this Agreement, TransCore shall be entitled to obtain equitable relief and/or monetary damages to protect its interest herein, in addition any other rights and remedies available to TransCore under the law.
 - e. Notwithstanding any termination provisions of the governing Agreement, the obligations set forth in this Article 4 shall survive the termination of the Agreement.
 - f. All documentation maintained or kept by the Licensee shall be subject to the Colorado Open Records Act, C.R.S. 24-72-201 et seq. ("CORA"). The Licensee does not guarantee the confidentiality of any records.
5. **Termination**
 - a. This Agreement and the License to use the Software shall terminate when Licensee discontinues the use of the Software on the Specific Equipment or discontinues the use of the Specific Equipment, whichever first occurs. This Agreement may also be terminated by



TransCore if the Licensee fails to comply with any term or condition of this Agreement or Purchase Order Number 19394 and fails to correct such noncompliance within 15 days after receipt of TransCore's written notification thereof or such longer period as TransCore may allow in writing.

b. Within 30 days after any termination of this Agreement, the Licensee shall return to TransCore or destroy all copies of the Software supplied or made under this Agreement together with a signed letter certifying that the Licensee has discontinued all further use of the Software and that all copies have been returned to TransCore or that they have been destroyed.

6. *Warranty*

a. TransCore warrants for a period of one (1) year from system acceptance of Software that the Software will operate according to specifications published by TransCore. If it is determined that the Software does not operate according to such specifications, TransCore's only responsibility will be to apply reasonable efforts to cure the non-conformance. TransCore does not warrant or guarantee that all software errors will be corrected. After the expiration of the one (1) year period, and if requested by Licensee, TransCore may, if it desires, provide maintenance services for the Software at TransCore's established prices.

b. Any changes, modifications or maintenance or repairs not authorized by TransCore to the software or operating environment to which it has been installed, including additional and/or unauthorized programs to systems hardware and/or workstations that result in system problems, shall automatically void any warranties herein.

c. **THE WARRANTIES OF TRANSCORE CONTAINED HEREIN ARE APPLICABLE ONLY IF THE SOFTWARE IS USED ON THE SPECIFIC EQUIPMENT. TRANSCORE MAKES NO WARRANTY, EXPRESS, IMPLIED OR OTHERWISE, IF THE SOFTWARE IS USED ON ANY OTHER EQUIPMENT.**

d. **EXCEPT FOR THE EXPRESS WARRANTY STATED ABOVE, TRANSCORE DISCLAIMS ALL WARRANTIES ON THE SOFTWARE FURNISHED HEREUNDER, INCLUDING ALL IMPLIED WARRANTIES OF MERCHANTABILITY, FITNESS FOR A PARTICULAR PURPOSE OR SUITABILITY. THERE SHALL BE NO LIABILITY ON THE PART OF TRANSCORE FOR DAMAGES INCLUDING BUT NOT LIMITED TO SPECIAL, INDIRECT, OR CONSEQUENTIAL DAMAGES (INCLUDING BUT NOT LIMITED TO LOST PROFITS AND LOST BUSINESS OPPORTUNITY) ARISING OUT OF OR IN CONNECTION WITH THE USE OR PERFORMANCE OF THE SOFTWARE EVEN IF TRANSCORE HAS BEEN ADVISED OF THE POSSIBILITY OF SUCH DAMAGES, AND LICENSEE AGREES TO INDEMNIFY AND HOLD TRANSCORE HARMLESS FROM ANY THIRD PARTY CLAIMS.**

7. *Miscellaneous*

a. This Agreement shall be binding upon the successors and assigns of both parties; provided, however, that no assignment shall be made by either party without the prior consent of the other. Any attempt by either party to assign this Agreement or any of the rights or duties hereunder contrary to the foregoing provision shall be void.

b. Any notice permitted or required under this Agreement shall be deemed given when mailed by certified mail, postage prepaid, or when dispatched by facsimile (and followed by a written confirmation mailed by certified mail, postage prepaid, within 72 hours after such dispatch) or Email. Mail/Email shall be addressed as follows:

TransCore:

TransCore ITS, LLC
2940 South 300 West, Unit D
South Salt Lake City, UT 84115
Attn: Ryan Saville, Associate Vice President

With a copy to:

TransCore ITS, LLC
150 4th Avenue North, Suite 1200
Nashville, TN 37219
Attn: John Howell, Contracts Attorney

Adams County, CO:

Adams County, CO – Public Works

4430 S Adams County Parkway, 1st Floor, Suite W5000
Brighton, CO 80601
Attn: Joshua Sender

Adams County Attorney's Office
4430 South Adams County Parkway
Brighton, Colorado 80601

c. No modification or amendment to this Agreement will be valid or binding unless reduced to writing and duly executed by the party or parties to be bound thereby.

d. If any one or more of the provisions of this Agreement should be ruled wholly or partly invalid or unenforceable by a court or other government body of competent jurisdiction, then the validity and enforceability of all provisions of this Agreement not ruled to be invalid or unenforceable will be unaffected.

e. This Agreement will be interpreted and construed in accordance with the laws of the State of Colorado, without regard to its conflicts of law principles.

f. This Agreement may be signed in two counterparts, each of which shall be deemed an original and which together shall constitute one instrument.

g. This Software License Agreement constitutes the completed and exclusive statement of the Agreement between the parties, and supersedes all proposals, oral or written, and all other communications between the parties relating to the subject matter of this Agreement. No modification of this Agreement shall be effective unless in writing and signed by the parties.

h. The parties agree that jurisdiction and venue for any disputes arising under this Agreement shall be with Adams County, Colorado.



SOFTWARE LICENSING AGREEMENT

IN WITNESS WHEREOF, the parties have caused this Agreement to be as of the date of the last signature below, by their respective representatives, each thereunto duly authorized.

TransCore ITS, LLC ("Licensor")

By: _____

Name: Michael Mauritz

Title: Sr. Vice President

Date: 08 / 29 / 2022

Adams County Board of County Commissioners ("Licensee")

By: _____

Name: _____

Title: _____

Date: / / 2022

Purchase Order Number 19394

This Number Must Appear on all
Invoices, Packing Lists, and PackagesADAMS COUNTY
PURCHASE ORDERPage - 1 of 1
Order Date: 01/26/22
Requested Date: 01/26/22
Cost Center: 3056

Vendor Address	Vendor and Shipping Information	Ship To Information
TRANSCORE ITS LLC 3721 TECPORT DRIVE SUITE 102 HARRISBURG PA 17111	Phone: FAX: e-mail: Delivery: FOB DESTINATION	ADAMS COUNTY TRANSPORTATION DEPARTMENT ENGINEERING DIVISION 4430 SOUTH ADAMS COUNTY PKWY. #W2000B BRIGHTON CO 80601-8218
VENDOR NUMBER: 858621		

Per All TransSuite Software Service Package for Access and Control of Traffic Signals as specified in the Attached Exhibit A. Pricing shall be per City and County of Denver Contract No. 201314013 / 3rd Amendment which includes Terms of Service through December 31, 2026. All installation and upgrade service scheduling shall be confirmed by all parties prior and shall be initiated by the Adams County Representative.

Ln	R	Description / Supplier Item	QTY	UOM	Unit Price	Extended Price	Account Number	Req. No.
1	0	Transcore Upgrade/Transuite		EA	.0000	152,185.06	3056.9130 W30561836	18575
Original								

Term Net 30 Days	Tax Rate *NA*	Sales Tax .00	Total Order 152,185.06
----------------------------	-------------------------	-------------------------	----------------------------------

ACCEPTANCE OF THIS ORDER IS SUBJECT TO THE TERMS AND CONDITIONS ABOVE AND ON THE REVERSE SIDE OF THIS DOCUMENT
COLORADO TAX EXEMPT #98-03569Invoice to:
Adams County A/P
4430 S. Adams County Pkwy.
Suite C4000A
Brighton, CO 80601-8212
720-523-6050Inquiries to:
Adams County Purchasing Department
4430 S. Adams County Parkway,
Suite C4000A
Brighton, CO 80601-8212
720-523-6050

MCLEAN, ELISSA R

ADAMS COUNTY AUTHORIZED SIGNATURE

ADAMS COUNTY PURCHASE ORDER TERMS AND CONDITIONS

Quality: Vendor warrants that the goods delivered hereunder will conform to the description stated in this Order and that the goods will be merchantable, of good workmanship and materials, and free from defects. These warranties shall survive inspection, testing and/or acceptance of the goods. At County's option, and without prejudice to any other rights County may have, Vendor shall remedy any defective goods or reimburse County for its costs for remedying or replacing defective goods.

Packing Charges: No charges will be allowed for transportation, boxing, crating or other packaging unless set forth in writing in this Order.

Terms of Payment: Payment in full by County shall be made within thirty (30) days after receipt of invoice from Vendor.

Tax Exempt: County is a tax-exempt government entity, a body politic and corporate. No sales, use or excise taxes shall be included in or added to the prices of materials or goods on this Order. County's tax exempt number is 98-03569.

Appropriation Clause: The payment of County's obligation hereunder in fiscal years subsequent to the current year are contingent upon funds for this Order being appropriated and budgeted. If funds for this Order are not appropriated and budgeted in the year subsequent to the fiscal year of issuance of this Order, the County may terminate this Order. County's fiscal year is the calendar year. Termination under this provision shall not result in any penalty being imposed against County.

Cancellation for Cause: This Order is to be acknowledged properly, and the date of shipment shall be stated definitely in the acknowledgment by Vendor. In the event of Vendor's failure to deliver as and when specified, County reserves the right to cancel this Order, or any part thereof, without affect to its other rights, and Vendor agrees that County may return part or all of any shipment so made and may charge Vendor with any loss or expense sustained as a result of such failure to deliver.

Risk of Loss: If the risk of loss passes at the shipping point, and if Vendor fails to pack the goods in an appropriate manner or to ship them in the manner or route directed by County, Vendor shall reimburse County for any loss resulting from that failure.

Compliance: Vendor represents and warrants that it is in compliance with all applicable laws, rules and regulations that affect this Order.

Patents and Copyrights: Vendor shall indemnify, hold harmless, and defend County, its directors, officers, agents and employees for, from and against any suit, claim or demand alleging infringement of any patent or copyright or misappropriation of any confidential information or trade secret in the United States, in the country of source or country of destination, based on the manufacture, assembly, sale, lease or use of goods, machinery, equipment, apparatus, materials or processes supplied hereunder.

Indemnification: Vendor shall fully protect, indemnify, hold harmless and defend County, its directors, officers, agents and employees for, from and against any and all loss, cost, damage, injury, liability, claims, liens, demands, taxes, penalties, interest or causes of action of every nature whatsoever, including but not limited to those of Vendor's subcontractors, which in any manner arise out of, are incident to, or are in connection with Vendor's performance under this Order.

Jurisdiction and Venue: The laws of the State of Colorado shall govern the interpretation, validity and effect of this Order. Jurisdiction and venue for any disputes arising under this Order shall be with the District Court of Adams County, Colorado.

Assignment: This Order shall not be assigned in whole or in part without the prior written approval of County.

No Waiver of Rights: No actions or lack of action by County shall be deemed a waiver of any of the provisions, terms or conditions set forth herein. Any waiver by County must be in writing.

Entire Agreement: This Order, properly signed, constitutes the entire agreement between County and Vendor. Any alterations, changes, variations, or additional terms by Vendor are rejected unless expressly assented to in writing by County. Acceptance is expressly limited to the terms of this Order; any additional or different terms are of no force and effect and notification of objection to such additional terms is hereby given.

AGREEMENT

THIS AGREEMENT is made between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the "City") and TransCore ITS, LLC, a Delaware limited liability company registered to do business in Colorado, whose address is 8158 Adams Drive, Hummelstown, PA 17036 ("Vendor" or "TransCore"), jointly "the parties."

1. SOFTWARE LICENSE, SUPPORT AND MAINTENANCE TO BE PROVIDED AND SERVICES TO BE PERFORMED:

A. Vendor, under the general direction of, and in coordination with, the City's Manager of Public Works or other designated supervisory personnel (the "Manager") agrees to provide the Software licensed in Article 2 below, and perform the technology related services described on attached **Exhibit A** (the "Statement of Work" or "SOW") and provide the Software support and maintenance services described on attached **Exhibit B** ("Annual Service Agreement").

B. As the Manager directs, the Vendor shall diligently undertake, perform, and complete all of the services and produce all the deliverables set forth **in this Agreement** to the City's satisfaction.

C. The Vendor is ready, willing, and able to provide the services required by this Agreement.

D. The Vendor shall faithfully perform the services in accordance with the standards of care, skill, training, diligence, and judgment provided by highly competent individuals performing services of a similar nature to those described in this Agreement and in accordance with the terms of this Agreement.

2. GRANT OF LICENSE; RESTRICTIONS:

A. Definitions.

"Computer Software" shall mean both source and object code and all data sets and auxiliary files used by such code, along with any media on which they reside and documentation related thereto, together with the proprietary information and trade secrets contained therein.

"Licensee Facilities" shall mean space, environment, and other facilities, which are to be provided by Licensee in connection with the installation, operation, or maintenance of the System.

"Software" shall mean the Computer Software developed and owned by TransCore. This consists of the following modules:

- ◆ TransSuite® ATMS Map

14. TAXES, CHARGES AND PENALTIES: The City shall not be liable for the payment of taxes, late charges or penalties of any nature other than the compensation stated herein, except for any additional amounts which the City may be required to pay under D.R.M.C. § 20-107 to § 20-115.

15. ASSIGNMENT: Vendor covenants and agrees that it will not assign or transfer its rights hereunder without first obtaining the written consent of the Manager. Any attempts by Vendor to assign or transfer its rights hereunder without such prior written consent of the Manager shall, at the option of said Manager, automatically terminate this Agreement and all rights of Vendor hereunder. Such consent may be granted or denied at the sole and absolute discretion of said Manager. A change in control of Vendor shall not constitute an assignment hereunder.

16. THIRD PARTY BENEFICIARIES: It is the express intention of City and Vendor that the Denver Regional Council of Governments ("DRCOG") municipalities and counties listed below shall receive the benefit of a Grant of License of the Software as presented in Article 2 of this Agreement without further cost. No other services or benefits shall be received by the DRCOG municipalities and counties as part of this Agreement and must be purchased separately from Vendor pursuant to the Cost Schedule presented in Exhibit A SOW.

DRCOG List of Participating Governments

Counties

Adams County, Arapahoe County, Boulder County, City and County of Broomfield, City and County of Denver, Clear Creek County, Douglas County, Jefferson County, Gilpin County

Municipalities

City of Arvada, City of Aurora, Town of Bennett, City of Black Hawk, City of Boulder, Town of Bow Mar, City of Brighton, Town of Castle Rock, City of Centennial, City of Central City, City of Cherry Hills Village, Town of Columbine Valley, City of Commerce City, City of Dacono, Town of Deer Trail, City of Edgewater, Town of Empire, City of Englewood, Town of Erie, City of Federal Heights, Town of Firestone, Town of Foxfield, Town of Frederick, Town of Georgetown, City of Glendale, City of Golden, City of Greenwood Village, City of Idaho Springs, City of Lafayette, City of Lakewood, Town of Larkspur, City of Littleton, City of Lone Tree, City of Longmont, City of Louisville, Town of Lyons, Town of Mead, Town of Morrison, Town of Nederland, City of Northglenn, Town of Parker, City of Sheridan, Town of Silver Plume, Town of Superior, City of Thornton, City of Westminster, City of Wheat Ridge

17. NO AUTHORITY TO BIND CITY TO CONTRACTS: Vendor has no authority to bind the City on any contractual matters. Final approval of all contractual matters which obligate the City must be by the City, as required by Charter and ordinance.

Contract Control Number: PWADM-201314013-00

Contractor Name: Transcore ITS, LLC

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at Denver, Colorado as of March 05, 2014.

SEAL



CITY AND COUNTY OF DENVER

ATTEST:

Debra Johnson

Debra Johnson, Clerk and Recorder,
Ex-Officio Clerk of the City and
County of Denver

By

Michael B. Hancock
Michael B. Hancock, Mayor

APPROVED AS TO FORM:

D. Scott Martinez, Attorney for the
City and County of Denver

REGISTERED AND COUNTERSIGNED:

By

Cary Kennedy
Cary Kennedy, Manager of Finance

By

Steven J. Hahn
Steven J. Hahn, Assistant City
Attorney

By

Dennis J. Gallagher
Dennis J. Gallagher, Auditor



Contract Control Number: PWADM-201314013-00

Contractor Name: Transcore ITS, LLC

By: Michael R. Moritz

Name: Michael R. Moritz
(please print)

Title: Senior Vice President
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)



SECOND AMENDATORY AGREEMENT

THIS SECOND AMENDATORY AGREEMENT is made and entered into by and between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the "City"), and TransCore, LP, a Delaware limited liability company registered to do business in Colorado, whose address is 8158 Adams Drive, Hummelstown, PA 17036 ("Vendor" or "TransCore"), jointly "the Parties."

WITNESSETH:

WHEREAS, the Parties entered into an Agreement dated March 5, 2014, and an Amendatory Agreement dated August 11, 2014 (the "Agreement"), relating to the replacement of Denver's traffic signal system software with Advanced Traffic Management System (ATMS); and

WHEREAS, the Parties wish to amend the Agreement to extend the term; and

NOW, THEREFORE, in consideration of the premises and the mutual covenants and obligations herein set forth, the Parties agree as follows:

1. Article 4 of the Agreement entitled "**TERM**" is amended to read as follows:
"4. **TERM**: The term of the Agreement is January 1, 2014 through January 22, 2022."
2. This Second Amendatory Agreement may be executed in counterparts, each of which shall be deemed to be an original, and all of which, taken together, shall constitute one and the same instrument.
3. Except as herein amended, the Agreement is affirmed and ratified in each and every particular.

[SIGNATURE PAGES FOLLOW]

Contract Control Number: PWADM-201314013-02

Contractor Name: TRANSCORE, LP

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at Denver, Colorado as of November 27, 2018.

SEAL



CITY AND COUNTY OF DENVER

ATTEST:

Debra Johnson

Debra Johnson, Clerk and Recorder,
Ex-Officio Clerk of the City and
County of Denver

By

Michael B. Hancock
Michael B. Hancock, Mayor

APPROVED AS TO FORM:

Attorney for the City and County of
Denver

By

Steven J. Hahn
Steven J. Hahn, Assistant City
Attorney

REGISTERED AND COUNTERSIGNED:

By

Brendan J. Hanlon
Brendan Hanlon, CFO of Finance

By

Valerie G. Walling
Valerie G. Walling, Deputy Auditor



Contract Control Number: PWADM-201314013-02

Contractor Name: TRANSCORE, LP

By: *RS*

Name: Ryan Saville
(please print)

Title: Associate Vice President
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)



THIRD AMENDATORY AGREEMENT

This **THIRD AMENDATORY AGREEMENT** is made between the **CITY AND COUNTY OF DENVER**, a municipal corporation of the State of Colorado (the “City”) and **TRANSCORE ITS, LLC**, a Delaware limited liability company whose address is 4415 Lewis Road, Harrisburg, Pennsylvania 17111-2541 (the “Vendor”), jointly (“the Parties”).

WITNESSETH:

A. The Parties entered into an Agreement dated March 5, 2014, a First Amendatory Agreement dated August 11, 2014, and a Second Amendatory Agreement dated November 27, 2018 (collectively, the “Agreement”) relating to the replacement of Denver’s traffic signal system software with Advanced Traffic Management System (ATMS).

B. The Parties wish to amend the Agreement to extend the term and increase the maximum contract amount.

NOW THEREFORE, in consideration of the premises and the Parties’ mutual covenants and obligations, the Parties agree as follows:

1. Section 4 of the Agreement entitled **TERM** is amended to read as follows:

“4. **TERM:** The term of the Agreement is January 1, 2014 through December 31, 2026.”

2. Section 5 of the Agreement entitled **COMPENSATION AND PAYMENT** Sub-paragraph D(i) entitled “**Maximum Contract Liability**” is amended to read as follows:

“5. **COMPENSATION AND PAYMENT:**

D. Maximum Contract Liability:

(i) Notwithstanding any other provision of the Agreement, the City’s maximum payment obligation will not exceed **ONE MILLION THIRTY-FOUR THOUSAND NINE HUNDRED FIFTY-EIGHT DOLLARS AND NINETY-ONE CENTS (\$1,034,958.91)** (the “Maximum Contract Amount”). The City is not obligated to execute an Agreement or any amendments for any further services, including any services performed by Vendor beyond that specifically described in Exhibits A and B. Any services performed beyond those in Exhibits A and B are performed at Vendor’s risk and without authorization under this Agreement.”

3. As herein amended, the Agreement is affirmed and ratified in each and every particular.

4. This Third Amendatory Agreement will not be effective or binding on the City until it has been fully executed by all required signatories of the City and County of Denver, and if required by Charter, approved by the City Council.

Contract Control Number: DOTI-202159306-03 [201314013-03]
Contractor Name: TRANSCORE ITS, LLC

IN WITNESS WHEREOF, the parties have set their hands and affixed their seals at
 Denver, Colorado as of: 7/28/2021

SEAL

DocuSigned by:



CITY AND COUNTY OF DENVER:

ATTEST:

DocuSigned by:

401385B9DD354C3...

Clerk and Recorder/Public Trustee

Paul López

By:

DocuSigned by:

63CED49359814EC...

Mayor

Michael B. Hancock

APPROVED AS TO FORM:

REGISTERED AND COUNTERSIGNED:

Attorney for the City and County of Denver

By:

DocuSigned by:

8516E28B779745C...

Mr.

Steven J. Hahn

By:

DocuSigned by:

975CC37373F64C1...

Chief Financial Officer

Brendan J Hanlon

By:

DocuSigned by:

58A5EA19E528400...

Deputy Auditor

valerie walling

Contract Control Number:

DOTI-202159306-03 [201314013-03]

Contractor Name:

TRANSCORE ITS, LLC

By:  AA2D20235AD348C...

Name: Ryan Saville
(please print)

Title: Associate Vice President
(please print)

ATTEST: [if required]

By: _____

Name: _____
(please print)

Title: _____
(please print)



2940 South 300 West, Unit D
 South Salt Lake City, UT 84115
 801-886-9170 phone 801-886-9169 fax
 www.transcore.com

May 18, 2021

Nick Tolle
 Project Manager
 City and County of Denver
 Department of Transportation and Infrastructure

Re: The City and County of Denver TCS Contract PWADM-201314013-00 extension

Dear Mr. Tolle,

Please accept this letter as TransCore's acknowledgment and agreement with the City and County of Denver's correspondence requesting extension of The City and County of Denver TCS Agreement PWADM-201314013-00 ("Agreement") period of performance to December 31, 2023.

TransCore will provide TransSuite Maintenance and Support services for the TransSuite TMS Module based on the following fee schedule:

Item Description	From	To	Amount
TransSuite Support and Maintenance (TransSuite TMS Module)	1/1/2022	12/31/2022	\$12,834.62
TransSuite Support and Maintenance (TransSuite TMS Module)	1/1/2023	12/31/2023	\$13,283.83

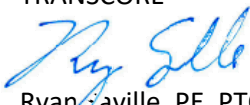
For additional work performed outside of the maintenance agreement the following rates will be used:

	CY 2022	CY 2023
Project Manager	\$215.36	\$221.82
Software Engineer II	\$180.35	\$185.76
Software Engineer I	\$180.35	\$185.76
Communications Specialist	\$143.22	\$147.52
Programmer/Analyst	\$119.88	\$123.48

All other terms of the Agreement remain unchanged.

If you have any questions or need additional information please feel free to contact me, Ryan Saville, with any questions at (801) 808-5190.

Sincerely,
 TRANSCORE


 Ryan Saville, PE, PTOE
 Associate Vice President



2940 South 300 West, Unit D
 South Salt Lake City, UT 84115
 801-886-9170 phone 801-886-9169 fax
 www.transcore.com

May 18, 2021

Nick Tolle
 Project Manager
 City and County of Denver
 Department of Transportation and Infrastructure

Re: The City and County of Denver TCS Contract PWADM-201314013-00 extension

Dear Mr. Tolle,

Please accept this letter as TransCore's acknowledgment and agreement with the City and County of Denver's correspondence requesting extension of The City and County of Denver TCS Agreement PWADM-201314013-00 ("Agreement") period of performance to December 31, 2026.

TransCore will provide TransSuite Maintenance and Support services for the TransSuite TCS Module based on the following fee schedule:

Item Description	From	To	Amount
TransSuite Support and Maintenance (TransSuite TCS Module)	1/1/2022	12/31/2022	\$25,669.23
TransSuite Support and Maintenance (TransSuite TCS Module)	1/1/2023	12/31/2023	\$26,567.65

For additional work performed outside of the maintenance agreement the following rates will be used:

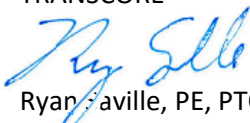
	CY 2022	CY 2023
Project Manager	\$215.36	\$221.82
Software Engineer II	\$180.35	\$185.76
Software Engineer I	\$180.35	\$185.76
Communications Specialist	\$143.22	\$147.52
Programmer/Analyst	\$119.88	\$123.48

Additionally the requirement to maintain an annual agreement for the TransSuite TCS Source Code will be removed starting January 1, 2022.

All other terms of the Agreement remain unchanged.

If you have any questions or need additional information please feel free to contact me, Ryan Saville, with any questions at (801) 808-5190.

Sincerely,
 TRANSCORE


 Ryan Saville, PE, PTOE
 Associate Vice President



2940 South 300 West, Unit D
 South Salt Lake City, UT 84115
 801-886-9170 phone 801-886-9169 fax
 www.transcore.com

May 18, 2021

Nicholas Tolle
 Project Manager
 City and County of Denver
 Department of Transportation and Infrastructure
 Re: The City and County of Denver TCS Contract PWADM-201314013-00 extension

Dear Mr. Tolle,

Please accept this letter as TransCore's acknowledgment and agreement with the City and County of Denver's correspondence requesting extension of The City and County of Denver TCS Agreement PWADM-201314013-00 ("Agreement") period of performance to December 31, 2023.

TransCore's current maintenance agreement with the City of Denver includes provisions to provide work on a time and materials basis using prescribed rates.

For additional work performed outside of the maintenance agreement the following rates will be used:

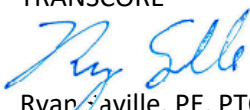
	CY 2022	CY 2023
Project Manager	\$215.36	\$221.82
Software Engineer II	\$180.35	\$185.76
Software Engineer I	\$180.35	\$185.76
Communications Specialist	\$143.22	\$147.52
Programmer/Analyst	\$119.88	\$123.48

The type of services that will be performed using these rates may include:

Service	Estimated Cost
Modifications to TransSuite interfaces to allow CCD to meet business operational needs	\$4,500.00
Addition of new custom features to TransSuite	\$4,500.00
Configuration and deployment of new server hardware for the TransSuite software	\$4,500.00
Installation, configuration and training on additional TransSuite modules that CCD may procure	\$4,500.00
Technical consulting	\$4,500.00
Configuration and support of C2C interfaces with other TransSuite systems (i.e. C2C connections with CDOT and Lakewood)	\$4,500.00
Provide support for Adaptive Signal Control systems	\$8,502.25
Total:	\$35,502.25

If you have any questions or need additional information please feel free to contact me, Ryan Saville, with any questions at (801) 808-5190.

Sincerely,
 TRANSCORE


 Ryan Saville, PE, PTOE
 Associate Vice President

Item	Description	Cost (based on <= 50 signal controllers)	notes
1	project management	\$15,000.00	
3	furnish and install central system software, including database, middleware, and other 3rd party software.	\$45,855.00	
4	software license fee	\$0.00	Licence fee covered by City and County of Denver Contract
5	software licensing fee for database, middleware, and other third party software	\$9,957.00	optional item - required if County does not provide SQL database license
6	System Configuration and integration	\$21,798.00	
7	data backup system, cabling and networking hardware	\$7,328.00	optional item - not required if County IT establishes system backups
11	generate databases, maps, intersection graphics, configuration files and integration	\$6,603.97	
13	system documentation	\$11,520.00	
14	Central System software warranty (1st year)	\$0.00	included as part of initial deployment
15	Year 2 - limited system software maintenance	\$5,606.66	
15	Year 3 - limited system software maintenance	\$5,830.93	
15	Year 4 - limited system software maintenance	\$10,000.00	
15	Year 5 - limited system software maintenance	\$10,000.00	
20	Training	\$10,000.00	
20.2	Training (central system(Regional Sessions - Extra 1-week Training Session	\$9,970.50	
24-28	Software Escrow account (years 1-5)	\$0.00	covered under existing Denver Contract, escrow agreement applies to all TransSuite users
29	Module for traffic signal asset management system (support work order creation, work order tracking, scheduling, and inventorying).	\$48,135.00	optional module
32	Adaptive Module (ACDSS)	\$0.00	optional module, County expressed this is not a task they are considering at this time.

4430 S. Adams County Parkway, W2000B
Brighton, CO 80601
o: 720.523.6969 | bstaley@adcogov.org
www.adcogov.org

From: Saville, Ryan [<mailto:Ryan.Saville@transcore.com>]

Sent: Thursday, May 24, 2018 4:20 PM

To: Brian Staley

Cc: Preston, Alex

Subject: TransSuite for Adams County

Brian,

Alex told me the great news that that the County has decided to go with TransSuite TCS. He indicated you needed some more information to help with the procurement process.

To help with the process I have attached a copy of our Contract with the City and County of Denver. Within the contract there are 3 sections of note for you, that help define how this contract is a vehicle for other agencies to procure TransSuite:

- Section 4: Contract term – Term is through December 31, 2018. However Denver is working on an extension to the contract.
- Section 16: Third Party Beneficiaries – allows for Adams County to purchase based on cost schedule.
- Scope of Work/Cost Schedule: defines the scope of work for system deployment and the cost schedule details procurement/deployment costs based on the number of Traffic Signals the agency has.

I have also attached a spreadsheet that breaks down the cost for Adams County specifically. There are a few items that are optional, I highlighted them in blue.

As far as executing a contract with the county. We will work with you to meet the specific contracting method the county desires. In most cases we are able to accept most agency contract terms without issue.

Feel free to reach out to me with any other questions you may have.
If you do call its best to use my cell – 801-808-5190

Thank you

Ryan T. Saville, P.E., PTOE | Associate Vice President
TransCore | 2940 South 300 West Unit D | Salt Lake City, UT 84115
Office: 801.886.9170 | Cell: 801.808.5190

Shannon Sprague

From: Shannon Sprague
Sent: Wednesday, July 11, 2018 11:02 AM
To: Brian Staley
Cc: Mandi Myers; Jen Tierney
Subject: RE: TransSuite for Adams County - ses71118

Hi Brian,

Thank You for providing the information regarding the Transcore and the traffic signal system software; I will be able to spend quality time reviewing the information and developing an action plan thereafter on Friday, 7/13/18. I will email you accordingly after my review either Friday, 7/13/18 or Monday, 7/16/18.

I will be out tomorrow, 7/12 for my admin day and I have critical deadlines for a few items today for completion with one item being the issuance of the Lowell Project IFB for Jennifer Shi and Rene V.

On a side note, I felt that the conversation that I had with Rene and Jennifer Shi yesterday afternoon regarding the IFB /RFP templates, project schedules, and POs for projects was really productive. If you heard otherwise, I would love to get feedback so that we can continue to strengthen the communication between our departments.

Please let me know if you have any comments, concerns, etc. with the aforementioned information. Happy Wednesday!

Thanks A Bunch!



Shannon E. Sprague, CPPB
Contract Specialist II, *Finance Department*
ADAMS COUNTY, COLORADO
4430 S Adams County Pkwy Ste C4000A
Brighton, CO 80601-8212
Direct: 720.523.6052 | Main: 720.523.6050

ssprague@adcogov.org | www.adcogov.org

From: Brian Staley
Sent: Wednesday, July 11, 2018 10:01 AM
To: Shannon Sprague
Cc: Mandi Myers; Jen Tierney
Subject: FW: TransSuite for Adams County

Shannon,

Following up on our traffic signal system software discussion yesterday, attached is the Trans Suite pricing and contract based upon the CCD regional procurement.

Best,

Brian



Brian Staley, PE, PTOE
Deputy Director, *Public Works*
ADAMS COUNTY, COLORADO



2940 South 300 West, Unit D
South Salt Lake City, UT 84115
801-886-9170 phone 801-886-9169 fax
www.transcore.com

February 6, 2019

Ms. Shannon Sprague, CPPB &
Mr. Brian Staley
Adams County, Colorado
Re: TransSuite TCS Deployment for Adams County

Dear Ms. Sprague and Mr. Staley:

This quote is provided by TransCore to deploy TransSuite TCS for Adams County, Colorado.

ASSUMPTIONS

The following assumptions are included in this quote:

- Services and Cost Schedule to be provided by TransCore are detailed in the contract between TransCore and The City and County of Denver with Contract Number PWADM-201314013-00 and its two amendments: PWADM-201314013-01 & PWADM-201314013-02. These contract documents have been provided to Adams County.
- Delivery and installation delay of approximately six (6) months will be afforded to the County as the County needs additional time to prepare for the TransSuite deployment. Once ready for deployment the City will issue a formal NTP to TransCore.
- Cost Schedule Line Item 15 is system software maintenance for Year 2 – 5 in the total amount of \$41,437.59. This County can pre-pay for these services as a lump sum or each year, TransCore will invoice the County for the amount for the corresponding year.
- Cost Schedule Line Item 20 – Training provides a quantity of two (2) training sessions with the County. The first to be conducted immediately after TransSuite has been deployed. The second to be conducted at a date selected by the County, after users have had a chance to work with the system and require more in-depth training. Both training sessions will be 2 days in length.
- Cost Schedule Line Item 20.2 – Extra Training provides an additional week-long training course for County Staff to be executed based on County needs. This training is an optional addition to the cost schedule. This service can be provided at any time for the County at the same price.

PRICING

Transcore provides the following pricing to provide the services detailed in the attached Statement of Work:

Item	Description	Cost (based on <= 50 signal controllers)	notes
1	project management	\$15,000.00	
3	furnish and install central system software, including database, middleware, and other 3rd party software.	\$45,855.00	
4	software license fee	\$0.00	License fee covered by City and County of Denver Contract
6	System Configuration and integration	\$21,798.00	
11	generate databases, maps, intersection graphics, configuration files and integration	\$6,603.97	
13	system documentation	\$11,520.00	



2940 South 300 West, Unit D
 South Salt Lake City, UT 84115
 801-886-9170 phone 801-886-9169 fax
 www.transcore.com

Item	Description	Cost (based on <= 50 signal controllers)	notes
14	Central System software warranty (1st year)	\$0.00	included as part of initial deployment
15	Year 2 - limited system software maintenance	\$5,606.66	
15	Year 3 - limited system software maintenance	\$5,830.93	
15	Year 4 - limited system software maintenance	\$10,000.00	
15	Year 5 - limited system software maintenance	\$10,000.00	
20	Training	\$10,000.00	provides quantity of 2 - 2-day long training courses
20.2	Training (central system) Regional Sessions - Extra 1-week Training Session	\$9,970.50	optional item - additional week-long training course
24-28	Software Escrow account (years 1-5)	\$0.00	covered under existing Denver Contract, escrow agreement applies to all TransSuite users

Feel free to contact me with any questions at 801-808-5190 or email ryan.saville@transcore.com

Sincerely,
 TRANSCORE

Ryan Saville, PE, PTOE
 Associate Vice President

Shannon Sprague

From: Shannon Sprague
Sent: Tuesday, February 05, 2019 5:26 PM
To: 'Saville, Ryan'
Cc: Brian Staley
Subject: RE: Adams County TransCore TransSuite Software - DRCOG / CCD New Quote Request - UPDATE REVISE 2519

Importance: High

Greetings Ryan,

The County has reviewed the quote provided and below are the following current clarifications, and modifications that need to be addressed. I would like to have a final quote with all services and pricing to the County executives for approval by early next week to ensure that approval is granted by the end of the month, but also with the caveat that this will have a potential six (6) month installation and implementation delay, as Brian will be the PM or his designee will assist with implementation and installation schedule upon approval.

Action Item:

1. Can you please review and provide a revise quote as soon as possible.
2. Can you provide a time to further discuss the clarifications, modifications, etc. or provide a response and revised quote by 12:00PM - Friday, 2/8/19?

Please let me know if you have any additional questions or concerns etc.

➤ **Quote Review Items for additional modification and clarifications:**

- County will provide the SQL licensing and system backups, so both items can be omitted from the scope.

5	software licensing fee for database, middleware, and other third-party software	\$9,957.00	optional item - required if County does not provide SQL database license
7	data backup system, cabling and networking hardware	\$7,328.00	optional item - not required if County IT establishes system backups

2. Cost Schedule Line Item 15 is system software maintenance for Year 2 – 5 in the total amount of \$41,437.59; is Transcore requesting prepayment for the maintenance?

This is covered in the assumptions section of the quote – Prepayment is not required. Some agencies have opted for pre-payment, others we invoice for on a per annum basis

- **County:** ***Are years 4 & 5 charged at the standard market rate?***

2. Cost Schedule Line Item 20.2 for an extra week of training; what is included in the initial training and included in this line item.

This is covered in the assumptions section of the quote. Initial training includes quantity of 2 2-day training sessions. The additional training is an optional item that provides an additional week of training.

- **County:** ***Please provide additional information about training structure; max number of attendees, field vs. classroom time, etc. in order for the County to make an educated decision about quantity of training to secure. Please also include recommendations for training, feedback from similar agencies' deployments, etc. regarding the training program.***

Please reply with any additional questions or concerns with the aforementioned action items and information as request.

Happy Tuesday!

Thanks A Bunch!



Shannon E. Sprague, CPPB
Contract Specialist III, Finance Department
ADAMS COUNTY, COLORADO
4430 S Adams County Pkwy Ste C4000A
Brighton, CO 80601-8212
Direct: 720.523.6052 | Main: 720.523.6050

ssprague@adcogov.org | www.adcogov.org

From: Saville, Ryan [mailto:Ryan.Saville@transcore.com]
Sent: Wednesday, January 23, 2019 8:01 PM
To: Shannon Sprague
Cc: Brian Staley
Subject: RE: Adams County TransCore TransSuite Software - DRCOG / CCD New Quote Request - REPLY REQUIRED 12219

Shannon,

Thank you for reaching out.

I have attached a quote from TransCore. The quote incorporates your requests below.
I have also attached a copy of our Contract with the City and County of Denver and its 2 amendments (3 pdf's in total).

See below in red, my comments to your request.

If you need anything else from me please let me know

Thank you

Ryan T. Saville, P.E., PTOE | Associate Vice President
TransCore | 2940 South 300 West Unit D | Salt Lake City, UT 84115
Office: 801.886.9170 | Cell: 801.808.5190

From: Shannon Sprague <SSprague@adcogov.org>
Sent: Tuesday, January 22, 2019 3:28 PM
To: Saville, Ryan <Ryan.Saville@transcore.com>
Cc: Brian Staley <BStaley@adcogov.org>
Subject: Adams County TransCore Transuite Software - DRCOG / CCD New Quote Request - REPLY REQUIRED 12219
Importance: High

Good Afternoon Ryan,

Adams County received the news that the City and County of Denver contract with Transcore has officially been extended to January 22, 2022 and would like to pursue an agreement as previously discussed based on Item 16. i.e. Adams County as a DRCOG Participant.

Attached are the previous contract and cost schedule; I would like to request an updated information:

1. A copy of the current contract that was signed with City and County of Denver.
Contract and 2 amendments attached to email

2. A revised cost schedule based on the agreement and with the following clarifications / factors to be included:
 - a. Quote shall be based on a delivery and installation delay of approximately six (6) months as the County needs additional time to prepare for these software services.
This is covered in the assumptions section of the quote
 - b. Cost Schedule Line Item 15 is system software maintenance for Year 2 – 5 in the total amount of \$41,437.59; is Transcore requesting prepayment for the maintenance?
This is covered in the assumptions section of the quote – Prepayment is not required. Some agencies have opted for pre-payment, others we invoice for on a per annum basis
 - c. Additional understanding of what entails with the project management line item for \$15K i.e. hourly rate of PM and how many hours are needed for the County.
This task is based on Task 1 – Initiation, Management and Administration from Exhibit A – Scope of Work from the Contract with The City and County of Denver. The full scope of this task can be referenced there. In addition to the project manager labor costs, the project management costs includes labor costs for administrative staff, printing of materials for meetings and travel costs. Hourly rate for TransCore project manager is \$210/hr. For the \$15,000 pay item this equates to 71.4 hours of the project managers time, not accounting for administrative, printing and travel costs. For the services being provided the 70 hours for a project manager is commensurate with other projects of similar scope.
 - d. Cost Schedule Line Item 20.2 for an extra week of training; what is included in the initial training and included in this line item.
This is covered in the assumptions section of the quote. Initial training includes quantity of 2 2-day training sessions. The additional training is an optional item that provides an additional week of training.
 - e. Removal of Line 29 as the County does not require that line item of service.
Item has been removed from the cost schedule

Please reply with the requested information **on or close of business by Thursday, January 24th**. Please reply with any additional comments, questions, concerns, etc.

We look forward to working with you!

Thanks A Bunch!



Shannon E. Sprague, CPPB

Contract Specialist III, Finance Department

ADAMS COUNTY, COLORADO

4430 S Adams County Pkwy Ste C4000A

Brighton, CO 80601-8212


Direct: 720.523.6052 | Main: 720.523.6050

ssprague@adcogov.org | www.adcogov.org

SAM Search Results
List of records matching your search for :

Search Term : TRANSCORE LP*
Record Status: Active

ENTITY	TransCore, LP	Status: Active
DUNS: 150742583	+4:	CAGE Code: 2L799 DoDAAC:
Expiration Date: 03/22/2020	Has Active Exclusion?: No	Debt Subject to Offset?: No
Address: 3721 Tecport Dr Ste 102		
City: Harrisburg	State/Province: PENNSYLVANIA	
ZIP Code: 17111-1200	Country: UNITED STATES	

 ADAMS COUNTY COLORADO	APPENDIX F SINGLE, EMERGENCY, OR COOPERATIVE SOURCE FORM <i>(Use this form for requests over \$5,000 and for items/services not on Appendix E)</i>	Approval Date 10/31/12
	DIVISION AND POLICY NUMBER PURCHASING	Revision Date 05/01/15

REQUESTED BY (Name): Brian Staley, Public Works Deputy Director DATE: Feb. 27, 2019

SUPPLIER & COMMODITY OR SERVICE: TransCore

APPROVED BY (Mgr. or Elected Official): Kristin Sullivan YEAR 1-5-2022 \$ 152,185.06

PURCHASING POLICY EXCEPTION ITEM	CHECK ONE
1. Item(s) or service has been formally awarded to a vendor by the State of Colorado, MAPO, or other cooperative purchasing group and the product meets the needs of Adams County.	<input checked="" type="checkbox"/>
2. The product or service is of a unique nature, or allows for standardization with existing equipment and will provide exceptional value to Adams County.	<input type="checkbox"/>
3. Emergency purchases where the well being of the citizens, employees or County property may be endangered if the purchase is delayed.	<input type="checkbox"/>
4. Adams County currently has a contract in place with a vendor for like products or services and the compatibility and/or continuity of those products or services are paramount to the success of the department or elected officials function.	<input type="checkbox"/>

Please Note: Use of this form is required for items/services not already preapproved by the BOCC (Appendix E), and requires the approval of the Elected Official, Department Director, Purchasing Manager, Adams County Manager, or the BOCC in accordance with the value of the purchase and Adams County (see Policy #1010).

The Department/Elected Official must provide written justification (including total cost) to Purchasing for review and forwarding to Adams County Manager, who may request BOCC approval. Attach additional sheets as required.

The Adams County Public Works team recommends that we participate in the regional procurement for the TransSuite[®] software package, which was completed by the City and County of Denver (CCD) with support from the Colorado Department of Transportation (CDOT). This central control software meets our needs for access and control of the traffic signals owned and operated by the County. This software is currently used by neighboring jurisdictions including CCD, CDOT, and the City of Thornton, which will be helpful with future inter-agency cooperation for access and control of signals across jurisdictional boundaries. The total product cost for the implementation and 1st year of maintenance is \$120,747.50.

Request is:

☒ Approved ☐ Denied

Purchasing Agent: Juan Espinoza

Date: 3/4/19

☒ Approved ☐ Denied

Purchasing Manager: Kim Polard

Date: 3/8/19

☒ Approved ☐ Denied

County Manager: [Signature]

Date: 3-12-19

Comment:

This was presented in Study Session on 2/26/19; Per City and County of Denver Contract No. 201314013 / 2nd Amendment / 1/22/2022 ;

County is included in DR COG

Appendix F: Single, Emergency, or Cooperative Source Form (DOCS# 4987986)



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution for Final Acceptance of the Public Improvements Constructed at the Ridgeview Estates Subdivision Filing 1, 160 th Ave & Monaghan Rd, (Case No.'s PLT2018-00044, PLT2019-00026, EGR2018-00050, EGR2019-00041, SUB2020-00011, SIA2019-00019, UTL2021-00220).
FROM: Brian Staley, PE, PTOE Director of Public Works
AGENCY/DEPARTMENT: Public Works
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: That the Board of County Commissioners approve a resolution granting Final Acceptance of the public improvements constructed at the Ridgeview Estates subdivision filing 1, 160th Ave & Monaghan Rd, (Case No.'s PLT2018- 00044, PLT2019-00026, EGR2018-00050, EGR2019-00041, SUB2020-00011, SIA2019-00019, UTL2021-00220).

BACKGROUND:

The Ridgeview Estates Filing Number 1 is located at 160th Ave and Monaghan Rd. in unincorporated Adams County as indicated by the attached map (Exhibit A). The public improvements for the Ridgeview Estates Filing Number 1 were granted Preliminary Acceptance on October 26th, 2021. As outlined in the Development Improvements Agreement attached to resolution number 2020-483, approved on September 1st, 2020, and resolution 2020-485, approved on September 1st, 2020, all improvements have satisfactorily completed the guaranty period. The Irrevocable Standby Letter of Credit No. 9359014, that has been placed as collateral, will need to be released as part of this Final Acceptance.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Public Works Department
Adams County Community and Economic Development Department
Adams County Attorney's Office

ATTACHED DOCUMENTS:

Exhibit A

FISCAL IMPACT:

No

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION FOR FINAL ACCEPTANCE OF THE PUBLIC IMPROVEMENTS
CONSTRUCTED AT THE Ridgeview Estates subdivision filing 1, 160th Ave & Monaghan Rd,
(Case No.'s PLT2018- 00044, PLT2019-00026, EGR2018-00050, EGR2019-00041, SUB2020-
00011, SIA2019-00019, UTL2021-00220).

WHEREAS, the required public street improvements have been constructed at the Ridgeview Estates subdivision filing 1, 160th Ave & Monaghan Rd, (Case No.'s PLT2018- 00044, PLT2019-00026, EGR2018-00050, EGR2019-00041, SUB2020-00011, SIA2019-00019, UTL2021-00220), in accordance with the approved construction drawings; and,

WHEREAS, in accordance with the provisions of the Adams County Development Standards and Regulations, the public improvements have satisfactorily completed the guaranty period; and,

WHEREAS, in accordance with the Adams County Development Standards and Regulations, the Adams County Public Works Department has inspected the public improvements for Final Acceptance; and,

WHEREAS, the Adams County Public Works Department recommends Final Acceptance of the public improvements constructed at Ridgeview Estates subdivision filing 1; and,

WHEREAS, in accordance with the Adams County Development Standards and Regulations, and the Development Improvements Agreement as approved by resolution number 2020-483, approved on September 1st, 2020, and resolution 2020-485, approved on September 1st, 2020, all improvements have satisfactorily completed the guaranty period. The Irrevocable Standby Letter of Credit No. 9359014 that has been placed as collateral, will need to be released as part of this Final Acceptance.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the public improvements constructed at Ridgeview Estates subdivision filing 1, 160th Ave & Monaghan Rd., be and hereby are accepted and approved in accordance with the provisions of the Adams County Development Standards and Regulations.

BE IT FURTHER RESOLVED, that the Board of County Commissioners hereby authorizes the release of the posted collateral, as noted in The Irrevocable Standby Letter of Credit No. 9359014, as part of this Final Acceptance.

BE IT FURTHER RESOLVED, that the Chair of the Board of County Commissioners is hereby authorized to execute said Final Acceptance and any attending documents on behalf of Adams County.



Exhibit A, Ridgeview Estates, Fil. No. 1, 160th Ave. and Monaghan Rd.



Legend

- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels
- County Boundary

1: 9,999



0.3 0 0.16 0.3 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

PLT2018-00044, PLT2019-00026, EGR2018-00050, EGR2019-00041, SUB2020-00011, SIA2019-00019, UTL2021-00220



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Approving Adams County Human Services Department Core Service Program Plan for Submission to the State of Colorado
FROM: Katie McDougal
AGENCY/DEPARTMENT: Human Services
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: Approve

BACKGROUND:

In 1991, Article 5.5 of Title 26 was enacted to create the Colorado Family Preservation Act. Although the program is defined in State statute as Family Preservation, the program is referenced in Colorado Department of Human Services (CDHS) Section 7.303.1 to 7.303.17 (12 CCR 2509-4) as the Core Services Program. Pursuant to Section 26-5.5-103, C.R.S., the Core Services Program serves families with children who are at imminent risk of out-of-home placement, or who, without intervention, risks continued involvement with the child welfare system as established by rules promulgated by the State Board of Human Services.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Child and Family Services, CDHS

ATTACHED DOCUMENTS:

RESOLUTION APPROVING ADAMS COUNTY HUMAN SERVICES DEPARTMENT CORE SERVICES PROGRAM PLAN FOR SUBMISSION TO THE STATE OF COLORADO, Core II Plan Packet

FISCAL IMPACT:

No

6.L

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING ADAMS COUNTY HUMAN SERVICES
DEPARTMENT CORE SERVICES PROGRAM PLAN FOR SUBMISSION TO THE
STATE OF COLORADO

WHEREAS, pursuant to § 26-5.5-103, C.R.S., and 12 CCR 2509-4 (7.303.1-7.303.17) the Core Services Program serves families with children who are in imminent risk of out-of-home placement, or who, without intervention, risk continued involvement with the child welfare system; and,

WHEREAS, the Adams County Department of Human Services is required to submit an annual Core Services Program Plan to the Colorado State Department of Human services; and,

WHEREAS, this Core Services Program Plan has been developed in accordance with the rules promulgated by the Colorado State Department of Human Services and will be submitted to State Division of Child Services for approval and, if approved, will be implemented within the Adams County Human Services Department.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that this Core Services Program Plan between Adams County and the State of Colorado Division of Human Services, a copy of which is attached hereto and incorporated herein by this reference, is hereby approved.

BE IT FURTHER RESOLVED, that the chair is hereby authorized to sign said Core Services Program Plan on behalf of the Board.



COLORADO

**Office of Children,
Youth & Families**

Division of Child Welfare

CORE SERVICES PROGRAM CORE II PLAN

THIRD YEAR OF A THREE-YEAR PLAN

SFY 2022 2023

FOR

Adam **COUNTY**

Please complete signature page, all corresponding Core Services Plan and budget pages, and then submit the original hard copy for approval.

**State Board Summary
Core Service Program - Plan II
FY 2022-2023 80/20 Funding**

Adams County

Services	Resource/ Provider or Number of FTE	Age of Child	Cost per Child Per Month	Cost per Year
Home Based	Various	0-21	\$ 201	\$ 49,981
County Design (Behavioral Health)	Various	0-21	Variable	\$ 356,250
County Design (Family Strengths/Prevention)	Various	0-21	Variable	\$ 404,560
County Design (Foster/Adopt Support)	Various	0-21	Variable	\$ 116,000
Reconnecting Youth	Various	10-21	Variable	\$ 36,000
County Design (Family Outreach)	Various	0-21	Variable	\$ 69,055

Total 80/20 Core \$ 1,031,846

Final Budget Page							
FY 2022-2023							
CORE Services - Plan II							
CFMS Function Code	Service Name	Other DSS Funds (TANF)	Other Source Funds	Total Funds 80/20 1700	Total Funds 100% 1800	Total 100%	TOTAL FUNDS
1700	Home Based Intervention	\$ -	\$ -	\$ 49,981.00	\$ -	\$ -	\$ 49,981.00
1751, 1851	County Design (Behavioral Health)	\$ -	\$ -	\$ 356,250.00	\$ -	\$ -	\$ 356,250.00
1791, 1891	County Design (Family Strengths/ Prevention)	\$ -	\$ -	\$ 404,560.00	\$ -	\$ -	\$ 404,560.00
1747, 1847	County Design (Foster/Adopt Support)	\$ -	\$ -	\$ 116,000	\$ -	\$ -	\$ 116,000.00
1866	Reconnecting Youth	\$ -	\$ -	\$ 36,000	\$ -	\$ -	\$ 36,000.00
1758	County Design (Family Outreach)	\$ -	\$ -	\$ 69,055.00	\$ -	\$ -	\$ 69,055.00
TOTALS		\$ -	\$ -	\$ 1,031,846	\$ -	\$ -	\$ 1,031,846.00
CFMS Functional Codes 7xx denotes 80/20 funded Core Services							
CFMS Functional Codes for Family Stability Services will be determined by funding source: Child							
Welfare Block or County Funds.							



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Approving the Adams County Head Start Child and Adult Care Food Program Annual Renewal Application for FY 2022-2023
FROM: Katie McDougal
AGENCY/DEPARTMENT: Human Services
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: Approve

BACKGROUND:

The Child and Adult Care Food Program (CACFP) is a USDA reimbursable funding source provided to Adams County Head Start (ACHS) for the nutrition program, serving enrolled children breakfast, lunch, and snacks when they are present in school. Annually, ACHS completes a renewal application online in the Colorado Nutrition Portal (CNP) to begin the reimbursement process for FY 2022-2023 (October 2022 – September 2023).

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Adams County Human Services, Head Start

ATTACHED DOCUMENTS:

Resolution Approving the Adams County Head Start Child and Adult Care Food Program annual Renewal Application, Monitoring Plan 2022-2023, Executive Summary CACFP Application 2022-2023, Child & Adult Care Food Program Site Application for 2022 – 2023, CACFP Budget 2022-2023, Approval of Adams County Head Start Child and Adult Care Food Program, 2022-2023 CACFP Application; BOCC Letter

FISCAL IMPACT:

No

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY

RESOLUTION APPROVING THE ADAMS COUNTY HEAD START CHILD AND
ADULT CARE FOOD PROGRAM ANNUAL RENEWAL APPLICATION
FOR FY 2022 - 2023

WHEREAS, the Adams County Board of Commissioners, on behalf of the Adams County Head Start Program, seek to renew the Child and Adult Care Food Program for an additional year; and,

WHEREAS, by means of the attached funding source application, Adams County Head Start will serve enrolled children breakfast, lunch, and snacks when they are present in school.

NOW THEREFORE, BE IT RESOLVED by the Board of County Commissioners, County of Adams, State of Colorado, that the Adams County Head Start Child and Adult Care Food Program Annual Renewal Application for FY 2022-2023 be approved.

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



COLORADO
Prevention Services Division
 Department of Public Health & Environment

CHILD AND ADULT CARE FOOD PROGRAM (CACFP)

Budget for Sponsors of Affiliated and Unaffiliated Centers

SPONSORS OF CENTERS ADMINISTRATIVE AND FOOD SERVICE BUDGET SUMMARY

This protected page is the Final Budget summary and includes the CACFP portions of revenue and expenses from the line item categories throughout this workbook. Use these values to enter totals in the corresponding fields of the Institution Budget Detail section in the online CHEARS application packet. This workbook is the detail that supports the data in the online CHEARS budget and must be attached in the online CHEARS application packet.

SPONSORS OF CENTERS BUDGET	AMOUNT
A. ANTICIPATED ANNUAL CACFP REIMBURSEMENT	
Number of Sites Participating	6
1. CACFP Revenue	\$ 242,788.60
2. Other Revenue	\$ 115,000.00
Total Revenue	\$ 357,788.60
B. FOOD SERVICE OPERATING EXPENSES	
1. Food Purchases	\$ 142,975.00
2. Food Service Labor	\$ 59,086.41
3. Food Service Contractor Fee	\$ -
4. Non-Food Supplies	\$ 28,595.00
5. Food Service Equipment & Transportation Costs	\$ -
Total Operating Costs	\$ 230,656.41
C. NET OPERATING AMOUNT	
1. Difference (A-B)	\$ 127,132.19
D. ADMINISTRATIVE OPERATING EXPENSES	
1. Administrative Salary Expenses	\$ 13,260.61
2. Site Administrative Salary Expenses	\$ -
3. Office Supplies	\$ -
4. Postage	\$ -
5. Transportation for Facility Monitoring	\$ -
6. Telephone	\$ -
7. Office Rent/Mortgage Payment/Lease	\$ -
8. Utilities (if not included in rent)	\$ -
9. Other (Equipment, Training, Insurance, Dues, Indirect, etc.)	\$ -
Total Administrative Costs	\$ 13,260.61
Total 15% Admin Cap allowed (Pulls from Revenue tab)	\$ 31,911.90
E. SUMMARY	
1. Total Expenses	\$ 243,917.02
2. Total Anticipated Annual CACFP Reimbursement	\$ 242,788.60

Note: This is the amount of revenue to enter into the online CHEARS budget.

Note: When entering into online CHEARS budget, please specify category.

Child & Adult Care Food Program Institution Budget for 2022 - 2023

0010101 Status: Active

Adams County Board of Commissioners - Head Start

DBA:

4430 S ADAMS COUNTY PKWY
BRIGHTON, CO 80601-8222

Type of Agency: Government Agency

Agreement Type: Institution of Affiliated Sites

Budget Version: OriginalInstitution Complete
This Column**FOR STATE USE ONLY
Approved****A. ANTICIPATED ANNUAL REVENUE**

If this is a new budget for a new fiscal year, refer to the budget submitted in the previous fiscal year to assist with completing this form.

Number of Sites Participating 6

1. CACFP Meal Reimbursement	\$212,746.00	\$0.00
2. CACFP Cash in Lieu Reimbursement	\$30,042.60	\$0.00
3. Other Revenue	\$115,000.00	\$0.00
Total Revenue	\$357,788.60	\$0.00

B. FOOD SERVICE OPERATING EXPENSES

1. Food Purchases	\$142,975.00	\$0.00
2. Food Service Labor	\$59,086.41	\$0.00
3. Food Service Contractor Fee	\$0.00	\$0.00
4. Non-Food Supplies	\$28,595.00	\$0.00
5. Food Service Equipment	\$0.00	\$0.00
Total Operating Costs	\$230,656.41	\$0.00

C. NET OPERATING AMOUNT

1. Difference (A-B)	\$127,132.19	\$0.00
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D. ADMINISTRATIVE OPERATING EXPENSES (For Sponsoring Organizations Only)

1. Administrative Salary Expenses	\$13,260.61	\$0.00
2. Site Administrative Salary Expenses	\$0.00	\$0.00
3. Office Supplies	\$0.00	\$0.00
4. Postage	\$0.00	\$0.00
5. Transportation for Facility Monitoring	\$0.00	\$0.00
6. Telephone	\$0.00	\$0.00
7. Office Rent/Mortgage Payment	\$0.00	\$0.00
8. Utilities (if not included in rent)	\$0.00	\$0.00
9. Other:	\$0.00	\$0.00
Total Administrative Costs	\$13,260.61	\$0.00

Note: May not exceed 15% of meal reimbursement (excludes cash-in-lieu).

E. SUMMARY

1.	Total CACFP Expenses (Operating and Administrative)	\$243,917.02	\$0.00
2.	Total Anticipated Annual CACFP Reimbursement	\$242,788.60	\$0.00

If Total CACFP Expenses exceed the Total Anticipated Annual CACFP Reimbursement, describe how the institution intends to pay for these expenses.

Adams County receives a grant for the Head Start Program. There is \$115,000 budgeted into grant to cover any costs above the CACFP reimbursement amount.

If the Total Anticipated Annual CACFP Reimbursement exceeds Total CACFP Expenses, describe how the institution intends to use these funds to improve the food service operation.

Budget Detail Worksheet (Attach Here)

Institutions must account for the cost of operating a nonprofit food service. Attach a detailed budget itemizing each cost item.

Institutions are required to disclose and identify any financial information that inhibits the State from making an informed assessment of the allowability of a particular cost. If any expenses require disclosure, attach a detailed explanation.

Actions	Notes	Version	Uploaded By
View File		Original	GSandoval 09/23/2022
View File		Original	GSandoval 09/23/2022

Created By: GSandoval on: 9/23/2022 10:59:34 AM Modified By: GSandoval on: 9/23/2022 1:25:48 PM



Financial Risk Assessment Questionnaire

(For use with subrecipients/recipients only)

ATTACHMENT _____

Important Information:

- *Local Public Health Agencies do not need to complete this form since their financial risk is determined by the Financial Risk Management System (FRMS).*
- *This form should be completed and reviewed by Agency staff with the most knowledge of the accounting system and fiscal internal control structure.*
- *Reference the Frequently Asked Questions document for questions or additional guidance for completing the Financial Risk Assessment Questionnaire.*
- *Note - Any questions that remain unanswered (including requested explanations that do not answer the questions asked) may be assessed the highest risk rating for that question leading to an overall increased financial risk rating.*

Name of Agency: Adams County Head Start

Name and Title of person completing this form: Gabriella Sandoval; Fiscal Analyst

General Agency Information:

- 1) Provide the total annual operating budget for the agency. \$5,352,002
- 2) Provide the total number of grants received in the agency's current fiscal year. (State, Federal, Private Foundation) 11
- 3) How long has the agency been doing business? 20+
- 4) How many total FTE are there in the agency? 72.5
- 5) Has the agency had any significant changes in key personnel who work on CDPHE contracts or its accounting systems in the last year? (e.g. Controller, Executive Director, Accounting Manager, Program Manager, etc.) Yes Please explain the changes.

Adams County has a new County Manager-Noel Bernal

6.M

- 6) When is the agency's fiscal year end? 10/22
- 7) Does the agency have employee fidelity bond/insurance coverage for all its employees? Yes

Programmatic Performance:

- 8) Not including the contract you are seeking, please provide the total dollar amount of "CDPHE only" contracts that the agency is currently receiving. 0
- 9) Has the agency administered programs in the past similar to its current proposal? Yes
If so, please list the programs the agency administered.
CACFP
- 10) Has the agency previously met all deliverables of its contracts on time and as described in its statement of work? Yes
If no, please explain why the agency was unable to meet the deliverable(s).
- 11) Is the agency serving as a fiscal agent for another agency that will complete the actual work on the contract? No
- 12) Is the agency planning to sub-award any portion of this contract to complete the deliverables?
No If so, please provide the anticipated percentage.

Fiscal Performance:

- 13) How many total FTE perform accounting functions within the agency? 1.0
- 14) Does the agency receive an annual financial statement audit? Yes
If yes, provide a link or electronic copy of your most recent audit report.
<https://www.adcogov.org/general-accounting>
- 15) Does the agency receive an audit under the Single Audit Act/Uniform Administrative Requirements, 2 CFR 200, subpart F (Government Auditing Standards) Yes
If yes, provide a link or electronic copy of your most recent audit report.
<https://www.adcogov.org/general-accounting>
- 16) Are agency accounting records kept in accordance with Generally Accepted Accounting Principles (GAAP)? Yes (Refer to the FAQ for more information on GAAP.)
- 17) Does the agency accounting system allow separation of all assets, liabilities, revenue, and expenditures by funding source? Yes

18) Are accounting records supported by source documentation (such as receipt, invoices, timesheets, other)? Yes

19) Please explain how you allocate your common costs (e.g., phone, rent, utilities).

Adams County Head Start has common expenses that are shared among funding sources. These funding sources are separated by a unique business unit based on funding source allowability and requirements.

20) Please explain the agency's procedures for reviewing all expenditures to ensure that all costs are reasonable, allowable, and allocated correctly to each funding source.

Expenses are recorded in the correct reporting period, expenses are allowable, allocable, are reasonable, and that the cost is supported by documentation. We have an SOP that ensures all purchases adhere to the cost principles, and to verify all needed items have been received. We have internal controls that are both preventative and detective.

21) Does the agency have documented procedures in place to ensure that the accounting records are free from errors? Yes **If yes, provide an electronic copy of the agency's documented procedures.** Our accounting department runs monthly integrity reports to ensure system accuracy.

If you have documented procedures, have they been updated to reflect working in the pandemic? Yes

22) This contract will be a cost reimbursement basis. Does the agency have an adequate cash flow that will enable it to manage finances between the time costs are incurred and reimbursed? Yes Please explain how the agency intends to cover costs prior to requesting the reimbursement. As a reminder it can take up to 45 days to receive reimbursement from CDPHE once an invoice has been reviewed and accepted.

Adams County Head Start is under Adams County umbrella so we have reserves to cover costs until reimbursements are made.

23) Does the agency have a time and effort reporting system in place to account for 100% of each employees' actual time spent on each project? Yes Please explain how the agency documents actual hours worked for each employee, by funding source.

Adams County Head Start has unique business units that are used to account for time spend on project.

24) Does the agency have an active oversight committee/board and is the committee/board provided financial reports and information on a regular basis? Yes If yes, please indicate the frequency of the meetings. Monthly

25) Use this space for any additional information (indicate section and item numbers if a continuation)

**** Retain this completed form in your records for any additional funding applications within a twelve month period. Any changes will require a new form to be submitted****

Provide the name and title of the agency representative reviewing these responses prior to submission to CDPHE. Note this must be a different individual than the person completing the form.

