



**Board of County Commissioners**

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

**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**  
**February 11, 2020**  
**9:30 AM**

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

**A. Citizen Communication**

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

**B. Elected Officials' Communication**

**6. CONSENT CALENDAR**

- A.** List of Expenditures Under the Dates of January 27-31, 2020
- B.** Minutes of the Commissioners' Proceedings from February 4, 2020

**7. NEW BUSINESS**

**A. COUNTY MANAGER**

1. Resolution Approving the Use of State Awarded Agreements for the Purchase of Computers to fulfill the County's Computer Replacement Schedule  
(File approved by ELT)
2. Resolution Approving an Agreement between Adams County and Pictometry International Corporation for Aerial Imagery Services  
(File approved by ELT)

## **B. COUNTY ATTORNEY**

### **8. Motion to Adjourn into Executive Session Pursuant to C.R.S. 24-6-402(b) and (e) for the Purpose of Receiving Legal Advice and Instructing Negotiators Regarding Young, Argo, Hansen, Espinosa, and Weis Claims**

## **9. LAND USE HEARINGS**

### **A. Cases to be Heard**

1. PRC2018-00025 JRJK Dream Acres  
(File approved by ELT)
2. PRC2019-00016 Pecos Logistics Park  
(File approved by ELT)
3. PLN2019-00015 Chapter 5 Text Amendments  
(File approved by ELT)

## **10. ADJOURNMENT**

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

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

<b>Fund Number</b>	<b>Fund Description</b>	<b>Amount</b>
1	General Fund	1,238,400.35
5	Golf Course Enterprise Fund	46,174.06
19	Insurance Fund	492,149.94
27	Open Space Projects Fund	4,680.00
28	Open Space Sales Tax Fund	164,350.00
30	Community Dev Block Grant Fund	6,880.00
31	Head Start Fund	9,541.55
35	Workforce & Business Center	3,840.00
43	Colorado Air & Space Port	28,542.57
50	FLATROCK Facility Fund	1,965.34
		<u>1,996,523.81</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>
00005803	373974	DAWN B HOLMES INC	1/29/2020	4,050.00
00005804	885566	DE LONE LAW INC	1/29/2020	1,470.00
00005806	939974	GEOTECH ENVIRONMENTAL EQUIPMEN	1/29/2020	5,591.00
00005808	465183	PITNEY BOWES BANK	1/29/2020	16,000.00
00005810	776964	TRACKER	1/29/2020	1,400.00
00005813	491215	WELLPATH LLC	1/29/2020	1,056,857.58
00005819	378404	CARUSO JAMES LOUIS	1/30/2020	4,100.00
00745866	3020	BENNETT TOWN OF	1/28/2020	79.99
00745867	13160	BRIGHTON CITY OF (WATER)	1/28/2020	2,661.03
00745868	13160	BRIGHTON CITY OF (WATER)	1/28/2020	618.74
00745869	852482	CLEARWAY ENERGY GROUP LLC	1/28/2020	698.31
00745870	13565	INTERMOUNTAIN REA	1/28/2020	1,934.57
00745871	13719	MORGAN COUNTY REA	1/28/2020	297.59
00745872	13932	SOUTH ADAMS WATER & SANITATION	1/28/2020	601.57
00745873	13949	STRASBURG SANITATION	1/28/2020	154.35
00745874	1007	UNITED POWER (UNION REA)	1/28/2020	16,763.00
00745875	1007	UNITED POWER (UNION REA)	1/28/2020	2,634.00
00745876	1007	UNITED POWER (UNION REA)	1/28/2020	8,383.57
00745877	1007	UNITED POWER (UNION REA)	1/28/2020	75.21
00745878	1007	UNITED POWER (UNION REA)	1/28/2020	707.32
00745879	1007	UNITED POWER (UNION REA)	1/28/2020	19,218.54
00745883	13822	XCEL ENERGY	1/28/2020	4,592.18
00745884	969293	A&M WINDOW SERVICE	1/29/2020	2,291.00
00745885	91631	ADAMSON POLICE PRODUCTS	1/29/2020	624.00
00745886	433987	ADCO DISTRICT ATTORNEY'S OFFIC	1/29/2020	806.40
00745887	8579	AGFINITY INC	1/29/2020	426.00
00745889	327129	AIRGAS USA LLC	1/29/2020	105.07
00745890	32273	ALL COPY PRODUCTS INC	1/29/2020	199.99
00745893	14661	AMERIGAS DENVER 1012	1/29/2020	3,011.81
00745895	719727	BECKMAN AMY	1/29/2020	706.65
00745896	96427	BERKELEY WATER & SANITATION D	1/29/2020	70.84
00745897	970283	BLANCO DIANA	1/29/2020	100.00
00745899	463401	BUSH MELVIN E	1/29/2020	65.00
00745900	514396	CENTRAL COLO WATER CONSERVANCY	1/29/2020	5,712.00
00745902	37266	CENTURY LINK	1/29/2020	88.99
00745903	37266	CENTURY LINK	1/29/2020	215.66

## 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>
00745906	9902	CHEMATOX LABORATORY INC	1/29/2020	263.00
00745907	327250	CINTAS CORPORATION NO 2	1/29/2020	215.17
00745909	43659	CINTAS FIRST AID & SAFETY	1/29/2020	334.10
00745910	2381	COLO ANALYTICAL LABORATORY	1/29/2020	27.00
00745911	6331	COLO ASSESSORS ASSN	1/29/2020	210.00
00745913	1909	COLO DOORWAYS INC	1/29/2020	1,023.34
00745915	810159	CORHIO	1/29/2020	275.00
00745916	13338	CRESTVIEW WATER SAN	1/29/2020	13.96
00745917	968171	CRIBB KINDALL	1/29/2020	2,500.00
00745918	35867	ELDORADO ARTESIAN SPRINGS INC	1/29/2020	89.81
00745919	47723	FEDEX	1/29/2020	168.83
00745920	115487	FIDELITY NATL TITLE INS CO	1/29/2020	550.00
00745921	12689	GALLS LLC	1/29/2020	3,276.68
00745924	970850	GONZALEZ ROSA L	1/29/2020	1,029.00
00745925	675517	GREEN THOMAS D	1/29/2020	65.00
00745926	808845	GRONQUIST CHRIS	1/29/2020	65.00
00745927	698488	HANCOCK FORREST HAYES	1/29/2020	65.00
00745928	10864	HILLYARD - DENVER	1/29/2020	14,732.30
00745929	350168	HOFFER MICHELLE L	1/29/2020	200.00
00745930	296763	HORIZON HIGH SCHOOL	1/29/2020	400.00
00745933	969337	JEFFERSON RAYNA	1/29/2020	1,485.00
00745934	40843	LANGUAGE LINE SERVICES	1/29/2020	68.06
00745935	799360	LIMA PEDRO F	1/29/2020	501.43
00745937	729564	METRO TRANSPORTATION PLANNING	1/29/2020	6,518.60
00745938	448340	MILINAZZO WENDI K	1/29/2020	1,116.50
00745940	50564	NEBRASKA DMV	1/29/2020	3.00
00745941	124449	NMS LABS	1/29/2020	16,509.00
00745942	13422	NORTHGLENN AMBULANCE	1/29/2020	434.70
00745945	365736	RACING UNDERGROUND LLC	1/29/2020	500.00
00745946	430098	REPUBLIC SERVICES #535	1/29/2020	4,181.61
00745947	63981	RMDIAI	1/29/2020	120.00
00745949	537347	SANCHEZ MARITZA	1/29/2020	1,650.00
00745950	669061	SCL HEALTH	1/29/2020	414.00
00745951	969121	SEBASTIAN CHLOE	1/29/2020	250.00
00745952	13538	SHRED IT USA LLC	1/29/2020	60.00
00745954	13932	SOUTH ADAMS WATER & SANITATION	1/29/2020	405.45

## 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>
00745955	51001	SOUTHLAND MEDICAL LLC	1/29/2020	3,252.48
00745957	315130	STANFIELD THOMSON	1/29/2020	65.00
00745958	289665	STRYKER SALES CORPORATION	1/29/2020	3,688.28
00745962	22538	THOMSON REUTERS - WEST	1/29/2020	372.00
00745964	38221	TRANE US INC	1/29/2020	416.00
00745965	3333	U S POSTMASTER	1/29/2020	5,000.00
00745966	117701	UNIPATH	1/29/2020	1,984.00
00745968	956168	WERNER W ELIZABETH	1/29/2020	81.59
00745970	13822	XCEL ENERGY	1/29/2020	34.25
00745971	13822	XCEL ENERGY	1/29/2020	34.73
00745972	13822	XCEL ENERGY	1/29/2020	10.74
00745973	13822	XCEL ENERGY	1/29/2020	208.83
00745974	13822	XCEL ENERGY	1/29/2020	219.95
			<b>Fund Total</b>	<b>1,238,400.35</b>

## 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>
00005809	6177	PROFESSIONAL RECREATION MGMT I	1/29/2020	9,000.00
00005820	6177	PROFESSIONAL RECREATION MGMT I	1/30/2020	3,294.90
00005821	6177	PROFESSIONAL RECREATION MGMT I	1/30/2020	31,106.07
00745888	8579	AGFINITY INC	1/29/2020	25.29
00745891	12012	ALSCO AMERICAN INDUSTRIAL	1/29/2020	104.68
00745923	378252	GCR TIRES AND SERVICE	1/29/2020	556.28
00745932	2202	INTERSTATE BATTERY OF ROCKIES	1/29/2020	224.80
00745939	41651	NAPA	1/29/2020	356.60
00745944	152295	POTESTIO BROTHER EQUIPMENT	1/29/2020	1,276.44
00745963	47140	TORO NSN	1/29/2020	229.00
<b>Fund Total</b>				<b>46,174.06</b>

## 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>
00005805	423439	DELTA DENTAL OF COLO	1/29/2020	42,064.02
00005807	760692	OPTUM BANK	1/29/2020	1,017.50
00005811	37223	UNITED HEALTH CARE INSURANCE C	1/29/2020	111,527.94
00005812	37223	UNITED HEALTH CARE INSURANCE C	1/29/2020	299,782.53
00005823	523053	TRISTAR RISK MANAGEMENT	1/30/2020	37,757.95
			<b>Fund Total</b>	<b>492,149.94</b>



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

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**Open Space Projects Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745898	43146	BRIGHTON CITY OF	1/29/2020	3,000.00
00745901	514396	CENTRAL COLO WATER CONSERVANCY	1/29/2020	1,680.00
<b>Fund Total</b>				<b>4,680.00</b>

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

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**Open Space Sales Tax Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745894	1080	AURORA CITY OF	1/29/2020	164,350.00
			<b>Fund Total</b>	<b>164,350.00</b>

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

**30**      **Community Dev Block Grant Fund**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00005822	29064	TIERRA ROJO CORPORATION	1/30/2020	6,880.00
<b>Fund Total</b>				<b>6,880.00</b>

## Net Warrants by Fund Detail

31Head Start Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745904	37266	CENTURY LINK	1/29/2020	131.77
00745905	37266	CENTURY LINK	1/29/2020	181.27
00745908	327250	CINTAS CORPORATION NO 2	1/29/2020	160.89
00745912	5078	COLO DEPT OF HUMAN SERVICES	1/29/2020	105.00
00745914	612089	COMMERCIAL CLEANING SYSTEMS	1/29/2020	2,732.05
00745931	479165	IDEMIA IDENTITY & SECURITY USA	1/29/2020	49.50
00745943	55021	NULINX INTERNATIONAL	1/29/2020	1,590.00
00745960	13770	SYSCO DENVER	1/29/2020	145.51
00745969	31360	WESTMINSTER PRESBYTERIAN CHURC	1/29/2020	4,445.56
			<b>Fund Total</b>	<b>9,541.55</b>

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

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**Workforce & Business Center**

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745936	643316	LOCKHEED MARTIN SPACE SYSTEMS	1/29/2020	840.00
00745961	581649	TECHTONIC GROUP LLC	1/29/2020	3,000.00
<b>Fund Total</b>				<b>3,840.00</b>

## 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>
00005802	709816	CITY SERVICEVALCON LLC	1/29/2020	20,056.19
00745892	80112	AMERICAN ASSOC OF AIRPORT EXEC	1/29/2020	275.00
00745922	968367	GAREY BEN	1/29/2020	371.00
00745948	968366	ROBERTS TIM	1/29/2020	114.93
00745953	968369	SIBBITT ALICE	1/29/2020	227.52
00745956	289506	SOUTHWEST RESEARCH INSTITUTE	1/29/2020	5,000.00
00745959	968365	SUNDINE REED	1/29/2020	2,000.00
00745967	80279	VERIZON WIRELESS	1/29/2020	497.93
			<b>Fund Total</b>	<b>28,542.57</b>

## Net Warrants by Fund Detail

50FLATROCK Facility Fund

<u>Warrant</u>	<u>Supplier No</u>	<u>Supplier Name</u>	<u>Warrant Date</u>	<u>Amount</u>
00745880	1007	UNITED POWER (UNION REA)	1/28/2020	1,784.96
00745881	1007	UNITED POWER (UNION REA)	1/28/2020	44.51
00745882	1007	UNITED POWER (UNION REA)	1/28/2020	135.87
<b>Fund Total</b>				<b>1,965.34</b>

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

**Grand Total**      1,996,523.81



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

<u>2051</u>	<u>ANS - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Animal Control/Shelter					
	BLANCO DIANA	00001	968800	356780	1/22/2020	100.00
	SEBASTIAN CHLOE	00001	968801	356780	1/22/2020	250.00
					Account Total	<u>350.00</u>
					Department Total	<u><u>350.00</u></u>

**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>
	Membership Dues					
	AMERICAN ASSOC OF AIRPORT EXEC	00043	968768	356768	1/22/2020	275.00
					Account Total	<u>275.00</u>
	Telephone					
	VERIZON WIRELESS	00043	968771	356768	1/22/2020	457.92
					Account Total	<u>457.92</u>
					Department Total	<u><u>732.92</u></u>

**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>
	100LL Income					
	ROBERTS TIM	00043	968669	356676	1/21/2020	114.93
	SUNDINE REED	00043	968668	356676	1/21/2020	2,000.00
					Account Total	2,114.93
	Telephone					
	VERIZON WIRELESS	00043	968771	356768	1/22/2020	40.01
					Account Total	40.01
					Department Total	2,154.94

**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 Institutions					
	TIERRA ROJO CORPORATION	00030	968852	356886	1/23/2020	<u>6,880.00</u>
					Account Total	<u>6,880.00</u>
					Department Total	<u><u>6,880.00</u></u>

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

<u>43</u>	<u>Colorado Air &amp; Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	CITY SERVICEVALCON LLC	00043	969193	357345	1/29/2020	20,056.19
					Account Total	20,056.19
	T-Hanger Deposits					
	GAREY BEN	00043	968670	356676	1/21/2020	371.00
	SIBBITT ALICE	00043	968671	356676	1/21/2020	227.52
					Account Total	598.52
					Department Total	20,654.71

**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>
	Operating Supplies					
	SHRED IT	00001	968751	356748	1/22/2020	<u>60.00</u>
					Account Total	<u>60.00</u>
					Department Total	<u><u>60.00</u></u>

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

<u>1041</u>	<u>County Assessor</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	COLO ASSESSORS ASSN	00001	969154	357238	1/28/2020	115.00
	COLO ASSESSORS ASSN	00001	969155	357238	1/28/2020	10.00
	COLO ASSESSORS ASSN	00001	969156	357238	1/28/2020	85.00
					Account Total	210.00
	Operating Supplies					
	ALL COPY PRODUCTS INC	00001	969069	357115	1/27/2020	199.99
					Account Total	199.99
					Department Total	409.99

**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>
	Maintenance Contracts					
	STRYKER SALES CORPORATION	00001	968607	356464	1/16/2020	3,688.28
					Account Total	3,688.28
	Medical Services					
	CARUSO JAMES LOUIS	00001	969053	357048	1/24/2020	4,100.00
	DAWN B HOLMES INC	00001	968632	356557	1/17/2020	4,050.00
					Account Total	8,150.00
	Operating Supplies					
	ELDORADO ARTESIAN SPRINGS INC	00001	968608	356464	1/16/2020	20.97
	ELDORADO ARTESIAN SPRINGS INC	00001	968599	356463	1/16/2020	18.89
	ELDORADO ARTESIAN SPRINGS INC	00001	968600	356463	1/16/2020	11.00
	ELDORADO ARTESIAN SPRINGS INC	00001	968601	356463	1/16/2020	38.95
	SOUTHLAND MEDICAL LLC	00001	968609	356464	1/16/2020	1,500.66
	SOUTHLAND MEDICAL LLC	00001	968610	356464	1/16/2020	821.62
	SOUTHLAND MEDICAL LLC	00001	968598	356463	1/16/2020	930.20
					Account Total	3,342.29
	Other Professional Serv					
	FEDEX	00001	968612	356464	1/16/2020	66.19
	FEDEX	00001	968613	356464	1/16/2020	102.64
	LANGUAGE LINE SERVICES	00001	968602	356463	1/16/2020	68.06
	NMS LABS	00001	968605	356463	1/16/2020	16,509.00
	SCL HEALTH	00001	968603	356463	1/16/2020	414.00
	THOMSON REUTERS - WEST	00001	968606	356463	1/16/2020	372.00
	UNIPATH	00001	968604	356463	1/16/2020	1,984.00
					Account Total	19,515.89
	Subscrip/Publications					
	CORHIO	00001	968611	356464	1/16/2020	275.00
					Account Total	275.00
					Department Total	34,971.46



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

<u>1031</u>	<u>County Treasurer</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv TRACKER	00001	968675	356678	1/21/2020	1,400.00
					Account Total	1,400.00
					Department Total	1,400.00

**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					
	NEBRASKA DMV	00001	968986	357006	1/24/2020	3.00
					Account Total	3.00
	Witness Fees					
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	968984	357006	1/24/2020	12.54
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	968984	357006	1/24/2020	222.21
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	968984	357006	1/24/2020	285.04
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	968984	357006	1/24/2020	229.41
	ADCO DISTRICT ATTORNEY'S OFFIC	00001	968984	357006	1/24/2020	57.20
					Account Total	806.40
					Department Total	809.40

**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>
	Mileage Reimbursements					
	19522	00001	969070	357116	1/27/2020	<u>81.59</u>
					Account Total	<u>81.59</u>
					Department Total	<u><u>81.59</u></u>

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

<u>1076</u>	<u>FO - Adams County Svc Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Minor Equipment					
	HILLYARD - DENVER	00001	968524	356420	1/16/2020	7,366.15
					Account Total	<u>7,366.15</u>
					Department Total	<u><u>7,366.15</u></u>

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

<u>1091</u>	<u>FO - Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Consultant Services					
	FIDELITY NATL TITLE INS CO	00001	968806	356786	1/22/2020	550.00
					Account Total	550.00
	Gas & Electricity					
	AMERIGAS DENVER 1012	00001	968522	356420	1/16/2020	3,011.81
					Account Total	3,011.81
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10284	00001	968687	356679	1/2/2020	79.99
					Account Total	79.99
					Department Total	3,641.80

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

<u>1060</u>	<u>FO - Community Corrections</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10302	00001	968677	356679	1/7/2020	<u>4,592.18</u>
					Account Total	<u>4,592.18</u>
					Department Total	<u><u>4,592.18</u></u>

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

<u>1114</u>	<u>FO - District Attorney Bldg.</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10299	00001	968689	356679	1/3/2020	<u>618.74</u>
					Account Total	<u>618.74</u>
					Department Total	<u><u>618.74</u></u>

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

<u>2090</u>	<u>FO - Flatrock Facility</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10290	00050	968694	356679	12/31/2019	1,784.96
	Energy Cap Bill ID=10291	00050	968695	356679	12/31/2019	44.51
	Energy Cap Bill ID=10292	00050	968696	356679	12/31/2019	135.87
					Account Total	<u>1,965.34</u>
					Department Total	<u><u>1,965.34</u></u>



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

<u>1077</u>	<u>FO - Government Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLO DOORWAYS INC	00001	968810	356859	1/23/2020	1,023.34
					Account Total	1,023.34
	Gas & Electricity					
	Energy Cap Bill ID=10289	00001	968685	356679	1/6/2020	16,763.00
	Energy Cap Bill ID=10296	00001	968686	356679	1/6/2020	2,634.00
					Account Total	19,397.00
	Grounds Maintenance					
	AGFINITY INC	00001	968519	356420	1/16/2020	426.00
					Account Total	426.00
					Department Total	20,846.34

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

<u>1070</u>	<u>FO - Honnen/Plan&amp;Devel/MV Ware</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10286	00001	968679	356679	1/3/2020	300.14
	Energy Cap Bill ID=10287	00001	968680	356679	1/3/2020	339.24
	XCEL ENERGY	00001	968809	356859	1/23/2020	219.95
					Account Total	859.33
	Water/Sewer/Sanitation					
	SOUTH ADAMS WATER & SANITATION	00001	968808	356856	1/23/2020	405.45
					Account Total	405.45
					Department Total	1,264.78

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

<u>1071</u>	<u>FO - Justice Center</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	COLO ANALYTICAL LABORATORY	00001	968811	356859	1/23/2020	27.00
					Account Total	27.00
	Minor Equipment					
	HILLYARD - DENVER	00001	968525	356420	1/16/2020	7,366.15
					Account Total	7,366.15
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10297	00001	968681	356679	1/3/2020	2,661.03
					Account Total	2,661.03
					Department Total	<u>10,054.18</u>

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

<u>1019</u>	<u>FO - Mailroom &amp; Dock</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Postage & Freight					
	PITNEY BOWES BANK	00001	968821	356874	1/23/2020	16,000.00
					Account Total	16,000.00
					Department Total	16,000.00

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

<u>1069</u>	<u>FO - Old Animal Shelter</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10298	00001	968678	356679	1/4/2020	<u>601.57</u>
					Account Total	<u>601.57</u>
					Department Total	<u><u>601.57</u></u>

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

<u>1111</u>	<u>FO - Parks Facilities</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10285	00001	968688	356679	1/3/2020	<u>58.93</u>
					Account Total	<u>58.93</u>
					Department Total	<u><u>58.93</u></u>

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

<u>2009</u>	<u>FO - Sheriff Maintenance</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Repair & Maint					
	TRANE US INC	00001	968518	356420	1/16/2020	416.00
					Account Total	416.00
	Gas & Electricity					
	Energy Cap Bill ID=10288	00001	968690	356679	12/31/2019	8,383.57
	Energy Cap Bill ID=10293	00001	968691	356679	12/31/2019	75.21
	Energy Cap Bill ID=10294	00001	968692	356679	12/31/2019	707.32
	Energy Cap Bill ID=10300	00001	968693	356679	12/31/2019	19,218.54
					Account Total	28,384.64
	Water/Sewer/Sanitation					
	REPUBLIC SERVICES #535	00001	968520	356420	1/16/2020	582.59
	REPUBLIC SERVICES #535	00001	968521	356420	1/16/2020	3,599.02
					Account Total	4,181.61
					Department Total	32,982.25

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

<u>1075</u>	<u>FO - Strasburg/Whittier</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	Energy Cap Bill ID=10295	00001	968682	356679	1/8/2020	1,934.57
	Energy Cap Bill ID=10301	00001	968683	356679	1/1/2020	297.59
					Account Total	<u>2,232.16</u>
	Water/Sewer/Sanitation					
	Energy Cap Bill ID=10283	00001	968684	356679	1/3/2020	154.35
					Account Total	<u>154.35</u>
					Department Total	<u><u>2,386.51</u></u>



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

<u>1</u>	<u>General Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Clrg					
	DE LONE LAW INC	00001	969046	357025	1/24/2020	1,470.00
	GEOTECH ENVIRONMENTAL EQUIPMEN	00001	969047	357025	1/24/2020	5,591.00
	WELLPATH LLC	00001	969194	357345	1/29/2020	119,826.00
	WELLPATH LLC	00001	969195	357345	1/29/2020	119,826.00
	WELLPATH LLC	00001	969196	357345	1/29/2020	607,530.00
	WELLPATH LLC	00001	969197	357345	1/29/2020	209,675.58
					Account Total	<u>1,063,918.58</u>
					Department Total	<u><u>1,063,918.58</u></u>

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

<u>5</u>	<u>Golf Course Enterprise Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Received not Vouchered Cllrg					
	PROFESSIONAL RECREATION MGMT I	00005	969192	357345	1/29/2020	<u>9,000.00</u>
					Account Total	<u>9,000.00</u>
					Department Total	<u><u>9,000.00</u></u>

**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	969216	357371	1/29/2020	12,279.11
	PROFESSIONAL RECREATION MGMT I	00005	969216	357371	1/29/2020	1,597.28
	PROFESSIONAL RECREATION MGMT I	00005	969216	357371	1/29/2020	720.16
					Account Total	14,596.55
	Grounds Maintenance					
	AGFINITY INC	00005	968654	356614	1/20/2020	25.29
	TORO NSN	00005	968665	356614	1/20/2020	229.00
					Account Total	254.29
	Repair & Maint Supplies					
	ALSCO AMERICAN INDUSTRIAL	00005	968655	356614	1/20/2020	52.34
	ALSCO AMERICAN INDUSTRIAL	00005	968656	356614	1/20/2020	52.34
					Account Total	104.68
	Telephone					
	PROFESSIONAL RECREATION MGMT I	00005	969199	357348	1/29/2020	315.31
					Account Total	315.31
	Vehicle Parts & Supplies					
	GCR TIRES AND SERVICE	00005	968657	356614	1/20/2020	556.28
	INTERSTATE BATTERY OF ROCKIES	00005	968658	356614	1/20/2020	224.80
	NAPA	00005	968659	356614	1/20/2020	136.63
	NAPA	00005	968660	356614	1/20/2020	219.97
	POTESTIO BROTHER EQUIPMENT	00005	968661	356614	1/20/2020	94.20
	POTESTIO BROTHER EQUIPMENT	00005	968662	356614	1/20/2020	100.64
	POTESTIO BROTHER EQUIPMENT	00005	968663	356614	1/20/2020	213.23
	POTESTIO BROTHER EQUIPMENT	00005	968664	356614	1/20/2020	868.37
					Account Total	2,414.12
					Department Total	17,684.95

**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	969216	357371	1/29/2020	12,575.70
	PROFESSIONAL RECREATION MGMT I	00005	969216	357371	1/29/2020	1,615.62
	PROFESSIONAL RECREATION MGMT I	00005	969216	357371	1/29/2020	135.96
					Account Total	14,327.28
	Equipment Rental					
	PROFESSIONAL RECREATION MGMT I	00005	969216	357371	1/29/2020	187.67
					Account Total	187.67
	Golf Merchandise					
	PROFESSIONAL RECREATION MGMT I	00005	969199	357348	1/29/2020	317.60
					Account Total	317.60
	Insurance Premiums					
	PROFESSIONAL RECREATION MGMT I	00005	969216	357371	1/29/2020	56.98
	PROFESSIONAL RECREATION MGMT I	00005	969216	357371	1/29/2020	554.04
	PROFESSIONAL RECREATION MGMT I	00005	969216	357371	1/29/2020	675.32
					Account Total	1,286.34
	Janitorial Services					
	PROFESSIONAL RECREATION MGMT I	00005	969199	357348	1/29/2020	647.53
					Account Total	647.53
	Security Service					
	PROFESSIONAL RECREATION MGMT I	00005	969199	357348	1/29/2020	1,341.25
	PROFESSIONAL RECREATION MGMT I	00005	969216	357371	1/29/2020	647.50
					Account Total	1,988.75
	Telephone					
	PROFESSIONAL RECREATION MGMT I	00005	969216	357371	1/29/2020	60.73
	PROFESSIONAL RECREATION MGMT I	00005	969199	357348	1/29/2020	72.30
					Account Total	133.03
	Water/Sewer/Sanitation					
	PROFESSIONAL RECREATION MGMT I	00005	969199	357348	1/29/2020	600.91
					Account Total	600.91
					Department Total	19,489.11

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

<u>935120</u>	<u>HHS Grant</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Building Rental					
	WESTMINSTER PRESBYTERIAN CHURC	00031	968700	356688	1/21/2020	2,222.78
	WESTMINSTER PRESBYTERIAN CHURC	00031	968779	356688	1/21/2020	2,222.78
					Account Total	4,445.56
	HS Parent Activity Expenses					
	SYSCO DENVER	00031	968703	356688	1/21/2020	145.51
					Account Total	145.51
	Janitorial Services					
	COMMERCIAL CLEANING SYSTEMS	00031	968782	356772	1/22/2020	2,732.05
					Account Total	2,732.05
	Operating Supplies					
	CINTAS CORPORATION NO 2	00031	968433	356157	1/13/2020	160.89
					Account Total	160.89
	Other Professional Serv					
	COLO DEPT OF HUMAN SERVICES	00031	968777	356688	1/21/2020	105.00
	IDEMIA IDENTITY & SECURITY USA	00031	968778	356688	1/21/2020	49.50
					Account Total	154.50
	Subscrip/Publications					
	NULINX INTERNATIONAL	00031	968351	356157	1/13/2020	795.00
	NULINX INTERNATIONAL	00031	968454	356314	1/15/2020	795.00
					Account Total	1,590.00
	Telephone					
	CENTURY LINK	00031	968431	356157	1/13/2020	131.77
	CENTURY LINK	00031	968432	356157	1/13/2020	181.27
					Account Total	313.04
					Department Total	9,541.55

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

<u>8613</u>	<u>Insurance - UHC EPO Medical</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Claims					
	UNITED HEALTH CARE INSURANCE C	00019	968754	356758	1/22/2020	111,527.94
	UNITED HEALTH CARE INSURANCE C	00019	968820	356872	1/23/2020	299,782.53
					Account Total	411,310.47
					Department Total	411,310.47

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

<u>8607</u>	<u>Insurance - UHC HDHP</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Administration Fee					
	OPTUM BANK	00019	968813	356870	1/23/2020	159.50
	OPTUM BANK	00019	968814	356870	1/23/2020	156.75
	OPTUM BANK	00019	968815	356870	1/23/2020	165.00
	OPTUM BANK	00019	968816	356870	1/23/2020	170.50
	OPTUM BANK	00019	968817	356870	1/23/2020	181.50
	OPTUM BANK	00019	968818	356870	1/23/2020	184.25
					Account Total	1,017.50
					Department Total	1,017.50

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

<u>8622</u>	<u>Insurance -Benefits &amp; Wellness</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Medical Services					
	A&M WINDOW SERVICE	00019	968807	356856	1/23/2020	<u>2,291.00</u>
					Account Total	<u>2,291.00</u>
					Department Total	<u><u>2,291.00</u></u>



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

<u>8614</u>	<u>Insurance- Delta Dental</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Self-Insurance Claims					
	DELTA DENTAL OF COLO	00019	968753	356756	1/22/2020	19,398.82
	DELTA DENTAL OF COLO	00019	968819	356871	1/23/2020	1,027.20
	DELTA DENTAL OF COLO	00019	968819	356871	1/23/2020	21,638.00
					Account Total	<u>42,064.02</u>
					Department Total	<u><u>42,064.02</u></u>

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

<u>8617</u>	<u>Insurance- Workers Comp</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Workers Compensation					
	TRISTAR RISK MANAGEMENT	00019	969215	357370	1/29/2020	<u>37,757.95</u>
					Account Total	<u>37,757.95</u>
					Department Total	<u><u>37,757.95</u></u>

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

<u>6107</u>	<u>Open Space Projects</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Grounds Maintenance					
	BRIGHTON CITY OF	00027	968728	356707	1/21/2020	3,000.00
					Account Total	3,000.00
	Special Assessment Payments					
	CENTRAL COLO WATER CONSERVANCY	00027	969059	357060	1/24/2020	1,680.00
					Account Total	1,680.00
					Department Total	4,680.00

**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					
	AURORA CITY OF	00028	968958	357001	1/24/2020	14,350.00
	AURORA CITY OF	00028	968959	357001	1/24/2020	150,000.00
					Account Total	164,350.00
					Department Total	164,350.00