Agency Reviewer Name and Title (required)

Date

Agency Preparer Please sign and date below:

Agency Preparer Signature and Title (required)

09/23/22

Date

Child & Adult Care Food Program Site Application for 2022 - 2023

0010101 Status: Active
Adams County Board of Commissioners - Head Start
 DBA:
 4430 S ADAMS COUNTY PKWY
 BRIGHTON, CO 80601-8222
 Type of Agency: Government Agency
 Agreement Type: Institution of Affiliated Sites

00129 Status: Active
BRIGHTON HEAD START II
 1850 E EGBERT ST
 STE G10
 BRIGHTON, CO 80601-2485

Version: Rev. 22

License / Registration Information

1. Site Type:

Child Care ☐

Outside School Hours ☐

Emergency/Homeless Shelter ☐

Head Start ☒

At-risk Afterschool Care Center ☐

Adult Day Care Center ☐
2. Tax Status: Nonprofit
 If Other, please explain:
3. License Number: 1527678
4. License Effective Date: 01/01/2006
5. License Expiration Date: 05/31/2023
6. License Capacity: 60
7. Age Range of Participants: From: 3 Yrs 0 Mos To: 5 Yrs 0 Mos
8. Do you provide child care for infants under 12 months old? ☐ Yes ☒ No

Physical Address

9. Address Line 1: 1850 E EGBERT ST
 Address Line 2: STE G10
10. City: BRIGHTON
11. State: CO Zip: 80601-2485
12. County: Adams (001)

Mailing Address

13. Address Line 1: 11860 Pecos Street
 Address Line 2:
14. City: Westminster
15. State: CO Zip: 80234

Center Information


16. Affiliation: ☒ Affiliated ☐ Unaffiliated
 Affiliated means the sites are part of the institution.
 Unaffiliated means the sites are not part of the institution.
17. Has this site previously participated in the CACFP under a sponsoring organization? ☐ Yes ☒ No
 A sponsoring organization is an organization entirely responsible for the administration of the CACFP on behalf of its participating sites.
 If yes, provide previous institution's name and participating dates:

Adams County Head Start - Participation dates are unknown

Facility Contact - Person in charge of this center on a daily basis

Salutation First Name Last Name

18. Name: Gabriela Rico

19. Email Address:  grico@adcogov.org

20. Facility Phone: (720) 523-4606 Ext: Fax:

21. Cell/Alt Phone: (720) 473-0008

22. Title: Education Supervisor

Schedule

23. A. Months of Operation (Check all that apply)

All: ☐ Jan: ☒ Feb: ☒ Mar: ☒ Apr: ☒ May: ☒ Jun: ☐
Jul: ☐ Aug: ☒ Sep: ☒ Oct: ☒ Nov: ☒ Dec: ☒

B. Days of Operation (Check all that apply)

Mon-Fri: ☐
Mon: ☒ Tue: ☒ Wed: ☒ Thu: ☒ Fri: ☒ Sat: ☐ Sun: ☐

Regular Schedule

24. Normal Hours of Operation: Time Open: 8:30 AM Time Close: 3:30 PM

25. Regular Meals

Indicate the start time and end time for each meal/snack routinely served that the site plans to claim on the CACFP.

If Multiple Shifts is checked, provide an explanation in question 28.

Meals Served	Start Time	End Time	Multiple Shifts?
<input checked="" type="checkbox"/> Breakfast	8:30 AM	9:15 AM	<input checked="" type="checkbox"/>
<input type="checkbox"/> AM Snack			<input type="checkbox"/>
<input checked="" type="checkbox"/> Lunch	11:30 AM	12:30 PM	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> PM Snack	2:15 PM	3:30 PM	<input checked="" type="checkbox"/>
<input type="checkbox"/> Supper			<input type="checkbox"/>
<input type="checkbox"/> Late Snack			<input type="checkbox"/>

26. At-risk Meals

School Days			Non-School Days		
Meals Served	Start Time	End Time	Multiple Shifts?	Start Time	End Time
<input type="checkbox"/> Breakfast			<input type="checkbox"/>		
<input type="checkbox"/> AM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Lunch			<input type="checkbox"/>		
<input type="checkbox"/> PM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Supper			<input type="checkbox"/>		
<input type="checkbox"/> Late Snack			<input type="checkbox"/>		

Weekend Schedule

27. Weekend Hours of Operations: Time Open: Time Close:

Additional Notes

28. Additional notes related to Meal Service:

Lunch times are staggered as times indicated above to accommodate timing for all three classrooms at BHS

Participants

29. Participation by Income Eligibility Categories :
- | | |
|----------------------------|----|
| A. Free Category: | 48 |
| B. Reduced-Price Category: | 0 |
| C. Paid Category: | 0 |
| D. Total Enrolled: | 48 |

For-profit Eligibility Child Care Sites

Method Used to Qualify Eligible Participants:

For-profit institutions are eligible to participate if 25% of enrolled participants or 25% of the license capacity of the institutions are CCAP beneficiaries or are eligible for Free and Reduced meals as documented by valid and current Income Eligibility Forms. Select the method used to qualify.

30. ☐ Title XX (CCAP)

Number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

For each CCAP county fiscal agreement, add the expiration date of the fiscal agreement. Attach a copy of each county's fiscal agreement to CACFP for review and approval.

County

Expiration Date

31. ☐ Free and Reduced Price Meal Participants

Free	Reduced	Paid	Percentage
0	0	0	0.00 %

Food Service

Note: If the site contracts with a school or vendor, send a copy of the the Food Service Management Contract to the CACFP. The site must use the CACFP Food Service Contract Template.

32. How are meals prepared?
- ☐ Prepared on site
- ☒ Prepared at Central Facility and Delivered
- ☐ Contracted with a Public School
- ☐ Purchased from a food service vendor
- ☐ Other

If Other, please explain:

33. Do you have a food service contract? ☐ Yes ☒ No

34. If meals are prepared at a Central Facility and delivered, please list address of facility:

11860 Pecos Street, Westminster, CO 80234

35. Check all meals that are purchased through a food service vendor:

☐ Breakfast ☐ AM Snack ☐ Lunch ☐ PM Snack ☐ Supper ☐ Late Snack

36. Name of Food Service Vendor or Public School:

37. Contract Period: From: To:

Adult Day Care Center Only

38. Medicaid certified? ☐ Yes ☐ No

39. Survey/Medicaid Certification Date:

40. Select the method used to qualify: ☐ Title XIX ☐ Title XX

41. Total number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

NOTE: Send a copy of the center's Human Services Medicaid Assistance Fiscal Agreements, Medicaid Remittance Advice Report and current Enrollment Roster to the CACFP.

42. Enter each agency with which the site has a fiscal agreement and the agreement expiration date:

Agency

Expiration Date

43. Does the site receive benefits under Part C of Title III of the older Americans Act for any meals? ☐ Yes ☐ No

44. If yes, for which meal(s) does the site receive benefits?

ADC Certification

- ☐ As an authorized responsible principal or individual of this institution, I acknowledge the receipt of both CACFP and Medicaid Waiver funds. I certify that CACFP funds must be used to meet the specific meal content and quantity requirements defined by the CACFP Meal Pattern for adults. All CACFP reimbursement will be exhausted for food service operating and administrative costs prior to using Medicaid funds for meal service provided to Medicaid beneficiaries. I acknowledge the submission of an accurate financial plan, which determines usage of both CACFP and Medicaid funding as it relates to adult day meal services. This data will be used during CACFP reviews to ensure the absence of duplicative funding. I acknowledge that this institution may be held liable for any overpayment or misuse of funding, which could result in corrective action or termination.

At-risk Afterschool Eligibility

45. Program Year of School Data – At Risk Qualifying Base Year:

46. Free and Reduced Enrollment Percentage: 0.00 %

Site is: ☐ Attendance Area Eligible – Eligible based on this site.
☐ Attendance Area Eligible – Eligible based on another site.

Select the qualifying site for the At Risk Program:

Other:

47. Indicate type of education or enrichment activities provided at the center. Check all that apply.

- | | | |
|---|---|---|
| <input type="checkbox"/> Arts/Music | <input type="checkbox"/> Reading room/library | <input type="checkbox"/> Life skills |
| <input type="checkbox"/> Health skills | <input type="checkbox"/> Counseling | <input type="checkbox"/> Character and leadership development |
| <input type="checkbox"/> Study aids | <input type="checkbox"/> Mentoring | <input type="checkbox"/> Homework assistance |
| <input type="checkbox"/> Fitness and recreation | <input type="checkbox"/> Computer lab | <input type="checkbox"/> Tutoring |
| <input type="checkbox"/> Other | | |

If Other, please explain:

Health Inspection

48. All CACFP participants must submit a health inspection that has occurred at the site within the last 12 months.

Indicate Date of Health Inspection: 03/01/2021

Created By: LOliver on: 9/19/2022 2:31:19 PM Modified By: LOliver on: 9/19/2022 2:44:28 PM

Child & Adult Care Food Program Site Application for 2022 - 2023

0010101 Status: Active
Adams County Board of Commissioners - Head Start
 DBA:
 4430 S ADAMS COUNTY PKWY
 BRIGHTON, CO 80601-8222
 Type of Agency: Government Agency
 Agreement Type: Institution of Affiliated Sites

11731 Status: Inactive
CREEKSIDE HEAD START
 9189 GALE BLVD
 THORNTON, CO 80260-4962

Version: Rev. 20

License / Registration Information

1. Site Type:

Child Care ☐

Outside School Hours ☐

Emergency/Homeless Shelter ☐

Head Start ☒

At-risk Afterschool Care Center ☐

Adult Day Care Center ☐
2. Tax Status: Nonprofit
 If Other, please explain:
3. License Number: 1540002
4. License Effective Date: 04/26/2006
5. License Expiration Date: 04/30/2023
6. License Capacity: 34
7. Age Range of Participants: From: 3 Yrs 0 Mos To: 5 Yrs 0 Mos
8. Do you provide child care for infants under 12 months old? ☐ Yes ☒ No

Physical Address

9. Address Line 1: 9189 GALE BLVD
 Address Line 2:
10. City: THORNTON
11. State: CO Zip: 80260-4962
12. County: Adams (001)

Mailing Address

13. Address Line 1: 11860 Pecos Street
 Address Line 2:
14. City: Westminster
15. State: CO Zip: 80234

Center Information

16. Affiliation: ☒ Affiliated ☐ Unaffiliated
 Affiliated means the sites are part of the institution.
 Unaffiliated means the sites are not part of the institution.
17. Has this site previously participated in the CACFP under a sponsoring organization? ☐ Yes ☒ No
 A sponsoring organization is an organization entirely responsible for the administration of the CACFP on behalf of its participating sites.
 If yes, provide previous institution's name and participating dates:

Adams County Head Start - I don't know how long we have participated

Facility Contact - Person in charge of this center on a daily basis

Salutation	First Name	Last Name
------------	------------	-----------

18. Name: Najla Ullah-Najee

19. Email Address:  nnajee-ullah@adcogov.org

20. Facility Phone: (303) 428-6477 Ext: Fax:

21. Cell/Alt Phone: (720) 273-9624

22. Title: Education Supervisor

Schedule

23. A. Months of Operation (Check all that apply)

All: ☐ Jan: ☒ Feb: ☒ Mar: ☒ Apr: ☒ May: ☒ Jun: ☐
Jul: ☐ Aug: ☒ Sep: ☒ Oct: ☒ Nov: ☒ Dec: ☒

B. Days of Operation (Check all that apply)

Mon-Fri: ☐
Mon: ☒ Tue: ☒ Wed: ☒ Thu: ☒ Fri: ☒ Sat: ☐ Sun: ☐

Regular Schedule

24. Normal Hours of Operation: Time Open: 8:30 AM Time Close: 3:30 PM

25. Regular Meals

Indicate the start time and end time for each meal/snack routinely served that the site plans to claim on the CACFP.

If Multiple Shifts is checked, provide an explanation in question 28.

Meals Served	Start Time	End Time	Multiple Shifts?
<input checked="" type="checkbox"/> Breakfast	8:30 AM	9:30 AM	<input checked="" type="checkbox"/>
<input type="checkbox"/> AM Snack			<input type="checkbox"/>
<input checked="" type="checkbox"/> Lunch	11:45 AM	12:45 PM	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> PM Snack	2:15 PM	3:15 PM	<input checked="" type="checkbox"/>
<input type="checkbox"/> Supper			<input type="checkbox"/>
<input type="checkbox"/> Late Snack			<input type="checkbox"/>

26. At-risk Meals

School Days			Non-School Days		
Meals Served	Start Time	End Time	Multiple Shifts?	Start Time	End Time
<input type="checkbox"/> Breakfast			<input type="checkbox"/>		
<input type="checkbox"/> AM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Lunch			<input type="checkbox"/>		
<input type="checkbox"/> PM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Supper			<input type="checkbox"/>		
<input type="checkbox"/> Late Snack			<input type="checkbox"/>		

Weekend Schedule

27. Weekend Hours of Operations: Time Open: Time Close:

Additional Notes

28. Additional notes related to Meal Service:

Lunch times staggered as indicated above to accommodate service to two classrooms at CHS

Participants

29. Participation by Income Eligibility Categories :
- | | |
|----------------------------|----|
| A. Free Category: | 34 |
| B. Reduced-Price Category: | 0 |
| C. Paid Category: | 0 |
| D. Total Enrolled: | 34 |

For-profit Eligibility Child Care Sites

Method Used to Qualify Eligible Participants:

For-profit institutions are eligible to participate if 25% of enrolled participants or 25% of the license capacity of the institutions are CCAP beneficiaries or are eligible for Free and Reduced meals as documented by valid and current Income Eligibility Forms. Select the method used to qualify.

30. ☐ Title XX (CCAP)

Number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

For each CCAP county fiscal agreement, add the expiration date of the fiscal agreement. Attach a copy of each county's fiscal agreement to CACFP for review and approval.

County	Expiration Date
--------	-----------------

31. ☐ Free and Reduced Price Meal Participants

Free	Reduced	Paid	Percentage
0	0	0	0.00 %

Food Service

Note: If the site contracts with a school or vendor, send a copy of the the Food Service Management Contract to the CACFP. The site must use the CACFP Food Service Contract Template.

32. How are meals prepared?
- ☐ Prepared on site
- ☒ Prepared at Central Facility and Delivered
- ☐ Contracted with a Public School
- ☐ Purchased from a food service vendor
- ☐ Other

If Other, please explain:

33. Do you have a food service contract? ☐ Yes ☒ No

34. If meals are prepared at a Central Facility and delivered, please list address of facility:

11860 Pecos Street, Westminster, CO 80234

35. Check all meals that are purchased through a food service vendor:

☐ Breakfast ☐ AM Snack ☐ Lunch ☐ PM Snack ☐ Supper ☐ Late Snack

36. Name of Food Service Vendor or Public School:

37. Contract Period: From: To:

Adult Day Care Center Only

38. Medicaid certified? ☐ Yes ☐ No

39. Survey/Medicaid Certification Date:

40. Select the method used to qualify: ☐ Title XIX ☐ Title XX

41. Total number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

NOTE: Send a copy of the center's Human Services Medicaid Assistance Fiscal Agreements, Medicaid Remittance Advice Report and current Enrollment Roster to the CACFP.

42. Enter each agency with which the site has a fiscal agreement and the agreement expiration date:

Agency

Expiration Date

43. Does the site receive benefits under Part C of Title III of the older Americans Act for any meals? ☐ Yes ☐ No

44. If yes, for which meal(s) does the site receive benefits?

ADC Certification

- ☐ As an authorized responsible principal or individual of this institution, I acknowledge the receipt of both CACFP and Medicaid Waiver funds. I certify that CACFP funds must be used to meet the specific meal content and quantity requirements defined by the CACFP Meal Pattern for adults. All CACFP reimbursement will be exhausted for food service operating and administrative costs prior to using Medicaid funds for meal service provided to Medicaid beneficiaries. I acknowledge the submission of an accurate financial plan, which determines usage of both CACFP and Medicaid funding as it relates to adult day meal services. This data will be used during CACFP reviews to ensure the absence of duplicative funding. I acknowledge that this institution may be held liable for any overpayment or misuse of funding, which could result in corrective action or termination.

At-risk Afterschool Eligibility

45. Program Year of School Data – At Risk Qualifying Base Year:

46. Free and Reduced Enrollment Percentage: 0.00 %

Site is: ☐ Attendance Area Eligible – Eligible based on this site.
☐ Attendance Area Eligible – Eligible based on another site.

Select the qualifying site for the At Risk Program:

Other:

47. Indicate type of education or enrichment activities provided at the center. Check all that apply.

- | | | |
|---|---|---|
| <input type="checkbox"/> Arts/Music | <input type="checkbox"/> Reading room/library | <input type="checkbox"/> Life skills |
| <input type="checkbox"/> Health skills | <input type="checkbox"/> Counseling | <input type="checkbox"/> Character and leadership development |
| <input type="checkbox"/> Study aids | <input type="checkbox"/> Mentoring | <input type="checkbox"/> Homework assistance |
| <input type="checkbox"/> Fitness and recreation | <input type="checkbox"/> Computer lab | <input type="checkbox"/> Tutoring |
| <input type="checkbox"/> Other | | |

If Other, please explain:

Health Inspection

48. All CACFP participants must submit a health inspection that has occurred at the site within the last 12 months.

Indicate Date of Health Inspection: 03/08/2021

Created By: LOliver on: 9/19/2022 2:44:45 PM Modified By: LOliver on: 9/19/2022 2:47:08 PM

Child & Adult Care Food Program Site Application for 2022 - 2023

0010101 Status: Active
Adams County Board of Commissioners - Head Start
 DBA:
 4430 S ADAMS COUNTY PKWY
 BRIGHTON, CO 80601-8222
 Type of Agency: Government Agency
 Agreement Type: Institution of Affiliated Sites

11730 Status: Inactive
LITTLE STAR HEAD START
 3990 W 74TH AVE
 WESTMINSTER, CO 80030-4709

Version: Rev. 21

License / Registration Information

1. Site Type:

Child Care ☐

Outside School Hours ☐

Emergency/Homeless Shelter ☐

Head Start ☒

At-risk Afterschool Care Center ☐

Adult Day Care Center ☐
2. Tax Status: Nonprofit
 If Other, please explain:
3. License Number: 1528191
4. License Effective Date: 08/20/2012
5. License Expiration Date: 08/31/2023
6. License Capacity: 48
7. Age Range of Participants: From: 3 Yrs 0 Mos To: 5 Yrs 0 Mos
8. Do you provide child care for infants under 12 months old? ☐ Yes ☒ No

Physical Address

9. Address Line 1: 3990 W 74TH AVE
 Address Line 2:
10. City: WESTMINSTER
11. State: CO Zip: 80030-4709
12. County: Adams (001)

Mailing Address

13. Address Line 1: 11860 Pecos Street
 Address Line 2:
14. City: Westminster
15. State: CO Zip: 80234

Center Information

16. Affiliation: ☒ Affiliated ☐ Unaffiliated
 Affiliated means the sites are part of the institution.
 Unaffiliated means the sites are not part of the institution.
17. Has this site previously participated in the CACFP under a sponsoring organization? ☐ Yes ☒ No
 A sponsoring organization is an organization entirely responsible for the administration of the CACFP on behalf of its participating sites.
 If yes, provide previous institution's name and participating dates:

Adams County Head Start - participation dates unknown

Facility Contact - Person in charge of this center on a daily basis

Salutation First Name Last Name

18. Name: Najla Najee-Ullah

19. Email Address:  nnajee-ullah@adcogov.org

20. Facility Phone: (303) 428-6477 Ext: Fax:

21. Cell/Alt Phone: (720) 273-9624

22. Title: Education Manager

Schedule

23. A. Months of Operation (Check all that apply)

All: ☐ Jan: ☒ Feb: ☒ Mar: ☒ Apr: ☒ May: ☒ Jun: ☐

Jul: ☐ Aug: ☒ Sep: ☒ Oct: ☒ Nov: ☒ Dec: ☒

B. Days of Operation (Check all that apply)

Mon-Fri: ☐

Mon: ☒ Tue: ☒ Wed: ☒ Thu: ☒ Fri: ☒ Sat: ☐ Sun: ☐

Regular Schedule

24. Normal Hours of Operation: Time Open: 8:30 AM Time Close: 3:30 PM

25. Regular Meals

Indicate the start time and end time for each meal/snack routinely served that the site plans to claim on the CACFP.

If Multiple Shifts is checked, provide an explanation in question 28.

Meals Served	Start Time	End Time	Multiple Shifts?
<input checked="" type="checkbox"/> Breakfast	8:30 AM	9:00 AM	<input checked="" type="checkbox"/>
<input type="checkbox"/> AM Snack			<input type="checkbox"/>
<input checked="" type="checkbox"/> Lunch	11:30 AM	12:00 PM	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> PM Snack	2:30 PM	3:00 PM	<input checked="" type="checkbox"/>
<input type="checkbox"/> Supper			<input type="checkbox"/>
<input type="checkbox"/> Late Snack			<input type="checkbox"/>

26. At-risk Meals

Meals Served	School Days		Multiple Shifts?	Non-School Days	
	Start Time	End Time		Start Time	End Time
<input type="checkbox"/> Breakfast			<input type="checkbox"/>		
<input type="checkbox"/> AM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Lunch			<input type="checkbox"/>		
<input type="checkbox"/> PM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Supper			<input type="checkbox"/>		
<input type="checkbox"/> Late Snack			<input type="checkbox"/>		

Weekend Schedule

27. Weekend Hours of Operations: Time Open: Time Close:

Additional Notes

28. Additional notes related to Meal Service:

Participants

29. Participation by Income Eligibility Categories :
- | | |
|----------------------------|----|
| A. Free Category: | 32 |
| B. Reduced-Price Category: | 0 |
| C. Paid Category: | 0 |
| D. Total Enrolled: | 32 |

For-profit Eligibility Child Care Sites

Method Used to Qualify Eligible Participants:

For-profit institutions are eligible to participate if 25% of enrolled participants or 25% of the license capacity of the institutions are CCAP beneficiaries or are eligible for Free and Reduced meals as documented by valid and current Income Eligibility Forms. Select the method used to qualify.

30. ☐ Title XX (CCAP)

Number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

For each CCAP county fiscal agreement, add the expiration date of the fiscal agreement. Attach a copy of each county's fiscal agreement to CACFP for review and approval.

County

Expiration Date

31. ☐ Free and Reduced Price Meal Participants

Free	Reduced	Paid	Percentage
0	0	0	0.00 %

Food Service

Note: If the site contracts with a school or vendor, send a copy of the the Food Service Management Contract to the CACFP. The site must use the CACFP Food Service Contract Template.

32. How are meals prepared?
- ☐ Prepared on site
- ☒ Prepared at Central Facility and Delivered
- ☐ Contracted with a Public School
- ☐ Purchased from a food service vendor
- ☐ Other

If Other, please explain:

33. Do you have a food service contract? ☐ Yes ☒ No

34. If meals are prepared at a Central Facility and delivered, please list address of facility:

11860 Pecos Street, Westminster, CO 80234

35. Check all meals that are purchased through a food service vendor:

☐ Breakfast ☐ AM Snack ☐ Lunch ☐ PM Snack ☐ Supper ☐ Late Snack

36. Name of Food Service Vendor or Public School:

37. Contract Period: From: To:

Adult Day Care Center Only

38. Medicaid certified? ☐ Yes ☐ No

39. Survey/Medicaid Certification Date:

40. Select the method used to qualify: ☐ Title XIX ☐ Title XX

41. Total number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

NOTE: Send a copy of the center's Human Services Medicaid Assistance Fiscal Agreements, Medicaid Remittance Advice Report and current Enrollment Roster to the CACFP.

42. Enter each agency with which the site has a fiscal agreement and the agreement expiration date:

Agency

Expiration Date

43. Does the site receive benefits under Part C of Title III of the older Americans Act for any meals? ☐ Yes ☐ No

44. If yes, for which meal(s) does the site receive benefits?

ADC Certification

- ☐ As an authorized responsible principal or individual of this institution, I acknowledge the receipt of both CACFP and Medicaid Waiver funds. I certify that CACFP funds must be used to meet the specific meal content and quantity requirements defined by the CACFP Meal Pattern for adults. All CACFP reimbursement will be exhausted for food service operating and administrative costs prior to using Medicaid funds for meal service provided to Medicaid beneficiaries. I acknowledge the submission of an accurate financial plan, which determines usage of both CACFP and Medicaid funding as it relates to adult day meal services. This data will be used during CACFP reviews to ensure the absence of duplicative funding. I acknowledge that this institution may be held liable for any overpayment or misuse of funding, which could result in corrective action or termination.

At-risk Afterschool Eligibility

45. Program Year of School Data – At Risk Qualifying Base Year:

46. Free and Reduced Enrollment Percentage: 0.00 %

Site is: ☐ Attendance Area Eligible – Eligible based on this site.
☐ Attendance Area Eligible – Eligible based on another site.

Select the qualifying site for the At Risk Program:

Other:

47. Indicate type of education or enrichment activities provided at the center. Check all that apply.

- | | | |
|---|---|---|
| <input type="checkbox"/> Arts/Music | <input type="checkbox"/> Reading room/library | <input type="checkbox"/> Life skills |
| <input type="checkbox"/> Health skills | <input type="checkbox"/> Counseling | <input type="checkbox"/> Character and leadership development |
| <input type="checkbox"/> Study aids | <input type="checkbox"/> Mentoring | <input type="checkbox"/> Homework assistance |
| <input type="checkbox"/> Fitness and recreation | <input type="checkbox"/> Computer lab | <input type="checkbox"/> Tutoring |
| <input type="checkbox"/> Other | | |

If Other, please explain:

Health Inspection

48. All CACFP participants must submit a health inspection that has occurred at the site within the last 12 months.

Indicate Date of Health Inspection: 03/08/2021

Created By: LOliver on: 9/19/2022 2:47:14 PM Modified By: LOliver on: 9/19/2022 2:49:23 PM

Child & Adult Care Food Program Site Application for 2022 - 2023

0010101 Status: Active
Adams County Board of Commissioners - Head Start
 DBA:
 4430 S ADAMS COUNTY PKWY
 BRIGHTON, CO 80601-8222
 Type of Agency: Government Agency
 Agreement Type: Institution of Affiliated Sites

91210 Status: Active
NORTHGLENN HEAD START
 10675 WASHINGTON ST
 NORTHGLENN, CO 80233-4101

Version: Rev. 3

License / Registration Information

1. Site Type:

Child Care ☐

Outside School Hours ☐

Emergency/Homeless Shelter ☐

Head Start ☒

At-risk Afterschool Care Center ☐

Adult Day Care Center ☐
2. Tax Status: Nonprofit
 If Other, please explain:
3. License Number: 1758867
4. License Effective Date: 09/17/2021
5. License Expiration Date: 10/31/2022
6. License Capacity: 48
7. Age Range of Participants: From: 3 Yrs 0 Mos To: 5 Yrs 0 Mos
8. Do you provide child care for infants under 12 months old? ☐ Yes ☒ No

Physical Address

9. Address Line 1: 10675 WASHINGTON ST
 Address Line 2:
10. City: NORTHGLENN
11. State: CO Zip: 80233-4101
12. County: Adams (001)

Mailing Address

13. Address Line 1: 11860 Pecos Street
 Address Line 2:
14. City: Westminster
15. State: CO Zip: 80234


Center Information

16. Affiliation: ☒ Affiliated ☐ Unaffiliated
 Affiliated means the sites are part of the institution.
 Unaffiliated means the sites are not part of the institution.
17. Has this site previously participated in the CACFP under a sponsoring organization? ☐ Yes ☒ No
 A sponsoring organization is an organization entirely responsible for the administration of the CACFP on behalf of its participating sites.
 If yes, provide previous institution's name and participating dates:

Facility Contact - Person in charge of this center on a daily basis

Salutation First Name Last Name

18. Name: Aimee Ferreras

19. Email Address:  aferreras@adcogov.org

20. Facility Phone: (303) 286-4141 Ext: Fax:

21. Cell/Alt Phone: (541) 699-7668

22. Title: Education Supervisor

Schedule

23. A. Months of Operation (Check all that apply)

All: ☐ Jan: ☒ Feb: ☒ Mar: ☒ Apr: ☒ May: ☒ Jun: ☐

Jul: ☐ Aug: ☒ Sep: ☒ Oct: ☒ Nov: ☒ Dec: ☒

B. Days of Operation (Check all that apply)

Mon-Fri: ☐

Mon: ☒ Tue: ☒ Wed: ☒ Thu: ☒ Fri: ☒ Sat: ☐ Sun: ☐

Regular Schedule

24. Normal Hours of Operation: Time Open: 8:30 AM Time Close: 3:30 PM

25. Regular Meals

Indicate the start time and end time for each meal/snack routinely served that the site plans to claim on the CACFP.

If Multiple Shifts is checked, provide an explanation in question 28.

Meals Served	Start Time	End Time	Multiple Shifts?
<input checked="" type="checkbox"/> Breakfast	8:30 AM	9:00 AM	<input checked="" type="checkbox"/>
<input type="checkbox"/> AM Snack			<input type="checkbox"/>
<input checked="" type="checkbox"/> Lunch	11:00 AM	11:30 AM	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> PM Snack	2:00 PM	2:30 PM	<input checked="" type="checkbox"/>
<input type="checkbox"/> Supper			<input type="checkbox"/>
<input type="checkbox"/> Late Snack			<input type="checkbox"/>

26. At-risk Meals

Meals Served	School Days		Multiple Shifts?	Non-School Days	
	Start Time	End Time		Start Time	End Time
<input type="checkbox"/> Breakfast			<input type="checkbox"/>		
<input type="checkbox"/> AM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Lunch			<input type="checkbox"/>		
<input type="checkbox"/> PM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Supper			<input type="checkbox"/>		
<input type="checkbox"/> Late Snack			<input type="checkbox"/>		

Weekend Schedule

27. Weekend Hours of Operations: Time Open: Time Close:

Additional Notes

28. Additional notes related to Meal Service:

Participants

29. Participation by Income Eligibility Categories :
- | | |
|----------------------------|----|
| A. Free Category: | 48 |
| B. Reduced-Price Category: | 0 |
| C. Paid Category: | 0 |
| D. Total Enrolled: | 48 |

For-profit Eligibility Child Care Sites

Method Used to Qualify Eligible Participants:

For-profit institutions are eligible to participate if 25% of enrolled participants or 25% of the license capacity of the institutions are CCAP beneficiaries or are eligible for Free and Reduced meals as documented by valid and current Income Eligibility Forms. Select the method used to qualify.

30. ☐ Title XX (CCAP)

Number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

For each CCAP county fiscal agreement, add the expiration date of the fiscal agreement. Attach a copy of each county's fiscal agreement to CACFP for review and approval.

County	Expiration Date
--------	-----------------

31. ☐ Free and Reduced Price Meal Participants

Free	Reduced	Paid	Percentage
0	0	0	0.00 %

Food Service

Note: If the site contracts with a school or vendor, send a copy of the the Food Service Management Contract to the CACFP. The site must use the CACFP Food Service Contract Template.

32. How are meals prepared?
- ☐ Prepared on site
 - ☒ Prepared at Central Facility and Delivered
 - ☐ Contracted with a Public School
 - ☐ Purchased from a food service vendor
 - ☐ Other

If Other, please explain: Information provided to Tri-County for virtual health inspection on 9/13/2021

33. Do you have a food service contract? ☐ Yes ☒ No

34. If meals are prepared at a Central Facility and delivered, please list address of facility:

Adams County Human Services 11860 Pecos Street, Westminster 80234

35. Check all meals that are purchased through a food service vendor:

☐ Breakfast ☐ AM Snack ☐ Lunch ☐ PM Snack ☐ Supper ☐ Late Snack

36. Name of Food Service Vendor or Public School:

37. Contract Period:

From:

To:

Adult Day Care Center Only38. Medicaid certified? ☐ Yes ☐ No

39. Survey/Medicaid Certification Date:

40. Select the method used to qualify: ☐ Title XIX ☐ Title XX

41. Total number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

NOTE: Send a copy of the center's Human Services Medicaid Assistance Fiscal Agreements, Medicaid Remittance Advice Report and current Enrollment Roster to the CACFP.

42. Enter each agency with which the site has a fiscal agreement and the agreement expiration date:

Agency

Expiration Date

43. Does the site receive benefits under Part C of Title III of the older Americans Act for any meals? ☐ Yes ☐ No

44. If yes, for which meal(s) does the site receive benefits?

ADC Certification

- ☐ As an authorized responsible principal or individual of this institution, I acknowledge the receipt of both CACFP and Medicaid Waiver funds. I certify that CACFP funds must be used to meet the specific meal content and quantity requirements defined by the CACFP Meal Pattern for adults. All CACFP reimbursement will be exhausted for food service operating and administrative costs prior to using Medicaid funds for meal service provided to Medicaid beneficiaries. I acknowledge the submission of an accurate financial plan, which determines usage of both CACFP and Medicaid funding as it relates to adult day meal services. This data will be used during CACFP reviews to ensure the absence of duplicative funding. I acknowledge that this institution may be held liable for any overpayment or misuse of funding, which could result in corrective action or termination.

At-risk Afterschool Eligibility

45. Program Year of School Data – At Risk Qualifying Base Year:

46. Free and Reduced Enrollment Percentage: 0.00 %

Site is: ☐ Attendance Area Eligible - Eligible based on this site.
☐ Attendance Area Eligible – Eligible based on another site.

Select the qualifying site for the At Risk Program:

Other:

47. Indicate type of education or enrichment activities provided at the center. Check all that apply.

- | | | |
|---|---|---|
| <input type="checkbox"/> Arts/Music | <input type="checkbox"/> Reading room/library | <input type="checkbox"/> Life skills |
| <input type="checkbox"/> Health skills | <input type="checkbox"/> Counseling | <input type="checkbox"/> Character and leadership development |
| <input type="checkbox"/> Study aids | <input type="checkbox"/> Mentoring | <input type="checkbox"/> Homework assistance |
| <input type="checkbox"/> Fitness and recreation | <input type="checkbox"/> Computer lab | <input type="checkbox"/> Tutoring |
| <input type="checkbox"/> Other | | |

If Other, please explain:

Health Inspection

48. All CACFP participants must submit a health inspection that has occurred at the site within the last 12 months.

Indicate Date of Health Inspection: 12/06/2021

Created By: LOliver on: 9/19/2022 2:49:28 PM Modified By: LOliver on: 9/19/2022 2:51:11 PM

Child & Adult Care Food Program Site Application for 2022 - 2023

0010101 Status: Active
Adams County Board of Commissioners - Head Start
 DBA:
 4430 S ADAMS COUNTY PKWY
 BRIGHTON, CO 80601-8222
 Type of Agency: Government Agency
 Agreement Type: Institution of Affiliated Sites

11733 Status: Inactive
RAINBOW HEAD START
 8401 CIRCLE DR
 WESTMINSTER, CO 80031-3732

Version: Rev. 21

License / Registration Information

1. Site Type:

Child Care ☐

Outside School Hours ☐

Emergency/Homeless Shelter ☐

Head Start ☒

At-risk Afterschool Care Center ☐

Adult Day Care Center ☐
2. Tax Status: Nonprofit
 If Other, please explain:
3. License Number: 1540005
4. License Effective Date: 04/26/2006
5. License Expiration Date: 04/30/2023
6. License Capacity: 64
7. Age Range of Participants: From: 3 Yrs 0 Mos To: 5 Yrs 0 Mos
8. Do you provide child care for infants under 12 months old? ☐ Yes ☒ No

Physical Address

9. Address Line 1: 8401 CIRCLE DR
 Address Line 2:
10. City: WESTMINSTER
11. State: CO Zip: 80031-3732
12. County: Adams (001)

Mailing Address

13. Address Line 1: 11860 Pecos Street
 Address Line 2:
14. City: Westminister
15. State: CO Zip: 80234

Center Information

16. Affiliation: ☒ Affiliated ☐ Unaffiliated
 Affiliated means the sites are part of the institution.
 Unaffiliated means the sites are not part of the institution.
17. Has this site previously participated in the CACFP under a sponsoring organization? ☐ Yes ☒ No
 A sponsoring organization is an organization entirely responsible for the administration of the CACFP on behalf of its participating sites.
 If yes, provide previous institution's name and participating dates:

Adams County Head Start - participating dates are unknown

Facility Contact - Person in charge of this center on a daily basis

Salutation	First Name	Last Name
------------	------------	-----------

18. Name: Najla Najee-Ullah

19. Email Address:  nnajee-ullah@adcogov.org

20. Facility Phone: (303) 428-6477 Ext: Fax:

21. Cell/Alt Phone: (720) 273-9624

22. Title: Education Supervisor

Schedule

23. A. Months of Operation (Check all that apply)

All: ☐ Jan: ☒ Feb: ☒ Mar: ☒ Apr: ☒ May: ☒ Jun: ☐
Jul: ☐ Aug: ☒ Sep: ☒ Oct: ☒ Nov: ☒ Dec: ☒

B. Days of Operation (Check all that apply)

Mon-Fri: ☐
Mon: ☒ Tue: ☒ Wed: ☒ Thu: ☒ Fri: ☒ Sat: ☐ Sun: ☐

Regular Schedule

24. Normal Hours of Operation: Time Open: 8:30 AM Time Close: 3:30 PM

25. Regular Meals

Indicate the start time and end time for each meal/snack routinely served that the site plans to claim on the CACFP.
If Multiple Shifts is checked, provide an explanation in question 28.

Meals Served	Start Time	End Time	Multiple Shifts?
<input checked="" type="checkbox"/> Breakfast	8:30 AM	9:30 AM	<input checked="" type="checkbox"/>
<input type="checkbox"/> AM Snack			<input type="checkbox"/>
<input checked="" type="checkbox"/> Lunch	11:30 AM	12:30 PM	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> PM Snack	2:15 PM	3:15 PM	<input checked="" type="checkbox"/>
<input type="checkbox"/> Supper			<input type="checkbox"/>
<input type="checkbox"/> Late Snack			<input type="checkbox"/>

26. At-risk Meals

School Days			Non-School Days		
Meals Served	Start Time	End Time	Multiple Shifts?	Start Time	End Time
<input type="checkbox"/> Breakfast			<input type="checkbox"/>		
<input type="checkbox"/> AM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Lunch			<input type="checkbox"/>		
<input type="checkbox"/> PM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Supper			<input type="checkbox"/>		
<input type="checkbox"/> Late Snack			<input type="checkbox"/>		

Weekend Schedule

27. Weekend Hours of Operations: Time Open: Time Close:

Additional Notes

28. Additional notes related to Meal Service:

Lunch meals are staggered to accommodate classroom staggered mealtimes at center

Participants

29. Participation by Income Eligibility Categories :
- | | |
|----------------------------|----|
| A. Free Category: | 48 |
| B. Reduced-Price Category: | 0 |
| C. Paid Category: | 0 |
| D. Total Enrolled: | 48 |

For-profit Eligibility Child Care Sites

Method Used to Qualify Eligible Participants:

For-profit institutions are eligible to participate if 25% of enrolled participants or 25% of the license capacity of the institutions are CCAP beneficiaries or are eligible for Free and Reduced meals as documented by valid and current Income Eligibility Forms. Select the method used to qualify.

30. ☐ Title XX (CCAP)

Number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

For each CCAP county fiscal agreement, add the expiration date of the fiscal agreement. Attach a copy of each county's fiscal agreement to CACFP for review and approval.

County	Expiration Date
--------	-----------------

31. ☐ Free and Reduced Price Meal Participants

Free	Reduced	Paid	Percentage
0	0	0	0.00 %

Food Service

Note: If the site contracts with a school or vendor, send a copy of the the Food Service Management Contract to the CACFP. The site must use the CACFP Food Service Contract Template.

32. How are meals prepared?
- ☐ Prepared on site
- ☒ Prepared at Central Facility and Delivered
- ☐ Contracted with a Public School
- ☐ Purchased from a food service vendor
- ☐ Other

If Other, please explain:

33. Do you have a food service contract? ☐ Yes ☒ No

34. If meals are prepared at a Central Facility and delivered, please list address of facility:

11860 Pecos Street, Westminster, CO 80234

35. Check all meals that are purchased through a food service vendor:

☐ Breakfast ☐ AM Snack ☐ Lunch ☐ PM Snack ☐ Supper ☐ Late Snack

36. Name of Food Service Vendor or Public School:

37. Contract Period: From: To:

Adult Day Care Center Only

38. Medicaid certified? ☐ Yes ☐ No

39. Survey/Medicaid Certification Date:

40. Select the method used to qualify: ☐ Title XIX ☐ Title XX

41. Total number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

NOTE: Send a copy of the center's Human Services Medicaid Assistance Fiscal Agreements, Medicaid Remittance Advice Report and current Enrollment Roster to the CACFP.

42. Enter each agency with which the site has a fiscal agreement and the agreement expiration date:

Agency

Expiration Date

43. Does the site receive benefits under Part C of Title III of the older Americans Act for any meals? ☐ Yes ☐ No

44. If yes, for which meal(s) does the site receive benefits?

ADC Certification

- ☐ As an authorized responsible principal or individual of this institution, I acknowledge the receipt of both CACFP and Medicaid Waiver funds. I certify that CACFP funds must be used to meet the specific meal content and quantity requirements defined by the CACFP Meal Pattern for adults. All CACFP reimbursement will be exhausted for food service operating and administrative costs prior to using Medicaid funds for meal service provided to Medicaid beneficiaries. I acknowledge the submission of an accurate financial plan, which determines usage of both CACFP and Medicaid funding as it relates to adult day meal services. This data will be used during CACFP reviews to ensure the absence of duplicative funding. I acknowledge that this institution may be held liable for any overpayment or misuse of funding, which could result in corrective action or termination.

At-risk Afterschool Eligibility

45. Program Year of School Data – At Risk Qualifying Base Year:

46. Free and Reduced Enrollment Percentage: 0.00 %

Site is: ☐ Attendance Area Eligible – Eligible based on this site.
☐ Attendance Area Eligible – Eligible based on another site.

Select the qualifying site for the At Risk Program:

Other:

47. Indicate type of education or enrichment activities provided at the center. Check all that apply.

- | | | |
|---|---|---|
| <input type="checkbox"/> Arts/Music | <input type="checkbox"/> Reading room/library | <input type="checkbox"/> Life skills |
| <input type="checkbox"/> Health skills | <input type="checkbox"/> Counseling | <input type="checkbox"/> Character and leadership development |
| <input type="checkbox"/> Study aids | <input type="checkbox"/> Mentoring | <input type="checkbox"/> Homework assistance |
| <input type="checkbox"/> Fitness and recreation | <input type="checkbox"/> Computer lab | <input type="checkbox"/> Tutoring |
| <input type="checkbox"/> Other | | |

If Other, please explain:

Health Inspection

48. All CACFP participants must submit a health inspection that has occurred at the site within the last 12 months.

Indicate Date of Health Inspection: 01/25/2021

Created By: LOliver on: 9/19/2022 2:51:17 PM Modified By: LOliver on: 9/19/2022 2:53:26 PM

Child & Adult Care Food Program Site Application for 2022 - 2023

0010101 Status: Active
Adams County Board of Commissioners - Head Start
 DBA:
 4430 S ADAMS COUNTY PKWY
 BRIGHTON, CO 80601-8222
 Type of Agency: Government Agency
 Agreement Type: Institution of Affiliated Sites

11734 Status: Inactive
SUNSHINE HEAD START
 7111 E 56TH AVE
 COMMERCE CITY, CO 80022-4811

Version: Rev. 21

License / Registration Information

1. Site Type:

Child Care ☐

Outside School Hours ☐

Emergency/Homeless Shelter ☐

Head Start ☒

At-risk Afterschool Care Center ☐

Adult Day Care Center ☐
2. Tax Status: Nonprofit
 If Other, please explain:
3. License Number: 1541095
4. License Effective Date: 02/06/2012
5. License Expiration Date: 02/28/2023
6. License Capacity: 64
7. Age Range of Participants: From: 3 Yrs 0 Mos To: 5 Yrs 0 Mos
8. Do you provide child care for infants under 12 months old? ☐ Yes ☒ No

Physical Address

9. Address Line 1: 7111 E 56TH AVE
 Address Line 2:
10. City: COMMERCE CITY
11. State: CO Zip: 80022-4811
12. County: Adams (001)

Mailing Address

13. Address Line 1: 11860 Pecos Street
 Address Line 2:
14. City: Westminster
15. State: CO Zip: 80234

Center Information


16. Affiliation: ☒ Affiliated ☐ Unaffiliated
 Affiliated means the sites are part of the institution.
 Unaffiliated means the sites are not part of the institution.
17. Has this site previously participated in the CACFP under a sponsoring organization? ☐ Yes ☒ No
 A sponsoring organization is an organization entirely responsible for the administration of the CACFP on behalf of its participating sites.
 If yes, provide previous institution's name and participating dates:

Adams County Head Start participation date is unknown

Facility Contact - Person in charge of this center on a daily basis

Salutation First Name Last Name

18. Name: Amie Ferreras

19. Email Address:  aferreras@adcogov.org

20. Facility Phone: (303) 286-4141 Ext: Fax:

21. Cell/Alt Phone: (541) 699-7668

22. Title: Education Supervisor

Schedule

23. A. Months of Operation (Check all that apply)

All: ☐ Jan: ☒ Feb: ☒ Mar: ☒ Apr: ☒ May: ☒ Jun: ☐
Jul: ☐ Aug: ☒ Sep: ☒ Oct: ☒ Nov: ☒ Dec: ☒

B. Days of Operation (Check all that apply)

Mon-Fri: ☐
Mon: ☒ Tue: ☒ Wed: ☒ Thu: ☒ Fri: ☒ Sat: ☐ Sun: ☐

Regular Schedule

24. Normal Hours of Operation: Time Open: 8:30 AM Time Close: 3:30 PM

25. Regular Meals

Indicate the start time and end time for each meal/snack routinely served that the site plans to claim on the CACFP.

If Multiple Shifts is checked, provide an explanation in question 28.

Meals Served	Start Time	End Time	Multiple Shifts?
<input checked="" type="checkbox"/> Breakfast	8:30 AM	9:45 AM	<input checked="" type="checkbox"/>
<input type="checkbox"/> AM Snack			<input type="checkbox"/>
<input checked="" type="checkbox"/> Lunch	11:30 AM	12:45 PM	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/> PM Snack	2:30 PM	3:15 PM	<input checked="" type="checkbox"/>
<input type="checkbox"/> Supper			<input type="checkbox"/>
<input type="checkbox"/> Late Snack			<input type="checkbox"/>

26. At-risk Meals

School Days			Non-School Days		
Meals Served	Start Time	End Time	Multiple Shifts?	Start Time	End Time
<input type="checkbox"/> Breakfast			<input type="checkbox"/>		
<input type="checkbox"/> AM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Lunch			<input type="checkbox"/>		
<input type="checkbox"/> PM Snack			<input type="checkbox"/>		
<input type="checkbox"/> Supper			<input type="checkbox"/>		
<input type="checkbox"/> Late Snack			<input type="checkbox"/>		

Weekend Schedule

27. Weekend Hours of Operations: Time Open: Time Close:

Additional Notes

28. Additional notes related to Meal Service:

Lunch staggered according to times listed above to accommodate more than one classroom at SHS

Participants

29. Participation by Income Eligibility Categories :
- | | |
|----------------------------|----|
| A. Free Category: | 48 |
| B. Reduced-Price Category: | 0 |
| C. Paid Category: | 0 |
| D. Total Enrolled: | 48 |

For-profit Eligibility Child Care Sites

Method Used to Qualify Eligible Participants:

For-profit institutions are eligible to participate if 25% of enrolled participants or 25% of the license capacity of the institutions are CCAP beneficiaries or are eligible for Free and Reduced meals as documented by valid and current Income Eligibility Forms. Select the method used to qualify.

30. ☐ Title XX (CCAP)

Number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

For each CCAP county fiscal agreement, add the expiration date of the fiscal agreement. Attach a copy of each county's fiscal agreement to CACFP for review and approval.

County	Expiration Date
--------	-----------------

31. ☐ Free and Reduced Price Meal Participants

Free	Reduced	Paid	Percentage
0	0	0	0.00 %

Food Service

Note: If the site contracts with a school or vendor, send a copy of the the Food Service Management Contract to the CACFP. The site must use the CACFP Food Service Contract Template.

32. How are meals prepared?
- ☐ Prepared on site
- ☒ Prepared at Central Facility and Delivered
- ☐ Contracted with a Public School
- ☐ Purchased from a food service vendor
- ☐ Other

If Other, please explain: *

33. Do you have a food service contract? ☐ Yes ☒ No

34. If meals are prepared at a Central Facility and delivered, please list address of facility:

11860 Pecos Street, Westminster, CO 80234

35. Check all meals that are purchased through a food service vendor:

☐ Breakfast ☐ AM Snack ☐ Lunch ☐ PM Snack ☐ Supper ☐ Late Snack

36. Name of Food Service Vendor or Public School:

37. Contract Period: From: To:

Adult Day Care Center Only

38. Medicaid certified? ☐ Yes ☐ No

39. Survey/Medicaid Certification Date:

40. Select the method used to qualify: ☐ Title XIX ☐ Title XX

41. Total number of eligible participants:

Total enrollment: 0

Percentage: 0.00 %

NOTE: Send a copy of the center's Human Services Medicaid Assistance Fiscal Agreements, Medicaid Remittance Advice Report and current Enrollment Roster to the CACFP.

42. Enter each agency with which the site has a fiscal agreement and the agreement expiration date:

Agency

Expiration Date

43. Does the site receive benefits under Part C of Title III of the older Americans Act for any meals? ☐ Yes ☐ No

44. If yes, for which meal(s) does the site receive benefits?

ADC Certification

- ☐ As an authorized responsible principal or individual of this institution, I acknowledge the receipt of both CACFP and Medicaid Waiver funds. I certify that CACFP funds must be used to meet the specific meal content and quantity requirements defined by the CACFP Meal Pattern for adults. All CACFP reimbursement will be exhausted for food service operating and administrative costs prior to using Medicaid funds for meal service provided to Medicaid beneficiaries. I acknowledge the submission of an accurate financial plan, which determines usage of both CACFP and Medicaid funding as it relates to adult day meal services. This data will be used during CACFP reviews to ensure the absence of duplicative funding. I acknowledge that this institution may be held liable for any overpayment or misuse of funding, which could result in corrective action or termination.

At-risk Afterschool Eligibility

45. Program Year of School Data – At Risk Qualifying Base Year:

46. Free and Reduced Enrollment Percentage: 0.00 %

Site is: ☐ Attendance Area Eligible – Eligible based on this site.
☐ Attendance Area Eligible – Eligible based on another site.

Select the qualifying site for the At Risk Program:

Other:

47. Indicate type of education or enrichment activities provided at the center. Check all that apply.

- | | | |
|---|---|---|
| <input type="checkbox"/> Arts/Music | <input type="checkbox"/> Reading room/library | <input type="checkbox"/> Life skills |
| <input type="checkbox"/> Health skills | <input type="checkbox"/> Counseling | <input type="checkbox"/> Character and leadership development |
| <input type="checkbox"/> Study aids | <input type="checkbox"/> Mentoring | <input type="checkbox"/> Homework assistance |
| <input type="checkbox"/> Fitness and recreation | <input type="checkbox"/> Computer lab | <input type="checkbox"/> Tutoring |
| <input type="checkbox"/> Other | | |

If Other, please explain:

Health Inspection

48. All CACFP participants must submit a health inspection that has occurred at the site within the last 12 months.

Indicate Date of Health Inspection: 02/08/2021

Created By: LOliver on: 9/19/2022 2:53:31 PM Modified By: LOliver on: 9/19/2022 2:55:10 PM



Human Services Center

720.523.2000
11860 Pecos St.
Westminster, CO 80234
adcogov.org

Executive Briefing/Summary

Background: The Child and Adult Care Food Program (CACFP) is a United States Department of Agriculture (USDA) reimbursable funding source provided to Adams County Head Start (ACHS) for the nutrition program, serving enrolled children breakfast, lunch, and snacks when they are present in school. Annually, ACHS completes a renewal application online in the Colorado Nutrition Portal (CNP) to begin the reimbursement process for FY 2022-2023 (October 2022 – September 2023).

Problem/Proposal: The application deadline has changed this year; as a result, ACHS is required to complete this application by October 14, 2022, to receive reimbursement for monthly claims. This is due to a new requirement of USDA/CACFP needing 30 days to audit the application. ACHS's CACFP representative, Natalie Ostrander, RDN, stated CACFP can receive October claims for breakfast, lunch, and snacks consumed if the application is submitted by November 1, 2022, through the CNP online process.

Supporting Analysis: ACHS receives reimbursement each school year; dependent on enrollment and attendance per breakfast, lunch, and snacks consumed per child. The current Federal Rates for reimbursement are as follows:

	Breakfast	Lunch/Supper	Snacks
Free (2022-203)	\$2.21	\$4.03	\$1.18

Possible Solutions:

- Board of County Commissioners and ACHS Policy Council approves the CACFP annual renewal application.
- ACHS submits completed/approved application through the CNP by November 1, 2022.
- ACHS continues to receive this reimbursement for FY 2022-2023 (October 2022 – September 2023).

Conclusion/Next Steps:

Board of County Commissioners and ACHS Policy Council approves the Adams County Head Start Child and Adult Care Food Program annual renewal application for FY 2022-2023 (October 2022 – September 2023).

Approved as to Form:

Assistant County Attorney

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

Child & Adult Care Food Program Institution Application for 2022 - 2023

0010101 Status: Active
Adams County Board of Commissioners - Head Start
 DBA:
 4430 S ADAMS COUNTY PKWY
 BRIGHTON, CO 80601-8222

Type of Agency: Government Agency
 Agreement Type: Institution of Affiliated Sites

Version: Original

Institution Description

FEIN	Type of Agency	Type of CACFP - Centers Institution
84-0796734	Government Agency	Institution of Affiliated Sites

- Are all of your organization's CACFP participating sites located in the same building? ☐ Yes ☒ No
- Does your organization operate the CACFP in any other state(s)? ☐ Yes ☒ No
 Name(s) of State(s):
- Does this entity currently participate with the Colorado Department of Education Office of School Nutrition in any of its programs (NSLP or SFSP)? ☐ Yes ☒ No ☐ N/A
 a. If yes, please indicate which program(s) the sites sponsored by the institution participate in:
 - ☐ Summer Food Service Program
 - ☐ National School Lunch Program
 - ☐ Other (Describe)
- If this entity is a For-profit institution, is it a partnership? ☐ Yes ☒ No ☐ N/A
- Is this entity a religious institution? ☐ Yes ☒ No

Addresses

Physical Address

- Address Line 1: 4430 S ADAMS COUNTY PKWY
 Address Line 2:
- City: BRIGHTON
- State: CO Zip: 80601-8222
- County: Adams (001)

Mailing Address

- Address Line 1: 11860 Pecos Street
 Address Line 2:
- City: Westminster
- State: CO Zip: 80234

Contacts


Executive/Center Director

- | | Salutation | First Name | Last Name |
|---------------------|---|------------|-----------|
| 13. Name: | Ms. | Katie | Griego |
| 14. Date of Birth: | 01/01/1973 (mm/dd/yyyy) | | |
| 15. Email Address: |  kgriego@adcogov.org | | |
| 16. Facility Phone: | (720) 523-2909 | Ext: | Fax: |


17. Cell/Alt Phone:
18. Title: Human Services Director

Program Contact

The Program Contact must be an individual who has been authorized to act on behalf of the institution.


- | | Salutation | First Name | Last Name |
|--|------------------------------|------------|-----------|
| 19. Name: | Ms. | Leslie | Oliver |
| 20. Date of Birth: | 12/29/1968 (mm/dd/yyyy) | | |
| 21. Email Address:  | loliver@adcogov.org | | |
| 22. Facility Phone: | (781) 460-8360 | Ext: | Fax: |
| 23. Cell/Alt Phone: | | | |
| 24. Title: | Health and Nutrition Manager | | |

Claim Preparer

- | | Salutation | First Name | Last Name |
|--|-------------------------|------------|-----------|
| 25. Name: | Ms. | Gabriella | Sandoval |
| 26. Date of Birth: | 06/05/1976 (mm/dd/yyyy) | | |
| 27. Email Address:  | gasandoval@adcogov.org | | |
| 28. Facility Phone: | (720) 434-0985 | Ext: | Fax: |
| 29. Cell/Alt Phone: | | | |
| 30. Title: | Fiscal Analyst | | |

Institution Authority

An Institution Authority is defined as one of the following: Owner/President (Corporation), Limited Liability Corporation Manager/Member, Sole Proprietor (Individual), Partner, Church Authority, Tribal Leader, Delegated Authority (Military), President/Dean (College/University), Food Service Director (SFA).

- | | Salutation | First Name | Last Name |
|--|-------------------------|------------|-----------|
| 31. Name: | Ms. | Eva | Henry |
| 32. Date of Birth: | 06/06/1968 (mm/dd/yyyy) | | |
| 33. Email Address:  | ehenry@adcogov.org | | |
| 34. Facility Phone: | (720) 523-6100 | Ext: | Fax: |
| 35. Cell/Alt Phone: | | | |
| 36. Title: | Commissioner | | |

☒ **Check to confirm that all contacts above are current.**

General Questions

37. Did the institution receive more than \$750,000 from all federally funded programs in the last fiscal year? ☐ Yes ☐ No
38. Does the institution have a Board of Directors? ☐ Yes ☐ No

Record Keeping

39. Will all program records including the current fiscal year be maintained at the location where care is provided? ☐ Yes ☒ No

If no, list additional details:

The record will be maintained at the main administrative office in Westminster at the Adams County Human Services Building (Head Start) 11860 Pecos Street, Westminster 80234

40. While participating in the CACFP, the institution agrees to maintain program records for 3 years and 4 months beyond the fiscal year to which they pertain. The institution also agrees that if it is no longer participating in the CACFP, the institution will maintain these program records for 6 ☒ Yes ☐ No

years from the date of final payment from the CACFP. If an audit is conducted, all program records must be maintained until the final resolution of the audit is complete.

41. Please describe how the institution will maintain confidentiality of income eligibility information on individual households (e.g., locked in filing cabinet, restricted access, locked in director's office, etc.):

These are kept in locked files/secured drive

CACFP Staff Training

42. The institution agrees to provide the required initial and annual training on CACFP requirements for all key staff. Training will be appropriate to the level of staff experience and CACFP-related duties. Annual training will also be provided on topics related to nutrition and proper feeding of program participants. Documentation of training will be maintained and include topics, dates, and lists of attendees. ☒ Yes ☐ No
43. The institution has completed the annual civil rights training for all key staff. ☒ Yes ☐ No

Ethnicity Participation Data

Provide the ethnic makeup of the participants served by the institution. Provide actual numbers of enrolled participants at all sites.

The total in question 45 has to be greater than or equal to the total in question 44.

44. Participation Area (enter enrolled participants):

Hispanic:	170	
Non-Hispanic:	35	
Total:		205

Racial Participation Data

Provide the racial makeup of the participants served by the institution. Provide actual numbers of enrolled participants at all sites.

The total in question 45 has to be greater than or equal to the total in question 44.

45. Participation Area (enter enrolled participants):

American Indian or Alaskan Native:	3	
Asian:	3	
Black or African American:	14	
Native Hawaiian or Pacific Islander:	0	
White:	185	
Total:		205

Certification

46. Federal regulations require an institution to certify information regarding past business participation and criminal background. Please answer the following questions:

1. In the past seven years, has the institution or any of its principals received public funds in addition to the CACFP for programs in which it has participated? For example: CCAP (Title XX), Head Start, child care block grants, etc. ☒ Yes ☐ No

If yes, list the programs:

Adams County, Temple Buelle, CPP

2. During the past seven years, has the institution or any of its principals been deemed ineligible for publicly funded programs due to their violation of program requirements? For example: CCAP (Title XX), Head Start, child care block grants, etc. ☐ Yes ☒ No
3. During the past seven years, has the institution or any of its principals been convicted of any activity that indicated lack of business integrity? ☐ Yes ☒ No

- 4.

Is the institution, any of its principals, sponsored facilities, or principals of any sponsored facility currently on the USDA National Disqualified List? ☐ Yes ☒ No

47. ☒ I certify under penalty of perjury that the information on these application forms is true and correct, and that I will immediately report to the State any changes that occur to the information submitted. I understand that this information is being given in connection with receipt of federal funds. The State may verify information; and the deliberate misrepresentation of information will subject me to prosecution under applicable Federal and State criminal statutes.

On behalf of the institution, I hereby agree to comply with all State and Federal laws and regulations governing the Child Nutrition Programs administered by the State. In accordance with Federal law and U.S. Department of Agriculture policy, this institution does not discriminate on the basis of race, color, national origin, sex (including gender identity and sexual orientation), age or disability. I will ensure that all monthly claims for reimbursement are true and correct and that records are available to support these claims.

The CACFP defines a Responsible Principal(s) as the person(s) who is financially and administratively responsible for the administration and operation of the institution. We, as Responsible Principals, authorize the Responsible Individual(s), whose name(s) appear in this application, to perform key functions of the CACFP.

Nondiscrimination Certification

48. Is the cost of participant meals included in the cost of care? ☐ Yes ☒ No
49. If yes, does the institution assure that all participants are served the same meals at no separate charge, regardless of race, color, national origin, sex (including gender identity and sexual orientation), age or disability and that there is no discrimination in the course of the food service? ☒ Yes ☐ No

Created By: LOliver on: 9/19/2022 2:16:44 PM Modified By: LOliver on: 9/19/2022 2:31:10 PM

ACHS Center	Date of Scheduled Site Visit	Announced OR Unannounced	Observed Meal Service	Breakfast, Lunch or Snack	Trained Site Monitor
Brighton Head Start 1850 Egbert Street, Suite G10, Brighton	September 19, 2022	Announced	Yes	Snack	Derek
Creekside Head Start 8189 Gale Blvd. Thornton	September 14, 2022	Announced	Yes	Lunch	Leslie
Little Star Head Start 3990 West 74 th Ave Westminster	September 12, 2022	Announced	Yes	Breakfast	Leslie
Northglenn Center 10675 Washington Street Northglenn, CO 80233	September 19, 2022	Announced	Yes	Lunch	Leslie
Rainbow Head Start 8401 Circle Drive Westminster	September 21, 2022	Announced	Yes	Breakfast	Leslie
Sunshine Head Start 7111 East 56 th Ave Commerce City	September 15, 2022	Announced	Yes	Lunch	Derek

ACHS Center	Date of Site Visit	Announced OR Unannounced	Observed Meal Service	Breakfast, Lunch or Snack	Trained Site Monitor
Brighton Head Start 1850 Egbert Street, Suite G10, Brighton	December 2022	Unannounced	No	Breakfast	Leslie
Creekside Head Start 8189 Gale Blvd. Thornton	December 2022	Unannounced	No	Breakfast	Derek
Little Star Head Start 3990 West 74 th Ave Westminster	December 2022	Unannounced	No	Snack	Leslie
Northglenn Center 10675 Washington Street Northglenn, CO 80233	December 2022	Unannounced	Yes	Snack	Leslie
Rainbow Head Start 8401 Circle Drive Westminster	December 2022	Unannounced	No	Lunch	Derek
Sunshine Head Start 7111 East 56 th Ave Commerce City	December 2022	Unannounced	No	Breakfast	Leslie

ACHS Center	Date of Site Visit	Announced OR Unannounced	Observed Meal Service	Breakfast, Lunch or Snack	Trained Site Monitor
Brighton Head Start 1850 Egbert Street, Suite G10, Brighton	March/April 2023	Unannounced	No	Lunch	Leslie
Creekside Head Start 8189 Gale Blvd. Thornton	March/April 2023	Unannounced	No	Snack	Derek
Little Star Head Start 3990 West 74 th Ave Westminster	March/April 2023	Unannounced	No	Lunch	Derek
Northglenn Center 10675 Washington Street Northglenn, CO 80233	March/April 2023	Unannounced	Yes	Breakfast	Leslie
Rainbow Head Start 8401 Circle Drive Westminster	March/April 2023	Unannounced	No	Snack	Leslie
Sunshine Head Start 7111 East 56 th Ave Commerce City	March/April 2023	Unannounced	No	Snack	Leslie



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Approving a Change Order Six (Amendment Six) between Adams County and Drexel, Barrell and Company in the Amount of \$16,900.00, for York Street Phase One- State Highway 224 to East 78 th Avenue Improvements Project
FROM: Bethany Frank
AGENCY/DEPARTMENT: Finance
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: That the Board of County Commissioners approves Change Order (Amendment 6) to the Agreement with Drexel, Barrell and Co., for additional design services for York Street Phase 1 State Highway 224 and East 78th Avenue.

BACKGROUND:

The York Street Phase I project objective is to improve roadway safety, capacity, mobility, pedestrian access facilities and the drainage system on York Street between State Highway 224 and East 78th Avenue. This project also includes a new pedestrian and drainage underpass below State Highway 224, that will connect the Welby community to the Clear Creek trail.

The project is currently in construction. Additional design construction support services and a contract time extension are being requested. The Design Construction Support will cover revisions to the irrigation ditch system, addressing utility conflicts, property access, analyzing guardrail placement, general coordination, and project closeout. This change order supports design modifications to keep the project moving along as smoothly and efficiently as possible. It is anticipated that construction will be complete at the end of 2022, therefore requesting that the contract time be extended to June 30, 2023, to ensure project final acceptance.

A formal request for proposal for York Street Improvements was solicited utilizing BidNet in October of 2014. Drexel, Barrell and Co. was awarded an Agreement to provide design services for the York Street Phase 1 Improvement Project. The contract breakdown is as follows:

Original Contract Amount	Approved 1/15/2015	\$243,215.00
Change Order 1	1/12/2016	\$127,645.00
Change Order 2	12/13/2016	\$49,018.00
Change Order 3	8/21/2018	\$80,000.00

Change Order 4	1/2/2020	\$89,680.00
Change Order 5	3/30/21	\$83,835.00
Change Order 6		\$16,900.00
New Total Contract Value		\$690,293.00

It is recommended to approve Change Order 6 (Amendment Six) to the Agreement with Drexel, Barrell and Co., in the amount of \$16,900.00, for a total contract value of \$690,293.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

Yes

Fund:	13			
Cost Center:	3056			
		Object Account:	Subledger:	Amount:
Current Budgeted Revenue:				
Additional Revenue not included in Current Budget:				
Total Revenues:				
		Object Account:	Subledger:	Amount:
Current Budgeted Operating Expenditure:				
Add'l Operating Expenditure not included in Current Budget:				
Current Budgeted Capital Expenditure:	9135		30562201	\$30,000,000
Add'l Capital Expenditure not included in Current Budget:				
Total Expenditures:				\$30,000,000
New FTEs requested:	No			
Future Amendment Needed:	No			

6.N

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING A CHANGE ORDER SIX (AMENDMENT SIX) BETWEEN
ADAMS COUNTY AND DREXEL, BARRELL AND COMPANY IN THE AMOUNT OF
\$16,900.00, FOR YORK STREET PHASE ONE – STATE HIGHWAY 224 TO EAST 78TH
AVENUE IMPROVEMENTS PROJECT

WHEREAS, Drexel, Barrell and Company was awarded an agreement on January 13, 2015, to provide services for the York Street Phase One – State Highway 224 to East 78th Avenue Improvement Project; and,

WHEREAS, Drexel, Barrell and Company agrees to amend the current Agreement to provide additional design services for the York Street Phase One – State Highway 224 to East 78th Avenue Improvement Project in the amount of \$16,900.00, for a total not to exceed Agreement amount of \$690,293.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Change Order Six (Amendment Six) to the Agreement between Adams County and Drexel, Barrell and Company in the amount of \$16,900.00, for York Street Phase One – State Highway 224 to East 78th Avenue; is hereby approved. approved.

BE IT FURTHER RESOLVED, by the Chair of the Board of County Commissioners is hereby authorized to sign Change Order Six (Amendment Six) to the Agreement with Drexel, Barrell and Company on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Approving Amendment One to the Agreement between Adams County and High Country Low Voltage in the Amount of \$14,909.60, for Additional Services for the Audio-Visual System Upgrade at the Adams County Human Services Center
FROM: Rebekah Zamora-Arroyo
AGENCY/DEPARTMENT: Finance
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: N/A

BACKGROUND:

The Human Services Department needs to enhance the audio/visual capabilities of all the rooms located in the Pete Mirelez Human Services Building to meet the needs for increased virtual meetings due to the new hybrid work schedule platform. These improvements will provide added features for those working remotely and will add technology to host various community gatherings to meet the needs of the residents that utilize Adams County Services.

An Agreement was approved by the Board of County Commissioners to High Country Low Voltage on August 16, 2022. Due to economic conditions, there has been a cost increase for both hardware and software. The increase to the Agreement is required because of product cost increases and other unforeseen changes within the Scope of Work.

The Agreement breaks down as follows:

Original Agreement	Approved August 16, 2022	\$359,075.81
Amendment One		\$14,909.60
	Total Agreement amount:	\$373,985.41

The recommendation is to approve Amendment One for additional services for the Audio-Visual Upgrade Project at the Adams County Human Services Center in the amount of \$14,909.60 for a total not to exceed Agreement amount of \$373,985.41.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Human Services Department, Information Technology and Innovation Department, and Facilities & Fleet Management Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

Yes

Fund:	0015			
Cost Center:	201032001210			
		Object Account:	Subledger:	Amount:
Current Budgeted Revenue:				
Additional Revenue not included in Current Budget:				
Total Revenues:				
		Object Account:	Subledger:	Amount:
Current Budgeted Operating Expenditure:	7645			\$480,000.00
Add'l Operating Expenditure not included in Current Budget:				
Current Budgeted Capital Expenditure:				
Add'l Capital Expenditure not included in Current Budget:				
Total Expenditures:				
New FTEs requested:	No			
Future Amendment Needed:	No			

Additional Note:

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT ONE TO THE AGREEMENT BETWEEN
ADAMS COUNTY AND HIGH COUNTRY LOW VOLTAGE IN THE AMOUNT OF
\$14,909.60, FOR ADDITIONAL SERVICES FOR THE AUDIO-VISUAL SYSTEM
UPGRADE AT THE ADAMS COUNTY HUMAN SERVICES CENTER

WHEREAS, on April 26, 2022, the Board of County Commissioners approved an Agreement with High Country Low Voltage to provide an Audio-Visual System Upgrade for the Adams County Human Services Center; and,

WHEREAS, the County would like to amend the Agreement for additional services for the Audio-Visual System Upgrade at the Adams County Human Services Center; and,

WHEREAS, High Country Low Voltage agrees to provide additional services for the Audio-Visual System Upgrade in the amount of \$14,909.60, for a total not to exceed Agreement amount of \$373,985.41.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment One to the Agreement between Adams County and High Country Low Voltage in the amount of \$14,909.60, for additional services for the Audio-Visual System Upgrade; is hereby approved.

BE IT FURTHER RESOLVED that the Chair is hereby authorized to sign Amendment One to the Agreement with High Country Low Voltage on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Intergovernmental Agreement with Commerce City Urban Renewal Authority
FROM: Jenni Hall, Director
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: October 25, 2022
RECOMMENDED ACTION: That the Board of County Commissioners approves the Intergovernmental Agreement (IGA) to provide funding assistance for the development of an Urban Renewal Plan in an amount not to exceed \$50,000.

BACKGROUND:

Adams County has a substantial number of properties in the unincorporated areas near the 72nd Avenue & Colorado Regional Transportation District (RTD) Station in Commerce City. Staff from the County and the City have collaborated on the development of both organizations' comprehensive plans, as well as the 2013 Station Area Master Plan, and 2021 Urban Land Institute (ULI) Technical Assistance Panel Report to inform development of this area. In an effort to facilitate vision-aligned development and redevelopment projects and activities, City staff requested that the County participate in the scoping and selection of a consultant to prepare an urban renewal plan.

A Request for Proposals (RFP) was issued on August 26, 2022, and two final qualified proposals were received by the deadline of October 20, 2022. Ricker Cunningham provided a bid at \$85,000 and Economic & Planning Systems, Inc. (EPS) bid for services at \$76,580. Staff from both organizations reviewed the proposals and selected EPS based in part on experience in Transit Oriented Development (TOD) urban renewal areas.

The scope of services for the consultant include the deliverables of a blight study (also referred to as an existing conditions report), taxing entity impact statements, and an urban renewal plan. Services will also include stakeholder meetings, presentations for public meetings, technical analyses, and negotiations with taxing entities. Based upon direction received from the Board at the October 25, 2022 study session, the boundary for the study area will be extended to 88th Avenue, which will add \$11,360 to the overall cost. Staff confirmed that this additional area is

not part of the urban growth boundary for the City of Thornton. The cost shall be split equally by the Commerce City Urban Renewal Authority (CCURA) and the County with the County's portion not to exceed \$50,000.

The study area boundary shown in Exhibit A of the IGA does not represent the final area the urban renewal plan. Additional review of specific boundaries and parcels will occur at a later date following the survey of existing conditions. It is noted that Colorado Revised Statutes is clear that no unincorporated parcel shall be included in the plan, project, or area without the consent of the Board of County Commissioners and the property owner.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

City of Commerce City Commerce
City Urban Renewal Authority
County Attorney's Office
County Manager's Office
Budget & Finance Department

ATTACHED DOCUMENTS:

Resolution
Agreement

FISCAL IMPACT:

No fiscal impact in 2022

Fund:	00001			
Cost Center:	9252			
		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:	No			

**Future
Amendment No
Needed:**

Additional Note:

There is no fiscal impact for 2022. This Intergovernmental Agreement is intended to provide funding assistance in 2023 for the development of an Urban Renewal Plan with Commerce City Urban Renewal Authority.

These costs will be charged to 9252.7685 (GF Admin/Org Support – Other Professional Services) in 2023. The 2023 Proposed Budget for this line item is \$600,000.

Resolution 2022 –

**RESOLUTION APPROVING AN INTERGOVERNMENTAL AGREEMENT BETWEEN
ADAMS COUNTY AND THE URBAN RENEWAL AUTHORITY OF THE CITY OF
COMMERCE CITY FOR AN URBAN RENEWAL PLAN**

WHEREAS, the Commerce City Urban Renewal Authority (the “Authority”) has proposed to develop a new Urban Renewal Plan (the “Urban Renewal Plan”) to create an urban renewal area in and around the Regional Transportation District (“RTD”) 72nd Avenue and Colorado Station (the “Urban Renewal Area”); and,

WHEREAS, the parties wish to set forth their understanding regarding the creation of an Urban Renewal Plan in the Urban Renewal Area through an Intergovernmental Agreement (“IGA”); and,

WHEREAS, the IGA sets forth terms for funding and assistance for the preparation of the Urban Renewal Plan, which will be led by the Authority.

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 Urban Renewal Authority of Commerce City for an Urban Renewal Plan, be approved.

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

**INTERGOVERNMENTAL AGREEMENT
ADAMS COUNTY AND THE URBAN RENEWAL AUTHORITY OF THE CITY OF
COMMERCE CITY
FOR AN URBAN RENEWAL PLAN**

This Intergovernmental Agreement made this 15 day of November, 2022 (this “IGA”) by and between Adams County (the “County”) and the Urban Renewal Authority of the City of Commerce City (the “CCURA”), is to provide funding and assistance for the development of an Urban Renewal Plan to create an urban renewal area in and around the Regional Transportation District (“RTD”) 72nd Avenue and Colorado Station (the “Urban Renewal Plan”).

RECITALS:

- A. The parties are authorized by the provisions of Colo. Const. art. XIV, § 18(2)(a) and §§ 29-1-201, *et. seq.*, C.R.S., and § 31-25-112(d), C.R.S., to enter into contracts with each other for the performance of functions that they are authorized by law to perform on their own;
- B. The parties wish to set forth their understanding regarding the creation of an Urban Renewal Plan in the area in the vicinity of the RTD 72nd Avenue and Colorado Station, as more particularly described in **Exhibit A** (the “Urban Renewal Area”); and
- C. The parties wish to enter into this IGA in order for the County to provide funding and staffing assistance in the acquisition and preparation of the Urban Renewal Plan which will be led by the CCURA.

NOW, THEREFORE, it is hereby agreed that:

- 1. **RECITALS, EXHIBITS.** The Recitals set forth above and all exhibits attached hereto are incorporated herein by this reference.
- 2. **REQUEST FOR PROPOSALS (“RFP”).** The CCURA will prepare and issue the RFP to engage a consultant (the “Consultant”) to create an Urban Renewal Plan. The parties anticipate that the Urban Renewal Plan will address, without limitation, the following (the items listed below are collectively referred to herein as the “Scope”):
 - a. Blight Study
 - b. County and Taxing Entity Impact Reports
 - i. Including a Phase I Market Study
 - c. Urban Renewal Area Plan
 - i. Including the Following:
 - 1. Blight Findings
 - 2. Urban Renewal Area boundaries
 - 3. A description of Land Use Regulations and Building Requirements
 - 4. A description of the Plan Review Process
 - 5. The Authorization of tax increment financing

6. A description of conformance and relationship to the City of Commerce City (“City”) Comprehensive Plan 2035 and potential land use revisions under the Comprehensive Plan 2045 Update, and, if appropriate, a description of conformance and relationship to the 2022 Advancing Adams Comprehensive Plan
 7. A description of the authorized activities and undertakings including without limitation:
 - a. Land Acquisition and disposition
 - b. Relocation of business displaced by project activities
 - c. Public improvements
 - d. Contractual agreements
 8. Financing of activities and undertakings
 9. Procedures for changes in Approved Plan
 10. Procedures for Minor Variations
3. **FUNDING.** Funds for the creation of the Urban Renewal Plan shall be split equally by the CCURA and the County, provided that the contribution by the County shall not exceed \$50,000 (the “County Contribution”). In no event shall the County be responsible for payment of funds for the creation of the Urban Renewal Plan in any amount greater than the County Contribution. Any additional funds required for the creation of the Urban Renewal Plan over and above the County Contribution shall be the responsibility of the CCURA.
4. **SCOPE OF WORK.** No changes to the Scope shall be made without prior written agreement between the County and the CCURA.
5. **URBAN RENEWAL PLAN TIMEFRAME.** An RFP was issued on August 28, 2022, with proposals due October 20, 2022. The creation of the Urban Renewal Plan is expected to begin upon selection of the Consultant and issuance of the notice to proceed and take approximately six to nine months.
6. **REVIEW.** The CCURA shall be the party that engages the Consultant and will manage all work performed by the Consultant for the creation of the Urban Renewal Plan. The County shall have the opportunity to review and comment upon all documents, drawings, exhibits, etc., produced by the Consultant as part of the Urban Renewal Plan, including without limitation, preliminary drafts. The County shall be entitled to receive copies of all reports, drawings, data, and other material produced or collected by the Consultant at no cost.
7. **MEETINGS.** The County shall have the right to attend and the CCURA will use reasonable efforts to give the County notice of all meetings with the Consultant not less than forty-eight (48) hours in advance. The County shall not give direction to the Consultant, but shall coordinate all comments through the CCURA.

8. **INVOICES.** The CCURA shall invoice the County for the Consultant's work up to a maximum amount of \$50,000. Such invoices shall include the Consultant's invoice and other available background information regarding the work being invoiced. The County shall pay for actual Consultant work only. The County shall pay all undisputed, approved invoices or portions thereof within forty-five (45) days of receipt. If the County disputes any invoice or portion thereof, it shall provide written notice of the dispute to the CCURA.
9. **URBAN RENEWAL PLAN RECOMMENDATIONS.** The parties acknowledge this IGA is for the creation of an Urban Renewal Plan only. The parties will endeavor to secure approvals from their respective governing bodies to implement the Urban Renewal Plan. Nothing herein commits either party to fund any improvements pursuant to adopted plans.
10. **ADDITIONAL COORDINATION.** The parties anticipate that coordination with other governmental entities in the area may be necessary. These entities include, without limitation:
 - a. Regional Transportation District;
 - b. Colorado Department of Transportation;
 - c. South Adams County Water and Sanitation District

Prior to approval of the Urban Renewal Plan by the City, the CCURA is obligated to negotiate intergovernmental agreements with all taxing entities that assess a property tax mill levy within the proposed Urban Renewal Plan area regarding the allocation and sharing of property tax increment revenues to account for estimated impacts to each respective taxing entity.

11. **THIRD PARTIES.** No person or entity not a party to this IGA shall have rights hereunder.
12. **CONFLICTS.** No officer, member or employee of the County, City, or the CCURA, no members of the respective governing bodies of the County, City, or the CCURA, and no other public officials or employees of the County, City, or the CCURA during his or her tenure, or for one (1) year thereafter, shall have any personal interest, direct or indirect, in any solicitation for services made pursuant to this IGA or the proceeds thereof.
13. **TERMINATION.** This IGA may be terminated for any of the following reasons:
 - a. Funds not Available. The financial obligations of the County after the current fiscal year are contingent upon funds for this agreement being appropriated, budgeted, or otherwise available. The County's participation in this agreement is automatically terminated without any termination fees due or other liability on the first day of January of the fiscal year for which funds are not appropriated. Nothing in this agreement shall be construed to create a multi-year fiscal obligation in violation of Colorado Constitution, Article 10 Section 20.
 - b. Termination for Mutual Convenience. The parties may jointly terminate this IGA if both parties agree that the continuation of development of the Urban Renewal Plan

would not produce beneficial results commensurate with the further expenditure of funds.

- c. Termination for Cause. If through any cause, the County or the CCURA fails to fulfill in a timely and proper manner its obligations under this IGA, or violates any of the covenants, agreements, or stipulations of this IGA, the County or the CCURA has the right to terminate this IGA by giving thirty (30) days prior written notice to the County or the CCURA of such termination.

14. **AUDIT.** The County, or any auditor or contractor acting on its behalf shall have the right to audit the CCURA's books and records as they pertain to the Urban Renewal Plan. The contracts awarded for this Urban Renewal Plan shall provide that the County shall have the right to audit the Consultant's books and records as they pertain to the Urban Renewal Plan for a period of three (3) years from the date of completion of the Urban Renewal Plan.
15. **MERGER.** This IGA represents the entire agreement between the County and the CCURA and may be amended only in writing, signed by the parties.
16. **EFFECTIVE DATE.** This IGA shall become effective upon the date of execution and will terminate upon completion and final acceptance of the Urban Renewal plan.
17. **COUNTERPARTS.** This IGA may be executed in any number of counterparts, each of which shall be deemed to be an original and all such counterparts taken together shall be deemed to constitute one and the same instrument.
18. **NOTICES.** All contacts, communications, and data required to be performed or exchanged pursuant to this IGA will be sent to the following persons:

For the CCURA:

Director of Urban Renewal
c/o Bill Aiken
7887 East 60th Avenue
Commerce City, CO 80022

For the County:

Director of Community and Economic Development
4430 S. Adams County Parkway
1st Floor, Suite W2000
Brighton, CO 80601

IN WITNESS WHEREOF, the parties hereto have executed this IGA on the date written above.

By signing this IGA, the parties acknowledge and represent to one another that all procedures necessary to validly contract and execute this said Agreement have been performed, and that the persons signing for each party have been duly authorized by such party to do so.

**ADAMS COUNTY
BOARD OF COUNTY COMMISSIONERS**

Lynn Baca, Chair

Date

ATTEST:

APPROVED AS TO FORM:

County Clerk

County Attorney's Office

**URBAN RENEWAL AUTHORITY OF THE
CITY OF COMMERCE CITY, COLORADO**

Benjamin A. Huseman, Chairman

Date

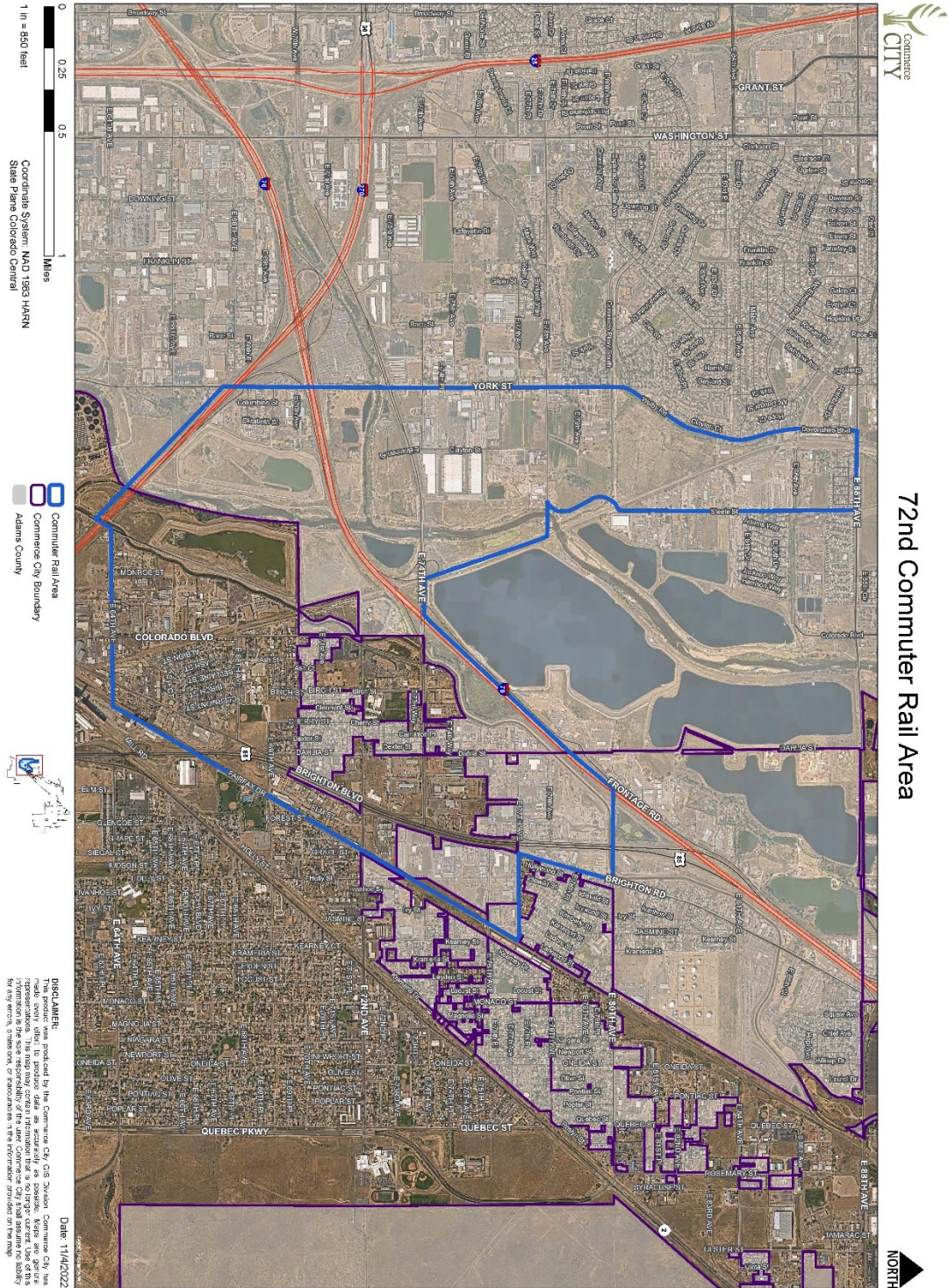
ATTEST:

APPROVED AS TO FORM:

Dylan A. Gibson, Secretary

Caitlin Quander, Counsel to the CCURA

EXHIBIT A Urban Renewal Plan Area





PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Approving an Agreement between Adams County and M. Arthur Gensler, Jr. & Associates, Inc., in the Amount of \$665,895.00, for Architectural Services for the County Facility Master Plan
FROM: Anna Forristall
AGENCY/DEPARTMENT: Finance
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: N/A

BACKGROUND:

Adams County is experiencing population growth which increases the demands for services and facility needs. A County Facility Master Plan is necessary to identify program requirements and provide condition reports, recommendations of geographic location, space needs, operational requirements, goals, phasing and cost estimates to develop a guideline for financial planning and capital improvement projects. The County Facility Master Plan will evaluate the inventory of all existing County-owned and leased facilities and will encompass a strategic analysis and assessments of existing facilities.

A formal Request for Proposal (RFP) was submitted to BidNet and five (5) responses were received on August 10, 2022. The RFP was evaluated on the following criteria:

- Understanding of Project
- Project Experience
- Similar Project Experience
- Design Team
- General Items
- Fee Proposal

After a thorough evaluation, it was determined that M. Arthur Gensler, Jr. & Associates, Inc., provided a response that was the best value for the County. It is recommended that an Agreement

A.1

with M. Arthur Gensler, Jr. & Associates, Inc., for Architectural Services for the County Facility Master Plan in the not to exceed amount of \$665,895.00, be approved.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facilities & Fleet Management Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

Yes

Fund:	001			
Cost Center:	1091			
		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	10912205		\$500,000
Add'l Operating Expenditure not included in Current Budget:	7685	10912205		\$165,895
Current Budgeted Capital Expenditure:				
Add'l Capital Expenditure not included in Current Budget:				
Total Expenditures:				<u>\$665,895</u>
New FTEs requested:	No			
Future Amendment Needed:	Yes			

Additional Note:

Additional costs that are over current budget are part of future budget appropriations.

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

**RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND
M. ARTHUR GENSLER, JR. & ASSOCIATES, INC., IN THE AMOUNT OF \$665,895.00,
FOR ARCHITECTURAL SERVICES FOR THE COUNTY FACILITY MASTER PLAN**

WHEREAS, M. Arthur Gensler, Jr. & Associates, Inc., submitted a proposal on August 10, 2022, to provide Architectural Services for the County Facility Master Plan; and,

WHEREAS, after thorough evaluation it was determined that M. Arthur Gensler, Jr. & Associates, Inc., provides the best value to the County; and,

WHEREAS, M. Arthur Gensler, Jr. & Associates, Inc., agrees to provide Architectural Services for the County Facility Master Plan in the not to exceed amount of \$665,895.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Agreement between Adams County and M. Arthur Gensler, Jr. & Associates, Inc., in the amount of \$665,895.00, for Architectural Services for the County Facility Master Plan; is hereby approved.

BE IT FURTHER RESOLVED that the Chair is hereby authorized to sign the Agreement with M. Arthur Gensler, Jr. & Associates, Inc., on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Approving Amendment Two to the Agreement between Adams County and MW Golden Constructors in the Amount of \$652,581.00, for Construction Manager / General Contractor (CM/GC) Services for Phase 3A of the Space Utilization Project at the Government Center
FROM: Anna Forristall
AGENCY/DEPARTMENT: Finance
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: N/A

BACKGROUND:

On October 19, 2021, the Board of County Commissioners approved an Agreement to MW Golden for Construction Manager / General Contractor (CM/GC) Services for Phase 3 of the Government Center Space Utilization Project.

Phase 3A of the Government Center Space Utilization Project will build-out the unfinished space on the third floor to accommodate administrative staff of the new Adams County Health Department.

These construction services are in accordance with the Statement of Qualification (SOQ) Process per Purchasing Policies and Procedures #1071. The Purchasing Division performed the SOQ solicitation, and thirteen (13) firms were recommended for approval to the Board of County Commissioners on September 13, 2022. MW Golden Constructors was named one of the pre-qualified firms in the Statement of Qualifications.

The current construction agreement breaks down as follows:

Agreement	Project Description	Date approved	Amount
Original	Preconstruction	October 19, 2021	\$ 5,000.00
Amendment One	Phase 3 GMP	February 8, 2022	\$999,998.00
Amendment Two	Phase 3A GMP		\$652,581.00
Proposed Project Total			\$1,657,579.00

It is recommended that Amendment Two to the Agreement with MW Golden Constructors for Construction Manager / General Contractor (CM/GC) Services for the Government Center Space Utilization Phase 3A Project be approved in the not to exceed amount of \$652,581.00.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Facilities and Fleet Management Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

Yes

Fund:	00049			
Cost Center:	4901			
		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:	9055	49012201		\$652,581
Total Expenditures:				
New FTEs requested:	No			
Future Amendment Needed:	No			

Additional Note:

Additional Capital Expenditure not included in Current Budget will be appropriated in a future amendment to the 2022 or 2023 Adams County Budget.

BOARD OF COUNTY COMMISSIONERS FOR
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AMENDMENT TWO TO THE AGREEMENT BETWEEN
ADAMS COUNTY AND MW GOLDEN CONSTRUCTORS IN THE AMOUNT OF
\$652,581.00, FOR CONSTRUCTION MANAGER/GENERAL CONTRACTOR (CM/GC)
SERVICES FOR PHASE 3A OF THE SPACE UTILIZATION PROJECT AT THE
GOVERNMENT CENTER

WHEREAS, on October 19, 2021, the Board of County Commissioners approved an Agreement with MW Golden Constructors to provide CM/CG Services for Phase 3 of the Space Utilization Project at the Government Center; and,

WHEREAS, the County would like to amend the Agreement for additional construction services for the Health Department in Phase 3A of the Space Utilization Project at the Government Center; and,

WHEREAS, MW Golden Constructors agrees to add construction services for the Health Department in Phase 3A of the Space Utilization Project at the Government Center in the amount of \$652,581.00, for a total not to exceed Agreement amount of \$1,657,579.00.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that Amendment Two to the Agreement between Adams County and MW Golden Constructors in the amount of \$652,581.00, for Construction Manager/General Contractor (CM/GC) Services for Phase 3A of the Space Utilization Project at the Government Center; is hereby approved.

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



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: Resolution Approving a Purchase Order between Adams County and SNI Companies in the Amount of \$108,416.00, for Temporary Skilled Labor for Security Upgrades on County Computers
FROM: Bethany Frank
AGENCY/DEPARTMENT: Finance
HEARD AT STUDY SESSION ON:
RECOMMENDED ACTION: That the Board of County Commissioners approves a Purchase Order with SNI Companies for skilled temporary labor for the Information Technology and Innovation Department.

BACKGROUND:

The Information Technology and Innovation Department (ITi) needed skilled temporary labor to help the Department to install a major Microsoft security upgrade on every County PC/laptop. The ITi Department along with the People & Culture Department worked with three (3) firms to obtain temporary labor. SNI Companies provided the most qualified personnel to implement security a security update on all County computers. ITi will wind down this project with SNI Companies in early November 2022.

SNI Companies was approved per the provisions of the Adams County Purchasing Policy #1080, Single Source, as skilled labor was required to implement a security update for County computers.

The Purchase Order breaks down as follows:

Purchase Order	Dated	Amount
Line One	July 1, 2021	\$87,242.40
Line Two	February 15, 2022	\$154,880.00
Line Three		\$108,416.00
	TOTAL	\$350,538.40

The recommendation is to approve the Purchase Order with SNI Companies to provide skilled labor for the ITi Department in the amount of \$108,416.00 for a total not to exceed \$350,538.40.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Information Technology and Innovation Department

ATTACHED DOCUMENTS:

Resolution

FISCAL IMPACT:

Yes

Fund:	01		
Cost Center:	1056		
	Object Account:	Subledger:	Amount:
Current Budgeted Revenue:			
Additional Revenue not included in Current Budget:			
Total Revenues:			
	Object Account:	Subledger:	Amount:
Current Budgeted Operating Expenditure:	7200.8699		\$1,617,622
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
Total Expenditures:			\$1,617,622
New FTEs requested:			
Future Amendment Needed:			

Additional Note:

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

**RESOLUTION APPROVING A PURCHASE ORDER BETWEEN
ADAMS COUNTY AND SNI COMPANIES IN THE AMOUNT OF \$108,416.00, FOR
TEMPORARY SKILLED LABOR FOR SECURITY UPGRADES
ON COUNTY COMPUTERS**

WHEREAS, SNI Companies meets the provisions of Purchasing Policy #1080 Single/Sole Source and Emergency Purchases to provide temporary skilled labor for security upgrades on County computers for the Information Technology and Innovation Department; and,

WHEREAS, SNI Companies agrees to provide temporary skilled labor for security upgrades on County computers in the amount of \$108,416.00, for a total not to exceed amount of \$350,538.40.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the Purchase Order between Adams County and SNI Companies in the amount of \$108,416.00, for temporary skilled labor for security upgrades on County computers; is hereby approved.

BE IT FURTHER RESOLVED that the Chair hereby authorizes the Purchasing Division to sign the Purchase Order to SNI Companies, after negotiation and approval as to form is completed by the County Attorney's Office.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: PRC2022-00002 Clear Creek Transit Village Preliminary Plat and Waiver
FROM: Greg Barnes, Principal Planner
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: N/A
RECOMMENDED ACTION: That the Board of County Commissioners review a request for a major subdivision preliminary plat and waiver from subdivision design standards.

BACKGROUND:

The applicant, Clear Creek Development, LLC, is requesting a new major subdivision preliminary plat, and a waiver from subdivision design standards. The preliminary plat and waiver from subdivision design standards requests encompass two existing parcels measuring 21.1 acres located at 6001 Federal Boulevard. The proposed preliminary plat would reconfigure the site into 145 lots and 26 tracts. The preliminary plat would create 140 lots for townhome-style development, which will range from 948 to 2,090 square feet in area. Additionally, the plat created five larger lots, which will have mixed-use development, these lots will range from 0.5 to 2.5 acres in area. The applications are submitted with the intention of redeveloping the site to conform to the Clear Creek Transit Village Preliminary Development Plan. The preliminary plat also includes a waiver from subdivision design standards to allow lots served by private streets. Upon approval of these applications, the applicant will be expected to submit a final plat, final development plan, and associated subdivision improvements agreement, which would facilitate the construction of public improvements that support the proposed development.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

County Attorney's Office

ATTACHED DOCUMENTS:

Staff Report

Alternative Findings

Presentation

FISCAL IMPACT:

No

Additional Note:

N/A



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: PRC2022-00002

CASE NAME: CLEAR CREEK TRANSIT VILLAGE PRELIMINARY PLAT

TABLE OF CONTENTS

EXHIBIT 1 – BoCC Staff Report

EXHIBIT 2- Maps

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

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Preliminary Plat

EXHIBIT 4- Referral Comments

- 4.01 Referral Comments (Adams County)
- 4.02 Referral Comments (Adams County Fire Protection District)
- 4.03 Referral Comments (Colorado Department of Transportation)
- 4.04 Referral Comments (Colorado Geological Survey)
- 4.05 Referral Comments (CDNR, Division of Wildlife)
- 4.06 Referral Comments (Crestview Water & Sanitation District)
- 4.07 Referral Comments (CDNR, Division of Water Resources)
- 4.08 Referral Comments (History Colorado)
- 4.09 Referral Comments (Metro Water Recovery)
- 4.10 Referral Comments (Tri-County Health Department)
- 4.11 Referral Comments (Xcel Energy)
- 4.12 Referral Comments (RTD)
- 4.13 Referral Comments (City of Westminster)

EXHIBIT 5- Public Comments

- 5.1 Public Comment (Jordan)
- 5.2 Public Comment (K. Gillan)
- 5.3 Public Comment (L. Gillan)
- 5.4 Public Comment (Stevens)
- 5.5 Public Comment (Smith)
- 5.6 Public Comment (Golden)
- 5.7 Public Comment (Peterson)

EXHIBIT 6- Associated Case Materials

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



**COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT
STAFF REPORT**

Board of County Commissioners

November 15, 2022

CASE No.: PRC2022-00002	CASE NAME: Clear Creek Transit Village
Owner's Name:	Clear Creek Development, LLC
Applicant's Name:	Clear Creek Development, LLC
Applicant's Address:	14034 South 145 East, Suite 301, Draper, UT 84020
Location of Requests:	6001 Federal Blvd.
Parcel Numbers:	0182508208001, 0182508211004
Nature of Requests:	1.) Major subdivision preliminary plat to create 145 lots and 26 tracts on 21.1 acres (PLT2022-00003); 2.) Waiver from subdivision design standards to allow lots served by private streets (PLT2022-00014)
Zone District:	Planned Unit Development
Future Land Use:	Mixed Use
Total Site Area:	21.1 acres
Hearing Date(s):	PC: October 13, 2022 / 6:00 pm BoCC: November 15, 2022 / 9:30 am
Report Date:	October 5, 2022
Case Manager:	Greg Barnes, Principal Planner [REDACTED]
PC/Staff Recommendations:	APPROVAL with 12 Findings-of-Fact, 1 Condition Precedent, 3 Conditions, and 9 Notes

SUMMARY OF APPLICATIONS

History:

The Clear Creek Transit Village Preliminary Development Plan was approved in conjunction with a rezoning to Planned Unit Development by the Adams County Board of County Commissioners (BoCC) on November 5, 2012. The Planned Unit Development was intended to be a mixed-use, transit-oriented development just to the southwest of the Clear Creek-Federal Transit Station. The development plan allowed up to 250,000 square feet of office and commercial space and up to 1,125 dwelling units.

A subsequent amendment to the preliminary development plan was approved by the BoCC on October 27, 2015. The amendment included a new layout for the mix of uses but did not increase the maximum density. The October 2015 approval also included an increase in the overall PUD

boundary, an additional rezoning of newly included property, and a preliminary plat for development. The 2015 preliminary plat approval expired in October 2017, because no final plat application was ever filed.

Background:

The applicant, Clear Creek Development, LLC, is requesting a new major subdivision preliminary plat, and a waiver from subdivision design standards. The preliminary plat and waiver from subdivision design standards requests encompass two existing parcels measuring 21.1 acres located at 6001 Federal Blvd. The proposed preliminary plat would reconfigure the site into 145 lots and 26 tracts. The preliminary plat would create 140 lots for townhome-style development, which will range from 948 to 2,090 square feet in area. Additionally, the plat created five larger lots, which will have mixed-use development, these lots will range from 0.5 to 2.5 acres in area. The applications are submitted with the intention of redeveloping the site to conform to the Clear Creek Transit Village Preliminary Development Plan. The preliminary plat also includes a waiver from subdivision design standards to allow lots served by private streets. The waiver was not subject to review by the Planning Commission, pursuant to Section 2-17-04 of Adams County's Development Standards & Regulations. Upon approval of these applications, the applicant will be expected to submit a final plat, final development plan, and associated subdivision improvements agreement, which would facilitate the construction of public improvements that support the proposed development.

Zone District Regulations:

The subject property is designated as Planned Unit Development. The proposed preliminary plat will fully conform to the standards of the Clear Creek Transit Village Preliminary Development Plan Amendment that is on file with Adams County Community and Economic Development Department. The general layout of the site has significantly changed since the most recent 2015 amendment. The applicant has filed a minor amendment to change the layout of the Clear Creek PUD to be in conformance with the proposed preliminary plat. The minor amendment is currently under review by Adams County staff. The amendment will not change the mix of uses or allow for modifications to minimum or maximum densities.

Subdivision Design and Improvements

The proposed preliminary plat has been reviewed by County staff for consistency with the County's Subdivision Design Standards (Section 5-03). The proposed plat has been designed to be appropriate for development, and the lot configuration is suitable for access and emergency services. The proposed subdivision has been determined by the Colorado Division of Water Resources to have adequate water supply. All documentation has been provided to ensure conformance with the County's water supply requirements.

Per Section 5-02-05 of the County's Development Standards and Regulations, a Subdivision Improvements Agreement (SIA) will be required with a final plat. The SIA allows for construction of infrastructure, such as streets, curbs, gutters, sidewalks, and storm sewers to be constructed on the property. In addition, residential subdivisions are required to provide support for schools, neighborhood parks, and regional parks through public land dedication. Section 5-05-05-04 of the County's Development Standards allows for cash-in-lieu of land dedication. These cash-in-lieu fees will be expected to be paid prior to scheduling the final plat application for public hearings.

Future Land Use Designation/Comprehensive Plan:

This application was filed prior to the recent adoption of the 2022 Advancing Adams Comprehensive Plan, and therefore is subject to the 2012 Adams County Comprehensive Plan. The future land use designation on the property is Activity Center. Per Chapter 5 of the 2012 Comprehensive Plan, the Activity Center future land use category includes commercial, office, multifamily residential, and institutional. The request to create larger lots for the mixed-use areas of the development will allow for vertical mixes of use. In addition, the creation of a subdivision will enhance the overall infrastructure in the area, which will better serve the long-term goals of the County's Comprehensive Plan.

The site is also part of the focus area of the Federal Boulevard Framework Plan. This plan identifies the area near the Clear Creek-Federal Transit Station as a target area for increased density. The approved Preliminary Development Plan furthers the overall goals of the Federal Boulevard Framework Plan, and the subject preliminary plat is an important step in the creation of the Clear Creek Transit Village.

The subject property falls within the Clear Creek Valley Transit Oriented Development Plan. The vision for the Clear Creek at Federal Station is to create a new, vibrant, transit-oriented community amenity within walking distance of the transit station. New retail, employment, entertainment and living opportunities within the envisioned Village Center will serve the needs of the existing community and maintain the area as an employment center for Adams County. The area shall maintain and enhance existing commercial corridors and existing residential neighborhoods. Development in the area is to create new connections with surrounding residential and commercial areas and revitalize older commercial, industrial, or underutilized areas. Mixed-use development and sustainable practices will be encouraged in the Clear Creek at Federal Station. Open space and recreational opportunities will be an important part of the area's development. The activity center is expected to enhance the area's role as a gateway to Southwest Adams County.

Site Characteristics:

The subject property has street frontage along Federal Boulevard to the east which would serve as the entrance into the subdivision. The existing properties are at the current time, vacant. The site is surrounded on by three bodies of water: the Clear Creek to the southeast, Lake Sangreco to the west, and the Walter Long Reservoir to the north. The closest residential area is the Aloha Beach subdivision located approximately 500 feet to the northwest of the site. The southern and eastern portions of the site are located within a 500-year floodplain, which will not preclude development in these areas.

Surrounding Zoning Designations and Existing Use Activity:

Northwest R-1-C Open Space	North R-1-C Open Space	Northeast C-5 Commercial, Industrial
West A-1 Open Space	Subject Properties PUD Vacant	East I-1, PUD, C-5 Commercial, Industrial

Southwest A-1 Open Space	South C-4 Open Space	Southeast I-2 Open Space
--------------------------------	----------------------------	--------------------------------

Compatibility with the Surrounding Area:

The surrounding properties are all utilized in very different manners. Single-family residential areas are located to the northwest of the site on the opposite side of the Walter Long Reservoir. To the northeast and east of the site is a mix of commercial and industrial uses. These uses are located within the Federal Boulevard corridor. The Clear Creek-Federal Station is located approximately 800 feet to the southeast of the site and will provide nearby transit opportunities to the development.

Per Section 8-02-02 of the County's Development Standards and Regulations, a traffic impact study is required with this application. Staff reviewed the traffic study and had no outstanding concerns with potential traffic generation from the site. A new traffic impact study may be required during review of any building permit for new development on the property.

These applications are compatible with the overall area and are not detrimental to public health and safety. Approval of these requests will be consistent with the character of development activities in the area.

PLANNING COMMISSION UPDATE

A public hearing was held before the Planning Commission on October 13, 2022, for only the preliminary plat. The waiver from subdivision design standards is not required to have a public hearing before the Planning Commission. At the public hearing, both staff and the applicant provided presentations regarding the subdivision. The Planning Commission inquired about the status of the associated amendment to the Preliminary Development Plan. Additional concerns were raised regarding overall availability of parking. Parking is not reviewed with a preliminary plat application. Staff noted the concerns about parking and will ensure compliance at the time of Final Development Plan review. No members of the public provided comments at the public hearing. The Planning Commission recommended approval of the preliminary plat by a 7-0 vote.

Staff Recommendation:

Based upon the application, the criteria for approval, and a recent site visit, staff recommends approval of these requests (major subdivision preliminary plat waiver from subdivision design standards) with 12 findings-of-fact, 1 condition precedent, 3 conditions, and 9 notes:

Recommended Findings-of-Fact:

Preliminary Plat

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.

A.1

4. 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.
5. 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.
6. 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.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.
9. 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.

Waiver from Subdivision Design Standards

10. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations.
11. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
12. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

Recommended Condition Precedent to Approval:

1. The Adams County Community and Economic Development Department shall not accept a final plat application for the Clear Creek Transit Village until the applicant or any successor in interest has obtained Adams County approval of an amendment to the Preliminary Development Plan associated with this project to realign the road network and mix of uses to conform with the spatial layout of the preliminary plat approval.

Recommended Conditions of Approval:

1. The private roadways shall not have restricted access or gates unless approved by the Director of Community and Economic Development.
2. The private roadways will be designed and constructed in accordance with the standards of the Adams County Fire & Rescue Protection District and as approved by Adams County.
3. “No parking” signs shall be provided on the areas of the street where no parking is allowed.

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.
2. The preliminary plat approval shall expire on November 15, 2024, if a final plat application is not submitted to the Adams County Community and Economic Development Department.
3. The applicant is required to obtain a separate grading permit prior to importing any amount of inert fill material onto the subject property, which includes demonstrating the fill material meets the definition of inert fill material.
4. Adams County will require building permit approval to establish the new uses. These reviews shall include, but are not limited to, landscaping, site design, parking, building safety, traffic, and drainage.
5. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
6. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
7. A Subdivision Improvements Agreement and collateral shall be submitted with the final plat application.
8. A public land dedication fee for parks and schools shall be paid to Adams County prior to the final plat application public hearing. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
9. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.

CITIZEN COMMENTS

Notifications Sent	Comments Received
258	7

All property owners and occupants within 1,200 feet of the subject property were notified of the request. As of writing this report, staff has received seven comments on this project. Of the responses, one letter was in support of the project. The remaining comments all had concerns or opposed the project. Several letters cited opposition to the overall density being planned for the site. It should be noted that the subject application is not increasing or creating additional density from what was previously approved in 2012 and amended in 2015.

COUNTY AGENCY COMMENTS

Staff reviewed the request and had no outstanding concerns with the proposed applications.

REFERRAL AGENCY COMMENTS

Staff received comment letters from several referral agencies regarding the proposed preliminary plat. Of those that had concerns, none of those concerns were specific to the preliminary plat application. Both CDOT and RTD provided feedback which will become more relevant during the final plat application. Staff reached out to both agencies, and they agreed. Additional guidelines were provided by the Division of Wildlife and Colorado Geological Survey. These guidelines will become useful as the development moves into the pre-construction phase.

Responding with Concerns:

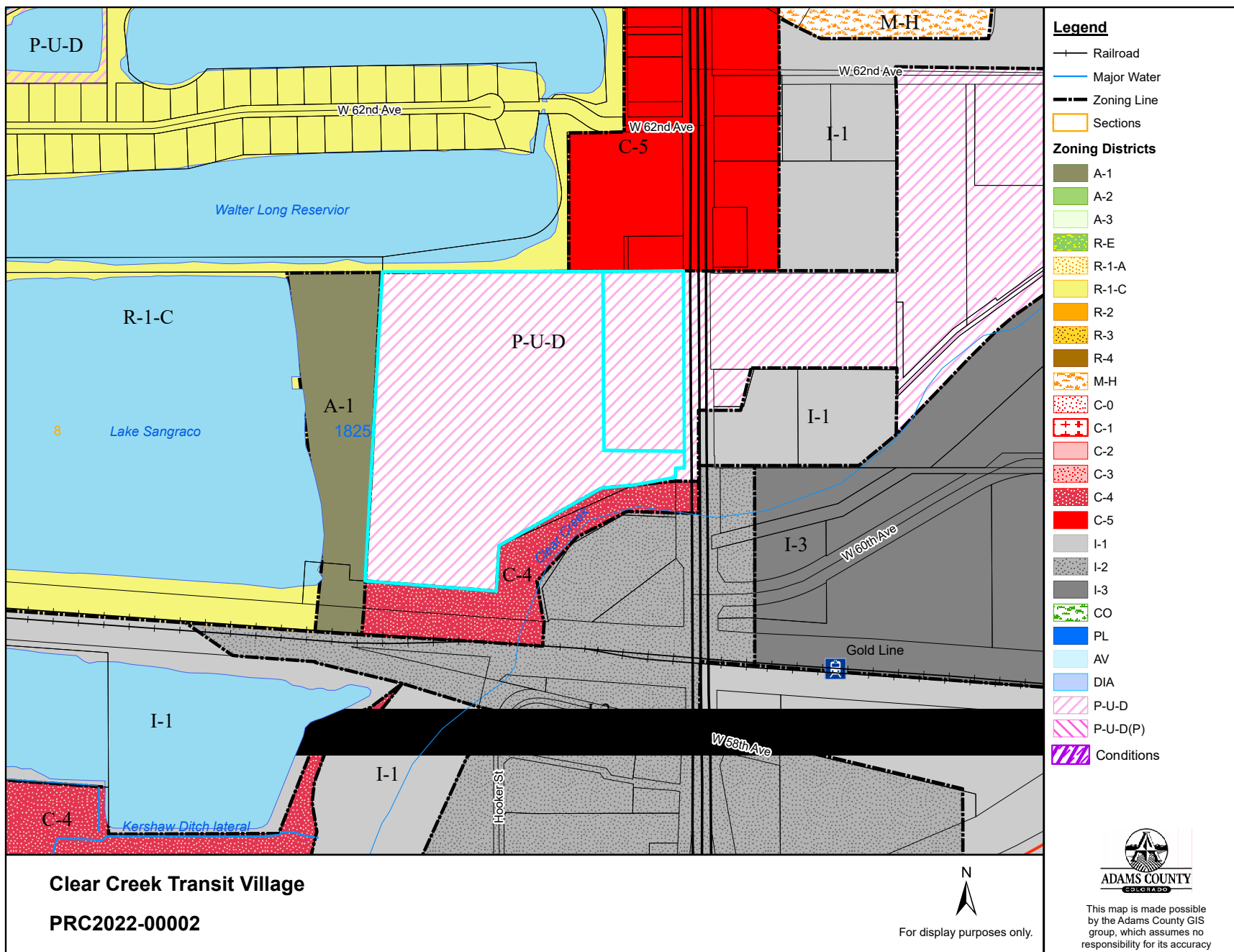
CDNR-Division of Wildlife
CDOT
Colorado Geological Survey
RTD

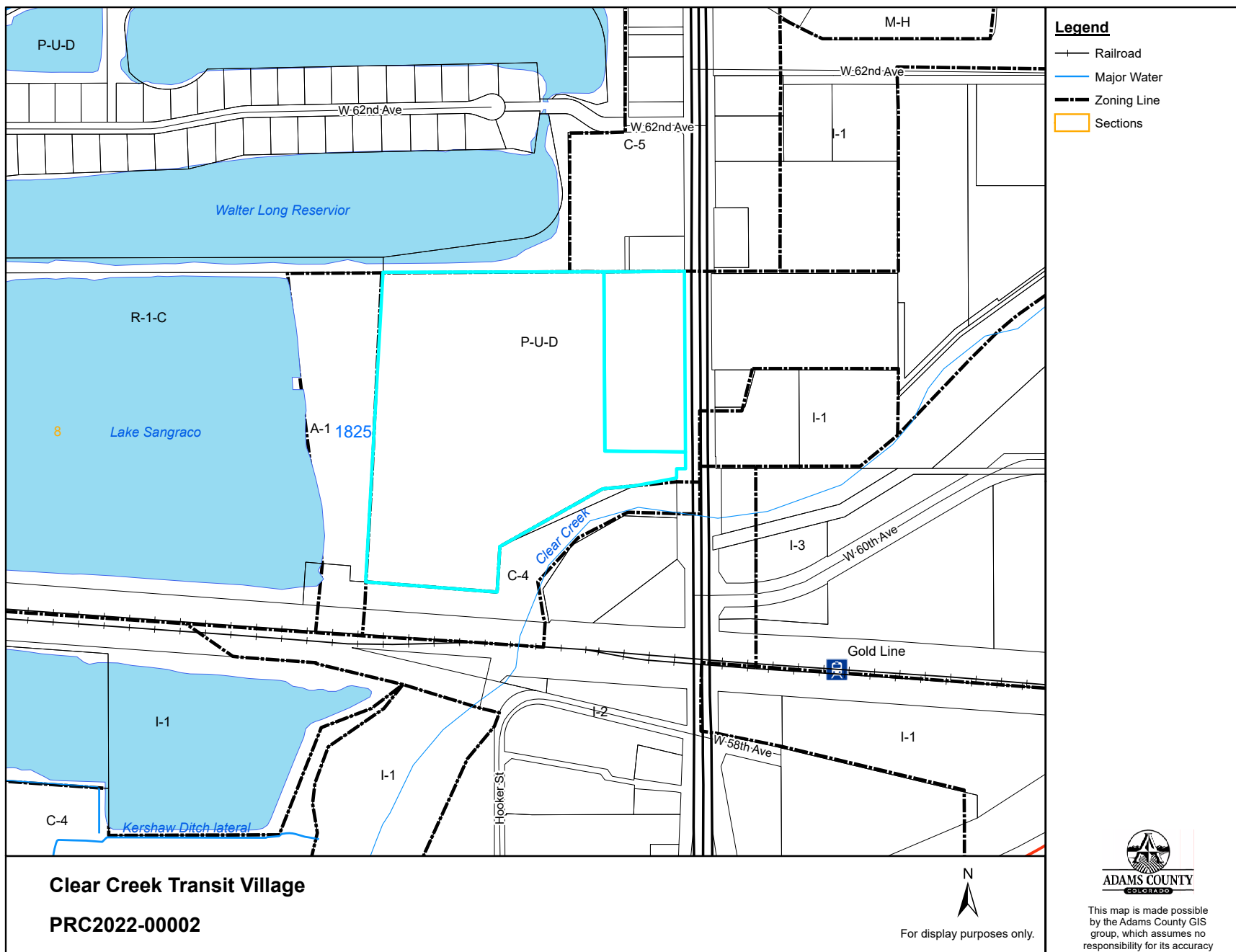
Responding without Concerns:

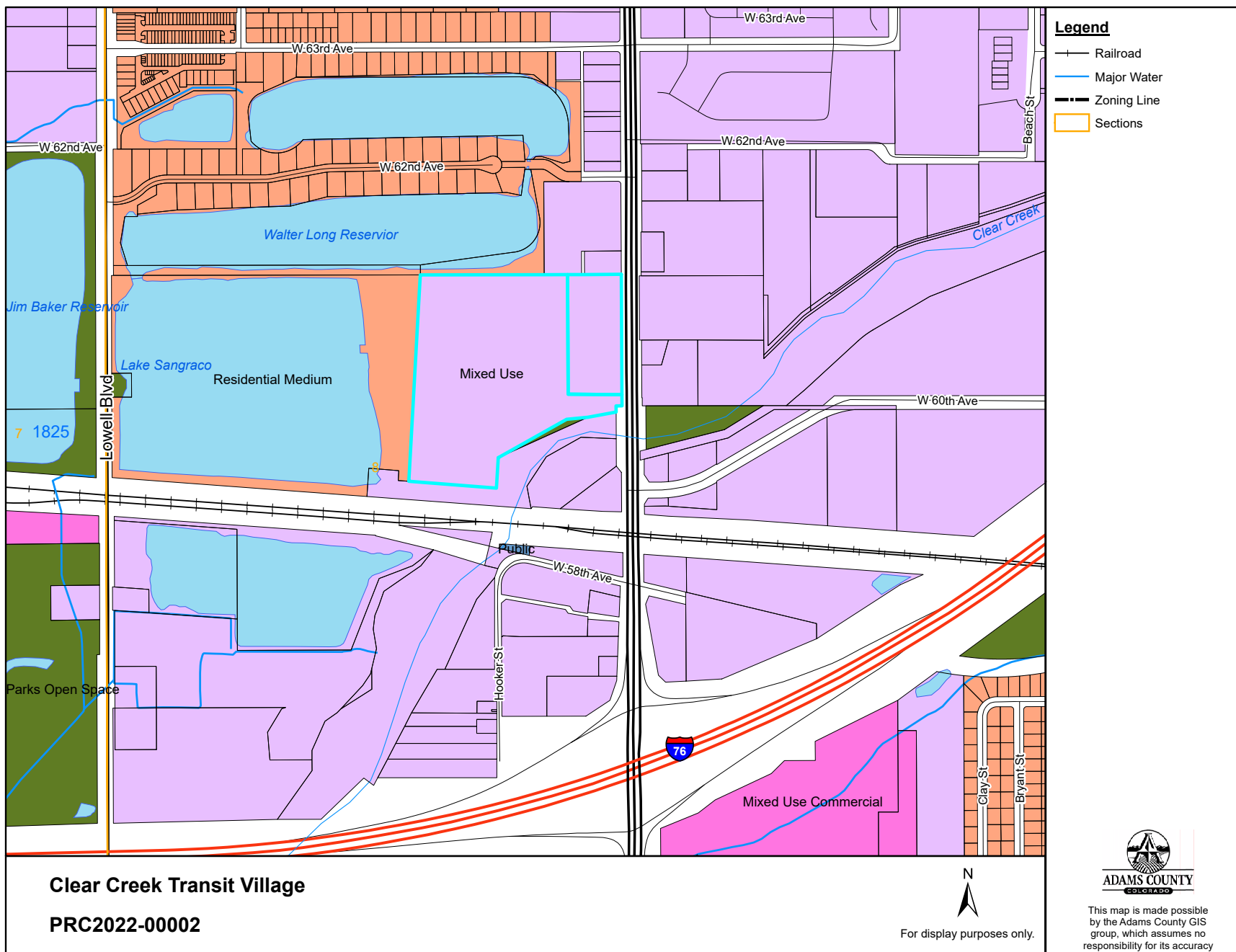
Adams County Fire Protection District
City of Westminster
CDNR-Division of Water Resources
Crestview Water & Sanitation District
Metro Water Recovery
Tri-County Health
Xcel Energy

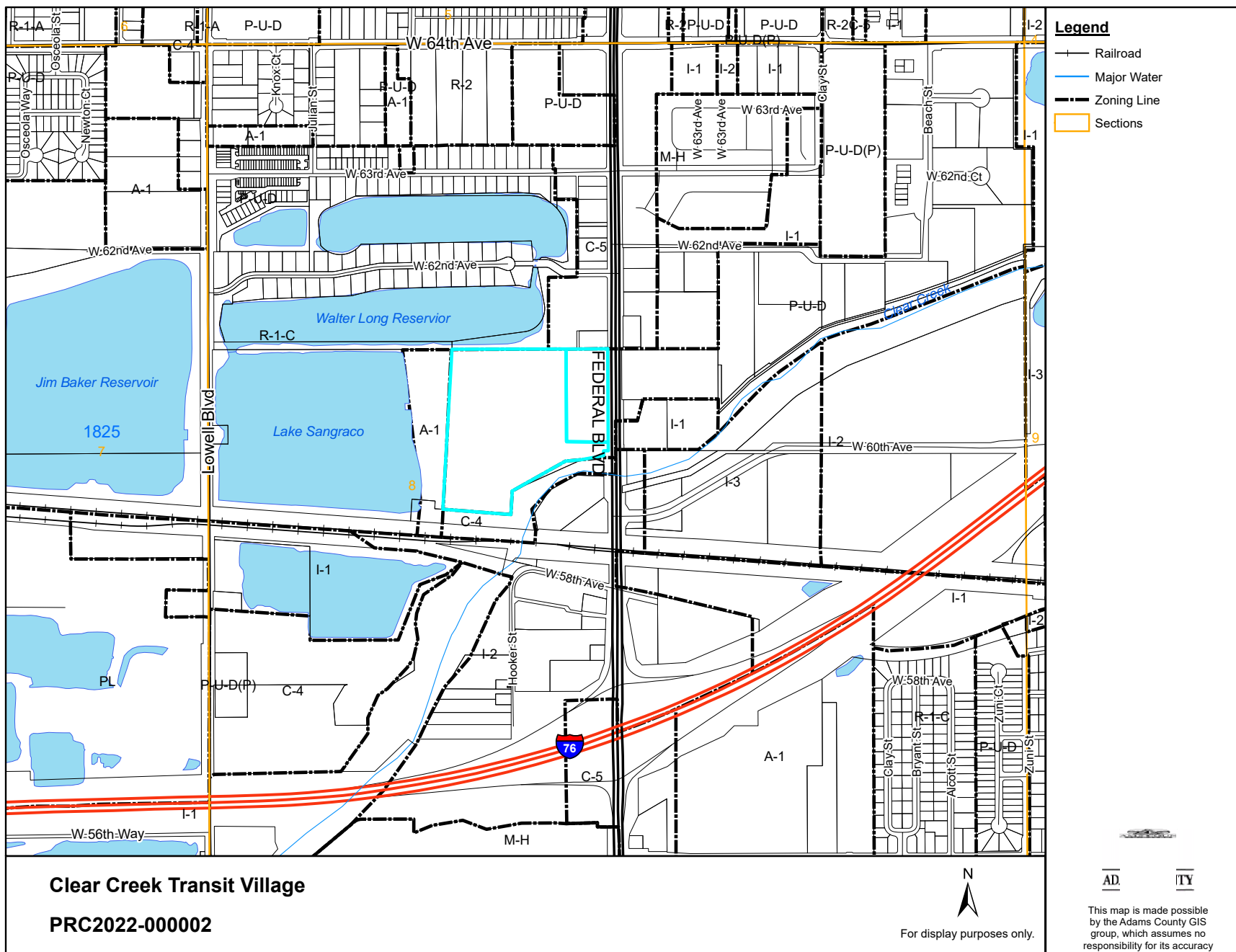
Notified but not Responding / Considered a Favorable Response:

Adams 12 Five Star Schools
Arvada Fire Department
Berkeley Neighborhood Association
Berkeley Sanitation District
Century Link
City of Arvada
City of Federal Heights
Comcast
Denver Water
Division of Mining & Reclamation Safety
Goat Hill
Mapleton School District #1
Mobile Gardens
North Lincoln Water & Sanitations District
North Pecos Water & Sanitation District
North Washington Water & Sanitation District
Northridge Estates at Gold Run HOA
Pecos Logistics Park Metro District
Pomponio Terrace Metropolitan District
Shaw Heights Water District
The TOD Group
Union Pacific Railroad
U.S. Post Office
Welby Citizen Group
Westminster Fire Department
Westminster School District #50









August 19, 2022

Libby Tart, AICP
Senior Long Range Planner
Community & Economic Development
Adams County
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

RE: Clear Creek Transit Village: Project Narrative for the Subdivision Waiver for Private Streets

Dear Ms. Tart:

The Clear Creek Transit Project is a 21-acre site located in 6001 Federal Boulevard in Adams County, Colorado. This land use application for a preliminary plat has been under review by this team since 2020. This letter provides a background on the project and a summary of information that is relevant to the required Subdivision Waiver request for Private Streets. As we understand, the Subdivision Waiver for Private Streets will be heard in conjunction with the preliminary plat at the Planning Commission and Board of County Commissioner's hearing.

Project Introduction

The Clear Creek Transit Village is a Transit Oriented Development (TOD) that aligns with various Adams County TOD focused policies and plans that have been approved for this site as well as a larger area within the Federal Boulevard and Clear Creek area. Some of the established plans that have informed this development project are the Clear Creek Transit Village Vision Plan and the Adams County Clear Creek Valley TOD Plan, both adopted in 2009 and the Clear Creek Corridor Master Plan approved in 2017. The development of the Clear Creek Federal Transit Station just southeast of this site is a major public investment that justifies the development of TOD land uses within this area. The approximate walking distance from our development to the rail station is less than a half mile. The Federal Boulevard Corridor Study has identified multi-jurisdictional multi-modal transportation policies and goals that have informed this project as well.

The below conceptual plan depicts the overall layout of the proposed development.



The Preliminary Development Plan (PDP) was approved in 2012 and amended in 2015. This official zoning document sets forth the zoning requirements, development standards, development commitments and overall requirements for the development. The PDP provides the framework for the roadway and pedestrian networks of the development and officially designated specific roadways and alleys as private and others as public. The roadway standards provide a range of vehicular, bicycle, pedestrian and streetscape features that align with the general goals of the TOD vision plans approved by Adams County and further support the general tenets of a TOD development. These standards have helped inform and shape our plans to ensure it is a safe, aesthetically pleasing, and pedestrian friendly development that fosters transit use.

The site is organized into nine planning areas that consist of multi-family blocks, townhome blocks and a central park. The internal roadways are intended to be owned and maintained by the Clear Creek Transit Metropolitan District No. 1. The roadways will provide access to the public. The Adams County staff report submitted for consideration of the PDP on September 27, 2012 states:

Because of the applicant's proposed design and layout, several roads within the proposed development are proposed to be classified as private roads. A private road means the road will be owned and maintained by the development. In this case, the private roads would be owned and maintained by the Clear Creek Transit Metropolitan District. The attached Preliminary Plat provides more detailed information for road ownership including the provision of Tracts for access to be maintained by the Clear Creek Transit Metropolitan District, for landscape purposes, for alleyways, for sidewalks, and for access to the adjacent property to the north. Access is provided to the adjacent property to the north by Tract Y which connects south with Tract C which is listed as Metro District Roads for Public Access and provides access to the entire site.

Preliminary Review Process

The proposed CCTV plans incorporate the roadway network as identified in the PDP. Furthermore, throughout our preliminary design process we have incorporated various design and public realm streetscape features that are included in the PDP, such as bump outs, tree lawns, etc. Over the past year, we have proactively reached out to various agencies that will eventually review our formal submittals (FDP and Final Plat), such as Adams County Fire Rescue, Crestview Water & Sanitation District and Denver Water. This preliminary review process consisted of reviews of our layout and roadway plans to make sure we are designing them to meet their specifications for on-street parking, roadway width, turning radii, utility and easement location and width. These meetings have been productive and helped us advance our roadway layout and preliminary engineering plans. As a result of this coordination with multiple agencies, we have modified our internal roadway network of streets that are deemed to be "private streets" that will be owned and maintained by the Clear Creek Transit Metropolitan District No. 1. Our current plans and drawings have been modified to meet their recommended widths, utility locations and easement widths.

We have included two letters from public agencies that have participated in this preliminary review process acknowledging the process and current roadway layout. Please see the enclosed letters from Adams County Fire Rescue and Crestview Water & Sanitation District.