**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					
	BECKMAN AMY	00001	968630	356555	1/17/2020	706.65
	CRIBB KINDALL	00001	968633	356555	1/17/2020	2,500.00
	JEFFERSON RAYNA	00001	968631	356555	1/17/2020	1,485.00
	LIMA PEDRO F	00001	969079	357126	1/27/2020	501.43
	MILINAZZO WENDI K	00001	968812	356868	1/23/2020	1,116.50
	SANCHEZ MARITZA	00001	969080	357126	1/27/2020	1,650.00
					Account Total	<u>7,959.58</u>
					Department Total	<u><u>7,959.58</u></u>

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

<u>5011</u>	<u>PKS- Administration</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Special Assessment Payments					
	CENTRAL COLO WATER CONSERVANCY	00001	969057	357060	1/24/2020	1,680.00
	CENTRAL COLO WATER CONSERVANCY	00001	969058	357060	1/24/2020	4,032.00
					Account Total	<u>5,712.00</u>
					Department Total	<u><u>5,712.00</u></u>

**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>
	5K Run for Fair					
	RACING UNDERGROUND LLC	00001	968729	356707	1/21/2020	500.00
					Account Total	500.00
	Event Services					
	AIRGAS USA LLC	00001	968726	356707	1/21/2020	105.07
					Account Total	105.07
	Regional Park Rentals					
	HORIZON HIGH SCHOOL	00001	969064	357060	1/24/2020	400.00
					Account Total	400.00
	Sheriff Park Security Fees					
	GONZALEZ ROSA L	00001	969063	357060	1/24/2020	1,029.00
					Account Total	1,029.00
					Department Total	2,034.07

**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>
	Operating Supplies					
	CINTAS CORPORATION NO 2	00001	969060	357060	1/24/2020	215.17
	CINTAS FIRST AID & SAFETY	00001	969061	357060	1/24/2020	334.10
					Account Total	<u>549.27</u>
					Department Total	<u><u>549.27</u></u>



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

<u>5016</u>	<u>PKS- Trail Ranger Patrol</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Gas & Electricity					
	XCEL ENERGY	00001	968730	356707	1/21/2020	34.25
	XCEL ENERGY	00001	968731	356707	1/21/2020	34.73
	XCEL ENERGY	00001	968732	356707	1/21/2020	10.74
	XCEL ENERGY	00001	968733	356707	1/21/2020	208.83
					Account Total	288.55
	Water/Sewer/Sanitation					
	BERKELEY WATER & SANITATION D	00001	968727	356707	1/21/2020	70.84
	CRESTVIEW WATER SAN	00001	969062	357060	1/24/2020	13.96
					Account Total	84.80
					Department Total	373.35

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

<u>1089</u>	<u>PLN- Boards &amp; Commissions</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Professional Serv					
	BUSH MELVIN E	00001	968896	356902	1/23/2020	65.00
	GREEN THOMAS D	00001	968898	356902	1/23/2020	65.00
	GRONQUIST CHRIS	00001	968901	356902	1/23/2020	65.00
	HANCOCK FORREST HAYES	00001	968902	356902	1/23/2020	65.00
	STANFIELD THOMSON	00001	968900	356902	1/23/2020	65.00
					Account Total	325.00
					Department Total	325.00

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

<u>2008</u>	<u>SHF - Training Academy</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Education & Training					
	HOFFER MICHELLE L	00001	968457	356321	1/15/2020	<u>200.00</u>
					Account Total	<u>200.00</u>
					Department Total	<u><u>200.00</u></u>

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

<u>2011</u>	<u>SHF- Admin Services Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Uniforms & Cleaning					
	GALLS LLC	00001	968491	356325	1/15/2020	123.47
	GALLS LLC	00001	968494	356325	1/15/2020	315.36
					Account Total	<u>438.83</u>
					Department Total	<u><u>438.83</u></u>

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

<u>2075</u>	<u>SHF- Commissary Fund</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Other Communications					
	CENTURY LINK	00001	968486	356325	1/15/2020	215.66
					Account Total	215.66
	Other Professional Serv					
	METRO TRANSPORTATION PLANNING	00001	968495	356325	1/15/2020	4,076.25
	METRO TRANSPORTATION PLANNING	00001	968512	356325	1/15/2020	2,442.35
					Account Total	6,518.60
					Department Total	6,734.26

**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>
	Membership Dues					
	RMDIAI	00001	968460	356321	1/15/2020	120.00
					Account Total	120.00
	Other Communications					
	CENTURY LINK	00001	968456	356321	1/15/2020	88.99
					Account Total	88.99
	Postage & Freight					
	U S POSTMASTER	00001	968458	356321	1/15/2020	5,000.00
					Account Total	5,000.00
	Uniforms & Cleaning					
	GALLS LLC	00001	968493	356325	1/15/2020	90.50
					Account Total	90.50
					Department Total	<u>5,299.49</u>

**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>
	Uniforms & Cleaning					
	ADAMSON POLICE PRODUCTS	00001	968482	356325	1/15/2020	624.00
	GALLS LLC	00001	968492	356325	1/15/2020	403.79
	GALLS LLC	00001	968489	356325	1/15/2020	1,548.75
					Account Total	<u>2,576.54</u>
					Department Total	<u><u>2,576.54</u></u>

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

<u>2017</u>	<u>SHF- Patrol Division</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Uniforms & Cleaning GALLS LLC	00001	968490	356325	1/15/2020	794.81
					Account Total	794.81
					Department Total	794.81



**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					
	CHEMATOX LABORATORY INC	00001	968488	356325	1/15/2020	263.00
	NORTHGLENN AMBULANCE	00001	968496	356325	1/15/2020	434.70
					Account Total	<u>697.70</u>
					Department Total	<u><u>697.70</u></u>

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

<u>4315</u>	<u>Space Port</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Registration Fees					
	SOUTHWEST RESEARCH INSTITUTE	00043	968770	356768	1/22/2020	<u>5,000.00</u>
					Account Total	<u>5,000.00</u>
					Department Total	<u><u>5,000.00</u></u>

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

<u>98700</u>	<u>WBT Apprenticeship USA</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Apprenticeship					
	TECHTONIC GROUP LLC	00035	968752	356749	1/22/2020	3,000.00
					Account Total	<u>3,000.00</u>
					Department Total	<u><u>3,000.00</u></u>

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

<u>97200</u>	<u>WIOA ADULT PROGRAM</u>	<u>Fund</u>	<u>Voucher</u>	<u>Batch No</u>	<u>GL Date</u>	<u>Amount</u>
	Apprenticeship					
	LOCKHEED MARTIN SPACE SYSTEMS	00035	968452	356308	1/15/2020	840.00
					Account Total	840.00
					Department Total	840.00

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

**Grand Total**      1,996,523.81



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

**Eva J. Henry - District #1  
Charles "Chaz" Tedesco - District #2  
Emma Pinter - District #3  
Steve O'Doriso - District #4  
Mary Hodge - District #5**

**Tuesday  
February 04, 2020  
9:30 AM**

**1. ROLL CALL**

**Present:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Doriso, and Commissioner Hodge

**2. PLEDGE OF ALLEGIANCE**

**3. MOTION TO APPROVE AGENDA**

**A motion was made by Commissioner Henry, seconded by Commissioner Hodge, that this Agenda be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Doriso, and Commissioner Hodge

**4. AWARDS AND PRESENTATIONS**

- A.** Adams County Commissioners Career Expo Award Presentation
- B.** Colorado Air and Space Port Advisory Board Recognition

**5. PUBLIC COMMENT**

- A. Citizen Communication**

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

**B. Elected Officials' Communication**

**6. CONSENT CALENDAR**

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

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

- A.** List of Expenditures Under the Dates of January 20-24, 2020
- B.** Minutes of the Commissioners' Proceedings from January 28, 2020
- C.** Adams County Public Trustee Operational Expense for the Quarter Ending December 2019
- D.** Resolution Accepting a Permanent Drainage Easement from West 62nd Ave, LLC, to Adams County for Storm Water Drainage Purposes  
(File approved by ELT)
- E.** Resolution Accepting a Permanent Drainage Easement from Monica Hernandez-Alvarez and Jorge E. Olvera-Rojas, to Adams County for Storm Water Drainage Purposes  
(File approved by ELT)
- F.** Resolution Accepting a Permanent Drainage Easement from Arlen Powell and Rosemary Powell, to Adams County for Storm Water Drainage Purposes  
(File approved by ELT)
- G.** Resolution Approving Encroachment Agreement between School District No. 1 and Adams County for Improvements in County Right-of-Way  
(File approved by ELT)
- H.** Resolution Approving the Intergovernmental Agreement with the City of Westminster, City of Thornton, and the North Metro Task Force for Information Technology Services  
(File approved by ELT)

- I. Resolution Approving Incentive Agreement between Adams County and Dillon Companies, LLC  
(File approved by ELT)
- J. Resolution Approving the Tax Year 2019 Colorado Parks and Wildlife Impact Assistance Grant Application  
(File approved by ELT)
- K. Resolution Appointing Richard Delaney to the Tri-County Health Department Board  
(File approved by ELT)
- L. Resolution Appointing Eric Montoya to the Unison Housing Partners  
(File approved by ELT)
- M. Resolution Appointing Jessica Sandgren to the Unison Housing Partners as a Municipality Elected Official  
(File approved by ELT)

**7. NEW BUSINESS**

**A. COUNTY MANAGER**

- 1. Resolution Approving Amendment Two between Adams County and CASCO International/C.A. Short Company to Provide Employee Recognition Solution Services  
(File approved by ELT)  
**A motion was made by Commissioner Tedesco, seconded by Commissioner Hodge, that this New Business be approved. The motion carried by the following vote:**

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

**B. COUNTY ATTORNEY**

**8. LAND USE HEARINGS**

**A. Cases to be Heard**

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

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



1. PRC2018-00008 Shook 3 and 4 Preliminary Plats

(File approved by ELT)

**A motion was made by Commissioner Tedesco, seconded by Commissioner Henry, that this Land Use Hearing be approved. The motion carried by the following vote:**

**Aye:** 5 - Commissioner Henry, Commissioner Tedesco, Commissioner Pinter, Commissioner O'Dorizio, and Commissioner Hodge

## **9. ADJOURNMENT**

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



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> February 11, 2020
<b>SUBJECT:</b> Scheduled Computer Replacement
<b>FROM:</b> Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Benjamin Dahlman, Finance Director Jennifer Tierney Hammer, Procurement and Contracts Manager
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves the use of State awarded agreements for the purchase of computers to fulfill the County's computer replacement schedule.

### **BACKGROUND:**

The Adams County Information Technology and Innovation Department (ITi) has budgeted \$477,100.00 for the replacement of computers in 2020. ITi expects to replace one-quarter of the County's computers every four years. The computers that are scheduled for replacement have reached or exceeded their life cycle value.

The State of Colorado formally solicits and awards the purchase of computers to multiple firms. Due to the volume of computers purchased through the State agreements, the pricing is very competitive. Each of the contract awards includes cooperative language, which adheres to the Adams County Purchasing Policy, Appendix E – Cooperative, Single, and Sole Source Purchases.

Actual computer purchases will be made at various times throughout the year by the Purchasing Division. Each purchase order will be issued to the appropriate firm based on computer specifications as determined by the Information Technology and Innovation Department.

ITi and the Purchasing Division are requesting the use of State awarded firms for the purchase of computers to fulfill the County's computer replacement schedule for 2020, in the not to exceed amount of \$477,100.00.

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

Information Technology and Innovation Department

### **ATTACHED DOCUMENTS:**

Resolution

Revised 07/2017

**FISCAL IMPACT:**

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

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

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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	7561		\$477,100
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			\$477,100

New FTEs requested:             YES             NO

Future Amendment Needed:     YES             NO

**Additional Note:**

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING THE USE OF STATE AWARDED AGREEMENTS  
FOR THE PURCHASE OF COMPUTERS TO FULFILL THE COUNTY'S COMPUTER  
REPLACEMENT SCHEDULE

WHEREAS, the Information Technology and Innovation Department (ITi) has budgeted \$477,100.00 for the purchase of computers to fulfill the County's computer replacement schedule for 2020; and,

WHEREAS, the State of Colorado formally solicits and awards agreements to multiple firms for the purchase of computers; and,

WHEREAS, each of the contract awards includes cooperative language, which adheres to the Adams County Purchasing Policy, Appendix E – Cooperative, Single, and Sole Source Purchases; and,

WHEREAS, the purchases will be made throughout the year by the Purchasing Division to the appropriate firms, as determined by ITi.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado that the use of State awarded agreements to multiple firms for the purchase of computers to fulfill the County's computer replacement schedule is hereby approved.

BE IT FURTHER RESOLVED that the Chair hereby authorizes the Purchasing Division to sign the purchase orders on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



## PUBLIC HEARING AGENDA ITEM

<b>DATE OF PUBLIC HEARING:</b> February 11, 2020
<b>SUBJECT:</b> Aerial Imagery Services with Pictometry International Corporation
<b>FROM:</b> Raymond H. Gonzales, County Manager Chris Kline, Deputy County Manager Benjamin Dahlman, Finance Director Jennifer Tierney Hammer, Procurement and Contracts Manager
<b>AGENCY/DEPARTMENT:</b> Information Technology and Innovation Department
<b>HEARD AT STUDY SESSION ON:</b> N/A
<b>AUTHORIZATION TO MOVE FORWARD:</b> <input type="checkbox"/> YES <input type="checkbox"/> NO
<b>RECOMMENDED ACTION:</b> That the Board of County Commissioners approves an agreement with Pictometry International Corporation for Aerial Imagery Services.

### **BACKGROUND:**

Pictometry International Corporation (Pictometry) obtains and provides high-resolution oblique aerial imagery to the County with a 360-degree view of every property within the County. Pictometry provides the system, which is delivered via GIS, is accessible on-line and is available through the County's Interactive Web Maps. Pictometry is an approved sole source provider for these services and it adheres to the Adams County Purchasing Policy, Appendix E – Cooperative, Single, and Sole Source Purchases.

Several departments use the oblique aerial imagery to perform their work for the County, such as Facilities and Fleet Management, Parks, Elections, the Office of Emergency Management, the District Attorney's Office and the Sheriff's Office. Updating the system keeps the imagery and software current with changing conditions throughout the County. In addition, the images and tools allow for the measurement of features such as buildings and roads. Oblique imagery is an invaluable tool for the Assessor's Office and it's also used for the identification of impervious surfaces for the County's Stormwater fee project.

This project will be conducted in three 2-year phases for a total of six (6) years. It is recommended that the Board of County Commissioners approves the six-year agreement with Pictometry International Corporation for Aerial Imagery Services in the not to exceed amount of \$914,021.25.

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

Information Technology and Innovation Department

**ATTACHED DOCUMENTS:**

Resolution

**FISCAL IMPACT:**

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

<b>Fund: 01</b>
<b>Cost Center: 1055</b>

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

	<b>Object Account</b>	<b>Subledger</b>	<b>Amount</b>
Current Budgeted Operating Expenditure:	9215	10552001	\$189,347
Add'l Operating Expenditure not included in Current Budget:			
Current Budgeted Capital Expenditure:			
Add'l Capital Expenditure not included in Current Budget:			
<b>Total Expenditures:</b>			<hr/> <hr/> <b>\$189,347</b>

**New FTEs requested:**                       YES             NO

**Future Amendment Needed:**             YES             NO

**Additional Note:**

Information Technology and Innovation will pay for these services one year at a time in the amount of \$189,347 per year.

BOARD OF COUNTY COMMISSIONERS FOR  
ADAMS COUNTY, STATE OF COLORADO

RESOLUTION APPROVING AN AGREEMENT BETWEEN ADAMS COUNTY AND  
PICTOMETRY INTERNATIONAL CORPORATION FOR AERIAL IMAGERY SERVICES

WHEREAS, Pictometry International Corporation provides oblique digital aerial photography to Adams County; and,

WHEREAS, Pictometry International Corporation is an approved sole source provider of these services which adheres to the Adams County Purchasing Policy, Appendix E – Cooperative, Single, and Sole Source Purchases; and,

WHEREAS, Pictometry International Corporation agrees to provide digital aerial photography for the not to exceed amount of \$914,021.25.

NOW, THEREFORE, BE IT RESOLVED, by the Board of County Commissioners, County of Adams, State of Colorado, that the agreement between Adams County and Pictometry International Corporation to provide aerial imagery services is hereby approved.

BE IT FURTHER RESOLVED, that the Chair is hereby authorized to sign the agreement with Pictometry International Corporation on behalf of Adams County, after negotiation and approval as to form is completed by the County Attorney's Office.



Community & Economic Development Department

Development Services Division

4430 South Adams County Parkway,

1st Floor, Suite W2000

Brighton, CO 80601-8205

PHONE 720.523.6800 FAX 720.523.6967

## MEMORANDUM

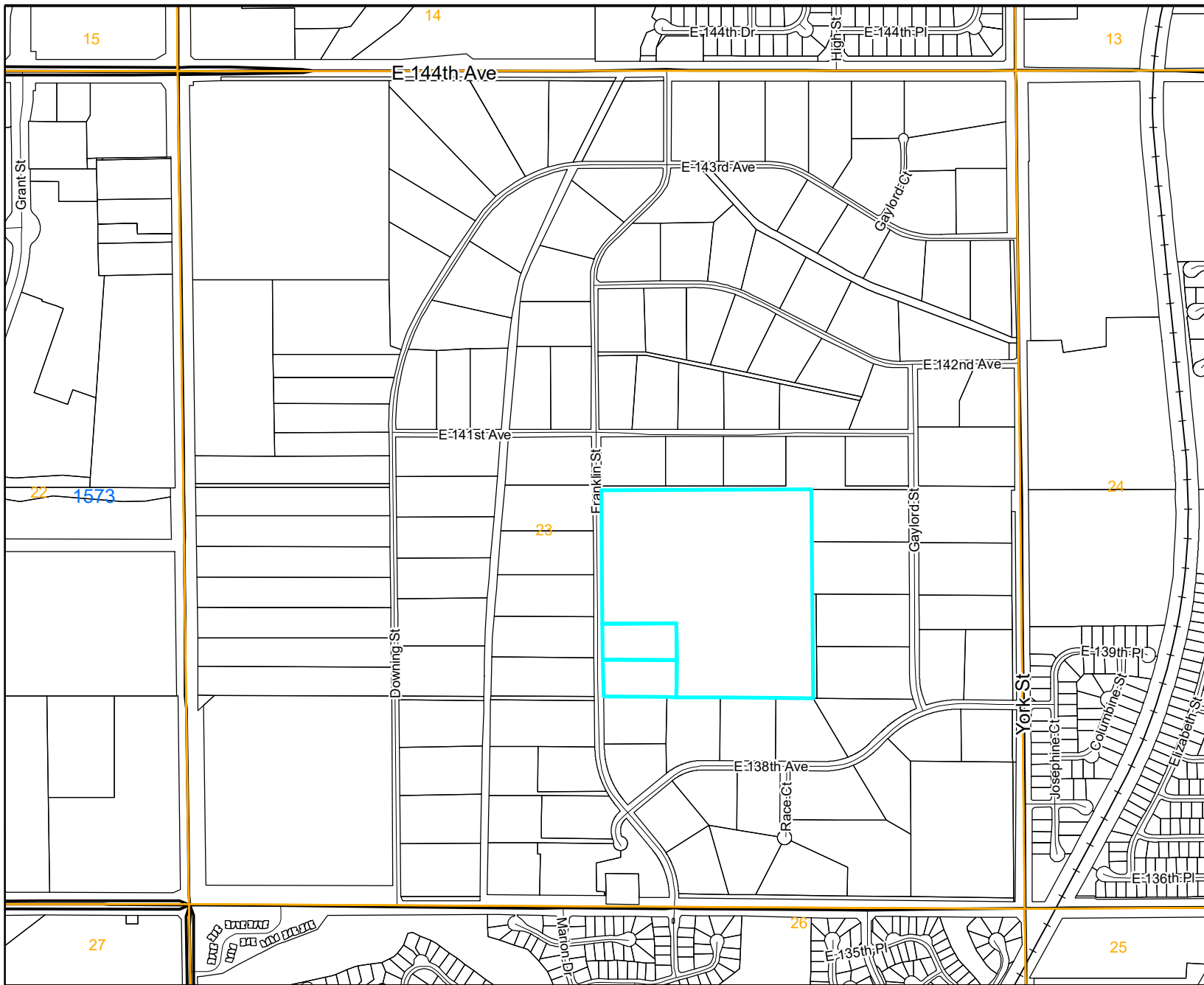
To: Board of County Commissioners  
From: Layla Bajelan  
Date: January 27, 2020  
**Subject: Request to Continue Case # PRC2018-00025**

Jay and Kathleen Hill, the applicants, are requesting: a rezone from Agricultural-3 (A-3) to Agricultural-1 (A-1) and a major subdivision preliminary plat to create three lots.

Section 2-01-07-01-03 of the Adams County Development Standards and Regulations, Continuation of Public Hearing, states that the Board of County Commissioners may, by motion or at the request of any person, continue any public hearing to a fixed date, time, and place. All continuances shall be granted at the discretion of the Board of County Commissioners. The date and time of the continuance shall be announced at the hearing and the applicant may be required to agree to any continuance in writing. In the case of the JRJK Dream Acres application, the applicant is requesting additional time due to the applicant being out of the County at the time of the hearing. Staff is also requesting a continuance as the initial request for comments was sent out to property owners and occupants within a 500-foot buffer, which does not meet the legal noticing requirements. Staff is requesting that the case be continued to allow for a sufficient noticing period.

The Applicant and Staff are requesting that the Board of County Commissioners continue the request for Case Number PRC2018-00025 (JRJK Dream Acres) to the February 25th, 2020, agenda. A full staff report will be provided for said hearing.





**Legend**

- +— Railroad
- Major Water
- Zoning Line
- Sections
  
- Zoning Districts**
- A-1
- A-2
- A-3
- R-E
- R-1-A
- R-1-C
- R-2
- R-3
- R-4
- M-H
- C-0
- C-1
- C-2
- C-3
- C-4
- C-5
- I-1
- I-2
- I-3
- CO
- PL
- AV
- DIA
- P-U-D
- P-U-D(P)

**PRC2018-00025**  
**JRJK Dream Acres**



For display purposes only.



This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy

# JRJK Dream Acres

PRC2018-00025

13830, 13850 Franklin

February 11, 2020

Board of County Commissioners Public Hearing  
Community and Economic Development Department

Case Manager: Layla Bajelan



# Requests

- 1) Rezone from Agricultural-3 (A-3) to Agricultural-1 (A-1)
- 2) Major Subdivision Preliminary Plat to create 3 parcels from the existing 3 parcels

# Recommendation

Applicant and Staff are requesting a continuance due to:

1. Applicant out of County for Public Hearing
2. Allow for Staff to send sufficient legal notice

Continue the request (PRC2018-00025) to the February 25<sup>th</sup>, 2020 Board of County Commission meeting agenda.



COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT

CASE NAME: PECOS LOGISTICS PARK  
CASE NO.: PRC2019-00016

**TABLE OF CONTENTS**

**EXHIBIT 1 – PC Staff Report**

**EXHIBIT 2- Maps**

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

**EXHIBIT 3- Applicant Information**

- 3.1 Applicant Written Explanation
- 3.2 Applicant Preliminary Plat

**EXHIBIT 4- Referral Comments**

- 4.1 Referral Comments (Adams County)
- 4.2 Referral Comments (CDNR - Division of Parks & Wildlife)
- 4.3 Referral Comments (CDNR - Division of Water Resources)
- 4.4 Referral Comments (CDOT)
- 4.5 Referral Comments (Colorado Geological Survey)
- 4.6 Referral Comments (Metro Wastewater Reclamation District)
- 4.7 Referral Comments (Tri-County Health District)
- 4.8 Referral Comments (West Adams Conservation District)
- 4.9 Referral Comments (Xcel Energy)

**EXHIBIT 5- Public Comments**

- 5.1 Public Comments (Helfand)
- 5.2 Public Comments (Loppnow)
- 5.3 Public Comments (Schmidt)

**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**

**Planning Commission**

**January 23, 2020**

<b>CASE No.: PRC2019-00016</b>	<b>CASE NAME: Pecos Logistics Park</b>
Owner's Name:	Pecos Logistics Park, LLLP
Applicant's Name:	Matt Mitchell, Westfield Co.
Applicant's Address:	4221 Brighton Blvd., Denver, CO 80216
Location of Requests:	5751 North Pecos Street
Parcel Numbers:	0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509300065, 0182509300067, 0182509309001, 0182509312001, 0182509312002, 0182509313002, 0182550934002, 0182509300068, 0182509300069
Nature of Requests:	1) PLT2019-00031 - Major subdivision preliminary plat to create three lots and two tracts; 2) VAC2019-00003 - Roadway Vacation for a portion of Pecos Street 3) PLT2019-00032 - Waiver from subdivision design standards for West 56 <sup>th</sup> Avenue
Current Zone Districts:	A mix of Industrial-3 (I-3), Industrial-2 (I-2), Industrial-1 (I-1), and Residential-1-C (R-1-C).
Future Land Use:	Industrial
Total Site Area:	66.6 acres (2,899,197 sq. ft.)
Hearing Date(s):	<b>PC: January 23, 2020 / 6:00 pm</b> <b>BoCC: February 11, 2020 / 9:30 am</b>
Report Date:	January 17, 2020
Case Manager:	Greg Barnes
PC/Staff Recommendations:	APPROVAL with 18 Findings-of-Fact and 2 Notes

**SUMMARY OF APPLICATIONS**

**Background:**

The applicant, Westfield, Co., intends to develop a multi-tenant development along the northern portions of West 56<sup>th</sup> Avenue between Vallejo Street and Pecos Street. The proposed development is known as the Pecos Logistics Park and will redevelop an approximately 67-acre

site. The site is currently occupied by Rocky Mountain Prestress (a concrete production facility), as well as other light industrial manufacturing, warehousing, office, and single-family residential uses. According to the applicant, seven buildings are anticipated to be constructed on the site, with full project buildout proposed to include over 1,100,000 square feet of industrial building area. The primary use of the site is expected to be either a heavy logistics center or a business park

Westfield is requesting a major subdivision preliminary plat, roadway vacation, and waiver from subdivision design standards. The plat request encompasses 13 existing parcels. The proposal would combine these parcels into three lots and three tracts. Upon approval of these applications, the applicant will be expected to submit rezoning and final plat applications. The applicant intends to rezone the entirety of the development to Industrial-2 (I-2). The final plat shall accompany an associated subdivision improvements agreement, which would facilitate the construction of public improvements that support the proposed development.

On August 27, 2019, the Board of County Commissioners approved an associated application for the creation of a special district on the site known as the Pecos Logistics Park Metro District. The creation of the special district allowed the developer to create financing to build infrastructure and provide services that will support the development.

The applications also include a roadway vacation and a waiver from subdivision design standards. The roadway vacation request will allow the owners to retain ownership of a 10,000 square-foot portion of land along Pecos Street. The area affected by the roadway vacation is not being used by the County and is not included in the required right-of-way to maintain North Pecos Street. Since the County no longer requires this right-of-way, the applicant wishes to retain ownership.

The applicant is also requesting an alternative street design along West 56<sup>th</sup> Avenue. This alternative design can be approved by a waiver of Subdivision Design Standards. This request will allow improvements along West 56<sup>th</sup> Avenue to occur on the northern side of the street without interference or loss of land area to those properties to the south of the roadway. The properties to the south are single-family residential uses within the Marion Manor subdivision. The alternative design will restrict movement of large trucks along West 56<sup>th</sup> Avenue in an effort to funnel this traffic internally through the proposed development to access North Pecos Street directly.

**Zone District Regulations:**

Currently, the subject properties of the rezone request are designated as a mix of Residential-1-C (R-1-C), Industrial-1 (I-1), I-2, and Industrial-3 (I-3). The applicant intends to rezone the properties with the final plat process. Per Section 3-25-01 of the County's Development Standards and Regulations, the purpose of the I-2 zone district is to accommodate light manufacturing, processing, fabrication, assembly, and storage of non-hazardous material. Uses permitted in the I-2 zone district include the proposed heavy logistics center. The dimensional requirements for the I-2 zone district include a minimum of one-acre lot size and minimum one hundred (100) foot lot width.

The proposed lots conform to the minimum lot width and lot size standards for all the current and proposed zone districts in the area. The smallest of the three lots measures approximately 17.8 acres and has a lot width of approximately 550 feet.

**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 approved Pecos Logistics Park Metro District will ensure a cohesive development, which has available infrastructure and services to support the development. The proposed subdivision will be served by the Denver Water and the Berkeley Sanitation District. 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, an SIA will be required with a final plat. The SIA allows for construction of infrastructure, such as public streets, curbs, gutters, sidewalks, and storm sewers to be constructed on the property. In addition, non-residential subdivisions, public land dedication is required to support regional parks. 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.

The County will be undertaking a Capital Improvement Project along the portions of North Pecos Street that are adjacent to this site. If the project is approved, the applicant will be constructing the western half of these improvements along the subject property’s 1,700 linear feet of frontage along North Pecos Street.

**Future Land Use Designation/Comprehensive Plan:**

The future land use designation on the property is Industrial. Per Chapter 5 of the Adams County Comprehensive Plan, the purpose of the Industrial future land use designation is to provide for a wide range of employment uses, including manufacturing.

The request to create larger lots with larger building envelopes will encourage this type of development in the area. 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 proposed use of the property as a heavy logistics center on a 66.6-acre redevelopment site is consistent with the future land use designation, as well as the Clear Creek Valley TOD Plan and the Adams County Comprehensive Plan’s vision for redevelopment of the Pecos Junction station. Both plans encourage the development of a mixed-use employment area at the Pecos Junction station, focused primarily on office, commercial, and industrial uses.

**Site Characteristics:**

Much of the subject property is currently occupied by outdoor storage, light manufacturing, warehousing, office, and abandoned single-family dwellings dispersed throughout the properties.



Most of the site has been utilized by Rocky Mountain Prestress historically. Two abandoned, unplatted single-family homes that are included within the site were constructed in 1953 and 1957.

The property fronts West 56<sup>th</sup> Avenue to the south (a collector right-of-way), Pecos Street to the east (an arterial right-of-way), Vallejo Street to the west (a local right-of-way), and the Union Pacific Railroad to the north. Tejon Street (a local right-of-way) stretches north past West 56<sup>th</sup> Avenue and dead ends within the site. Access to the existing industrial portions of the site is currently taken from Tejon and Pecos Streets. Access to the existing single-family homes is currently taken from Vallejo Street and West 56<sup>th</sup> Avenue.

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

<b>Northwest</b> <u>R-1-C</u> Single-Family Residential	<b>North</b> <u>I-3</u> Union Pacific Railroad	<b>Northeast</b> <u>I-3</u> Union Pacific Railroad
<b>West</b> <u>R-1-C</u> Single-Family Residential	<b>Subject Property</b> <u>I-1, I-2, I-3, and R-1-C</u> Industrial/ Residential	<b>East</b> <u>C-5, I-2, and I-3</u> Commercial/Industrial
<b>Southwest</b> <u>R-1-C</u> Single-Family Residential	<b>South</b> <u>R-1-C</u> Single-Family Residential	<b>Southeast</b> <u>R-1-C</u> Single-Family Residential

**Compatibility with the Surrounding Area:**

The surrounding properties to the west and south are single-family residential dwellings with R-1-C zoning. Most of these homes are within the Clearview and Marion Manor subdivisions. The proposal to construct the development on the subject property has been designed to improve overall compatibility in the area more than the existing site. The northern side of West 56<sup>th</sup> Avenue does not currently have sidewalks and the subject properties are developed with a large wall along the frontage of 56<sup>th</sup> Avenue. The proposed development will include curb, gutter, and sidewalk along this roadway, and a cohesive landscaping design will be required at the time of development. The proposed development has been designed so that the buildings will be approximately ten feet in grade below the street level. This design element will improve the overall views from the residential properties to south to better hide expansive buildings and vehicles. The site has also been designed to restrict vehicular movements of large trucks on West 56<sup>th</sup> Avenue. These design features associated with the waiver of subdivision design standards will encourage truck traffic to use the fully signalized access point along North Pecos Street. In addition, most of the subject site is currently zoned I-3, and the proposed development will reduce the intensity directly adjacent to residential uses; the industrial uses on-site will be moved from outdoor storage and concrete manufacturing to primarily indoor warehousing and trucking.