Private and Public Streets

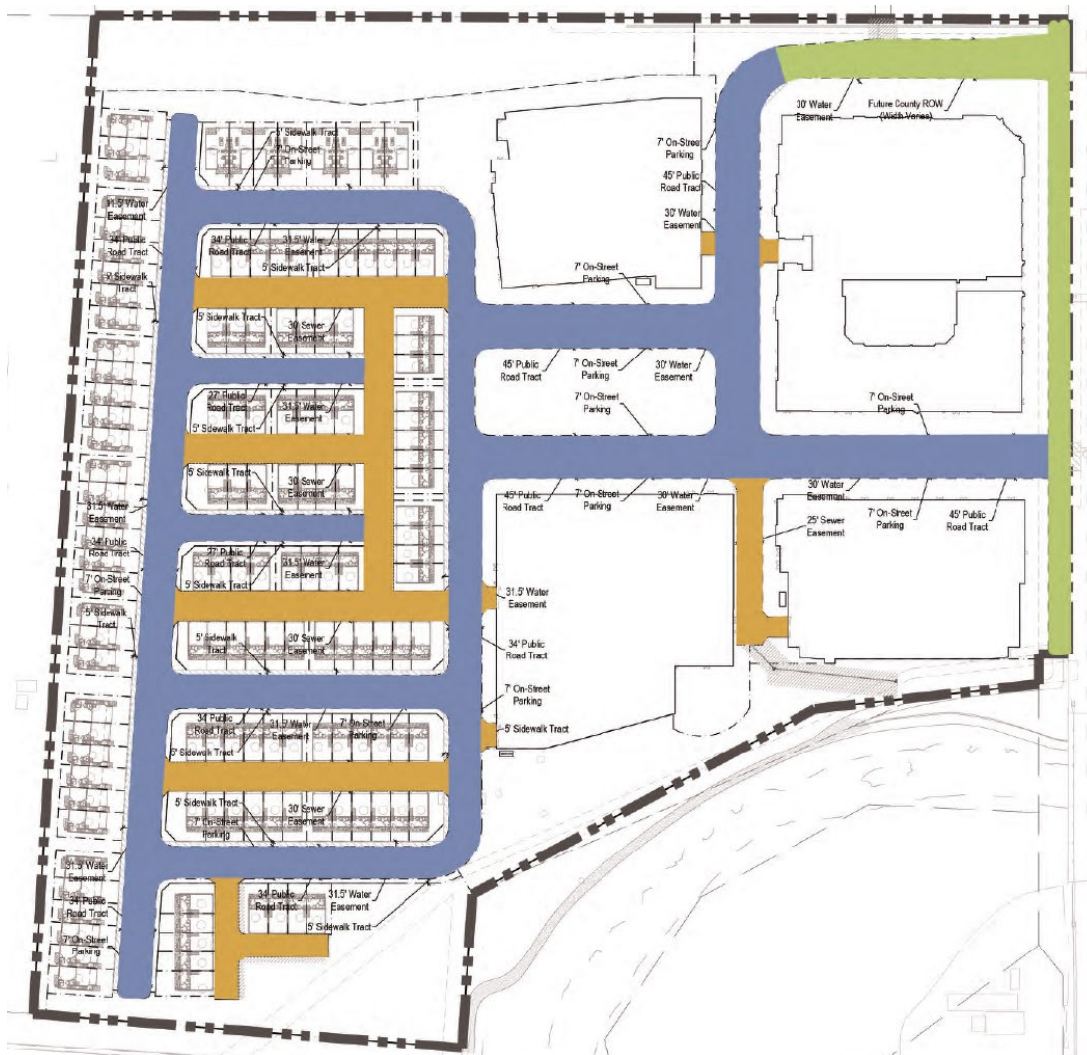
The proposed private streets and alleys within the preliminary plat have been incorporated into tracts as recommended by Adams County Engineering staff. A portion of West 60th Place located within Tract B is intended to be dedicated to Adams County as public ROW. The dedication of this portion of roadway is necessary because it intersects with Federal Boulevard. This location is intended to be a signalized intersection and CDOT and Adams County have indicated it needs to be public ROW to be granted an official access permit to Federal Blvd.

The approved PDP designated more streets as public at the time of the PDP approval in 2015. The proposed public streets were dispersed throughout the project which resulted in a "patchwork" approach for public and private streets. The project team has evaluated the public roadway designation as identified in the PDP and determined that all roadways will be private except for the aforementioned portion of West 60th Place. An Intergovernmental Agreement (IGA) regarding maintenance, ownership, and dedication of Clear Creek Transit Public Improvements was made by and among Clear Creek Transit Metropolitan District No. 1 and Clear Creek Transit District No. 2. The Districts were created for the purpose of providing public improvements and services to and for the benefit of the subject property. The IGA is pursuant to the Service Plan defined with IGA. Per

discussions with the County attorney's office, it was stated that the Intergovernmental Agreement (IGA) and the inclusion of the Service Plan will provide the necessary information to confirm that agreements are in place between the County and Metropolitan District 1 & 2 to satisfy any questions about ownership and maintenances of the proposed roads and site amenities for the Clear Creek Transit Village. The Intergovernmental Agreement regarding maintenance, ownership and dedication of Clear Creek Transit public improvements was approved by the Adams County Board of County Commissioners on May 13, 2021. During meetings with Adams County engineering staff, they stated they were in support of our approach to include the majority of the streets as a private designation. They felt the "patchwork" approach could create inefficiencies for future maintenance responsibilities for the County as the Metropolitan District. Our approach to designate the majority of the roads as private streets to be owned and maintained by the Clear Creek Transit Metropolitan District No. 1 will result in less maintenance responsibilities for Adams County.

The below graphic shows the proposed roadway and alley layout and identifies which sections are deemed to be private and public right-of-way.

*** In order to address the requests from the comment letter received July 07, 2022 that stated *"The applicant needs to provide this on the Preliminary Plat as a separate tract and ensure that the shrub/native grass landscaping noted on the PDP landscape plans are in this area in lieu of trees. It is recommended to note this in the overall letter of introduction. Once this is shown on the Preliminary Plat, we will send the revisions to the three reviewers remaining as (hopefully) the last submission prior to creating a schedule for public hearings."* We are providing the following information to satisfy this comment in the letter of introduction. Tract Y has been added to the preliminary plat. In the Tract & Dedication Data Table (sheet 4) it is listed as a future access and will be owned and maintained by the Clear Creek Metropolitan District. The purpose for this tract to provide a future access to the adjacent, north property which needs to pull access through the subject property. Tract Y connects the adjacent property to the north to the south to Tract C which is listed as Metro District Roads for Public Access and provides access to Federal Boulevard for the subject property. Tract C has been adjusted from previous iterations of the plat to continue to provide access to the subject property and is connected to Tract Y as discussed above. Tract X is a landscape tract located west of Tract C and Tract Y. Further landscape details for Tract X will be provided with the FDP in accordance with the PDP. Tract Z is a landscape tract located east of Tract Y and north of Tract C. Further landscape details for Tract Z will be provided with the FDP in accordance with the PDP. The table on sheet 4 has been updated as well as the detailed tract drawings on sheet 7 to reflect this. ***



Subdivision Design Waiver (for Private Streets) Criteria

The Board of County Commissioners, in approving a waiver, shall find:

1. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations.

RESPONSE: The Clear Creek Transit Village is a transit-oriented neighborhood that will provide for approximately 937 dwelling units that include multi-family, mixed use buildings and townhomes. The future neighborhood is thoughtfully designed to be a walkable community that is located with a quarter mile of the Clear Creek Federal Transit Station. The roadways will be designed based on pedestrian oriented urban planning principles that include physical features such as wide sidewalks, street trees, on-street parking and streetscape amenities that will support an aesthetically pleasing, walkable and safe public realm.

The planning and design intent and vision of the Clear Creek Transit Village is based on the County's Transit Oriented Development Rail Station Area Planning Guidelines (guidelines) of 2007. These guidelines encourage a public realm that requires a level of pedestrian and multi-modal design that is not typical of the requirements within the County's Subdivision Design Standards. A waiver from the standards necessary to fulfill the vision of the Clear Creek Transit Village and meet the intent of the County Guidelines that were approved in 2007.

In 2012 Adams County approved the Clear Creek Transit Village Preliminary Development Plan (PDP) which is the zoning requirements for the project. The PDP includes specifications for roadways and site amenities and acknowledges that the streets and site amenities will be owned and maintained by the Metropolitan District. The inclusion of these project specific roadway and site amenity design criteria into the approved zoning requirements further supports our request for a Waiver from the Subdivision Design Standards.

2. *The purpose of these standards and regulations are served to a greater extent by the alternative proposal.*

RESPONSE: The Adams County Transit Oriented Development and Rail Station Area Planning Guidelines adopted in 2007 and the adopted Clear Creek Transit Village Preliminary Development Plan (PDP) which is the zoning regulations for the project require a higher level of pedestrian and multi-modal infrastructure and amenities that go beyond the standard requirements of the Adams County Subdivision Design Standards. Furthermore, the approved PDP identifies streets/ROW that have site specific design specifications for the public realm that are unique to this project. The zoning document also acknowledges that the Metro District will own and maintain these streets and ROWs.

The allowance of this waiver will ensure the County's transformative goals for a TOD district in this area are designed and built to meet the County's vision and support the significant transit investment of the Clear Creek Federal Station.

3. *The waiver does not have the effect of nullifying the purpose of these standards and regulations.*

RESPONSE: The waiver does not nullify the County standards; in fact our design approach will likely require additional review due to the unique nature of this TOD development. The project team has worked closely with Adams County staff and relevant agencies to ensure our proposed roadways and public realm features meeting the requirements for utilities, maintenance and access. We have designed our roadways to meet the width and turning radii as required by Adams County Fire and Rescue (see attached letter). We are complying with the roadway utility and easement requirements as specified by Crestview Water & Sanitation District (see attached letter). Moving forward we will continue to work with the County and relevant agencies to meet their requirements while determining a balanced design approach that will meet the intent of the County's TOD planning guidelines.

CLEAR CREEK TRANSIT VILLAGE
*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 14

OWNERSHIP CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY, BEING THE OWNER OF THE LAND DESCRIBED AND CONVEYED IN THAT CERTAIN SPECIAL WARRANTY DEED RECORDED JUNE 23, 2020 AT RECEPTION No. 2020000056492, AS SHOWN IN THIS PRELIMINARY PLAT AND DESCRIBED AS FOLLOWS:

LOT 2, BLOCK 1, BRANNAN'S SUBDIVISION FILING NO. 2, ACCORDING TO THE PLAT RECORDED MAY 12, 1994 AT RECEPTION NO./ B1247454, AND AS AMENDED BY AFFIDAVIT OF CORRECTION RECORDED JANUARY 19, 1995 IN BOOK 4455 AT PAGE 542, EXCEPT THAT PART CONVEYED TO THE COUNTY OF ADAMS BY WARRANTY DEED MADE A PART OF RESOLUTION RECORDED MAY 25, 1995 IN BOOK 4518 AT PAGE 777, COUNTY OF ADAMS, STATE OF COLORADO.

TOGETHER WITH TRACT A, BRANNAN'S SUBDIVISION – FILING NO. 1, ACCORDING TO THE PLAT RECORDED OCTOBER 31, 1973 AT RECEPTION NO. A020815, COUNTY OF ADAMS, STATE OF COLORADO.

THE ABOVE DESCRIBED SUBJECT PROPERTY IS ALSO DESCRIBED AS FOLLOWS:

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 8, FROM WHENCE THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER (NW 1/4) BEARS SOUTH 00°00'36" WEST A DISTANCE OF 2635.75 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO; THENCE ALONG THE EAST LINE OF SAID NORTHWEST QUARTER (NW 1/4), SOUTH 00°00'36" WEST, 1977.44 FEET TO A POINT; THENCE LEAVING SAID EAST LINE, NORTH 89°45'17" WEST, 50.00 FEET TO THE WEST LINE OF FEDERAL BOULEVARD, AND BEING THE NORTHEAST CORNER OF TRACT A OF BRANNAN'S SUBDIVISION FILING No. 1, AND BEING THE POINT OF BEGINNING;

THENCE ALONG SAID WEST LINE, SOUTH 00°00'36" WEST, 658.53 FEET TO A POINT;
THENCE LEAVING SAID WEST LINE, SOUTH 89°51'23" WEST, 30.00 FEET TO A POINT;
THENCE SOUTH 00°00'04" WEST, 31.23 FEET TO A POINT;
THENCE SOUTH 83°46'03" WEST, 233.62 FEET TO A POINT;
THENCE SOUTH 61°35'26" WEST, 404.96 FEET TO A POINT ON THE BOUNDARY OF LOT 2 OF BRANNAN'S SUBDIVISION FILING No. 2;
THENCE ALONG SAID BOUNDARY THE FOLLOWING FOUR (4) COURSES:

- SOUTH 03°44'30" WEST, 159.68 FEET TO A POINT;
- NORTH 85°27'01" WEST, 446.37 FEET TO A POINT;
- NORTH 03°30'34" EAST, 1038.07 FEET TO A POINT;
- SOUTH 89°45'17" EAST, 1010.39 FEET TO THE POINT OF BEGINNING.

CONTAINING ±918,826 SQUARE FEET OR ±21.093 ACRES OF LAND, MORE OR LESS.

HAS BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, STREETS, TRACTS AND EASEMENTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF CLEAR CREEK TRANSIT VILLAGE, AND DOES HEREBY DEDICATE ALL PUBLIC STREETS TO ADAMS COUNTY FOR PUBLIC USE, AND DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY, THOSE PUBLIC EASEMENTS AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENTS TO ADAMS COUNTY AND/OR ITS ASSIGNS, PROVIDED HOWEVER, THAT THE SOLE RIGHT AND AUTHORITY TO RELEASE OR QUITCLAIM ALL OR ANY SUCH PUBLIC EASEMENTS SHALL REMAIN EXCLUSIVELY VESTED IN ADAMS COUNTY.

FOR: CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY;

BY: THISTLE CREEK QOF I, L.P., A DELAWARE LIMITED PARTNERSHIP, ITS MANAGING MEMBER;

BY: THISTLE CREEK QOF I GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER

BY: MICHAEL CHRISTENSEN, MANAGER DATE

NOTARY ACKNOWLEDGMENT

STATE OF)
) SS.
COUNTY OF)

THE FOREGOING CERTIFICATE OF DEDICATION AND OWNERSHIP WAS ACKNOWLEDGED BEFORE ME THIS DAY OF , 20 , BY MICHAEL CHRISTENSEN, MANAGER OF THISTLE CREEK QOF I GP, LLC, A DELAWARE LIMITED LIABILITY COMPANY, GENERAL PARTNER OF THISTLE CREEK QOF I, L.P., A DELAWARE LIMITED PARTNERSHIP, MANAGING MEMBER OF CLEAR CREEK DEVELOPMENT, LLC, A DELAWARE LIMITED LIABILITY COMPANY.

NOTARY PUBLIC

MY COMMISSION EXPIRES:

ADDRESS OF NOTARY:



VICINITY MAP
Not to scale

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. TRACTS C AND E WILL CONTAIN STORM DRAINAGE AND WATER QUALITY INFRASTRUCTURE THAT WILL BE OWNED AND MAINTAINED BY THE CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. SHOULD THE OWNER FAIL TO MAINTAIN SAID FACILITIES, THE COUNTY SHALL HAVE THE RIGHT TO ENTER SAID LAND FOR THE SOLE PURPOSE OF OPERATIONS AND MAINTENANCE. ALL SUCH MAINTENANCE COST WILL BE ASSESSED TO THE PROPERTY OWNERS.

UTILITY EASEMENT NOTES

- ALL TRACTS ARE HEREBY DEDICATED FOR UTILITY USE.
- UTILITY EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES (DRY UTILITIES). UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS AND PUBLIC STREETS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

PLANNING COMMISSION APPROVAL

RECOMMENDED FOR APPROVAL BY THE ADAMS COUNTY PLANNING COMMISSION THIS DAY OF , A.D. 202 .

CHAIR

BOARD OF COUNTY COMMISSIONERS APPROVAL

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS DAY OF , A.D. 20 .

CHAIR

ADAMS COUNTY ATTORNEY'S OFFICE

APPROVED AS TO FORM

TABLE OF CONTENTS	
1	COVER SHEET
2	EXISTING CONDITIONS
3	PROPOSED CONDITIONS
4	LAND USE TABLES
5–12	PRELIMINARY PLAT
13–14	TRACT AND EASEMENT DETAILS

PRC2022-00002

SURVEYOR'S NOTES

- 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.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING COMPANY, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING COMPANY, INC. RELIED UPON CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT NO. ABC70653170.1, WITH AN EFFECTIVE DATE OF JANUARY 13, 2022 AT 5:00 P.M.
- BASIS OF BEARINGS: BEARINGS ARE BASED UPON THE EAST LINE OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN ASSUMED TO BEAR SOUTH 00°00'36" WEST A DISTANCE OF 2,635.75 FEET, AS DEFINED AND MEASURED BETWEEN A FOUND 3–1/4" DIAMETER ALUMINUM CAP STAMPED "PLS 26288 COLO DEPT OF TRANSPORTATION" IN A RANGE BOX AT THE NORTH 1/4 CORNER SAID SECTION 8 AND THE CENTER 1/4 SAID SECTION 8 BY A FOUND 3–1/4" DIAMETER ALUMINUM CAP STAMPED "PLS 23519 CHARLES H RUSSELL ADAMS COUNTY" IN A RANGE BOX, AS SHOWN HEREON.
- FLOOD ZONE DESIGNATION: AS SHOWN ON F.I.R.M. MAP PANEL #08001C0592H, WITH AN EFFECTIVE REVISION DATE OF MARCH 5, 2007, THE SUBJECT PROPERTY LIES WITHIN ZONE "X" (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AND WITHIN ZONE "AE" (SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% PERCENT ANNUAL CHANCE FLOOD – BASE FLOOD ELEVATIONS DETERMINED). REFER TO MAP SHEETS FOR APPROXIMATE LOCATIONS OF FLOOD ZONE BOUNDARIES.
- FIELD SURVEY COMPLETION COMPLETION DATE: OCTOBER 11, 2019.
- THE LINEAR UNIT OF MEASUREMENT FOR THIS PRELIMINARY PLAT IS THE U.S. SURVEY FOOT, WHICH IS DEFINED AS 1200/3937 METERS.
- STATEMENT RESTRICTING ACCESS: INGRESS, EGRESS, AND REGRESS ARE LIMITED TO FEDERAL BLVD. UNLESS APPROVED BY CDOT AND ADAMS COUNTY, COLORADO.
- PROPERTY ADDRESS: 6001 FEDERAL BLVD, DENVER, CO 80221.
- THE SUBJECT PROPERTY CONTAINS ±918,826 SQUARE FEET OR ±21.093 ACRES OF LAND.

TRACT MAINTENANCE NOTE

BY THIS PLAT INGRESS, EGRESS AND REGRESS FOR TRACT C IS LIMITED TO FEDERAL BOULEVARD AS SHOWN ON SHEETS 7 AND 10 OF 14 AND ACCESS IS APPROVED BY CDOT AND ADAMS COUNTY, COLORADO AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. TRACTS F, M, Q, AND W ARE CREATED FOR ALLEYS AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. TRACT S IS CREATED FOR SIDEWALKS AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION. TRACT Y IS CREATED FOR CDOT ACCESS AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. TRACTS D, E, G, H, I, J, K, L, N, O, P AND T ARE CREATED FOR SIDEWALKS AND WILL BE OWNED AND MAINTAINED BY CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1. ADAMS COUNTY ASSUMES NO RESPONSIBILITY OR LIABILITY REGARDING THESE STREETS, ALLEYS, CDOT ACCESS, AND SIDEWALKS, AND WILL NOT PERFORM MAINTENANCE OPERATIONS INCLUDING SNOW REMOVAL.


TRACT A IS CREATED FOR LANDSCAPE AND WILL BE OWNED BY THE CLEAR CREEK DEVELOPMENT LLC AND MAINTAINED BY GRANTEE. TRACT B IS CREATED FOR LANDSCAPE AND WILL BE OWNED AND MAINTAINED BY THE HOMEOWNERS' ASSOCIATION. TRACTS R, U, V, X AND Z ARE CREATED FOR LANDSCAPING OR OPEN SPACE AND WILL BE OWNED AND MAINTAINED BY THE CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1.

SURVEYOR'S CERTIFICATE

I, RICHARD B. GABRIEL, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY PLAT CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION ON OCTOBER 11, 2019, THAT THE MONUMENTS SHOWN HEREON ARE OF THE CHARACTER SHOWN AND OCCUPY THE POSITIONS INDICATED AND THAT ALL NOTES, DIMENSIONS AND IMPROVEMENTS ARE CORRECTLY SHOWN HEREIN TO THE BEST OF MY KNOWLEDGE AND BELIEF.

RICHARD B. GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

COVER SHEET

 <div>Power Surveying Company, Inc. Established 1985 8911 Broadway DENVER, COLORADO 80221 TEL: 303.752.1488 FAX: 303.752.1617 WWW.POWERSURVEYING.COM</div>	TYPE OF SUBMITTAL:	PRELIMINARY PLAT	REVISION DATE:	AUGUST 9, 2022
	PREPARATION DATE:	SEPTEMBER 15, 2020	REVISION DATE:	SEPTEMBER 19, 2022
	REVISION DATE:	AUGUST 20, 2021	REVISION DATE:	
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	REVISION DATE:	FEBRUARY 4, 2022	REVISION DATE:	
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	REVISION DATE:	APRIL 25, 2022		
	REVISION DATE:	MAY 5, 2022		

SHEET 1 OF 14

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 4 OF 14

BLOCK / LOT DATA

LOT	BLOCK	SQ. FT.	ACRES
LOT 1	BLOCK 1	110,532	2.537
LOT 1	BLOCK 2	56,297	1.292
LOT 1	BLOCK 3	63,972	1.469
LOT 1	BLOCK 4	22,444	0.515
LOT 1	BLOCK 5	75,550	1.735

BLOCK 6			
LOT	SQ. FT.	ACRES	
LOT 1	1,607	0.037	
LOT 2	1,040	0.024	
LOT 3	1,040	0.024	
LOT 4	1,040	0.024	
LOT 5	1,352	0.031	
LOT 6	1,344	0.031	
LOT 7	1,040	0.024	
LOT 8	1,040	0.024	
LOT 9	1,040	0.024	
LOT 10	1,040	0.024	
LOT 11	1,486	0.034	
LOT 12	1,430	0.033	
LOT 13	948	0.022	
LOT 14	1,233	0.028	
LOT 15	1,233	0.028	
LOT 16	948	0.022	
LOT 17	948	0.022	
LOT 18	1,473	0.034	
LOT 19	1,706	0.039	
LOT 20	956	0.022	
LOT 21	1,242	0.029	
LOT 22	1,242	0.029	
LOT 23	956	0.022	
LOT 24	956	0.022	
LOT 25	1,467	0.034	
LOT 26	1,979	0.045	
LOT 27	954	0.022	
LOT 28	1,239	0.028	
LOT 29	1,242	0.029	
LOT 30	954	0.022	
LOT 31	954	0.022	
LOT 32	1,417	0.033	
LOT 33	1,435	0.033	
LOT 34	954	0.022	
LOT 35	954	0.022	
LOT 36	1,240	0.028	
LOT 37	1,240	0.028	
LOT 38	954	0.022	
LOT 39	954	0.022	
LOT 40	1,254	0.029	
LOT 41	1,489	0.034	
LOT 42	1,054	0.024	
LOT 43	1,370	0.031	
LOT 44	1,370	0.031	
LOT 45	1,054	0.024	
LOT 46	1,054	0.024	
LOT 47	1,054	0.024	
LOT 48	1,370	0.031	
LOT 49	1,370	0.031	
LOT 50	1,054	0.024	
LOT 51	1,054	0.024	
LOT 52	1,513	0.035	
LOT 53	1,586	0.036	
LOT 54	1,044	0.024	
LOT 55	1,044	0.024	
LOT 56	1,044	0.024	
LOT 57	1,044	0.024	
LOT 58	1,357	0.031	
LOT 59	1,357	0.031	
LOT 60	1,044	0.024	
LOT 61	1,044	0.024	
LOT 62	1,044	0.024	
LOT 63	1,044	0.024	
LOT 64	1,687	0.039	
Total	76,680	1.760	

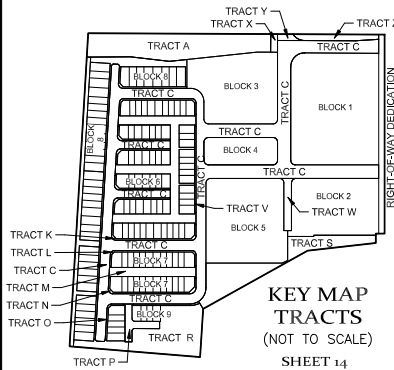
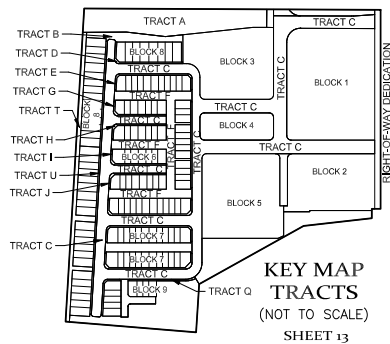
BLOCK 7		
LOT	SQ. FT.	ACRES
LOT 1	1,792	0.041
LOT 2	1,024	0.024
LOT 3	1,024	0.024
LOT 4	1,024	0.024
LOT 5	1,024	0.024
LOT 6	1,331	0.031
LOT 7	1,331	0.031
LOT 8	1,024	0.024
LOT 9	1,024	0.024
LOT 10	1,024	0.024
LOT 11	1,024	0.024
LOT 12	1,796	0.041
LOT 13	2,035	0.047
LOT 14	1,037	0.024
LOT 15	1,037	0.024
LOT 16	1,037	0.024
LOT 17	1,037	0.024
LOT 18	1,348	0.031
LOT 19	1,348	0.031
LOT 20	1,037	0.024
LOT 21	1,037	0.024
LOT 22	1,037	0.024
LOT 23	1,037	0.024
LOT 24	2,690	0.063
Total	29,163	0.70

BLOCK 8		
LOT	SQ. FT.	ACRES
LOT 1	1,938	0.044
LOT 2	1,564	0.036
LOT 3	2,090	0.048
LOT 4	2,090	0.048
LOT 5	1,564	0.036
LOT 6	1,564	0.036
LOT 7	1,564	0.036
LOT 8	1,564	0.036
LOT 9	1,938	0.044
LOT 10	1,938	0.044
LOT 11	1,564	0.036
LOT 12	1,564	0.036
LOT 13	1,564	0.036
LOT 14	1,938	0.044
LOT 15	1,938	0.044
LOT 16	1,564	0.036
LOT 17	1,564	0.036
LOT 18	1,564	0.036
LOT 19	1,564	0.036
LOT 20	1,938	0.044
LOT 21	1,938	0.044
LOT 22	1,564	0.036
LOT 23	1,938	0.044
LOT 24	1,938	0.044
LOT 25	1,564	0.036
LOT 26	1,564	0.036
LOT 27	1,564	0.036
LOT 28	1,564	0.036
LOT 29	1,938	0.044
LOT 30	1,938	0.044
LOT 31	1,564	0.036
LOT 32	1,564	0.036
LOT 33	1,564	0.036
LOT 34	1,564	0.036
LOT 35	1,938	0.044
LOT 36	1,947	0.045
LOT 37	1,659	0.038
LOT 38	1,659	0.038
LOT 39	2,024	0.046
LOT 40	2,024	0.046
LOT 41	1,659	0.038
LOT 42	1,659	0.038
LOT 43	2,023	0.046
Total	74,932	1.720

BLOCK 9		
LOT	SQ. FT.	ACRES
LOT 1	1,700	0.039
LOT 2	1,159	0.027
LOT 3	1,184	0.027
LOT 4	1,208	0.028
LOT 5	1,607	0.037
LOT 6	1,583	0.036
LOT 7	1,043	0.024
LOT 8	1,044	0.024
LOT 9	1,362	0.031
Total	11,890	0.273

TRACT & DEDICATION DATA

TRACT	AREA (SQ.FT.)	AREA (ACRES)	LAND USE	OWNERSHIP
A	48,129	1.105	LANDSCAPE	CLEAR CREEK DEVELOPMENT, LLC
B	8,294	0.190	LANDSCAPE	HOMEOWNERS' ASSOCIATION
C	161,470	3.707	METRO DISTRICT ROADS FOR PUBLIC ACCESS	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
D	1,525	0.035	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
E	1,774	0.041	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
F	31,829	0.731	ALLEY	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
G	1,149	0.026	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
H	1,174	0.027	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
I	1,200	0.028	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
J	1,223	0.028	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
K	1,985	0.045	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
L	1,920	0.044	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
M	8,936	0.205	ALLEY	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
N	2,082	0.048	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
O	841	0.019	SIDEWALK TRACTS TO PROVIDE PEDESTRIAN ACCESS TO THE PUBLIC	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
P	5,304	0.122	ALLEY	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
Q	1,163	0.027	SIDEWALK TRACT	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
R	36,527	0.838	OPEN SPACE	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
S	33,920	0.779	OPEN SPACE	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
T	14,763	0.339	LANDSCAPE	HOMEOWNERS' ASSOCIATION
U	4,525	0.104	SIDEWALK TRACT	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
V	1,443	0.033	SIDEWALK TRACT	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
W	4,577	0.105	ALLEY	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
X	1,388	0.032	LANDSCAPE	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
Y	1,344	0.031	FUTURE ACCESS	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
Z	5,709	0.131	LANDSCAPE	CLEAR CREEK TRANSIT METROPOLITAN DISTRICT NO. 1
DEDICATION	13,172	0.302	RIGHT-OF-WAY DEDICATION	ADAMS COUNTY
TOTAL TRACT + DEDICATION AREA	397,317	9.121		



TRACT A: SEE SHEETS 5 & 6
TRACT C: SEE SHEETS 5-12

LAND USE	SQ. FT.	ACRES	OWNERSHIP
BLOCK 1	110,532	2.538	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 2	56,297	1.292	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 3	63,972	1.469	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 4	22,444	0.515	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 5	75,599	1.735	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 6	76,680	1.760	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 7	29,163	0.670	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 8	74,932	1.720	CLEAR CREEK DEVELOPMENT, LLC
BLOCK 9	11,890	0.273	CLEAR CREEK DEVELOPMENT, LLC
BLOCK TOTAL	±521,509	±11.972	

LAND USE	SQ. FT.	ACRES
BLOCKS	±521,509	±11.972
TRACTS	±384,145	±8.819
DEDICATION	±13,172	±0.302
TRACT & DEDICATION TOTAL	±397,317	±9.121
SITE TOTAL	±918,826	±21.093

LAND USE TABLES



TYPE OF SUBMITTAL:	PRELIMINARY PLAT	REVISION DATE:	AUGUST 9, 2022
PREPARATION DATE:	SEPTEMBER 15, 2020	REVISION DATE:	SEPTEMBER 19, 2022
REVISION DATE:	AUGUST 20, 2021	REVISION DATE:	
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REVISION DATE:	FEBRUARY 7, 2022	JOB NO. 19-260	DWG: 19-260 PRELIM.dwg
REVISION DATE:	APRIL 25, 2022		
REVISION DATE:	MAY 5, 2022		
		SHEET 4	OF 14

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

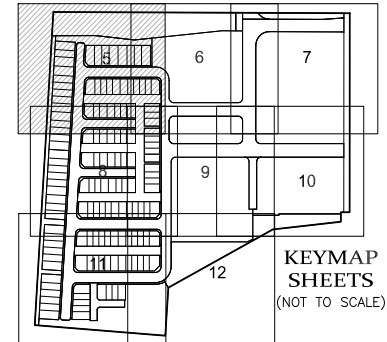
A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
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SHEET 5 OF 14

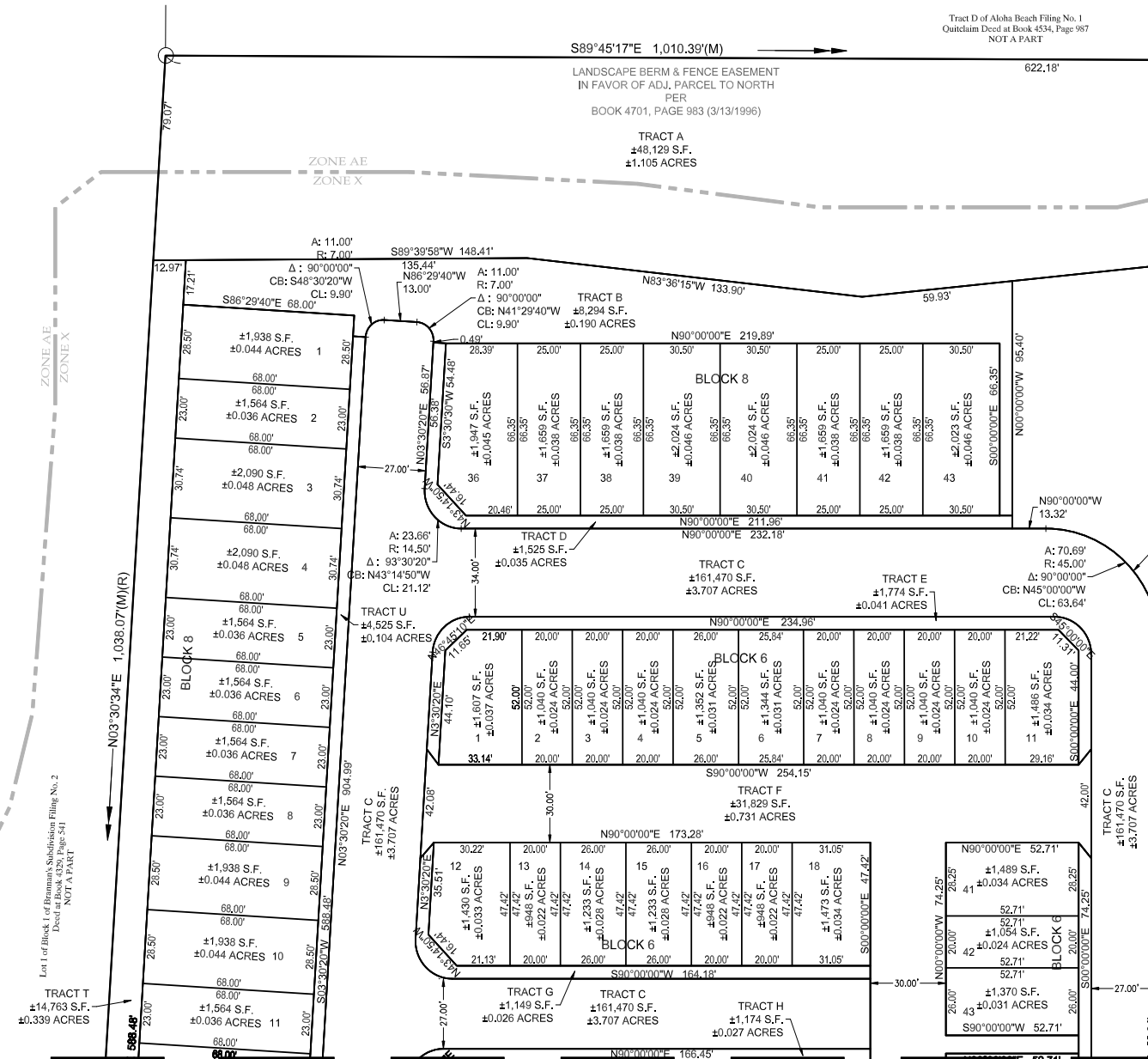
PRC2022-00002

Tract C of Aloha Beach Filing No. 1
Quitclaim Deed at Book 4534, Page 987
NOT A PARTTract D of Aloha Beach Filing No. 1
Quitclaim Deed at Book 4534, Page 987
NOT A PARTLEGEND OF SYMBOLS &
ABBREVIATIONS

- SET REBAR & 1-1/2" DIAMETER
YELLOW PLASTIC CAP, PLS 37929,
TYPICAL UNLESS NOTED OTHERWISE
- MONUMENT FOUND, AS NOTED
- DIAM DIAMETER
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- BLOCK # LOT OR BLOCK NUMBER
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS
- NEW LOT LINE PER THIS PLAT
- NEW TRACT LINE PER THIS PLAT
- EXISTING RECORD EASEMENT LINE
- ADJOINING PARCEL OR LOT LINE
- F.E.M.A. FLOOD BOUNDARY (AS NOTED)

FOR ADAMS COUNTY ROAD DEDICATION AND
TRACTS B & D-Y DETAILS, SEE SHEETS 13 &
14. FOR LAND USE TABLES, SEE SHEET 4.

see SHEET 6 for continuation



see SHEET 8 for continuation

SCALE: 1" = 30'
UNLESS NOTED OTHERWISE

PRELIMINARY PLAT



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JOB NO. 19-260 DWG. 19-260 PRELIM.dwg
SHEET 5 OF 14

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

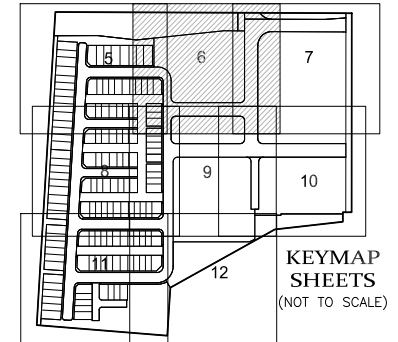
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SHEET 6 OF 14

PRC2022-00002

LEGEND OF SYMBOLS &
ABBREVIATIONS

- SET REBAR & 1-1/2" DIAMETER
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FOR ADAMS COUNTY ROAD DEDICATION AND
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14. FOR LAND USE TABLES, SEE SHEET 4.

see SHEET 5 for continuation

see SHEET 7 for continuation

see SHEET 9 for continuation



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PRELIMINARY PLAT

SCALE: 1" = 30'
0 15 30'
UNLESS NOTED OTHERWISE

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

SHEET 7 OF 14

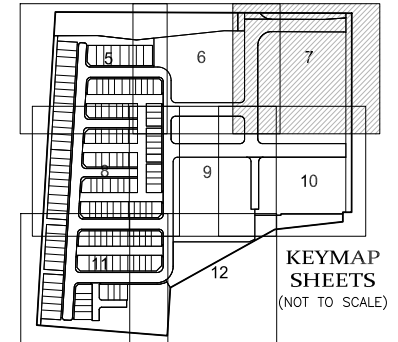
PRC2022-00002

LEGEND OF SYMBOLS &
ABBREVIATIONS

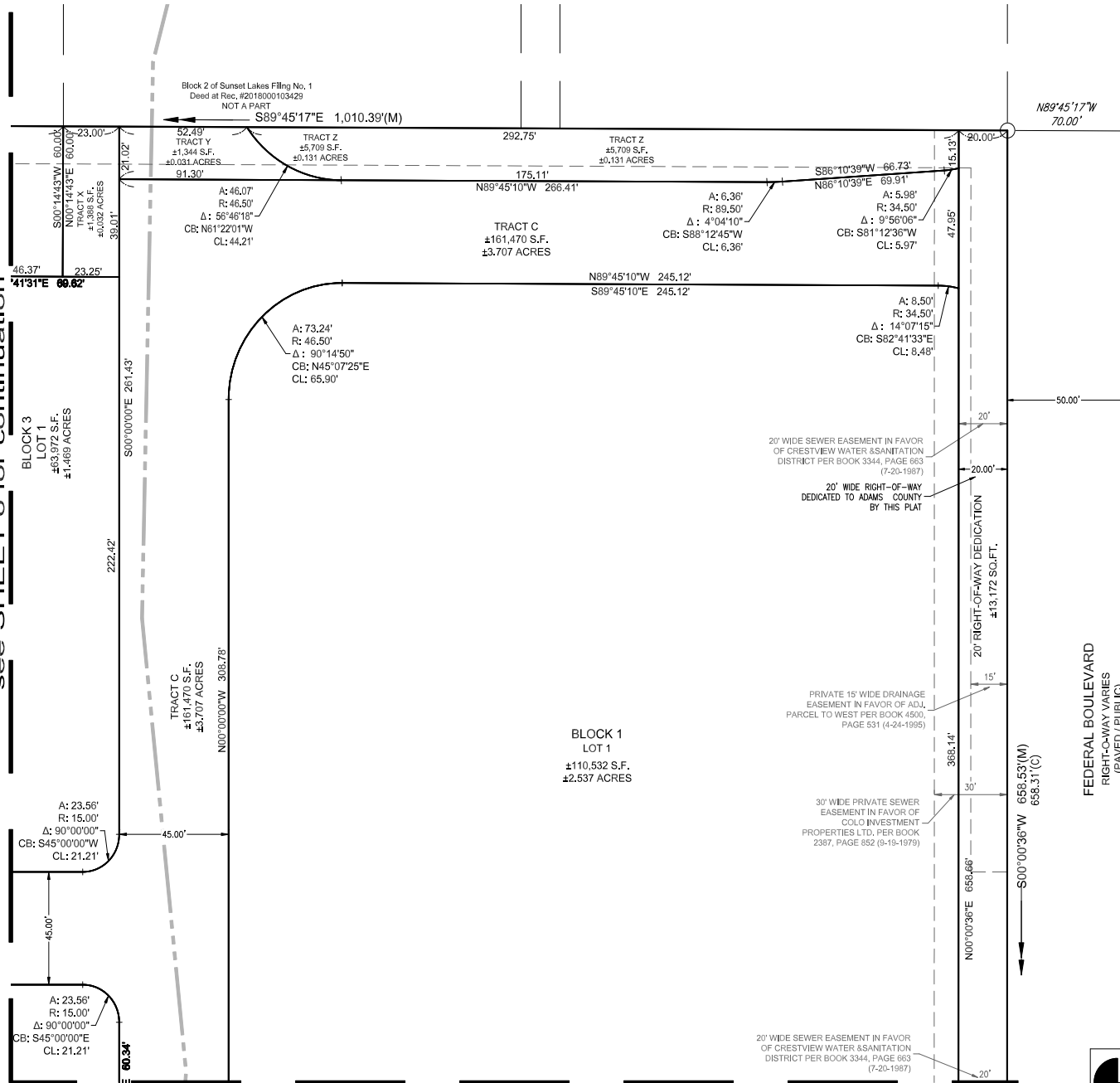
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FOR ADAMS COUNTY ROAD DEDICATION AND
TRACTS B & D-Y DETAILS, SEE SHEETS 13 &
14. FOR LAND USE TABLES, SEE SHEET 4.



see SHEET 6 for continuation



see SHEET 10 for continuation

SCALE: 1" = 30'

30' 0' 15' 30'

UNLESS NOTED OTHERWISE

PRELIMINARY PLAT



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JOB NO. 19-260 DWG: 19-260 PRELIM.dwg

SHEET 7 OF 14

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

PRC2022-00002

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

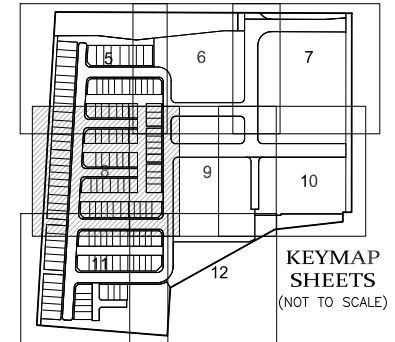
SHEET 8 OF 14

see SHEET 5 for continuation

LEGEND OF SYMBOLS & ABBREVIATIONS

- SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37829, TYPICAL UNLESS NOTED OTHERWISE
- MONUMENT FOUND, AS NOTED
- DIAM DIAMETER
- (C) CALCULATED
- (M) MEASURED
- (R) RECORD
- BLOCK # LOT OR BLOCK NUMBER
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS
- NEW LOT LINE PER THIS PLAT
- NEW TRACT LINE PER THIS PLAT
- EXISTING RECORD EASEMENT LINE
- ADJOINING PARCEL OR LOT LINE
- F.E.M.A. FLOOD BOUNDARY (AS NOTED)

FOR ADAMS COUNTY ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14. FOR LAND USE TABLES, SEE SHEET 4.



SCALE: 1" = 30'

30' 0' 15' 30'

UNLESS NOTED OTHERWISE

PRELIMINARY PLAT



TYPE OF SUBMITTAL:	PRELIMINARY PLAT	REVISION DATE:	AUGUST 9, 2022
PREPARATION DATE:	SEPTEMBER 15, 2020	REVISION DATE:	SEPTEMBER 19, 2022
REVISION DATE:	AUGUST 20, 2021	REVISION DATE:	
REVISION DATE:	FEBRUARY 1, 2022	REVISION DATE:	
REVISION DATE:	FEBRUARY 4, 2022	REVISION DATE:	
REVISION DATE:	FEBRUARY 7, 2022	REVISION DATE:	
REVISION DATE:	APRIL 25, 2022	REVISION DATE:	
REVISION DATE:	MAY 5, 2022	REVISION DATE:	

SHEET 8 OF 14

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

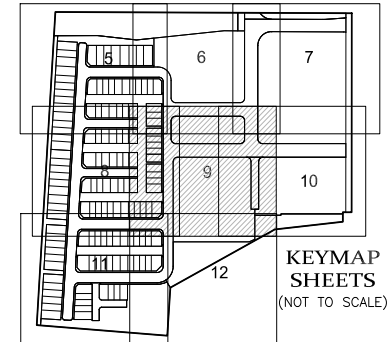
SHEET 9 OF 14

PRC2022-00002

see SHEET 6 for continuation

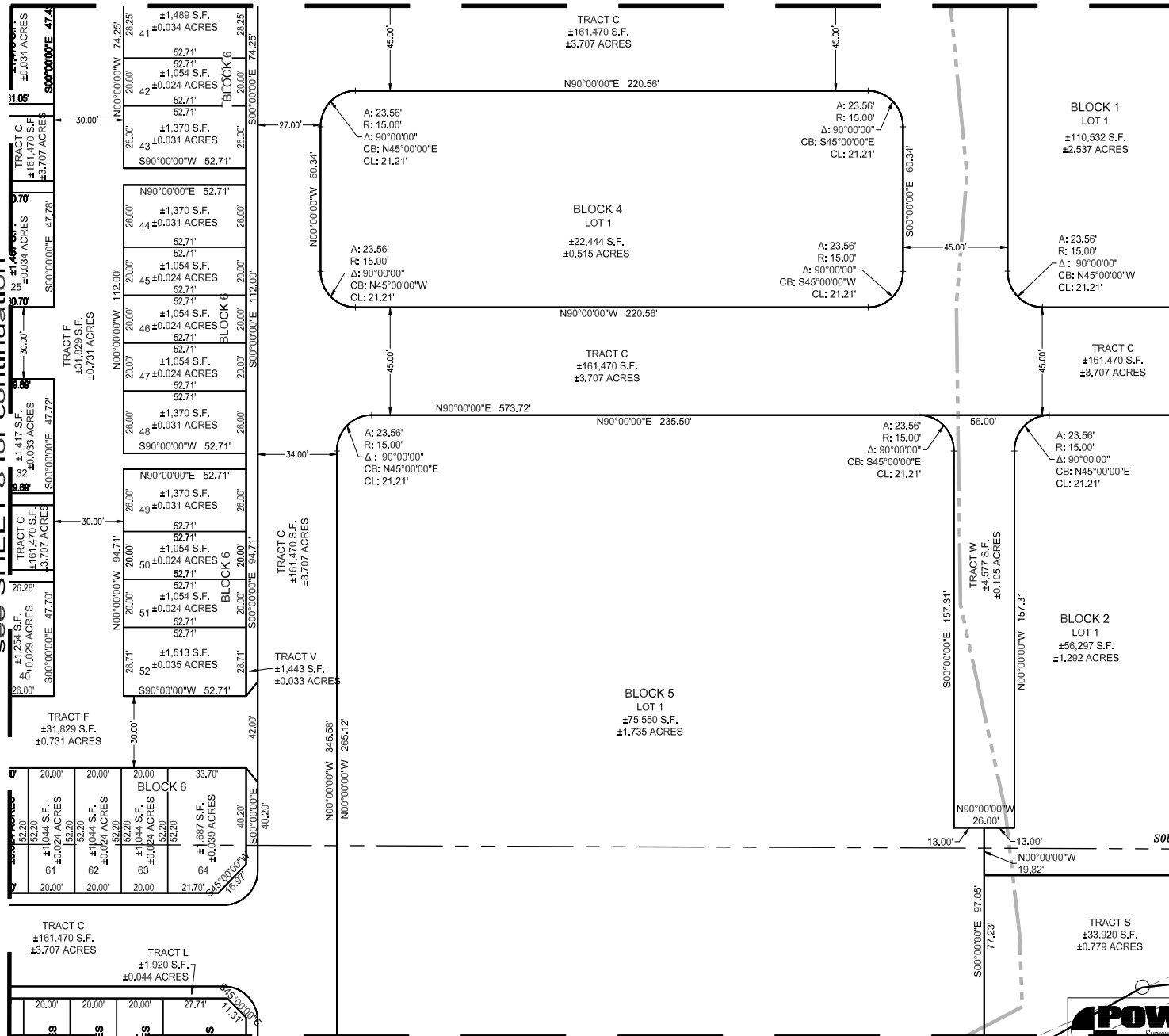
LEGEND OF SYMBOLS &
ABBREVIATIONS

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FOR ADAMS COUNTY ROAD DEDICATION AND
TRACTS B & D-Y DETAILS, SEE SHEETS 13 &
14. FOR LAND USE TABLES, SEE SHEET 4.

see SHEET 10 for continuation

see SHEET 8 for continuation



see SHEET 12 for continuation



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REVISION DATE:	FEBRUARY 7, 2022	REVISION DATE:	
REVISION DATE:	APRIL 25, 2022	REVISION DATE:	
REVISION DATE:	MAY 5, 2022	REVISION DATE:	
JOB NO.	19-260	DWG.	19-260 PRELIM.dwg
SHEET	9	OF	14

PRELIMINARY PLAT

SCALE: 1" = 30'
0 15 30'
UNLESS NOTED OTHERWISE

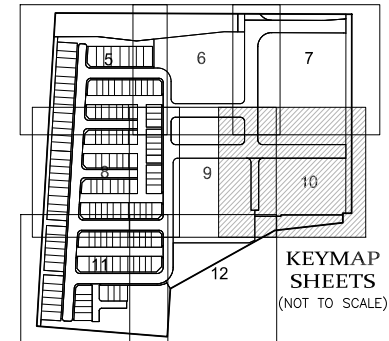
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○	MONUMENT FOUND, AS NOTED
DIAM	DIAMETER
(C)	CALCULATED
(M)	MEASURED
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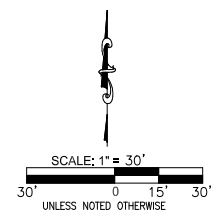
BLOCK #	LOT OR BLOCK NUMBER
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_____ PUBLIC LANDS SURVEY SECTION LINE
 _____ PLAT BOUNDARY LIMITS
 _____ NEW LOT LINE PER THIS PLAT
 _____ NEW TRACT LINE PER THIS PLAT
 - - - - - EXISTING RECORD EASEMENT LINE
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FOR ADAMS COUNTY ROAD DEDICATION AND TRACTS B & D-Y DETAILS, SEE SHEETS 13 & 14. FOR LAND USE TABLES, SEE SHEET 4.



KEYMAP
SHEETS
(NOT TO SCALE)



PRELIMINARY PLAT

TYPE OF SUBMITTAL:	PRELIMINARY PLAN	REVISION DATE:	AUGUST 9, 2022
PREPARATION DATE:	SEPTEMBER 15, 2022	REVISION DATE:	SEPTEMBER 19, 2022
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REVISION DATE:	APRIL 25, 2022		
REVISION DATE:	MAY 5, 2022		
		SHEET 10 OF 14	

SHEET 10 OF 14

see SHEET 9 for continuation

see SHEET 12 for continuation

CLEAR CREEK TRANSIT VILLAGE

*** PRELIMINARY PLAT ***

PRC2022-00002

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
OF THE SIXTH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO

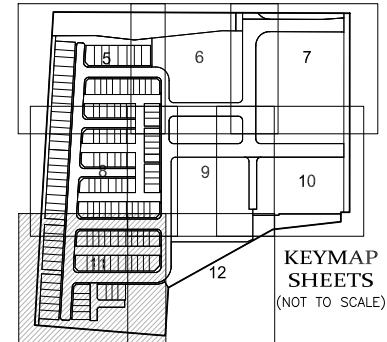
SHEET 11 OF 14

see SHEET 8 for continuation

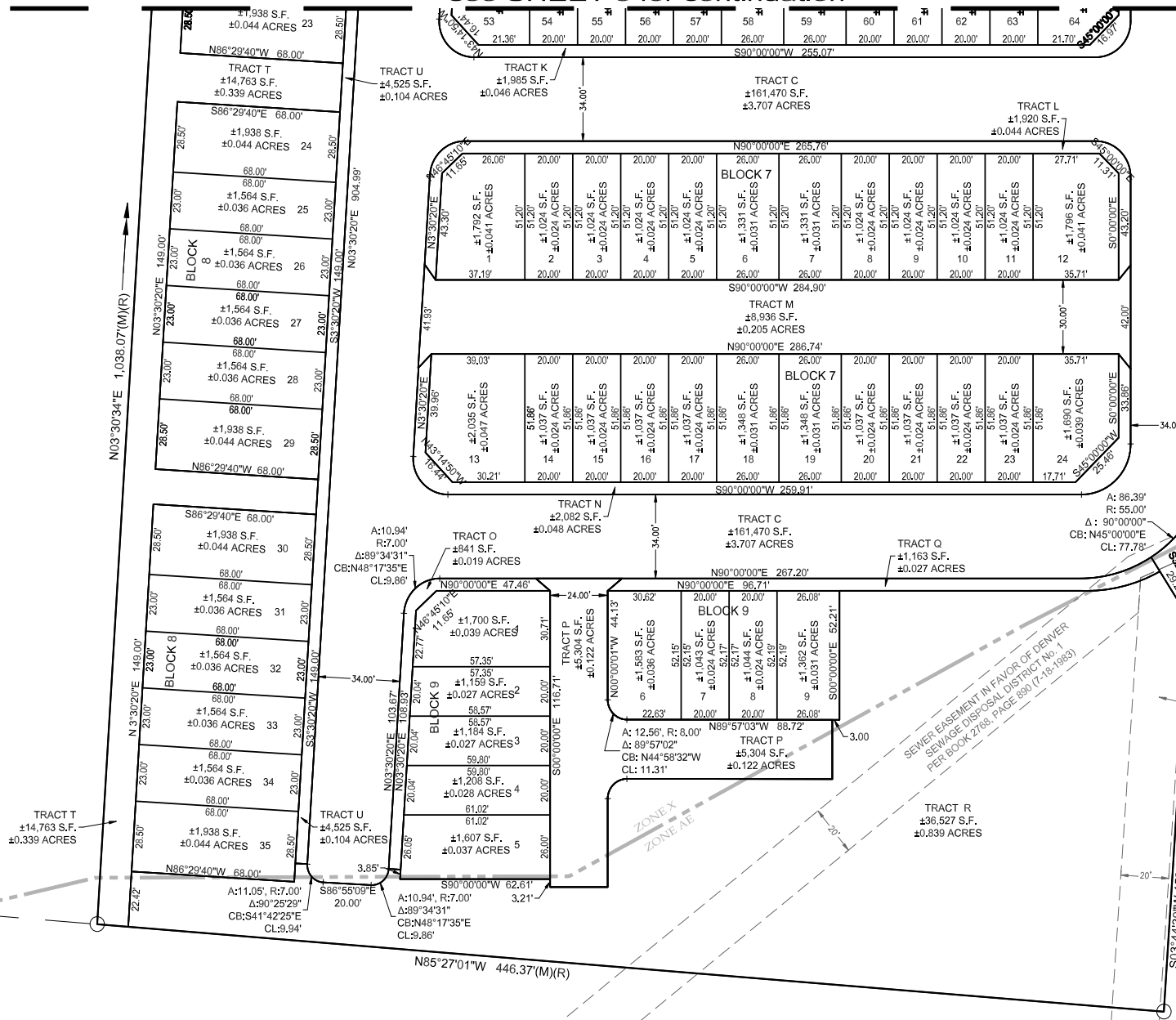
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see SHEET 12 for continuation



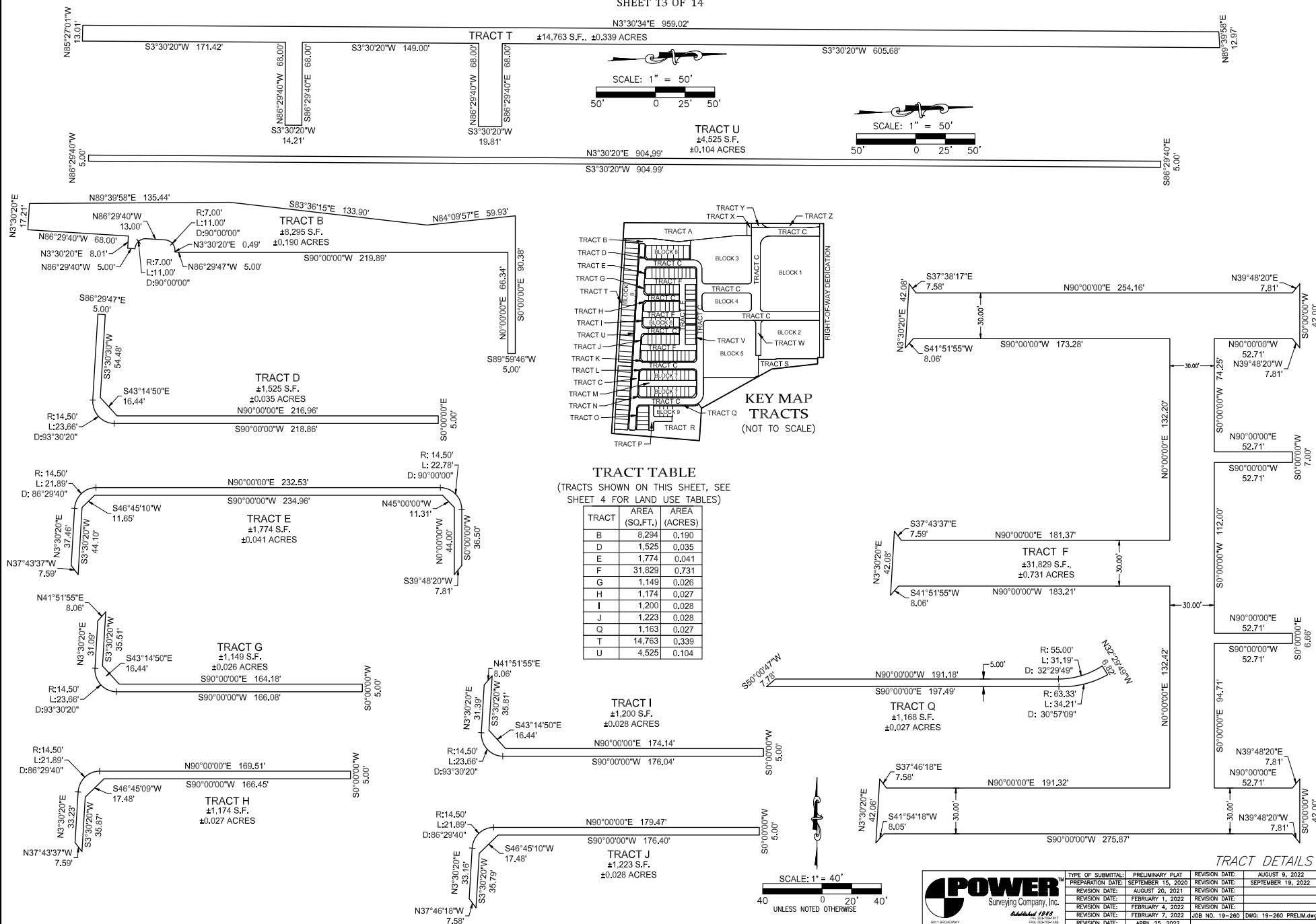
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JOB NO. 19-260 DWG: 19-260 PRELIM.dwg

SHEET 11 OF 14

A PORTION OF THE WEST HALF (W 1/2) OF SECTION 8, TOWNSHIP 3 SOUTH, RANGE 68 WEST
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SHEET 13 OF 14



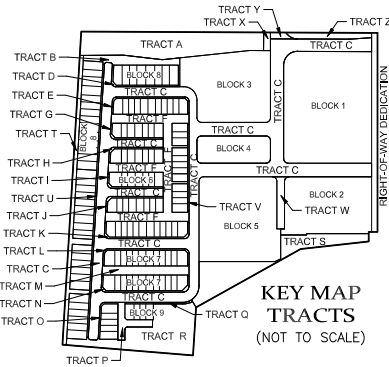
CLEAR CREEK TRANSIT VILLAGE

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SHEET 14 OF 14

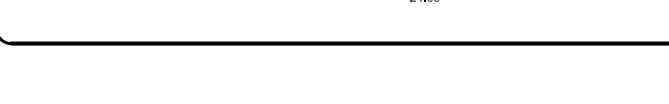
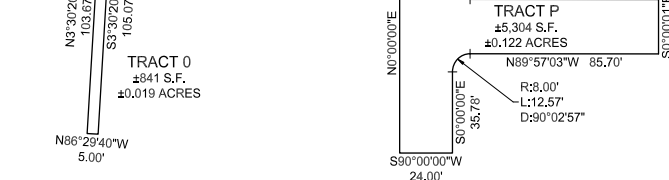
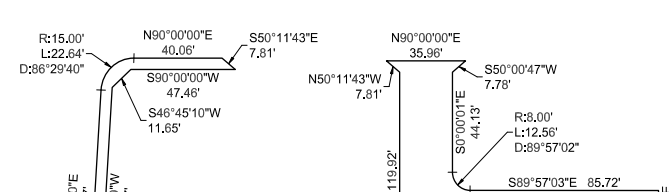
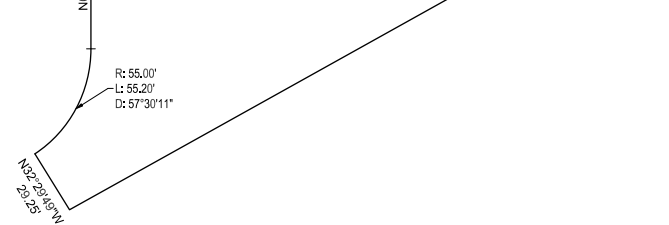
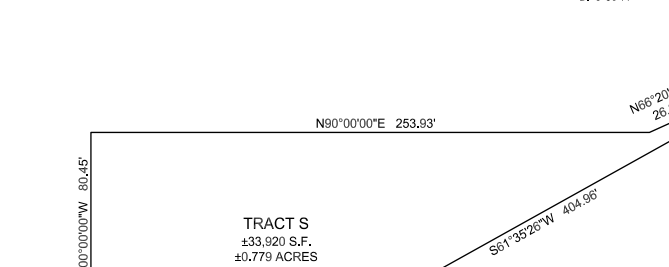
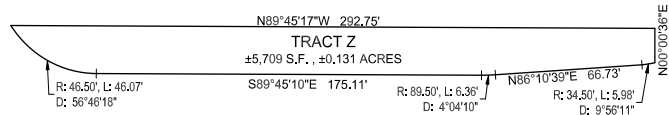
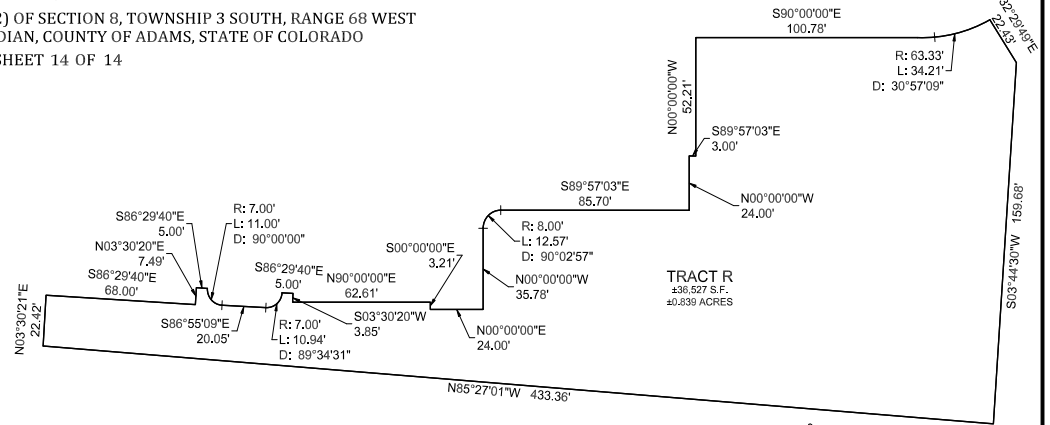
PRC2022-00002



TRACT TABLE
(TRACTS SHOWN ON THIS SHEET.
SEE SHEET 4 FOR LAND USE TABLES)

TRACT	AREA (SQ.FT.)	AREA (ACRES)
K	1,985	0.045
L	1,920	0.044
M	8,936	0.205
N	2,082	0.048
O	841	0.019
P	5,304	0.122
R	36,527	0.838
S	33,871	0.778
V	1,443	0.033
W	4,577	0.105
X	1,388	0.032
Y	1,344	0.031
Z	5,709	0.131
DEDICATION	13,172	0.302

N89°45'17"W
23.00'
S00°14'43"W 60.00'
S89°41'31"E
23.26'
TRACT X
±1,388 S.F.
±0.032 ACRES



A.1

From: [Kerry Gress](#)
To: [Libby Tart](#)
Subject: RE: Request for Comments: PRC2019-00014 Clear Creek Transit Village FDP, Preliminary Plat, and Final Plat
Date: Tuesday, October 29, 2019 7:59:57 AM

Interesting! I look forward to the development! No comments at this time.
Thank you for including me, Libby.

Kerry Gress
Code Compliance Officer II, *Neighborhood Services*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, Suite W2000B
Brighton, CO 80601
o: 720-523-6832 | kgress@adcogov.org
www.adcogov.org

From: Libby Tart
Sent: Monday, October 28, 2019 5:19 PM
To: Marissa Hillje <MHillje@adcogov.org>; Matthew Emmens <MEmmens@adcogov.org>; Justin Blair <jblair@adcogov.org>; Eric Guenther <EGuenther@adcogov.org>; Christine Fitch <CFitch@adcogov.org>; Gordon Stevens <GStevens@adcogov.org>; 'cwilder@acfpd.org' <cwilder@acfpd.org>; Aaron Clark <AClark@adcogov.org>; Marc Pedrucci <MPedrucci@adcogov.org>; Rick Reigenborn <RReigenborn@adcogov.org>; 'awalsh@cityofwestminster.us' <awalsh@cityofwestminster.us>; tony.waldron@state.co.us; Williams - DNR, Joanna <joanna.williams@state.co.us>; Steven Loeffler - CDOT <steven.loeffler@state.co.us>; serena.rocksund@state.co.us; CGS_LUR <CGS_LUR@mines.edu>; thomas_lowe@cable.comcast.com; steve.nalley@denvergov.org; 'PatrickStock@crestviewwater.net' <PatrickStock@crestviewwater.net>; 'CSIMMONDS@MWRD.DST.CO.US' <CSIMMONDS@MWRD.DST.CO.US>; Kerry Gress <KGress@adcogov.org>; Quinn, Chris <chris.quinn@rtd-denver.com>; 'mdeatrich@tchd.org' <mdeatrich@tchd.org>; 'landuse@tchd.org' <landuse@tchd.org>; smcloutier@up.com; mary.c.dobyns@usps.gov; christensen.stanley@epa.gov; 'dhall@ci.westminster.co.us' <dhall@ci.westminster.co.us>; 'jpeterson@adams50.org' <jpeterson@adams50.org>; 'George, Donna L' <Donna.L.George@xcelenergy.com>
Subject: Request for Comments: PRC2019-00014 Clear Creek Transit Village FDP, Preliminary Plat, and Final Plat

Hello all – Attached is a request for comment **for 1) a Final Development Plan for Planning Areas 1 and 2 showing the streets and blocks, 2) a Preliminary Plat for 21.09 acres with the removal of a portion of Creekside Avenue and Green Court streets, 3) a Final Plat for Planning Areas 1 and 2; and 4) a Subdivision Improvement Plan for public improvements within Planning Areas 1 and 2.** Comments are due to myself on or before end of day on **Wednesday, November 20, 2019**. If you have any questions, or need additional information, please contact me below, preferably via email.