The northern and eastern portions of the site are directly adjacent to Union Pacific Railroad lines and commercial and industrial uses. The proposed preliminary plat will allow moderate industrial development that is compatible with those uses.

Per Section 8-02-02 of the County’s Development Standards and Regulations, a traffic study is required with these applications. Staff reviewed the traffic study and has no outstanding concerns

with potential traffic generation from the site. A new traffic 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**

The Planning Commission (PC) considered this case on January 23, 2020 and voted (7-0) to recommend approval of the requests. The applicant spoke at the meeting and had no concerns with the staff report or presentation. Additional information was provided by the applicant regarding the overall design of the development and its potential for a positive economic impact on the County. During the public hearing, there was one person who spoke in opposition of the request. The public commenter expressed concern regarding the proposed increases in traffic and how that would negatively affect the neighborhood to the south of the proposed development.

### **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), roadway vacation, and waiver of subdivision design standards with 18 findings-of-fact and 2 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.
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.

10. The roadway vacation complies with these standards and regulations and the original conditions of approval.
11. Nonconforming lots are not created, and in the case of nonconforming lots, the nonconformity is not increased.
12. The roadway vacation is in keeping with the purpose and intent of the subdivision regulations.
13. The approval will not adversely affect the public health, safety, and welfare.
14. The vacation does not leave any land adjoining the roadway without an established public road or private access easement connecting said land with another established public road.
15. If the roadway is a state or federal highway, the vacation has been approved by the state transportation commission.
16. Extraordinary hardships or practical difficulties result from strict compliance with these standards and regulations
17. The purpose of these standards and regulations are served to a greater extent by the alternative proposal.
18. The waiver does not have the effect of nullifying the purpose of these standards and regulations.

**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 February 11, 2022 if a final plat application is not submitted to the Adams County Community and Economic Development Department.

**CITIZEN COMMENTS**

Notifications Sent	Comments Received
458	3

All property owners and occupants within 1,000 feet of the subject property were notified of the request. As of writing this report, staff has received three comments on the preliminary plat. The

three comments provided did not indicate support or opposition to the proposed development. Concerns and suggestions were provided regarding traffic, compatibility, and design.

### **COUNTY AGENCY COMMENTS**

Staff reviewed the request and has no outstanding concerns with the proposed applications.

### **REFERRAL AGENCY COMMENTS**

No referral agencies expressed outstanding concerns with the proposed preliminary plat. CDOT provided comments that can be addressed at the time of final plat.

#### **Responding with Concerns:**

Colorado Department of Transportation

#### **Responding without Concerns:**

Colorado Division of Parks & Wildlife

Colorado Division of Water Resources

Colorado Geological Survey

Metro Wastewater

TCHD

Xcel Energy

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

Adams County Fire

Adams County Sheriff

Berkeley Neighborhood Association

Berkeley Sanitation District

Century Link

Colorado Div. of Mining Reclamation and Safety

Comcast

Crestview Water & Sanitation District

Fisher Ditch Company

Goat Hill Neighborhood Group

Mapleton Schools #1

Mobile Gardens

North Lincoln Water & Sanitation District

North Pecos Water & Sanitation District

Northridge Estates at Gold Run HOA

Pecos Logistics Park Metro District

RTD

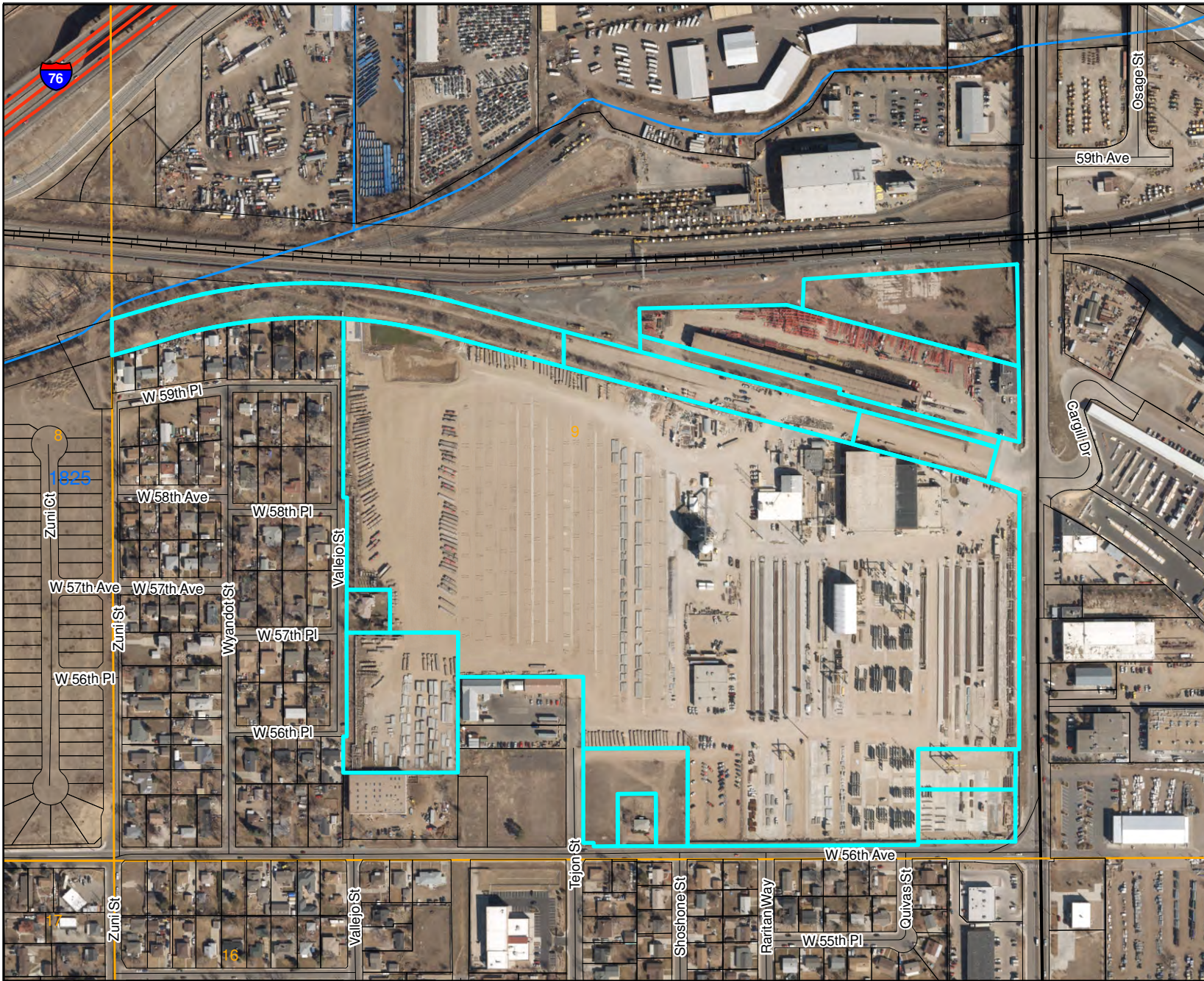
The TOD Group

Union Pacific Railroad

U.S. EPA

U.S. Post Office

Westminster School District #50



**Legend**

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

**Pecos Logistics Park**

**PRC2019-00016 (formerly PLT2019-00013)**

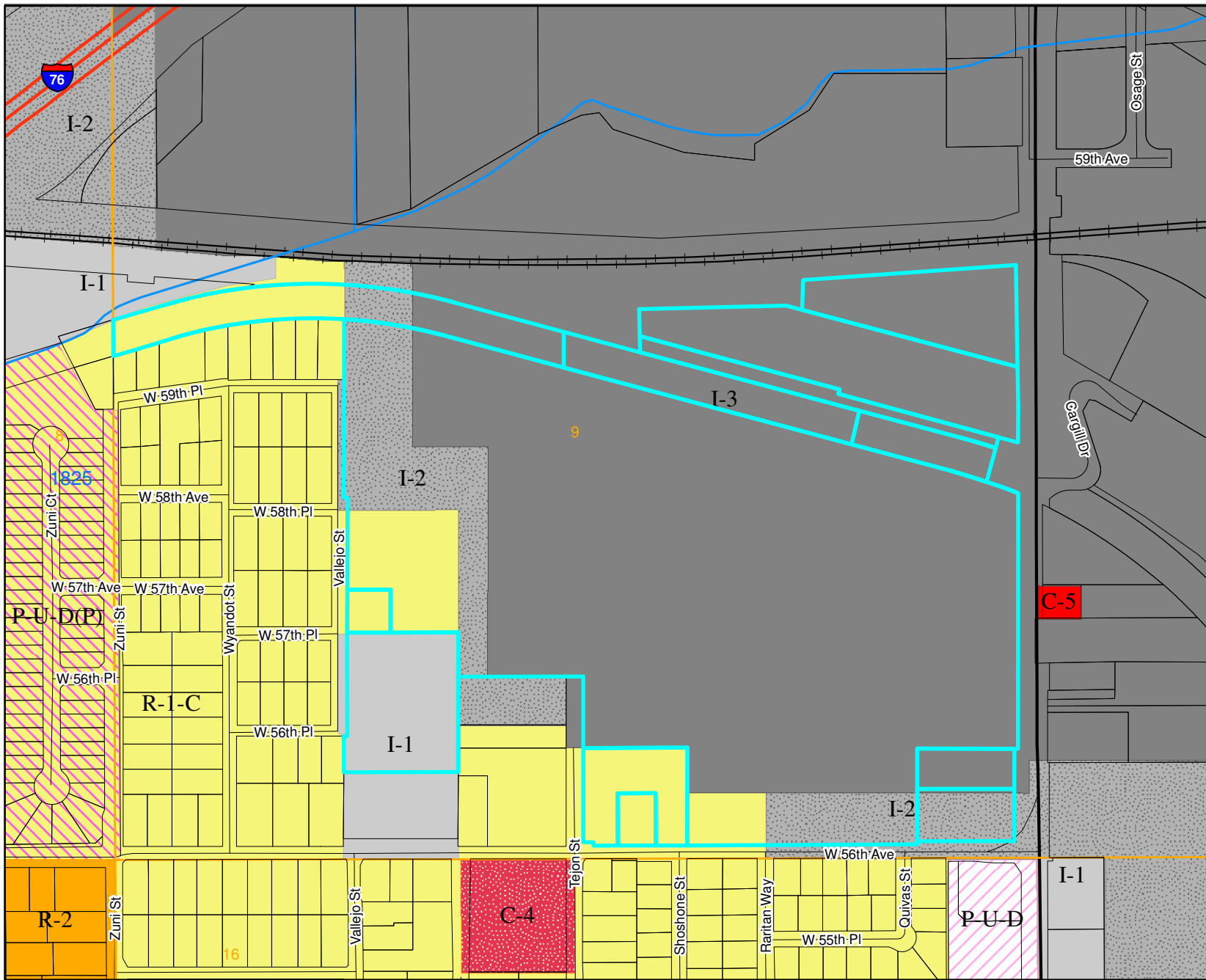


For display purposes only.



**ADAMS COUNTY**  
COLLECTOR

This map is made possible by the Adams County GIS group, which assumes no responsibility for its accuracy



**Legend**

- Railroad
  - Major Water
  - - - Zoning Line
  - ▭ Sections
- Zoning Districts**
- A-1
  - A-2
  - A-3
  - R-E
  - R-1-A
  - R-1-C
  - R-2
  - R-3
  - R-4
  - M-H
  - C-0
  - C-1
  - C-2
  - C-3
  - C-4
  - C-5
  - I-1
  - I-2
  - I-3
  - CO
  - PL
  - AV
  - DIA
  - ▨ P-U-D
  - ▨ P-U-D(P)

**Pecos Logistics Park**

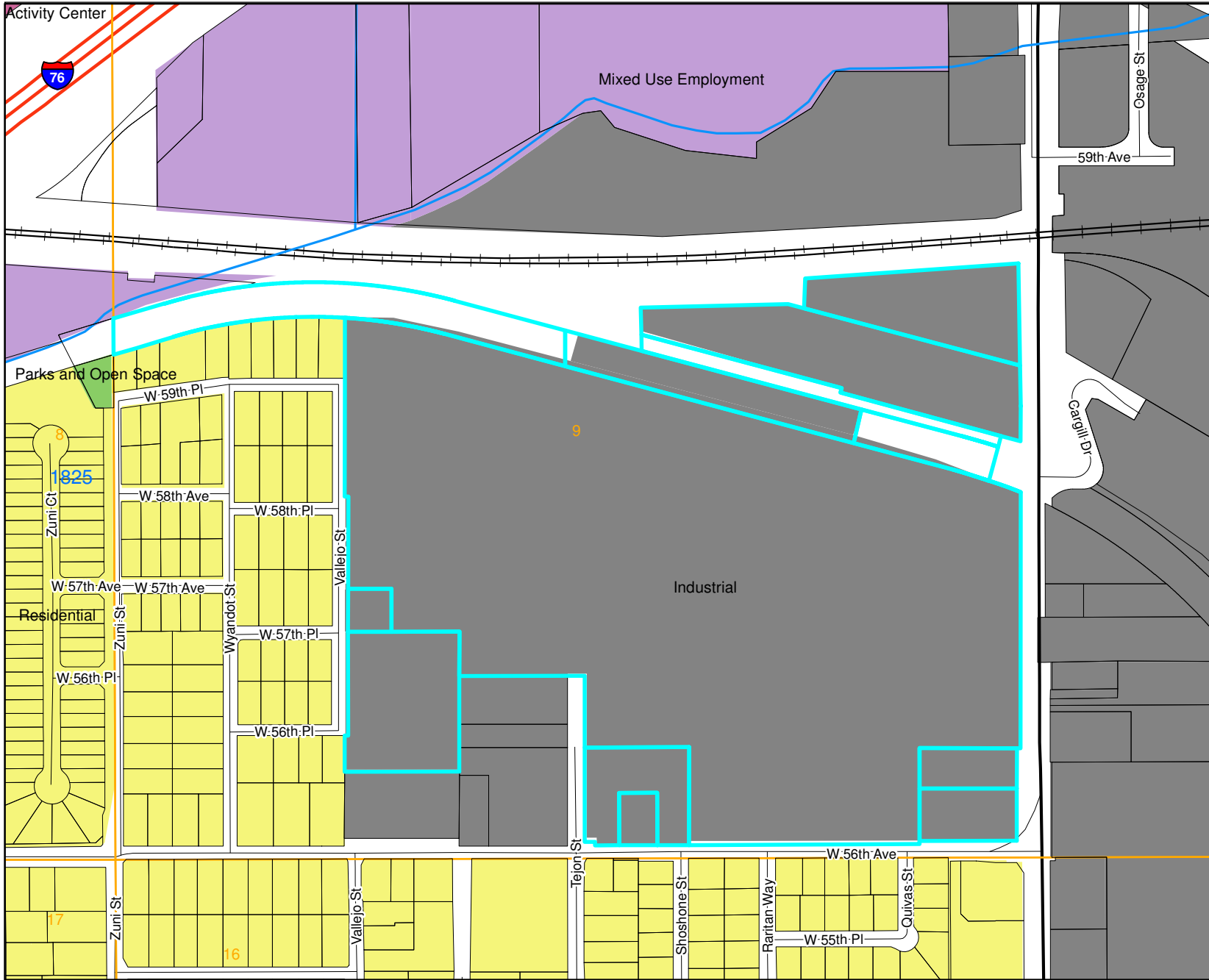
**PRC2019-00016 (formerly PLT2019-00013)**







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**Legend**

-  Railroad
-  Major Water
-  Zoning Line
-  Sections

**Pecos Logistics Park**  
**PRC2019-00016 (formerly PLT2019-00013)**



For display purposes only.



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## **PECOS LOGISTICS PARK - CONCEPT NARRATIVE**

(north-west corner of N Pecos St and W 56<sup>th</sup> Ave)

The existing parcels of land are located at north-west corner of N Pecos St and W 56<sup>th</sup> Ave. Some portions of the property were platted in the Felch Subdivision in April 1974 and in the Prestressed Con and Prestressed Con 2<sup>nd</sup> Filing in 1981. Some portions of the property are unplatted. The subject properties are currently designated Residential Single Family (R-1-C), Industrial I-1, Industrial I-2 and Industrial I-3. The project is currently under rezone process to rezone entire property to I-2 Industrial Zone District. (Case Number: RCU2019-00014) The applicant requests to subdivide the property into three lots and one tract.

The land is currently used as a manufacturing plant and outside storage yard for precast concrete panels by Rocky Mountain Prestress company. Westfield will develop the Pecos site over three phases. Each phase will include the development of approximately three industrial warehouse buildings consisting of between 380,000 and 470,000 total square feet. Once fully complete, this site will include up to 8 buildings totaling 1.15 million square feet that can accommodate businesses of varying size. Targeted tenants will include service oriented and supplier tenants as well as last-mile distribution and logistics users.

Proposed buildings will have the flexibility for small to large and build-to-suit tenants and can accommodate either front park / rear load or cross dock design. Westfield recently completed the successful HUB25 development at 601 64th Ave. in Adams County and it is our intent to largely replicate that development on this site.

The buildings are designed so the front facade will be facing N Pecos public ROW and the truck court will be mostly hidden in the middle of the site between buildings or screened with landscaping and topography. The proposed construction is painted tilt-up concrete with reveals and details to create rhythm, scale and texture. Interior clear height for all buildings will be around 28-feet. We anticipate the overall building height will be approximately 37-feet to the top of parapet.

As part of Phase 1, Westfield will create a Metro District as a vehicle to fund and install some of the required infrastructure; (water, sewer, gas, power, storm, roads, etc.) We have submitted a draft Service Plan and have a conceptual review meeting for that process scheduled for Monday May 6<sup>th</sup>.

It is necessary to obtain adequate ingress and egress from Pecos and 56th Ave. We have commissioned and provided a traffic impact study that supports the overall project as well as the need for a traffic signal from the Pecos Property onto Pecos St. The success of the project is predicated upon the access from this site to the adjacent interstate system(s), I76 and I25.

The proposed development will be a valuable asset for Adams County by providing employers the much-needed space to create local job opportunities for residents. The project will start after receiving all necessary permits; probably in the spring of 2020.



# PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

CASE NO.: PLT2019-00013

A REPLAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION; LOT 2, BLOCK 1, FELCH SUBDIVISION; RIGHT OF WAY VACATION OF A PORTION OF PECOS STREET

AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 1 OF 7

## DEDICATION CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING THE OWNER(S) OF THE FOLLOWING DESCRIBED PROPERTY:

A TRACT OF LAND LOCATED IN THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER ¼ CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A FOUND 2" DIA. ALLOY CAP STAMPED PLS 24942 IN RANGE BOX; THENCE S02°55'20"W, 924.39 FEET TO THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2018000084369, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF PECOS STREET; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF PECOS STREET THE FOLLOWING SEVEN (7) DESCRIBED COURSES:

1. THENCE S00°59'29"E, 297.70 FEET;
2. THENCE S00°58'57"E, 117.77 FEET;
3. THENCE S00°00'00"W, 100.17 FEET;
4. THENCE S00°06'02"E, 147.43 FEET;
5. THENCE S00°00'00"W, 742.71 FEET;
6. THENCE S89°48'07"W, 10.30 FEET;
7. THENCE S00°00'00"W, 267.86 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PECOS STREET AND THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE THE FOLLOWING FIVE (5) COURSES:

1. THENCE S89°48'07"W, 948.20 FEET;
2. THENCE S00°05'00"E, 10.00 FEET;
3. THENCE S89°48'07"W, 271.20 FEET;
4. THENCE N00°05'00"W, 10.00 FEET;
5. THENCE S89°48'07"W, 30.00 FEET TO A POINT ON THE EAST LINE OF TEJON STREET;

THENCE N00°05'00"W ALONG THE SAID EAST LINE OF SAID TEJON STREET, 481.60 FEET; THENCE DEPARTING FROM SAID EAST LINE OF SAID TEJON STREET S89°48'07"W, 362.20 FEET TO A POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2012000088342 OF THE ADAMS COUNTY RECORDS; THENCE S00°05'00"E ALONG THE EAST LINE OF SAID PARCEL OF LAND AND SAID LINE EXTENDED, 276.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2016000021659 OF THE ADAMS COUNTY RECORDS; THENCE S89°48'07"W ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 332.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING ON THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO.

2013000012831 OF THE ADAMS COUNTY RECORDS; THENCE N00°05'00"W ALONG THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS, 90.62 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF VALLEJO STREET; THENCE N89°48'07"E ALONG THE SOUTH LINE OF VALLEJO STREET, 10.00 FEET TO A POINT ON THE EAST LINE OF VALLEJO STREET; THENCE ALONG THE EAST LINE OF VALLEJO STREET THE FOLLOWING TWO (2) COURSES;

1. THENCE N00°05'00"W, 314.38 FEET;
2. THENCE N00°01'00"E, 393.38 FEET;

THENCE S89°51'16"W, 10.00 FEET; THENCE N00°01'00"E ALONG THE EAST LINE OF VALLEJO STREET AND SAID LINE EXTENDED, 517.61 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000058444 OF THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF THE BNSF RAILROAD RIGHT-OF-WAY AS RECORDED AT RECEPTION NO. 2019000015214 OF THE ADAMS COUNTY RECORDS; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID BNSF RAILROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 396.20 FEET, A RADIUS OF 1475.85 FEET, A CENTRAL ANGLE OF 15°22'53", A CHORD DISTANCE OF 395.01 FEET AND WHOSE CHORD BEARS S85°50'00"W TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BNSF RAILROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 106.88 FEET, A RADIUS OF 1382.69 FEET, A CENTRAL ANGLE OF 04°25'43", A CHORD DISTANCE OF 106.85 FEET AND WHOSE CHORD BEARS S75°19'31"W; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD S73°06'32"W, 181.25 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE N00°16'37"W ALONG THE SAID WEST LINE OF THE SAID SOUTHWEST ¼ OF SAID SECTION 9, 104.36 FEET; THENCE N73°06'39"E ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD, 151.41 FEET; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 115.66 FEET, A RADIUS OF 1482.69 FEET, A CENTRAL ANGLE OF 04°28'10", A CHORD DISTANCE OF 115.63 FEET AND WHOSE CHORD BEARS N75°20'49"E TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 737.76 FEET, A RADIUS OF 1575.85 FEET, A CENTRAL ANGLE OF 26°49'26", A CHORD DISTANCE OF 731.04 FEET AND WHOSE CHORD BEARS S88°26'43"E; THENCE CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD S75°02'00"E, 560.87 FEET; THENCE N01°28'00"W, 125.57 FEET; THENCE N88°32'00"E, 427.11 FEET; THENCE S75°02'00"E, 47.91 FEET TO THE SOUTHWEST CORNER OF THAT PARCEL OF LAND IN DEED RECORDED AT RECEPTION NO. 2018000084369 OF THE ADAMS COUNTY RECORDS; THENCE N02°21'23"E ALONG THE WEST LINE OF SAID PARCEL OF LAND, 86.37 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE N85°52'05"E ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 617.19 FEET TO THE POINT OF BEGINNING,

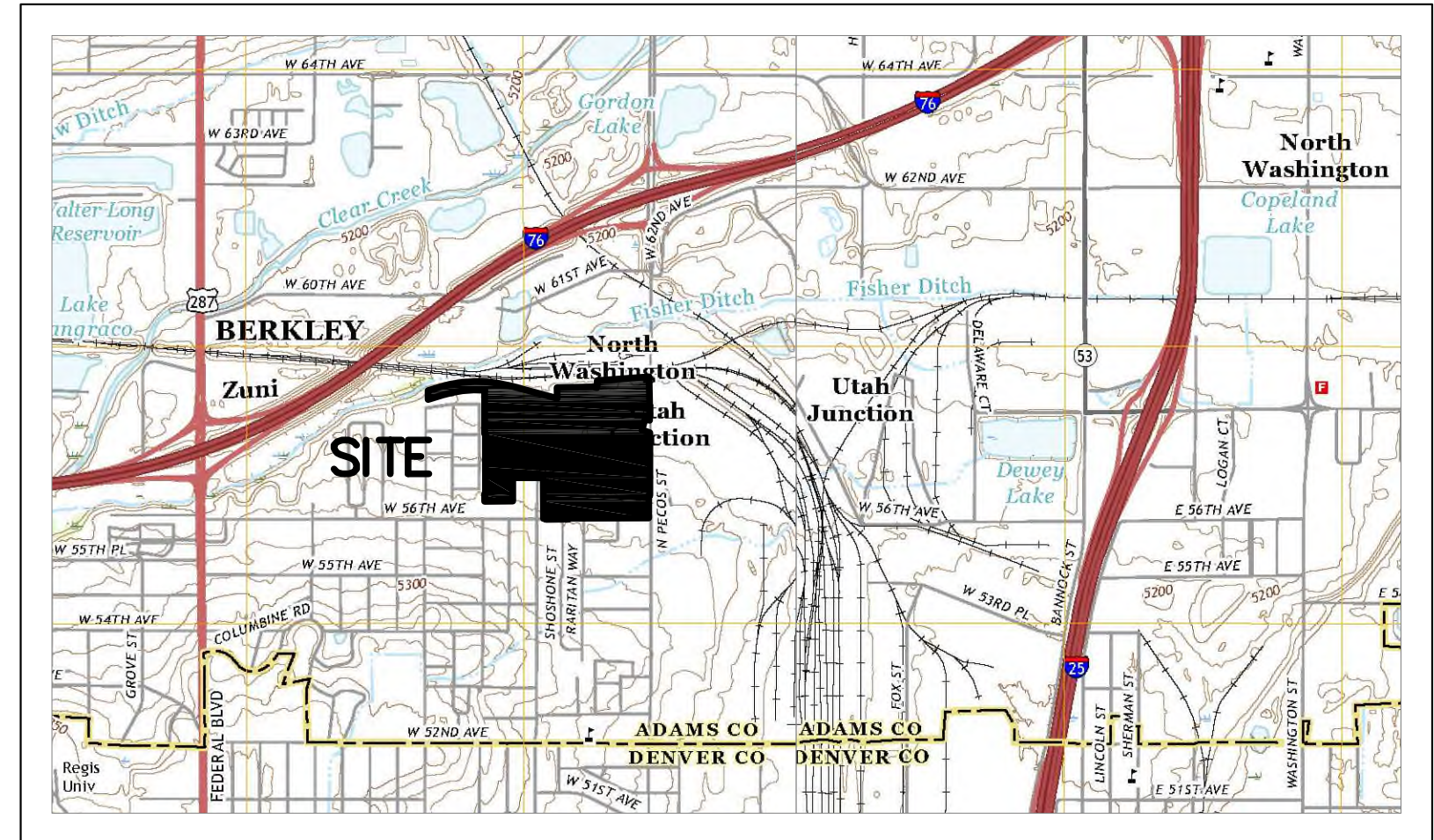
COUNTY OF ADAMS,  
STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 2,899,197 SQUARE FEET OR 66.56 ACRES MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT AND PLATTED THE SAME INTO TRACTS, LOTS, EASEMENTS AND STREETS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF **PECOS LOGISTICS PARK FILING NO. 1** AND THE UNDERSIGNED DOES HEREBY DEDICATE, GRANT AND CONVEY TO ADAMS COUNTY THOSE PUBLIC EASEMENTS (AND TRACTS) AS SHOWN ON THE PLAT; AND FURTHER RESTRICTS THE USE OF ALL PUBLIC EASEMENT 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.

## SHEET INDEX:

- SHEET 1- COVER SHEET
- SHEET 2- NOTES
- SHEET 3- LOT MAP
- SHEET 4- LOT 1
- TRACT "C"
- SHEET 5- LOT 2
- SHEET 6- LOT 3
- TRACT "A"
- TRACT "B"
- SHEET 7- EXISTING EASEMENTS



Vicinity Map  
1"=2000'

## OWNER:

PECOS LOGISTICS PARK, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP

BY: \_\_\_\_\_, ITS  
\_\_\_\_\_

## ACKNOWLEDGEMENT

STATE OF COLORADO )  
 ) §  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING PLAT AND DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY

\_\_\_\_\_, OF PECOS LOGISTICS PARK, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, OWNER.

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

MY ADDRESS IS: \_\_\_\_\_

## LIENHOLDER CERTIFICATE

THE UNDERSIGNED HEREBY CONSENT(S) TO THE DEDICATION AND EASEMENTS SHOWN ON THIS PLAT AND RELEASE(S) THE SAME FROM ENCUMBRANCE RECORDED IN BOOK \_\_\_\_\_ AT PAGE(S) \_\_\_\_\_ OF THE RECORDS OF THE ADAMS COUNTY CLERK AND RECORDER.

NAME \_\_\_\_\_

TITLE \_\_\_\_\_

STATE OF COLORADO )  
 ) §  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING LIENHOLDER CERTIFICATE WAS SUBSCRIBED AND SWORN BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020, BY

NOTARY PUBLIC

MY COMMISSION EXPIRES: \_\_\_\_\_

MY ADDRESS IS: \_\_\_\_\_

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

## SURVEYORS CERTIFICATE:

I, DAMIEN CAIN, A DULY REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS PLAN TRULY AND CORRECTLY REPRESENTS THE RESULTS OF A SURVEY MADE APRIL 2019, BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT SAID SURVEY HAS BEEN PREPARED IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS OF THE STATE OF COLORADO DEALING WITH SURVEYING OF LAND.

I ATTEST THE ABOVE ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020

\_\_\_\_\_  
DAMIEN CAIN  
STATE OF COLORADO PLS 38284  
FOR AND ON BEHALF OF  
39 NORTH ENGINEERING AND SURVEYING LLC

## PLANNING COMMISSION APPROVAL:

APPROVED BY THE ADAMS COUNTY PLANNING COMMISSION THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHAIR

## BOARD OF COUNTY COMMISSIONERS APPROVAL:

APPROVED BY THE ADAMS COUNTY BOARD OF COMMISSIONERS THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

CHAIR

## CLERK AND RECORDER CERTIFICATE:

THIS FINAL PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE ADAMS COUNTY CLERK AND RECORDER IN THE STATE OF COLORADO AT \_\_\_\_\_ M. ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2020.

COUNTY CLERK AND RECORDER

BY DEPUTY: \_\_\_\_\_

# PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

CASE NO.: PLT2019-00013

A REPLAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION; LOT 2, BLOCK 1, FELCH SUBDIVISION; RIGHT OF WAY VACATION OF A PORTION OF PECOS STREET

AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,

COUNTY OF ADAMS, STATE OF COLORADO

SHEET 2 OF 7

**BASIS OF BEARINGS:**

AN ASSUMED BEARING OF N00°00'00"E BEING THE EAST LINE OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BETWEEN TWO POINTS 2646.62 FEET APART; ONE POINT BEING A FOUND 2" DIAMETER ALLOY CAP I STAMPED PLS 24942 IN A RANGE BOX AT THE CENTER ¼ CORNER OF OF SAID SECTION 9 AND THE OTHER POINT BEING THE SOUTH ¼ CORNER OF SAID SECTION 9 THAT WAS CALCULATED FROM A FOUND ILLEGIBLE ALLOY CAP IN A RANGE BOX 5.00 FEET WEST OF SAID SOUTH ¼ CORNER AS PER MONUMENT RECORD TIE SHEETS.

**ACCESS RESTRICTION STATEMENT:**

ALL ACCESS RIGHTS SHALL BE RESTRICTED ACROSS RIGHT-OF-WAY LINES OF MAJOR HIGHWAYS, PARKWAYS, STREETS OR FREEWAYS, WHERE REQUIRED AS A PROVISION OF APPROVAL. WITH THE FILING OF PECOS LOGISTICS PARK FILING NO. 1 PLAT THERE WILL BE NO ACCESS PROVIDED, OR ALLOWED, TO AND FROM EXISTING VALLEJO STREET.

**EASEMENT STATEMENT:**

UTILITY EASEMENTS ARE HEREBY DEDICATED ON PRIVATE PROPERTY AS SHOWN ON SUBDIVISION PLAT. THESE EASEMENTS ARE DEDICATED TO ADAMS COUNTY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF UTILITIES.

**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 PROPERTY OWNERS.

THE APPROVED STORMWATER OPERATIONS AND MAINTENANCE MANUAL IS ON FILE WITH THE ADAMS COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NO. \_\_\_\_\_.

**RIGHT OF WAY DEDICATION NOTE:**

RIGHT OF WAY ALONG PECOS STREET AND WEST 56TH AVENUE ARE TO BE DEDICATED BY THIS PLAT AND PLATTING PROCESS.

RIGHT OF WAY DEDICATED ALONG PECOS STREET: 12,286 SQUARE FEET (0.29 ACRES±)  
RIGHT OF WAY DEDICATED ALONG WEST 56TH AVENUE: 3,057 SQUARE FEET (0.07 ACRES±)

**RIGHT OF WAY VACATION NOTE:**

A PORTION OF THE ADAMS COUNTY PARCEL ALONG PECOS STREET RECORDED AT RECEPTION NO. 2009000069014 OF THE ADAMS COUNTY RECORDS SHALL BE VACATED AND INCORPORATED INTO LOT 2 BY THIS PLAT AND AS SHOWN ON THIS PLAT.

**FLOODPLAIN NOTE:**

THE PROPERTY IS LOCATED WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS PER FEMA FIRM MAP NO. 08001C0592H DATED MARCH 5, 2007.

**TRACT NOTE:**

TRACT "A" IS FOR THE PURPOSES OF STORM DRAINAGE FACILITIES AND SANITARY SEWER INFRASTRUCTURE. TRACT "A" WILL BE OWNED BY PECOS LOGISTICS PARK, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND WILL BE MAINTAINED BY THE OWNERSHIP OR PECOS LOGISTICS PARK METROPOLITAN DISTRICT.

TRACT "B" IS FOR THE PURPOSE OF PROVIDING A BUFFER AREA THAT TRANSITIONS THE RESIDENTIAL ZONED AREAS TO THE WEST AND THE INDUSTRIAL ZONED AREAS WITHIN THE PECOS LOGISTICS PARK FILING NO. 1 PLATTED LANDS. TRACT "B" WILL BE OWNED BY PECOS LOGISTICS PARK, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND WILL BE MAINTAINED BY THE OWNERSHIP OR PECOS LOGISTICS PARK METROPOLITAN DISTRICT.

TRACT "C" IS FOR THE PURPOSE OF PROVIDING A LANDSCAPE BUFFER AREA ALONG WEST 56TH AVENUE. TRACT "C" WILL BE OWNED BY PECOS LOGISTICS PARK, LLLP, A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP, AND WILL BE MAINTAINED BY THE OWNERSHIP OR PECOS LOGISTICS PARK METROPOLITAN DISTRICT.

**TITLE COMMITMENT NOTE:**

SURVEYOR RELIED UPON TITLE COMMITMENT PREPARED BY LAND TITLE GUARANTEE COMPANY ORDER NO. ABD70603098.3 WITH AN EFFECTIVE DATE OF JUNE 26, 2019, FOR THE PREPARATION OF THIS PLAT.

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHB	CHORD
C1	97.37'	1928.00	S70°19'45"E	97.36'
C2	106.88'	1382.69	S75°19'31"W	106.85'
C3	115.66'	1482.69	N75°20'49"E	115.63'
C4	28.91'	40.00	N69°29'36"W	28.28'
C5	34.00'	40.00	N24°26'10"W	32.99'
C6	29.40'	35.50	N00°05'00"W	28.56'
C7	33.74'	35.50	N00°05'00"W	32.49'
C8	74.40'	48.00	S44°24'11"W	67.17'

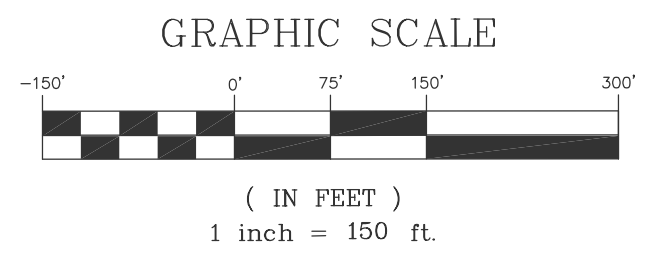
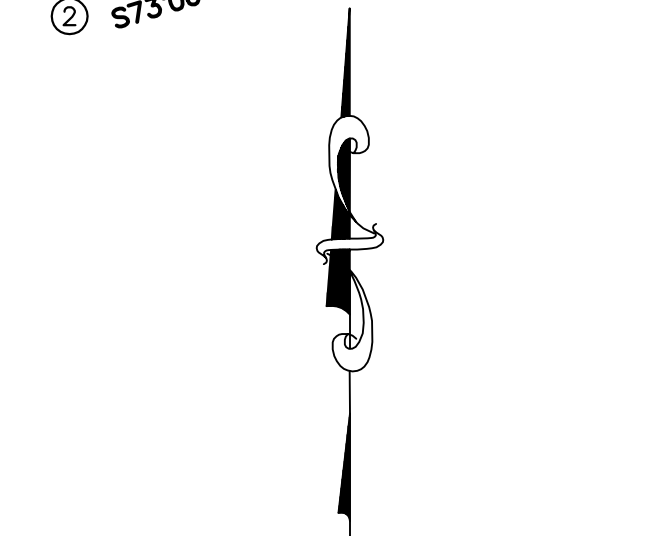
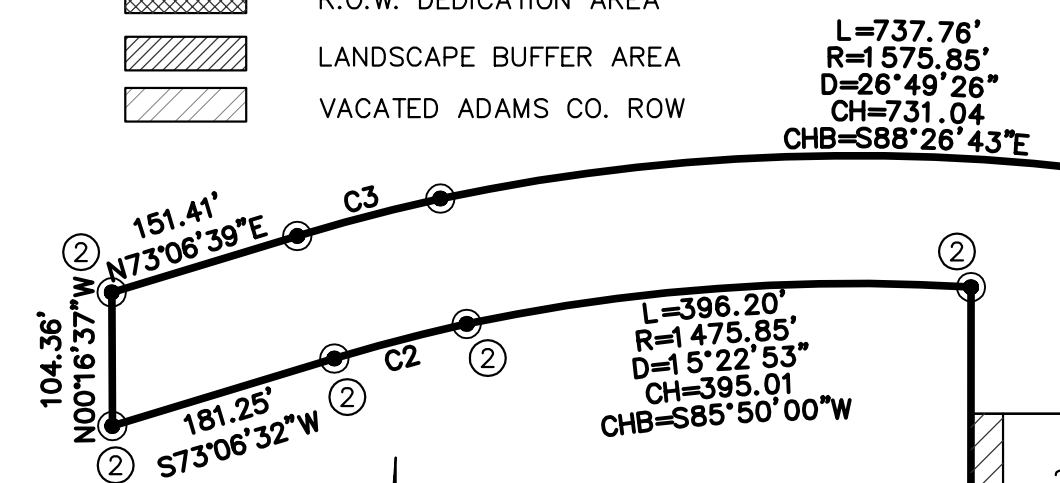
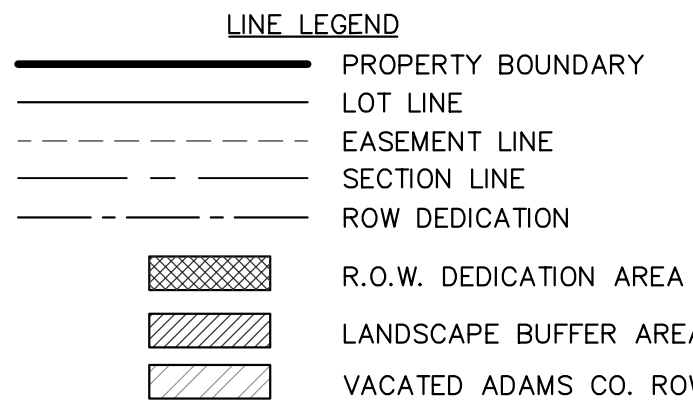
LINE TABLE		
LINE	LENGTH	BEARING
L1	58.59'	N75°02'00"W
L2	10.30'	N89°48'07"E
L3	10.00'	S00°05'00"E
L4	10.00'	N00°05'00"W
L5	30.00'	N89°48'07"E
L6	10.00'	S89°48'07"W
L7	10.00'	N89°51'16"E
L8	47.91'	S75°02'00"E
L9	86.37'	N02°21'23"E
L10	3.24'	N89°50'09"E
L11	27.81'	N36°23'50"E
L12	178.39'	N00°00'00"W
L13	25.28'	N00°11'53"W

CURVE C8 AND LINES L10-L13 ARE IN REFERENCE TO THE STORM DRAINAGE EASEMENT

# PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

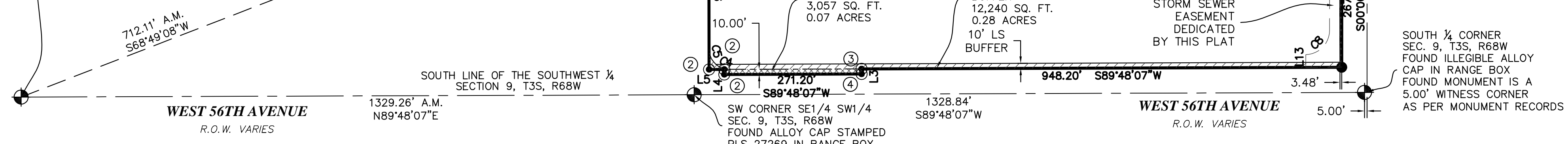
CASE NO.: PLT2019-00013

A REPLAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION; LOT 2, BLOCK 1, FELCH SUBDIVISION; RIGHT OF WAY VACATION OF A PORTION OF PECOS STREET AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 7



- FOUND MONUMENT AS NOTED  
● SET NO. 5 REBAR WITH GREEN CAP STAMPED PLS 38284
- FOUND MONUMENT LEGEND**
- ① FOUND 3.25" DIA. ALLOY CAP STAMPED ADAMS CO. R.O.W.
  - ② FOUND NO. 5 REBAR WITH GREEN CAP STAMPED PLS 38278
  - ③ FOUND NO. 5 REBAR WITH YELLOW ILLEGIBLE CAP
  - ④ FOUND NO. 5 REBAR WITH RED ILLEGIBLE CAP
  - ⑤ FOUND NO. 5 REBAR WITH YELLOW CAP STAMPED PLS 9010
  - ⑥ FOUND 2.5" DIA. ALLOY CAP STAMPED PLS 7735
  - ⑦ FOUND 2.5" DIA. ALLOY CAP STAMPED PLS 37917

SW CORNER SW1/4 SEC. 9, T3S, R68W  
FOUND ALLOY CAP STAMPED PLS 16406 IN RANGE BOX



UNPLATTED A PORTION OF ADAMS COUNTY RIGHT-OF-WAY REC. NO. 2009000069014 TO BE VACATED AS A PART OF THIS PLAT 8,196 SQ. FT.

END R.O.W. DEDICATION PECOS STREET  
 $L=17.86'$   
 $R=1928.00'$   
 $D=0^{\circ}31'51''$   
 $CH=17.86'$   
 $CHB=N69^{\circ}08'52''W$

R.O.W. DEDICATED BY THIS PLAT  
12,682 SQ. FT.  
0.29 ACRES

R.O.W. DEDICATED BY THIS PLAT  
86 SQ. FT.

R.O.W. DEDICATED BY THIS PLAT  
58 SQ. FT.

R.O.W. DEDICATED BY THIS PLAT  
3,057 SQ. FT.  
0.07 ACRES

STORM SEWER EASEMENT DEDICATED BY THIS PLAT

CENTER 1/4 CORNER SEC. 9, T3S, R68W  
FOUND 2" DIA. ALLOY CAP IN RANGE BOX STAMPED PLS 24942  
POINT OF COMMENCEMENT

SOUTH 1/4 CORNER SEC. 9, T3S, R68W  
FOUND ILLEGIBLE ALLOY CAP IN RANGE BOX  
FOUND MONUMENT IS A 5.00' WITNESS CORNER AS PER MONUMENT RECORDS

# PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

CASE NO.: PLT2019-00013


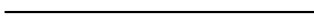

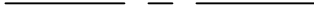



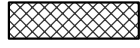
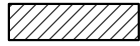

A REPLAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION; LOT 2, BLOCK 1, FELCH SUBDIVISION; RIGHT OF WAY VACATION OF A PORTION OF PECOS STREET

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COUNTY OF ADAMS, STATE OF COLORADO

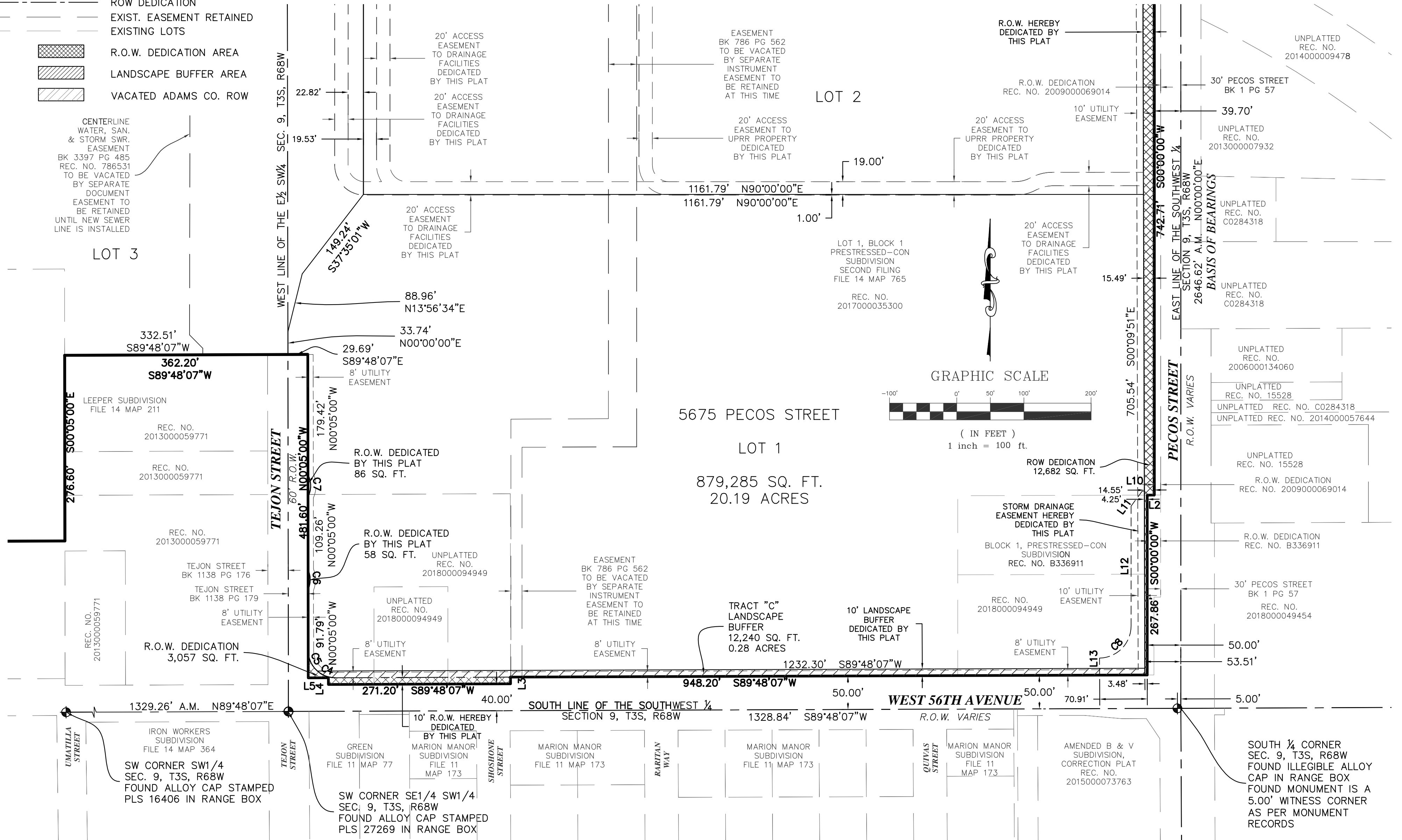
SHEET 4 OF 7

## LINE LEGEND

-  PROPERTY BOUNDARY
-  LOT LINE
-  EASEMENT LINE
-  SECTION LINE
-  ROW DEDICATION
-  EXIST. EASEMENT RETAINED
-  EXISTING LOTS
-  R.O.W. DEDICATION AREA
-  LANDSCAPE BUFFER AREA
-  VACATED ADAMS CO. ROW

CENTERLINE WATER, SAN. & STORM SWR. EASEMENT BK 3397 PG 485 REC. NO. 786531 TO BE VACATED BY SEPARATE DOCUMENT EASEMENT TO BE RETAINED UNTIL NEW SEWER LINE IS INSTALLED

LOT 3





# PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

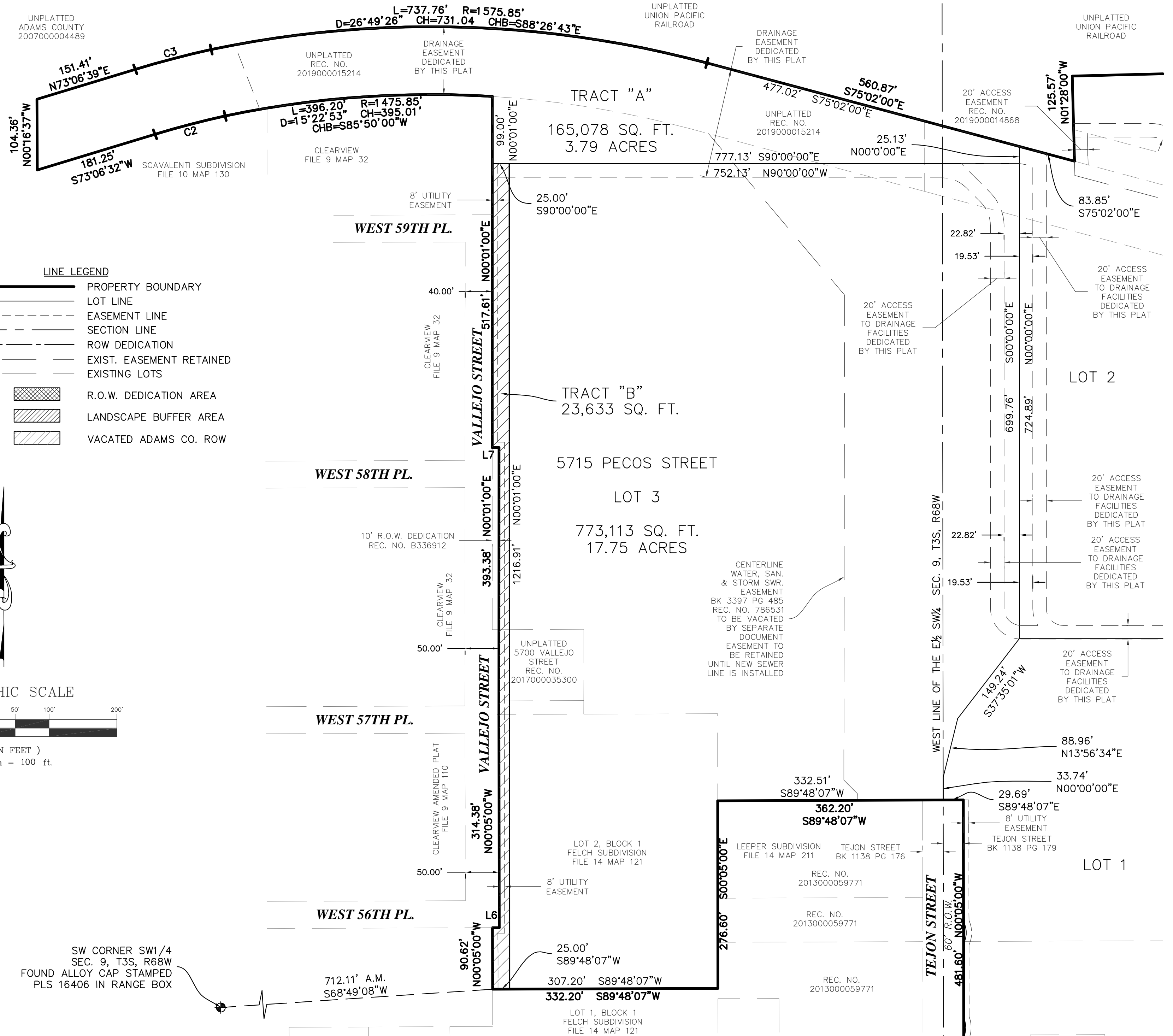
CASE NO.: PLT2019-00013

A REPLAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION; LOT 2, BLOCK 1, FELCH SUBDIVISION; RIGHT OF WAY VACATION OF A PORTION OF PECOS STREET  
 AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 6 OF 7

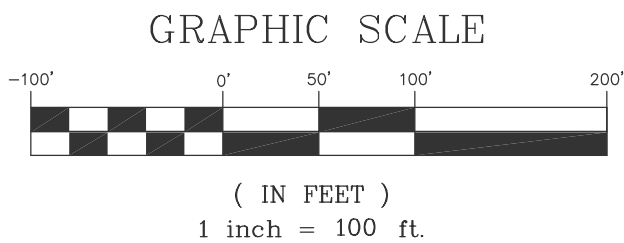
UNPLATTED  
 ADAMS COUNTY  
 2007000004489

UNPLATTED  
 UNION PACIFIC  
 RAILROAD

UNPLATTED  
 UNION PACIFIC  
 RAILROAD



- LINE LEGEND**
- PROPERTY BOUNDARY
  - LOT LINE
  - EASEMENT LINE
  - SECTION LINE
  - ROW DEDICATION
  - EXIST. EASEMENT RETAINED
  - EXISTING LOTS
  - R.O.W. DEDICATION AREA
  - LANDSCAPE BUFFER AREA
  - VACATED ADAMS CO. ROW



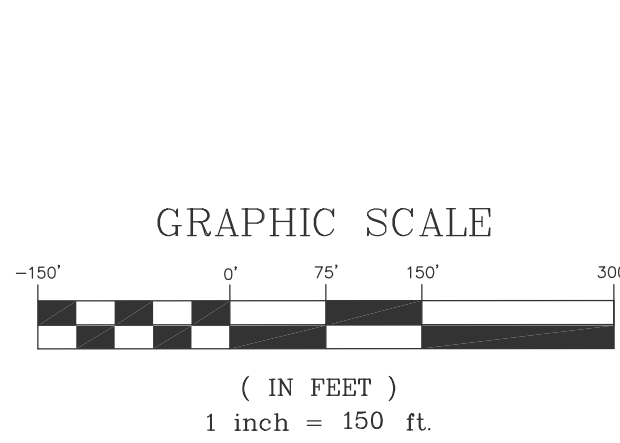
SW CORNER SW1/4  
 SEC. 9, T3S, R68W  
 FOUND ALLOY CAP STAMPED  
 PLS 16406 IN RANGE BOX

712.11' A.M.  
 S68°49'08"W

# PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

CASE NO.: PLT2019-00013

A REPLAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION; LOT 2, BLOCK 1, FELCH SUBDIVISION; RIGHT OF WAY VACATION OF A PORTION OF PECOS STREET  
 AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 COUNTY OF ADAMS, STATE OF COLORADO  
 SHEET 7 OF 7



**LINE LEGEND**

	PROPERTY BOUNDARY
	LOT LINE
	EXISTING EASEMENT LINE
	SECTION LINE
	ROW DEDICATION
	EXISTING PLATTED LOTS
	R.O.W. DEDICATION AREA
	LANDSCAPE BUFFER AREA
	VACATED ADAMS CO. ROW

**Curve Data 1:**  
 L=737.76'  
 R=1575.85'  
 D=26°49'26"  
 CH=731.04  
 CHB=588°26'43"E

**Curve Data 2:**  
 L=396.20'  
 R=1475.85'  
 D=15°22'53"  
 CH=395.01  
 CHB=585°50'00"W

**TRACT "A"**  
 165,078 SQ. FT.  
 3.79 ACRES

UNPLATTED  
 A PORTION OF  
 ADAMS COUNTY  
 RIGHT-OF-WAY  
 REC. NO.  
 2009000069014  
 TO BE VACATED  
 AS A PART OF  
 THIS PLAT  
 8,196 SQ. FT.

**TRACT "B"**  
 LANDSCAPE  
 BUFFER  
 23,633 SQ. FT.  
 0.54 ACRES

5715 PECOS STREET  
 LOT 3  
 773,113 SQ. FT.  
 17.75 ACRES

50' VACATED PINKARD DRIVE UTILITY ESMT. BK 1605 PG 266 TO BE VACATED BY THIS PLAT (EXC. NO. 15)

60' VACATED TEJON STREET UTILITY ESMT. BK 1605 PG 266 TO BE VACATED BY THIS PLAT (EXC. NO. 15)

CENTERLINE WATER, SAN. & STORM SWR. EASEMENT BK 3397 PG 485 REC. NO. 786531 TO BE VACATED BY SEPARATE DOCUMENT EASEMENT TO BE RETAINED UNTIL NEW SEWER LINE IS INSTALLED (EXC. NO. 26)

EASEMENT BK 1689 PG 483 TO BE VACATED BY THIS PLAT (EXC. NO. 16)

VACATED RARITAN STREET

EASEMENT BK 786 PG 562 TO BE VACATED BY SEPARATE INSTRUMENT EASEMENT TO BE RETAINED AT THIS TIME (EXC. NO. 14)

EASEMENT BK 1689 PG 483 TO BE VACATED BY THIS PLAT (EXC. NO. 16)

RIGHT-OF-WAY BK 2885 PG 841 BK 2530 PG 336 TO BE VACATED BY THIS PLAT (EXC. NO'S. 19 & 25)

RIGHT-OF-WAY BK 2885 PG 841 BK 2530 PG 336 TO BE VACATED BY THIS PLAT (EXC. NO'S. 19 & 25)

R.O.W. DEDICATED BY THIS PLAT 12,682 SQ. FT. 0.36 ACRES

60' R.O.W. AGREEMENT BK 2888 PG 838 (EXC. NO. 24)

R.O.W. DEDICATED BY THIS PLAT 86 SQ. FT.

10' UTILITY EASEMENT REC. NO. A037717 TO BE VACATED BY THIS PLAT

5675 PECOS STREET  
 LOT 1  
 879,285 SQ. FT.  
 20.19 ACRES

R.O.W. DEDICATED BY THIS PLAT 58 SQ. FT.

R.O.W. DEDICATED BY THIS PLAT 3,057 SQ. FT. 0.07 ACRES

EASEMENT BK 786 PG 562 TO BE VACATED BY SEPARATE INSTRUMENT EASEMENT TO BE RETAINED AT THIS TIME (EXC. NO. 14)

TRACT "C" LANDSCAPE BUFFER 12,240 SQ. FT. 0.28 ACRES

10' EASEMENT REC. NO. B336911 TO BE VACATED BY THIS PLAT (EXC. NO. 20)

SW CORNER SW1/4 SEC. 9, T3S, R68W FOUND ALLOY CAP STAMPED PLS 16406 IN RANGE BOX

WEST 56TH AVENUE  
 R.O.W. VARIES

1329.26' A.M. N89°48'07"E

SW CORNER SE1/4 SW1/4 SEC. 9, T3S, R68W FOUND ALLOY CAP STAMPED PLS 27269 IN RANGE BOX

1328.84' S89°48'07"W

CENTER 1/4 CORNER SEC. 9, T3S, R68W FOUND 2" DIA. ALLOY CAP IN RANGE BOX STAMPED PLS 24942

2646.62' A.M. N00°00'00"E EAST LINE OF THE SOUTHWEST 1/4 SECTION 9, T3S, R68W BASIS OF BEARINGS

PECOS STREET R.O.W. VARIES

SOUTH 1/4 CORNER SEC. 9, T3S, R68W FOUND ILLEGIBLE ALLOY CAP IN RANGE BOX FOUND MONUMENT IS A 5.00' WITNESS CORNER AS PER MONUMENT RECORDS

5.00'



## Development Review Team Comments

**Date:** 12/11/2019

**Project Number:** PLT2019-00013

**Project Name:** Pecos Logistics Park, Filing 1

---

**Commenting Division:** Planner Review 3rd Review

**Name of Reviewer:** Greg Barnes

**Date:** 12/11/2019

**Email:** gjbarnes@adcogov.org

**Complete**

PLN01: Update the dates on the signature blocks of the preliminary plat to reference the year 2020.

---

**Commenting Division:** Development Engineering Review 3rd Review

**Name of Reviewer:** Matthew Emmens

**Date:** 12/11/2019

**Email:** memmens@adcogov.org

**Complete**

Review complete. All comments have been resolved. See doc #6014116.



---

**Commenting Division:** ROW Review 3rd Review

**Name of Reviewer:** Marissa Hillje

**Date:** 11/20/2019

**Email:** mhillje@adcogov.org

**Complete**

ROW1: The plat is good to go except one small change  
Add the recording information for Tejon Street adjacent to the site.

---

**Commenting Division:** Application Intake 3rd Review

**Name of Reviewer:** Kevin Mills

**Date:** 11/07/2019

**Email:**

**Complete**

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**Commenting Division:** Plan Coordination 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 10/15/2019

**Email:** gjbarnes@adcogov.org

**Resubmittal Required**

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**Commenting Division:** Colorado Division of Parks and Wildlife Review 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 10/15/2019

**Email:** gjbarnes@adcogov.org

**Complete**

See attached letter

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**Commenting Division:** Xcel Energy Review 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 10/15/2019

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Complete**

See attached letter

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**Commenting Division:** Planner Review 2nd Review

**Name of Reviewer:** Greg Barnes

**Date:** 10/15/2019

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

PLN01: As part of your resubmittal, please file a right-of-way vacation application, and pay the associated fees. The plat and ROW vacation can be incorporated into the same document. Application packets can be found at: <http://www.adcogov.org/current-planning-application-packets>.

PLN02: If you wish, we could advance rezoning of the larger lots to I-2 with the preliminary plat. If we do this, you'll have to file another rezoning application with the final plat to rezone the smaller lots. This will require an additional rezoning fee. Please advise.

PLN03: Although the applications for landscape appeal were rejected, staff has met to discuss the request. I believe that our Director, Jill Jennings-Golich, will be reaching out to you to discuss or findings. Please let me know if I can provide further assistance on this matter.

PLN04: Please resolve the concerns issued by the Colorado Department of Natural Resources' Division of Water Resources.

---

**Commenting Division:** ROW Review 2nd Review

**Name of Reviewer:** Marissa Hillje

**Date:** 09/20/2019

**Email:** mhillje@adcogov.org

**Resubmittal Required**

- ROW1. Edit subtitle to include vacation of a part of Pecos Street- see redlines
- ROW2. See redlines for corrections to legal description
- ROW3. Comment about the Adams County right-of-way parcel may need to be re-worded- not sure what this is trying to state
- ROW4. Add a note stating a portion of Pecos street is being vacated by this plat.
- ROW5. Add a legend to each sheet – the legend is for the line types. There may need to be changes to the thickness/type of the parcel lines vs the easement lines.
- ROW6. See redlines for corrections to the pecos street vacation shading/labeling
- ROW7. The right of way dedication for Pecos should get the ½ street to equal 60ft starting south of the Pecos street vacation to 56th Avenue
- ROW8. The Sanitary Sewer easement cannot be dedicated by this plat. It should be dedicated by separate instrument to the sanitation district.
- ROW9. Show Vallejo Street widths adjacent to the property.
- ROW10. ROW was previously vacated for the streets that are internal to the lot. Is there existing utilities and/or easements in there?
- ROW11. See all other redlines on plat attached- missing some information that is on the title report Schedule B- Section 2
- ROW12. The County may require additional notes and redlines comments on next submittals.