Many thanks!

Sincerely,

A.1

Libby

Libby Tart, AICP

Senior Long Range Planner, *Community and Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6858 | General Line: 720.523.6800

ltart@adcogov.org | www.adcogov.org

Community & Economic
Development Department
www.adcogov.org



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: 10/21/2022

Project Number: PRC2022-00002

Project Name: Clear Creek Transit Village

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: Greg Barnes

Date: 09/16/2022

Email: gjbarnes@adcogov.org

Pending Public Hearing

Commenting Division: Planner Review 3rd Review

Name of Reviewer: Libby Tart

Date: 09/08/2022

Email:

Complete

PLN1: Planning does not have further comments but notes that CDOT's plat reviewer did not review this submission and must redo their comments in order to determine if the case is ready for scheduling at public hearings.

Commenting Division: ROW Review 3rd Review

Name of Reviewer: David Dittmer

Date: 09/07/2022

Email:

Resubmittal Required

ROW1: Need to revise the Dedication Statement to reflect the revisions to TRACT B as only Federal Blvd. is to be dedicated to the county.

ROW2: Revise the Planning Commission Block as provided.

ROW3: Remove note 10 per the county attorney's office as to the maintenance manual being recorded.

ROW4: Revise the Tract Maintenance Note due to changes

ROW5: Per the recorded Statement of Authority for Michael Christensen at 2020000056493, he is the Managing Member of Clear Creek Devel. This needs to be properly stated for legal purposes at the signature block

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Megan Ulibarri

Date: 08/19/2022

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: Libby Tart

Date: 07/07/2022

Email:

Resubmittal Required

Resubmittal required to address plat comments. See second review letter with attachments.

Commenting Division: Tri-County Review 2nd Review

Name of Reviewer: Libby Tart

Date: 07/07/2022

Email:

Complete

Comments noted in the second review letter.

Commenting Division: CDOT Review 2nd Review

Name of Reviewer: Libby Tart

Date: 07/07/2022

Email:

Resubmittal Required

Comments noted in the second review letter.

Commenting Division: Development Engineering Review 2nd Review

Name of Reviewer: Matthew Emmens

Date: 07/07/2022

Email: memmens@adcogov.org

Resubmittal Required

Review complete. One (1) comment remains open. The site access and CDOT comments need to be resolved with with County concurrence. See comment ENG9. See doc #6331408 for full list of engineering comments.

Comment also saved to "Comments" tab.

Commenting Division: Planner Review 2nd Review

Name of Reviewer: Libby Tart

Date: 07/07/2022

Email:

Resubmittal Required

See comment field and overall review letter for PLN comments. Unfortunately the noted comments take up too many characters for this field.

Commenting Division: Tri-County Review 2nd Review

Name of Reviewer: Libby Tart

Date: 07/07/2022

Email:

Comment

TCHD provided a letter (to be attached to the overall review letter) noting that it is adjacent to a flammable gas overlay and supports walkable connections to transit. No further comment and similar comments to what they have provided throughout all PRC cases.

Commenting Division: ROW Review 2nd Review

Name of Reviewer: David Dittmer

Date: 06/27/2022

Email:

Resubmittal Required

ROW1: Sheet 1:

- a. Remove all references to CDOT for ROW dedication or other
- b. Need to include TRACTS in Dedication Statement
- c. Need to properly format the Notary Affirmation.
- d. Add County Attorney's Office approval
- e. Remove Clerk and Recorder's recording block

ROW2: Sheet 4

- a. Metro District needs to own and maintain all TRACTS within the PUD
- b. Remove CDOT reference

ROW3: See comments uploaded to case file

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Megan Ulibarri

Date: 06/14/2022

Email:

Complete

Commenting Division: Parks Review

Name of Reviewer: Libby Tart

Date: 04/25/2022

Email:

Resubmittal Required

No comment provided. Staff is keeping contact as a continued referral for review.

Commenting Division: Development Engineering Review

Name of Reviewer: Matthew Emmens

Date: 04/26/2022

Email: memmens@adcogov.org

Resubmittal Required

Review Complete. See doc #6306565.

Applicant must respond in writing to all comments.

Commenting Division: Planner Review

Name of Reviewer: Libby Tart

Date: 04/26/2022

Email:

Resubmittal Required

A.1

PLN1. COMMENTS:

A. Overall Materials: The following materials need updates with the next submission (due to the age of the overall case):

- School Impact Analysis
 - o The previous school impact analysis was submitted in 2019 and should be updated prior to the case going forward to a public hearing. Per the application for the Preliminary Plat, the applicant should contact the applicable school district for the analysis and should include the increase in elementary, middle, and high school students, the existing school sites, and structure of the applicable district in which the subdivision is located within.
- Certificate of Notice to Mineral Estate Owners/Certificate of Surface Development
 - o As we near scheduling the case to a public hearing, the applicant should put the Certificate of Mineral or Surface rights ownership notification on their radar. This certificate must be noticed to owners “not less than thirty days before the initial public hearing”. See the information located in the Preliminary Plat land use application for these forms. The title work may note these owners or you can search the Clerk and Recorder’s office for any recorded deeds, easements or other documents: Landmark Web Official Records Search (adcgov.org).
 - o If there are no Mineral or Surface rights, please check off the box on the forms and submit these with the next submission.
- Erosion and Sediment Control Plans
 - o If the applicant can resend these plans over for the new PRC case #, this would be appreciated for complete case tracking.
- Neighborhood Meeting Documents:
 - o While a summary was provided with the recent applications, for ease of locating all documents, please provide the following with the next submission:
 - ? Copies of the Written Notices about each Neighborhood Meeting.
- Subdivision Design Waiver (for Private Streets) Criteria and Response Needed:
 - o Please include a response in the letter of introduction to the waiver to Section 2-02-17-05 Criteria of Approval (see below for each):

The Board of County Commissioners, in approving a waiver, shall find:

1. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations.
2. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
3. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

B. Subdivision Design Requirement.

- a. Per Section 5-03-03-10 of the Subdivision Design, Improvements and Dedication Chapter 5, it appears that a maintenance plan shall be submitted for private roads “to guarantee the road are maintained for the life of the development through mechanisms approved by the Board of County Commissioners”. Elements of the Metro District Service Plan may help to provide this information.
- b. Per Section 5-03-04-05 also requires a maintenance plan for drainage facilities as part of the subdivision process. This also seems like something that could be cut and pasted from the Metro District Service Plan and provided with this application.
- c. Per Section 5-03-05-04, a landscape maintenance plan shall be submitted as part of the subdivision process. As previously noted, this may be included in the Metro District Service Plan and could be extracted from it to prove sufficiency.
- d. Per Section 5-03-07-02, an open space maintenance plan is required as part of the subdivision process.

Commenting Division: ROW Review

Name of Reviewer: David Dittmer

Date: 04/07/2022

Email:

Resubmittal Required

ROW1: No comment on the SIA

ROW2: Waiting on re-submittal of plat for review

A.1

From: [Chris Chovan](#)
To: [Matthew Emmens](#)
Cc: [Libby Tart](#); [Joshua Sender](#)
Subject: RE: Clear Creek Transit Village
Date: Tuesday, July 19, 2022 8:19:17 AM

Good morning Matt,

Thank you for giving us the opportunity to provide comments in the early stages of this review.

The Federal Boulevard M/M Study calls for conversion of the third (curb) lane to a bus/turn lane only for the length of the corridor. In addition, the study calls for a 10 foot ***detached*** sidewalk along the frontage. Finally, the study calls for at-grade/grade separated pedestrian crossing in the area of 62nd Avenue. This is because of the distance between the signals at 60th and 64th allowing for safe crossings of Federal.

In terms of lack of sidewalks (on either side), this will be a reoccurring issue from the Denver line to the Westy line. CDOT has paid little attention to “connecting the dots” over the years, yet now they frown upon making connections if sidewalks are not present. With that said, if we push the crosswalk concept (using a HAWK beacon, for example), we can possibly use county resources to make short, targeted sidewalk connections on the east side of Federal. There is already a median fronting the property including a large planter box immediately north of the bridge.

Finally, while it is good the developer is making a direct connection to the Clear Creek trail, the east side of the roadway has no such connection. Residents have created a “goat path” from the road to the trail on their own. So using the existing bridge to allow multimodal connections go under Federal would run into the same issue as we have if that connection is made at-grade adjacent to the development.

If you wish to review the Federal M/M Study in more detail, go here:

https://www.cityofwestminster.us/Portals/1/FederalBlvd-Multimodal_Final-Report_10_Digital_Optimized.pdf?ver=_IJmz88dAtbU-E5B-4Uxrw%3d%3d

Of course, I stand ready to provide more input if needed.

Chris

Chris W. Chovan

Senior Transportation and Mobility Planner, *Public Works*

Preferred Pronouns: [he/him/his](#)

(O) 720.523.6851 (M) 720.930.9284

From: Matthew Emmens <MEmmens@adcogov.org>

Sent: Friday, July 15, 2022 11:53 AM

To: Joshua Sender <JSender@adcogov.org>; Chris Chovan <CChovan@adcogov.org>

Cc: Libby Tart <LTart@adcogov.org>

A.1

Subject: Clear Creek Transit Village

Gentleman,

Attached is the preliminary plat for the Clear Creek Transit Village. This prelim plat is not approved, yet. The developer is trying (desperately) to get it in front of the BoCC, though. There is a PUD for this development, but I will have to dig that up for you

This case has been in some state of review for at least 10 years, maybe more. When the project was first proposed, the Aloha Beach community sued the developer and had the project locked in litigation for years. The big concern was that the developer was creating lake front property on a privately owned lake. And the Aloha Beach community didn't want anyone using their private lake. Those issues have since been settled. Anyway...

As I mentioned it is a multi-use, residential/commercial development. It's located at 6001 Federal Blvd. And it will be a TOD development with the light rail station at 60th and Federal being very close.

When we met with CDOT earlier in the week, they started asking us about improvements to Federal Blvd. Specifically, multimodal transportation improvements. We talked briefly about a pedestrian/bike crossing of Federal and possibly creating a refuge island in the centerline of Federal. However, there is no sidewalk on the East side of Federal. And, there is already a pedestrian/bike underpass at the Clear Creek. The developer is already planning on connecting to the Clear Creek trail, as well as other improvements along the creek banks. I brought this up at the Thursday meeting and the idea of a 10' pedestrian/bike path along Federal was suggested. But, I am by no means an expert in Transportation Engineering or multi-model transportation. That's where you two come in. Give us any ideas you have to improve the multi-model transportation needs of this site, on Federal or within the site.

Sincerely,
Matt Emmens

Matt Emmens, P.E.
Senior Engineer, *Planning & Development Division*
ADAMS COUNTY, COLORADO
4430 S. Adams County Parkway, W2000B
Brighton, CO 80601
o: 720.523.6826 | memmens@adcogov.org
www.adcogov.org
County operating hours: Tuesday through Friday, 7 a.m. to 5:30 p.m.



ADAMS COUNTY FIRE RESCUE FIRE PREVENTION BUREAU

7980 Elmwood Lane
Denver, CO 80221
P: (303) 539-6862
E: fireprevention@acfpd.org

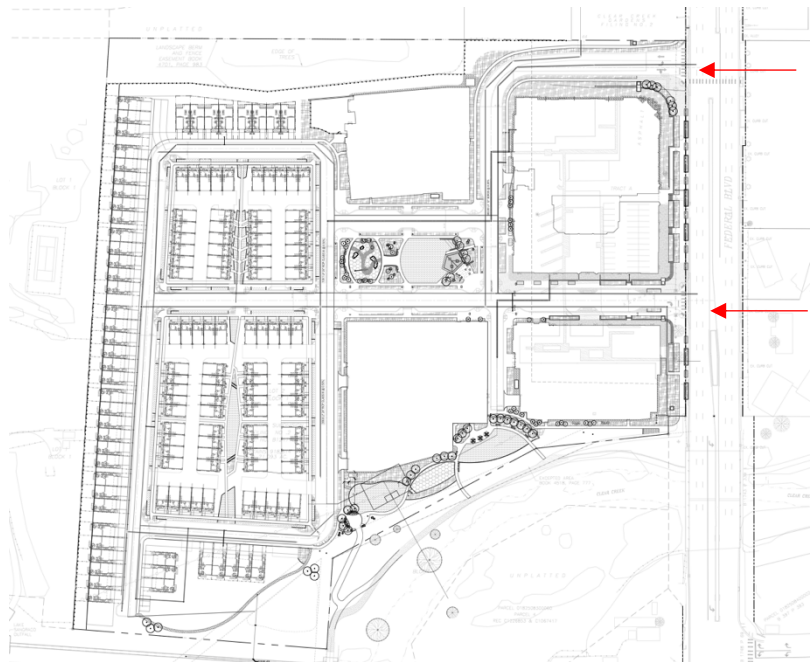
Project:	Clear Creek Transit Village	Type:	Courtesy Review
Address:	6001 Federal Boulevard	Date:	4/19/21
Reviewed By:	Acting Fire Marshal Whitney Even		

To whom it may concern:

The proposed Clear Creek Transit Village Project is an exciting project and we are thrilled to see it continue to move forward. With that said, it is important to recognize the change that such a project brings to this area and the impact that it may have on emergency response. With the plan of several large multistory buildings and many townhomes, the proposed development will dramatically increase the density of this area. Naturally, an increase in density typically contributes to a higher number of emergencies calls. It is also important to recognize that the podium style buildings proposed present unique operational challenges when it comes to a fire incident response. Due to the characteristics mentioned above, the presence of two access points for emergency response is much needed. Based on the size of this project, it is likely that the number of dwelling units will exceed 200. When such is the case, the adopted fire code requires that two separate and approved fire apparatus access roads regardless of whether the buildings are equipped with an approved automatic sprinkler system be provided. Where possible, such access roads shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses. The proposed access points likely do not meet the separation distance. However, we do understand that the geography of this parcel makes meeting this distance difficult (if not impossible).

Sincerely,

Whitney Even
Acting Fire Marshal
Adams County Fire Rescue



STATE OF COLORADO

Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



COLORADO
Department of Transportation

Project Name: **Clear Creek Transit Village**

Print Date: 9/7/2022

Highway:

287

Mile Marker:

287.2

Drainage Comments:

JK 06 01 2021. No comments on Revision 7.

JK 01 05 2021. No further comments at this time.

JK 12 17 2018. The drainage design for this proposed project appears to be acceptable. Storm runoff from the project is proposed to outfall into two extended detention basins and a rain garden; each outfalling into Clear Creek.

Environmental Comments:

Needed: We did not see landscape plans in the document. Please have the applicant provide landscape plans along Federal Blvd for our review. *Any new or changes to existing landscaping within CDOT ROW must be reviewed and approved by CDOT. Landscaping plans should be submitted and should include details of all proposed plant species and seed mixes/ratios.*

For ANY ground disturbance/work within CDOT ROW---

Required:

Arch/History/Paleo:

Since this is a permit, a file search for Arch and History is required. If the file search identifies anything, a more extensive report will be required. If nothing is identified, then the file search should be sufficient. For the file search contact:

Cultural/History File Search: <http://www.historycolorado.org/oahp/file-search>

email: hc_filesearch@state.co.us

Paleo File Search: <https://www.colorado.edu/cumuseum/research-collections/paleontology/policies-procedure-and>
<https://www.dnms.org/science/earth-sciences/earth-sciences-collections/>

The ECIS will be used to support HazMat requirements.

Non-historic 4f does not apply.

If any non-historic 6f properties will be impacted or disturbed applicant shall coordinate with Veronica McCall
veronica.mccall@state.co.us

Info for Applicant/Contractor:

The Permittee shall complete a stormwater management plan (SWMP) which must be prepared with good engineering, hydrologic, and pollution control practices and include at a minimum the following components: qualified stormwater manager; spill prevention and response plan; materials handling; potential sources of pollution; implementation of control measures; site description; and site map.

In addition, the Permittee shall comply with all local/state/federal regulations and obtain all necessary permits. Permittee shall comply with CDOT's MS4 Permit. When working within a local MS4 jurisdictional boundary, the permittee shall obtain concurrence from the local MS4 that the local MS4 will provide construction stormwater oversight. The local MS4 concurrence documentation shall be retained with the SWMP.

Clear Zone: It is the responsibility of the engineer/architect who stamps the plans to ensure that: any new

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landscaping/trees are outside of the clear zones for any State Highway/CDOT ROW and that the new landscaping/trees do not interfere with site lines from any State Highway/CDOT ROW.

6/22/2022: When landscaping plans are completed we will need a copy to review.

Traffic Comments:

Jason Igo 9/6/2022

Only see response to comments. Will need to see updated plans with the directional ramps and signing and striping plans.

Jason Igo 6/29/2022

Curb ramps at 60th PI and Federal should be directional ramps instead of diagonal curb ramps.

Curb ramps at Clear Creek Ave and Federal should be directional ramps and only go north south.

Signing and striping sheets need to be included in next submittal.

JAI6/11/2021

~~Have no further comments on the TIS.~~

~~Before we install the signal CDOT needs to see the Warrant analysis. This is in the TIS but worth mentioning. CDOT likes to do the all signal work together that way if something was not done right or something happens to make the underground work unfunctional it doesn't have to get ripped out.~~

JAI 4-6-2021

~~Previous comments were not addressed with new submittal.~~

JAI 3-9-2021

~~The analysis shows that 64th is having an issue for the eastbound and westbound movement but north and southbound are operating really well. Please adjust Federal timing to help out 64th. This will effect progression analysis.~~

~~They need at least one deceleration right turn lane. They have almost 200 vehicles making a right turn into the development. It is split between the two entrances but it still 200 vehicles. That is roughly 20% the capacity of that lane is people making that right turn. That will significantly slow the traffic down. Safety wise it is also a concern. Rear ends is the highest amount of accidents in this area. This development will likely increase those number and adding the right turn lanes should help provide that safety.~~

~~I do agree with the bridge it would be hard to have a true acceleration lane and it is okay to not put one in. The left turn lane being shorter than the code is also okay. It looks like it is mostly maxed out and the queue analysis shows that there should be enough length.~~

JAI 1-19-2021

~~Provide documentation that the percentage for the passerby trips is correct.~~

~~From the analysis it looks like it would require a SB right turn deceleration lane at the north intersection.~~

~~The access exhibit shows a proposed signal at the north access. We will need a traffic study if this is still the case. It will need to include the signals at I-76, 60th, and 64th and the progression of the signals. This has less than a half mile spacing for that reason is not preferred by CDOT traffic.~~

~~The left turn medians are built and suggest not changing them unless the traffic study shows that we need too. Not enough information in the trip generation to tell.~~

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Right of Way Comments:

Daley Comment and Revision 2-14-22: The 20' dedication to CDOT should be transferred by deed to CDOT. ~~Change~~ Remove all labels for CDOT dedication on plats to reflect dedication to municipality by plat. ~~show recording information of executed dedication deed.~~

Daley Comment 2-14-22: Remove "CDOT" labels on all ROW dedication notes shown on plat.

Daley Comment 4-14-22: Remove "CDOT" labels on all ROW dedication notes shown on the preliminary plat. CDOT does not accept ROW dedications by plat, so remove reference to dedicated ROW "to CDOT". The dedications by plat should be to the local agency, then the tracts/dedications can be deeded to CDOT where appropriate by deed at a later date.

AC I have added Penny Clemons as Property Management is not involved with receiving property. Either this needs to be deeded directly to CDOT and indicated as being deeded to CDOT or dedicated via plat to the local agency and then local agency would deed to CDOT. Penny will need the legal descriptions of what will be deeded to CDOT for review.

MJO (8/24/2022) - it appears based on the response submitted that revised plat is available for review - please provide so we can review changes accordingly

Resident Engineer Comments:

8/30/22 - AMP - FYI, a CDOT asphalt resurfacing project on Federal Boulevard is scheduled to begin construction in early 2024 and will include ADA curb ramp upgrades.

6/23/22 - AMP - Federal Boulevard (US-287) widening design shall conform to the latest CDOT M&S Standard Drawings for all elements (curb & gutter, etc.)

2/18/2022 - AMP - When is developer construction anticipated to begin along Federal Boulevard? A CDOT asphalt resurfacing and curb ramp project is scheduled for 2023-2024 in this area.

The proposed sidewalk along Federal shall be minimum 8 ft wide to meet the standard for bicycle use. A greater width should be considered for designation as a Shared-Use-Path in consideration of the increased pedestrian traffic to/from the RTD station. -AP

12/5/18 - CDOT project SHE 2873-167 (19191) installed raised median islands with lighting along Federal in 2015. The exhibits provided in Sharepoint pre-date this work, and need to be updated, although the left turn location into the development appears to match. -AP

Permits Comments:

6-17-2021 The Right-of-Way dedication will need to be coordinated with CDOT Property management. Please reach out to Steve Loeffler for a contact if you do not already have one.

--Steve Loeffler, 6-17-2021

1-14-21 Previous comments regarding the need for State Highway Access Permits still apply. Access will be given per

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the State Highway Access Code and any required turn lanes will be to CDOT requirements.

--Steve Loeffler, 1-14-2021

Previous comments (below) regarding the need for State Highway Access Permits still apply. Previous access permits for this development have expired. We still need to review a Traffic Impact Study for this development.

--11-20-19, Steve Loeffler

-State Highway Access Permits will be required for access to Federal Blvd. (State Highway 287). Separate application will be needed for W. 60th Place and Clear Creek Avenue. Contact for those permits is Steve Loeffler who can be reached at 303-757-9891 or steven.loeffler@state.co.us

-We will want to review a traffic study for this development that includes a turn lane analysis per the State of Colorado Access Code. If auxiliary lanes do not meet standards per the code a waiver will be required.

-Due to the proximity of this development to State Highway 287 we will want to review the drainage study to insure there will be no negative impact from this development.

-Any signing for this development that will be visible to State Highway 287 must be on-premise in nature and only advertise goods or services that are available on that property and must comply with any other applicable rules governing outdoor advertising in Colorado per 2 CCR 601-3.

--Steve Loeffler 10-17-18

All curb ramps shall meet CDOT M&S Standards. Survey, utility work, and landscaping will require a CDOT Special use permit. Tanisha Alford 10-29-18

No comments at this time 12-29-20 TA 3-3-21 4-2-21 6-10-21

CDOT Does not give easements utilities are allowed in the right of way by permit only. TA 6-1-21

Permittee must capture the pothole, manhole/handhole and casing locations together with any roadway patch data which must be documented with pictures, size, type and facility location and owner of facility together with pothole depth through use of the following: contractors must download **PointMan** on a mobile device and request access to the system through an email – cdotpointman@gmail.com. Instructions can be found online at: <https://www.youtube.com/watch?v=X-tMvnK7vZw>. New installation of utilities within CDOT Rights of Way or property requires the PointMan mobile app to be used to capture as built data (please add this information in your general notes). Here is the link to that information. https://drive.google.com/file/d/1d8EKMrrY29XtMzJdUMYqGt_Tg5-MZ3qN/view?usp=sharing. TA 2-18-22

No comments TA 4-18-22

The curb ramps have not been update to meet CDOT Standards. Curb ramps need to be directional and not point towards traffic. TA 12-14-18, 9-6-22

BTS-11/7/2019- I have no comments at this time on the preliminary Plat.

BTS-3-31-2021- I have no comments at this time.

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BTS-7-6-2022-They need at least one deceleration right turn lane. Jason made that comment so we will want to see that fourth built. The engineer said that the decel was not required. However, the traffic engineer will require one

Materials Comments:

9/2/22 TR

No materials comments regarding the preliminary plat. I look forward to reviewing construction plans in the future.

TR 6/27/22

- Please add MP of Federal BLVD to the title sheet of the construction plans. (APPX MP 287.2-287.5 of US 287C)
- More detail for Federal BLVD is needed in the construction plans. A typical section of Federal BLVD will be needed to show where saw cuts will be made and widths of pavement widening for the deceleration lane. Joints need to be kept within 6" to 12" of lane lines.
- Have any soils or pavement investigation been completed for the widening on Federal BLVD?
- If the project will be adding new asphalt pavement (turn lane/shoulder, etc.) a geotechnical exploration will be required. In the area of the proposed new pavement, geotechnical borings should be spaced no further than 500 feet apart. Assuming that the final grade is within 2 feet of the existing grade, borings should be drilled to a depth of 10 feet. Soil samples should be tested in the laboratory. Laboratory testing should include classification tests, swell consolidation tests, and chemistry tests, in accordance with the CDOT's M-E Pavement Design Manual, 2021.

Pavement boring locations, soil survey sampling methods, and test requirements are all described in Chapter 4 of CDOT's Design Manual.

Typically, when adding a lane or shoulder to a State Highway, we match the existing pavement section, unless it is significantly under designed. Therefore, in addition to the geotechnical borings in the area of the new pavement, we require that pavement cores/borings be performed through the existing pavement to determine the thickness of the existing asphalt pavement, the type and thickness of the existing base course, and to determine if there is any special subgrade treatment below the base course. The computer program Pavement ME Design (PMED) should be run to determine if the existing pavement section is adequate for the new lane. If the existing pavement section is significantly under designed, PMED should also be run to determine an adequate pavement section, per CDOT's 2021 M-E Pavement Design Manual.

The report should include the results of the field and laboratory testing, subgrade preparation recommendations, a recommendation for the concrete Class based on severity of sulfate exposure, and the results of PMED. Pavement recommendations based on the results of PMED should also be included.

- For the typical section of US-287, please show the proposed pavement section, existing pavement section, and the subbase. Please include a lift detail that shows the number of lifts (with appropriate hatching, the thickness of each lift, and the type of asphalt.)

(Grading)(Gyrations)(PG__-__).

- Please add the following general notes:
- ANY WORK WITHIN THE CDOT RIGHT-OF-WAY MUST BE PERFORMED ACCORDING TO THE STANDARDS SET FORTH IN THE LATEST EDITIONS OF THE STANDARD PLANS, M&S STANDARDS, CDOT COLORADO HIGHWAY SPECIFICATIONS, AND ANY NEW AND REVISED STANDARDS AND SPECIFICATIONS. MOREOVER, ANY SUCH WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE PROJECT SPECIAL PROVISIONS AND STANDARD SPECIAL PROVISIONS.
- THIS PROJECT IS NOT SUBJECT TO INCENTIVE/DISINCENTIVE PAYMENTS FOR ASPHALT PAVEMENT OR CONCRETE PAVEMENT.

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- PAVEMENT SMOOTHNESS SHALL BE EVALUATED PER SECTION 105.07(a) 2 OF THE 2021 CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- ALL COMPACTION WITHIN THE SH-287 PAVEMENT PRISM AND WITHIN CDOT ROW SHALL BE PER SECTION 203 OF THE 2021 CDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION.
- WHERE IS IT REQUIRED TO CUT EXISTING PAVEMENT MATERIAL, THE CUTTING SHALL BE DONE TO A NEAT WORK LINE, FULL DEPTH WITH A PAVEMENT CUTTING SAW.
- A TACK COAT IS REQUIRED BETWEEN LAYERS OF BITUMINIOUS PAVEMENT. DILUTED EMULSIFIED ASPHALT FOR TACK COAT SHALL CONSIST OF 1 PART EMULSIFIED ASPHALT AND 1 PART WATER. RATES OF APPLICATION SHALL BE 0.10 GAL/SQ. YD. (DILUTED) OR AS DETERMINED BY THE ENGINEER AT THE TIME OF APPLICATION.
- ANY LAYER OF BITUMINIOUS PAVEMENT THAT IS TO HAVE A SUCCEEDING LAYER PLACED THERON SHALL BE COMPLETED FULL WIDTH BEFORE A SUCCEEDING LAYER IS PLACED.
- RECLAIMED ASPHALT PAVEMENT (RAP), ASPHALT MILLINGS, OR ASPHALT IN ANY FORM WHATSOEVER SHALL NOT BE SUBSTITUTED FOR OR USED IN AGGREGATE BASE COURSE (CLASS 6).
- ASPHALT LONGITUDINAL JOINTS SHALL BE CONSTRUCTED 6 TO 12 INCHES FROM CENTERLINES, LANE LINES, AND OUTSIDE EDGE OF TRAVEL LANES, SUCH THAT LONGITUDINAL JOINTS ARE NOT LOCATED IN THE WHEEL PATHS.

Other Comments:

Unclear how or what kind of response is appropriate for this letter? My previous remarks from July 6 remain unchanged.

- RS 08-25-22

No additional remarks on these plans. The private street design waiver is not a CDOT issue. However, if there are design waivers along SH 287 from our Access code, I may have additional remarks on the respective Access permit application. We anticipate there may need to be multiple utility permits for work in CDOT RoW to be in adherence to the Utility Accommodation Code.

- RS 07-06-22

~~I have no further comments on the preliminary plat or site plan at this time. However, I do not know how my previous concerns of the various notes on the Preliminary Plat stating easements "....in favor of...." will apply considering our Utility Accommodation Code & ROW dedications.~~

~~I will examine & offer remarks on the Access permit applications, materials & plans that will be required to accompany such permit applications. Same for the potential likely utility permits for work in CDOT RoW to be in adherence to the Utility Accommodation Code.~~

~~- RS 04-19-22~~

Remaining issues- comments on Plat:

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- I am still unclear what is meant / implied by the notes on the plan relative to existing easements *"in favor of"*. The State Utility Accommodation Code has standards and rules for the locates both above and below ground and documentation for that which is inside CDOT RoW.
- New RoW needs to be dedicated to the County who in-turn will deed it to CDOT. The notes on the plat are not correctly written.
- Clarify the scope of public improvements to be located in CDOT RoW for the "Transit Village" such as sidewalks, landscaping, street lights, etc. Are there any conflicts with these public improvements sharing the easements shown? Usually there is a SIA that is referenced by note on the plat indicating what is going in initially and that which is deferred (escrowed) for later. All work in CDOT RoW is by permit.
- Noted that Tracts C is to be private and Tract B is to be public. This has bearing on the access permits and matters of maintenance.
- There was no detail provided on the preliminary plat for tract C – that might show a flared end at the point of access to SH 287.
- See red line

- RS 02-14-22

Please do not send +420 sheets in one packet to review. It is not user friendly, or easy to navigate. Separate files with appropriate names is far more efficient and preferred.

At this time, CDOT staff is devising a strategy & process for accomodating Utilities in the RoW. Instructions and comments will be forthcoming-separately. It may be necessary to add a note and or notations on the subdivision plat.

RS -06-22-21

Previous comment was stated as "Noted" re: utility easement in RoW. Such utility easements should be removed / relocated and replaced by ROW. Thus, the utility accomodation code will apply. I did not see from the materials provided if/how my red-line remarks were addressed.

Whereby the access code allows only 1 access per private property, the north access should be a dedicated public street. Did not see the easement allowing the future connection to the north property when it redevelops. (two accesses to one property does not qualify for a design waiver)

RS 03-25-2021

See red-lines. Do not create easements in land to be dedicated as CDOT RoW.
second remark from 10-31-20 has not been addressed

RS 12-28-2020

Previous coments remain valid. In addition, the Site Plan & Preliminary Plat should show a cross-property access aligned with the 16-ft Public Alley to the north, thereby allowing a shared full-turn movement on 60th Place which would align with the existing center median curb cut on Federal. CDOT does not support proliferation of accesses on Federal but a net reduction. Site plan needs to show the center median on Federal, including the full lenth of the auxiliary (left) turn lanes.

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As previously ID, Federal Blvd is an NR-A highway classification. Only 1 access is allowed per code (section 3.10). Please instruct the developer to show that 2 access permits have been issued for this property. The proposed southernmost access does not meet spacing requirements and should be eliminated. A TIS will be required with the Permit applications to identify DHV at the point of access.

RS 10-31-19

~~New access permits will be required. Existing accesses will need to be closed also by permit. Replacement curb & gutter should match existing. Anticipate new ADA ramps per CDOT standards. This segment of Federal Blvd (SH 287) is classified as NR-A for access spacing.~~

~~The TIS required to accompany the access permit should include the analysis of all 3 criteria as outlined in the access code 3.10 (3). If 60th Place as a full movement access is also to be considered for signalization, the assessment for proper signal progression must examine the up & downstream signalized intersections.~~

~~Noting that a TOD/MU land use is proposed based on the site's proximity to the Federal Blvd. commuter rail station, we ask that the PUD address how both pedestrians, residents and other multi-modal travelers will find a safe passage of access to and from the station located across SH 287. We noted that the sidewalk on the west side of the SH 287 bridge is substandard, and non-existent on the east side. There is no alternative separate stream crossing. Adams County would be advised to have this developer address those off-site needs for optimal accessibility and list those under "p.35" Developer Commitments as well as the SIA (sheets 4 & 5 of 22). CDOT would not be supportive of a mid-block unprotected crosswalk at the proposed Clear Creek Avenue. Any work within SH 287 is by a separate permit.~~

~~This pedestrian component will likely have an affect on the signal progression assessment outlined above from access code 3.10 and needs to be part of the TIS analysis. The TIS should also address if additional auxiliary lanes will be warranted on SH 287, and if sufficient RoW exist to accommodate. If not, the forthcoming Plat may need to show additional dedication.~~

~~RS 10-22-18~~

~~Please resubmit. Please include a letter that describes how the issues raised above (10-22-18) have been addressed. Please explain how pedestrians safely access this transit village, from the rail station and vice versa. Please include a map that may show the off-site public improvements, particularly those that may need to be in CDOT RoW. There should be a ped crossing of the creek and highway involved, neither are appropriately addressed.~~

~~RS 12-17-18~~

COLORADO GEOLOGICAL SURVEY

1801 Moly Road
Golden, Colorado 80401



Karen Berry
State Geologist

November 19, 2019

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

Location:
SE NW and NE SW Section 8,
T3S, R68W, 6th P.M.
39.8061, -105.0278

Subject: Clear Creek Transit Village – FDP and Final Plat for PA1 & PA2, Preliminary Plat 21.09 Acres
Case No. PRC2019-00014; Adams County, CO; CGS Unique No. AD-20-0006

Dear Libby:

Colorado Geological Survey has reviewed the Clear Creek Transit Village FDP, preliminary plat, and final plat referral. I understand the current application is for streets, blocks, utilities and grading only on approximately 21.1 acres located at 6001 Federal Blvd., northwest of Federal Blvd. and Clear Creek.

CGS previously reviewed a Clear Creek Transit Village revised PDP and major subdivision (preliminary plat) PUD2015-00017/PLT2015-00035 (CGS unique ID AD-16-0003, September 18, 2015). No geologic or geotechnical information was included with the current or previous referral documents, so our previous review comments remain valid:

The site does not contain steep slopes, is not undermined, and is not exposed to or located within any identified geologic hazard areas that would preclude the proposed development.

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, Arvada Quadrangle, 1974), the subject property is located within a mapped "F1" resource area, described as a floodplain deposit potentially containing a coarse aggregate resource consisting of "Gravel: relatively clean and sound."

A determination of whether the property contains an economic mineral resource is outside the scope of CGS review. A site-specific investigation would be required to verify the presence or absence of a resource.

Soils and bedrock engineering properties. According to available geologic mapping (Lindvall, R.M., 1979, Geologic map of the Arvada quadrangle, Adams, Denver, and Jefferson Counties, Colorado: U.S. Geological Survey, Geologic Quadrangle Map GQ-1453, scale 1:24,000), the site is underlain by Post-Piney Creek Alluvium consisting of interbedded sand, silt, and clay. Clayey layers and lenses within the alluvium are likely expansive, and shales and claystones within the underlying Denver Formation bedrock may be highly expansive. Below-grade excavations will probably require dewatering.

A geotechnical investigation consisting of drilling, sampling, lab testing and analysis will be needed, if this has not been completed already, once building locations are identified, to: characterize soil and bedrock engineering properties such as density, strength, swell/consolidation potential and bearing capacity; to determine subgrade preparation and structural fill requirements; and to design foundations, floor systems, surface and subsurface drainage, pavements, etc.

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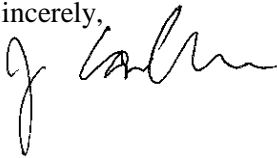
Libby Tart
November 19, 2019
Page 2 of 2

Artificial fill. The site may be underlain by fill placed to raise it above the Clear Creek 100-year flood zone, and/or debris from past onsite or adjacent uses. If fill is identified during the geotechnical investigation and documentation cannot be located which verifies proper placement and compaction, the fill should be removed and replaced as densely compacted fill. Any debris-laden fill encountered will need to be removed and replaced with clean, properly placed and compacted structural fill.

Shallow groundwater. Based on the site's close proximity to Clear Creek and surface water features associated with former mining pits, groundwater should be expected to occur at fairly shallow depths beneath the site. Below-grade excavations will probably require dewatering, and below-grade space (basements and crawl spaces) should not be considered feasible.

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

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Carlson', with a stylized, cursive script.

Jill Carlson, C.E.G.
Engineering Geologist



COLORADO

Parks and Wildlife

Department of Natural Resources

Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

November 11, 2019

Libby Tart
Community & Economic Development Department
4430 South Adams County Parkway, 1st Floor, Suite W2000B
Brighton, CO 80601-8218

RE: Clear Creek Transit Village—FDP, Preliminary Plat, Final Plat and SIA, PRC2019-00014

Dear Ms. Tart:

Thank you for the opportunity to comment on the proposed preliminary plat, final plat and final development plan for development of a mixed-use, transit oriented development of residential, commercial, and civic/institutional buildings on 21.09 acres. The proposed development is located at 6001 Federal Boulevard, and is currently owned by the Denver Transit Oriented Development Fund, LLC. The property is bounded on the east by Federal Boulevard, on the north and west by private properties, and on the south by Adams County property and Clear Creek.

The mission of Colorado Parks and Wildlife (CPW) is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. Our goal in responding to land use proposals such as this is to provide complete, consistent, and timely information to all entities who request comment on matters within our statutory authority. Current CPW policy directs our efforts towards proposals that will potentially have high impacts to wildlife and wildlife habitat. The emphasis of CPW's concerns is on large acreages, critical habitats, wildlife diversity, and impacts to species of special concern, or those that are state or federally endangered.

CPW would expect to find small passerine birds and small ground dwelling mammals in the vicinity of the proposed site. Due to the low availability of undeveloped habitat surrounding the site, impacts of the development as proposed, may be characterized as minimal. Care should be taken that the proposed Clear Creek Transit Village does not come in contact with Clear Creek.



Natural Vegetation

CPW recommends that land within the project area be restored to native habitat if possible. To improve wildlife habitat after construction, CPW recommends using native plant species along the project area. CPW also recommends planting trees, shrubs, and grasses so that they are mixed within the landscape. A landscape that has a good mix of trees, grasses, and shrubs is more beneficial to wildlife than a landscape with all trees in one area and all grasses and shrubs in others. Best management practices should be utilized to minimize potential runoff into Clear Creek.

Heavy equipment that may be used in the drainage (that was used in another stream, river, lake, reservoir, pond, or wetland) one of the following disinfection practices is necessary prior to construction to prevent the spread of New Zealand mud snails, zebra mussels, quagga mussels, whirling disease, and any other aquatic invasive species into this drainage. These practices are also necessary after project completion, prior to this equipment being used in another stream, river, lake, reservoir, pond, or wetland:

- Remove all mud, plants, debris from equipment (tracks, turrets, buckets, drags, teeth, etc.) and spray/soak equipment in a 1:15 solution of Quat 4 or Super HDQ Neutral institutional cleaner and water. Keep equipment moist for at least 10 minutes **OR**
- Remove all mud, plants and debris from equipment (tracks, turrets, buckets, drags, teeth, etc.) and spray/soak equipment with water greater than 140 degrees F for at least 10 minutes.
- Clean hand tools, boots, and any other equipment that will be used in the water with one of the above options as well. Do not move water from one water body to another. Be sure equipment is dry before use.

Thank you again for the opportunity to comment on the Clear Creek Transit-FDP, Preliminary Plat, Final Plat and SIA-PRC2019-00014 in Adams County. Please do not hesitate to contact us again about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have any further questions, please contact District Wildlife Manager Jordan Likes at (303) 291-7135 or jordan.likes@state.co.us.

Sincerely,



Matt Martinez
Area Wildlife Manager

cc: M. Leslie, T. Kroening, J. Likes



CRESTVIEW WATER & SANITATION DISTRICT

Libby Tart, AICP
Senior Long-Range Planner
Community & Economic Development
Adams County, CO

January 28, 2022

Re: 6001 Federal Blvd. Clear Creek Transit Village

Hello Libby,

The Crestview Water & Sanitation District staff and I have been coordinating with the consulting team representing the Clear Creek Transit Village project located at 6001 Federal Blvd. to assure that the needs/requirements of Crestview and the project are met.

We have had numerous productive meetings to review and discuss draft plans, proposed easements and utility requirements as well as commenting on referral documents that have involved off-site and on-site utility improvements.

Crestview acknowledges that the preliminary plat is moving forward to public hearings.

As the project continues to move forward to the formal site plan submittal, Crestview will continue to coordinate with the project team to ensure the applicable utility requirements and easements are incorporated into the overall plans and studies.

Please feel free to contact me if you have any questions,

Sincerely,

Mitchell T. Terry
District Manager
Crestview Water & Sanitation District



CRESTVIEW WATER & SANITATION DISTRICT

Thistle Creek QOF I, L.P.
Michael Christensen
14034 South 145th East, Suite 301
Draper, UT 84020

March 8, 2021

RE: Water and Sanitary Sewer Service, 6100 Federal Blvd.
Will Serve Letter

To Whom it May Concern:

Please be advised that Crestview Water and Sanitation District is willing to provide treated water and sanitary sewer service to a possible development on the parcel no. 0182508211004 with the address of 6100 Federal Blvd. in Adams County, Colorado that is wholly within the Crestview Water and Sanitation District boundaries.

Prior to creating a layout and filing a plat for the development, the developer should have a pre-design meeting with Crestview, as the developer MUST allow for the installation of adequate water mains in strict accordance with Denver Water Engineering Standards and Crestview Rules and Regulations and engineering requirements. Sanitary sewer mains must also be designed in accordance with Crestview Rules and Regulations and engineering requirements. The landowner/developer is responsible for all costs related to the installation of required water and sewer mains. The landowner/developer is responsible for all utility modeling, engineering studies and plan development/review costs. All water and sewer mains and appurtenances shall be installed at the land owner/developer's expense and deeded free and clear to the District prior to the issuance of any water or sewer taps.

Crestview Water & Sanitation District provides its drinking water to the residents of the District by means of a wholesale water purchasing contract with Denver Water. As part of the Contract, Denver Water requires Crestview to adhere to the Denver Water engineering standards including modeling of Crestview's water distribution system. Denver Water has determined that there is NOT adequate water supply into Crestview for fire flows for additional growth within Crestview. Denver Water is requiring the installation of a master meter and a twelve (12) inch water supply beginning at approximately 5800 Lowell Blvd. going north and attaching to the existing eight (8) inch water main at 62nd avenue & Lowell boulevard. No plans for future developments will be approved without the inclusion of the aforementioned master meter and 12 inch water main.

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With townhomes and multi-family units, Crestview requires that the water and sanitary services be a minimum of five (5) feet from both property lines and a minimum of ten (10) feet of separation between the services.

Current connection fees can be provided by contacting our office. Any water and/or sewer services must be approved by Crestview and connected to the appropriate main lines and installed into its permanent structure's foundation prior to completion of the construction of said structure.

Crestview requires a signature of acceptance of this Will Serve letter by the owner/developer prior to scheduling a pre-design meeting with Crestview. Please provide a copy of this signed Will Serve letter when scheduling a pre-design meeting.

Signature of owner/developer representative

Date

If you have any questions or require additional information, please contact our office.

Sincerely,



Mitchell T. Terry
District Manager
Crestview Water & Sanitation District

A.1

From: [Comaniciu - DNR, Ioana](#)
To: [Libby Tart](#)
Cc: [Greg Labrie](#); [Williams - DNR, Joanna](#); [Dowens@mwrddst.co.us](#); [clayton.woodruff@rtd-denver.com](#); [Pang Moua](#); [Whitney Even](#); [Steve Loeffler](#); [richard.solomon@state.co.us](#); [David Dittmer](#); [Katie Keefe](#)
Subject: Re: Request for Comments: PRC2019-00014 Clear Creek Transit Village Preliminary Plat 4th Submittal
Date: Tuesday, June 1, 2021 10:57:30 AM
Attachments: [Oct 30 ltr.pdf](#)

Please be cautious: This email was sent from outside Adams County

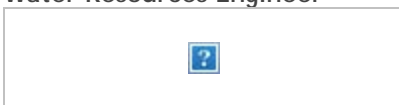
Good Morning,

The Division of Water Resources identified no changes to the water supply plan for Clear Creek Transit Village in this fourth submittal, therefore we have no additional comments and the comments from our previous letter dated October 30, 2019 (attached) still apply. In addition, based on correspondence with this office of April 15, 2021 the verification of the water requirements for this subdivision has been resolved.

Please contact me at this office if you have any questions.

Sincerely,

Ioana Comaniciu, P.E.
Water Resources Engineer



P 303-866-3581 x 8246

1313 Sherman St., Suite 818, Denver, CO 80203

ioana.comaniciu@state.co.us | www.colorado.gov/water

On Fri, May 21, 2021 at 2:09 PM Libby Tart <LTart@adcogov.org> wrote:

Request for Comments

Case Name:	Clear Creek Transit Village – Preliminary Plat (4 th Submittal)
Case Number:	PRC2019-00014

May 20, 2021

The Adams County Planning Commission and Board of County Commissioners are requesting (a fourth round of) comments* on the following request:

A request for a Preliminary Plat for 21.09 acres with the removal of a portion of

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Creekside Avenue and Green Court streets.

The Address is: **6001 Federal Boulevard.**

The Assessor's Parcel Numbers are: **0182508208001 and 0182508211004.**

Applicant Information
Christensen

Michael

Development, LLC

c/o Clear Creek

Front Parkway, Suite 378

10808 S. River

UT 84095

South Jordan,

***Please note the files are too large to send to our agencies in an email, so we collated them and placed them on our website for your review:**

www.adcogov.org/planning/currentcases.

The case name and number are written in the text box above to find the file.* They are in two files – the Part 1 includes responses and the revised plat. Part II includes the flammable gas study, drainage study and traffic impact study.

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6858 by **June 2, 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 Ltart@adcogov.org.

Once comments have been received and collated, all further items related to the case will be located on our website at the title and case number above.

Thank you for your review of this case.

Libby Tart, AICP

Case Manager



Libby Tart, AICP

Senior Long Range Planner, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6858 | ltart@adcogov.org

www.adcogov.org

Preferred Pronouns: she/her/hers

*Through Summer of 2021, I will be working a 9 9s schedule from 8-5:30 and taking every other Monday off. The following Mondays will be my days off: May 31st/June 1st, June 14th and June 28th.

The County's operating hours are Tuesday through Friday, 7 a.m. to 5:30 p.m.

If you have some time, please check out the www.advancingadams.org page to answer a survey, sign up for our monthly listserve, and ask questions in our process in envisioning Adams County over the next 10-20 years!



COLORADO
Division of Water Resources
 Department of Natural Resources

October 30, 2019

Libby Tart, AICP
 Senior Long Range Planner
 Adams County Community and Economic Development Department
 Transmission via email: ltart@adcogov.org

Re: Clear Creek Transit Village Final Development Plan
 Case No. PRC2019-00014
 Part of the E ½ of Section 8, T 3S, R 68W, 6th P.M.
 Water Division 1, Water District 7

Dear Libby Tart, AICP:

We have reviewed the above referenced proposal for Final Development Plan (FDP), a Preliminary Plat for 21.09 acres, and a Subdivision Improvement Plan for public improvements for this development. This office previously provided comments regarding the Clear Creek Transit Village FDP in a letters dated September 10, 2015, October 22, 2012, September 25, 2012, and August 28, 2012. Since the time of the September 10, 2015 comment letter, it appears that the number of lots has decreased from 12 lots and 7 out lots to 9 development blocks. Proposed uses for these blocks include residential, commercial, and civic/institutional uses.

Water Supply Demand

Estimated water requirements and proposed uses for this development were not provided. However, according to the October 22, 2012 letter, the estimated total annual water use for the development is 11.68 acre-feet per year for the irrigation of 5 acres of landscaping and 188.28 acre-feet per year for residential and commercial uses, for a total of about 200 acre-feet per year for the development. The October 22, 2012 letter indicates that the water demands were based on the Denver Water Department's ("Denver Water") demand factors for the types of uses proposed in the development. The residential use factors are 124 gallons per day for each dwelling unit in a large multi-family building and 174 gallons per day for units in smaller multi-family buildings. The commercial unit demand estimates were also from Denver Water, based on 84 gallons per day per 1,000 square feet of retail space. The "Proposed Water Line and Construction Phasing" report dated March 14, 2019 provided by Roscoe Engineering, LLC estimates that water lines will need to provide flow to meet demands of 311 gallons per minute of total maximum daily demand and 3,875 gallons per minute for fire flow, or a total of 4,186 gallons per minute.

Source of Water Supply

The proposed water source for this development was not provided. However, according to the October 22, 2012 comment letter, the proposed water supply for this development is service provided by the Crestview Water & Sanitation District ("District"). A letter dated June 14, 2019 indicates the District's ability to serve the development's water and sanitary needs provided that their terms and conditions are met. The District is contracted as a distributor with Denver Water. This office considers Denver Water to be a reliable water source.



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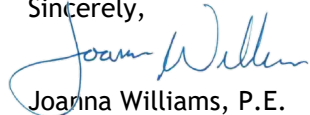
Clear Creek Transit Village Final Development Plan
October 30, 2019
Page 2 of 2

State Engineer's Office Opinion

Based upon the above and pursuant to Section 30-28-136(1)(h)(I) and Section 30-28-136(1)(h)(II), C.R.S., it is our opinion that the proposed water supply is adequate and can be provided without causing injury to decreed water rights.

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,

A handwritten signature in blue ink, appearing to read "Joanna Williams", is written over the printed name.

Joanna Williams, P.E.
Water Resources Engineer

Ec: Subdivision file 23298



History Colorado

Ryan Kacirek
Norris Design
1101 Bannock St. Denver CO 80204

April 7, 2022

Re: Clear Creek Transit Village : : Preliminary Plat - PCR2019-00014 (Adams County)
File Search No. 24576

At your request, the Office of Archaeology and Historic Preservation has conducted a search of the Colorado Inventory of Cultural Resources based on your specified search criteria (the parcel boundaries of the provided address - 6001 Federal Blvd), located in the following areas:

PM	T	R	S
6TH	3S	68W	8

0 sites and 0 surveys were located in the search area(s).

If any site, district, building, structure, object, or survey area was identified within the search area, a spreadsheet of detailed information* accompanies this letter. Our records may not represent all cultural resources in Colorado, nor can they be considered comprehensive, as most of the state has not been surveyed for cultural resources. There is the possibility that as yet unidentified cultural resources exist within the proposed impact area.

This letter is not considered formal consultation under Section 106 of the National Historic Preservation Act (36 CFR 800) or the Colorado Register of Historic Places (CRS 24-80.1). In the event that there is federal or state agency involvement, please note that it is the responsibility of the agencies to meet the requirements of these regulations.

We look forward to consulting with you regarding the effect of the proposed project on significant cultural resources in accordance with the Advisory Council on Historic Preservation regulations titled "Protection of Historic Properties" or the Colorado Register of Historic Places, as applicable (<http://www.historycolorado.org/consultation-guidance>).

If you have any questions, please contact the Office of Archaeology and Historic Preservation at (303) 866-3392. Thank you for your interest in Colorado's cultural heritage.

Dawn DiPrince
State Historic Preservation Officer

*Information regarding significant archaeological resources is excluded from the Freedom of Information Act. As such, legal locations of these resources must not be included in documents for public distribution.

A.1

From: [Owens, David](#)
To: [Libby Tart](#)
Cc: [Simmonds, Craig](#); [Mallorey, Jim](#)
Subject: Request for Comments: PRC2019-00014 Clear Creek Transit Village
Date: Thursday, November 7, 2019 8:30:30 AM
Attachments: [Clear Creek Interceptor.pdf](#)

Please be cautious: This email was sent from outside Adams County

Libby,

This email is Metro Wastewater's response to your email of October 28th requesting comments on the above referenced project. Since the Crestview Water & Sanitation District connection is proposed to be connected to the Metro Wastewater Clear Creek Parallel Interceptor at Manhole (MH) CCP 37A on the west side of Federal Blvd., a flow metering and sampling facility may be required (depending on projected buildout flows) prior to discharging into the Metro Interceptor. Please provide an estimate of the ultimate buildout flow of the development, so Metro staff can evaluate the flow metering and sampling requirements. Only one connection will be allowed for the entire development if it can be physically served by one connection. The Metro MH CCP 37A has a 15-inch diameter stubout to the north, and the proposed connection should be designed to utilize this connection, if possible. I am including a copy of the pertinent plan/profile drawing of our Clear Creek Parallel Interceptor herewith for the developer's use. The connection and flow metering and sampling facility, including the manhole or structure containing the meter (flume), will need to be designed to Metro Wastewater standards and reviewed and approved by Metro Wastewater staff. Additionally, a non-exclusive easement encompassing the proposed metering facility and connecting sanitary sewer line into the existing Metro interceptor will need to be granted to Metro Wastewater using the District's standard easement form.

As part of the proposed sanitary sewer improvements review and approval, a connection request will need to be submitted for review and approval to Metro Wastewater from the Crestview Water & Sanitation District. For more information on the connection request, review and approval process, contact Jim Mallorey at 303-286-3487 or jmallorey@mwr.dst.co.us.

We will be having a meeting here at Metro Wastewater to discuss the proposed connection, potential metering and sampling, and easement prior to our attending the Adams County meeting on December 9th. The more detailed information you can provide me regarding estimated buildout flow and extent of the upstream sanitary sewer system, the better prepared we will be for our December 9th meeting with you.

I look forward to hearing from you, and to working with you on this project.

David Owens

Engineering Tech II

Metro Wastewater Reclamation District

6450 York Street



September 7, 2022

Greg Barnes
 Adams County Community and Economic Development
 4430 South Adams County Parkway, Suite W2000A
 Brighton, CO 80601

RE: Clear Creek Transit Village, PRC2022-00002 (PRC2019-00014)
 TCHD Case No. 7860

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Second Submittal of a Waiver from Subdivision for a residential development located at 6001 Federal Boulevard. Tri-County Health Department (TCHD) staff previously reviewed the application for the Waiver, and a Preliminary Plat Application and provided comments in letters dated December 23, 2020, April 8, 2021, June 1, 2021, and July 5, 2022. TCHD received a response from the applicant, dated August 19, 2022.

The applicant noted TCHD comments related to community design to support walking and bicycling. It is TCHD's practice to make such recommendations early in the development process in order to provide as much time as possible for the applicant to make design decisions. TCHD will consider the applicant's response satisfactory, but encourages the applicant to consider these items as they move forward with the project.

Mosquito Control

The submittal includes a comment from a neighbor indicating that the applicant has dug holes on the property that are filled with water. It is possible for areas with shallow, stagnant water, and decaying organic matter to provide suitable mosquito breeding habitat. To reduce the potential for human exposures to West Nile and other mosquito-borne viruses, TCHD recommends that the applicant take steps to mitigate the possibility for mosquito breeding. The applicant may contact Gilbert Cazier at gcazier@tchd.org for information or for technical assistance.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill Nos. AD-008, AD-029, AD-030, AD-160, AD-168, AD-171, and AD-23. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source.

With a previous submittal, the applicant submitted a Flammable Gas Investigation Report dated April 22, 2021 prepared by A.G. Wassenaar, Inc. (FGIR-AGW). The FGIR-

Clear Creek Transit Village
September 7, 2022
Page 2 of 2

AGW includes as "Attachment A", a previous Flammable Gas Investigation Report, dated October 15, 2010, that was prepared by LTE Environmental, Inc. (FGIR-LTE).

The FGIR-AGW concludes: "Based on the Analytical results, AGW's soil vapor samples were well below the 1.0% threshold standard for methane.

The FGIR-LTE concludes: "Field screening results from the monitoring points indicated none of the monitoring points demonstrated flammable gas concentrations above 20% of the LEL for methane."

Based on both FGIRs, it is the opinion of TCHD that no further action is necessary regarding methane.

Questions regarding this may be directed to Warren Brown at (720) 200-1568 or wbrown@tchd.org.

Voluntary Cleanup Plan (VCUP)

As stated in a previous letter, the FGIR-LTE indicates that construction debris and mixed trash and construction debris were encountered in 9 pot-hole excavations on the site. The applicant shall complete a VCUP, and may contact Fonda Apostolopoulos at the Colorado Department of Public Health and Environment (CDPHE), fonda.apostolopoulos@state.co.us, for more information.

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: Keith Homersham, Warren Brown, Gilbert Cazier, TCHD
Fonda Apostolopoulos, CDPHE



July 5, 2022

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

RE: Clear Creek Transit Village, PRC2022-00002 (PRC2019-00014)
TCHD Case No. 7755

Dear Ms. Tart,

Thank you for the opportunity to review and comment on the Waiver from Subdivision for a residential development located at 6001 Federal Boulevard. 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.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill Nos. AD-008, AD-029, AD-030, AD-160, AD-168, AD-171, and AD-23. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Warren Brown at (720) 200-1568 or wbrown@tchd.org.

Clear Creek Transit Village
July 5, 2022
Page 2 of 4

Community design to support walking and bicycling

Because chronic diseases related to physical inactivity and obesity now rank among the country's greatest public health risks, TCHD encourages community designs that make it easy for people to include regular physical activity, such as walking and bicycling, in their daily routines. Because research shows that the way we design our communities can encourage regular physical activity, TCHD strongly supports community plans that incorporate pedestrian and bicycle amenities that support the use of a broader pedestrian and bicycle network. Increasing multi-modal transportation has additional co-benefits including improved air quality, which can reduce contributions to climate change and exposure to pollutants associated with a number of health problems including asthma, lung cancer, and heart disease.

Sidewalks:

Designers of active living communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk comfortably side by side, with a buffer area like a tree lawn between the sidewalk and the street. TCHD encourages the use of detached sidewalks of at least 5 feet in width throughout the development.

Neighborhoods best encourage residents to walk and/or bicycle as part of their daily routine when they contain a system of well-designed sidewalks and trails that connect with destinations in and adjacent to the community. TCHD recommends a detached 5-foot sidewalk be provided along Federal Boulevard.

Connections to Transit:

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits.

It appears that the subject property is within one half mile to the Clear Creek Federal Transit station. Since research has shown that people who use transit regularly gain tremendous health benefits, TCHD encourages the applicant to consider providing a safe and direct connection to the transit stop. This could include designing the onsite pedestrian facilities to easily facilitate walking from the site to the nearby transit stop.

Onsite Bicycle Amenities:

TCHD encourages the applicant to incorporate bicycle parking for residents of the building and visitors.

Connection to nearby trails:

TCHD commends the applicant for considering how to best connect the property to the adjacent trail.

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Clear Creek Transit Village
July 5, 2022
Page 3 of 4

Please feel free to contact me at 720-200-1575 or kboyer@tchd.org if you have any questions about TCHD's comments.

Sincerely,

A handwritten signature in cursive script, appearing to read 'K Boyer', followed by a horizontal line.

Kathy Boyer, REHS
Land Use and Built Environment Specialist III

cc: Keith Homersham, Warren Brown, TCHD

Attachment

**HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION
ON OR NEAR FORMER LANDFILLS**

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.



October 31, 2019

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

RE: Clear Creek Transit Village, PRC2019-00014
TCHD Case No. 5944, 5945, & 5946

Dear Ms. Tart,

Thank you for the opportunity to review and comment on the Final Development Plan for Planning Areas 1 and 2, Preliminary Plat for 21 acres, Final Plat for Planning Areas 1 and 2, and a Subdivision Improvement Plan for public improvements located at 6001 Federal Boulevard. 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.

Historic Landfill

According to TCHD's records, there are historic landfills located within 1,000 feet of the subject property referenced as Landfill No. AD-008, AD-029, AD-030, AD-160, AD-168, AD-171, and AD-234. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, a flammable gas control system shall be designed and constructed to protect buildings and subsurface access to utilities, i.e. vaults, manholes, etc. from flammable gas. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

Questions regarding this may be directed to Sheila Lynch at 720-200-1571 or slynch@tchd.org.

A.1

Clear Creek Transit Village

October 31, 2019

Page 2 of 5

Community design to support walking and bicycling

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

In order to promote walking and bicycling through this development, TCHD encourages the applicant to consider the inclusion of the following as they design the community.

1. A system of sidewalks, bike paths and open space trail networks that are well-designed and well-lit, safe, and attractive so as to promote bicycle and pedestrian use.
2. Bicycle and pedestrian networks that provide direct connections between destinations in and adjacent to the community.
3. Where public transportation systems exist, direct pedestrian access should be provided to increase transit use and reduce unnecessary vehicle trips, and related vehicle emissions. The pedestrian/bicycle networks should be integrated with the existing and future transit plans for the area.
4. Streets that are designed to be pedestrian/bike friendly and to reduce vehicle and pedestrian/bicycle fatalities.
5. Bicycle facilities and racks are provided in convenient locations.

Street Grid:

TCHD encourages the applicant to consider a well-connected street grid with multiple street connections to the east/west and north/south. A gridded system will provide better connections to adjacent developments and will reduce the traffic on nearby arterial streets by offering additional routes for local trips. A more connected street grid will also increase the travel routes for motorized and non-motorized trips offering better access to nearby destinations and encouraging a more walkable community.

Block Length:

Block length is an important component to encouraging walking as a reasonable means of navigating a development. Healthy community design standards encourage block lengths of approximately 300 feet and no more than 600 feet.

Sidewalks:

Designers of active living communities typically recommend that sidewalks be a minimum of clear width of five (5) feet, the space needed for two people to walk

A.1

Clear Creek Transit Village

October 31, 2019

Page 3 of 5

comfortably side by side, with a buffer area like a tree lawn between the sidewalk and the street. TCHD encourages the use of detached sidewalks of at least 5 feet in width throughout the development.

Connections to Transit:

Communities that promote walking, bicycling and transit trips can also help protect air quality by reducing vehicle trips and related emissions. TCHD supports projects that address the needs of groups (e.g., seniors, the disabled) who cannot or do not drive. Transit-friendly developments can make it easier for these groups to access services and to maintain connections within the community, which can also have health benefits.

Mixed-Use Zoning:

Research indicates that mixed-use zoning can promote physical activity by locating residential, commercial, and recreational destinations in close proximity, making walking or biking viable modes of transportation. Mixed use can also improve perceived safety and vitality of an area by increasing the number and activity of people on the street. TCHD supports the applicant's plans for developing a mixed-use community.

Connection to Nearby Trails:

TCHD recommends that the applicant provide a direct connection from the internal pedestrian circulation system to the adjacent Clear Creek trail.

Fugitive Dust – Building Demolition

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. It appears the existing building onsite will be demolished. State air quality regulations require that precautions be taken prior to demolition of buildings to evaluate the presence of asbestos fibers that may present a health risk. If asbestos is present, actions must be taken to prevent their release into the environment. State regulations also address control of ozone depleting compounds (chlorofluorocarbons) that may be contained in air conditioning or refrigerating equipment. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <http://www.cdphe.state.co.us/ap/asbestos>.

Vector Control – Building Demolition

Rodents such as mice and rats carry diseases which can be spread to humans through contact with rodents, rodent feces, urine, saliva, or through rodent bites. For example, Hantavirus Pulmonary Syndrome (HPS), a rare but potentially lethal viral infection, can be found in the droppings and urine of rodents commonly found in southwestern United States. When buildings are demolished, rodents can spread to surrounding properties and increase the risk of vector exposure to humans. The applicant should plan for vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

A.1

Clear Creek Transit Village

October 31, 2019

Page 4 of 5

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

Sincerely,

A handwritten signature in dark ink, appearing to read "AHF", is positioned above the typed name.

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

cc: Sheila Lynch, Monte Deatrich, Warren Brown, TCHD

**HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION
ON OR NEAR FORMER LANDFILLS**

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.



WILL SERVE LETTER

March 9, 2021

Thistle Creek QOF I, L.P.
Michael Christensen
14034 South 145th East, Suite 301
Draper, UT 84020

Re: 6100 Federal Boulevard, Denver CO 80221

Dear Mr. Christensen,

This letter is to confirm that Xcel Energy is your utility provider for natural gas and electrical service. In accordance with our tariffs, on file with and approved by the Colorado Public Utilities Commission, gas and electric facilities can be made available to serve the project at 6100 Federal Boulevard, Denver CO 80221.

Your utility service(s) will be provided after the following steps are completed:

- ***Application submitted to Public Service's "Builders Call Line (BCL)"*** – once your application is accepted you will be assigned a design department representative who will be your primary point of contact
- ***Utility design is completed*** – you must provide your design representative with the site plan, the one line diagrams, and panel schedules for electric and gas loads if applicable
- ***All documents provided by design representative are signed and returned***
- ***Payment is received***
- ***Required easements are granted*** - you must sign and return applicable easement documents to your Right-of-Way agent
- ***Site is ready for utility construction***

A scheduled in-service date will be provided once these requirements have been met.