---

**Commenting Division:** Addressing Review 2nd Review

**Name of Reviewer:** Marissa Hillje

**Date:** 09/19/2019

**Email:** mhillje@adcogov.org

**Complete**

- ROW1: Add addresses to the plat- see redlines. Lot 1- 5675 Pecos Street, Lot 2- 5725 Pecos Street, Lot 3- 5715 Pecos Street

---

**Commenting Division:** Development Engineering Review 2nd Review

**Name of Reviewer:** Matthew Emmens

**Date:** 09/18/2019

**Email:** memmens@adcogov.org

**Resubmittal Required**

Applicant did not respond to comments from first submittal. See Doc #5985566.

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**Commenting Division:** Application Intake 2nd Review

**Name of Reviewer:** Amanda Buesgens

**Date:** 08/30/2019

**Email:**

**Complete**

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**Commenting Division:** Planner Review

**Name of Reviewer:** Greg Barnes

**Date:** 06/05/2019

**Email:** [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)

**Resubmittal Required**

PLN01: The request is for a major subdivision preliminary plat to create three lots of industrial use and an associated tract for public improvements.

PLN02: The properties are currently zoned: Residential-1-C, Industrial-1, Industrial-2, and Industrial-3. The ultimate zoning for these lots will be Industrial-2. The proposed lots do conform to the minimum lot area and width standards for the current and proposed zone districts.

PLN03: The Adams County Comprehensive Plan has designated a future land use of Industrial for the area. This is consistent with the proposal.

PLN04: All public improvements will need to be maintained by an established association of ownership. Public improvements will include not only drainage facilities and public roadways, but also any required landscaping within the right-of-way or required to buffer nearby residential uses.

PLN05: The preliminary plat cannot be advanced until an established system for water and sewer is in-place.

PLN06: Of particular concern is the buffering of the subdivision from nearby residential uses. Please provide a plan to ensure that criterion #9 is being met (Please see Section 2-02-17-03-05, Development Standards and Regulations). A landscape tract is recommended along the western boundary.

---

**Commenting Division:** Development Engineering Review

**Name of Reviewer:** Matthew Emmens

**Date:** 05/21/2019

**Email:** memmens@adcogov.org

**Resubmittal Required**

Review complete. See doc #5940691.

See comment #10, site plan revisions will be necessary.

---

**Commenting Division:** ROW Review

**Name of Reviewer:** Marissa Hillje

**Date:** 05/21/2019

**Email:** mhillje@adcogov.org

**Resubmittal Required**

ROW1. The title commitment legal description should match what is on the plat. The submitted title commitment does not cover the entire platted area. Re-submit correct title commitment.

ROW2. Add case # to top right corner.

ROW3. Change signature lines to CHAIR

ROW4. Right-of-way along Pecos is required. Pecos Street requires a right of way ½ street width of 60ft. The dedication should be done directly on the plat.

ROW5. Additional right of way dedication for W 56th Avenue may be required. W 56th Ave is classified as a collector road which requires a width of 80ft.

ROW6. The storm drainage infrastructure should be in County right-of-way. The dedication can be done directly on the plat.

ROW7. Provide deeds/ proof of ownership for the portion of land that was in Rail road right of way.

ROW8. All land being platted shall be under the same ownership.

ROW9. All easements to be dedicated by separate instrument should be recorded and reception # on plat prior to final plat approval. Same for easements to be vacated by separate instrument.

ROW10. The 30ft access easement can be dedicated by this plat. Add a note to detail ownership and maintenance of easement as well as who can use it.

ROW11. Add a note to explain Tract A's purpose and who will own and maintain it.

ROW12. The amount of existing and proposed easements make the plat map difficult to read. Please re-assess choices of lines, type and thickness. Consider adding a page for a cleaner version of the new lots.

ROW13. Additional redlines are on the plat. Additional redlines and comments may be needed at following reviews.

---

**Commenting Division:** Addressing Review

**Name of Reviewer:** Marissa Hillje

**Date:** 05/20/2019

**Email:** mhillje@adcogov.org

**Resubmittal Required**

What street is the main access? That is how the lots are addressed.

PLT2019-00013  
Pecos Logistics Park  
Engineering Review Comments  
1<sup>st</sup> Review

ENG1: Flood Insurance Rate Map – FIRM Panel # (08001C0592H), Federal Emergency Management Agency, March 5, 2007. According to the above reference, the project site is NOT located within a delineated 100-year flood hazard zone; A floodplain use permit will not be required.

Applicant Response: *Comment acknowledged – we agree the site is not within a 100-yr flood hazard zone.*

County Comment: Comment closed

ENG2: The applicant shall be responsible to ensure compliance with all Federal, State, and Local water quality construction requirements. The project site is within the County's MS4 Stormwater Permit area. In the event that the disturbed area of the site exceeds 1 acre, or disturbing less than 1 acre but belonging to a larger subdivision (over 1 acre), the applicant shall be responsible to prepare the SWMP plan using the Adams County ESC Template, and obtain both a County SWQ Permit and State Permit COR-030000.

Applicant Response: *Comment acknowledged. The project will comply with all applicable standards. A SWMP plan and report have been provided per the Adams County ESC Template, and the necessary permits will be obtained.*

County Comment: Comment closed

ENG3: LOW IMPACT DEVELOPMENT (LID) STANDARDS AND REQUIREMENTS Section 9-01-03-14:  
All construction projects shall reduce drainage impacts to the maximum extent practicable, and implement practices such as:

1. On-site structural and non-structural BMPs to promote infiltration, evapo-transpiration or use of stormwater,
2. Minimization of Directly Connected Impervious Area (MDCIA),
3. Green Infrastructure (GI),
4. Preservation of natural drainage systems that result in the infiltration, evapo-transpiration or use of stormwater in order to protect water quality and aquatic habitat.
5. Use of vegetation, soils, and roots to slow and filter stormwater runoff.
6. Management of stormwater as a resource rather than a waste product by creating functional, attractive, and environmentally friendly developments.
7. Treatment of stormwater flows as close to the impervious area as possible.

LID shall be designed and maintained to meet the standards of these Regulations and the Urban Drainage and Flood Control District's Urban Storm Drainage Criteria Manual, Volume 3.

Applicant Response: *As this is a logistics site, the opportunities to incorporate low impact development features are very limited. Where possible these features have been incorporated into the design. Along the Pecos frontage, grass swales are being used to treat runoff from Pecos St; In the southwest corner of the site, another swale/vegetated area has been added that receives runoff directly from the adjacent parking; the sidewalk along 56<sup>th</sup> Ave has been designed as a detached walk, disconnecting the*

*impervious surfaces. Additionally, the site plan now depicts a total of 5 areas where stormwater runoff from roof drains may be allowed to discharge to pervious landscaped area.*

County Comment: Although not approved yet, the features incorporated in the site plan and shown on the construction plan set are sufficient to satisfy this requirement.

Comment closed.

ENG4: Sustainable Development Practices Section **3-27-06-05-07-08:**

To the maximum extent practicable, new buildings are encouraged to incorporate one or more of the following features:

1. Opportunities for the integration of renewable energy features in the design of buildings or sites, such as: solar, wind, geothermal, biomass, or low-impact hydro sources;
2. Energy-efficient materials, including recycled materials that meet the requirements of these regulations;
3. Materials that are produced from renewable resources;
4. Low-Impact Development (LID) stormwater management features;
5. A green roof, such as a vegetated roof, or a cool roof;
6. Materials and design meeting the U.S. Green Building Council's LEED-NC certification requirements;
7. A greywater recycling system.

Applicant Response: *The project will comply with #5 cool roof where a white membrane will be used, #2 crushed concrete from existing structures on site, which will be demolished, will be utilized to provide approximately 60,000 cubic yards of recycled material for use as on-site structural fill.*

County Comment: These measures are sufficient to meet the sustainable development requirements.  
Comment closed.

ENG5: Prior to scheduling the final plat/FDP BOCC hearing, the developer is required to submit for review and receive approval of all construction documents (construction plans and reports). Construction documents shall include, at a minimum, onsite and public improvements construction plans, drainage report, traffic impact study. All construction documents must meet the requirements of the Adams County Development Standards and Regulations. The developer shall submit to the Adams County Development Review Engineering division the following: Engineering Review Application, Engineering Review Fee, two (2) copies of all construction documents. The development review fee for an Engineering Review is dependent on the type of project and/or the size of the project. The Development Review fee can be found in the Development Services Fee Schedule, located on the following web page: <http://www.adcogov.org/one-stop-customer-center>.

The applicant has submitted construction documents (construction plans, drainage report and Traffic Impact Study) for review. The construction documents are not yet approved. Review of the construction documents is a separate case, comments for the construction document review will be sent to the applicant separately.

Applicant Response: *Comment acknowledged. We will continue to work with the county towards approved Construction documents and applicable studies.*

County Comment: The construction plans are under review and will need to be approved prior to the final plat hearing.

Comment closed.



ENG6: The developer is required to construct roadway improvements adjacent to the proposed site. Roadway improvements will consist of curb, gutter and sidewalk adjacent to the site and, any roadway improvements as required by the approved traffic impact study.

Applicant Response: *Comment acknowledged – roadway improvements will be constructed as designed and/or approved by the County as well as per the approved TIS. A revised traffic impact study has been included with this submittal that now reflects the updated timing of the proposed development, the most recent Pecos design for the Pecos CIP project, and the developer's efforts to push truck traffic to Pecos rather than W 56<sup>th</sup> Ave.*

County Comment: Comment Closed

ENG7: Prior to the issuance of any construction or building permits, the developer shall enter into a Subdivision Improvements Agreement (SIA) with the County and provide a security bond for all public improvements.

Applicant Response: *Comment acknowledged, The developer will work with the county on the SIA. Due to the sheer volume of the infrastructure/utility work associated with this development, Developer is requesting that completion of the Sanitary Sewer, Water Lines, Fire Hydrants, Stormwater Drainage, internal roads and ROW improvements and utilities are a condition of Certificate of Occupancy.*

*Developer plans on developing the Park per Lot, thus developer further requests that only those utilities and appropriate roads servicing each lot are a condition of C of O for each lot and or building within Lot.*

*Developer has included a SWMP within the Engineering Construction Drawings and we will fully implement necessary measures required of the SWMP permit prior to commencement of construction activities.*

*Developer will fully adhere to the requirements of Adams County Fire District as a condition to start of vertical construction, example; adequate and safe means of ingress and egress, adequate fire hydrants for construction purposes, etc. Developer is meeting with Adams County Fire Department on November 6th to determine these requirements.*

*Developer will include these requirements and associated timing of each within the SIA document.*

County Comment: Construction of utilities prior to preliminary acceptance of the public improvements might be possible. Several requirements will need to be met, such as access for emergency vehicles. The developer will need to provide a plan for meeting the necessary requirements. If the plan is adequate, the conditions of approvals and release of permits can be written into the SIA. The details of the SIA will be worked out during the final plat stage.

Comment closed.

ENG8: No building permits will be issued until all public improvements have been constructed, inspected and preliminarily accepted by the County's Transportation Dept.

Applicant Response: *At the June 12<sup>th</sup>, 2019 meeting with the County it was discussed and agreed that construction of public improvements would not be a condition of building permits. It was discussed that safe site access and necessary measures as required by the Adams County Fire Department would be a required predecessor for issuance of a building permit. Specific timing and responsibility for payment of costs will be included within the SIA document.*

County Comment: See response to ENG7 above.

Comment closed.

ENG9: The developer is responsible for the repair or replacement of any broken or damaged County infrastructure.

Applicant Response: *Comment acknowledged.*

County Comment: Comment closed.

ENG10: The applicants site plan shows three (3) access points, two on Pecos St and one on W 56<sup>th</sup> Ave. Vehicle access for the northern entrance onto Pecos Street (directly across from Cargil St) and the access on W 56<sup>th</sup> Ave will need to be limited to passenger vehicles only; no truck traffic will be allowed to enter or exit from these entrances. The applicant will need to include design features and signage to notify truck drivers that these entrances are not to be used.

Applicant Response: *Owner will provide interior park signage to direct 100% of truck traffic to exit the project at the main, signalized access point on N Pecos St. The various locations for interior park signage are noted on the site plan. The secondary access point on N Pecos St will be right in/right out only with a raised "pork chop" design element and appropriate signage to restrict movement. Heavy truck traffic will be impossible here due to the dimensions and design of this proposed access point. If trucks should attempt to exit at W 56<sup>th</sup> Avenue, signage will restrict exiting trucks from any movement other than eastbound towards N Pecos St. In addition to signage internal to the Park, Owner intends to stripe 56<sup>th</sup> street in such a manner to make a righthand turn from Tejon onto 56<sup>th</sup> Street highly difficult. The nontypical roadway section designed in cooperation with County public works and engineering departments for 56<sup>th</sup> will work to discourage truck traffic on 56<sup>th</sup> St as well. As directed by Matt Emmens in his engineering review comments comment No.21 in Document #5995570, a ROW Variance Waiver Application has been submitted with this package for this proposed section. Lastly, the current CIP design for the Pecos CIP project has eliminated the dedicated southbound righthand turn lane from Pecos St. to westbound W 56<sup>th</sup> St., thus further discouraging truck traffic on 56<sup>th</sup> St, by making this movement very difficult for large trucks.*

County Comment: The County does understand that completely preventing trucks access to W 56<sup>th</sup> Ave is impossible. The site design features listed above would appear to be the best practical efforts to prevent truck traffic on W 56<sup>th</sup> Ave. The applicant should have exhibits showing these design features and, be ready to discuss them at all the public hearings.  
Comment closed.

## Greg Barnes

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**From:** Whitney Even <weven@acfpd.org>  
**Sent:** Tuesday, December 03, 2019 11:05 AM  
**To:** Greg Barnes  
**Subject:** ACFR Referral Comments - Pecos Logistics Park (PRC2019-00016)  
**Attachments:** PRC2019-00016-RFC.pdf

Please be cautious: This email was sent from outside Adams County

Good morning Greg,

We have reviewed case PRC2019-00016 (Pecos Logistics Park preliminary plat for major subdivision) and have the following comments:

1. During all demolition and construction operations, fire and emergency access needs to be maintained or provided to the site at all times.
2. Building and site demolition shall be in accordance with Chapter 33 of the 2018 International Fire Code. This can be accessed for free at <https://codes.iccsafe.org/content/IFC2018/CHAPTER-33-FIRE-SAFETY-DURING-CONSTRUCTION-AND-DEMOLITION>.
3. Please be aware that site development and utility plans must be electronically submitted to us, reviewed, and approved before site development begins. The applicant met with us in November of this year to discuss the project, however we always welcome additional meetings if requested to ensure all fire code requirements will be met.



*Whitney Even*

Adams County Fire Rescue  
7980 Elmwood Lane  
Denver, CO 80221  
O: 303-539-6802  
C: 720-505-7146

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**From:** Chris Wilder <cwilder@acfpd.org>  
**Date:** Monday, November 18, 2019 at 11:36 AM  
**To:** Whitney Even <weven@acfpd.org>  
**Subject:** FW: Request for Comments: Pecos Logistics Park (PRC2019-00016)



Chris Wilder  
**Fire Marshal**  
Adams County Fire Rescue

8055 Washington St.  
Denver, CO. 80229  
Office 303-539-6860

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**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Date:** Monday, November 18, 2019 at 10:55 AM  
**To:** Greg Barnes <GJBarnes@adcogov.org>  
**Subject:** Request for Comments: Pecos Logistics Park (PRC2019-00016)

Earlier this year, Adams County requested comments regarding an application for major subdivision preliminary plat for Pecos Logistics Park (PLT2019-00013). After two rounds of review, we are re-noticing this application because associated right-of-way vacation (VAC2019-00003) and subdivision design waiver applications (PLT2019-00031) have been included. **A new case number (PRC2019-00016) has been assigned to the project to bundle all three requests.** Please provide any comments that you may have on these applications to us by **December 9, 2019**. We should have the website updated with all new case material by Friday. Thank you!



**Greg Barnes**

Planner III, *Community and Economic Development Dept.*  
ADAMS COUNTY, COLORADO  
4430 S. Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601-8216  
720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)  
[adcogov.org](http://adcogov.org)



# COLORADO

## Parks and Wildlife

Department of Natural Resources

Northeast Regional Office  
6060 Broadway  
Denver, CO 80216  
P 303.291.7227

May 20, 2019

Mr. Greg Barnes  
Adams County  
Community & Economic Development Department  
4430 South Adams County Parkway, 1<sup>st</sup> Floor, Suite W2000B  
Brighton, CO 80601-8218

**Re: Pecos Logistics Park, Filing 1, PLT2019-00013**

Dear Mr. Barnes:

Thank you for the opportunity to comment on the proposed subdivision preliminary plat for the proposed development of up to eight industrial warehouses on three lots and a tract, ranging in size from 5.24 acres to 23.07 acres. Vallejo Street and Tejon Street bound the project area on the west. The project area is bounded on the south by West 56<sup>th</sup> Avenue. Pecos Street acts as the eastern boundary of the project area. A Burlington Northern Santa Fe rail line acts as the northern boundary.

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. Due to the low availability of undeveloped habitat surrounding the site, impacts of the development, as proposed, may be characterized as minimal.

Please contact us if we can be of assistance in implementing your proposal to minimize negative impacts to support living with wildlife in our community. If you have any further questions, please contact District Wildlife Manager Jordan Likes at (303) 291-7135.

Sincerely,

Crystal Chick  
Area Wildlife Manager

Cc: M. Leslie, T. Kroening, J. Likes



December 12, 2019

Greg Barnes  
Adams County Community & Economic Development Department  
Transmitted via email:  
[GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org)

RE: Pecos Logistics Park, Filing 1  
Case no. PRC2019-00016  
Part of the SW ¼ of Sec. 9, T3S, R68W, 6<sup>th</sup> P.M.  
Water Division 1, Water District 7

Dear Mr. Barnes,

We have reviewed the additional information submitted on December 12, 2019 for the referral concerning the above referenced proposal to subdivide 67 acres into three lots and one tract.

### **Water Supply Demand**

According to the Water Supply Information Summary Sheet and Annual Water Consumption Estimate prepared by Thompson Engineering, Inc, the estimated water demand is 8,404.3 gallons per day (6.71 acre-feet per year) for commercial use and 17,320 gallons per day for irrigation of 10.6 acres. The proposed water source for the property is water taps provided by Denver Water. Waste water treatment will be provided by the Berkeley Water and Sanitation District.

### **Source of Water Supply**

According to the letter dated November 27, 2019 from Denver Water (“letter”) the property is located within Denver Water’s service area and is eligible to receive water service from Denver Water subject to compliance with Denver Water’s Operating Rules, Regulations, Engineering Standards and applicable charges.

The applicant indicates the existing wells operating under permit nos. 8919-F and 2670-F will not be used within the subdivision and will be plugged and abandoned and a Well Abandonment Report (GWS-09) will be submitted to this office.

The applicant should be aware that any proposed water quality and detention pond for this Planned Development, must meet the requirements of a “storm water detention and infiltration facility” as defined in section 37-92-602(8), Colorado Revised Statutes, to be exempt from administration by this office. The applicant should review DWR’s [Administrative Statement Regarding the Management of Storm Water Detention Facilities and Post-Wildland Fire Facilities in Colorado](#) to ensure that the notification, construction and operation of the proposed structure meets statutory and administrative requirements. The applicant is encouraged to use Colorado Stormwater Detention and



Infiltration Facility Notification Portal, located at <https://maperture.digitaldataservices.com/gvh/?viewer=cswdif>, to meet the notification requirements.

**State Engineer's Office Opinion**

Based upon the above and pursuant to Section 30-28-136(1)(h)(II), C.R.S., the State Engineer's office offers the opinion that with Denver Water as the water supplier for the proposed development, the water supply can be provided without causing material injury to existing water rights and the supply is expected to be adequate, **so long as the existing wells, 8919-F and 2670-F are plugged and abandoned prior to subdivision approval.**

Should you, or the Applicant, have any questions please contact Ailis Thyne in this office at 303-866-3581 x8216.

Sincerely,



Joanna Williams, P.E.

Water Resource Engineer

Ec: File for subdivision no. 26503  
Well permit nos. 8919-F and 2670-F

# STATE OF COLORADO

## Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



**COLORADO**  
Department of Transportation

Project Name: **Pecos Logistics Park**

Print Date:

Highway:

Mile Marker:

### Traffic Comments:

~~Existing I-76 ramp volumes were suspect. Counts previously taken by CDOT for the WB off ramp in the PM are almost twice as much as counted in this report. I don't expect them to match completely with the previous counts but should be around 5% to 10%. EB off ramp looked fine the rest of the ramps please reevaluate.~~

~~Heavy vehicles don't match existing conditions.~~

~~Please provide signal phasing that was used in the analysis.~~

J Igo 9/18/19

Change clearance timings on signal. The Yellow timing on Federal should be roughly 4.5 seconds and the red time should be roughly 2 seconds. The ramps I believe yellow timing is fine since it roughly 35MPH in this location but the red timing should be roughly 2 seconds. Verify clearance distances to figure out the proper red times. This will change your level of service.

Jason Igo 12/19/19





# STATE OF COLORADO

## Traffic & Safety

Region 1

2829 W. Howard Place

Denver, Colorado 80204



**COLORADO**  
Department of Transportation

Project Name: **Pecos Logistics Park**

Print Date:

Highway:

Mile Marker:

### Traffic Comments:

Existing I-76 ramp volumes were suspect. Counts previously taken by CDOT for the WB off ramp in the PM are almost twice as much as counted in this report. I don't expect them to match completely with the previous counts but should be around 5% to 10%. EB off ramp looked fine the rest of the ramps please reevaluate.

Heavy vehicles don't match existing conditions.

Please provide signal phasing that was used in the analysis.

J lgo 9/18/19



# COLORADO GEOLOGICAL SURVEY

1801 19th Street  
Golden, Colorado 80401



Karen Berry  
State Geologist

May 21, 2019

Greg Barnes  
Adams County Community and Economic Development  
4430 S. Adams County Parkway, Suite W2000A  
Brighton, CO 80601

**Location:**  
SW Section 9,  
T3S, R68W, 6<sup>th</sup> P.M.  
39.8006, -105.01

**Subject: Pecos Logistics Park, Filing 1 – Major Subdivision Preliminary Plat**  
**Case Number PLT2019-00013; Adams County, CO; CGS Unique No. AD-19-0024**

Dear Mr. Barnes:

Colorado Geological Survey has reviewed the Pecos Logistics Park, Filing 1 preliminary plat referral. I understand the applicant proposes three lots and one tract for up to eight industrial warehouse buildings total on approximately 66.5 acres located northwest of N. Pecos St. and W. 56<sup>th</sup> Ave.

The site does not contain, nor is it exposed to, any geologic hazards that would preclude the proposed industrial use and three-lot subdivision. **CGS therefore has no objection to approval of the subdivision as proposed.**

**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 appears to be located within a mapped "T1" or "E3" resource area. T1 is described as a stream terrace deposit potentially containing a coarse aggregate resource consisting of "Gravel: relatively clean and sound." E3 is a wind-deposited sand. A borehole log near the northeastern corner of the property on the Arvada geologic quadrangle indicates that there may be a six feet thick sand and gravel layer beneath six feet of clay. The NRCS Soil Survey rates the site soils as a "fair" source of sand and a poor source of gravel. NRCS data is typically valid for only the uppermost five feet below the ground surface.

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 mineral resource. However, even if a resource were determined to be present, the close proximity of existing residential development (due to noise, air quality, and visual impact concerns) and an active railroad corridor (I believe railroads impose significant restrictions on grading adjacent to their right-of-way) likely preclude economic extraction.

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](mailto:carlson@mines.edu).

Sincerely,

A handwritten signature in black ink, appearing to read 'Jill Carlson', is written over a light blue horizontal line.

Jill Carlson, C.E.G.  
Engineering Geologist

## **Greg Barnes**

---

**From:** Owens, David [Dowens@mwr.dst.co.us]  
**Sent:** Wednesday, May 08, 2019 12:04 PM  
**To:** Greg Barnes  
**Subject:** Pecos Logistics Park Filing No. 1 - PLT2019-00013

Mr. Barnes,

Please forward the utility drawing, when available, to me for review of proposed sanitary sewage connection(s). No new connections to the MWRD sanitary sewer interceptor (along 56<sup>th</sup> Ave.) will be allowed unless no feasible alternative is available.

Please let me know if you have any questions.

### **David Owens**

*Engineering Tech II  
Metro Wastewater Reclamation District  
6450 York Street  
Denver, Colorado 80229  
(303)286-3397*



November 27, 2019

Greg Barnes  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Pecos Logistics Park, PRC2019-00016  
TCHD Case No. 5987

Dear Mr. Barnes,

Thank you for the opportunity to review and comment on the Major Subdivision Preliminary Plat and associated right-of way vacation to reconfigure the property into 3 lots and 1 tract located at 5855 Pecos Street. Tri-County Health Department (TCHD) staff previously reviewed the application for the rezoning and the preliminary plat and responded in letters dated April 4, 2019, May 14, 2019, and September 18, 2019. 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-007, AD-006, AD-001, AD-002, AD-004, AD-003, and AD-136. Flammable gas from decomposing organic matter in landfills may travel up to 1,000 feet from the source.

The applicant submitted a Flammable Gas Investigation Plan (FGIP) on April 17, 2019. TCHD approved the FGIP on April 23, 2019. The applicant submitted a Flammable Gas Investigation Report (Report), prepared by ERO Resources Group, dated August 20, 2019. Based on the detection of methane in one monitoring well, the Report includes a Risk Assessment (Assessment). The Assessment includes both current and future risk, based on current site conditions and the proposed redevelopment.

Based on our review of the Report and Assessment, it is the opinion of TCHD that no further action is required, as stated in our letter dated August 28, 2019.

### **On-Site Wastewater Treatment System (OWTS) – Abandonment**

Proper wastewater management promotes effective and responsible water use, protects potable water from contaminants, and provides appropriate collection, treatment, and disposal of waste, which protects public health and the environment. Our records indicate the presence of On-Site Wastewater Treatment Systems (OWTS) on the subject property at 1921 W. 56<sup>th</sup> Avenue, 5801 Pecos Street, 5641 Pecos Street, 1891 W. 56<sup>th</sup> Avenue, and 1909 W. 56<sup>th</sup> Avenue. The existing OWTS shall be abandoned in accordance with Regulation No. O-17, Section 6.8. TCHD must be notified in writing

once the systems have been properly abandoned. For more information, or to submit the notification, the applicant may contact the TCHD Commerce City Office, 4201 E. 72<sup>nd</sup> Avenue, (303) 288-6816. More information is available at <http://www.tchd.org/269/Septic-Systems>.

### **Well Abandonment**

Any well that is no longer being used, must be properly plugged and a Well Abandonment Report (GWS-09) must be filed with the Colorado Division of Water Resources. Please visit the DWR web site at <http://water.state.co.us/groundwater/wellpermit/Pages/WellAbandonment.aspx> for more information.

### **Building Demolition**

#### *Fugitive Dust, Lead, and Asbestos*

The application indicates that the existing buildings on the site will be demolished.

The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions. 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>.

Buildings constructed prior to 1978 may contain lead paint. Environmental Protection Agency's (EPA) 2008 Lead-Based Paint Renovation, Repair and Painting (RRP) Rule (as amended in 2010 and 2011), aims to protect the public from lead-based paint hazards associated with renovation, repair and painting activities. These activities can create hazardous lead dust when surfaces with lead paint, even from many decades ago, are disturbed. More information can be found here <https://www.epa.gov/lead/lead-renovation-repair-and-painting-program-rules> and <https://www.epa.gov/lead>. The applicant may contact, and the Environmental Protection Agency EPA at 1-800-424-5323 for more information.

#### *Vector Control*

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

Pecos Logistics Park  
November 27, 2019  
Page 3 of 3

vectors and eliminate any known infestations prior to demolition. Information on rodent control can be found at <http://www.tchd.org/400/Rodent-Control>.

### **Air Pollution – Diesel Emissions**

Exposure to air pollution is associated with a number of health problems including asthma, lung cancer, and heart disease. The proposed project will increase diesel truck traffic in the area. The Colorado Department of Public Health and Environment Air Pollution Control Division (APCD) regulates air emissions from vehicles including fleet maintenance and limiting idling. The applicant shall contact the APCD at (303) 692-3100 for more information. Additional information is available at <https://www.colorado.gov/pacific/cdphe-lpha/air-pollution-mobile-sources-contacts> and <https://www.colorado.gov/pacific/cdphe/diesel-emissions-control-program>.

Please feel free to contact me at 720-200-1575 or [kboyer@tchd.org](mailto:kboyer@tchd.org) if you have any questions on 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: Sheila Lynch, Monte Deatrich, Warren Brown, TCHD



WEST ADAMS CONSERVATION DISTRICT  
Serving portions of Adams, Broomfield, Denver, and Weld Counties  
57 West Bromley Lane  
Brighton, CO 80601  
303-659-0525  
[westadamscd@gmail.com](mailto:westadamscd@gmail.com), [www.westadamscd.com](http://www.westadamscd.com)

Date: May 15, 2019

To: Mr. Greg Barnes, Case Manager  
Department of Community and Economic Development  
4430 South Adams County parkway, Suite W200A Brighton, CO 80601-8216

Re: Case Number: Pecos Logistics Park Filing 1  
Case Name: PLT 2019-00013

Dear Mr. Barnes,

The West Adams Conservation District is in receipt of the above referenced project request for comments.

According to the attached map and information this is consistent with the surrounding area. Therefore the requirements of the Adams County Development Standards and Regulations will apply for this new Planned Unit Development.

Depending on the slope of the existing terrain it would be nice to know where the developed flows of this large of area will drain. There is a lot of roof area which is non-pervious. Is there a planned detention pond in the lowest area before the run off leaves the site? The assumption is that no surrounding area will be affected. The county standards should be followed for the placement of slit fence for erosion protection.

In the future could the county please provide a topographic map along with these transmittal's

The District is concerned with weed control, so we are asking that the disturbed areas be reseeded back with native grasses that are best suited for this area, and spraying the weeds take place as needed.

Thank you for submitting this for our review and comment.

Bob Olivier  
Director with WACD



**Right of Way & Permits**

1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571. 3284  
donna.l.george@xcelenergy.com

December 11, 2019

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Greg Barnes

**Re: Pecos Logistics Park, Case # PRC2019-00016**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the documentation for **Pecos Logistics Park**. Please be aware PSCo owns and operates existing electric distribution facilities within the proposed project area. The property owner/developer/contractor must complete the application process for any new natural gas or electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

PSCo requests that its easement recorded on July 1, 1959 in Adams County at Rec. No. 586796 Book 786 Page 562 is shown on the plat.

There is no conflict with the requested right-of-way vacation.

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

## Greg Barnes

---

**From:** A. Helfand [alison.helfand@gmail.com]  
**Sent:** Saturday, May 25, 2019 2:09 PM  
**To:** Greg Barnes  
**Subject:** Pecos Logistics Park Comments

Hello! I understand that I have just missed the deadline for comments, however, if you are possibly taking comments still, I'd like to have mine taken in consideration.

We own a home just a few houses down from where the development will be taking place. We are happy about the development and welcome something new. However, we have some hopes for considerations taken when the development takes place as well upon its completion.

I understand that the goal of the park is logistics in a "last mile" area. I'd hope that the developer also takes into consideration a growing neighborhood (both north and south of development) and offers or encourages Colorado or Denver based companies to utilize the spaces rather than large companies (think UPS or Amazon). Additionally, it is my hope that the space can also recognize local area growth and offer space for places that might directly benefit the surrounding community (like a grocery store, etc). Finally, as a commuter (both by bike and car) that uses 56th and Pecos, I would like the developer to be cognizant of amplifying traffic and taking into consideration how that might affect the area.

I appreciate the time to offer my comments! Thanks!

## Greg Barnes

---

**From:** Loppnow, Stephen <Steve.Loppnow@wsp.com>  
**Sent:** Monday, November 04, 2019 3:14 PM  
**To:** Greg Barnes  
**Subject:** RE: Pecos Logistics Park

Please be cautious: This email was sent from outside Adams County

Greg,

Thanks for the opportunity to comment on the Pecos Logistics Park, despite the timing being past the noted deadlines. My greatest concerns are traffic, walkability and connection to the surrounding neighborhood.