It is important to keep in mind that the terms and conditions of utility service, per our tariffs, require that you provide adequate space and an easement on your property for all gas and electric facilities required to serve your project, including but not limited to gas and electrical lines and meters, transformers, and pedestals. General guidelines for these requirements can be found at [Site Requirements. https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf](https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed%20Documents%20&%20PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf) Easement requirements can be found at [Utility Design and Layout](#).

Xcel Energy looks forward to working with you on your project and if I can be of further assistance, please contact me at the phone number or email listed below.

Sincerely,

Tawni Herren

Tawni Herren
Xcel Energy | Responsible By Nature
Design Contractor for Xcel Energy
555 Zang Street Suite 250
Lakewood, CO 80228



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

January 19, 2021

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

Attn: Libby Tart

Re: Clear Creek Transit Village - 2nd referral, Case # PRC2019-00014

Public Service Company of Colorado's Right of Way & Permits Referral Desk acknowledges the requested language added to the plat, and the comment response, and has no additional concerns at this time for **Clear Creek Transit Village**.

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

A.1

From: [Charlie Stanfield](#)
To: [Libby Tart](#)
Subject: RE: Adams County Request for Comments on PRC2019-00014 Clear Creek Transit Village
Date: Wednesday, January 13, 2021 10:11:23 AM
Attachments: [image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image008.png](#)

Please be cautious: This email was sent from outside Adams County

Hi Libby,

This is an impressive proposal. We at RTD love to see this kind of density and lower parking ratios so close to our station.

I'm not sure what kind of leverage you all have with the developer, but currently the connection to the Clear Creek-Federal Station via Federal is quite pedestrian unfriendly. Some sort of pedestrian bridge from the multi-use path to the south side of the creek would help improve this connection and better facilitate trips between the new development and our station. It looks like there might be enough publicly owned land in the vicinity to make this happen, though I know funding is always an issue. Perhaps this is something you could request that the developer contribute to.

Please let me know if you have any questions.

Thanks!

Charlie

Charlie Stanfield

Transportation Planner
Planning Department
303.299.6901
charlie.stanfield@rtd-denver.com
rtd-denver.com



Regional Transportation District
1560 Broadway, FAS-71
Denver, CO 80202



From: Libby Tart <LTart@adcogov.org>
Sent: Friday, December 18, 2020 5:19 PM
To: Libby Tart <LTart@adcogov.org>
Subject: Adams County Request for Comments on PRC2019-00014 Clear Creek Transit Village
Importance: High

Hello all – Attached is a letter requesting comments on a second submission for the Clear Creek Transit Village Preliminary Plat application. Due to the file size, we are directing folks to go to our

A.1

website to review the content: <http://www.adcogov.org/planning/currentcases>. Please email your comments/questions to me on or before Tuesday, January 19, 2021.

Many thanks and have a HAPPY HOLIDAY!

Libby

Libby Tart, AICP

Senior Long Range Planner, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6858 | ltart@adcogov.org

www.adcogov.org

Preferred Pronouns: she/her/hers

*Starting June 22nd through Spring of 2021, I will be working a 9 9s schedule from 8-5:30. The following Mondays will be my days off: December 28th, January 11th, January 25th

The County's operating hours are Tuesday through Friday, 7 a.m. to 5:30 p.m.

Please note all County buildings will be closed Tuesday, Dec. 1 through Monday, Jan. 4.

A.1

From: [McConnell, John](#)
To: [Libby Tart](#)
Subject: RE: PRC2019-00014 Clear Creek Transit Village 3rd Submission
Date: Monday, March 29, 2021 8:50:08 PM

Please be cautious: This email was sent from outside Adams County

Hi Libby,

Thank you for the opportunity to review this referral. The Community Development Department has no comments or concerns regarding this application.

Best regards,
John

John McConnell, AICP | Principal Planner
City of Westminster Community Development
V: 303.658.2474



4800 West 92nd Avenue, Westminster, CO 80031
Monday – Thursday, 7am to 6pm (Closed Friday)

Visit [eTRAKit](#) online to apply for projects and permits,
submit plans, make payments and schedule inspections

PLEASE NOTE: City Hall remains closed to the public as the City of Westminster continues to support efforts to lessen the spread of COVID-19 (coronavirus). No reopening date has been established at this time. City Hall Staff members are available to serve you in a remote capacity and will interact with you via email during the closure. Thank you for your understanding and patience. We look forward to serving you.

From: Libby Tart <LTart@adcogov.org>
Sent: Tuesday, March 23, 2021 5:27 PM
To: Greg Labrie <GLabrie@adcogov.org>; David Dittmer <DDittmer@adcogov.org>; Katie Keefe <KKeefe@adcogov.org>; steven.loeffler@state.co.us; richard.solomon@state.co.us; Williams - DNR, Joanna <joanna.williams@state.co.us>; Dowens@mwr.d.dst.co.us; Charlie Stanfield <charlie.stanfield@rtd-denver.com>; Spurgin, Andrew <aspurgin@CityofWestminster.us>; German, Dave <dgerman@CityofWestminster.us>; Annemarie Heinrich <aheinrich@tchd.org>; Whitney Even <weven@acfpd.org>; Andrew Jordan <andrew@jordanpressurewashers.com>; mleighgolden@gmail.com; Trish Peterson <trishpeterson44@gmail.com>; Thomas Stevens <tomstevens1@me.com>; Lee Gillan <outlook_1CCD99898FCD6F4A@outlook.com>; kimberly.gillan@comcast.net; McConnell, John <jmconne@CityofWestminster.us>
Subject: PRC2019-00014 Clear Creek Transit Village 3rd Submission
Importance: High

Hello all – A third submission for the PRC2019-00014 Clear Creek Transit Village case is now online

A.1

on the [CEDD Active Land Use Application webpage](#). Just scroll down to the area that states, “Planning Commission and Board of County Commissioners Cases”. The two files are too large to send via email.

Please review the material and let us know your thoughts on the review on or before Wednesday, April 7th.

Thanks!

Libby

Libby Tart, AICP

Senior Long Range Planner, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6858 | ltart@adcogov.org

www.adcogov.org

Preferred Pronouns: she/her/hers

*Through Summer of 2021, I will be working a 9 9s schedule from 8-5:30 and taking every other Monday off. The following Mondays will be my days off: April 5th, April 19th and May 3rd.

The County’s operating hours are Tuesday through Friday, 7 a.m. to 5:30 p.m.

If you have some time, please check out the www.advancingadams.org page to answer a survey, sign up for our monthly listserve, and ask questions in our process in envisioning Adams County over the next 10-20 years!

A.1

From: [Andrew Jordan](#)
To: [Libby Tart](#)
Subject: PRC2019-00014
Date: Friday, November 1, 2019 1:35:15 PM

Please be cautious: This email was sent from outside Adams County

Re Clear Creek Transit Village

PRC2019-00014

Jordan Pressure Washers supports and is in favor of this development

Sincerely,

Andrew Jordan

303 426 6800.

A.1

From: [KIMBERLY GILLAN](#)
To: [Libby Tart](#)
Subject: RE: PRC2019-00014
Date: Wednesday, November 6, 2019 3:22:58 PM

Please be cautious: This email was sent from outside Adams County

Thank you Libby, I appreciate it.

It seems if documents are not available to view, the commenting period should be extended.

Also, the attached pages are really hard to follow as they are so broken up. Do you have a file that has just the "drawing" pages intact? That would really help.

Also, John mentions something about new easements. Can you please send me documentation outlining the new easements he is referring to? We have multiple easements that can be impacted by that parcel, we need to make sure those easements are not being violated.

Thank you!!
Kimberly

May the peace & divine light of the Most Holy Trinity, Father, Son, and Holy Spirit, fill your soul. In Jesus through Mary.

On November 6, 2019 at 3:05 PM Libby Tart <LTart@adcogov.org> wrote:

Hi Kimberly! Thanks for pointing this out – I did change my email to drop the “Schoenfelder” portion of my previous name. I have put the application into our web administrator’s hands so it should be posted shortly, but in the meantime, I’m attaching the files. The overall application is REALLY large due to grading/drainage, etc., so I’m sending out something similar to what our outside referral agencies received – about 13 MB. Hopefully this helps!

Thanks,

Libby

Libby Tart, AICP

Senior Long Range Planner, *Community and Economic Development Department*

[ADAMS COUNTY, COLORADO](#)

st

A.1

4430 S. Adams County Parkway, 1 Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6858 | General Line: 720.523.6800

ltart@adcogov.org | www.adcogov.org

From: KIMBERLY GILLAN <kimberly.gillan@comcast.net>
Sent: Wednesday, November 6, 2019 9:03 AM
To: Libby Tart <LTart@adcogov.org>; Libby Tart <LTart@adcogov.org>
Subject: Re: PRC2019-00014

Please be cautious: This email was sent from outside Adams County

Hi Libby, thought I would try your old email. Is the email listed on the mailer incorrect?

I do not see PRC2019-00014 listed on the site for current cases. Can you please send me the link for the case documents? It seems this should have been taken care of prior to the mailing, but maybe I'm just not looking in the right place.

Thank you for your help,

Kimberly

On November 4, 2019 at 7:38 PM KIMBERLY GILLAN
<kimberly.gillan@comcast.net> wrote:

Hi Libby,

I do not see PRC2019-00014 listed on the site for currentcases. Can you please send me the link for the case

documents?

Thank you!

Kimberly

May the peace & divine light of the Most Holy Trinity, Father, Son, and Holy Spirit, fill your soul. In Jesus through Mary.

A.1

From: [KIMBERLY GILLAN](#)
To: [Libby Tart](#)
Subject: RE: easements
Date: Wednesday, November 20, 2019 2:54:10 PM

Please be cautious: This email was sent from outside Adams County

Just a note: at least one (and likely more) of our easements is still not noted. We (LOBO) has an easement / ROW over Lot 3 of Block 1 of Branaman's Subdivision Filing that **extends all the way to Federal**. This must be noted. We have pointed out in the past that this has been left off and it continues to be omitted.

Thank you!

May the peace & divine light of the Most Holy Trinity, Father, Son, and Holy Spirit, fill your soul. In Jesus through Mary.

On November 20, 2019 at 2:20 PM Libby Tart <LTart@adcogov.org> wrote:

Hi Kimberly – This is what I am collating right now from Marissa Hillje, our ROW agent:

ROW1: Edit Property Description/ Legal Description:

a. An accurate and clear property (legal) description of the overall boundary of the subdivision with the acreage of the subdivision. All courses in the property (legal) description shall be shown and labeled on the plat drawing, with all bearings having the same direction as called out in the legal description. The only exception being where more than one description is required, going a different direction over the same course. The direction shall then hold for the description having more weight (i.e., the overall boundary) for purposes of the plat. If both record and "as-measured" dimensions are being used, show both and clearly label on the plat drawing. Point of commencement and/or point of beginning shall be clearly labeled on the plat drawing.

ROW2: Right of way dedication for Federal Boulevard required with this plat. The dedication can be done directly on the plat

ROW3: Add 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 right to enter said land for the sole purpose of operations and maintenance. All such maintenance cost will be assessed to the

A.1

property owners.”

*ROW4: Edit the following note regarding the private tract and add to the plat “
By this plat, a tract is created for use by the owners of Lot XXX for access onto
Street name shown on sheet X/ The construction and maintenance of a private
road within the tract is the full and complete responsibility of the property
owner(s) of the subdivision, in perpetuity. Adams County assumes no
responsibility or liability regarding the private road, and will not perform
maintenance operations including snow removal.”*

ROW5: Add Planning Commission and BOCC signature approval blocks

*ROW6: See additional redlines on plat attached. Additional redlines may be
required with subsequent submittal*

Sincerely,

Libby

Libby Tart, AICP

Senior Long Range Planner, *Community and Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6858 | General Line: 720.523.6800

ltart@adcogov.org | www.adcogov.org

From: KIMBERLY GILLAN <kimberly.gillan@comcast.net>

Sent: Wednesday, November 20, 2019 1:23 PM

To: Libby Tart <LTart@adcogov.org>

Subject: Re: easements

Please be cautious: This email was sent from outside Adams County

Hi Libby,

Can you please send me the information from the right-of-way agent review?

Thank you so much!!

Kimberly

May the peace & divine light of the Most Holy Trinity, Father, Son, and Holy Spirit, fill your soul. In Jesus through Mary.

On November 7, 2019 at 10:00 AM Libby Tart
<LTart@adcogov.org> wrote:

Hi Kimberly – Our right-of-way agent will be reviewing the entire referral over the next week but has not uncovered a quick answer for you on the easement question. I am confident she will know more after her review. The full collated review letter will go to the applicant around December 2nd-3rd.

I would encourage you to note and question anything of concern to Aloha and I will put your comments into the review letter and request that the applicant respond to **all** review comments. This is an application that is directed at the infrastructure of the Federal Boulevard area (notably what they entitle “Blocks 1 and 2”) more so than the acreage adjacent to Aloha (it will be considered “Tract C” at the moment). It is my understanding that they want to create more of the infrastructure for the Federal area and make it easier for a developer to develop one block at a time of the overall Transit Village. They anticipate quite a few FDPs/Plats and each application will go out for referrals (to you and others) and will be subject to Planning Commission and Board of County Commissioners public hearings.

Hope this helps and please let me know if you need anything further...

Thanks,
Libby

Libby Tart, AICP

Senior Long Range Planner, *Community and Economic Development
Department*

ADAMS COUNTY, COLORADO

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Brighton, CO 80601

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ltart@adcogov.org | www.adcogov.org

A.1

From: [KIMBERLY GILLAN](#)
To: [Libby Tart](#)
Subject: RE: easements
Date: Wednesday, November 20, 2019 2:42:23 PM

Please be cautious: This email was sent from outside Adams County

Thank you!

May the peace & divine light of the Most Holy Trinity, Father, Son, and Holy Spirit, fill your soul. In Jesus through Mary.

On November 20, 2019 at 2:20 PM Libby Tart <LTart@adcogov.org> wrote:

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ROW4: Edit the following note regarding the private tract and add to the plat “ By this plat, a tract is created for use by the owners of Lot XXX for access onto

A.1

Street name shown on sheet X/ The construction and maintenance of a private road within the tract is the full and complete responsibility of the property owner(s) of the subdivision, in perpetuity. Adams County assumes no responsibility or liability regarding the private road, and will not perform maintenance operations including snow removal.”

ROW5: Add Planning Commission and BOCC signature approval blocks

ROW6: See additional redlines on plat attached. Additional redlines may be required with subsequent submittal

Sincerely,

Libby

Libby Tart, AICP

Senior Long Range Planner, *Community and Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6858 | General Line: 720.523.6800

ltart@adcogov.org | www.adcogov.org

From: KIMBERLY GILLAN <kimberly.gillan@comcast.net>

Sent: Wednesday, November 20, 2019 1:23 PM

To: Libby Tart <LTart@adcogov.org>

Subject: Re: easements

Please be cautious: This email was sent from outside Adams County

Hi Libby,

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Thank you so much!!

Kimberly

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Hope this helps and please let me know if you need anything further...

Thanks,

Libby

A.1

From: [KIMBERLY GILLAN](#)
To: [Libby Tart](#)
Subject: PRC2019-00014 CCTV - Deny as Submitted
Date: Tuesday, November 26, 2019 8:45:22 PM

Please be cautious: This email was sent from outside Adams County

Regarding PRC2019-00014 Clear Creek Transit Village FDP, Preliminary Plat, Final Plat, and SIA

To Whom it Concerns: DENY AS SUBMITTED

While we are sympathetic to the applicant's attempt to get this project moving forward in some way, especially considering the 12 or more years it has been in the works, it seems attempting to approve a Final DEVELOPMENT Plan with NO Development may be setting bad precedent on the County's part for all future development. Is the construction of a few streets without sidewalks, curb & gutter, drainage, etc. really considered "FINAL DEVELOPMENT"? Is this what AdCo Standards and Regulations defines and implies as Final Development? In reading through the Standards & Regulations there's a lot of requirements for FDP's; very few of those requirements, if any, are satisfied with the documentation posted.

The question needs to be asked: if this plan were indeed such a remarkable, marketable, doable plan meeting "market" demands for the area/property in question, why has no final contracts come into fruition in the 8+ years since the CCTV Preliminary Plan was approved by the County? Why are we being asked to review a Final Development Plan that has no development outlined within the submitted plan? This seems to be bad business practice all the way around.

In addition, in reviewing posted case documents for yet another extension for this project (PUD2018-00013) approved in Jan. 2019, the applicant responds to most of the numerous comments/concerns/requests with some form of "will be [addressed/answered/resolved/etc.] in the FDP". The current posted documents fail to respond/address/resolve most, if not all, of the previous items. Therefore, we request that **ALL** comments / concerns / issues from **all** persons regarding this submittal, as well as those replied to in PUD2018-00013 as "will be ... in FDP", be fully addressed and resolved prior to moving forward with any further attempts to approve this plan.

We ask for a denial of this plan as submitted and outlined; one cannot approve a Final Development Plan nor Final Plat nor SIA that do not meet the requirements as outlined in our County's Development Standards and Regulations. There is far too much missing, too much left undone, too much overlooked, too much unaddressed, to list. However, we've attempted to include a "short list" items of concern as a starting point.

Please specifically provide:

A.1

- Documentation addressing the new easements referenced as “granted per this plat”
- Updated Plats noting Brannan’s Subdivision Filing No. 2, sheet 2 of 2 plat note #2.

“Short list” items of concern:

- A FDP submitted for approval with no documented development outside of a few basic street sketches. This plan does not meet the intent of an FDP as outlined and addressed within the County’s Standards and Regulations.
- Applicant is asking for the approval of a FDP while at the same time stating the very components required for a FDP will not be supplied (ie actual development plans, landscape, curb & gutter, Fire Approval, etc, etc).
- A FDP submitted for approval with no current approved Preliminary Plat nor Final Plat approval
 - Applicant and County suggest steps may be skipped and or combined “due to size and complexity as well as economic cycles and market conditions” – those are good reasons NOT to skip and combine steps. Breaking the project down into separate development areas (such as Midtown has done) seems reasonable. But all development areas should adhere to County Standards and Regulations and due process, else the County and area residents will be left with a mess to contend with. To go forward with a FDP for Phase 1 (PA’s 1&2) seems reasonable – but include the development! And only after the Preliminary Plat and Final Plats have been approved! This project IS way too big to attempt to combine so many different parts and skip critical steps/components.
 - If following the rules does not work, breaking the rules will? We must assume the County has created so many rules to address and prevent problems; it is reasonable to expect the County to adhere to the rules they have established for the good of all.
- Fire District Approval: Isn’t this a requirement for a FDP? This has not been established in documentation.
- The applicant states that grading and utility plans are included in the application – we did not see them. Did the County post all relevant documentation for this project? If not, we ask this process be started over, with new Letters of Request sent out, new commenting periods, and complete documentation posted. In looking at other plans for review, they are far more complete and detailed. And they include real development.
- It seems the County has accepted a last minute incomplete submittal and stamped it with approval in order that the project’s last extension does not expire thus further excusing this applicant from due process. We do not see where the County’s leniency with this development has helped in any way, other than setting bad precedent.
- Elimination of Creekside Ave between Green Court & Grove Street and the elimination of Green Court:
 - This is a major change from the approved PDP.
 - It seems illogical to state that reduced access and reduced circulation

A.1

creates better internal circulation. On the contrary, this design looks to be a trap.

There are many other issues within this case and many missing items from the little documentation supplied. Or was submitted documentation omitted by the County from the online posting for review? The applicant should follow due process as outlined in the Standards & Regulations created by the County (hundreds if not thousands of pages, at the cost of the taxpayer) just as other developers and citizens are required to do.

Sincerely,
Kimberly Gillan
3556 West 62nd Ave
Denver CO 80221

A.1

From: [KIMBERLY GILLAN](#)
To: [Libby Tart](#)
Subject: RE: PRC2019-00014 CCTV - Deny as Submitted
Date: Wednesday, November 27, 2019 12:25:23 PM

Please be cautious: This email was sent from outside Adams County

Hi Libby,

Hope you enjoyed a peace-filled snow day yesterday and may God bless you with a joyful Thanksgiving!

Will be in touch :)
Kimberly

May the peace & divine light of the Most Holy Trinity, Father, Son, and Holy Spirit, fill your soul. In Jesus through Mary.

On November 27, 2019 at 9:44 AM Libby Tart <LTart@adcogov.org> wrote:

Thanks so much for your comment Kimberly. I hope you have a happy holiday and will ensure this goes into the review letter to the applicant.

Sincerely,

Libby

Libby Tart, AICP

Senior Long Range Planner, *Community and Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

O: 720.523.6858 | General Line: 720.523.6800

ltart@adcogov.org | www.adcogov.org

From: KIMBERLY GILLAN <kimberly.gillan@comcast.net>
Sent: Tuesday, November 26, 2019 8:45 PM
To: Libby Tart <LTart@adcogov.org>
Subject: PRC2019-00014 CCTV - Deny as Submitted

Please be cautious: This email was sent from outside Adams County

Regarding PRC2019-00014 Clear Creek Transit Village FDP, Preliminary Plat, Final Plat, and SIA

To Whom it Concerns: DENY AS SUBMITTED

While we are sympathetic to the applicant's attempt to get this project moving forward in some way, especially considering the 12 or more years it has been in the works, it seems attempting to approve a Final DEVELOPMENT Plan with NO Development may be setting bad precedent on the County's part for all future development. Is the construction of a few streets without sidewalks, curb & gutter, drainage, etc. really considered "FINAL DEVELOPMENT"? Is this what AdCo Standards and Regulations defines and implies as Final Development? In reading through the Standards & Regulations there's a lot of requirements for FDP's; very few of those requirements, if any, are satisfied with the documentation posted.

The question needs to be asked: if this plan were indeed such a remarkable, marketable, doable plan meeting "market" demands for the area/property in question, why has no final contracts come into fruition in the 8+ years since the CCTV Preliminary Plan was approved by the County? Why are we being asked to review a Final Development Plan that has no development outlined within the submitted plan? This seems to be bad business practice all the way around.

In addition, in reviewing posted case documents for yet another extension for this project (PUD2018-00013) approved in Jan. 2019, the applicant responds to most of the numerous comments/concerns/requests with

some form of “will be [addressed/answered/resolved/etc.] in the FDP”.

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Please specifically provide:

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- Updated Plats noting Brannan’s Subdivision Filing No. 2, sheet 2 of 2 plat note #2.

“Short list” items of concern:

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to County Standards and Regulations and due process, else the County and area residents will be left with a mess to contend with. To go forward with a FDP for Phase 1 (PA's 1&2) seems reasonable – but include the development! And only after the Preliminary Plat and Final Plats have been approved! This project IS way too big to attempt to combine so many different parts and skip critical steps/components.

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 - It seems illogical to state that reduced access and reduced circulation creates better internal circulation. On the contrary, this design looks to be a trap.

There are many other issues within this case and many missing items from the little documentation supplied. Or was submitted documentation omitted by the County from the online posting for review? The applicant should follow due process as outlined in the Standards & Regulations created by the County (hundreds if not thousands of pages, at the cost of the taxpayer) just as other developers and citizens are required to do.

Sincerely,

Kimberly Gillan

A.1

From: [Libby Tart](#)
To: [KIMBERLY GILLAN](#)
Subject: RE: Clear Creek Transit Village PRC2019-00014
Date: Tuesday, January 19, 2021 2:02:00 PM

Thanks so much Kimberly! Your comments will go to the applicant and they will be required to respond back in the next submission. I will make sure you get a copy of this (in addition to it being posted online).

Sincerely,
Libby

Libby Tart, AICP

Senior Long Range Planner, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6858 | ltart@adcogov.org

www.adcogov.org

Preferred Pronouns: she/her/hers

*Starting June 22nd through Spring of 2021, I will be working a 9 9s schedule from 8-5:30. The following Mondays will be my days off: January 25th, February 8th, February 22nd.

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If you have some time, please check out the www.advancingadams.org page to answer a survey, sign up for our monthly listserve, and ask questions in our process in envisioning Adams County over the next 10-20 years!

From: KIMBERLY GILLAN <kimberly.gillan@comcast.net>

Sent: Tuesday, January 19, 2021 1:48 PM

To: Libby Tart <LTart@adcogov.org>

Subject: Clear Creek Transit Village PRC2019-00014

Please be cautious: This email was sent from outside Adams County

To Whom it Concerns:

In regards to Clear Creek Transit Village PRC2019-00014

- Questions:
 - There has been significant grading and digging, and movement of dirt/fill. How can this take place without an approved Final (nor even preliminary) plat to date?
 - We have continued to witness mitigation / removal of large quantities of dirt in lined semi-truck beds and workers in full hazmat suits. Are reports

A.1

available for the approval of this and that identify the type of contamination? It appears the contamination is well below surface in addition to surface.

- Block 8 / Townhomes :
 - **limit to 2 story / not more than 25 ft on all north and west sides, from highest point of roof to ground.**
 - with differential height elevations, a 3 story building will appear and have the detrimental effects of a 4-5 story building.
 - Abutting property characteristics are agricultural, rural, and protected under various other registrations.
 - **West Side of Block 8: minimum 100 ft setback** to accommodate abutting property characteristics and requirements as outlined in Development Standards and to protect against excessive negative degrading impacts.
- Overall project Density and building heights still too great.
- Increased flood risks for properties east, north, and south??
- Is there going to be a parking garage? If not, there is not enough parking to accommodate development.
 - outside clientele will be needed to sustain development; adequate parking a necessity for this.
- Please include notes of recognized and honored easements, including:
 - Landscape & Fence Easement (this is noted, however, please note existing fence is included in that protection)
 - All drainage easements
 - Over/Under access easement on south side development running from LOBO property to Federal Blvd.

Thank you,
Kimberly Gillan

A.1

From: [Libby Tart](#)
To: [Lee Gillan](#)
Subject: RE: Clear Creek Transit Village
Date: Tuesday, January 19, 2021 12:13:00 PM

Thanks so much Lee and Perditta! Your comments will go to the applicant and they will be required to respond back in the next submission. I will make sure you get a copy of this (in addition to it being posted online).

Sincerely,
Libby

Libby Tart, AICP

Senior Long Range Planner, *Community & Economic Development*

ADAMS COUNTY, COLORADO

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Brighton, CO 80601

o: 720.523.6858 | ltart@adcogov.org

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From: Lee Gillan <outlook_1CCD99898FCD6F4A@outlook.com>
Sent: Tuesday, January 19, 2021 9:05 AM
To: Libby Tart <LTart@adcogov.org>
Subject: Clear Creek Transit Village

Please be cautious: This email was sent from outside Adams County

To Whom It may Concern,

We own the property west of this new development. We are also registered as Historic. I would like to ask that the required 100 ft. set back from Historic properties be followed. Also since we do have animals, that there be some type of solid fencing on the west side of your Village as a noise barrier and to prevent people from getting too close to the animals.

I would also like to ask that the homes on the north and west sides, closest to the SanGraco properties be only two stories. The privacy of our neighborhood is

A.1

encroached upon with a three story building there.

Thank you for your considerations,

Lee and Perditta Gillan
3124 W 62nd Ave,
Denver, CO 80221

A.1

From: [Lee](#)
To: [Libby Tart](#)
Subject: PRC2019-00014
Date: Monday, November 25, 2019 5:13:57 PM

Please be cautious: This email was sent from outside Adams County

I am struggling mightily to understand what is going on. The expired preliminary plat was unacceptable the first time and to just re-submit it is ridiculous. Based on the density the parking required was going to take up half the acreage, and that doesn't include the streets needed to get to the parking. Are they planning on under ground parking? Can't imagine they could afford to build underground or even under building parking in that location. Why haven't we seen any plans showing how this is supposed to all come together. They had been talking about 3, 4 and 5 story building, must be the same junk. This is still a mess. Why would you approve a partial development without knowing any more than shown.

Leland Gillan
3124 W 62 Ave
Denver, Co 80221

A.1

From: [Bill Mahar](#)
To: [Libby Tart](#); [Daniel Jennings](#)
Cc: [Lee](#)
Subject: RE: Clear Creek Transit Village
Date: Tuesday, June 21, 2022 2:16:26 PM

Please be cautious: This email was sent from outside Adams County

Good Afternoon Libby and Lee,

Thank you for the email and to Lee for bringing this to our attention. We certainly don't want to create any mosquito issues. I grew up in northern ND and Minnesota and they are about the size of birds up there, so I completely understand. Here is what I am happy to do, I will promptly reach out to our client and then report back to you all on our next steps.

Thank you again to both of you for bringing this forward.

Have a good afternoon.

Bill

Bill Mahar, AICP
Principal

NORRIS DESIGN
P 303.892.1166

From: Libby Tart <LTart@adcogov.org>
Sent: Tuesday, June 21, 2022 1:28 PM
To: Bill Mahar <bmahar@norris-design.com>; Daniel Jennings <djennings@norris-design.com>
Cc: Lee <leegillan@comcast.net>
Subject: FW: Clear Creek Transit Village
Importance: High

Hello Bill – Lee sent the following message to me on Monday and is a part of the Aloha Beach neighborhood. I asked if it was acceptable to send this along to your team to address it and he gave permission. Hopefully there is a resolution to the skeeter problem – they are bad in general this year, but can't even imagine with standing water nearby.

Many thanks for your help!

Sincerely,
Libby

Libby Tart, AICP
Senior Long Range Planner
Planning & Development Division
Community & Economic Development

A.1

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
o: 720.523.6858 | ltart@adcogov.org
www.adcogov.org

From: Lee <leegillan@comcast.net>
Sent: Monday, June 20, 2022 8:22 AM
To: Libby Tart <LTart@adcogov.org>
Subject: Clear Creek Transit Village

You don't often get email from leegillan@comcast.net. [Learn why this is important](#)

Please be cautious: This email was sent from outside Adams County

Libby,

Clear Creek Transit Village has dug a couple holes that have filled with ground water and created ponds that have become mosquito factories. They have moved all earth moving equipment from site and left mounds of dirt and at least two ponds. Our lake are full of fish that eat the larva so we do not have a mosquito problem on our property.

What can be done? Please call me at 303-870-7122

Thanks
Lee Gillan

3124 W 62 Ave
Denver Co 80221

303-870-7122

A.1

From: [Libby Tart](#)
To: [Thomas Stevens](#)
Cc: [Eva Henry](#)
Subject: RE: Comments for Clear Creek Transit Village Proposed High Density Development on 6001 Federal Blvd
Date: Tuesday, January 19, 2021 12:00:00 PM

Hello Tom – Thank you for your comments on this application. The comments will go out to the applicant in a formal letter at the end of this week. Following this, the applicant will be required to respond back to all comments and questions with the next submission. I will make sure you get a copy of this (in addition to their materials being posted online).

Sincerely,
Libby

Libby Tart, AICP

Senior Long Range Planner, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

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If you have some time, please check out the www.advancingadams.org page to answer a survey, sign up for our monthly listserve, and ask questions in our process in envisioning Adams County over the next 10-20 years!

From: Thomas Stevens <tomstevens1@me.com>
Sent: Tuesday, January 19, 2021 7:33 AM
To: Libby Tart <LTart@adcogov.org>
Cc: Eva Henry <eva.j.henry@gmail.com>
Subject: Comments for Clear Creek Transit Village Proposed High Density Development on 6001 Federal Blvd

Please be cautious: This email was sent from outside Adams County

Comments for Clear Creek Transit Village Proposed High Density Development on 6001 Federal Blvd

In general the project is still too high & dense for this area.

I recommend that the development reduce density & height, increase park areas/green space, wider streets.

A.1

The current design I believe will have fire access and safety concerns.

Are they going to have a parking garage? if not, where are all these people going to park?

You really don't believe they will not have cars and only use the Light Rail! This is going to give you major headaches.

I have a basic concern that putting a lot of people in a comparatively small closed area is probably another terrible opportunity to increase various virus related problems.

Let's face it, none of the people who are going to benefit from this high density development intend to live there.

So it seems to me that our county should watch out for their tax payers not the ...

Best,

t

Tom Stevens
3316 W 62nd Ave.
Denver, CO, 80221
303-412-1221
tomstevens1@mac.com
<http://tomstevens.artspan.com>

A.1

From: [Thomas Stevens](#)
To: [Libby Tart](#)
Cc: [Eva Henry](#)
Subject: Re: Please Deny the extension on PUD2018-00013
Date: Thursday, November 21, 2019 3:28:25 PM

Please be cautious: This email was sent from outside Adams County

Thank you Libby for your prompt and accurate reply.

I was clearly dealing with out of date information. I had actually received the drawings you referenced in the mail awhile back and had failed to understand their relevance. I apologize for my error. I assumed those were partial documents as they only addressed streets.

After looking at the material you have referenced in your email I do have several questions and concerns:

1. What happened to the Fire Department Emergency access?
2. Have the Fire Department and Utilities given approval for this final plat?
3. Is just a street plan a commonly used and approved FDP method in this county?
4. I notice that once again, the developer fails to address any of the long list of concerns I referenced in my previous email. The notion that they will be properly addressed in some future “final development plan” is probably more smoke and mirrors. The history of this development does not inspire confidence.

Again based on past behavior I have grave reservations about allowing this development to proceed without carefully applying all the legal safeguards that are available to the county.

Please continue to keep me informed and again my apologies for my confusion.

Sincerely,

Tom Stevens

On Nov 21, 2019, at 10:49 AM, Libby Tart <LTart@adcogov.org> wrote:

Hello Thomas – I received your email yesterday in regards to a case that was approved for an one-year extension on January 24, 2019, by the Planning Commission. The extension gave the applicant until October 27, 2019, to extend the Clear Creek Transit

A.1

Village Preliminary Development Plan (PDP). If the applicant failed to submit a Final Development Plan (FDP) application on this site by October 27, 2019, then the PDP would expire.

The applicant applied for an application to carry on with their development on October 25, 2019, and that is the current application under review. They are applying for a FDP to address two of the phases within the nine phases of the development. This FDP and plat proposes the street and block layout in accordance with the PDP. The application materials can be reviewed at this location:

<http://www.adcogov.org/planning/currentcases>. The case number is PRC2019-00014 Clear Creek Transit Village – FDP, Preliminary Plat, Final Plat and SIA. Please click on the case hyperlink to review them.

If you wish to provide comment on the case, I am able to place comment into the initial review letter to the applicant by early next week – we extended the comment deadline to November 26th. Feel free to email me any comments. If I receive further comments after the initial review letter is send out, the comments will go out separately to the applicant.

Please let me know if you have any further questions.

Sincerely,
Libby

Libby Tart, AICP

Senior Long Range Planner, *Community and Economic Development Department*

ADAMS COUNTY, COLORADO

4430 S. Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601

O: 720.523.6858 | General Line: 720.523.6800

ltart@adcogov.org | www.adcogov.org

From: Thomas Stevens <tomstevens1@mac.com>

Sent: Wednesday, November 20, 2019 2:37 PM

To: Libby Tart <L.Tart@adcogov.org>

Cc: Eva Henry <eva.j.henry@gmail.com>

Subject: Please Deny the extension on PUD2018-00013

Please be cautious: This email was sent from outside Adams County

Ms Tart-Schoenfelder,

This is in response to the Request For Comments dated 10-12-18 regarding Case # PUD2018-00013.
6001 Federal Blvd.

A.1

The developer should be denied an extension and should be required to start over.

The developer has shown bad faith with the surrounding communities for years now. The developer has failed to follow too many AdCo required procedures and meet the reasonable deadlines in the Adams County rules and regulations.

In the ten years since they failed to meet our counties standards, they still have not addressed any of the substantive issues regarding a wide range of topics excellently covered in Todd Smith's letter to you, dated October 31, 2018. None of that comprehensive list of issues has ever been addressed!

The developer in fact has repeatedly shown bad faith to both the Adams County Government and its residents.

The notion of approving a PDP with no given development is again an attempt by this developer to circumvent the very processes that our county has in place to protect its own interests and those of its citizens.

If they are not held accountable at this stage, will they ever be?

Best,

Thomas B. Stevens

3316 W 62nd Ave.
Denver, CO
Adams County
80221

<PUD2018-00013 Clear Creek PC Decision Letter-signed.pdf>

A.1

From: [W. Todd Smith](#)
To: [Libby Tart](#); [Libby Tart](#)
Subject: Fwd: Please Deny the extension on PUD2018-00013
Date: Tuesday, November 26, 2019 3:15:39 PM

Please be cautious: This email was sent from outside Adams County

Ms Tart-Schoenfelder,

A. Whatever happened to my comments from last year's extension below? The mere fact that this project is still up for extension leads me to believe the facts below were not considered.

B. This developer has repeatedly skirted answering anything other than kicking the can down the road = another extension, no real information, and vague comments about things that may get addressed in the future. Is it true AdCo is withholding some of the related docs and the public isn't being allowed to see those as part of this request?

C. Wasn't this the project that caused a law-suit against AdCo and the Developer for NOT following AdCo's own process...and the ruling was quickly in favor of the plaintiff? If so, this project needs to start from "square one". No further extensions.

D. The developer repeatedly refers to this as being similar to BelMar and other TOD's. In my engineering analysis and PowerPoint presentation to AdCo a few years ago, "similar" development would be capped at 184-260 units stepped-up in height from property line. NOT the heights or 800+ units proposed.

It's over. AdCo didn't follow their own process and now this appears to ignore that. This project/developer/applicant needs to start over and follow the correct public process which shouldn't include "plants" of project investors in the public hearings to ridicule, snicker, shut-down, and intimidate public comments--yes, I attended these meetings and witnessed this behavior.

Don't fall for another extension. Stop this now.

W. Todd Smith, PhD, P.E.
3172 W 62nd Ave
Denver, CO 80221

----- Original Message -----

From: "W. Todd Smith" <todd.smithex@comcast.net>
To: ltart-schoenfelder@adcogov.org
Date: October 31, 2018 at 5:13 PM
Subject: Please Deny the extension on PUD2018-00013

Ms Tart-Schoenfelder,

This is in response to the Request For Comments dated 10-12-18 regarding Case # PUD2018

-00013. 6001 Federal Blvd.

In short, "No". The application for extension should be denied and the Applicant should have to start over.

1. Traffic studies used are now around ten years old and I drive this area daily. The new multi-family housing built in the past three years and Westminster Light Rail station have greatly increased traffic. Besides the large increase in traffic over these three years, I looked at the current resident density within 3/4 of a mile of the CCTV--the proposed density would ADD 75 people for every one person currently in the area. A new traffic study needs to occur.

2. The 2007 to 2009 tax-payer funded study should be adhered to = 4 stories or 35-ft max height and 100-ft set-backs vs the proposed 7 stories and roughly 30-ft set-backs.

3. If the CCTV is to be similar to other developments, then the total of 1,000+ units should be cut back to 200-250. We want a development to succeed, not be inflated to make the developers numbers "work", and then be left for the County to maintain or demolish.

a. If similar to Belmar, the CCTV would have 260 units. Belmar's area is five times larger and caps at 5 stories vs the 7 proposed.

b. If similar to MaryCrest, the CCTV would have 333 units.

c. If similar to MidTown, the CCTV would have 184 units.

4. In 2015, the AdCo docs appear to state, "...Applicant has provided evidence that a sufficient water supply plan has been acquired." On this extension application, we find this isn't true.

5. In the DRCOG, Imagine Adams, Open Space Studies, the results were:

1. 87% want "privacy from neighbors..."

2. 59% would accept longer commute if better privacy

3. space from neighbors trumps desires for walkable neighborhood.”
4. Transition buffers are needed around TOD's (*see previous comment about the 100-ft buffer required*)
5. Protect rural areas...wildlife, wetlands, flood plains
6. 92% want more parks and open space
7. Most desired: natural areas, view birds, wildlife, and open lawn/play space.
6. During the original proposal, Dana Crawford came to speak about her success with the redevelopment of LoDo and that she had no ties to the CCTV, but it was a good idea. In this extension application, Dana Crawford is mentioned as part of a joint venture on PA-2 and also holds the contract to represent rental solicitations of the current building.
7. I attended most of the original meetings and hearings for the first few years of AdCo approvals. In reading this, it sounds basically the same as 3-5 years ago = lots of feel-good words and lots of potential "...working with...", but no substance.
8. Towards the end of the original process, once I saw the proposed building heights and density, I used a local city's "shade" criteria for sun angles to study potential ice formation and lack of sunshine on the CCTV roads and occupants. Upwards of 60% of the site would have ice on roads and walks along with the south-bound Federal Boulevard being shaded too long to melt ice. Does CDOT know this plan will create shade and ice half-way across Federal Boulevard?
9. The dozen plus homes along my street directly face the south and this property. So do many others nearby. The current plan will have large buildings block our current view of the hill and trees south from Clear Creek up to Regis University.

Again, too much has changed. Too many previous steps were not completed or possibly misrepresented. AdCo needs to follow the reasons people move to AdCo per the studies cited above. This is not LoDo--it's not near Coors Field, Union Station, the 16th Street Mall, nor the "Golden Triangle". Other area developments that are nearing completion or already approved such as the old Baker Elementary site's new multi-story housing need to be considered. The CCTV is too large, too dense, too close, and not appropriate for this area. It needs to start over and be scaled back per the above points. Please deny the extension. Thank you for listening.

A.1

From: [W. Todd Smith](#)
To: [Libby Tart](#)
Cc: [Jill Jennings Golich](#); [Jen Rutter](#)
Subject: RE: Please Deny the extension on PRC2019-00014
Date: Monday, December 2, 2019 6:45:52 AM

Please be cautious: This email was sent from outside Adams County

Libby,

I appreciate your response, the link to the AdCo docs, and other information. After reviewing the materials relevant to this project, my input remains largely the same:

Ms Tart-Schoenfelder,

A. Whatever happened to my comments from last year's extension below? As you quote the developer's answer of "working with" is unfortunately a delay tactic and 'cop-out' to extend the County with a nebulous answer that sounds like something--but isn't. The mere fact that this project is still up for extension leads me to believe the facts below were not considered.

B. This developer has repeatedly skirted answering anything other than kicking the can down the road = another extension, no real information, and vague comments about things that may get addressed in the future.

C. Wasn't this the project that caused a law-suit against AdCo and the Developer for NOT following AdCo's own process...and the ruling was quickly in favor of the plaintiff? If so, this project needs to start from "square one". No further extensions.

D. The developer repeatedly refers to this as being similar to BelMar and other TOD's. In my engineering analysis and PowerPoint presentation to AdCo a few years ago, "similar" development would be capped at 184-260 units stepped-up in height from property line. NOT the heights or maximum of 1,125 the current documents propose. If it is extended, please limit the units to be "similar" and only allow a maximum of 260 units...NOT 1,125. This isn't down town New York but will have similar shade 70% of the time between the buildings if AdCo allows this height and density.

It's over. AdCo didn't follow their own process and now this appears to ignore that. This project/developer/applicant needs to start over and follow the correct public process which shouldn't include "plants" of project investors in the public hearings to ridicule, snicker, shut-down, and intimidate public comments--yes, I attended these meetings and witnessed this behavior.

Don't provide another extension. Stop this now. Thank you for listening.

W. Todd Smith, PhD, P.E.

3172 W 62nd Ave

Denver, CO 80221

----- Original Message -----

From: "W. Todd Smith" <todd.smithe@comcast.net>

To: ltart-schoenfelder@adcogov.org

Date: October 31, 2018 at 5:13 PM

Subject: Please Deny the extension on PUD2018-00013

Ms Tart-Schoenfelder,

This is in response to the Request For Comments dated 10-12-18 regarding Case # PUD2018

-00013. 6001 Federal Blvd.

In short, "No". The application for extension should be denied and the Applicant should have to start over.

1. Traffic studies used are now around ten years old and I drive this area daily. The new multi-family housing built in the past

three years and Westminster Light Rail station have greatly increased traffic. Besides the large increase in traffic over these three years, I looked at the current resident density within 3/4 of a mile of the CCTV--the proposed density would ADD 75 people for every one person currently in the area. A new traffic study needs to occur.

2. The 2007 to 2009 tax-payer funded study should be adhered to = 4 stories or 35-ft max height and 100-ft set-backs vs the proposed 7 stories and roughly 30-ft set-backs.

3. If the CCTV is to be similar to other developments, then the total of 1,000+ units should be cut back to 200-250. We want a development to succeed, not be inflated to make the developers numbers "work", and then be left for the County to maintain or demolish.

a. If similar to Belmar, the CCTV would have 260 units. Belmar's area is five times larger and caps at 5 stories vs the 7 proposed.

b. If similar to MaryCrest, the CCTV would have 333 units.

c. If similar to MidTown, the CCTV would have 184 units.

4. In 2015, the AdCo docs appear to state, "...Applicant has provided evidence that a sufficient water supply plan has been acquired." On this extension application, we find this isn't true.

5. In the DRCOG, Imagine Adams, Open Space Studies, the results were:

1. 87% want "privacy from neighbors..."

2. 59% would accept longer commute if better privacy

3. space from neighbors trumps desires for walkable neighborhood."

4. Transition buffers are needed around TOD's (see *previous comment about the 100-ft buffer required*)

5. Protect rural areas...wildlife, wetlands, flood plains

6. 92% want more parks and open space

7. Most desired: natural areas, view birds, wildlife, and open lawn/play space.

6. During the original proposal, Dana Crawford came to speak

about her success with the redevelopment of LoDo and that she had no ties to the CCTV, but it was a good idea. In this extension application, Dana Crawford is mentioned as part of a joint venture on PA-2 and also holds the contract to represent rental solicitations of the current building.

7. I attended most of the original meetings and hearings for the first few years of AdCo approvals. In reading this, it sounds basically the same as 3-5 years ago = lots of feel-good words and lots of potential "...working with...", but no substance.

8. Towards the end of the original process, once I saw the proposed building heights and density, I used a local city's "shade" criteria for sun angles to study potential ice formation and lack of sunshine on the CCTV roads and occupants. Upwards of 60% of the site would have ice on roads and walks along with the south-bound Federal Boulevard being shaded too long to melt ice. Does CDOT know this plan will create shade and ice half-way across Federal Boulevard?

9. The dozen plus homes along my street directly face the south and this property. So do many others nearby. The current plan will have large buildings block our current view of the hill and trees south from Clear Creek up to Regis University.

Again, too much has changed. Too many previous steps were not completed or possibly misrepresented. AdCo needs to follow the reasons people move to AdCo per the studies sited above. This is not LoDo--it's not near Coors Field, Union Station, the 16th Street Mall, nor the "Golden Triangle". Other area developments that are nearing completion or already approved such as the old Baker Elementary site's new multi-story housing need to be considered. The CCTV is too large, too dense, too close, and not appropriate for this area. It needs to start over and be scaled back per the above points. Please deny the extension. Thank you for listening.

W. Todd Smith, P.E., LEED-AP

3172 W 62nd Ave

A.1

From: [Libby Tart](#)
To: mleighgolden@gmail.com
Subject: RE: Clear creek transit village development
Date: Tuesday, January 19, 2021 11:08:00 AM

Thanks so much Mary! Your comments will go to the applicant and they will be required to respond back in the next submission. I will make sure you get a copy of this (in addition to it being posted online).

Sincerely,
Libby

Libby Tart, AICP
Senior Long Range Planner, Community & Economic Development
ADAMS COUNTY, COLORADO
4430 South Adams County Parkway, 1st Floor, Suite W2000A
Brighton, CO 80601
O: 720.523.6858 | ltart@adcogov.org
www.adcogov.org

Preferred Pronouns: she/her/hers

*Starting June 22nd through Spring of 2021, I will be working a 9 9s schedule from 8-5:30. The following Mondays will be my days off: January 25th, February 8th, February 22nd.

The County's operating hours are Tuesday through Friday, 7 a.m. to 5:30 p.m.

If you have some time, please check out the www.advancingadams.org page to answer a survey, sign up for our monthly listserve, and ask questions in our process in envisioning Adams County over the next 10-20 years!

-----Original Message-----

From: mleighgolden@gmail.com <mleighgolden@gmail.com>
Sent: Monday, January 18, 2021 4:20 PM
To: Libby Tart <LTart@adcogov.org>
Subject: Clear creek transit village development

Please be cautious: This email was sent from outside Adams County

To whom it may concern,

I'm writing in regard to the new development proposed on Federal Blvd across from the light rail station. As a resident at 3225 w 62nd Ave, I have great concerns for the size of this development. While I agree with progress and feel changed on federal are welcome such high density is concerning to me in light of the additional development going in at 64/lowell. These are both a huge impact to traffic flow abs the unit numbers should strongly be considered and reduced.

Thank you for your time,
Mary Golden

Sent from my iPhone

A.1

From: [Libby Tart](#)
To: [Trish Peterson](#)
Subject: RE: Clear Creek transit village development
Date: Tuesday, January 19, 2021 11:07:00 AM

Thanks so much Trish! Your comments will go to the applicant and they will be required to respond back in the next submission. I will make sure you get a copy of this (in addition to it being posted online).

Sincerely,
Libby

Libby Tart, AICP

Senior Long Range Planner, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6858 | ltart@adcogov.org

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The County's operating hours are Tuesday through Friday, 7 a.m. to 5:30 p.m.

If you have some time, please check out the www.advancingadams.org page to answer a survey, sign up for our monthly listserve, and ask questions in our process in envisioning Adams County over the next 10-20 years!

From: Trish Peterson <trishpeterson44@gmail.com>
Sent: Monday, January 18, 2021 4:26 PM
To: Libby Tart <LTart@adcogov.org>
Subject: Clear Creek transit village development

Please be cautious: This email was sent from outside Adams County

To elaborate on my previous email. The density of the project is my biggest concern in conjunction with the project on 64th, it is too much growth in our community. Thank you for your time and consideration!

Trish Peterson



Community & Economic Development Department
 Planning & Development
 4430 S. Adams County Pkwy.
 1st Floor, Suite W2000B
 Brighton, CO 80601-8218
 PHONE 720.523.6800 | FAX 720.523.6967
adcogov.org

Request for Comments

Case Name:	Clear Creek Transit Village – Preliminary Plat and Subdivision Design Waiver
Case Number:	PRC2022-00002

March 17, 2022

The Adams County Planning Commission and Board of County Commissioners are requesting comments on the following requests:

A request for 1) a Preliminary Plat for 21.09 acres with the removal of a portion of Creekside Avenue and Green Court streets, 8 blocks and 26 tracts, and 2.) a Subdivision Design Waiver for private streets within the overall development. Please note that this new case number is a continuation of the ongoing case PRC2019-00014 for Clear Creek Transit Village.

The Address is: **6001 Federal Boulevard.**

The Assessor's Parcel Numbers are: **0182508208001 and 0182508211004.**

Applicant Information

**Michael Cristensen
 c/o Thistle Creek LLC
 10808 S. River Front Parkway, Suite 378
 South Jordan, UT 84095**

Please forward any written comments on this application to the Department of Community and Economic Development at 4430 South Adams County Parkway, Suite W2000A Brighton, CO 80601-8216. (720) 523-6858 by **April 21, 2022** in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to ltart@adcogov.org.

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

Thank you for your review of this case.

Libby Tart, AICP

Libby Tart, AICP
 Case Manager

Community & Economic
Development Department
www.adcogov.org



4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton, CO 80601-8218
PHONE 720.523.6880
FAX 720.523.6967
EMAIL: epermitcenter@adcogov.org

Public Hearing Notification

Case Name:	Clear Creek Transit Village
Case Number:	PRC2022-00002
Planning Commission Hearing Date:	10/13/2022 at 6:00 p.m.
Board of County Commissioners Hearing Date:	11/15/2022 at 9:30 a.m.

September 16, 2022

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

- 1. Preliminary Plat for Major Subdivision to create 145 mixed-use lots and 26 unbuildable land tracts on 21.1 acres;**
- 2. Waiver of Subdivision Design Standards to allow lots to be accessed by private streets.**

The Assessor's Parcel Numbers are: 0182508208001 and 0182508211004.

Applicant Information: CLEAR CREEK DEVELOPMENT, LLC, MICHAEL CHRISTENSEN, 10808 S. RIVER FRONT PKWY., STE. 378, SOUTH JORDAN, UT 84095

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.

Greg Barnes

Greg Barnes
Principal Planner

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5

Public Notice

Case Name: Clear Creek Transit Village

Case Number: PRC2022-00002

Location of Hearings: 4430 S. Adams County Pkwy., Brighton, CO 80601

Planning Commission Hearing Date: 10/13/2022 at 6:00 p.m.

Board of County Commissioners Hearing Date: 11/15/2022 at 9:30 a.m.

Requests: 1. Preliminary Plat for Major Subdivision to create 145 mixed-use lots and 26 unbuildable land tracts on 21.1 acres; 2. Waiver of Subdivision Design Standards to allow lots to be accessed by private streets.

Location of Requests: 6001 Federal Blvd.

Parcel Numbers: 0182508208001, 0182508211004

Adams County Case Manager: Greg Barnes

Applicant: Michael Christensen, 10808 S. River front Pkwy., Ste. 378, South Jordan, UT 84095

Owner: Denver Transit Oriented Development Fund, LLC, 1431 Euterpe St., New Orleans, LA 70130.

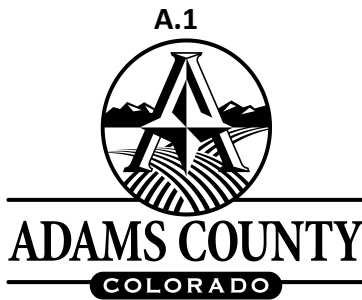
Representative: Bill Mahar, Norris Design Group, 1101 Bannock Street, Denver, CO 80204

Legal Notice No. NTS1621

First Publication: October 13, 2022

Last Publication: October 13, 2022

Publisher: Westminster Window



Referral Listing
Case Number PRC2022-00002
Clear Creek Transit Village

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 Assessor	Margaret Grondalsky 4430 S Adams County Pkwy C2100 Brighton CO 80601 720.523.6712 MGrondalski@adcogov.org
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Addressing	David Dittmer 4430 S Adams County Pkwy Brighton CO 80601 720.523.6800 ddittmer@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County Constiuent Services	Matt Gorenc 4430 S Adams County Pkwy Brighton CO 80220 720.523.6997 mgorenc@adcogov.org

Adams County CSWB Code Compliance Officer	Doug Fish 4430 S Adams County Pkwy Brighton CO 80601 720.523.6807 dfish@adcogov.org	
Adams County CSWB Code Compliance Officer	Rudy Martinez 4430 S Adams County Pkwy Brighton CO 80601 720.523.6833 rrmartinez@adcogov.org	
Adams County CSWB Code Compliance Officer	Carla Jandro 4430 S Adams County Pkwy Brighton CO 80601 720.523.6206 cjandro@adcogov.org	
Adams County CSWB Code Compliance Officer	Ryan Dodge 4430 S Adams County Pkwy Brighton CO 80601 720.523.6207 rdodge@adcogov.org	
Adams County CSWB Neighborhood Services Division	Gail Moon 4430 S Adams County Pkwy Brighton CO 80601 720-523-6856 gmoon@adcogov.org	
Adams County Fire Protection District	Whitney Even 7980 Elmwood Lane Denver CO 80221 303-539-6802 referrals@acfpd.org	303-539-6802
Adams County Fire Protection District	Carla Gutierrez 7980 Elmwood Ln. Denver CO 80221 303-539-6862 referrals@acfpd.org	
Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org	
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org	
Adams County Public Works Construction Inspection	- - 4430 S Adams County Pkwy Brighton CO 80601 720-523-6965 Send to Case Engineer	

Adams County Sheriff	Community Connections 4430 S Adams County Pkwy Brighton CO 80601 303-655-3283 CommunityConnections@adcogov.org
Adams County Sheriff	Rick Reigenborn 4430 S Adams County Pkwy Brighton CO 80601 (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
Arvada Fire Department	Steven Parker 7903 Alison Way Arvada CO 80005 303-424-3012 steven.parker@arvadafire.com
Berkeley Neighborhood Association	Wendy Carter 4420 W 52nd Pl Denver CO 80212 (303) 888-6350 (303) 477-9669 berkeleyneighborhoodassoc@gmail.com
Berkeley Sanitation District	Sharon Whitehair 1600 W 12th Ave (303)628-6620 berkeleywater@gmail.com
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
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 Arvada	Rob Smetana 8101 Ralston Rd Arvada CO 80002 (720)898-7444 rsmetana@arvada.org

City of Federal Heights	Tim Williams 2380 W 90th Ave Federal Heights CO 80260 303-428-3558 planning@fedheights.org	
City of Federal Heights	Stephanie Lubanovic 2380 W 90th Ave Federal Heights CO 80260 303.412.3530 planning@fedheights.org	
City of Westminster	Alexander Gan Public Works & Utilities 4800 W 92nd Ave 303.658.2272 agan@cityofwestminster.us	
CITY OF WESTMINSTER	Rita McConnell 4800 W 92ND AVE. WESTMINSTER CO 80031 303-658-2093 planning@cityofwestminster.us	
Colorado Department of Transportation (CDOT)	Steve Loeffler 2829 W Howard Pl 2nd Floor Denver CO 80204 303-757-9891 steven.loeffler@state.co.us	
Colorado Division of Water Resources	Joanna Williams Office of State Engineer 1313 Sherman St, Room 818 Denver CO 80203 303-866-3581 joanna.williams@state.co.us	
Colorado Division of Water Resources	Joanna Williams Office of State Engineer 1313 Sherman St, Room 818 Denver CO 80203 303-866-3581 joanna.williams@state.co.us	
Colorado Division of Wildlife	Hannah Posey 6060 Broadway St. Denver CO 80216-1000 303-947-1798 hannah.posey@state.co.us	
Colorado Geological Survey	Jill Carlson 1500 Illinois Street Golden CO 80401 303-384-2643 CGS_LUR@mines.edu	303-384-2655

Colorado Geological Survey: CGS_LUR@mines.edu	Jill Carlson Mail CHECK to Jill Carlson 303-384-2643 303-384-2655 CGS_LUR@mines.edu
COMCAST	Miguel Flores 8490 N UMATILLA ST FEDERAL HEIGHTS CO 80260 720-413-0113 Miguel_Flores@comcast.com
Crestview Water & Sanitation District	Mitchell Terry PO Box 666 Westminster CO 80036 303-429-1881 manager@crestviewwater.com
Denver Water	Paul Peloquin 1600 W 12th Ave Denver CO 80204 (303) 477-1914 InterGovernmentalPlanReview@denverwater.org
Denver Water	Kela Naso 1600 W 12th Ave Denver CO 80204 303-628-6203 InterGovernmentalPlanReview@denverwater.org
Division of Mining and Reclamation Safety	Jason Musick Colorado Department of Natural Resources 1313 Sherman St., #215 Denver CO 80203 (303) 866-3567 EXT. 8120 jason.musick@state.co.us
GOAT HILL	SHARON WHITEHAIR 2901 W 63RD AVE SP:0047 DENVER CO 80221 720 480-2831 sharonwhitehair@gmail.com
Mapleton School District #1	Charlotte Ciano 7350 N Broadway Denver CO 80221 303-853-1015 charlotte@mapleton.us
Metro Wastewater Recovery	Craig Simmonds 6450 York St. Denver CO 80229 303-286-3338 csimmonds@metrowaterrecovery.com
MOBILE GARDENS	VERA MARIE JONES 6250 FEDERAL #29 DENVER CO 80221 303-429-5856

North Lincoln Water and Sanitation District	JORGE HINOJOS 1560 Broadway Suite 1400 Denver CO 80202 303-861-0061 jorge.hinojos@tetrattech.com
North Lincoln Water and Sanitation District	- - - nlwsdistrict1@gmail.com
North Pecos Water & Sanitation District	Landry Landry 6900 Pecos St Denver CO 80221 303-429-5770 manager@northpecoswater.org
North Pecos Water & Sanitation District	Courtney Salazar 6900 Pecos St Denver CO 80221 303-429-5770 ar@northpecoswater.org
North Washington Street Water & San Dist	Mike DeMattee 3172 E 78th Ave Denver CO 80229 303-288-6664 mdemattee@nwsd.com
Northridge Estates at Gold Run HOA	Shane Lussier 2305 Canyon Blvd BOULDER CO 80302 303-693-2118 shane@cchoapros.com
Pecos Park Logistics Park Metro District	Matt Mitchell 4221 Brighton Blvd Denver CO 802163719 303-298-1111 mmitchell@westfield-co.com
Pomponio Terrace Metropolitan District	Zachary White 2154 E Commons Ave #2000 Centennial CO 80122 303-858-1800 zwhite@wbapc.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com

Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Public Service Company of Colorado (PSCo) dba Xcel Energy	Donna George 1123 W 3rd Ave DENVER CO 80223 303-571-3306 Donna.L.George@xcelenergy.com
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com
SHAW HEIGHTS WATER DISTRICT	LLOYD-PRESIDENT O'NEAL 8870 Hunter Way WESTMINSTER CO 80031 .
The TOD Group	THE TOD GROUP 1431 Euterpe Street New Orleans LA 70130 5047174718
Union Pacific Railroad	Joe Gates 1400 Douglas St Stop 1690 Omaha NE 68179 402-544-2255 jagates@up.com
United States Postal Service	Jason Eddleman 303-853-6025 Jason.G.Eddleman@usps.gov
Welby Citizen Group	Norma Frank 7401 Race St Denver CO 80229 (303) 288-3152 nfrank@coloradolighting.com
Westminster Fire Department	Lt. Jim Gagliano 9110 Yates St Westminster CO 80031 303.658.4545 jgaglian@cityofwestminster.us
WESTMINSTER SCHOOL DISTRICT #50	Deborah Escobar 7002 Raleigh Street WESTMINSTER CO 80030 720-542-5100 descobar@adams50.org

CERTIFICATE OF POSTING



I, J. Gregory Barnes do hereby certify that I posted the subject property on September 23, 2022, in accordance with the requirements of the Adams County Development Standards and Regulations.

A handwritten signature in black ink, appearing to read "J. Gregory Barnes".