### **Traffic:**

56th Ave. is a residential street that experiences high volume traffic and significant commercial traffic by semis. It is not well controlled via posted signage and other traffic control so speeding and commercial traffic are regular along the street. The street feels dangerous within the context of a residential area. I'd like to know how the Logistic Park will impact traffic volume, and hope that traffic will be directed to Pecos and on to I-76 without using 56th Ave. as a throughway or regular route. On a separate but related note, I'd love to see improved signage, lights, and policing of traffic along 56th Ave. between Federal and Pecos (a great revenue opportunity for the county!!).

### **Walkability:**

I live 1 mile from the new Pecos RTD light rail station and there is no way for me to walk to the station safely from my house. It is a classic "last mile" scenario which I find to be frustrating and disappointing as someone who has wholeheartedly supported the G Line. I would love to be able to cycle or walk to the station to commute downtown but don't because it isn't a safe and pedestrian friendly route. Instead I often still drive downtown, because once I'm in my car I prefer to just go instead of driving a mile to wait for the train. I hope that the Logistics Park will be responsible for improving walkability along it's perimeter and ROW, and for providing sidewalks that are buffered from the street by landscaping along the south and east side of their site.

### **Connection to the neighborhood:**

I visited the HUB25 development and was generally encouraged by the architectural finishes, landscaping and overall quality of the development. I hope that the county and the developer understand the importance of these features in enhancing the neighborhood and surrounding area, considering that the development puts industrial use and residential use in the same location without any zoning buffer. I hope that architectural requirements like color, glazing, mix of facades, landscaping and other elements that make the development approachable, add a sense of place and human scale to the project are required to mitigate the impacts of putting large industrial development right across the street from homes. - Getting rid of the wall along the south side of the site along 56th will be great in and of itself, but really integrating this zoning with the surrounding zoning via the measures noted above will be greatly appreciated.

Again, thanks for opportunity to comment!

**Steve Loppnow**  
Senior Sustainability Manager  
Built Ecology



Direct: +1 303 803 6542  
Email: [steve.loppnow@wsp.com](mailto:steve.loppnow@wsp.com)

WSP USA

1600 Broadway, Suite 1100  
Denver, CO 80202

[wsp.com](http://wsp.com)

---

**From:** Greg Barnes <GJBarnes@adcogov.org>  
**Sent:** Monday, April 22, 2019 4:46 PM  
**To:** Loppnow, Stephen <Steve.Loppnow@wsp.com>  
**Subject:** RE: Pecos Logistics Park

Sure. You can e-mail me any comments. We will still accept them.



**Greg Barnes**

Planner III, *Community and Economic Development Dept.*  
ADAMS COUNTY, COLORADO  
4430 S. Adams County Parkway, 1st Floor, Suite W2000A  
Brighton, CO 80601-8216  
720.523.6853 [gjbarnes@adcogov.org](mailto:gjbarnes@adcogov.org)  
[adcogov.org](http://adcogov.org)

---

**From:** Loppnow, Stephen [<mailto:Steve.Loppnow@wsp.com>]  
**Sent:** Monday, April 22, 2019 4:42 PM  
**To:** Greg Barnes  
**Subject:** Pecos Logistics Park

Hi Greg,  
Can I still make public comments on Case# RCU2019-00014, or did I miss my chance?

Thanks,

**Steve Loppnow**  
Senior Sustainability Manager  
Built Ecology



Direct: +1 303 803 6542  
Email: [steve.loppnow@wsp.com](mailto:steve.loppnow@wsp.com)

WSP USA  
1600 Broadway, Suite 1100  
Denver, CO 80202

[wsp.com](http://wsp.com)

---

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## Greg Barnes

---

**From:** Kyle Schmidt [kschmidt@transwest.com]  
**Sent:** Tuesday, May 14, 2019 8:24 AM  
**To:** Greg Barnes  
**Subject:** Request for Comments PLT2019-00013

Hello, I just received the Request for Comments in the mail. I only have a few requests in regards to the nearby roads/traffic.

1. An intersection light **must** be put in at 62nd Parkway and Pecos St. This is a very dangerous intersection and the increased traffic will only make it worse.
2. An intersection light installed at 62nd Parkway and Lipan Street. Although this is not the direct route to this planned subdivision, 62nd Parkway is used as an alternate route to get to Pecos and has become a very busy road in the last few years. This is a blind intersection with trucks pulling out. I sometimes witness cars going 60+ MPH.
3. The Pecos Street bridge between 56th and 62nd needs to be a priority in the winter for snow/ice removal. This bridge ices over very quick and each year there are many accidents. The increased traffic would increase the danger on this road.
4. I'm concerned about the stability of the electrical grid in this area. I understand this is more of an Xcel Energy issue but this area suffers major debilitating outages multiple times per year. Will the new subdivision put a further strain on the already weak grid and cause more outages for our business?

Thank you,

**Kyle Schmidt - Operations Manager**

All Fleet Services - Transwest Inc.

6045 Lipan St. | Denver, CO 80221

303-301-7436 direct | 303-227-0584 fax | [kschmidt@transwest.com](mailto:kschmidt@transwest.com)



## Request for Comments

Case Name: Pecos Logistics Park  
Project Number: PRC2019-00016

November 18, 2019

The Adams County Planning Commission is requesting comments on the following applications: **1. Preliminary plat for major subdivision; 2. Roadway vacation; 3. Waiver from subdivision design standards.** This request is located at 5751 Pecos Street. The Assessor's Parcel Numbers are: 0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509300065, 0182509300067, 0182509309001, 0182509312001, 0182509312002, 0182509313002.

Applicant Information: Westfield Co., Matt Mitchell, 4221 Brighton Boulevard, Denver, CO 80216

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 December 9, 2019 in order that your comments may be taken into consideration in the review of this case. If you would like your comments included verbatim please send your response by way of e-mail to [GJBarnes@adcogov.org](mailto:GJBarnes@adcogov.org).

Once comments have been received and the staff report written, the staff report and notice of public hearing dates may be forwarded to you upon request. The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases).

Thank you for your review of this case.

Greg Barnes  
Planner III



## Public Hearing Notification

Case Name:	Pecos Logistics Park
Case Number:	PRC2019-00016
Planning Commission Hearing Date:	1/23/2020 at 6:00 p.m.
Board of County Commissioners Hearing Date:	2/11/2020 at 9:30 a.m.

December 27, 2019

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; 2. Roadway vacation; 3. Waiver from subdivision design standards.**

The Assessor's Parcel Numbers are: 0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509300065, 0182509300067, 0182509309001, 0182509312001, 0182509312002, 0182509313002, 018250934002, 0182509300068, 0182509300069. The Applicant's Contact Information is: Matt Mitchell, Westfield, 4221 Brighton Road, Denver, CO 80216

The hearing will be held in the Adams County Hearing Room located at 4430 South Adams County Parkway, Brighton CO 80601-8216. This will be a public hearing and any interested parties may attend and be heard. The Applicant and Representative's presence at these hearings is requested. If you require any special accommodations (e.g., wheelchair accessibility, an interpreter for the hearing impaired, etc.) please contact the Adams County Community and Economic Development Department at (720) 523-6800 (or if this is a long distance call, please use the County's toll free telephone number at 1-800-824-7842) prior to the meeting date.

For further information regarding this case, please contact the Department of Community and Economic Development, 4430 S Adams County Parkway, Brighton, CO 80601, 720-523-6800. This is also the location where maps and/or text certified by the Planning Commission may be viewed.

The full text of the proposed request and additional colored maps can be obtained by contacting this office or by accessing the Adams County web site at [www.adcogov.org/planning/currentcases](http://www.adcogov.org/planning/currentcases). Thank you for your review of this case.

Greg Barnes  
Planner III

BOARD OF COUNTY COMMISSIONERS

Eva J. Henry  
DISTRICT 1

Charles "Chaz" Tedesco  
DISTRICT 2

Emma Pinter  
DISTRICT 3

Steve O'Doriso  
DISTRICT 4

Mary Hodge  
DISTRICT 5



# PUBLICATION REQUEST

Pecos Logistics Park

Case Number: PRC2019-00016

Planning Commission Hearing Date: 1/23/2020 at 6:00 p.m.  
Board of County Commissioners Hearing Date: 2/11/2020 at 9:30 a.m.  
Location of Hearings: 4430 S. Adams County Pkwy., Brighton, CO 80601

Requests: 1. Preliminary plat for major subdivision to create three lots; 2. Roadway vacation; 3. Waiver from subdivision design standards.

Location: 5751 Pecos Street

Parcel Numbers: 0182509300023, 0182509300056, 0182509300058, 0182509300063, 0182509300065, 0182509300067, 0182509309001, 0182509312001, 0182509312002, 0182509313002, 018250934002, 0182509300068, 0182509300069

Case Manager: Greg Barnes  
Applicant: Matt Mitchell

Owner: Pecos Logistics Park LLLP  
4221 Brighton Blvd  
Denver, CO 80216

## Legal Description:

A TRACT OF LAND LOCATED IN THE SOUTHWEST  $\frac{1}{4}$  OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER  $\frac{1}{4}$  CORNER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M., BEING A FOUND 2" DIA. ALLOY CAP STAMPED PLS 24942 IN RANGE BOX; THENCE S02°55'20"W, 924.39 FEET TO THE POINT OF BEGINNING BEING THE NORTHEAST CORNER OF A PARCEL OF LAND DESCRIBED IN DEED RECORDED AT RECEPTION NO. 2018000084369, SAID POINT ALSO BEING ON THE WEST RIGHT-OF-WAY LINE OF PECOS STREET; THENCE ALONG THE SAID WEST RIGHT-OF-WAY LINE OF PECOS STREET THE FOLLOWING SEVEN (7) DESCRIBED COURSES:

1. THENCE S00°59'29"E, 297.70 FEET;
2. THENCE S00°58'57"E, 117.77 FEET;
3. THENCE S00°00'00"W, 100.17 FEET;
4. THENCE S00°06'02"E, 147.43 FEET;
5. THENCE S00°00'00"W, 742.71 FEET;
6. THENCE S89°48'07"W, 10.30 FEET;
7. THENCE S00°00'00"W, 267.86 FEET TO THE INTERSECTION OF THE WEST RIGHT-OF-WAY LINE OF PECOS STREET AND THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE;

THENCE ALONG THE NORTH RIGHT-OF-WAY LINE OF WEST 56TH AVENUE THE FOLLOWING FIVE (5) COURSES:

1. THENCE S89°48'07"W, 948.20 FEET;

2. THENCE S00°05'00"E, 10.00 FEET;
3. THENCE S89°48'07"W, 271.20 FEET;
4. THENCE N00°05'00"W, 10.00 FEET;
5. THENCE S89°48'07"W, 30.00 FEET TO A POINT ON THE EAST LINE OF TEJON STREET;

THENCE N00°05'00"W ALONG THE SAID EAST LINE OF SAID TEJON STREET, 481.60 FEET; THENCE DEPARTING FROM SAID EAST LINE OF SAID TEJON STREET S89°48'07"W, 362.20 FEET TO A POINT BEING THE NORTHWEST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2012000088342 OF THE ADAMS COUNTY RECORDS; THENCE S00°05'00"E ALONG THE EAST LINE OF SAID PARCEL OF LAND AND SAID LINE EXTENDED, 276.60 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2016000021659 OF THE ADAMS COUNTY RECORDS; THENCE S89°48'07"W ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 332.20 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND, SAID POINT ALSO BEING ON THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS; THENCE N00°05'00"W ALONG THE EAST LINE OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS, 90.62 FEET TO THE NORTHEAST CORNER OF THAT PARCEL OF LAND RECORDED AT RECEPTION NO. 2013000012831 OF THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF VALLEJO STREET; THENCE N89°48'07"E ALONG THE SOUTH LINE OF VALLEJO STREET, 10.00 FEET TO A POINT ON THE EAST LINE OF VALLEJO STREET; THENCE ALONG THE EAST LINE OF VALLEJO STREET THE FOLLOWING TWO (2) COURSES;

1. THENCE N00°05'00"W, 314.38 FEET;
2. THENCE N00°01'00"E, 393.38 FEET;

THENCE S89°51'16"W, 10.00 FEET; THENCE N00°01'00"E ALONG THE EAST LINE OF VALLEJO STREET AND SAID LINE EXTENDED, 517.61 FEET TO THE NORTHEAST CORNER OF A PARCEL OF LAND RECORDED AT RECEPTION NO. 2007000058444 OF THE ADAMS COUNTY RECORDS, SAID POINT BEING ON THE SOUTH LINE OF THE BNSF RAILROAD RIGHT-OF-WAY AS RECORDED AT RECEPTION NO. 2019000015214 OF THE ADAMS COUNTY RECORDS; THENCE ALONG THE SAID SOUTH RIGHT-OF-WAY LINE OF SAID BNSF RAILROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 396.20 FEET, A RADIUS OF 1475.85 FEET, A CENTRAL ANGLE OF 15°22'53", A CHORD DISTANCE OF 395.01 FEET AND WHOSE CHORD BEARS S85°50'00"W TO A POINT OF CURVATURE; THENCE CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE OF BNSF RAILROAD ALONG A CURVE TO THE LEFT HAVING AN ARC LENGTH OF 106.88 FEET, A RADIUS OF 1382.69 FEET, A CENTRAL ANGLE OF 04°25'43", A CHORD DISTANCE OF 106.85 FEET AND WHOSE CHORD BEARS S75°19'31"W; THENCE CONTINUING ALONG THE SOUTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD S73°06'32"W, 181.25 FEET TO A POINT OF INTERSECTION WITH THE WEST LINE OF THE SOUTHWEST ¼ OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH P.M.; THENCE N00°16'37"W ALONG THE SAID WEST LINE OF THE SAID SOUTHWEST ¼ OF SAID SECTION 9, 104.36 FEET; THENCE N73°06'39"E ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD, 151.41 FEET; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 115.66 FEET, A RADIUS OF 1482.69 FEET, A CENTRAL ANGLE OF 04°28'10", A CHORD DISTANCE OF 115.63 FEET AND WHOSE CHORD BEARS N75°20'49"E TO A POINT OF CURVATURE; THENCE CONTINUING ALONG THE NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD ALONG A CURVE TO THE RIGHT HAVING AN ARC LENGTH OF 737.76 FEET, A RADIUS OF 1575.85 FEET, A CENTRAL ANGLE OF 26°49'26", A CHORD DISTANCE OF 731.04 FEET AND WHOSE CHORD BEARS S88°26'43"E; THENCE CONTINUING ALONG THE SAID NORTH RIGHT-OF-WAY LINE OF THE BNSF RAILROAD S75°02'00"E, 560.87 FEET; THENCE N01°28'00"W, 125.57 FEET; THENCE N88°32'00"E, 427.11 FEET; THENCE S75°02'00"E, 47.91 FEET TO THE SOUTHWEST CORNER OF THAT

PARCEL OF LAND IN DEED RECORDED AT RECEPTION NO. 2018000084369 OF THE ADAMS COUNTY RECORDS; THENCE N02°21'23"E ALONG THE WEST LINE OF SAID PARCEL OF LAND, 86.37 FEET TO THE NORTHWEST CORNER OF SAID PARCEL OF LAND; THENCE N85°52'05"E ALONG THE NORTH LINE OF SAID PARCEL OF LAND, 617.19 FEET TO THE POINT OF BEGINNING,

COUNTY OF ADAMS,  
STATE OF COLORADO

THE ABOVE DESCRIBED PARCEL CONTAINS 2,899,197 SQUARE FEET OR 66.56 ACRES MORE OR LESS.



Referral Listing  
Case Number PRC2019-00016  
Pecos Logistics Park

Agency

Contact Information

---

Adams County Attorney's Office

Christine Fitch  
CFitch@adcogov.org  
4430 S Adams County Pkwy  
Brighton CO 80601  
720-523-6352

Adams County CEDD Addressing

Marissa Hillje  
PLN  
720.523.6837  
mhillje@adcogov.org

Adams County CEDD Development Services Engineer

Dev. Services Engineering  
4430 S. Adams County Pkwy.  
Brighton CO 80601  
720-523-6800

Adams County CEDD Right-of-Way

Marissa Hillje  
4430 S. Adams County Pkwy.  
Brighton CO 80601  
720-523-6837  
mhillje@adcogov.org

Adams County Construction Inspection

Gordon .Stevens  
4430 S. Adams County Pkwy  
Brighton CO 80601  
720-523-6965  
gstevens@adcogov.org

Adams County Development Services - Building

Justin Blair  
4430 S Adams County Pkwy  
Brighton CO 80601  
720-523-6825  
JBlair@adcogov.org

Adams County Fire Protection District

Chris Wilder  
8055 N. WASHINGTON ST.  
DENVER CO 80229  
(303) 289-4683  
cwilder@acfpd.org

Adams County Parks and Open Space Department

Aaron Clark  
mpedrucci@adcogov.org  
(303) 637-8005  
aclark@adcogov.org

Adams County Sheriff's Office: SO-HQ

Rick Reigenborn  
(303) 654-1850  
rreigenborn@adcogov.org

Agency

Contact Information

---

Adams County Sheriff's Office: SO-SUB

--  
303-655-3283  
CommunityConnections@adcogov.org

Adams County Treasurer

Lisa Culpepper  
4430 S Adams County Pkwy  
Brighton CO 80601  
720.523.6166  
lculpepper@adcogov.org

BERKELEY NEIGHBORHOOD ASSOC.

GLORIA RUDDEN  
4420 W 52ND PL.  
DENVER CO 80212  
(303) 433-7653 (303) 477-9669  
seminoegrandma@gmail.com

BERKELEY WATER

Paul Peloquin  
4455 W 58TH AVE UNIT A  
Arvada CO 80002  
(303) 477-1914  
paul.peloquin@denverwater.org

BERKELEY WATER & SAN DISTRICT

SHARON WHITEHAIR  
4455 W 58TH AVE UNIT A  
ARVADA CO 80002  
(303) 477-1914  
berkeleywater@gmail.com

CDOT Colorado Department of Transportation

Bradley Sheehan  
2829 W. Howard Pl.  
2nd Floor  
Denver CO 80204  
303.757.9891  
bradley.sheehan@state.co.us

Century Link, Inc

Brandyn Wiedreich  
5325 Zuni St, Rm 728  
Denver CO 80221  
720-578-3724 720-245-0029  
brandyn.wiedrich@centurylink.com

Code Compliance Supervisor

Eric Guenther  
eguenther@adcogov.org  
720-523-6856  
eguenther@adcogov.org

COLO DIV OF MINING RECLAMATION AND SAFETY

ANTHONY J. WALDRON - SENIOR ENV  
DEPT. OF NATURAL RESOURCES  
1313 SHERMAN ST, #215  
DENVER CO 80203  
303-866-4926  
tony.waldron@state.co.us

COLO DIV OF WATER RESOURCES

Joanna Williams  
OFFICE OF STATE ENGINEER  
1313 SHERMAN ST., ROOM 818  
DENVER CO 80203  
303-866-3581  
joanna.williams@state.co.us

Agency

Contact Information

---

COLO DIV OF WATER RESOURCES

Joanna Williams  
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COLORADO DIVISION OF WILDLIFE

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PO Box 21299  
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FISHER DITCH COMPANY

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MAPLETON SCHOOL DISTRICT #1

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MOBILE GARDENS

VERA MARIE JONES  
6250 FEDERAL #29  
DENVER CO 80221  
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North Lincoln Water and Sanitation District

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-  
nlwsdistrict1@gmail.com

North Pecos Water & Sanitation District

Russell Traska  
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Denver CO 80221  
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NORTHRIDGE ESTATES AT GOLD RUN HOA

SHANE LUSSIER  
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NS - Code Compliance

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Pecos Park Logistics Park Metro District

M Mitchell  
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The TOD Group

THE TOD GROUP  
1431 Euterpe Street  
New Orleans LA 70130  
5047174718

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TRI-COUNTY HEALTH DEPARTMENT

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Tri-County Health: Mail CHECK to Sheila Lynch

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WESTMINSTER SCHOOL DISTRICT #50

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Xcel Energy

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303-571-3306  
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2221 W 55TH AVENUE LLC  
PO BOX 2723  
LOVELAND CO 80539-2723

BERKELEY POINTE LLC  
2405 W 56TH AVE  
DENVER CO 80221-1809

5999 PECOS LLC UND 92.1875% AND  
ACJW LLC UND 7.8125% INT  
4880 PEARL ST  
BOULDER CO 80301-2454

BK ENTERPRISES LLC  
8417 BRIGHTON RD  
COMMERCE CITY CO 80022-5309

ADAMS COUNTY  
4430 SOUTH ADAMS COUNTY PKWY  
BRIGHTON CO 80601-8204

BLEA AUGUSTINE  
5089 DECATUR ST  
DENVER CO 80221-1229

ADLER VIRGINIA A  
3271 ARBUTUS ST  
GOLDEN CO 80401-1682

BLEA SOPHIE  
4986 ALCOTT ST  
DENVER CO 80221-1267

ADUAN MUHAMMAD A  
3165 ZINNIA ST  
GOLDEN CO 80401-1651

BLUME KYLE A  
7165 NEWTON ST STE A  
WESTMINSTER CO 80030-6009

AKINS GREGORY A AND  
AKINS JEANNIE M  
6595 TENNYSON ST  
ARVADA CO 80003

BROOKS TRUST  
4144 TENNYSON ST APT 16  
DENVER CO 80212-2260

ALPINE LUMBER COMPANY  
10170 CHURCH RANCH WAY UNIT 350  
BROOMFIELD CO 80021-6061

BUDD RENTALS LLC  
1601 S LANSING ST  
AURORA CO 80012-5128

AMAR INC  
4143 E 105TH AVE  
THORNTON CO 80233-3903

BURNETT MARGARET J  
PO BOX 181  
KIOWA CO 80117-0181

APODACA FAMILY REALTY TRUST THE  
2241 W 59TH PLACE  
DENVER CO 80221

CARRASCO MARIA P  
2360 W 58TH AVE  
DENVER CO 80221

BARRON JOEL  
1640-1660 W 55TH AVE  
DENVER CO 80221

CASTILLO THEODORE G  
16164 ONEIDA CT  
BRIGHTON CO 80602-7596

COMMERCE CITY GRAIN LLC  
ATTN CHAD SLUMP  
1875 LAWRENCE ST STE 1400  
DENVER CO 80202

DOWHAN LISA MARIE/JOHNNY  
JAMES/BRITO JEFFREY L  
4545 YULLE RD  
BENNETT CO 80102-8915

COUNTY OF ADAMS THE  
4430 SOUTH ADAMS COUNTY PKWY  
BRIGHTON CO 80601-8204

ESP VENTURES LLC  
5750 PECOS ST  
DENVER CO 80221-6619

CSWM PROPERTIES LLC  
2489 GROSS DAM RD  
GOLDEN CO 80403-9799

FOX ANGELA  
7717 S GRAPE CT  
CENTENNIAL CO 80122-3810

CUTFORTH WILLIAM A AND  
CUTFORTH JEANIE C  
5075 BRYANT ST  
DENVER CO 80221-1213

FRIAS GAMEZ IVAN ORLANDO  
4100 ALBION ST UNIT 315  
DENVER CO 80216-4442

DAVIE REBECCA L  
2015 S OLATHE  
AURORA CO 80013

FUENTES JERRY L  
5560 CLEAR CREEK DR  
DENVER CO 80212-2832

DENVER AND RIO GRANDE WESTERN RR COMPANY  
THE/C/O PROPERTY TAX DEPARTMENT  
1400 DOUGLAS ST STOP 1640  
OMAHA NE 68179-1001

GONZALEZ ROGELIO T AND  
GONZALEZ ANA MARIA  
7625 HOOKER ST  
WESTMINSTER CO 80030-4527

DENVER CUTLERY PROPERTIES LLC AND  
RUDIBAUGH RICHARD  
PO BOX 21797  
DENVER CO 80221

GUTIERREZ TERESA  
4510 W 63RD  
ARVADA CO 80003

DENVER CUTLERY PROPERTY LLC  
PO BOX 21797  
DENVER CO 80221-0797

GUZZO GENE  
10142 DETROIT CT  
THORNTON CO 80229-2736

DISNER PATRICK HENRY AND  
DISNER KATHLEEN I  
250 CARRICO ST  
PAGOSA SPRINGS CO 81147

HAMAI JUN/FRANCES T REVOCABLE TRUST  
C/O JUN AND FRANCES T HAMAI TRUSTEES  
8151 STUART ST  
WESTMINSTER CO 80031-4382

DNPk PECOS LLC  
C/O ENOCH HOLDINGS LLLP/JERRY BERGLUND  
2 COUNTRYSIDE LN  
CHERRY HILLS VILLAGE CO 80121-2000

HARRISON MARY A  
5581 ZUNI ST  
DENVER CO 80221-1454

HENDERSON RODNEY W  
4052 SIMMS ST  
WHEAT RIDGE CO 80033-3800

MARCHESE ANTHONY J AND  
MARCHESE KARRIE L  
7562 LUPINE COURT  
ARVADA CO 80007

HERRERA ALBERTO E AND  
HERRERA ESTHER A  
2323 W MOFFAT PL  
DENVER CO 80221-1442

MARTINEZ REYNALDO E  
4921 VALLEJO ST  
DENVER CO 80221

IBARRA ANA E AND  
IBARRA-DUARTE POLICARPIO  
2351 E 116TH WAY  
THORNTON CO 80233-2340

MARTINEZ THOMAS B AND MARGARET TRUST  
6041 HURON ST  
DENVER CO 80221-6639

JACOBELLIS FAMILY LLC  
2872 GREENSBOROUGH DR  
LITTLETON CO 80129-1545

MATOS MARIA R AND  
MATOS ALDO M  
2291 W 54TH PLACE  
DENVER CO 80221

LEQUIRE CHRISTIANNA DORIS  
8340 W 17TH AVE  
LAKEWOOD CO 80214-5914

MATTHEWS JOHN  
6128 E CHESTNUT RD  
PICKRELL NE 68422-8024

LEVY GEOFFREY  
316 DERBY LN  
HENDERSONVILLE NC 28739-9724

MAYNES ROY D AND  
MAYNES VIRGINIA R  
10089 HOOKER PL  
WESTMINSTER CO 80030-6771

LEWIS STEVE  
5579 PECOS ST  
DENVER CO 80221

MILLERCOORS LLC  
C/O TAX DEPARTMENT  
3939 W HIGHLAND AVE/PO BOX 482  
MILWAUKEE WI 53201-0482

LUJAN ELEANOR M AND  
LUJAN ELOY  
6730 IRVING ST  
DENVER CO 80221-2642

MONTEFERRANTE ASSET MANAGEMENT LLC  
5680 PECOS STREET  
DENVER CO 80221

MANN PROPERTIES LTD  
5115 RACE CT  
DENVER CO 80216-2134

MONTOYA DELFINO AND MONTOYA HELEN L AND  
MONTOYA SCOTT M  
3321 ALCOTT ST  
DENVER CO 80211

MARCHESE ANTHONY AND  
MARCHESE KARRIE  
7562 LUPINE CT  
ARVADA CO 80007-7899

MONTOYA MANUEL AND  
PENA VIVIAN  
PO BOX 479  
KERSEY CO 80644-0479

MORA CINDY A  
7726 DURANGO ST  
DENVER CO 80221-4147

REGIONAL TRANSPORTATION DISTRICT  
1600 BLAKE ST  
DENVER CO 80202-1399

NELSON EVERETT E LIVING TRUST AND  
NELSON BARBARA J LIVING TRUST  
1706 NUCLA CT  
LOVELAND CO 80538-6617

RINGSBY TERMINALS INC  
1336 GLENARM PL STE 200  
DENVER CO 80204-2115

NOLAN JEFFREY J  
1629 W 54TH PL  
DENVER CO 80221-1710

RODRIGUEZ JOSE M  
1435 KOKAI CIR  
DENVER CO 80221-3998

NORTHRIDGE ESTATES AT GOLD RUN  
HOMEOWNERS ASSOCIATION  
2305 CANYON BLVD SUITE 200  
BOULDER CO 80302

SILVER HOLDINGS LLC  
2150 W 60TH AVE APT S  
DENVER CO 80221-6623

OSTRY FAMILY LIVING TRUST THE  
18293 E EUCLID PL  
AURORA CO 80016-1143

SKOOG BILLY L AND  
SKOOG ROBIN K  
2462 W 56TH AVE  
DENVER CO 80221-1810

PACHECO TANIA B DELGADO  
4861 JULIAN ST  
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SPUR 10 HOLDINGS LP  
5610 FM 2218 RD  
RICHMOND TX 77469-8966

PATRICK DEWEY R AND  
PATRICK RHONDA A  
9520 S FIELD WAY  
LITTLETON CO 80127

STEWART JAMES  
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DENVER CO 80221

PECOS LOGISTICS PARK LLLP  
4221 BRIGHTON BLVD  
DENVER CO 80216-3719

STINSON H T JR AND  
STINSON PHYLLIS J  
PO BOX 21207  
DENVER CO 80221-0207

RAMIREZ ANACLETA  
C/O JDI INVESTMENTS, LLC  
2698 S FEDERAL BLVD  
DENVER CO 80219-6032

TH PROPERTY RENTAL LLC  
5255 E 119TH PL  
THORNTON CO 80233-6413

RANDOLPH ERNEST AND  
RANDOLPH JEANNINE M  
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INDIAN HILLS CO 80454

UNION PACIFIC RAILROAD  
PROPERTY TAX DEPARTMENT  
1400 DOUGLAS STOP 1640  
OMAHA NE 68179-1640

UNION PACIFIC RAILROAD COMPANY  
C/O PROPERTY TAX DEPARTMENT  
1400 DOUGLAS STOP 1640  
OMAHA NE 68179-1640

WATSON JOHN D  
3489 W 72ND AVE  
WESTMINSTER CO 80030-5334

UNION PACIFIC RAILROAD COMPANY  
C/O PROPERTY TAX DEPARTMENT  
1800 FARNAM STREET 10TH FLOOR SOUTH  
OMAHA NE 68102-2010

WENCEL JOLANTA  
14502 COLUMBINE ST  
THORNTON CO 80602-7313

UNION PACIFIC RAILROAD COMPANY  
C/O PROPERTY TAX DEPARTMENT  
1400 DOUGLAS ST  
OMAHA NE 68179-1001

WENCEL JOLANTA D  
14502 COLUMBINE ST  
THORNTON CO 80602-7313

URIBE ANTONIO AND  
URIBE ROSA  
3450 VALLEJO ST  
DENVER CO 80211-3441

WILLIAMS JERIAH DAVID AND  
WILLIAMS LAUREN CHRISTINE  
4570 ZUNI ST  
DENVER CO 80211-1567

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VALDEZ BARBARA G  
2341 W 58TH AVE  
DENVER CO 80221-1827

YOUNT ROLAND G TRUST FBO  
YOUNT SAMANTHA A  
6059 S QUEBEC ST STE 202  
ENGLEWOOD CO 80111-4523

VARGAS JAVIER  
6125 E 123RD WAY  
BRIGHTON CO 80602-4607

AGUILAR ALEJANDRO J AND  
AGUILAR AUDREY J  
OR CURRENT RESIDENT  
5560 VALLEJO ST  
DENVER CO 80221-1448

VASQUEZ RON  
8433 ZINNIA CT  
ARVADA CO 80005-1100

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ALBERT ERICA R  
OR CURRENT RESIDENT  
2232 W 55TH AVE  
DENVER CO 80221-1441

VAUGHAN JOHN AND JULIENE LIVING TRUST  
1916 UTE CREEK DR  
LONGMONT CO 80504-3767

ANDASOLA LORETTA E  
OR CURRENT RESIDENT  
2290 W 57TH PL  
DENVER CO 80221-6611

VERA RAFAEL MARTINEZ AND  
URIBE MARIA E MARTINEZ  
5565 FEDERAL BLVD LOT 34  
DENVER CO 80221-8802

ANGEL PHILBERT J AND  
ANGEL FRANCES J  
OR CURRENT RESIDENT  
5471 RARITAN WAY  
DENVER CO 80221-1735

VERTICAL VALUE ASSETS II LLC  
ATTN SCOTT MC CORMICK  
7750 W 94TH PL  
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APMANN AARON  
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5573 RARITAN WAY  
DENVER CO 80221-1770

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2241 W 59TH PL  
DENVER CO 80221-6614

BAADE ANITA  
OR CURRENT RESIDENT  
5510 VALLEJO ST  
DENVER CO 80221-1448

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5515 ZUNI ST  
DENVER CO 80221-1403

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2381 W 58TH AVE  
DENVER CO 80221-1827

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DENVER CO 80221-1730

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DENVER CO 80221

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ARELLANO CRISTINA  
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5532 RARITAN WAY  
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BERZOZA YOLANDA L  
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2241 W 55TH AVE  
DENVER CO 80221-1440

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ARIAS RITA L  
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DENVER CO 80221

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BLISS GINA G  
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1701 W 55TH PL  
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2223 W 58TH PL  
DENVER CO 80221

BOGGS RONALD C  
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5523 TEJON ST  
DENVER CO 80221-1435

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2225 W 58TH PL  
DENVER CO 80221-6612

BRUSHABER JAMES E  
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2451 W 55TH AVE  
DENVER CO 80221-1610

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AYALA ANIBAL  
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DENVER CO 80221

BULTEMA HANS  
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DENVER CO 80221-1870

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AYALA JUAN M  
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5590 TEJON ST  
DENVER CO 80221-1436

BURSON PAUL J AND  
BURSON ROSA MARIA  
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5560 ALCOTT ST  
DENVER CO 80221-1624

BUTLER DEBORAH L  
OR CURRENT RESIDENT  
2359 W MOFFAT PL  
DENVER CO 80221

CASTILLO RITA  
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2216 W MOFFAT PL  
DENVER CO 80221-1443

CAICEDO LUIS A AND  
HECKING PETER HG  
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2221 W MOFFAT PL  
DENVER CO 80221-1442

CLARK CHARLENE P  
OR CURRENT RESIDENT  
5551 UMATILLA ST  
DENVER CO 80221-1475

CAMPBELL JOSHUA  
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DENVER CO 80221-1474

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OR CURRENT RESIDENT  
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DENVER CO 80221-1835

CANO IMELDA AND  
CANO DELORES  
OR CURRENT RESIDENT  
2381 W 59TH PL  
DENVER CO 80221-1834

CLAYPOOL DAVID  
OR CURRENT RESIDENT  
2201 W 56TH PL  
DENVER CO 80221-6606

CARDOZA JOSE LIUS GUERECA  
OR CURRENT RESIDENT  
2270 W 59TH PL  
DENVER CO 80221-6615

COLORADO STATEWIDE IRON WORKERS  
ERECTOR JT APPRENTICESHIP & TRAINING TRUS  
OR CURRENT RESIDENT  
5575 TEJON ST  
DENVER CO 80221

CARRASCO MARIA P  
OR CURRENT RESIDENT  
2380 W 58TH AVE  
DENVER CO 80221

COSTILLO NETTIE M  
OR CURRENT RESIDENT  
5453 SHOSHONE ST  
DENVER CO 80221-1722

CARRASCO MARIA PIEDAD  
OR CURRENT RESIDENT  
2360 W 58TH AVE  
DENVER CO 80221-1828

COURTNEY JESSIC A TARA AND  
COURTNEY RICHARD HARDING  
OR CURRENT RESIDENT  
2212 W 55TH AVE  
DENVER CO 80221-1441

CARRILLO MARCOS DANIEL AND  
CONCA RUTH ANN  
OR CURRENT RESIDENT  
5511 SHOSHONE STREET  
DENVER CO 80221

COWAN DAVID E AND  
COWAN GAIL LEONE  
OR CURRENT RESIDENT  
2291 W 59TH PL  
DENVER CO 80221-6614

CASADOS ESTHER R AND  
CASADOS TOM JOE  
OR CURRENT RESIDENT  
5481 RARITAN WAY  
DENVER CO 80221-1735

CRUZ ADRIAN AND EVA  
OR CURRENT RESIDENT  
5485 VALLEJO ST  
DENVER CO 80221

CASAS CORNELIO JR AND  
CASAS LOURDES  
OR CURRENT RESIDENT  
5461 RARITAN WAY  
DENVER CO 80221-1735

CRUZ DAVID AND CRUZ GLORIA  
OR CURRENT RESIDENT  
5571 SHOSHONE ST  
DENVER CO 80221



CURWEN EMMA A  
OR CURRENT RESIDENT  
2335 W 56TH AVE  
DENVER CO 80221-1807

DISTLER CHRISTOPHER  
OR CURRENT RESIDENT  
2260 W 57TH PL  
DENVER CO 80221-6611

DAILEY-FISHER DEBRA A  
OR CURRENT RESIDENT  
2321 W 58TH AVE  
DENVER CO 80221-1827

DOMINGUEZ ROGELIO AND  
DOMINGUEZ LETICIA  
OR CURRENT RESIDENT  
5477 UMATILLA ST  
DENVER CO 80221-1475

DAMIAN MATTHEW AND  
DAMIAN MARINA  
OR CURRENT RESIDENT  
5728 ALCOTT STREET  
DENVER CO 80221

DOYLE FRANCIS  
OR CURRENT RESIDENT  
2331 W 54TH PL  
DENVER CO 80221-1483

DAVIS ZACKARY  
OR CURRENT RESIDENT  
5637 WYANDOT ST  
DENVER CO 80221-1857

DURAN ANTHONY A AND  
DURAN JOANN A  
OR CURRENT RESIDENT  
5545 ZUNI ST  
DENVER CO 80221-1403

DE HERRERA LINDA AND  
JIMENEZ PATRICIA  
OR CURRENT RESIDENT  
2320 W 56TH AVE  
DENVER CO 80221-1808

EBERL DORIS I  
OR CURRENT RESIDENT  
2315 W MOFFAT PL  
DENVER CO 80221

DEBRAAK JOHN R AND  
DEBRAAK LARONNA SHAE  
OR CURRENT RESIDENT  
1760 W 55TH PL  
DENVER CO 80221-1712

ELIZONDO LIDIA A  
OR CURRENT RESIDENT  
5523 RARITAN WAY  
DENVER CO 80221

DECKER JOHN L AND  
DECKER DIANNA L  
OR CURRENT RESIDENT  
2341 W 59TH PL  
DENVER CO 80221-1834

ESP VENTURES LLC  
OR CURRENT RESIDENT  
5750 PECOS ST  
DENVER CO 80221-6619

DELISA RONNIE R  
OR CURRENT RESIDENT  
2251 W 54TH PL  
DENVER CO 80221-1467

ESPINOZA SETH AND  
ESPINOZA ATHENA  
OR CURRENT RESIDENT  
5552 UMATILLA ST  
DENVER CO 80221-1474

DESHON MATTHEW C  
OR CURRENT RESIDENT  
5482 ZUNI ST  
DENVER CO 80221-1479

ESTES DONALD DEAN  
OR CURRENT RESIDENT  
1761 W 54TH PL  
DENVER CO 80221-1710

DIETZ ERIC  
OR CURRENT RESIDENT  
2230 W 59TH PL  
DENVER CO 80221-6613

FALLER DEBRA JEAN  
OR CURRENT RESIDENT  
2201 W 57TH PL  
DENVER CO 80221-6610

FARMER KELLY B AND  
KORTE JENNIFER MARIA  
OR CURRENT RESIDENT  
5630 ALCOTT ST  
DENVER CO 80221-1837

GARCIA GINA V  
OR CURRENT RESIDENT  
2360 W MOFFAT PL  
DENVER CO 80221-1482

FERRARO CARMINE  
OR CURRENT RESIDENT  
5476 UMATILLA ST  
DENVER CO 80221

GARCIA JASON DAVID  
OR CURRENT RESIDENT  
5484 TEJON ST  
DENVER CO 80221

FISHER WILLIAM L AND  
DAILEY-FISHER DEBRA A  
OR CURRENT RESIDENT  
2222 W 58TH PL  
DENVER CO 80221-6613

GARCIA JERRY  
OR CURRENT RESIDENT  
1741 W 54TH PL  
DENVER CO 80221-1710

FLORES CAROLINE A  
OR CURRENT RESIDENT  
5521 UMATILLA ST  
DENVER CO 80221

GARCIA LEON MICHAEL  
OR CURRENT RESIDENT  
5522 UMATILLA ST  
DENVER CO 80221-1474

FOSTER REGAN M AND  
FOSTER ELIZABETH R  
OR CURRENT RESIDENT  
5466 UMATILLA ST  
DENVER CO 80221-1474

GARCIA LUCAS R  
OR CURRENT RESIDENT  
5768 ALCOTT ST  
DENVER CO 80221-1855

FRANSUA PHYLLIS C 1/4 INT / LUCERO ELVIN 1/4  
INT AND  
LUCERO DUANE 1/4 INT AND LUCERO CLARENCE 1/4  
INT  
OR CURRENT RESIDENT  
5462 SHOSHONE ST  
DENVER CO 80221-1723

GARCIA NOHEMI  
OR CURRENT RESIDENT  
2301 W 56TH AVE  
DENVER CO 80221-1807

FREYRE TERESA AND  
FREYRE DAVID  
OR CURRENT RESIDENT  
1781 W 55TH PL  
DENVER CO 80221-1747

GIBSON LAURA J  
OR CURRENT RESIDENT  
5561 SHOSHONE ST  
DENVER CO 80221-1724

GALLEGOS III EDWARD ISALIAS AND  
GALLEGOS VALERIE M  
OR CURRENT RESIDENT  
2231 W 54TH PL  
DENVER CO 80221-1467

GLASSICK PARKER  
OR CURRENT RESIDENT  
5531 SHOSHONE ST  
DENVER CO 80221-1724

GARCIA CYRUS RAY AND  
GARCIA MARY DOROTHY  
OR CURRENT RESIDENT  
1780 W 55TH PL  
DENVER CO 80221-1712

GLIM CRYSTAL NICOLE  
OR CURRENT RESIDENT  
2360 W 57TH AVE  
DENVER CO 80221-1870

GARCIA DANIEL F AND  
GARCIA CONCHITA  
OR CURRENT RESIDENT  
5478 VALLEJO ST  
DENVER CO 80221-1463

GOMEZ ADELE  
OR CURRENT RESIDENT  
1740 W 55TH PL  
DENVER CO 80221-1712

GONZALES ALFONSO T AND  
GONZALES LILLIAN  
OR CURRENT RESIDENT  
5502 RARITAN WAY  
DENVER CO 80221-1771

HARROD JAMES CALVIN REVOCABLE TRUST  
OR CURRENT RESIDENT  
2220 W 56TH AVE  
DENVER CO 80221-6605

GONZALES FRANCES R  
OR CURRENT RESIDENT  
5582 RARITAN WAY  
DENVER CO 80221

HAUER DANIE AND  
CHAU CHRISTINA  
OR CURRENT RESIDENT  
2410 W 56TH AVE  
DENVER CO 80221-1810

GONZALES MARY-EUGENIA  
OR CURRENT RESIDENT  
5474 TEJON ST  
DENVER CO 80221

HAWK BEVERLY M  
OR CURRENT RESIDENT  
2341 W 57TH AVE  
DENVER CO 80221-1869

GONZALES SALLY R AND  
GONZALES FRANK  
OR CURRENT RESIDENT  
5522 RARITAN WAY  
DENVER CO 80221-1771

HELFAND ALISON EMILY AND  
GOODMASTER KYLE SCOTT  
OR CURRENT RESIDENT  
5510 TEJON ST  
DENVER CO 80221-1436

GONZALEZ DARLENE  
OR CURRENT RESIDENT  
1761 W 55TH PL  
DENVER CO 80221-1747

HERNANDEZ MERCEDES  
OR CURRENT RESIDENT  
5520 VALLEJO ST  
DENVER CO 80221-1448

GRANADO VICKIE LEE  
OR CURRENT RESIDENT  
5451 RARITAN WAY  
DENVER CO 80221-1735

HERNANDEZ ROGELIO  
OR CURRENT RESIDENT  
5460 RARITAN WAY  
DENVER CO 80221

GRIEGO DAVID  
OR CURRENT RESIDENT  
5475 VALLEJO ST  
DENVER CO 80221-1446

HINKLE GERTRUDE I REVOCABLE LIVING TRUST  
OR CURRENT RESIDENT  
2205 W MOFFAT PL  
DENVER CO 80221-1442

GRISWOLD MATTHEW B  
OR CURRENT RESIDENT  
5555 ZUNI ST  
DENVER CO 80221-1403

HOLGUIN ERASMO  
OR CURRENT RESIDENT  
2456 W 56TH AVE  
DENVER CO 80221

HARO DOLORES M AND  
LUCERO JOAQUIN S  
OR CURRENT RESIDENT  
5560 SHOSHONE ST  
DENVER CO 80221-1725

HOMRA DAVID G AND  
HOMRA REGINNA G  
OR CURRENT RESIDENT  
2220 W 56TH PL  
DENVER CO 80221-6607

HARRISON MARY A  
OR CURRENT RESIDENT  
5581 ZUNI ST  
DENVER CO 80221-1454

INGALLS STANLEY W AND  
INGALLS CARMEN C  
OR CURRENT RESIDENT  
2291 W 56TH AVE  
DENVER CO 80221-6604

INGALLS STANLEY W AND  
INGALLS CARMEN C  
OR CURRENT RESIDENT  
5646 WYANDOT STREET  
DENVER CO 80221

KOHS DAVID W  
OR CURRENT RESIDENT  
1781 W 54TH PL  
DENVER CO 80221-1710

JARA VICTOR AND  
FARIAS LAURA  
OR CURRENT RESIDENT  
5688 ALCOTT ST  
DENVER CO 80221-1837

LA RUSSO ELAINE A  
OR CURRENT RESIDENT  
5481 TEJON ST  
DENVER CO 80221-1464

JIMENEZ EDUARDO AND JULIA  
OR CURRENT RESIDENT  
2213 W 57TH PL  
DENVER CO 80221-6610

LEE MICHELE AND  
BACA JAMES  
OR CURRENT RESIDENT  
2201 W MOFFAT PL  
DENVER CO 80221-1442

JIMENEZ PRISCILLA  
OR CURRENT RESIDENT  
2320 W 57TH AVE  
DENVER CO 80221-1870

LEE SUSAN L AND  
LEE DINO  
OR CURRENT RESIDENT  
5748 ALCOTT ST  
DENVER CO 80221-1855

JORANLIEN KIRSTEN AND  
ARNDT WILLIAM BRANDON  
OR CURRENT RESIDENT  
5580 VALLEJO ST  
DENVER CO 80221-1448

LEVY TINA  
OR CURRENT RESIDENT  
5640 ZUNI ST  
DENVER CO 80221-1864

JORDAN JOHANNES M  
OR CURRENT RESIDENT  
5444 TEJON ST  
DENVER CO 80221-1434

LEWIS STEVE  
OR CURRENT RESIDENT  
5579 PECOS ST  
DENVER CO 80221

JUAREZ SOCORRO AND  
CERVANTES ANDREA LOYA  
OR CURRENT RESIDENT  
2321 W 57TH AVE  
DENVER CO 80221-1869

LITTLETON BRIAN J  
OR CURRENT RESIDENT  
2221 W 57TH PL  
DENVER CO 80221-6610

KALISTA JOHN PATRICK  
OR CURRENT RESIDENT  
5544 QUIVAS ST  
DENVER CO 80221-1761

LITTRELL STANLEY A AND  
LITTRELL JUDY L  
OR CURRENT RESIDENT  
2361 W 55TH AVE  
DENVER CO 80221-1481

KBD PROPERTIES LLC  
OR CURRENT RESIDENT  
1775 W 55TH AVE  
DENVER CO 80221-1745

LOPEZ ARTURO JR  
OR CURRENT RESIDENT  
1742 W 56TH AVE  
DENVER CO 80221-6654

KHAN SAMINA TUFAIL  
OR CURRENT RESIDENT  
5521 SHOSHONE ST  
DENVER CO 80221-1724

LOPPNOW STEVEN AND CHAU CHRISTINA AND  
HAURER DANIEL AND WERNSMANN ERICA  
OR CURRENT RESIDENT  
2391 W 56TH AVE  
DENVER CO 80221-1807

LOTT CARA LYNN  
OR CURRENT RESIDENT  
2300 W 56TH AVE  
DENVER CO 80221-1808

MARTIN-PROCTOR AUNDREA N AND  
MARTIN-PROCTOR GARRETT R  
OR CURRENT RESIDENT  
5464 TEJON ST  
DENVER CO 80221-1434

LOVATO GLORIA M  
OR CURRENT RESIDENT  
5470 RARITAN WAY  
DENVER CO 80221-1733

MARTINEZ ALBERT V JR  
OR CURRENT RESIDENT  
2271 W 59TH PL  
DENVER CO 80221-6614

LUCERO AUTHUR R AND  
LUCERO MARIA G  
OR CURRENT RESIDENT  
5563 RARITAN WAY  
DENVER CO 80221-1770

MARTINEZ EDGAR R AND  
CANO JACQUELINE  
OR CURRENT RESIDENT  
5650 ZUNI ST  
DENVER CO 80221-1864

MACHMULLER DREW D  
OR CURRENT RESIDENT  
5550 ALCOTT ST  
DENVER CO 80221-1624

MARTINEZ FRANCISCO R  
OR CURRENT RESIDENT  
2372 W 55TH AVE  
DENVER CO 80221-1480

MADRID ALEX I  
OR CURRENT RESIDENT  
2291 W 56TH PLACE  
DENVER CO 80221

MARTINEZ GERALDEAN R  
OR CURRENT RESIDENT  
5551 SHOSHONE ST  
DENVER CO 80221-1724

MAESTAS DEBBIE C AND  
DIXON RYAN M  
OR CURRENT RESIDENT  
2301 W 58TH AVE  
DENVER CO 80221-1827

MARTINEZ JAMES DANIEL  
OR CURRENT RESIDENT  
2292 W 55TH AVE  
DENVER CO 80221-1441

MAJALCA CIPRIANO  
OR CURRENT RESIDENT  
5657 WYANDOT ST  
DENVER CO 80221-1857

MARTINEZ LORETTA A  
OR CURRENT RESIDENT  
5758 ALCOTT ST  
DENVER CO 80221-1855

MALLORY SEAN  
OR CURRENT RESIDENT  
2250 W 59TH PL  
DENVER CO 80221-6615

MARTINEZ SAMUEL DUENAS  
OR CURRENT RESIDENT  
5738 ALCOTT ST  
DENVER CO 80221-1855

MANCHA ANA LILIA  
OR CURRENT RESIDENT  
5551 TEJON ST  
DENVER CO 80221-1435

MASIH AKEEL AND  
MASIH AKSA AKEEL  
OR CURRENT RESIDENT  
1721 W 55TH PL  
DENVER CO 80221-1747

MARKHAM KAREN M AND  
WISEMAN ANNAMARIE H  
OR CURRENT RESIDENT  
2300 W 57TH AVE  
DENVER CO 80221-1870

MATOS ALDO M AND  
MATOS MARIA R  
OR CURRENT RESIDENT  
2291 W 54TH PL  
DENVER CO 80221-1467

MATTHEWS STEVEN C AND  
SILANO KRISTA R  
OR CURRENT RESIDENT  
2350 W MOFFAT PL  
DENVER CO 80221-1482

MOMII PATRICIA ANN  
OR CURRENT RESIDENT  
5503 RARITAN WAY  
DENVER CO 80221-1770

MATTHIAS MAREN AND  
MATHURIN SANDRA  
OR CURRENT RESIDENT  
5660 ZUNI ST  
DENVER CO 80221-1864

MONTEFERRANTE ASSET MANAGEMENT LLC  
OR CURRENT RESIDENT  
5680 PECOS STREET  
DENVER CO 80221

MC BAIN HELEN J  
OR CURRENT RESIDENT  
2220 W 57TH PL  
DENVER CO 80221-6611

MONTES KAREN M AKA  
CISNEROS KAREN M  
OR CURRENT RESIDENT  
5540 SHOSHONE ST  
DENVER CO 80221-1725

MC DOUGALL PATRICIA A  
MC DOUGALL THOMAS J  
OR CURRENT RESIDENT  
5512 UMATILLA ST  
DENVER CO 80221-1474

MORENO-ESPARZA MOISES AND  
RUIZ LILIANA T  
OR CURRENT RESIDENT  
2361 W 58TH AVE  
DENVER CO 80221-1827

MC DOUGALL ROBERT J AND  
MC DOUGALL MEGHAN A  
OR CURRENT RESIDENT  
5511 UMATILLA ST  
DENVER CO 80221-1475

NEVAREZ MARCELO GUTIERREZ  
OR CURRENT RESIDENT  
2201 W 56TH AVE  
DENVER CO 80221-6604

MC INTOSH MINERVA E AND  
MC INTOSH WILFRED J  
OR CURRENT RESIDENT  
2171 W 54TH PL  
DENVER CO 80221-1422

NOLAN JEFF AND  
NOLAN VICKY  
OR CURRENT RESIDENT  
1629 W 54TH PL  
DENVER CO 80221-1710

MCLEAN TRUST THE  
OR CURRENT RESIDENT  
1720 W 55TH PL  
DENVER CO 80221-1712

NORTHROP CHRISTINA D  
OR CURRENT RESIDENT  
5465 PECOS ST  
DENVER CO 80221-6421

MEDINA RAYMOND A  
OR CURRENT RESIDENT  
2321 W 55TH AVE  
DENVER CO 80221

OLGUIN DOROTHY AND  
VASQUEZ SALVADOR H  
OR CURRENT RESIDENT  
1960 W 56TH AVE  
DENVER CO 80221-6657

MEDINA ROMAN F AND MEDINA MARY IRENE  
OR CURRENT RESIDENT  
5480 RARITAN WAY  
DENVER CO 80221-1733

ONEIL WILLIAM E  
OR CURRENT RESIDENT  
5554 QUIVAS ST  
DENVER CO 80221-1761

MILLER VIVIAN L  
OR CURRENT RESIDENT  
2313 W MOFFAT PL  
DENVER CO 80221-1442

ORONIA ALEJANDRO  
OR CURRENT RESIDENT  
1881 W 55TH AVE  
DENVER CO 80221-1714

ORTIZ ERASMO AND ORTIZ MARIA  
OR CURRENT RESIDENT  
2200 W 56TH PLACE  
DENVER CO 80221

PATTON CHARLES A AND PATTON LUCILLE A  
OR CURRENT RESIDENT  
5472 SHOSHONE STREET  
DENVER CO 80221-1723

ORTIZ PHILLIP G AND  
ORTIZ MARIE A  
OR CURRENT RESIDENT  
1700 W 55TH PL  
DENVER CO 80221-1712

PAYAN FERNANDO AND PAYAN ANA B  
OR CURRENT RESIDENT  
2501 W 56TH AVE  
DENVER CO 80221-1809

PACHECO DEBBIE KAY  
OR CURRENT RESIDENT  
1950 W 56TH AVE  
DENVER CO 80221

PAYAN ROSA MARIA AND  
PAYAN ALBERTO L  
OR CURRENT RESIDENT  
2332 W 55TH AVE  
DENVER CO 80221

PADILLA CARLA J  
OR CURRENT RESIDENT  
5531 UMATILLA ST  
DENVER CO 80221-1475

PERALES RAFAEL  
OR CURRENT RESIDENT  
2352 W 55TH AVENUE  
DENVER CO 80221

PADILLA DOLORES  
OR CURRENT RESIDENT  
5651 WYANDOT ST  
DENVER CO 80221-1857

PEREZ ALEX J AND  
PEREZ JACQUELYNE S  
OR CURRENT RESIDENT  
2392 W 55TH AVE  
DENVER CO 80221-1480

PAIZ DARRIN P AND PAIZ TRACIE L  
OR CURRENT RESIDENT  
1762 W 56TH AVE  
DENVER CO 80221

PETERS ANGELA AND  
PETERS CHRISTOPHER  
OR CURRENT RESIDENT  
5532 UMATILLA ST  
DENVER CO 80221-1474

PARKER MICHAEL C AND  
PARKER LINDA KAY  
OR CURRENT RESIDENT  
2252 W 55TH AVE  
DENVER CO 80221-1441

POWELL KELLIE A  
OR CURRENT RESIDENT  
2224 W 58TH PL  
DENVER CO 80221-6613

PARRIOTT JOEL L AND  
SCHNEIDER JILL T  
OR CURRENT RESIDENT  
5718 ALCOTT STREET  
DENVER CO 80221

PRENDIS SONIA P AND  
PRENDIS VICTOR C  
OR CURRENT RESIDENT  
5455 PECOS ST  
DENVER CO 80221

PARTELLO DEBORAH L  
OR CURRENT RESIDENT  
1721 W 54TH PL  
DENVER CO 80221-1710

PRINCE DOLORES J  
OR CURRENT RESIDENT  
5452 SHOSHONE ST  
DENVER CO 80221-1723

PATINO-CARDENAS ABRAHAM  
OR CURRENT RESIDENT  
5660 ALCOTT ST  
DENVER CO 80221

PRINCE-SMITH JOLEEN AND SMITH DWAYNE C  
OR CURRENT RESIDENT  
5450 RARITAN WAY  
DENVER CO 80221

PUENTE JERONIMO AND  
PUENTE BERTHA CASTILLO  
OR CURRENT RESIDENT  
5501 UMATILLA ST  
DENVER CO 80221-1475

RUBIO CLOVER OCTAVIO MOLINA AND  
HERNANDEZ DALIA ESCORZA  
OR CURRENT RESIDENT  
5501 TEJON ST  
DENVER CO 80221-1435

RAMIREZ LUDIVINA M AKA  
RAMIREZ LUDIVINA MAJALCA  
OR CURRENT RESIDENT  
2371 W 54TH PL  
DENVER CO 80221-1483

RUTTER DAVID A AND  
RUTTER LAURETTE S  
OR CURRENT RESIDENT  
2200 W 56TH AVE  
DENVER CO 80221-6605

RAMIREZ TERESA J AND  
GABALDON JULIE A  
OR CURRENT RESIDENT  
2309 W MOFFAT PL  
DENVER CO 80221

RYAN-BUCK LINDSAY AND  
BUCK JONATHAN  
OR CURRENT RESIDENT  
5468 VALLEJO ST  
DENVER CO 80221-1463

RAMOS RICHARD THOMAS  
OR CURRENT RESIDENT  
5533 RARITAN WAY  
DENVER CO 80221-1770

SAIZ GARCIA PATRICIA  
OR CURRENT RESIDENT  
5540 TEJON ST  
DENVER CO 80221-1436

RAMOS ROSA MARIA  
OR CURRENT RESIDENT  
5553 RARITAN WAY  
DENVER CO 80221-1770

SALAZAR PETE AND  
SALAZAR STELLA C  
OR CURRENT RESIDENT  
2211 W 58TH PL  
DENVER CO 80221-6612

ROBINSON DANIEL J AND  
ROBINSON DANIELLE C  
OR CURRENT RESIDENT  
5550 VALLEJO ST  
DENVER CO 80221-1448

SANCHEZ LOYA CARMEN AND  
RODRIGUEZ RAFAEL J  
OR CURRENT RESIDENT  
2391 W 59TH PL  
DENVER CO 80221-1834

ROBISON JANICE M  
OR CURRENT RESIDENT  
5570 TEJON ST  
DENVER CO 80221-1436

SANDOVAL MICHELLE  
OR CURRENT RESIDENT  
1680 W 55TH AVE  
DENVER CO 80221

RODRIGUEZ ARMANDO H TRUST THE  
OR CURRENT RESIDENT  
2211 W 54TH PL  
DENVER CO 80221-1467

SANTOS MONICA L  
OR CURRENT RESIDENT  
5465 TEJON STREET  
DENVER CO 80221

RODRIGUEZ PETE F AND  
DURAN BONNIE A  
OR CURRENT RESIDENT  
5570 SHOSHONE ST  
DENVER CO 80221-1725

SCHAFERSMAN TED R AND  
SCHAFERSMAN CHRISTOPHER  
OR CURRENT RESIDENT  
1741 W 55TH PL  
DENVER CO 80221-1747

ROGERS SUNDAY LOUISE  
OR CURRENT RESIDENT  
2330 W MOFFAT PL  
DENVER CO 80221-1482

SEMMEN CRAIG A  
OR CURRENT RESIDENT  
5488 VALLEJO ST  
DENVER CO 80221



SERDY KEVIN  
OR CURRENT RESIDENT  
2300 W 58TH AVE  
DENVER CO 80221-1828

SNYDER SAMANTHA  
OR CURRENT RESIDENT  
5483 SHOSHONE ST  
DENVER CO 80221-1722

SHORE BROWN AND  
SHORE RUBY A  
OR CURRENT RESIDENT  
5550 SHOSHONE ST  
DENVER CO 80221-1725

SPARACINO ADOLFO  
OR CURRENT RESIDENT  
2220 W MOFFAT PL  
DENVER CO 80221-1443

SILVER HOLDINGS LLC  
OR CURRENT RESIDENT  
2150 W 60TH AVE  
DENVER CO 80221-6623

SPERO MICHAEL J  
OR CURRENT RESIDENT  
5530 VALLEJO ST  
DENVER CO 80221-1448

SIMPKINS LAURA AND  
SIMPKINS DAVID  
OR CURRENT RESIDENT  
5472 ZUNI ST  
DENVER CO 80221-1479

SPRAGUE KEVIN ROBERT AND  
SPRAGUE KELLY ANNE  
OR CURRENT RESIDENT  
5513 TEJON ST  
DENVER CO 80221-1435

SKOOG BILLY L AND  
SKOOG ROBIN K  
OR CURRENT RESIDENT  
2462 W 56TH AVE  
DENVER CO 80221-1810

STARK NICOLE MARIE AND  
SKORKA KRZYSZTOF J  
OR CURRENT RESIDENT  
2196 W 56TH AVENUE  
DENVER CO 80221

SLATER TRACESEA H  
OR CURRENT RESIDENT  
2220 W 58TH PL  
DENVER CO 80221-6613

STIGALL STEPHEN AND  
STIGALL JENNIFER  
OR CURRENT RESIDENT  
5585 QUIVAS ST  
DENVER CO 80221-1760

SMEJKAL BARI W  
OR CURRENT RESIDENT  
5552 ALCOTT ST  
DENVER CO 80221-1624

STOLL AMELIA L AND  
GOSNELL THOMAS C  
OR CURRENT RESIDENT  
2340 W MOFFAT PL  
DENVER CO 80221-1482

SMITH ANDREW L AND  
DUBNER ANNETTE C  
OR CURRENT RESIDENT  
5678 ALCOTT STREET  
DENVER CO 80221

SUAZO BOBBY  
OR CURRENT RESIDENT  
2210 W 58TH PL  
DENVER CO 80221-6613

SMITH CHARLES LEE AND  
SMITH EMILY SUE  
OR CURRENT RESIDENT  
5574 QUIVAS ST  
DENVER CO 80221

SWEENEY GRISEL AND  
SWEENEY MATHEW  
OR CURRENT RESIDENT  
5581 SHOSHONE ST  
DENVER CO 80221-1724

SMITH KEVIN  
OR CURRENT RESIDENT  
2300 W MOFFAT PL  
DENVER CO 80221-1482

TOTO JAMES A  
OR CURRENT RESIDENT  
2186 W 56TH AVE  
DENVER CO 80221-6603

TRUJILLO ALBERTANO M AND  
TRUJILLO PATRICIA R  
OR CURRENT RESIDENT  
5513 RARITAN WAY  
DENVER CO 80221-1770

VALENZUELA GILBERT J/LORRAINE AND  
ZENDEJAS SANDRA/VALENZUELA RICK  
OR CURRENT RESIDENT  
5510 SHOSHONE ST  
DENVER CO 80221