J. Gregory Barnes

Clear Creek Transit Village

Preliminary Plat

PRC2022-00002

6001 Federal Boulevard

Board of County Commissioners Public Hearing

November 15, 2022

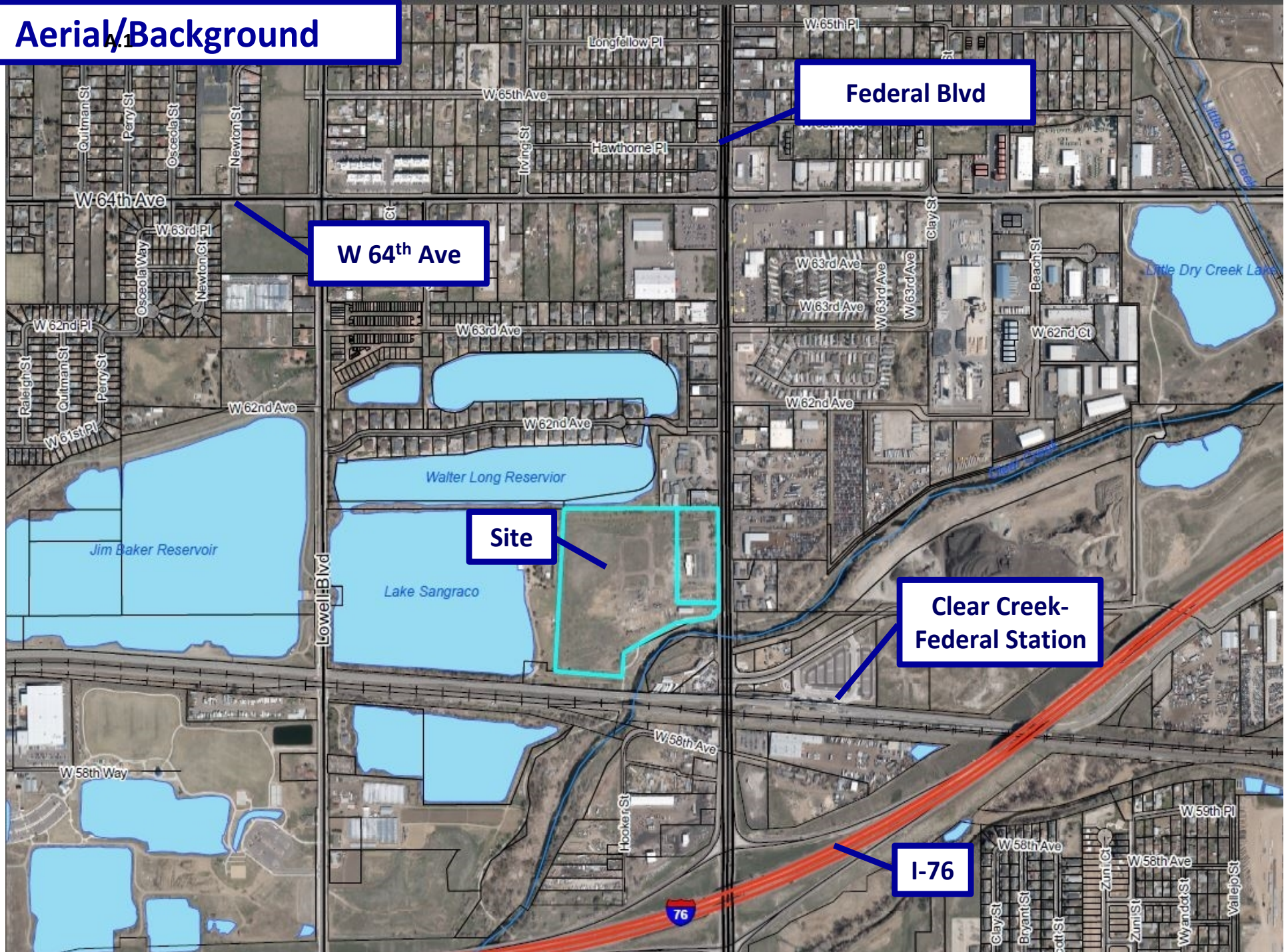
Case Manager: Libby Tart

Presented by: Greg Barnes

Requests

1. Major Subdivision Preliminary Plat
 - 145 developable lots (mix of uses)
 - 26 tracts
2. Waiver from the Subdivision Design Standards
 - Lots served by private streets

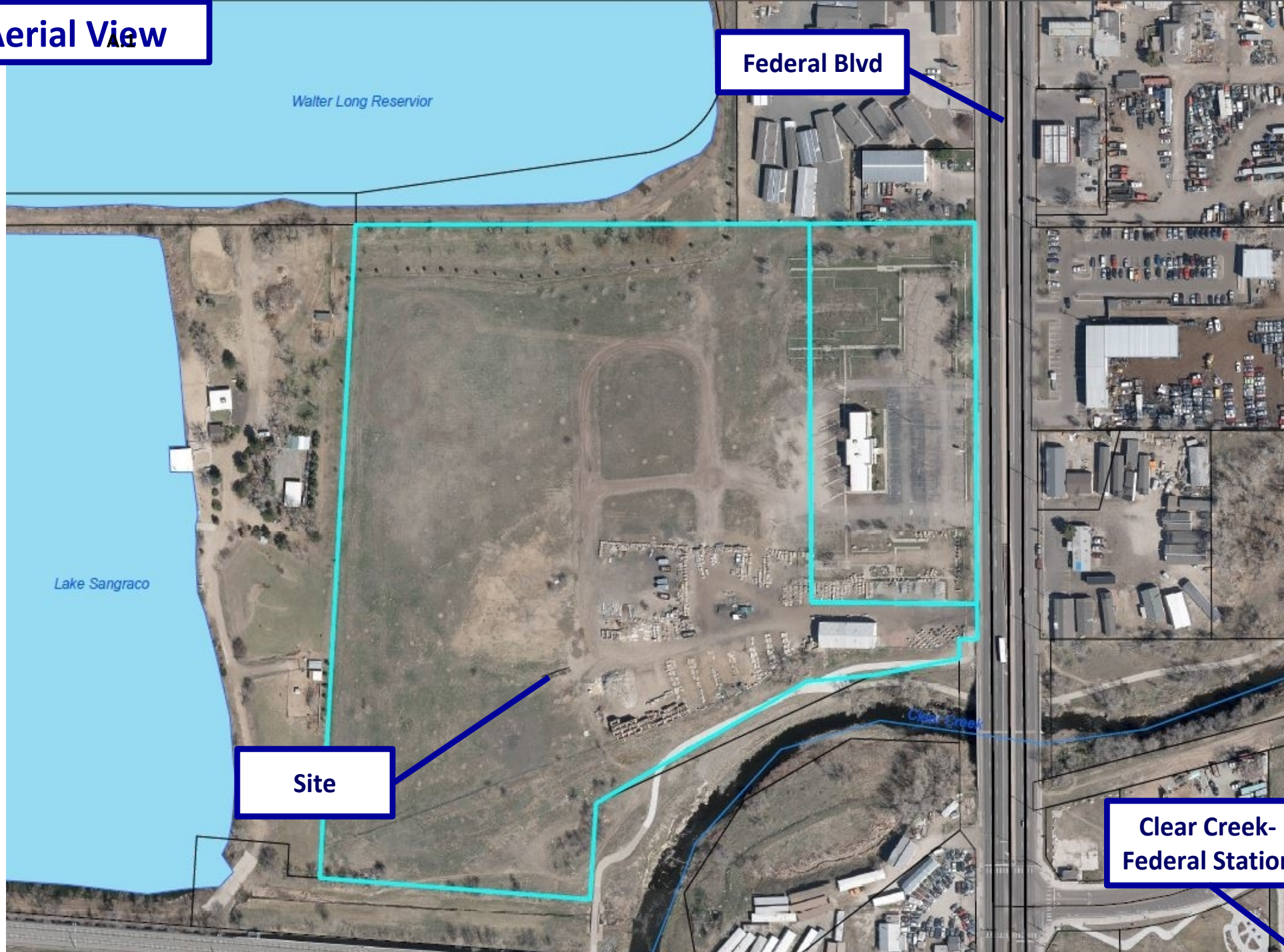
Aerial/Background



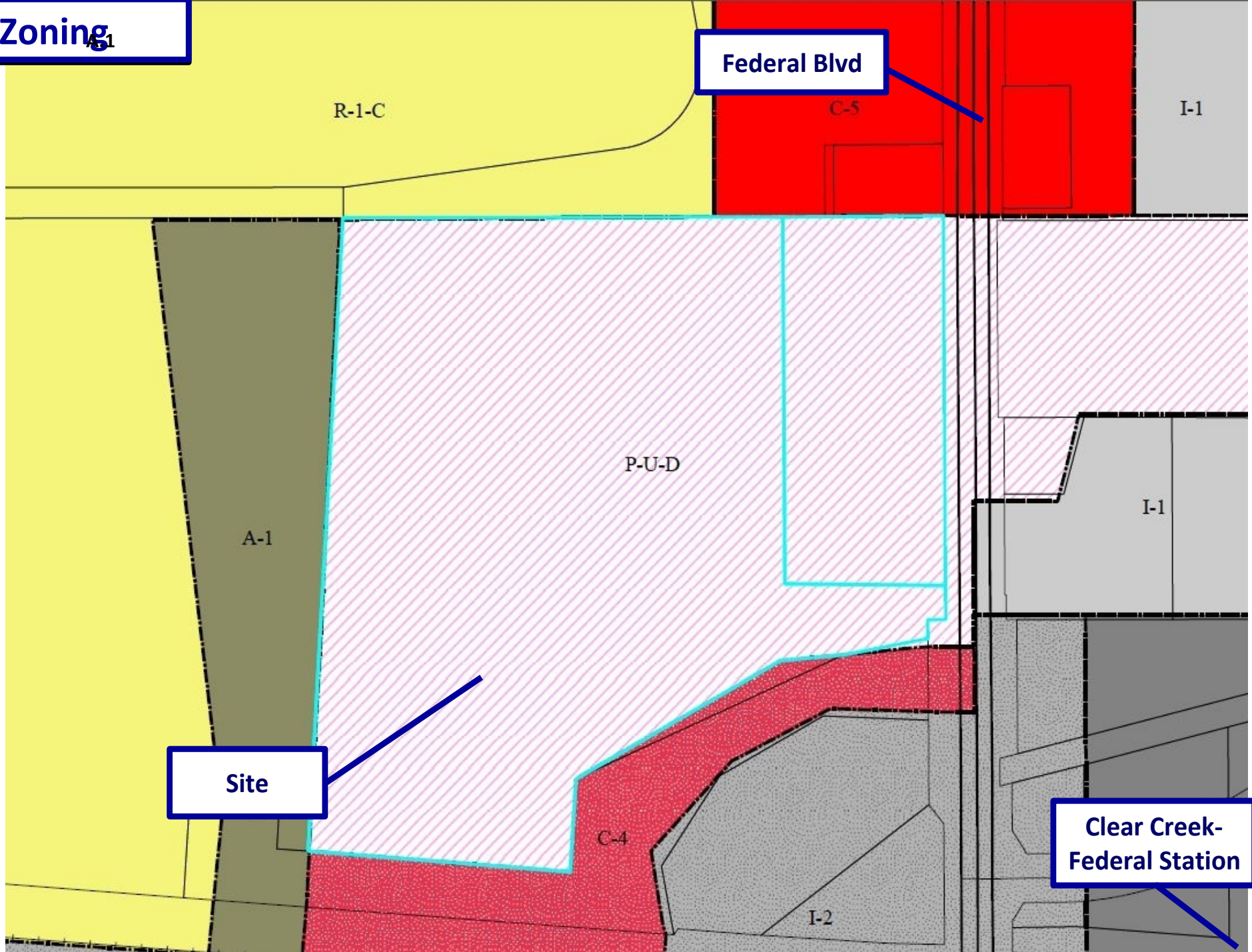
Background

- 2010 Approval
 - Overall Development Plan
- 2012 Approval
 - Rezoning to PUD
 - Preliminary Development Plan
- 2015 Approval
 - Preliminary Plat (expired)
 - Major Amendment to the Preliminary Development Plan
 - 250,000 sf Commercial, Institutional space / 1,125 dwelling units
- 2022 Applications
 - Preliminary Plat
 - Waiver from Subdivision Design Standards
 - Minor Amendment to the Preliminary Development Plan
 - No changes in density. Amending the overall layout.

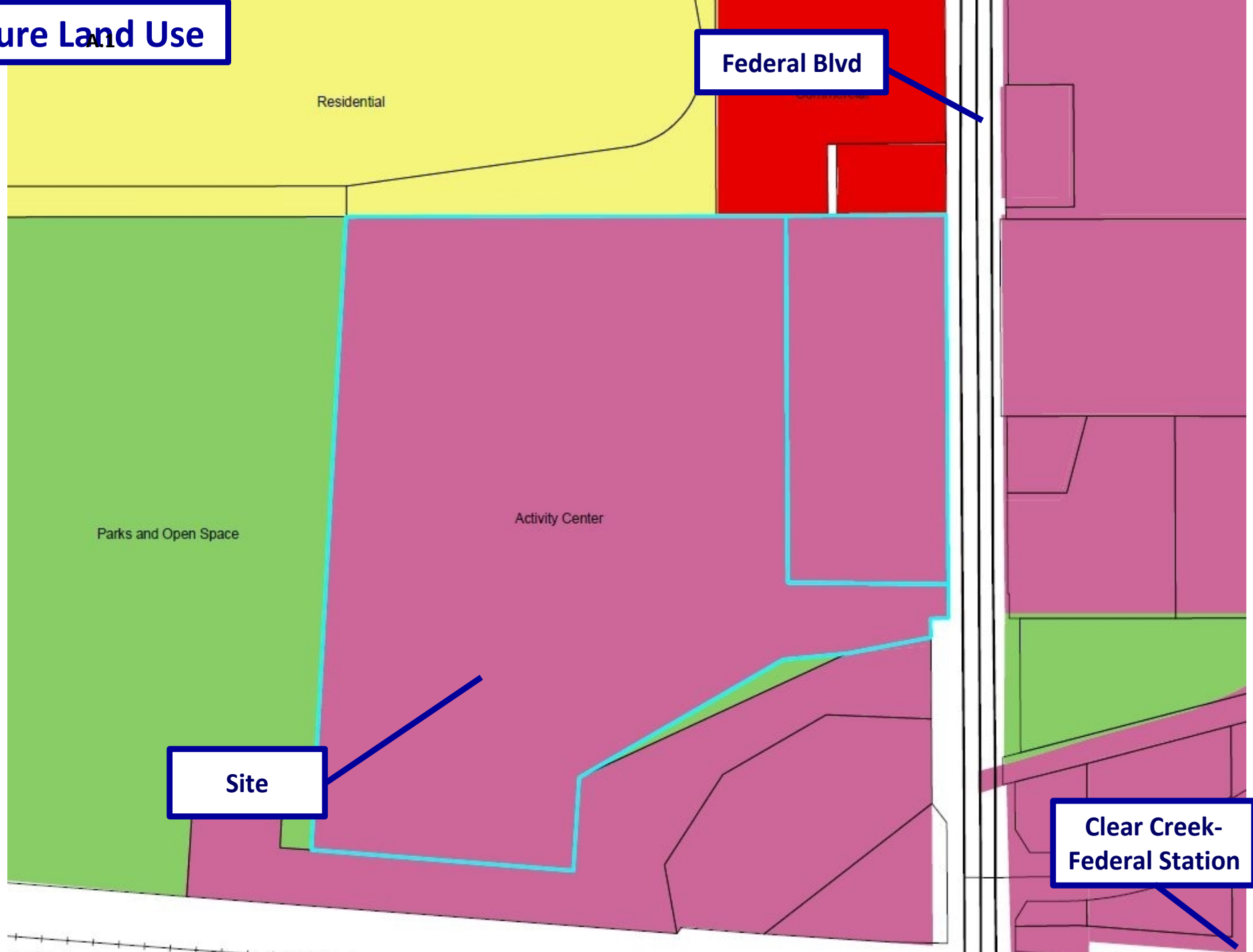
Aerial View



Zoning



Future Land Use



^{A.1}Criteria for Major Subdivision Preliminary Plat

Section 2-02-19-03-05

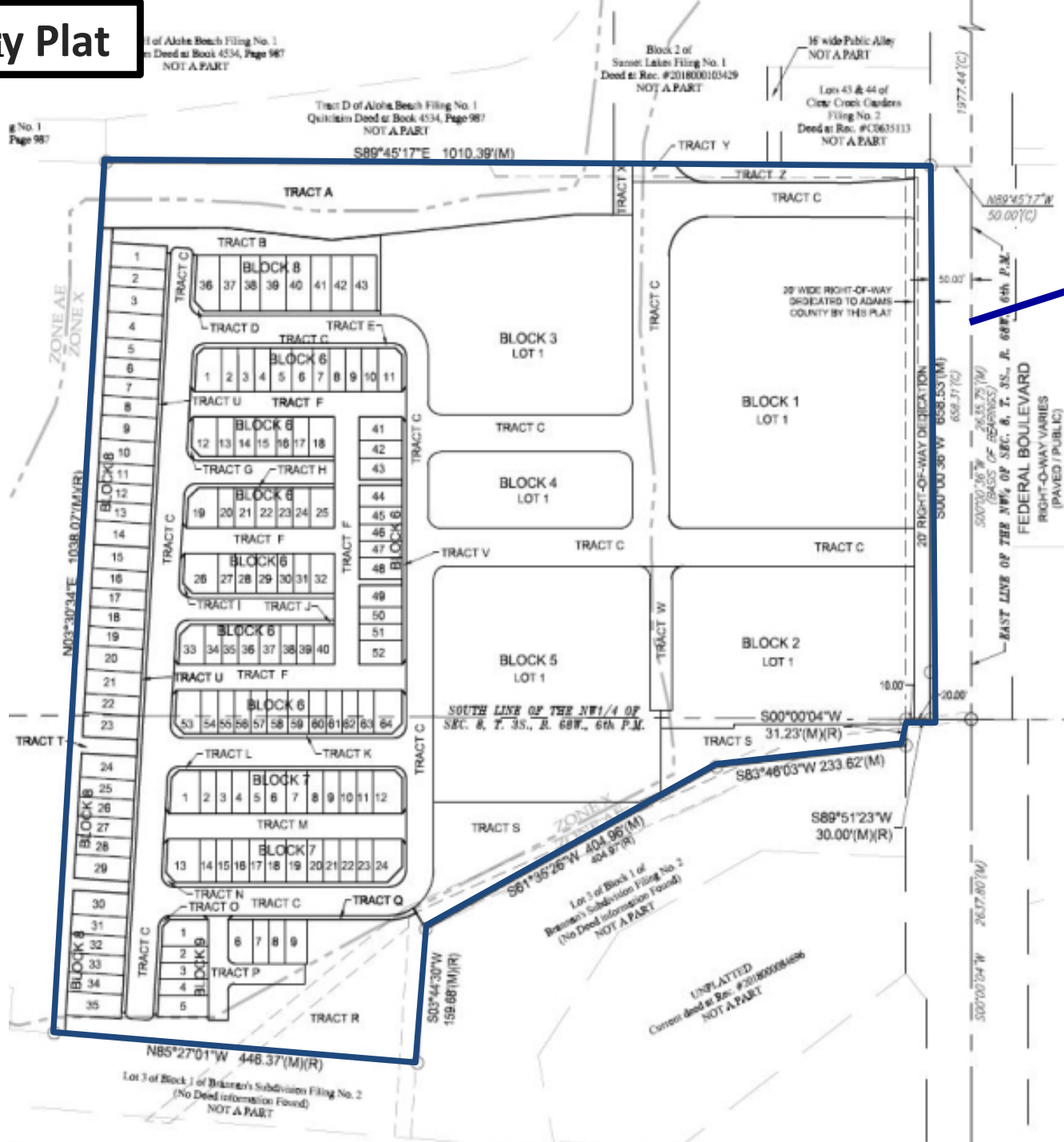
1. Conforms with subdivision design standards
2. Adequate water supply
3. Adequate sewer service
4. Any soil or topographical conditions have been identified
5. Adequate drainage infrastructure
6. Public infrastructure (curb, gutter, sidewalk)
7. Consistent with Comprehensive Plan and applicable subarea plans
8. Consistent with development standards
9. Compatible with surrounding area

Criteria for Waiver from the Subdivision Design Standards

Section 2-02-20-03-05

1. Hardships or Difficulties result from compliance
2. Purpose of standards better served by alternative
3. Does not nullify purpose of standards

Preliminary Plat



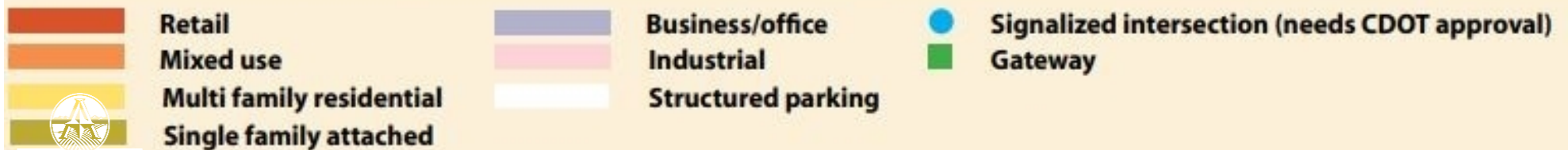
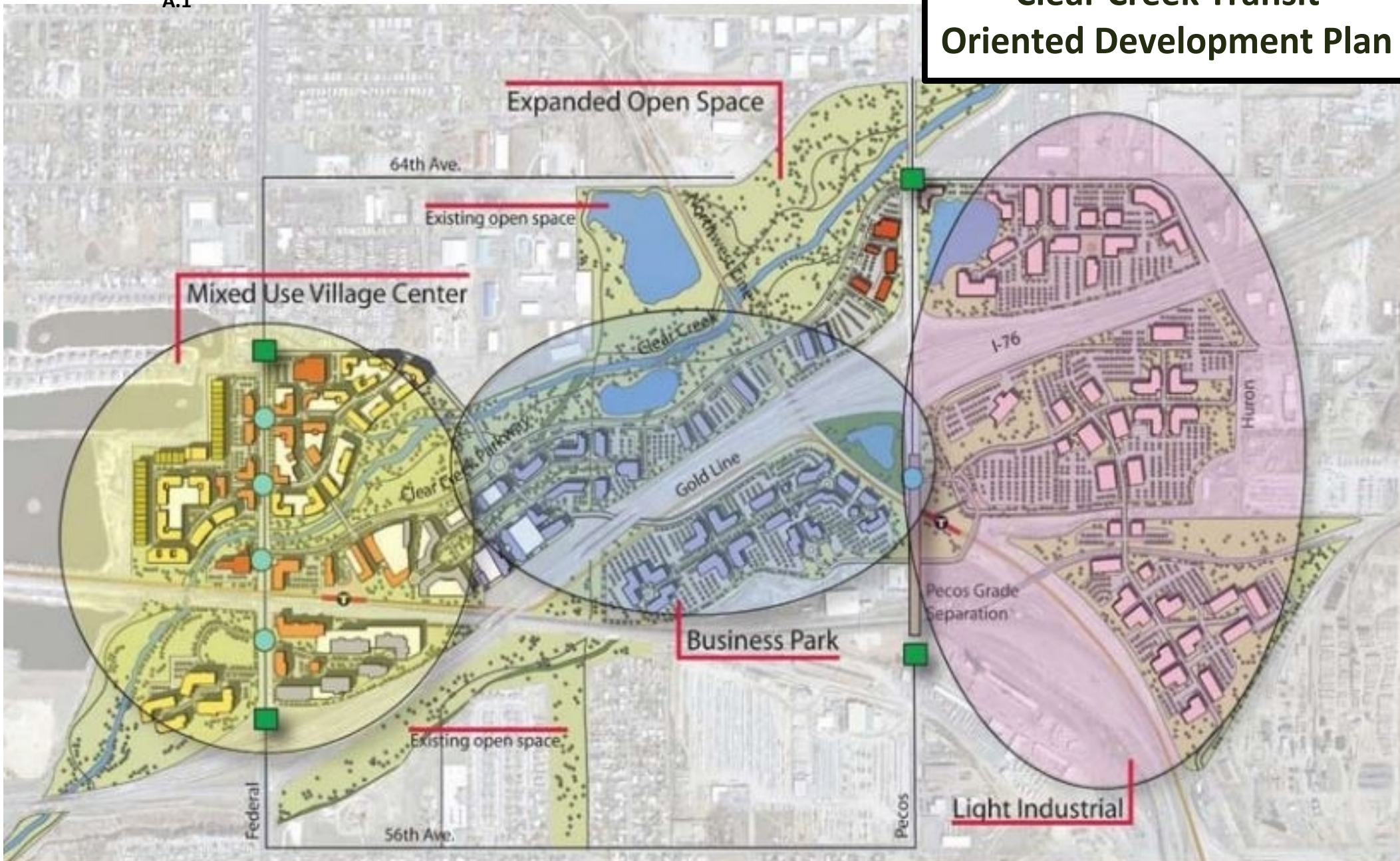
Federal Blvd



Review for Criteria

- Adequate water supply and sewer service
 - Crestview Water & Sanitation District
- Any soil or topographical conditions have been identified
 - Colorado Geological Survey
- Adequate drainage infrastructure
 - Adams County Development Engineering Review Team
- Consistent with Comprehensive Plan and applicable subarea plans
 - Future Land Use of Activity Center
 - Federal Boulevard Framework Plan
 - Clear Creek Valley Transit-Oriented Development Plan
- Consistent with development standards
 - Minor Amendment to PDP is in review
- Compatible with surrounding area
 - Layout of uses minimizes the impacts

Clear Creek Transit Oriented Development Plan







Referral Comments

Notifications Sent*	#Comments Received
258	8

*Property owners and occupants within 1,200 ft.

Opposition or Concerns (7)

- Density
- Affordability
- Pedestrian & Bicycle Access to Transit Station
- Camps of Unhoused
- Internal Traffic Design

Support (1)

- Improves Neighborhood

Planning Commission

- Public Hearing on October 13, 2022
- Staff and Applicant Provided Presentations
- No public testimony
- Concern noted with overall site parking, which will be addressed at final development plan

PC/Staff Recommendation

APPROVAL of (PRC2022-00002) Clear Creek Transit Village (preliminary plat and waiver from subdivision design standards) with:

- 12 Findings-of-Fact,
- 1 Condition Precedent,
- 3 Conditions, and
- 9 Notes

Recommended Findings-of-Fact

1. The preliminary plat is consistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is consistent with the purposes of these standards and regulations.
3. The preliminary plat is in conformance with the subdivision design standards and any approved sketch plan.
4. 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.

A.1 Recommended Findings-of-Fact

5. 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.
6. 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.
7. The applicant has provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision conforms to the zone district density allowances.

Recommended Findings-of-Fact

9. 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.

A.1 Recommended Findings-of-Fact

10. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations.
11. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
12. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

^{A.1} Recommended Condition Precedent

1. The Adams County Community and Economic Development Department shall not accept a final plat application for the Clear Creek Transit Village until the applicant or any successor in interest has obtained Adams County approval of an amendment to the preliminary development plan associated with this project to realign the road network and mix of uses to conform with the spatial layout of the preliminary plat approval.

Recommended Conditions

1. The private roadways shall not have restricted access or gates unless approved by the Director of Community and Economic Development.
2. The private roadways will be designed and constructed in accordance with the standards of the Adams County Fire & Rescue Protection District and as approved by Adams County.
3. "No parking" signs shall be provided on the areas of the street where no parking is allowed.

Recommended Notes

1. The applicant shall comply with all building, zoning, fire, engineering, and health codes and regulations during the development of the subject site.
2. The preliminary plat approval shall expire on November 15, 2024, if a final plat application is not submitted to the Adams County Community and Economic Development Department.
3. The applicant is required to obtain a separate grading permit prior to importing any amount of inert fill material onto the subject property, which includes demonstrating the fill material meets the definition of inert fill material.
4. Adams County will require building permit approval to establish the new uses. These reviews shall include, but are not limited to, landscaping, site design, parking, building safety, traffic, and drainage.
5. The applicant shall submit to the Adams County Community and Economic Development Department a final drainage analysis and report for review and approval with any application for a final plat.
6. The applicant shall submit to the Adams County Community and Economic Development Department a final traffic impact study for review and approval with any application for a final plat.
7. A Subdivision Improvements Agreement and collateral shall be submitted with the final plat application.
8. A public land dedication fee for parks and schools shall be paid to Adams County prior to the final plat application public hearing. This fee shall be determined by the fee structure specified in Section 5-05 of the Adams County Development Standards and Regulations.
9. All utilities shall be located underground pursuant to the Adams County Development Standards and Regulations.



Memorandum

To: Planning Commission
From: J. Gregory Barnes, Principal Planner *JGB*
Subject: Clear Creek Transit Village (PRC2022-00002)
Date: October 13, 2022

If the Board of County Commissioners does not concur with the Planning Commission and Staff recommendations of Approval, the following 12 findings-of-fact may be adopted as part of a decision of Denial:

ALTERNATIVE RECOMMENDED FINDINGS FOR DENIAL

Preliminary Plat

1. The preliminary plat is inconsistent with the Adams County Comprehensive Plan and any available area plan.
2. The preliminary plat is inconsistent with the purposes of these standards and regulations.
3. The preliminary plat is not in conformance with the subdivision design standards and any approved sketch plan.
4. The applicant has not provided evidence that a sufficient water supply has been acquired in terms of quantity, quality, and dependability for the type of subdivision proposed, as determined in accordance with the standards set forth in the water supply standards.
5. The applicant has not provided evidence that a public sewage disposal system has been established and, if other methods of sewage disposal are proposed, adequate evidence indicating that such system complies with state and local laws and regulations.
6. The applicant has not provided evidence to show all areas of the proposed subdivision, which may involve soil or topographical conditions presenting hazards or requiring special precautions, have been identified by the applicant and the proposed uses of these areas are not compatible with such conditions.
7. The applicant has not provided evidence that adequate drainage improvements comply with these standards and regulations.
8. The overall density of development within the proposed subdivision does not conform to the zone district density allowances.
9. The proposed subdivision is incompatible with the surrounding area, inharmonious with the character of the neighborhood, detrimental to the immediate area, detrimental to the future development of the area, and detrimental to the health, safety, or welfare of the inhabitants of the area and the County. The proposed subdivision has not established an adequate level of compatibility by:

A.1

- 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.

Waiver from Subdivision Design Standards

- 1. Strict compliance with these standards and regulations do not result in extraordinary hardships or practical difficulties.
- 2. The purpose of these standards and regulations are not served to a greater extent by the alternative proposal.
- 3. The waiver has the effect of nullifying the purpose of these standards and regulations.



PUBLIC HEARING AGENDA ITEM

DATE OF PUBLIC HEARING: November 15, 2022
SUBJECT/TITLE: RCU2022-00004 Mile High 8200 Dahlia CUP Billboard Conversion
FROM: David DeBoskey, Planner I
AGENCY/DEPARTMENT: Community & Economic Development
HEARD AT STUDY SESSION ON: N/A
RECOMMENDED ACTION: That the Board of County Commissioners APPROVE the proposed Conditional Use Permit (RCU2022-00004) with the applicant's request for a variation in the setback with 8 Findings-of-Fact, 7 Conditions, and 5 Notes

BACKGROUND:

The applicant, Chad Kochenberger of Mile High Outdoor Advertising, is requesting a Conditional Use Permit to allow an off-premise electronic sign (billboard) at 8200 Dahlia Street. The billboard, which is located in the Industrial-1 zone district, will be visible from both the northeast and southwest lanes of Interstate 76. A static billboard already exists on the site; however, this request is proposing to convert the existing static billboard to a two-side digital LED billboard. The property is currently used as outdoor storage.

AGENCIES, DEPARTMENTS OR OTHER OFFICES INVOLVED:

Public Works

ATTACHED DOCUMENTS:

Staff Report
Presentation

FISCAL IMPACT:

No

ADDITIONAL NOTE:

N/A



COMMUNITY AND ECONOMIC DEVELOPMENT
DEPARTMENT

CASE NO.: RCU2022-00004

CASE NAME: Mile High 8200 Dahlia CUP Billboard Conversion

TABLE OF CONTENTS

EXHIBIT 1 – BOCC Staff Report

EXHIBIT 2- Maps

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

EXHIBIT 3- Applicant Information

- 3.1 Applicant Written Explanation
- 3.2 Applicant Site Plan

EXHIBIT 4- Referral Comments

- 4.1 Referral Comments (Adams County Development Review Team)
- 4.2 Referral Comments (Colorado Parks & Wildlife (CPW))
- 4.3 Referral Comments (Tri-County Health Department (TCHD))
- 4.4 Referral Comments (Colorado Department of Transportation (CDOT))
- 4.5 Referral Comments (City of Thornton)
- 4.6 Referral Comments (Public Service Company of Colorado (DBA Xcel Energy))
- 4.7 Referral Comments (South Adams County Fire Department)
- 4.8 Referral Comments (Regional Transportation District (RTD))

EXHIBIT 5- Public Comments

- 5.1 Public Comment (Kinney)

EXHIBIT 6- Associated Case Materials

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



**COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT
STAFF REPORT**

Board of County Commissioners

November 15, 2022

CASE No.: RCU2022-00004 CASE NAME: Mile High 8200 Dahlia CUP Billboard Conversion	
Owner's Name:	Patricia Clem and Tamatha Watts
Applicant's Name:	Chad Kochenberger, Mile High Outdoor Advertising
Applicant's Address:	9250 E. Costilla Ave. #500, Greenwood Village, CO 80112
Location of Request:	8200 Dahlia St, Henderson, Colorado 80640
Nature of Request:	Conditional Use Permit to allow an off-premise electronic sign (billboard) in the I-1 zone district. A static billboard already exists on the site, however, this request is proposing to convert an existing static billboard to a two-sided digital LED billboard.
Zone District:	Industrial-1 (I-1)
Future Land Use:	Industrial
Site Size:	3.54 Acres
Proposed Use:	Industrial
Existing Use:	Industrial
Hearing Date(s):	PC: October 27, 2022 / 6:00 pm BoCC: November 15, 2022 / 9:30 am
Report Date:	October 28, 2022
Case Manager:	David DeBoskey
Staff Recommendation:	Staff recommends APPROVAL of the subject request with the Applicant's request for a variation in the setback, with 8 Findings-of-Fact, 7 Conditions, and 5 Notes to the applicant.

SUMMARY OF APPLICATION

Background:

The applicant, Chad Kochenberger of Mile High Outdoor Advertising, is requesting a Conditional Use Permit to allow an off-premise electronic sign (billboard) in the Industrial-1 (I-1) zone district. A static billboard already exists on the site; however, this request is proposing to convert the existing static billboard to a two-side digital LED billboard. The existing billboard was permitted through an appeal of a denied sign permit in 2002. The property is currently used as outdoor storage.

Site Characteristics:

The subject property is zoned as I-1 and is 3.54 acres. The parcel is adjacent to the frontage road, alongside Interstate 76 (I-76). Currently the site is used as outdoor storage, and the parcel is visible from both the northeast and southwest lanes of I-76. The billboard is proposed to be located roughly 26 feet from the eastern property line and 18 feet from the southern property line in the southeast corner of the parcel.

Development Standards and Regulations:

The property is zoned I-1. Per Section 3-23-01 of the County's Development Standards and Regulations, the purpose of the I-1 zone district is to provide a general commercial and industrial district designed to provide for a variety of compatible business, warehouse, wholesale, office, and very limited industrial uses. Off-premise advertising devices are permitted with an approved Conditional Use Permit in all industrial and the Commercial-5 zone districts.

Section 4-18 of the County's Development Standards and Regulations outlines the required design and performance standards for billboards, which includes standards for electronic signs. These standards ensure outdoor advertising devices are properly located to minimize visual and physical impacts to surrounding properties. Required design standards include maximum height, maximum sign area, number of billboards allowed per lot, minimum setbacks from property lines, and minimum spacing from other off-premise signs.

The applicant has submitted a site plan and elevation drawings with the subject request. The proposed billboard is 40-feet in height. Per Section 4-18-05, the height shall be determined as the distance from the grade of the right-of-way on which the sign fronts to the top of the sign including all projections. In this instance the adjacent right-of-way is frontage road, which sits at the same elevation as the subject site.

The proposed sign has two advertising faces, each being three hundred (300) square feet. The proposed height and size of the billboard conforms to the County's maximum height of 40 feet and maximum sign area of 300 square feet for each single sign face. When an off-premise sign has two faces arranged in a V-shape, the faces shall be: a maximum of 45 degrees at the interior angle, or a maximum of 15 feet apart at its widest point, whichever is less. The applicant has demonstrated the billboard shows compliance with this requirement.

Section 4-18-07 of the County's Development Standards and Regulations outlines other limitations for off-premise signs. The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard, as measured from the leading edge of the sign face. The existing billboard is 40 feet in height, so all setbacks would be required to be a minimum of 40 feet. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit. The applicant is requesting two variations in the setbacks of the subject off-premise sign to allow for a 26 foot setback from the eastern property line and an 18 foot setback from the southern property line. The adjacent eastern property line fronts the I-76 frontage road, and the adjacent southern property abuts another Industrially zoned property with an outdoor storage use. The setback variation is being requested by the applicant as they are proposing to locate the new billboard where the existing billboard is currently located. This billboard does not meet current setback standards.

Previous billboard applications have been granted setback variations with the condition that the billboard be built to Category 3 Building Code standards to address safety concerns related to the billboard collapsing, that would otherwise be resolved had the setback be met. Similarly, staff recommends this case include a condition of approval requiring the billboard be built to Category 3 Building Code standards.

Per Section 4-18-03 of the County's Development Standards and Regulations, only one off-premise sign is permitted per lot. In addition, all off-premise signs located on the same side of a road or highway shall be separated by a minimum of 2,000 linear feet. The proposed billboard will be the only billboard permitted on the property and the applicant has provided documentation demonstrating that no billboards are within 2,000 linear feet of the subject site.

Per Section 4-18-06-02 of the County's Development Standards and Regulations, an electronic sign is permitted as part of a billboard. Performance standards for electronic signs include duration of message, transition of message, prohibited electronic devices, and maximum brightness. According to the Development Standards and Regulations, each message displayed shall remain static for a minimum of four seconds, with 10 seconds being optimal, and must transition immediately to the next message displayed. All such signs shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion. In accordance with Section 4-18-06-02 of the County's Development Standards and Regulations, electronic devices shall not display animated images or graphics, scrolling messages, videos, or emit audible sounds. In addition, each sign shall be equipped with light monitors and controls which automatically adjust to environmental/outside conditions. According to the applicant, the proposed billboard will conform to all electronic sign performance standards. Messages will change every eight seconds with a transition of less than one second to the next message. The sign will display only static messages and will be equipped with auto-dimming technology to reduce intensity of light and glare as ambient light decreases. To ensure that the maximum illumination measurement does not exceed the County's maximum allowed luminance of 0.3 foot-candles, and therefore negatively impacting any nearby residents, the applicant has submitted a photometric plan demonstrating that there should be close to no light that reaches nearby residents.

In addition to the Adams County Development Standards and Regulations, the proposed billboard must show compliance with all the requirements of the Colorado Outdoor Advertising Act, C.R.S. 43-1-401 et. Seq. and the Colorado rules and regulations promulgated there under by the Colorado Department of Transportation.

Future Land Use Designation/Comprehensive Plan:

The future land use designation on the property is Industrial according to the 2012 Adams County Comprehensive Plan. Per Chapter 5 of the 2012 Adams County Comprehensive Plan, the purpose of the Industrial areas is to provide opportunities for a full range of industrial and employment activities and to increase employment and contribute to the tax base. The proposed illuminated billboard would be an accessory use on a property, if developed. Therefore, it is highly unlikely that this request has any impact on the future goals of the County in this area.

The application for Conditional Use Permit was filed prior to the adoption of the 2022 Advancing Adams Comprehensive Plan. According to the Advancing Adams Comprehensive Plan, the future land use is designated as Industrial Low, which is consistent with the 2012 designation.

Surrounding Zoning Designations and Existing Use Activity:

Northwest Agriculture-2 Residential	North Industrial-2 Industrial	Northeast Interstate 76
West Agriculture-2 Residential	Subject Property Industrial-1 Industrial	East Interstate 76
Southwest Industrial-2 Industrial	South Industrial-2 Industrial	Southeast Interstate 76

Compatibility with the Surrounding Area:

The surrounding properties are all zoned either Industrial-2, Agriculture-2, or I-76 right-of-way. Of these properties, more than half have industrial uses and are zoned industrial. When considering this proposed illuminated billboard in the context of the surrounding area, it is important to understand how the potential added light during evening hours would affect nearby residents. According to the photometric plan submitted by the applicant, which measures the degree of illuminance across distances, the additional light would bring a negligible to nonexistent amount of glare and light trespass to nearby residents. Further, the billboard is primarily surrounded by Industrial uses and I-76.

Per Section 2-02-09-01, conditional uses are those uses which are presumptively compatible with other land uses authorized or permitted in a zone district, but, if approved, which require more discretionary review than those uses which are authorized. In addition to meeting applicable performance standards, conditional uses may require the imposition of conditions in order to ensure the number and type of conditional uses and their location, design, and configuration are appropriate at a particular location. Based upon the current conditions of the property and surrounding area, the nature of the request, and the low likelihood that the request will impact near future county goals in the area staff is recommending a 10-year expiration for this permit.

Planning Commission Update:

This case was heard at the Planning Commission (PC) hearing on October 27, 2022. The PC voted to recommend Approval (7-0) of the applicant's request for a variation in the setback with 8 Findings-of-Fact, 7 Conditions, and 5 Notes to the applicant. The PC questioned the billboard property line setback requirement and the request in setback variation. They also questioned the impact of the light on the eagles' nest. No member of the public was in attendance.

Staff Recommendation:

Based upon the application, the criteria for approval of a Conditional Use Permit, and a recent site visit, Staff recommends APPROVAL of the subject request with the applicant's request for a variation in the setbacks, with 8 Findings-of-Fact, 7 Conditions, and 5 Notes to the applicant.

RECOMMENDED FINDINGS-OF-FACT

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions of Approval:

1. Each message displayed on the billboard shall remain static for a minimum of four (4) seconds and must transition immediately to the next message displayed.
2. The approval of the off-premise advertising sign shall expire November 15, 2032.
3. The applicant shall construct the billboard to a Category Three Building Code standard, which will be reviewed at the time of Building Permit application.
4. The applicant will adhere to stated conditions within the Colorado Division of Wildlife's May 4, 2022 letter. One condition of note is that construction shall not occur between December 1st and July 31st.
5. The off-premise advertising sign and any new structure created through this permit, shall not prohibit fire department access to the site in case of emergencies.
6. The maximum height of the off-premise advertising sign shall be 40 ft.
7. The off-premise sign shall not exceed a maximum of 0.3 foot-candles during nighttime hours from sunset to sunrise.

Recommended Notes to the Applicant:

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request
2. The Conditional Use Permit shall expire on November 15, 2023, if a building permit is not obtained from Adams County for the subject sign.
3. The approved sign shall not contain animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sounds, employs stereopticon, or includes motion picture projection.
4. The applicant shall obtain an Outdoor Advertising Permit from the Colorado Department of Transportation.
5. The applicant shall obtain a building permit from Adams County for the billboard, including all required building permit inspections.

A.2

CITIZEN COMMENTS

Notifications Sent	Comments Received
58	1

All property owners and occupants within 1,250 feet of the subject property were notified of the request. As of writing this report, staff has received one (1) public comment regarding this case. This comment was concerned about the illuminated billboard affecting an eagles' nest in a tree within the vicinity.

REFERRAL AGENCY COMMENTS

Responding with Concerns:

Colorado Parks & Wildlife (CPW)

CPW stated concerns about human proximity and unintentional takes of bald eagles. CPW recommends that surface occupancy (including construction), occurs only outside the seasonal restrictions of December 1st to July 31st, to avoid disturbing active nesting patterns. The Division of Wildlife indicated concerns about the added LED lights potentially disturbing the active nest, but they do approve of the SITELINE technology which is the technology proposed to be used within this Conditional Use Permit. The photometric plan demonstrated that the proposed illumination would not illuminate the nest, but because where the eagles fly outside of the nest is unknown, the light's entire impact on the eagles is unknown.

Tri-County Health Department (TCHD)

TCHD noted concerns about the potential flammable gases emitting through the property because of the construction associated with this permit. As a result of TCHD's concern, a flammable gas investigation was conducted, and it was determined that any methane that does exist is below the maximum allowable threshold and is not a concern for TCHD.

Colorado Department of Transportation (CDOT)

CDOT required the applicant apply for an updated Outdoor Advertising Permit. Obtaining this permit is separate from this Conditional Use Permit process and will be noted for the applicant as such.

Responding without Concerns:

Public Service Company of Colorado (DBA Xcel Energy)
South Adams County Fire Department
Regional Transportation District

Notified but not Responding / Considered a Favorable Response:

Adams County Sheriff
Adams County School District 14
Colorado Department of Public Health and Environment
Century Link, Inc.
Lumen
Metro Wastewater Reclamation



Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels
- County Boundary

0.1 0 0.04 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

Aerial Map



Legend

- Address
- Highways
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 - Streets
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- Building
- County Parks and Open Space
- Small Lakes
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 - Canal
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 - 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

0.1 0 0.04 0.1 Miles

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Notes

Current Zoning Map



Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Imagine Adams (Future Land Use)
 - Urban Residential
 - Estate Residential
 - Local District Mixed Use
 - Mixed Use Neighborhood
 - Activity Center
 - Mixed Use Employment
 - Commercial
 - Industrial
 - Agriculture
 - DIA Reserve
 - Parks and Open Space
 - Public
 - Municipal Area
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek

0.1 0 0.04 0.1 Miles

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Notes

Future Land Use Designation Map



Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
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0.1 0 0.04 0.1 Miles

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Notes

Simple Map



Explanation-Mile High Outdoor 8200 Dahlia Street, Henderson, CO Avenue Off-Premise Sign

Mile High Outdoor Advertising (MHO) is proposing to convert an existing 2-sided static billboard sign to a 2-sided digital LED billboard sign. MHO will be applying for this conversion by means of a Conditional Use Permit (CUP). The current sign is located on the property at 8200 Dahlia Street, Henderson, CO 80640. Mile High Outdoor would like to convert the existing two-sided 10'x 30' (300'sq. ft.) static off-premise sign to a two-sided digital LED off-premise sign. The property is zoned I-1 and is on the northwest side of I-76 approximately 5,200' feet south of 88th Avenue. For reference, the property in question is parcel #0172130000042, and is owned by Patricia H. Clem & Tamatha A. Watts. We are requesting approval through the Conditional Use Permit to convert the existing static 2-sided billboard to 2-sided digital LED sign of the same dimensions. Details of the proposed off-premise sign are as follows:

The location and size of the current sign is not being altered. Simply, the billboard displays are changing from static to digital LED on both sides. The current structure will be reinforced to hold digital LED screens. Rendering examples of the current structure and proposed sign is located in the below application.

SETBACK-	Pole support shall be approximately 55' feet from I-76. The existing sign structure is not changing; thus, location and setback are not changing.
SIZE-	Each side would be 300' sq. ft., which is 10' high x 30' long. The proposed replacement would be the same size as the current static sign. MHO is not requesting a variance on size as structure size will remain exactly the same.
HEIGHT-	40' from grade to the top of the sign. This is current height of the existing sign.
ORIENTATION-	Sign faces would be oriented toward westbound and eastbound I-76. This is the same orientation as the existing sign.
LIGHTING-	Two (2) LED 16-millimeter screens, equipped with auto-dimmers and wireless communications. The digital LED screens will meet all sign regulations required by Adams County, and will employ light mitigating technology that will decrease potential for light exposure to any neighboring properties. We can provide more detail on this light mitigating technology as requested by Adams County.
MESSAGING-	Messages will be static with no blinking, flashing, or full animation. Each message will be displayed for 8 seconds and then instantaneously rotate to the next static message similar to a slide show.



Functionality of Digital Displays

As far as the digital billboards themselves, MHO utilizes a SITELINE digital billboard technology that mitigates light to the surrounding properties. SITELINE uses optically downed angled LEDs to focus light at intended viewing audience, a custom pixel pattern, and precisely designed face plates to create displays with side angle light blocking. Simply put, if you are outside its “viewing area”, you can not see it (sub 1% visible light). This patent pending technology is the only fully developed light trespass mitigation system on the market. Please reference mediaresources.com/siteline.

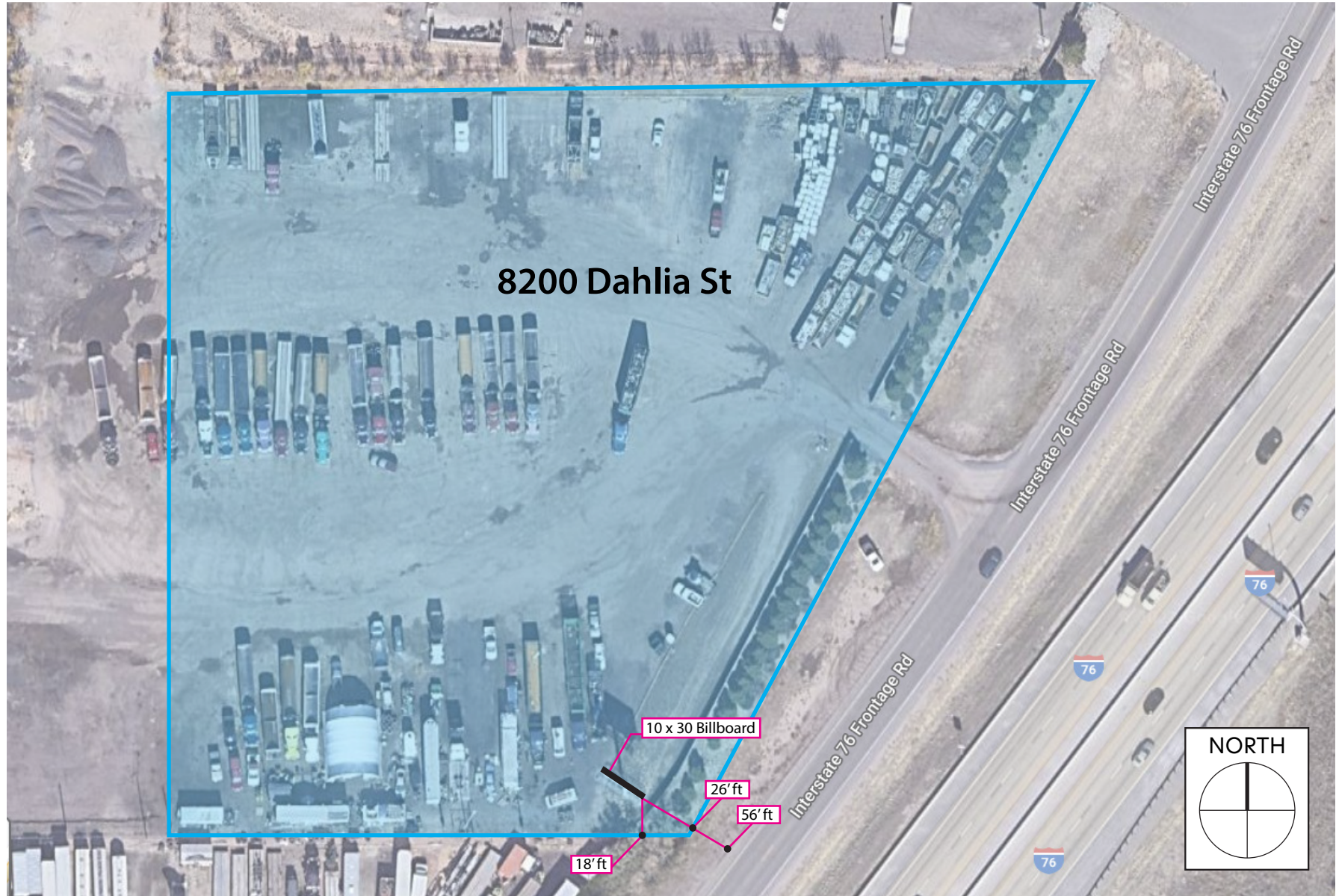
This sign conforms with County regulations as follows:

1. Off-Premise Signs Allowed/Property- *No other off-premise sign exists on this parcel other than the existing sign being replaced. The replacement sign will be the only off-premise sign on this parcel.*
2. Maximum Off-Premise Size- *300’ sq. ft. per side. The proposed sign is 10’high x 30’long, or 300’ sq. ft. per side. Same size as the current structure.*
3. Maximum Height and Grade Clearance- *40’ total Height and 30’ Ground Clearance from bottom of the sign to grade.*
4. Minimum Distance from the Other Off-premise signs on the same side of the roadway- *2,000 lineal feet. The faces of the proposed sign will be oriented toward west-east traffic along Interstate 76, and no other off-premise digital billboard is located within 2,000 lineal feet of current structure.*
5. Minimum setback from the Right-of-Way of Support Pole-Equal to Height of the Sign. *The pole support shall be setback a minimum of 55’ feet from the right-of-way of Interstate 76. Same as the current structure.*

The requested conversion will not change the size or height of the current sign. The sign will not change the character of intent of use on the property, and will not have any adverse effect on the property, the area, or citizens of Adams County.

Based on these facts, the property owner and the applicant lessee-owner of the sign (Mile High Outdoor, Inc.) requests a favorable recommendation from the Planning Staff and Planning Commission, and a favorable decision for a Conditional Use Permit.

8200 Dahlia St



Community & Economic
Development Department
www.adcogov.org



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: 10/18/2022

Project Number: RCU2022-00004

Project Name: Mile High 8200 Dahlia CUP Billboard Conversion

Commenting Division: Plan Coordination 3rd Review

Name of Reviewer: David DeBoskey

Date: 10/07/2022

Email:

Pending Public Hearing

Commenting Division: Planner Review 3rd Review

Name of Reviewer: David DeBoskey

Date: 10/07/2022

Email:

Complete

Commenting Division: Application Intake 3rd Review

Name of Reviewer: Amanda Buesgens

Date: 09/20/2022

Email:

Complete

Commenting Division: Plan Coordination 2nd Review

Name of Reviewer: David DeBoskey

Date: 08/16/2022

Email:

Resubmittal Required

Commenting Division: Planner Review 2nd Review

Name of Reviewer: David DeBoskey

Date: 08/16/2022

Email:

Resubmittal Required

PLN01: The submitted photometric plan showing conformance with the Brightness/Luminance requirements.

However, what will the hours of illumination be? Will it be illuminated 24 hours a day?

Performance Standards for 4-18-07 OTHER LIMITATIONS

All off-premise signs shall meet the following requirements:

PLN02: 1. All off-premise signs on the same side of a road or highway shall be separated by a minimum of two thousand (2,000) linear feet.

– Please show this through a site plan.

PLN03: The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard as measured from the leading edge of the sign face. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit.

-Please submit a higher quality site plan that clearly shows the setback from the edge of the sign face to the property lines in all directions.

PLN04: Where an off-premise sign has two (2) faces that are designed to be back-to-back, the faces shall not be more than three and one half (3.5) feet from one another. Where an off-premise sign has two (2) faces arranged in a V-shape, the faces shall be: a maximum of 45 degrees at the interior angle, or a maximum of 15 feet apart at its widest point, whichever is less.

- Thanks for providing a site plan, however, please submit a clearer design plan that demonstrates conformance with this requirement.

PLN05: Concerning the Eagles' Nest and Colorado Parks & Wildlife. – The photometric plan demonstrates that minimal luminescence will impact the eagles' nest. However, staff would like approval from Colorado Parks and Wildlife. They have had the resubmitted application sent to them and we await their response. Staff will plan accordingly if no response is received.

PLN06:4-18-05 MAXIMUM HEIGHT AND MINIMUM CLEARANCE

No off-premise advertising device shall exceed forty (40) feet in height. Height shall be determined as the distance from the grade of the right-of-way on which the sign fronts to the top of the sign including all projections.

- Please indicate the height of billboard.

Commenting Division: Application Intake 2nd Review

Name of Reviewer: Marki Chavez

Date: 07/26/2022

Email:

Complete

Commenting Division: Planner Review

Name of Reviewer: David DeBoskey

Date: 04/25/2022

Email:

Resubmittal Required

PLN01: Due to the character limit in this program having been reached, my comments are in an accompanying PDF.

Commenting Division: Development Engineering Review

Name of Reviewer: Arthur Gajdys

Date: 04/22/2022

Email:

Complete

ENG1: According to Federal Emergency Management Agency's 2016 Flood Insurance Rate Map (FIRM Panel #08001C0606H), this property is partially located within a regulated 100-yr floodplain. Proposed improvements do not appear to be within the floodplain, so NO floodplain use permit will be required.

ENG2: Property is in Adams County MS4 Stormwater Permit area. Proposed improvements appear to disturb less than one (1) acre. No Stormwater Quality (SWQ) Permit will be required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG3: No new access is requested. Must use existing access to property. Any modifications to the existing driveway or adding additional driveways will require additional permitting. No additional access to be approved for this lot at this time.

ENG4: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG5: Applicant is proposing to install less than 3,000 square feet of impervious area on the project site therefore an Engineering review will NOT be required. ADCO inspector will confirm project conforms to proposed site plans.

ENG6: Sign location appears to meet all criteria of the Adams County "Minimum Sight Distance Requirements". The "Minimum Sight Distance Requirements" can be found on the County's website at the following web address:

<http://www.adcogov.org/appendix-c-engineering-road-standards>

ENG7: All improvements to the property must be done outside of both Adams County Right-of-Way and CDOT Right-of-Way. No part of the proposed sign may be within either Adams County or CDOT Right-of-Way.

Commenting Division: Development Engineering Review

Name of Reviewer: Arthur Gajdys

Date: 04/19/2022

Email:

Complete

ENG1: According to Federal Emergency Management Agency's 2016 Flood Insurance Rate Map (FIRM Panel #08001C0606H), this property is partially located within a regulated 100-yr floodplain. Proposed improvements do not appear to be within the floodplain, so NO floodplain use permit will be required.

ENG2: Property is in Adams County MS4 Stormwater Permit area. Proposed improvements appear to disturb less than one (1) acre. No Stormwater Quality (SWQ) Permit will be required. Applicant is responsible for installation and maintenance of Erosion and Sediment Control BMPs. Builder/developer is responsible for adhering to all the regulations of Adams County Ordinance 11 regarding illicit discharge.

ENG3: No new access is requested. Must use existing access to property. Any modifications to the existing driveway or adding additional driveways will require additional permitting. No additional access to be approved for this lot at this time.

ENG4: If the applicant proposes to import greater than 10 CY of soil to this site, additional permitting is required. Per Section 4-04-02-02, of the Adams County Development Standards and Regulations, a Temporary or Special Use Permit is required to ensure that only clean, inert soil is imported into any site within un-incorporated Adams County. A Conditional Use Permit will be required if the importation exceeds 500,000 CY.

ENG5: All improvements to the property must be done outside of Adams County Right-of-Way.

ENG6: Applicant is proposing to install less than 3,000 square feet of impervious area on the project site therefore an Engineering review will NOT be required. ADCO inspector will confirm project conforms to proposed site plans.

ENG7: Fence location appears to meet all criteria of the Adams County "Minimum Sight Distance Requirements". The "Minimum Sight Distance Requirements" can be found on the County's website at the following web address:
<http://www.adcogov.org/appendix-c-engineering-road-standards>

Commenting Division: Neighborhood Services Review

Name of Reviewer: Gail Moon

Date: 04/13/2022

Email: gmoon@adcogov.org

Complete

NO COMMENT

Planning Comments for RCU2022-00004 – Mile High Outdoor (8200 Dahlia) CUP Billboard Conversion

PLN01: 2-02-09-06 CRITERIA FOR APPROVAL

The Planning Commission, in making their recommendation, and the Board of County Commissioners, in approving a conditional use permit, shall find:

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations including, but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County. In making this determination, the Planning Commission and the Board of County Commissioners shall find, at a minimum, that the conditional use will not result in excessive traffic generation, noise, vibration, dust, glare, heat, smoke, fumes, gas, odors, or inappropriate hours of operation.
5. The conditional use permit has addressed all off-site impacts. - Tri County has their concerns (see attached). Public comment made the note that they is a nearby eagle's nest
6. The site is suitable for the conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

PLN01: This lot does not have a previously approved CUP for the original billboard. This must be done prior to the lighted billboard.

Previous billboard was approved through a building permit (SGN2002-00049) and VSP2002-00039. This billboard must come into conformance to our current standards and regulations.

The request to change the billboard to an electronic sign requires an additional Conditional Use Permit and conformance with the current regulations for Off-Premise Advertising Devices (Billboards) in Section 4-18 of the Adams County Development Standards and Regulations.

PLN02: 4-18-06-02 ELECTRONIC SIGN RESTRICTIONS*

A.2

An electronic sign is permitted to be incorporated into an off-premise sign subject to the following restrictions:

1. Duration of Message: Each message displayed shall remain static for a minimum of four (4) seconds, with ten (10) seconds optimal. All such signs shall have a default mode to prevent the display from malfunctioning in a flashing or intermittent fashion.

- 8 Seconds

2. Transition of Message: Each message shall transition to the next message instantaneously.

-Yes

3. Prohibited Electronic Signs: Any sign or attractive device which includes animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sound, employs stereopticon, or includes motion picture projection. Any sign or attractive device which displays its message or portion thereof for less than four (4) seconds before a change occurs shall be considered flashing or intermittent.

- Yes to static message slide changes

4. Brightness / Luminance: Electronic signs shall be equipped with and employ the use of light monitors and controls that allow sign brightness to automatically adjust to outside conditions. Electronic signs shall not exceed a maximum of 0.3 foot-candles during nighttime hours from sunset to sunrise. A foot-candle is a unit of measure of the intensity of light falling on a surface, equal to one lumen per square foot.

- To demonstrate conformance with this requirement, a photometric plan must be submitted to the County showing conformance with the Brightness/Luminance requirements.

PLN03: Performance Standards for 4-18-07 OTHER LIMITATIONS

All off-premise signs shall meet the following requirements:

1. All off-premise signs on the same side of a road or highway shall be separated by a minimum of two thousand (2,000) linear feet. - Please show this through a sight plan.

2. The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard as measured from the leading edge of the sign face. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit. Please submit a higher quality site plan that clearly shows the setback from the edge of the sign face to the property lines in all directions.

4. All off-premise signs may be illuminated.

5. Off-premise signs which contain, include, or are illuminated by a changeable message including electronic, digital, LED, fiber optics, light bulbs, or other illumination devices are allowed and shall remain motionless for periods not less than four (4) seconds, with ten (10) seconds optimal. A

A.2

Conditional Use Permit, Major Amendment to an existing Conditional Use Permit or Planned Unit Development shall be required prior to installing any electronic means to any off-premise sign. - Yes

6. Where an off-premise sign has two (2) faces that are designed to be back-to-back, the faces shall not be more than three and one half (3.5) feet from one another. Where an off-premise sign has two (2) faces arranged in a V-shape, the faces shall be: a maximum of 45 degrees at the interior angle, or a maximum of 15 feet apart at its widest point, whichever is less. - Please submit more information demonstration conformance with this requirement.

7. Before any off-premise sign is erected, a building permit must be approved and issued by the Director of Community and Economic Development. - The applicant should be aware that after the approval of the Conditional Use Permit, the applicant will be required to get a building permit from Adams County for the sign, within one year of the issuance of the CUP. If the applicant is unable to get a building permit within 1 year, the CUP will expire and a new CUP will be required and the proposal must meet all the current requirements at the time of application.

PLN04: 4-18-08 OTHER USES

An off-premise sign may be classified as a principal or accessory use on the property.

Approved sign via admin appeal VSP2002-00039

This was not previously created via CUP, which our current regulations require now. The billboard needs to be approved via CUP first.

PLN05: CDOT requires an updated Outdoor Advertising Permit. The applicant is responsible for obtaining CDOT approval for the billboard, if applicable.

PLN06: Tri-County Health Department has made comments, they are attached. Please respond to them and send over to me all resulting conversations and potential permits they require for this application.

PLN07: What will the hours of illumination be? Will it be lighted 24 hours a day?

PLN08: Colorado Parks and Wildlife has been alerted that there is an eagle's nest in front of one side of the billboard. They might have concerns about the light negatively impacting the nearby Eagles' Nest. Their official comments have yet to come back to me, but as soon as I receive them, I'll give them to you.

PLN09: Can you demonstrate the the billboard faces are at maximum 3.5 feet away from each other?

PLN10: Please submit a site plan illustrating 4-18-07 OTHER LIMITATIONS

All off-premise signs shall meet the following requirements:

1. All off-premise signs on the same side of a road or highway shall be separated by a minimum of two thousand (2,000) linear feet.
2. The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard as measured from the leading edge of the sign face. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit.

PLN11:4-18-05 MAXIMUM HEIGHT AND MINIMUM CLEARANCE

No off-premise advertising device shall exceed forty (40) feet in height. Height shall be determined as the distance from the grade of the right-of-way on which the sign fronts to the top of the sign including all projections.

Planning Comments for RCU2022-00004 – Mile High Outdoor (8200 Dahlia) CUP Billboard Conversion

PLN01: The submitted photometric plan showing conformance with the Brightness/Luminance requirements.

However, what will the hours of illumination be? Will it be illuminated 24 hours a day?

Performance Standards for 4-18-07 OTHER LIMITATIONS

All off-premise signs shall meet the following requirements:

PLN02: 1. All off-premise signs on the same side of a road or highway shall be separated by a minimum of two thousand (2,000) linear feet. – Please show this through a site plan.

PLN03: The minimum right-of-way and property line setback requirements shall be equal to the height of the billboard as measured from the leading edge of the sign face. Variations in the setback requirement may be granted with the issuance of a Conditional Use Permit.

-Please submit a higher quality site plan that clearly shows the setback from the edge of the sign face to the property lines in all directions.

PLN04: Where an off-premise sign has two (2) faces that are designed to be back-to-back, the faces shall not be more than three and one half (3.5) feet from one another. Where an off-premise sign has two (2) faces arranged in a V-shape, the faces shall be: a maximum of 45 degrees at the interior angle, or a maximum of 15 feet apart at its widest point, whichever is less.

- Please submit a clearer design plan that demonstrates conformance with this requirement.

PLN05: Colorado Parks and Wildlife has been alerted that there is an eagle's nest in front of one side of the billboard. They might have concerns about the light negatively impacting the nearby Eagles' Nest. Their official comments have yet to come back to me, but as soon as I receive them, I'll give them to you. – The photometric plan demonstrates that minimal luminesce will impact the eagles' nest. However, I defer approval to Colorado Parks and Wildlife. They have had the resubmitted application sent to them and we await their response.

PLN06:4-18-05 MAXIMUM HEIGHT AND MINIMUM CLEARANCE

No off-premise advertising device shall exceed forty (40) feet in height. Height shall be determined as the distance from the grade of the right-of-way on which the sign fronts to the top of the sign including all projections.

- Please indicate the height of billboard.

A.2

7. Before any off-premise sign is erected, a building permit must be approved and issued by the Director of Community and Economic Development. - The applicant should be aware that after the approval of the Conditional Use Permit, the applicant will be required to get a building permit from Adams County for the sign, within one year of the issuance of the CUP. If the applicant is unable to get a building permit within 1 year, the CUP will expire and a new CUP will be required and the proposal must meet all the current requirements at the time of application.

PLN05: CDOT requires an updated Outdoor Advertising Permit. The applicant is responsible for obtaining CDOT approval for the billboard after CUP process



COLORADO

Parks and Wildlife

Department of Natural Resources
Northeast Regional Office
6060 Broadway
Denver, CO 80216
P 303.291.7227

May 4, 2022

David Deboskey, Planner I
Community and Economic Development Department
4430 South Adams County Parkway, Suite C4000B
Brighton, CO 80601

RE: RCU2022-00004 Public Comment

Dear Mr. Deboskey,

Thank you for the opportunity for Colorado Parks and Wildlife (CPW) to comment on the proposed Mile High Outdoor Advertising LED billboard, located at 8200 Dahlia St, Henderson, CO 80640. It is our understanding that this 2-sided digital LED billboard will replace the already existing 2-sided static billboard sign. The billboard will have the same dimensions and orientation, but will require additional support and reinforcement.

The mission of CPW is to perpetuate the wildlife resources of the state, to provide a quality state parks system, and to provide enjoyable and sustainable outdoor recreation opportunities that educate and inspire current and future generations to serve as active stewards of Colorado's natural resources. CPW has a statutory responsibility to manage all wildlife species in Colorado, and to promote a variety of recreational opportunities throughout Colorado. One way we achieve this goal is by responding to referral comment requests, as is the case for this project.

District Wildlife Manager, Hannah Posey, recently analyzed the proposed development site. There is a bald eagle nest located within 1/4 mile from this project. Bald eagles are no longer on the federal Threatened or Endangered list, but they are still protected under the Migratory Bird Treaty Act, the Bald and Golden Eagle Protection Act, and state law (33-6-128). To help prevent disturbance and the unintentional take of bald eagles (or their young), we recommend no surface occupancy (beyond that which historically occurred in the area) within a 1/4-mile radius of active nests. Surface occupancy is any physical object that is intended to remain on the landscape permanently or for a significant amount of time. Although the proposed billboard would replace an object that historically existed, the LED lights are a new addition and could cause disturbance to the active nest.

It is our understanding that the SITELINE technology will be used to mitigate light to the surrounding properties. This may be a viable mitigation strategy, however the billboard is in



the direct line of site from the nest. The lights could still impact the Bald Eagles, as they are not restricted to the nest and could see the structure from any angle.

Seasonal restriction includes no human encroachment within ½ mile radius of active nests from December 1 through July 31 (or whenever the nest is not being occupied any longer). Human encroachment is any activity that brings humans into the area. Examples include construction, driving, facilities maintenance, etc. CPW recommends buffer zones around the nest, even if the eagles have demonstrated the ability to tolerate previous levels of human encroachment and surface occupancy. More information can be found by visiting the following link: <https://cpw.state.co.us/Documents/WildlifeSpecies/LivingWithWildlife/Raptor-Buffer-Guidelines.pdf>

Thank you again for the opportunity to comment on the proposed Mile High Outdoor Advertising LED Billboard. Please do not hesitate to contact us again about ways to continue managing the property in order to maximize wildlife value while minimizing potential conflicts. If you have further questions please contact District Wildlife Manager Hannah Posey at (303) 291-7132 or Hannah.posey@state.co.us.

Sincerely,



Matt Martinez
Area Wildlife Manager

Cc: M. Leslie, S. Schaller, H. Posey



April 13, 2022

David DeBoskey
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Mile High Outdoor Advertising, RCU2022-00004
TCHD Case No. 7614

Dear Mr. DeBoskey,

Thank you for the opportunity to review and comment on the Conditional Use Permit to convert an existing two-sided static billboard sign to a two-sided digital LED billboard sign located at 8200 Dahlia 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.

Historic Landfill – Billboard

According to TCHD's records, there is a historic landfill located within 1,000 feet of the subject property referenced as Landfill No.AD-082. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.
2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.
3. In lieu of the investigation, the electrical system of the billboard shall be designed and constructed to be protected from flammable gas intrusion with the use of electrical conduit seals in order to prevent flammable gas from entering above-ground and below ground access points within the system, e.g., junction boxes, "hand-holes" and panels. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.

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

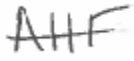
A.2

Mile High Outdoor Advertising

April 13, 2022

Page 2 of 3

Sincerely,

A handwritten signature in dark ink, appearing to read "AHF", with a horizontal line extending to the right.

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

cc: Sheila Lynch, Keith Homersham, Warren Brown, TCHD

**HEALTH AND SAFETY PRACTICES DURING CONSTRUCTION
ON OR NEAR FORMER LANDFILLS**

If it has not been demonstrated that flammable gas is not present, the following health and safety practices shall be followed:

1. A flammable gas indicator will be utilized at all times during trenching, excavation, drilling, or when working within ten (10) feet of an open excavation.
2. Before personnel are permitted to enter an open trench or excavation, the trench or excavation will be monitored to ensure that flammable gas is not present in concentrations exceeding 1% and that oxygen is present at a minimum concentration of 19.5%. When in an excavation or trench, each work party will work no more than five (5) feet from a continuous flammable gas and oxygen monitor.
3. When trenching, excavating, or drilling deeper than two (2) feet into the fill, or in the presence of detectable concentrations of flammable gas, the soils will be wetted and the operating equipment will be provided with spark proof exhausts.
4. A dry chemical fire extinguisher, ABC rated, will be provided on all equipment used in the landfill.
5. Personnel within or near an open trench or drill hole will be fully clothed, and wear shoes with non-metallic soles, a hard hat and safety goggles or glasses.
6. Exhaust blowers will be used where trenches show a concentration of 1% flammable gas or a concentration of less than 19.5% oxygen.
7. Smoking will not be permitted in any area within one hundred (100) feet of the excavation.
8. Personnel will be kept upwind of any open trench unless the trench is continuously monitored.
9. All other applicable Safety and Health Regulations for Construction, as promulgated in 29 CFR by the Occupational Safety and Health Administration, shall be met. Applicable regulations include, but may not be limited to, the confined space standard (Part 1926.21(b)(6)(i) and (ii) in Subpart C); gases, vapors, fumes, dusts and mists (Part 1926.55 in Part 1926 Subpart E); fire protection and prevention (Part 1926 Subpart F); and trenching and excavation (Part 1926 Subpart P).
10. Compliance with the Occupational Safety and Health Administration's confined space requirements for general industry, as promulgated in 29 CFR 1910.146 and Appendices A- F.



August 16, 2022

David DeBoskey
Adams County Community and Economic Development
4430 South Adams County Parkway, Suite W2000A
Brighton, CO 80601

RE: Mile High Outdoor Advertising, RCU2022-00004
TCHD Case No. 7614

Dear Mr. DeBoskey,

Thank you for the opportunity to review and comment on the Re-Submittal of the Conditional Use Permit to convert an existing two-sided static billboard sign to a two-sided digital LED billboard sign located at 8200 Dahlia Street.

In our letter dated April 13, 2022, Tri-County Health Department (TCHD) provided the following comments

Historic Landfill – Billboard

According to TCHD's records, there is a historic landfill located within 1,000 feet of the subject property referenced as Landfill No.AD-082. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source. Because construction is planned on this property, we recommend the following:

- 1. A flammable gas investigation should be conducted to determine if flammable gas (methane) is present in the subsurface soils at the property. The plan for the investigation should be submitted to TCHD for review and approval.*
- 2. TCHD will review the results of the investigation. If the investigation indicates that methane is not present at or above 20% of the lower explosive limit for methane (1% by volume in air) in the soils, no further action is required.*
- 3. In lieu of the investigation, the electrical system of the billboard shall be designed and constructed to be protected from flammable gas intrusion with the use of electrical conduit seals in order to prevent flammable gas from entering above-ground and below ground access points within the system, e.g., junction boxes, "hand-holes" and panels. Health and safety practices shall be followed during construction to protect site workers. A copy of TCHD guidelines for safe construction in areas on or near former landfills has been attached.*

A.2

Mile High Outdoor Advertising

August 16, 2022

Page 2 of 2

In response, a flammable gas investigation plan (FGIP) was submitted to TCHD for review and approval on June 1, 2022. The FGIP was prepared by Eagle Environmental Consulting, Inc. (EAGLE). TCHD approved the FGIP in an email dated June 1, 2022.

Included in the re-submittal packet is flammable gas investigation report (FGIR) dated June 29, 2022, prepared by EAGLE. The FGIR states: "Based on the data collected, methane is below 20% of the lower explosive level for methane and no further action is required at this time."

TCHD concurs with the FGIR that no further action is required.

Please feel free to contact me at 720-200-1568 or wbrown@tchd if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Warren S. Brown". The signature is fluid and cursive, with a large initial "W" and "B".

Warren S. Brown, P.E.

Senior Environmental Health Consultant

cc: Kathleen Boyer, Keith Homersham, TCHD



COLORADO
Department of
Transportation

Region «Region» Traffic Section
2829 West Howard Place
«City», Colorado 80204
Phone (303) 512-4272 Fax (303) 757-9886

April 7, 2022

David DeBoskey
Planner I
Community and Economic Development Department
4430 South Adams County Parkway, Suite W200A
Brighton, CO 80601-8216

RE: Case Name: MILE HIGH OUTDOOR CUP Billboard Conversion
Case Number: RCU2022-00004

Dear Mr. DeBoskey:

I have reviewed the referral for the CUP to convert an existing two-sided static billboard sign to a two-sided digital LED billboard sign. The proposed sign is located at 8200 Dahlia Street and will face I-76. I have the following comments:

- This proposed digital billboard sign, which will advertise to Interstate 76, will require an updated Outdoor Advertising Permit from CDOT.
- This proposed sign must meet all Applicable rules governing outdoor advertising in Colorado per 2 CCR 601-3.
- Application packet, when completed, should be sent to the attention of Anthony Lovato at 2829 W. Howard Place, 3rd Floor, Denver, CO 80204.

Thank you for the opportunity to review this referral.

Please feel free to contact me at the office listed above if I can of any further assistance in this or any other matter.

Sincerely,

Jacquelyn Jobe
Region 1 Outdoor Advertising Representative
(303) 512-4272





City Hall
9500 Civic Center Drive
Thornton, Colorado 80229-4326

City Development Department
303-538-7295
FAX 303-538-7373
www.thorntonco.gov

April 20, 2022

David DeBoskey
Adams County Community and Economic Development Department
4430 South Adams County Parkway
Brighton, CO 80602

RE: Request for comments for Mile High Outdoor Cup Billboard Conversion
(RCU2022-00004)

Mr. DeBoskey:

City of Thornton staff have reviewed the proposal and do not have any comments pertaining to the referenced application.

Please feel free to contact me at 303-538-7301, or via e-mail at erinn.rogowski@thorntonco.gov for questions related to this response.

Sincerely,

A handwritten signature in blue ink, appearing to read "Erinn Rogowski".

Erinn Rogowski
Planner I

cc: DDeBoskey@adcogov.org
Warren Campbell, Current Planning Manager
Collin Wahab, Principal Planner

V:\PLANNING DIVISION\Outside Referrals\Adams County\Adams County 2022\Adams County Billboard Conversion
PLOS202200472\Comments



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571. 3284
donna.l.george@xcelenergy.com

April 25, 2022

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

Attn: David DeBoskey

Re: Mile High Outdoor Advertising, Case # RCU2022-00004

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the conditional use documentation for **Mile High Outdoor Advertising** and has **no apparent conflict**.

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



South Adams County Fire Department

6050 Syracuse Street

Commerce City, CO 80022

Phone: (303) 288-0835

Fax: (303) 288-5977

Project:	RCU2022-00004
Location:	8200 Dahlia Street
Review Type:	2-Sided Static Billboard to an LED Billboard
Fire Code:	2018 International Fire Code with Local Amendments
Planner:	David DeBoskey
Date:	04/20/2022
Reviewer:	Savannah Elliott, Fire Prevention Specialist

Comments specific to the Development Review will be in red. These comments require response from the applicant. In addition to submitting a response to Adams County, South Adams County Fire Department requires responses to be submitted directly to the Reviewer. The 2018 International Fire Code may be referenced at:

https://codes.iccsafe.org/content/IFC2018?site_type=public

General

1. South Adams County Fire Department has no comments at this time in regards to the changing of a static billboard to a LED billboard. That is subject to change as more information is received or if there are changes to the plans during subsequent reviews.

If/when application for construction/building permits are submitted, SACFD will review related plans at that time, to include any related comments.

Please contact your assigned SACFD plans examiner by phone or e-mail if you have any questions regarding the comments on the following pages or if you would like to set up a meeting.

Savannah Elliott

Fire Protection Specialist

International Code Council – Fire Inspector II Cert #9533641

Phone: 303-288-0835 E-Mail: selliot@sacfd.org

A.2

From: [Clayton Woodruff](#)
To: [David DeBoskey](#)
Subject: RE -RCU2022-00004
Date: Wednesday, April 13, 2022 2:04:24 PM

Please be cautious: This email was sent from outside Adams County

David

-

-

The RTD has no comment on this project.

-

Thanks,

-

-



C. Scott Woodruff

Engineer III

Regional Transportation District

1560 Broadway, Suite 700, FAS-73 | Denver, CO 80202

o 303.299.2943 | m 303-720-2025

clayton.woodruff@rtd-denver.com

8401 I-76 Service Road
Henderson, CO 80640
303-887-3328

April 6, 2022

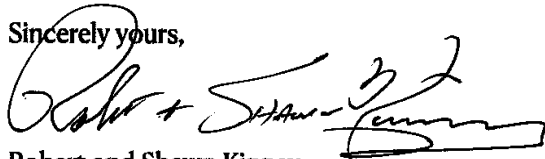
Community & Economic Development Dept.
4430 South Adams County Pkwy, Suite W2000A
Brighton CO 80601-8216

We're responding to the Request for Comments for your Case #RCU2022-00004 converting a conventional outdoor billboard to a digital LED billboard. We live two blocks north of this billboard and have for 42 years. We will be directly and negatively impacted by this change. Additionally, this brilliantly lit billboard will, most probably, permanently drive the existing nesting pair of bald eagles from their nest site.

This billboard directly faces our home. The addition of the LED component will be very similar to a spotlight being aimed directly at us. (Witness the TransWest and Mile High Flea Market billboards 2 miles north of us on I-76).

The eagle's nest is located in the southwest corner of our property. It's 536 meters and 20° off of perpendicular from the billboard. It too will be blasted by this intense light. We recommend a full environmental assessment study, at the minimum, to confirm our concerns. We've indicated on one of your photos the location of this eagle's nest. The Migratory Bird Treaty Act and the Bald & Golden Eagle Protection Act both provide for the protection of the bald eagle by the U.S. Fish and Wildlife Service. The U.S. Fish and Wildlife Service must be advised of this intended change in this local eagle's nesting environment. The Audubon Society also recommends a thorough review of the Native American Migratory Bird Act to ensure compliance.

Sincerely yours,

A handwritten signature in black ink, appearing to read "Robert + Shawn Kinney", with a stylized flourish at the end.

Robert and Shawn Kinney

Enclosure(s)

THIS PHOTO TAKEN FROM BASE OF BILLBOARD.



WEST FACING SIDE #2 RENDERING: Conversion of existing structure to 10'x30' digital sign targeting eastbound traffic on I-76. Face 2 for conversion to digital LED sign.



Community & Economic
Development Department
www.adcogov.org



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

Request for Comments

Case Name: MILE HIGH OUTDOOR CUP Billboard Conversion

Case Number: RCU2022-00004

March 29, 2022

The Adams County Planning Commission is requesting comments on the following application: **Mile High Outdoor Advertising is proposing to convert an existing 2-sided static billboard sign to a 2-sided digital LED billboard sign.** This request is located at 8200 DAHLIA ST. The Assessor's Parcel Number is 0172130000042.

Applicant Information: Mile High Outdoor
CHAD KOCHENBERGER
9250 E COSTILLA AVE #500
GREENWOOD VILLAGE, CO 80112

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 04/22/2022 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to DDeBoskey@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 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.

David DeBoskey
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

Community & Economic
Development Department
www.adcogov.org



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:	Mile High 8200 Dahlia CUP Billboard Conversion
Case Number:	RCU2022-00004
Planning Commission Hearing Date:	October 27th, 2022, 6:00 pm
Board of County Commissioners Hearing Date:	November 15th, 2022, 9:30 am

October 5, 2022

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

A Conditional Use Permit to allow an Off-Premise Advertising Device (Billboard) in the I-1 zone district. A static billboard already exists on the site; however this request is proposing to convert an existing static billboard to a 2-sided digital LED billboard. The proposed use will be Commercial. This request is located at 8200 Dahlia St. on 3.54 acres. The Assessor's Parcel Number is 0172130000042.

Applicant Information: Mile High Outdoor

9250 E Costilla Ave #500
Greenwood Village, CO 80112

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.

David DeBoskey
Planner I

BOARD OF COUNTY COMMISSIONERS

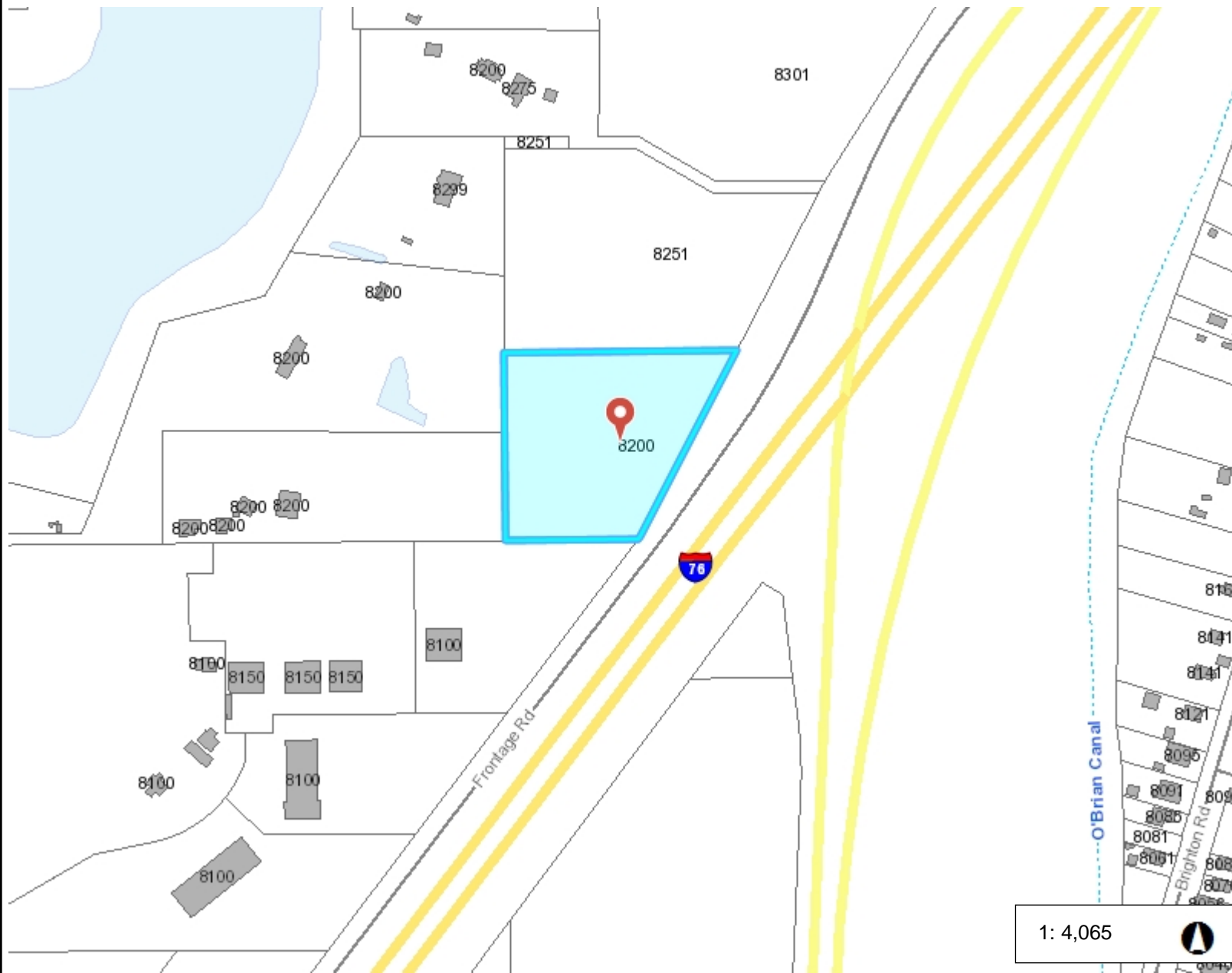
Eva J. Henry
DISTRICT 1

Charles "Chaz" Tedesco
DISTRICT 2

Emma Pinter
DISTRICT 3

Steve O'Dorisio
DISTRICT 4

Lynn Baca
DISTRICT 5



Legend

- Address
- Highways
 - Interstate
 - Highway
 - Tollway
- Streets
 - Streets
 - Ramp
- Building
- County Parks and Open Space
- Small Lakes
- Major Lakes
- Rivers
 - Canal
 - Ditch
 - Primary Creek
 - River
 - Secondary Creek
 - Stream
- Parcels
- County Boundary

1: 4,065



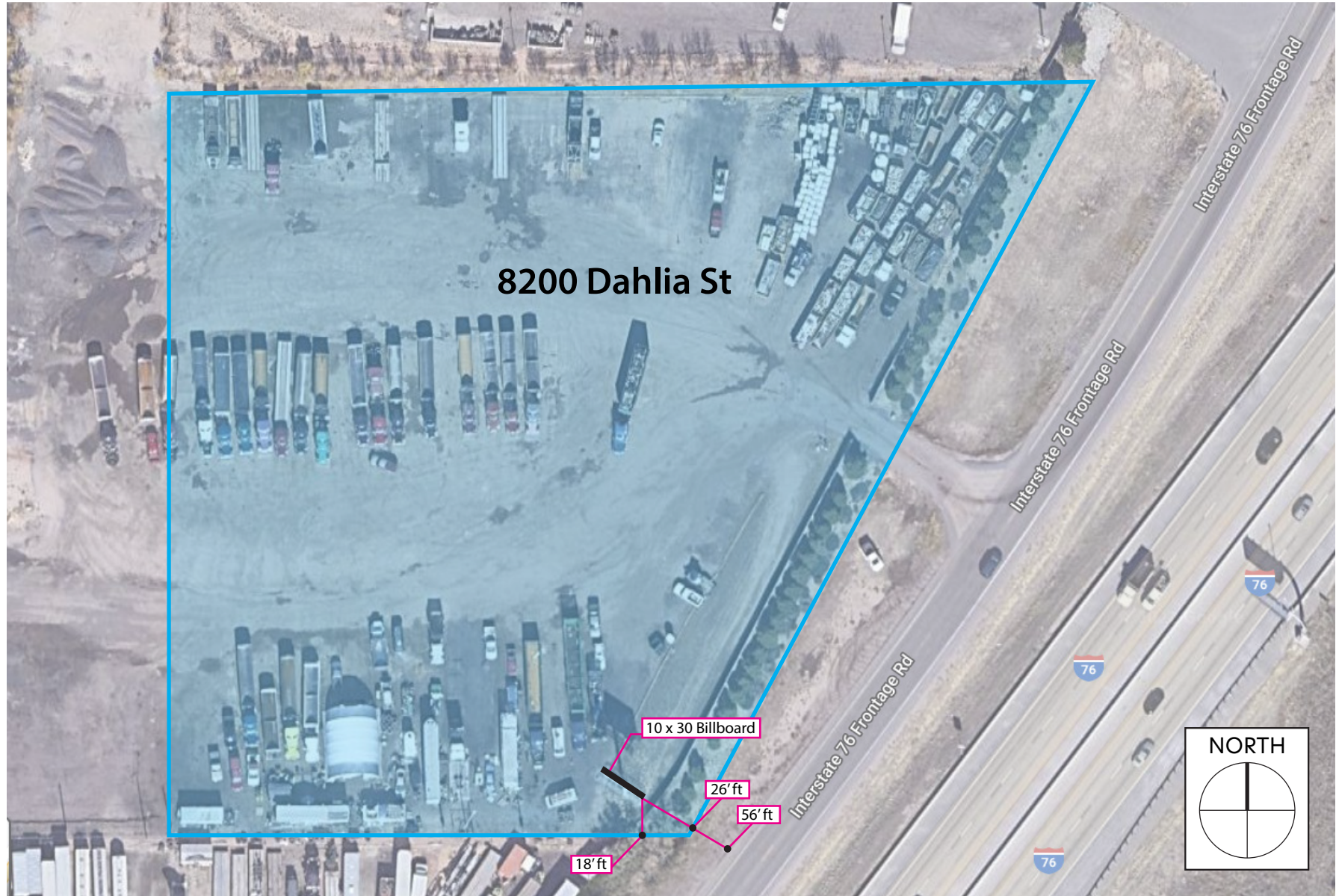
0.1 0 0.06 0.1 Miles

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

8200 Dahlia St

8200 Dahlia St



Colorado Community Media
750 W. Hampden Ave. Suite 225
Englewood, CO 80110

Adams County Community & Economic Development **
4430 South Adams County Parkway
1st Floor, Suite W2000B
Brighton CO 80601-8205

AFFIDAVIT OF PUBLICATION

State of Colorado }
County of Adams } ss

This Affidavit of Publication for the Commerce City Sentinel Express, a weekly newspaper, printed and published for the County of Adams, State of Colorado, hereby certifies that the attached legal notice was published in said newspaper once in each week, for 1 successive week(s), the last of which publication was made 10/13/2022, and that copies of each number of said paper in which said Public Notice was published were delivered by carriers or transmitted by mail to each of the subscribers of said paper, according to their accustomed mode of business in this office.



For the Commerce City Sentinel Express

State of Colorado }
County of Adams } ss

The above Affidavit and Certificate of Publication was subscribed and sworn to before me by the above named Linda Shapley, publisher of said newspaper, who is personally known to me to be the identical person in the above certificate on 10/13/2022. Linda Shapley has verified to me that she has adopted an electronic signature to function as her signature on this document.

20004025550-697451

Carla Bethke
Notary Public
My commission ends April 11, 2026

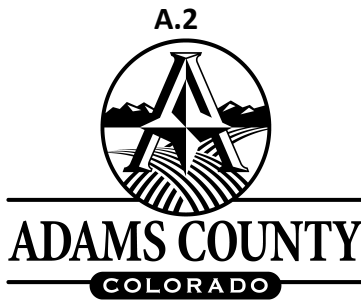
CARLA BETHKE
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20004025550
MY COMMISSION EXPIRES APRIL 11, 2026

Public Notice

PUBLICATION REQUEST

Case Name: Mile High Outdoor 8200 Dahlia
CUP Billboard Conversion
Case Number: RCU2022-00004
Planning Commission Hearing Date:
October 27, 2022 at 6:00 pm
Board of County Commissioners Hearing
Date: November 15, 2022 at 9:30 am
Case Manager: David DeBoskey
Request: A Conditional Use Permit to allow an
Off-Premise Advertising Device (Billboard) in
the I-1 zone district. A static billboard already
exists on the site, however this request is
proposing to convert an existing static billboard
to a 2-sided digital LED billboard.
Parcel Number: 0172130000042
Legal Description: SECT, TWN, RNG:30-2-67
DESC: BEG AT SW COR NE4 SE4 SEC 30 TH
E 776/6 FT TO W ROW LN STATE HIWAY 3
TH ALG ROW N 16D 45M E 115/6 FT TH N 6D
53M W 112/4 FT TH N 19D 45M E 168/8 FT TH
N 50D 33M E 90/6 FT TH W 923/8 FT TH S 433
FT TO POB EXC HIWAY 3/54A
Applicant: Mile High Outdoor, 9250 E. Costilla
Ave. #500, Greenwood Village, CO 80112
Public Hearings Location: 4430 S. Adams
County Pkwy., Brighton, CO 80601 Please visit
<http://www.adcogov.org/boccc> for up to date
information. The full text of the proposed
request and additional colored maps can be
obtained by accessing the Adams County
Community and Economic Development
Department website at
www.adcogov.org/planning/currentcases.

Legal Notice No. CCX725
First Publication: October 13, 2022
Last Publication: October 13, 2022
Publisher: Commerce City Sentinel Express



Referral Listing
Case Number RCU2022-00004
MILE HIGH OUTDOOR CUP Billboard Conversion

Agency	Contact Information
Adams County Attorney	Christine Fitch 4430 S Adams County Pkwy Brighton CO 80601 720-523-6352 CFitch@adcogov.org
Adams County CEDD Building Safety	Justin Blair 4430 S Adams County Pkwy Brighton CO 80601 720-523-6825 JBlair@adcogov.org
Adams County CEDD Engineer	Devt. Services Engineering 4430 S Adams County Pkwy Brighton CO 80601 720-523-6800 Contact Person May Vary Depending on Case
Adams County CEDD Environmental Services Division	Katie Keefe 4430 S Adams County Pkwy Brighton CO 80601 720-523-6986 kkeefe@adcogov.org
Adams County CEDD Right-of-Way	David Dittmer 4430 S Adams County Pkwy. Brighton CO 80601 720-523-6837 ddittmer@adcogov.org
Adams County Constiuent Services	Matt Gorenc 4430 S Adams County Pkwy Brighton CO 80220 720.523.6997 mgorenc@adcogov.org
Adams County CSWB 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

Adams County POSCA Deputy Director	Marc Pedrucci 9755 Henderson Rd Brighton CO 80601 303-637-8014 mpedrucci@adcogov.org
Adams County POSCA Natural Resource Specialist	Aaron Clark 9755 Henderson Rd Brighton CO 80601 (303) 637-8005 aclark@adcogov.org
Adams County School District 14	Leo Rodriguez 4211 E 68th Ave Commerce City CO 80022 303.853.7901 lrodriguez@adams14.org
Adams County Sheriff	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
Century Link	Joseph Osbourne 303.518.3360 RCUs only: joseph.osborne@centurylink.com
Century Link	Network Real Estate Team 303.518.3360 VSPs ONLY: relocations@centurylink.com
Century Link	NRE Easement 303.518.3360 PLTs ONLY: nre.easement@centurylink.com
Century Link, Inc	Ken Miller 5325 Zuni St, Rm 728 Denver CO 80221 303.518.3360 RCUs ONLY: kenneth.r.miller@lumen.com
Colorado Department of Public Health & Environment (CDPHE)	Sean Hackett 4300 S Cherry Creek Dr Denver CO 80246 303.692.3662 303.691.7702 cdphe_localreferral@state.co.us

Colorado Department of Public Health & Environment (CDPHE) - SCaren Johannes
Waste Unit

4300 Cherry Creek South Dr
HMWMD-CP-B2
Denver CO 80246-1530
303.692.3347
cdphe_localreferral@state.co.us

Colorado Department of Public Health & Environment (CDPHE) - VBret Icenogle
Quality Protection District

4300 Cherry Creek Drive South
WQCD-B2
Denver CO 80246-1530
303-692-3278
cdphe_localreferral@state.co.us

Colorado Department of Transportation (CDOT)

Steve Loeffler
2829 W Howard Pl
2nd Floor
Denver CO 80204
303-757-9891
steven.loeffler@state.co.us

Colorado Division of Wildlife

Hannah Posey
6060 Broadway St.
Denver CO 80216-1000
303-947-1798
hannah.posey@state.co.us

COMCAST

JOE LOWE
8490 N UMATILLA ST
FEDERAL HEIGHTS CO 80260
303-603-5039

Metro Wastewater Recovery

Craig Simmonds
6450 York St.
Denver CO 80229
303-286-3338
simmonds@metrowaterrecovery.com

Public Service Company of Colorado (PSCo) dba Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

Public Service Company of Colorado (PSCo) dba Xcel Energy

Donna George
1123 W 3rd Ave
DENVER CO 80223
303-571-3306
Donna.L.George@xcelenergy.com

Public Service Company of Colorado (PSCo) dba Xcel Energy

- -
1123 W 3rd Ave
Denver CO 80223
303.571.3306
bdrco@xcelenergy.com

Public Service Company of Colorado (PSCo) dba Xcel Energy	- - 1123 W 3rd Ave Denver CO 80223 303.571.3306 bdrco@xcelenergy.com	
Regional Transportation District (RTD)	Paul Von Fay 1560 Broadway Suite 700 Denver CO 80202 303-299-2317 engineering@rtd-denver.com	
South Adams County Fire District	Randall Weigum 6050 Syracuse St Commerce City CO 80022 720-573-9790 rweigum@sacfd.org	FAX: 303-288-5977
South Adams County Fire District	Fire Prevention Division 6050 Syracuse St Commerce City CO 80022 303-288-0835 planreview@sacfd.org	
South Adams County Water & San Dist	Sharleen Maier 10200 E 102nd Avenue Henderson CO 80022 720.206.0590 smaier@sacwsd.org	
South Adams County Water & San Dist	Abel Moreno 10200 E 102nd Ave Henderson CO 80022 720-206-0590 amoreno@sacwsd.org	
South Adams County Water & Sanitation District	Nelson Jeff 10200 E 102nd Avenue Henderson CO 80640 720.206.0593 jnelson@sacwsd.org	720.530.8396

A.2

8070 BRIGHTON RD LLC
8235 STEELE ST
DENVER CO 80229-5705

BERDIALES JORGE
6940 YATES
WESTMINSTER CO 80030

8301 REAL ESTATE LLC
531 COLUMBINE AVE
BROOMFIELD CO 80020-6019

BIG BOZZ LLC
9152 E 152ND AVE
BRIGHTON CO 80602-5610

ADAMS COUNTY
4430 S ADAMS COUNTY PKWY STE C5000B
BRIGHTON CO 80601-8206

BOROUGH STEVEN M
8287 IVANHOE/PO BOX 282
DUPONT CO 80024

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

BORREGO GERADETTE
PO BOX 11424
DENVER CO 80211-0424

ARCHAMBAULT RONALD AND
HEERSCHAP KENNETH JR
2028 DEXTER ST
DENVER CO 80207-3755

BRACK BROTHERS LLC
PO BOX 1522
GREELEY CO 80632-1522

ARMELIN DALE PAUL
8091 N BRIGHTON ROAD
COMMERCE CITY CO 80022

BRODA DIANE M
PO BOX 0261
HENDERSON CO 80640-0261

ATENCIO ERNIE AND
ATENCIO NANCY A
9301 MONACO ST
HENDERSON CO 80640

C A P LAND COMPANY
PO BOX 105
HENDERSON CO 80640

B AND M EQUIPMENT COMPANY
PO BOX 566
COMMERCE CITY CO 80037-0566

CASILLAS ELIZABETH D AND
CASILLAS ADRIAN F
8363 BRIGHTON RD
COMMERCE CITY CO 80022-5307

B AND M EQUIPMENT COMPANY
PO BOX 566
COMMERCE CITY CO 80037-0566

CHAVEZ EDITH AND CHAVEZ ADRIANA AND
CHAVEZ RAQUEL
8771 ULSTER ST
COMMERCE CITY CO 80022-5601

BERDIALES JORGE
6940 YATES STREET
WESTMINSTER CO 80030

CITY OF THORNTON
9500 CIVIC CENTER DR
DENVER CO 80229-4326

A.2

CITY OF THORNTON
9500 CIVIC CENTER DR
THORNTON CO 80229

IRWIN MICHAEL H
PO BOX 157
DUPONT CO 80024-0157

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

JOHNSTON CHALRES E AND
JOHNSTON JOANN
2041 W 154TH PL
BROOMFIELD CO 80023-7454

D AND L INVESTMENTS 8 LLC
C/O LORRAINE MC CANN
3707 PALMER RIDGE DRIVE
PARKER CO 80134

KITTINGER CHARLENE L / GRIFFIN KATHY K/
GRIFFIN DAVID R / GRIFFIN MATTHEW J
PO BOX 132
DUPONT CO 80024-0132

FALCONE ANTHONY J
1750 TOMAH RD
LARKSPUR CO 80118

KNOSHER EARL R AND
ADANIA JARED M
PO BOX 640
COMMERCE CITY CO 80037-0640

FREI ASSOCIATES LTD II
5650 E 88TH AVE
HENDERSON CO 80640

KRUMPHOLZ HARTMUT AND
KRUMPHOLZ FRANCES THE KRUMPHOLZ FAMILY TRUST
1056 CHAPARRAL DR
MESQUITE NV 89027-2554

GARCIA NORBERTO CABANAS AND LEZADUVAN MARIA
GUADALUPE AND
ENRIQUES ACERO LEONOR ADRIANA
4187 E 113TH PL
THORNTON CO 80233-2606

L AND B REALTY LLP
3230 BALSAM STREET
WHEAT RIDGE CO 80033

GMLM LLC
131 S EUDORA ST
DENVER CO 80246-1134

LEGACY HOLDINGS COMPANY LLC
5885 ALLISON ST UNIT 527
ARVADA CO 80001-2624

HUTCHINGS ENTERPRISES LLC
8100 DAHLIA ST STE B
HENDERSON CO 80640-7940

LEON ROCCO J AND
SHEETS CYNTHIA B
12440 TUCSON ST
HENDERSON CO 80640-9445

HUTCHINGS ROBERT G AND
HUTCHINGS DOROTHY D
8100 DAHLIA ST STE B
HENDERSON CO 80640-7940

LEWIS WILLA
PO BOX 353
DUPONT CO 80024-0353

IRWIN MICHAEL AND
IRWIN VICTORIA
PO BOX 252
DUPONT CO 80024-0252

LEWIS WILLA DEAN
PO BOX 353
DUPONT CO 80024-0353

A.2

MAESTAS SANDRA R
PO BOX 2
DUPONT CO 80024

THE KINNEY FAMILY TRUST
8401 I 76 SERVICE RD
HENDERSON CO 80640-7801

MARTIN MARTY R
8085 N BRIGHTON ROAD
COMMERCE CITY CO 80022

TLATENCHI CELSA
8095 BRIGHTON ROAD
COMMERCE CITY CO 80022

MC CANN TODD BRIAN AND
BLESSINGER-MC CANN CARIN LYNN
PO BOX 440694
AURORA CO 80044-0694

WATTS LARRY W AND WATTS BRODA JACQUELINE AND
WATTS TAMATHA A
8200 DAHLIA ST
HENDERSON CO 80640-7935

MYERS JERRY
8449 S ALLISON STREET
LITTLETON CO 80128

WATTS LARRY W/WATTS JACQUELINE BRODA
AND WATTS TAMATHA A
8200 DAHLIA ST
HENDERSON CO 80640-7935

OPENDOOR PROPERTY C LLC
410 N SCOTTSDALE RD STE 1600
TEMPE AZ 85281-7094

ABEYTA KENNETH ALLEN JR
OR CURRENT RESIDENT
8141 BRIGHTON RD
COMMERCE CITY CO 80022-5314

OVER JUDY AND
OVER RAYMOND C
303 N 6TH AVENUE
BRIGHTON CO 80601

ALLEE DAVID B
OR CURRENT RESIDENT
7931 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

PIPELINE REALTY-DENVER LLC
2330 HOLMES RD
HOUSTON TX 77051-1014

BADGEROW ISAAC H
OR CURRENT RESIDENT
7895 HOLLYWOOD ST
COMMERCE CITY CO 80022-1010

RENTERIA SERGIO RUIZ AND
RUIZ MARIA DEL CARMEN
4510 MILWAUKEE ST
DENVER CO 80216-4132

BANUELOS TRANSITO LUNA
OR CURRENT RESIDENT
7971 HOLLYWOOD STREET
COMMERCE CITY CO 80022

SCHERR VENTURES LLC
6840 W 95TH AVE
WESTMINSTER CO 80021-4824

BETTIS MICHELLE AND
BETTIS JAMES
OR CURRENT RESIDENT
7960 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

STEELE TIMOTHY HOWARD
12315 STEELE ST
THORNTON CO 80241-3536

BK ENTERPRISES LLC
OR CURRENT RESIDENT
8417 BRIGHTON RD
COMMERCE CITY CO 80022-5309

A.2

CANDELARIE JOSE A AND
CANDELARIE BARBARA ANN
OR CURRENT RESIDENT
7925 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

DURAN RUBEN AND
DURAN MARY ROSE
OR CURRENT RESIDENT
7930 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

CASILLAS ELIZABETH D AND
CASILLAS ADRIAN F
OR CURRENT RESIDENT
8361 BRIGHTON RD
COMMERCE CITY CO 80022-5307

FREI BERNARD STEPHEN LIVING TRUST
OR CURRENT RESIDENT
8621 HOLLY ST
HENDERSON CO 80640-7919

CASILLAS ELIZABETH D AND
CASILLAS ADRIAN F
OR CURRENT RESIDENT
8363 BRIGHTON RD
COMMERCE CITY CO 80022-5307

FREI MARY JANE
OR CURRENT RESIDENT
5650 E 88TH AVE
HENDERSON CO 80640-7827

CASILLAZ JUAN VASQUEZ
OR CURRENT RESIDENT
7901 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

GARCIA HERNANDEZ FRANCISCO AND
GARCIA ROSA I
OR CURRENT RESIDENT
8311 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CHRISTY TERRY L AND
CHRISTY MARILYN L
OR CURRENT RESIDENT
7970 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

GONZALEZ JOSE RICARDO ALONSO AND
HUIZAR ALMA M SANTOYO
OR CURRENT RESIDENT
7911 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

CLEM PATRICIA H AND
WATTS TAMATHA A
OR CURRENT RESIDENT
8200 DAHLIA ST
HENDERSON CO 80640-7935

HERNANDEZ CRUZ JOSE L
OR CURRENT RESIDENT
7910 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

CLEM PATRICIA H AND
CLEM LESLIE O
OR CURRENT RESIDENT
8200 DAHLIA ST
HENDERSON CO 80640-7935

HUTCHINGS ENTERPRISES LLC
OR CURRENT RESIDENT
8100 DAHLIA ST STE B
HENDERSON CO 80640-7940

CORDOVA DOMINIC AND
RIZO FAITH L
OR CURRENT RESIDENT
8080 BRIGHTON RD
COMMERCE CITY CO 80022-5315

HUTCHINGS ROBERT G AND
HUTCHINGS DOROTHY D
OR CURRENT RESIDENT
8100 DAHLIA ST STE B
HENDERSON CO 80640-7940

CRAMER MICHAEL ANN
OR CURRENT RESIDENT
7891 HOLLYWOOD ST
COMMERCE CITY CO 80022-1010

KNOTT RICHARD AND
KNOTT JONATHAN
OR CURRENT RESIDENT
8121 BRIGHTON RD
COMMERCE CITY CO 80022-5314

DAVISON EVERETT AND
RAMOS ROBERTO R CANO
OR CURRENT RESIDENT
7995 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

LOPEZ ISMAEL MACIAS
OR CURRENT RESIDENT
7950 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

A.2

LOPEZ THOMAS D UND 2/3 INT AND
GUTIERREZ LEAH UND 1/3 INT
OR CURRENT RESIDENT
8202 DAHLIA ST
HENDERSON CO 80640-7935

RUVALCABA ALBERTO
OR CURRENT RESIDENT
7881 HOLLYWOOD ST
COMMERCE CITY CO 80022-1010

MADRID ANNETTE A AND
MADRID ROBERT L
OR CURRENT RESIDENT
7990 HOLLYWOOD ST
COMMERCE CITY CO 80022-1076

SATO JO ANNE E AND
HORIUCHI SHIRLEY A
OR CURRENT RESIDENT
8001 DAHLIA ST
HENDERSON CO 80640-7938

MC FARLIN MARY A AND
MC FARLIN MICHEL RAYMOND
OR CURRENT RESIDENT
8301 BRIGHTON RD
COMMERCE CITY CO 80022-5307

SUAZO PAUL
OR CURRENT RESIDENT
7981 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

MELGOZA SALVADOR MELGOZA AND
MELGOZA-MADRIGAL MARIA DEL CARMEN
OR CURRENT RESIDENT
7920 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

TALAMANTES LORENZO RIVERA AND
TALAMANTES JORGE RIVERA
OR CURRENT RESIDENT
8299 I 76 FRONTAGE RD
HENDERSON CO 80640-7806

MENDEZ LAURENCIO
OR CURRENT RESIDENT
5801 E 84TH AVE
COMMERCE CITY CO 80022-5606

TURNER MARK G
OR CURRENT RESIDENT
7996 HOLLYWOOD ST
COMMERCE CITY CO 80022-1076

MONTOYA ALLEN L AND MONTOYA GERALDINE G
OR CURRENT RESIDENT
8291 BRIGHTON RD
COMMERCE CITY CO 80022-5316

VERDOZA JESUS
OR CURRENT RESIDENT
7991 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

PACHECO FRED
OR CURRENT RESIDENT
7940 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

WATTS LARRY W/WATTS JACQUELINE BRODA
AND WATTS TAMATHA A
OR CURRENT RESIDENT
8200 DAHLIA ST
HENDERSON CO 80640-7935

PINON CORDERO MIGUEL A
OR CURRENT RESIDENT
7961 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

CURRENT RESIDENT
7921 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

RAVEN ELLANORA L AND
RAVEN EDWARD G
OR CURRENT RESIDENT
7951 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

CURRENT RESIDENT
7941 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

RIOS ALFREDO
OR CURRENT RESIDENT
8061 BRIGHTON RD
COMMERCE CITY CO 80022-5305

CURRENT RESIDENT
7955 HOLLYWOOD ST
COMMERCE CITY CO 80022-1012

A.2

CURRENT RESIDENT
7980 HOLLYWOOD ST
COMMERCE CITY CO 80022-1076

CURRENT RESIDENT
8321 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
7956 HOLLYWOOD ST
COMMERCE CITY CO 80022-1086

CURRENT RESIDENT
8331 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
7901 US HIGHWAY 85
COMMERCE CITY CO 80022-1400

CURRENT RESIDENT
8341 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
4801 E 78TH AVE
DENVER CO 80022-1455

CURRENT RESIDENT
8345 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
7801 BRIGHTON RD
COMMERCE CITY CO 80022-1541

CURRENT RESIDENT
8351 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
7811 BRIGHTON RD
COMMERCE CITY CO 80022-1541

CURRENT RESIDENT
8371 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
7821 BRIGHTON RD
COMMERCE CITY CO 80022-1541

CURRENT RESIDENT
8381 BRIGHTON RD
COMMERCE CITY CO 80022-5307

CURRENT RESIDENT
8085 BRIGHTON RD
COMMERCE CITY CO 80022-5305

CURRENT RESIDENT
8181 BRIGHTON RD
COMMERCE CITY CO 80022-5314

CURRENT RESIDENT
8091 BRIGHTON RD
COMMERCE CITY CO 80022-5305

CURRENT RESIDENT
8191 BRIGHTON RD
COMMERCE CITY CO 80022-5314

CURRENT RESIDENT
8095 BRIGHTON RD
COMMERCE CITY CO 80022-5305

CURRENT RESIDENT
8040 BRIGHTON RD
COMMERCE CITY CO 80022-5315

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CURRENT RESIDENT
8070 BRIGHTON RD
COMMERCE CITY CO 80022-5315

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 10
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8092 BRIGHTON RD
COMMERCE CITY CO 80022-5315

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 11
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8096 BRIGHTON RD
COMMERCE CITY CO 80022-5315

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 12
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8211 BRIGHTON RD
COMMERCE CITY CO 80022-5316

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 2
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8241 BRIGHTON RD
COMMERCE CITY CO 80022-5316

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 3
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8251 BRIGHTON RD
COMMERCE CITY CO 80022-5316

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 4
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8271 BRIGHTON RD
COMMERCE CITY CO 80022-5316

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 5
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8056 BRIGHTON RD APT 5
COMMERCE CITY CO 80022-5319

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 6
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8056 BRIGHTON RD APT 6
COMMERCE CITY CO 80022-5319

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 7
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 1
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 8
COMMERCE CITY CO 80022-5320

A.2

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 9
COMMERCE CITY CO 80022-5320

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 24
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 15
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 25
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 16
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 26
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 17
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 27
COMMERCE CITY CO 80022-5322

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 18
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 28
COMMERCE CITY CO 80022-5322

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 19
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 29
COMMERCE CITY CO 80022-5322

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 20
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 30
COMMERCE CITY CO 80022-5322

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 21
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 31
COMMERCE CITY CO 80022-5322

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 22
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 32
COMMERCE CITY CO 80022-5322

CURRENT RESIDENT
8431 BRIGHTON RD UNIT 23
COMMERCE CITY CO 80022-5321

CURRENT RESIDENT
8050 BRIGHTON RD APT 1
COMMERCE CITY CO 80022-5339

A.2

CURRENT RESIDENT
8050 BRIGHTON RD APT 2
COMMERCE CITY CO 80022-5339

CURRENT RESIDENT
5851 E 84TH AVE
COMMERCE CITY CO 80022-5606

CURRENT RESIDENT
8431 BRIGHTON RD APT 1
COMMERCE CITY CO 80022-5341

CURRENT RESIDENT
7905 I 76 FRONTAGE RD
HENDERSON CO 80640-7701

CURRENT RESIDENT
8431 BRIGHTON RD APT 2
COMMERCE CITY CO 80022-5341

CURRENT RESIDENT
7901 DAHLIA ST
HENDERSON CO 80640-7703

CURRENT RESIDENT
8431 BRIGHTON RD APT 3
COMMERCE CITY CO 80022-5341

CURRENT RESIDENT
7955 DAHLIA ST
HENDERSON CO 80640-7703

CURRENT RESIDENT
8431 BRIGHTON RD APT 4
COMMERCE CITY CO 80022-5341

CURRENT RESIDENT
8251 I 76 SERVICE RD
HENDERSON CO 80640-7804

CURRENT RESIDENT
8056 BRIGHTON RD APT 1
COMMERCE CITY CO 80022-5343

CURRENT RESIDENT
8275 I 76 FRONTAGE RD
COMMERCE CITY CO 80640-7806

CURRENT RESIDENT
8056 BRIGHTON RD APT 2
COMMERCE CITY CO 80022-5343

CURRENT RESIDENT
8031 I 76
HENDERSON CO 80640-7808

CURRENT RESIDENT
8056 BRIGHTON RD APT 3
COMMERCE CITY CO 80022-5343

CURRENT RESIDENT
8301 I 76 FRONTAGE RD
HENDERSON CO 80640-7850

CURRENT RESIDENT
8056 BRIGHTON RD APT 4
COMMERCE CITY CO 80022-5343

CURRENT RESIDENT
8504 DAHLIA ST
HENDERSON CO 80640-7929

CURRENT RESIDENT
5841 E 84TH AVE
COMMERCE CITY CO 80022-5606

CURRENT RESIDENT
8506 DAHLIA ST
HENDERSON CO 80640-7929

A.2

CURRENT RESIDENT
8394 DAHLIA ST
HENDERSON CO 80640-7933

CURRENT RESIDENT
8100 DAHLIA ST STE 9
HENDERSON CO 80640-7940

CURRENT RESIDENT
8200 DAHLIA ST
HENDERSON CO 80640-7935

CURRENT RESIDENT
8100 DAHLIA ST STE A
HENDERSON CO 80640-7940

CURRENT RESIDENT
8100 DAHLIA ST STE 1
HENDERSON CO 80640-7940

CURRENT RESIDENT
8500 DAHLIA ST UNIT A
HENDERSON CO 80640-7942

CURRENT RESIDENT
8100 DAHLIA ST STE 2
HENDERSON CO 80640-7940

CURRENT RESIDENT
8500 DAHLIA ST UNIT B
HENDERSON CO 80640-7942

CURRENT RESIDENT
8100 DAHLIA ST STE 3
HENDERSON CO 80640-7940

CURRENT RESIDENT
8100 DAHLIA ST STE 4
HENDERSON CO 80640-7940

CURRENT RESIDENT
8100 DAHLIA ST STE 5A
HENDERSON CO 80640-7940

CURRENT RESIDENT
8100 DAHLIA ST STE 5B
HENDERSON CO 80640-7940

CURRENT RESIDENT
8100 DAHLIA ST STE 5C
HENDERSON CO 80640-7940

CURRENT RESIDENT
8100 DAHLIA ST STE 6
HENDERSON CO 80640-7940

CERTIFICATE OF POSTING



I, David DeBoskey do hereby certify that I posted the subject property at 8200 Dahlia St. on October 12th, 2022 in accordance with the requirements of the Adams County Development Standards and Regulations.

David DeBoskey

Mile High 8200 Dahlia CUP Billboard Conversion

RCU2022-000004

8200 Dahlia St

Community & Economic Development
Department

November 15, 2022

Board of County Commissioners Public Hearing

Presented by: David DeBoskey, Planner I

Request

Conditional Use Permit

- To allow an off-premise electronic sign (billboard) in the Industrial-1 zone district.
- A static billboard already exists; however, this request is for a conversion of that billboard to a digital LED billboard.

Aerial Map

Thornton

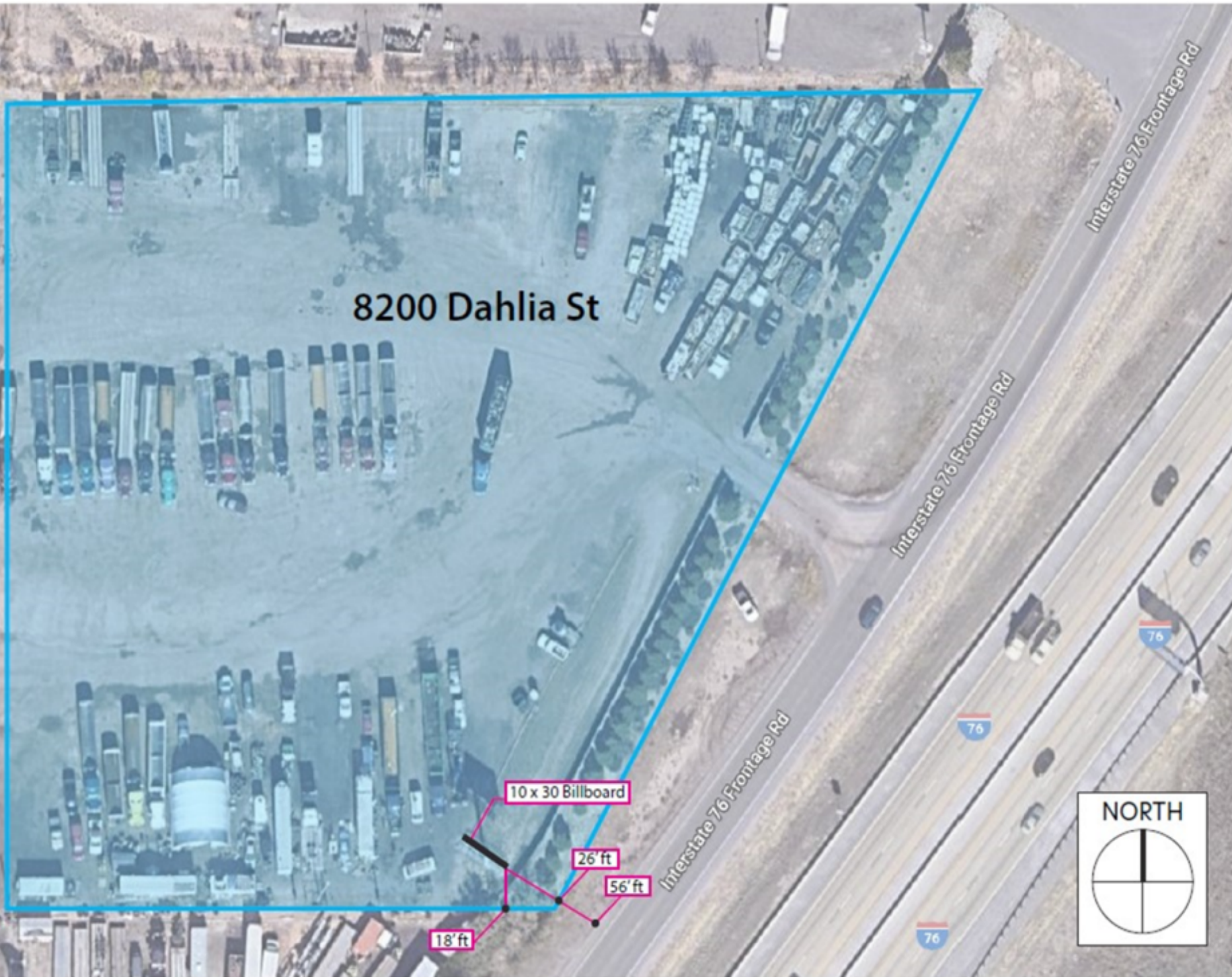
Commerce City

I-76

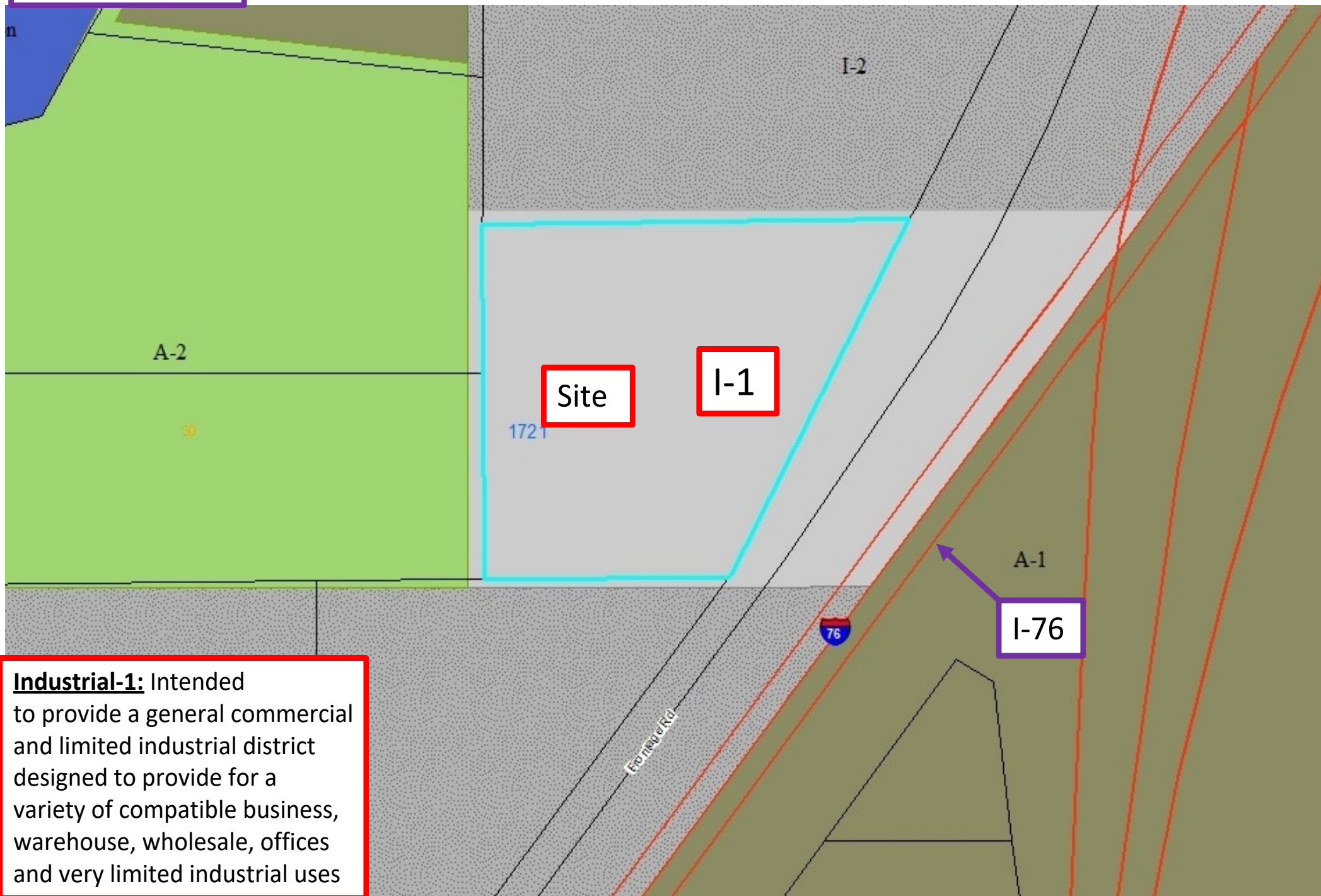
E. 80th Ave

E. 84th Ave

Site



Current Zoning



^{A.2}
Future Land Use
Designation



Industrial: Provide opportunities for a full range of industrial and employment activities and to increase employment and contribute to the tax base

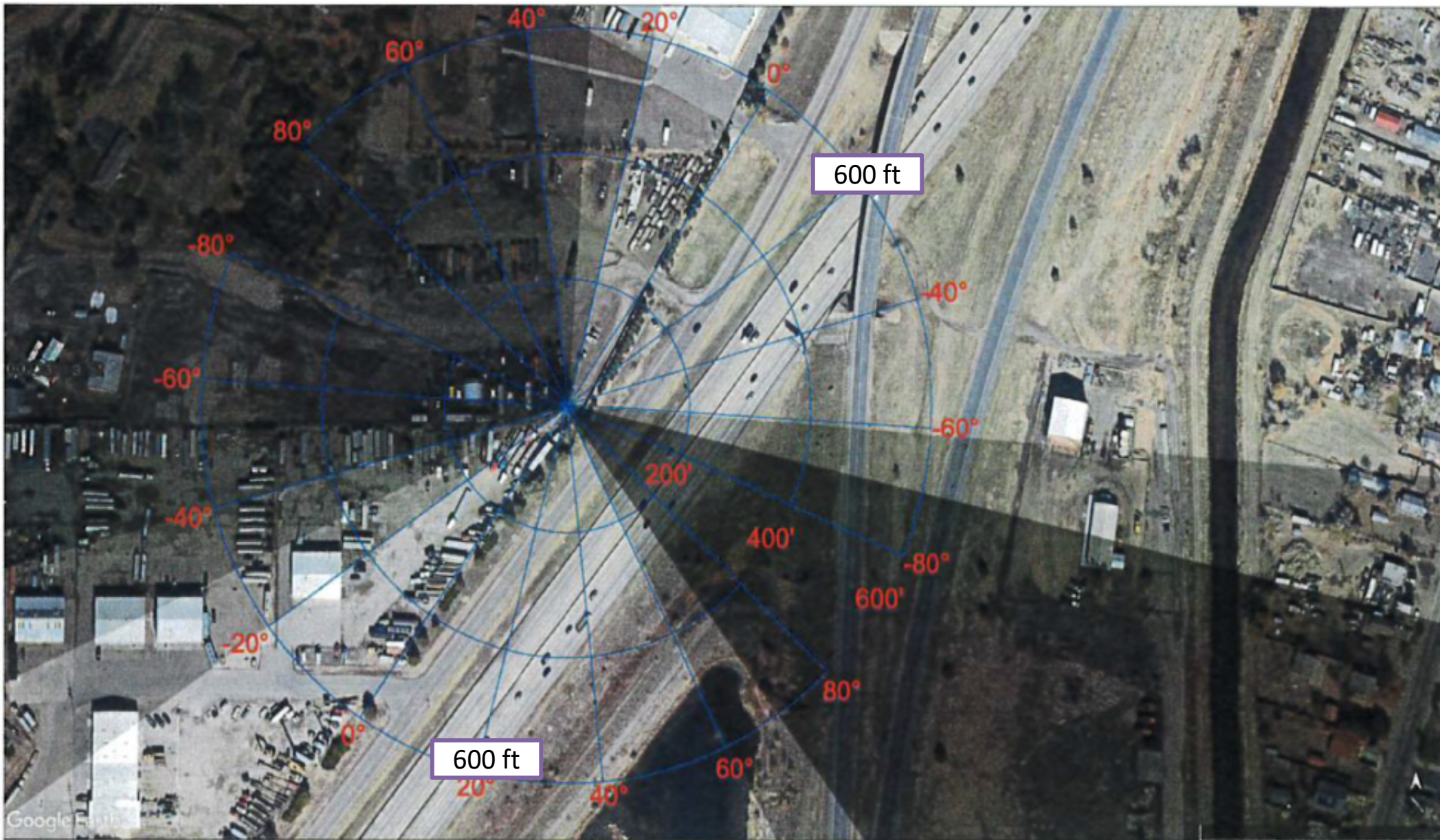
Criteria for Conditional Use Permit

Section 2-02-09-06

1. Permitted in zone district
2. Consistent with performance standards
3. Complies with performance standards
4. Harmonious & compatible
5. Addressed all off-site impacts
6. Site suitable for use
7. Convenient and functional layout of site plan
8. Adequate services

Photometric Plan

County Footcandle (fc) maximum = 0.3 fc



Front of ^{A.2}
Site - NW



A.2

SW Frontage
Rd – Subject
Billboard



SE- Across
Street – I-76



NE – A.2
Frontage
Road



Referral Comments

Notifications Sent	# Comments Received
58*	1

* Property owners and occupants within 1250 feet

- One letter of concern: Eagles' Nest
- Responding with Concern: Colorado Parks & Wildlife, TCHD, CDOT
- Responding without Concern: Thornton, Xcel, South Adams County Fire, RTD

Summary

- Use permitted in zone district
 - Conditionally
- Consistent with performance standards
- Complies with performance standards
 - 2002 Setbacks – Variation in Setback
- Harmonious, & compatible
 - Industrial and I-76
- Addressed all off-site impacts
- Site suitable for use
 - Mostly Industrial
- Convenient and functional layout of site plan
 - Same location as static billboard
- Adequate services

Planning Commission/Staff Recommendation

(RCU2022-00004 – Mile High 8200 Dahlia CUP Billboard Conversion)

PC Update:

October 27, 2022

Approval (7-0) with the applicant's request for a variation in the setback and with 8 Findings, 7 Conditions, and 5 Notes

1 public comment

Concerns: Eagles' Nest

Staff Recommendation

Staff recommends APPROVAL of the proposed Conditional Use Permit (RCU2022-00004) with the applicant's request for a variation in the setback, and with 8 Findings-of-Fact, 7 conditions and 5 Notes

Recommended Expiration:

Staff recommendation: 10 years

Recommended Findings-of-Fact

1. The conditional use is permitted in the applicable zone district.
2. The conditional use is consistent with the purposes of these standards and regulations.
3. The conditional use will comply with the requirements of these standards and regulations, including but not limited to, all applicable performance standards.
4. The conditional use is compatible with the surrounding area, harmonious with the character of the neighborhood, not detrimental to the immediate area, not detrimental to the future development of the area, and not detrimental to the health, safety, or welfare of the inhabitants of the area and the County.
5. The conditional use permit has addressed all off-site impacts.
6. The site is suitable for the proposed conditional use including adequate usable space, adequate access, and absence of environmental constraints.
7. The site plan for the proposed conditional use will provide the most convenient and functional use of the lot including the parking scheme, traffic circulation, open space, fencing, screening, landscaping, signage, and lighting.
8. Sewer, water, storm water drainage, fire protection, police protection, and roads are to be available and adequate to serve the needs of the conditional use as designed and proposed.

Recommended Conditions

1. Each message displayed on the billboard shall remain static for a minimum of four (4) seconds and must transition immediately to the next message displayed.
2. The approval of the off-premise advertising sign shall expire November 15, 2032.
3. The applicant shall construct the billboard to a Category Three Building Code standard, which will be reviewed at the time of Building Permit application.
4. The applicant will adhere to stated conditions within the Colorado Division of Wildlife's May 4, 2022, letter. One condition of note is that construction shall not occur between December 1st and July 31st.
5. The off-premise advertising sign and any new structure created through this permit, shall not prohibit fire department access to the site in case of emergencies.
6. The maximum height of the off-premise advertising sign shall be 40 ft.
7. The off-premise sign shall not exceed a maximum of 0.3 foot-candles during nighttime hours from sunset to sunrise.

Recommended Notes

1. All applicable building, zoning, health, fire, and engineering requirements and codes shall be adhered to with this request.
2. The Conditional Use Permit shall expire on November 15, 2023, if a building permit is not obtained from Adams County for the subject sign.
3. The approved sign shall not contain animated images or graphics, scrolling messages, video, moving images similar to television images, emits audible sounds, employs stereopticon, or includes motion picture projection.
4. The applicant shall obtain an Outdoor Advertising Permit from the Colorado Department of Transportation.
5. The applicant shall obtain a building permit from Adams County for the billboard, including all required building permit inspections.