TRUJILLO RUSSELL  
OR CURRENT RESIDENT  
5454 TEJON ST  
DENVER CO 80221-1434

VEGA SALVADOR AND  
SALAZAR ESPERANZA  
OR CURRENT RESIDENT  
5482 SHOSHONE ST  
DENVER CO 80221-1723

TRUJILLO WILLIE RAYMOND AND  
TRUJILLO ORALIA CLARA  
OR CURRENT RESIDENT  
5584 QUIVAS ST  
DENVER CO 80221-1761

VIGIL JEFFREY J  
OR CURRENT RESIDENT  
5502 TEJON STREET  
DENVER CO 80221

TYSON LESLIE ANN  
OR CURRENT RESIDENT  
5620 ZUNI STREET  
DENVER CO 80221

VIGIL JOSEPH G  
OR CURRENT RESIDENT  
1760 W 55TH AVE  
DENVER CO 80221-1730

URIBE BOBBIE J  
OR CURRENT RESIDENT  
5463 SHOSHONE ST  
DENVER CO 80221-1722

VIGIL JUAN E II  
OR CURRENT RESIDENT  
2301 W 59TH PL  
DENVER CO 80221-1834

VALDEZ JUAN FRANK AND  
HERRERA-VALDEZ ERIKA  
OR CURRENT RESIDENT  
2261 W 56TH PL  
DENVER CO 80221-6606

VILLA CARMEN T  
OR CURRENT RESIDENT  
5543 RARITAN WAY  
DENVER CO 80221

VALDEZ RICHARD T AND  
VALDEZ BARBARA G  
OR CURRENT RESIDENT  
2341 W 58TH AVE  
DENVER CO 80221-1827

VILLANUEVA IGNACIO AND  
VILLANUEVA DAMARIS  
OR CURRENT RESIDENT  
5689 WYANDOT ST  
DENVER CO 80221-1857

VALDEZ WILLIAM M AND  
LECHUGA CHALANE E  
OR CURRENT RESIDENT  
2317 W MOFFAT PL  
DENVER CO 80221-1442

VILLEGAS DELIA GARCIA  
OR CURRENT RESIDENT  
5502 UMATILLA ST  
DENVER CO 80221-1474

VALDIVIA RODOLFO DAVID AND  
VALDIVIA MIQUELEEN  
OR CURRENT RESIDENT  
2225 W 57TH PL  
DENVER CO 80221-6610

WALK JUSTIN  
OR CURRENT RESIDENT  
2240 W 56TH PL  
DENVER CO 80221-6607

VALDIVIA SERENA RAQUEL  
OR CURRENT RESIDENT  
5560 TEJON ST  
DENVER CO 80221-1436

WALLACE ANDRE L  
OR CURRENT RESIDENT  
2141 W 54TH PLACE  
DENVER CO 80221

WENCEL DARIUSZ  
OR CURRENT RESIDENT  
5564 QUIVAS ST  
DENVER CO 80221-1761

CURRENT RESIDENT  
2323 1/2 W MOFFAT PL  
DENVER CO 80221-1409

WENDELIN WILBUR L AND  
WENDELIN BERNITA A  
OR CURRENT RESIDENT  
5443 SHOSHONE ST  
DENVER CO 80221-1722

CURRENT RESIDENT  
5535 TEJON ST  
DENVER CO 80221-1435

WERNSMANN ERICA AND  
LOPPNOW STEPHEN  
OR CURRENT RESIDENT  
2350 W 56TH AVENUE  
DENVER CO 80221-1808

CURRENT RESIDENT  
5506 TEJON ST  
DENVER CO 80221-1436

WHITE DIANE E  
OR CURRENT RESIDENT  
5650 PECOS ST  
DENVER CO 80221-6641

CURRENT RESIDENT  
5516 TEJON ST  
DENVER CO 80221-1436

WILKINS COLIN  
OR CURRENT RESIDENT  
5778 ALCOTT ST  
DENVER CO 80221-1855

CURRENT RESIDENT  
2201 W 55TH AVE  
DENVER CO 80221-1440

WILLIAMS KRISTY D  
OR CURRENT RESIDENT  
2320 W 58TH AVE  
DENVER CO 80221-1828

CURRENT RESIDENT  
2221 W 55TH AVE  
DENVER CO 80221-1440

WISEMAN ZACHARY ROBERT AND  
ADAM CALISSE MARIE  
OR CURRENT RESIDENT  
2241 W 56TH PL  
DENVER CO 80221-6606

CURRENT RESIDENT  
2285 W 55TH AVE  
DENVER CO 80221-1440

YARISH BRUCE AND  
YARISH SHANNON  
OR CURRENT RESIDENT  
2340 W 58TH AVE  
DENVER CO 80221

CURRENT RESIDENT  
2272 W 55TH AVE  
DENVER CO 80221-1441

YHEAULON MATTHEW J  
OR CURRENT RESIDENT  
5530 SHOSHONE ST  
DENVER CO 80221-1725

CURRENT RESIDENT  
2200 W MOFFAT PL  
DENVER CO 80221-1443

YOUNG JAMES FRANK AND  
YOUNG STEVEN DAVID  
OR CURRENT RESIDENT  
2290 W 59TH PL  
DENVER CO 80221-6615

CURRENT RESIDENT  
2210 W MOFFAT PL  
DENVER CO 80221-1443

CURRENT RESIDENT  
5540 VALLEJO ST  
DENVER CO 80221-1448

CURRENT RESIDENT  
2311 W 54TH PL  
DENVER CO 80221-1483

CURRENT RESIDENT  
5570 VALLEJO ST  
DENVER CO 80221-1448

CURRENT RESIDENT  
2351 W 54TH PL  
DENVER CO 80221-1483

CURRENT RESIDENT  
5485 TEJON ST  
DENVER CO 80221-1464

CURRENT RESIDENT  
5581 ZUNI ST STE 1  
DENVER CO 80221-1486

CURRENT RESIDENT  
2271 W 54TH PL  
DENVER CO 80221-1467

CURRENT RESIDENT  
5581 ZUNI ST STE 2  
DENVER CO 80221-1486

CURRENT RESIDENT  
5486 UMATILLA ST  
DENVER CO 80221-1474

CURRENT RESIDENT  
5581 ZUNI ST STE 3  
DENVER CO 80221-1486

CURRENT RESIDENT  
5541 UMATILLA ST  
DENVER CO 80221-1475

CURRENT RESIDENT  
5581 ZUNI ST STE A  
DENVER CO 80221-1486

CURRENT RESIDENT  
2312 W 55TH AVE  
DENVER CO 80221-1480

CURRENT RESIDENT  
5581 ZUNI ST STE B  
DENVER CO 80221-1486

CURRENT RESIDENT  
2301 W 55TH AVE  
DENVER CO 80221-1481

CURRENT RESIDENT  
2441 W 55TH AVE  
DENVER CO 80221-1610

CURRENT RESIDENT  
2341 W 55TH AVE  
DENVER CO 80221-1481

CURRENT RESIDENT  
5530 ALCOTT ST  
DENVER CO 80221-1624

CURRENT RESIDENT  
2381 W 55TH AVE  
DENVER CO 80221-1481

CURRENT RESIDENT  
1631 W 54TH PL  
DENVER CO 80221-1710

CURRENT RESIDENT  
1701 W 54TH PL  
DENVER CO 80221-1710

CURRENT RESIDENT  
1780 W 55TH AVE  
DENVER CO 80221-1730

CURRENT RESIDENT  
2031 W 54TH PL  
DENVER CO 80221-1719

CURRENT RESIDENT  
1607 W 55TH AVE  
DENVER CO 80221-1731

CURRENT RESIDENT  
2071 W 54TH PL  
DENVER CO 80221-1719

CURRENT RESIDENT  
1657 W 55TH AVE  
DENVER CO 80221-1731

CURRENT RESIDENT  
5473 SHOSHONE ST  
DENVER CO 80221-1722

CURRENT RESIDENT  
1640 W 55TH AVE  
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CURRENT RESIDENT  
5541 SHOSHONE ST  
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CURRENT RESIDENT  
2460 W 56TH AVE  
DENVER CO 80221-1810

CURRENT RESIDENT  
5520 SHOSHONE ST  
DENVER CO 80221-1725

CURRENT RESIDENT  
5650 ALCOTT ST  
DENVER CO 80221-1837

CURRENT RESIDENT  
1710 W 55TH AVE APT 1  
DENVER CO 80221-1727

CURRENT RESIDENT  
5698 ALCOTT ST  
DENVER CO 80221-1837

CURRENT RESIDENT  
1710 W 55TH AVE APT 2  
DENVER CO 80221-1727

CURRENT RESIDENT  
5708 ALCOTT ST  
DENVER CO 80221-1855

CURRENT RESIDENT  
1710 W 55TH AVE APT 3  
DENVER CO 80221-1727

CURRENT RESIDENT  
5679 WYANDOT ST  
DENVER CO 80221-1857

CURRENT RESIDENT  
1710 W 55TH AVE APT 4  
DENVER CO 80221-1727

CURRENT RESIDENT  
5699 WYANDOT ST  
DENVER CO 80221-1857

CURRENT RESIDENT  
5630 ZUNI ST  
DENVER CO 80221-1864

CURRENT RESIDENT  
5555 PECOS ST UNIT C  
DENVER CO 80221-6416

CURRENT RESIDENT  
2301 W 57TH AVE  
DENVER CO 80221-1869

CURRENT RESIDENT  
5555 PECOS ST UNIT D  
DENVER CO 80221-6416

CURRENT RESIDENT  
2361 W 57TH AVE  
DENVER CO 80221-1869

CURRENT RESIDENT  
5555 PECOS ST UNIT E  
DENVER CO 80221-6416

CURRENT RESIDENT  
2381 W 57TH AVE  
DENVER CO 80221-1869

CURRENT RESIDENT  
5555 PECOS ST UNIT F  
DENVER CO 80221-6416

CURRENT RESIDENT  
2380 W 57TH AVE  
DENVER CO 80221-1870

CURRENT RESIDENT  
5493 PECOS ST  
DENVER CO 80221-6421

CURRENT RESIDENT  
5400 PECOS ST  
DENVER CO 80221-6404

CURRENT RESIDENT  
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DENVER CO 80221-6424

CURRENT RESIDENT  
5595 PECOS ST UNIT A  
DENVER CO 80221-6409

CURRENT RESIDENT  
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CURRENT RESIDENT  
1349 W 52ND AVE  
DENVER CO 80221-6411

CURRENT RESIDENT  
1901 W 56TH AVE  
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CURRENT RESIDENT  
5555 PECOS ST UNIT A  
DENVER CO 80221-6416

CURRENT RESIDENT  
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DENVER CO 80221-6601

CURRENT RESIDENT  
5555 PECOS ST UNIT B  
DENVER CO 80221-6416

CURRENT RESIDENT  
2151 W 56TH AVE  
DENVER CO 80221-6602

CURRENT RESIDENT  
2160 W 56TH AVE  
DENVER CO 80221-6603

CURRENT RESIDENT  
2211 W 59TH PL  
DENVER CO 80221-6614

CURRENT RESIDENT  
2261 W 56TH AVE  
DENVER CO 80221-6604

CURRENT RESIDENT  
2231 W 59TH PL  
DENVER CO 80221-6614

CURRENT RESIDENT  
2260 W 56TH AVE  
DENVER CO 80221-6605

CURRENT RESIDENT  
5671 TEJON ST  
DENVER CO 80221-6616

CURRENT RESIDENT  
2051 W 56TH AVE  
DENVER CO 80221-6608

CURRENT RESIDENT  
2200 W 60TH AVE UNIT A  
DENVER CO 80221-6621

CURRENT RESIDENT  
2055 W 56TH AVE  
DENVER CO 80221-6608

CURRENT RESIDENT  
2200 W 60TH AVE UNIT B  
DENVER CO 80221-6621

CURRENT RESIDENT  
5750 PECOS ST STE 1  
DENVER CO 80221-6609

CURRENT RESIDENT  
2200 W 60TH AVE UNIT C  
DENVER CO 80221-6621

CURRENT RESIDENT  
5750 PECOS ST STE 3  
DENVER CO 80221-6609

CURRENT RESIDENT  
2200 W 60TH AVE UNIT D  
DENVER CO 80221-6621

CURRENT RESIDENT  
5750 PECOS ST STE 6  
DENVER CO 80221-6609

CURRENT RESIDENT  
2200 W 60TH AVE UNIT E  
DENVER CO 80221-6621

CURRENT RESIDENT  
2240 W 57TH PL  
DENVER CO 80221-6611

CURRENT RESIDENT  
2200 W 60TH AVE UNIT F  
DENVER CO 80221-6621

CURRENT RESIDENT  
2213 W 58TH PL  
DENVER CO 80221-6612

CURRENT RESIDENT  
2180 W 60TH AVE  
DENVER CO 80221-6623

CURRENT RESIDENT  
5700 VALLEJO ST  
DENVER CO 80221-6626

CURRENT RESIDENT  
5975 PECOS ST  
DENVER CO 80221-6646

CURRENT RESIDENT  
1451 CARGILL DR  
DENVER CO 80221-6635

CURRENT RESIDENT  
5999 PECOS ST  
DENVER CO 80221-6646

CURRENT RESIDENT  
5610 PECOS ST  
DENVER CO 80221-6641

CURRENT RESIDENT  
1722 W 56TH AVE  
DENVER CO 80221-6654

CURRENT RESIDENT  
5678 PECOS ST  
DENVER CO 80221-6641

CURRENT RESIDENT  
2240 W 56TH AVE APT A  
DENVER CO 80221-6659

CURRENT RESIDENT  
5686 PECOS ST  
DENVER CO 80221-6641

CURRENT RESIDENT  
2240 W 56TH AVE APT B  
DENVER CO 80221-6659

CURRENT RESIDENT  
5855 PECOS ST  
DENVER CO 80221-6644

CURRENT RESIDENT  
5750 PECOS ST STE 9  
DENVER CO 80221-6667

CURRENT RESIDENT  
5800 PECOS ST  
DENVER CO 80221-6645

CURRENT RESIDENT  
5676 PECOS ST UNIT A  
DENVER CO 80221-6671

CURRENT RESIDENT  
5890 PECOS ST  
DENVER CO 80221-6645

CURRENT RESIDENT  
5676 PECOS ST UNIT B  
DENVER CO 80221-6671

CURRENT RESIDENT  
5929 PECOS ST  
DENVER CO 80221-6646

CURRENT RESIDENT  
5931 PECOS ST  
DENVER CO 80221-6646



# CERTIFICATE OF POSTING



I, **J. Gregory Barnes** do hereby certify that I posted the property at the northwest corner of West 56<sup>th</sup> Avenue and North Pecos Street on January 7, 2020 in accordance with the requirements of the Adams County Development Standards and Regulations.

A handwritten signature in black ink that reads "J. Gregory Barnes". The signature is written in a cursive style.

---

**J. Gregory Barnes**

# Pecos Logistics Park

PRC2019-00016

5751 N. Pecos Street

February 11, 2020

Board of County Commissioners Public Hearing  
Community and Economic Development Department

Case Manager: Greg Barnes



# Requests

1. Preliminary plat for major subdivision:
  - Creates 3 lots
  - 67 acres
2. Roadway Vacation:
  - Unused portion of ROW along N. Pecos St.
3. Waiver from Subdivision Design Standards:
  - Varying design of West 56<sup>th</sup> Avenue
  - Reduce impacts for adjoining property owners

# Background

- Proposed Development
  - 67 acres
  - 1,100,000 square feet of industrial building area
  - Multi-tenant
  - Business Park
  - Heavy Logistics Center
- Approved Metro District
  - 2019 Approval
  - Variety of services

# Aerial View

Federal Blvd.

N. Pecos St.

Commuter Rail Station

I-76

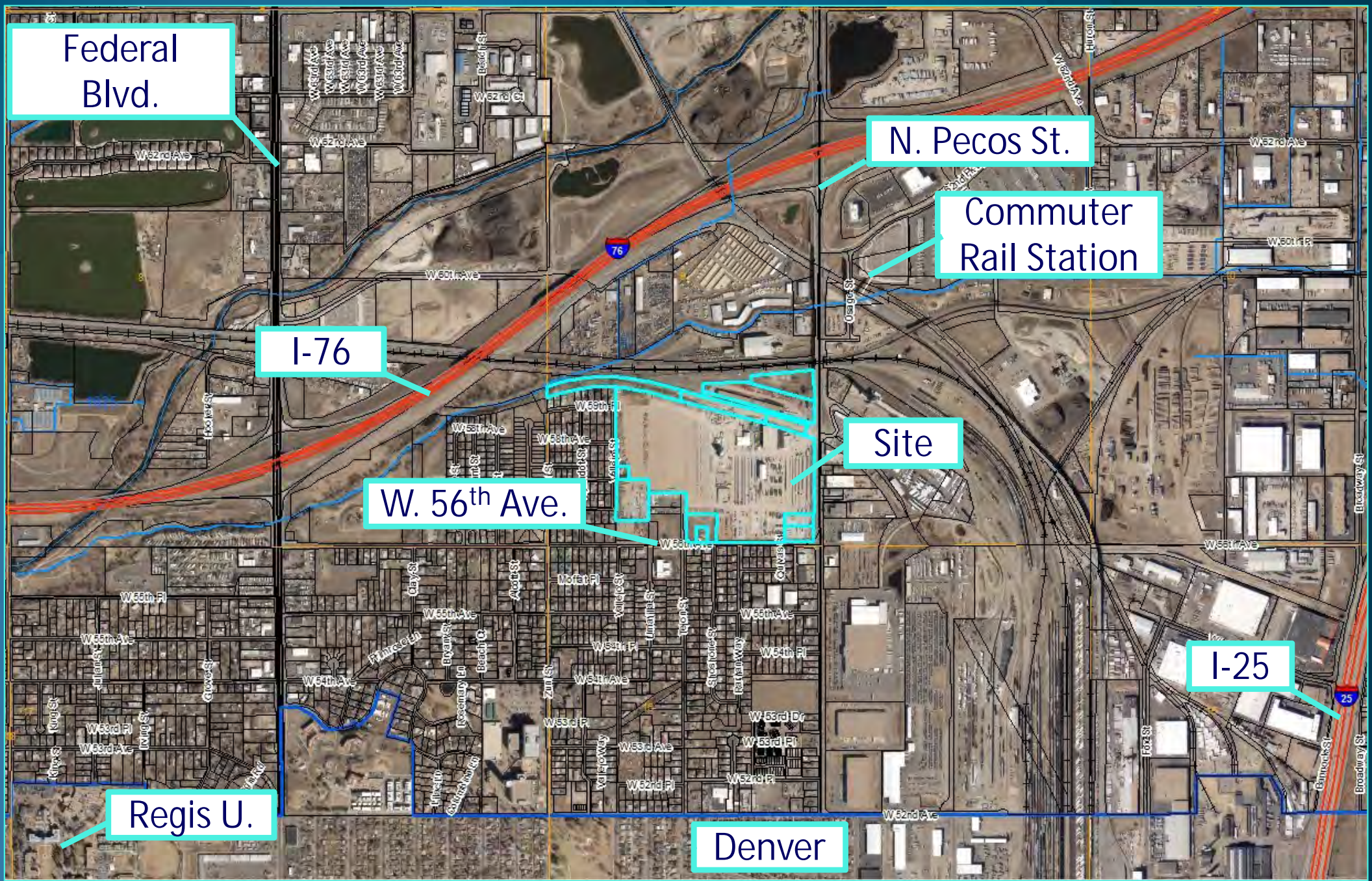
Site

W. 56<sup>th</sup> Ave.

I-25

Regis U.

Denver



# Aerial View

Union Pacific RR

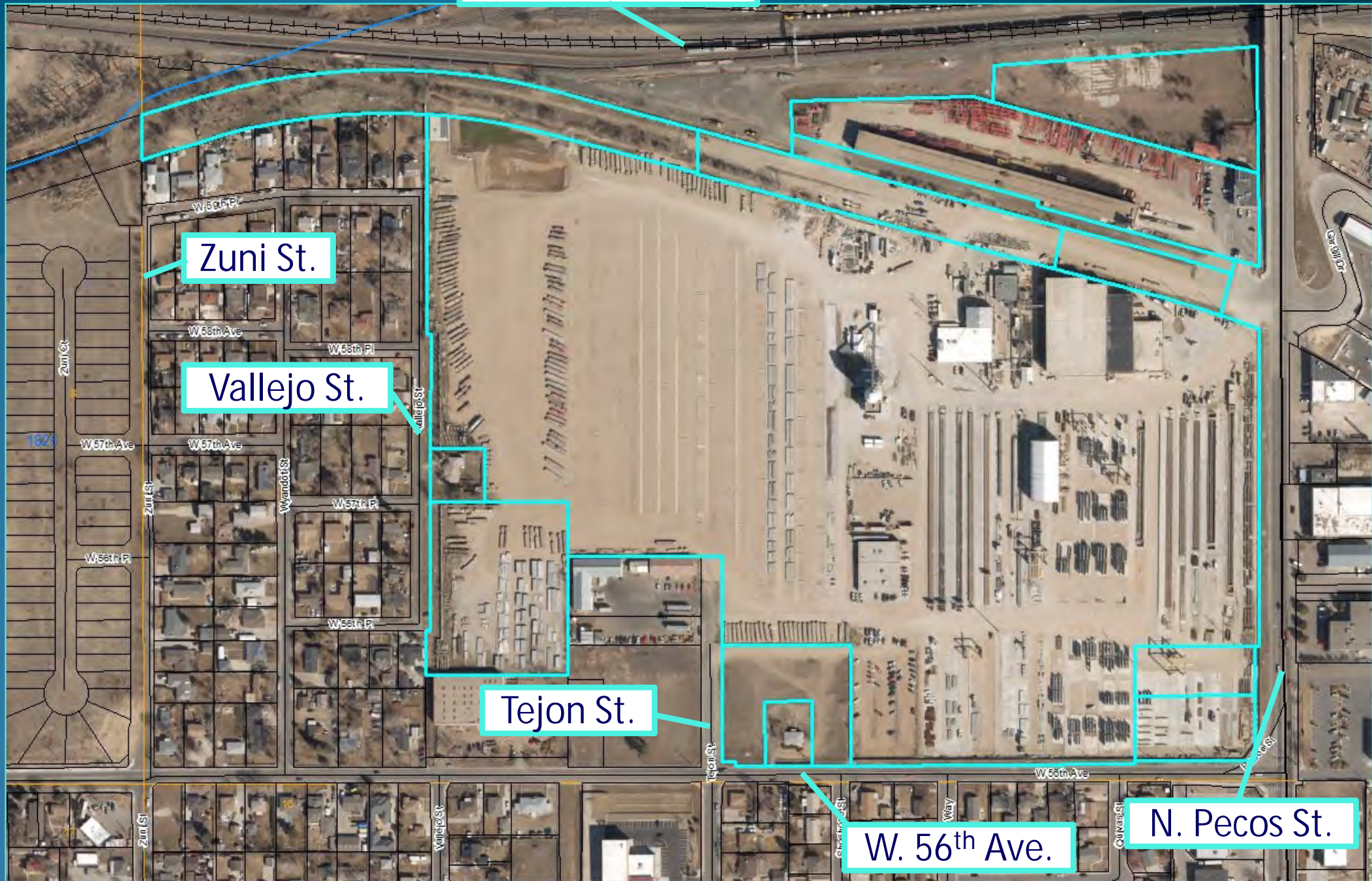
Zuni St.

Vallejo St.

Tejon St.

W. 56<sup>th</sup> Ave.

N. Pecos St.

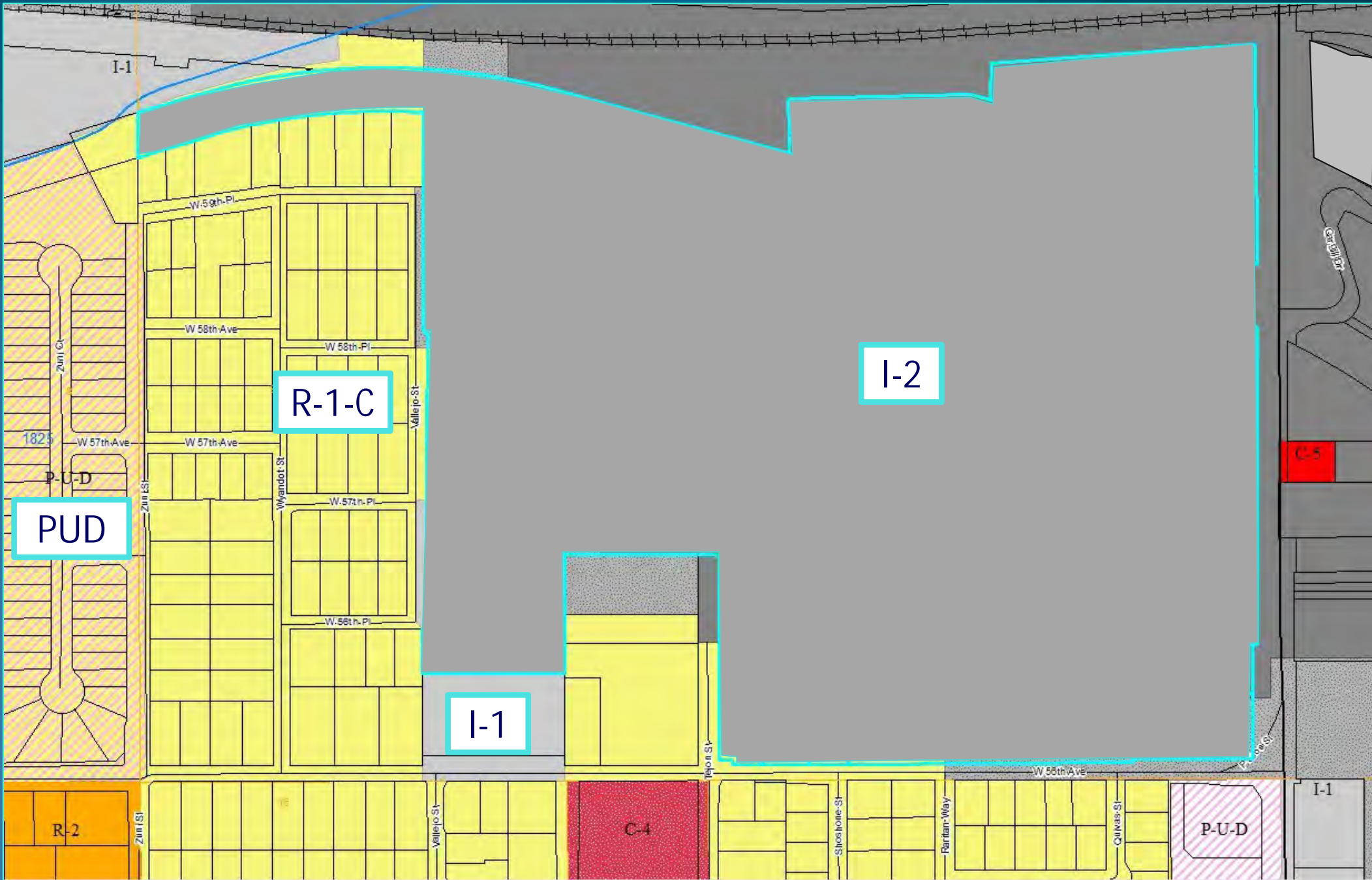








# Proposed Zoning Map

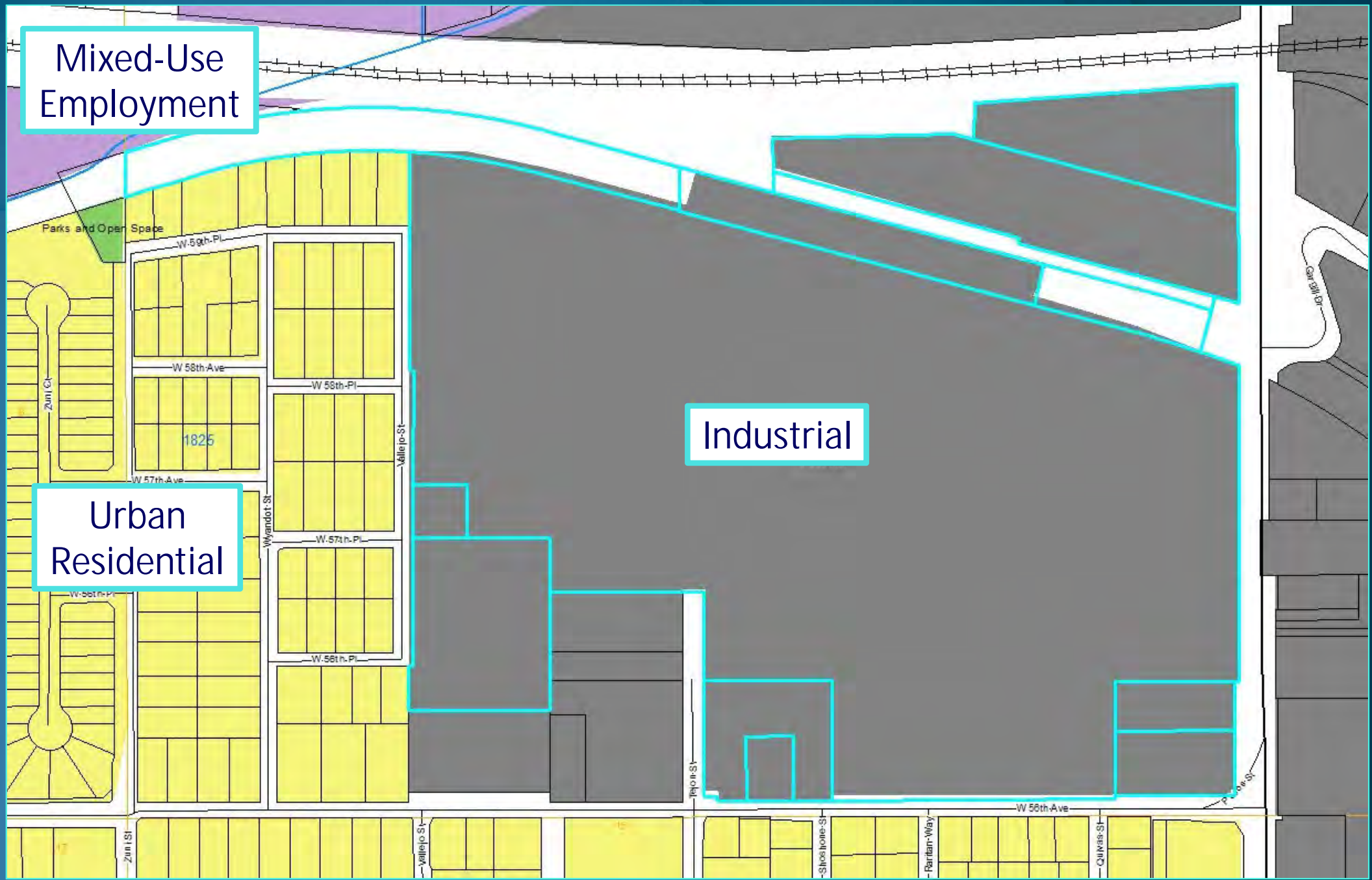


# Future Land Use

Mixed-Use  
Employment

Urban  
Residential

Industrial



# Criteria for Major Subdivision Preliminary Plat Approval

Section 2-02-19-03-05

- Consistent with Comprehensive Plan
- Consistent with Purpose of Standards
- Conforms to Subdivision Design Standards
- Sufficient Water Supply
- Evidence of Sewage Disposal System
- Identification of Topographical Hazards
- Adequate drainage Improvements
- Conformance with Density Standards
- Compatible & Harmonious

# Criteria for Roadway Vacation Approval

Section 2-02-18-08-05

1. Complies with Standards & Regulations
2. Does Not Create Nonconformity
3. Consistent with Purpose of Subdivision Regulations
4. Not Adversely Affecting Health, Safety, and Welfare
5. Does Not Inhibit Access for Other Properties

# Criteria for Waiver of Subdivision Design Standards Approval

Section 2-02-17-05

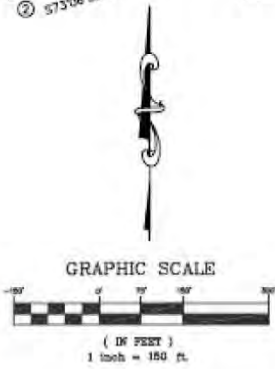
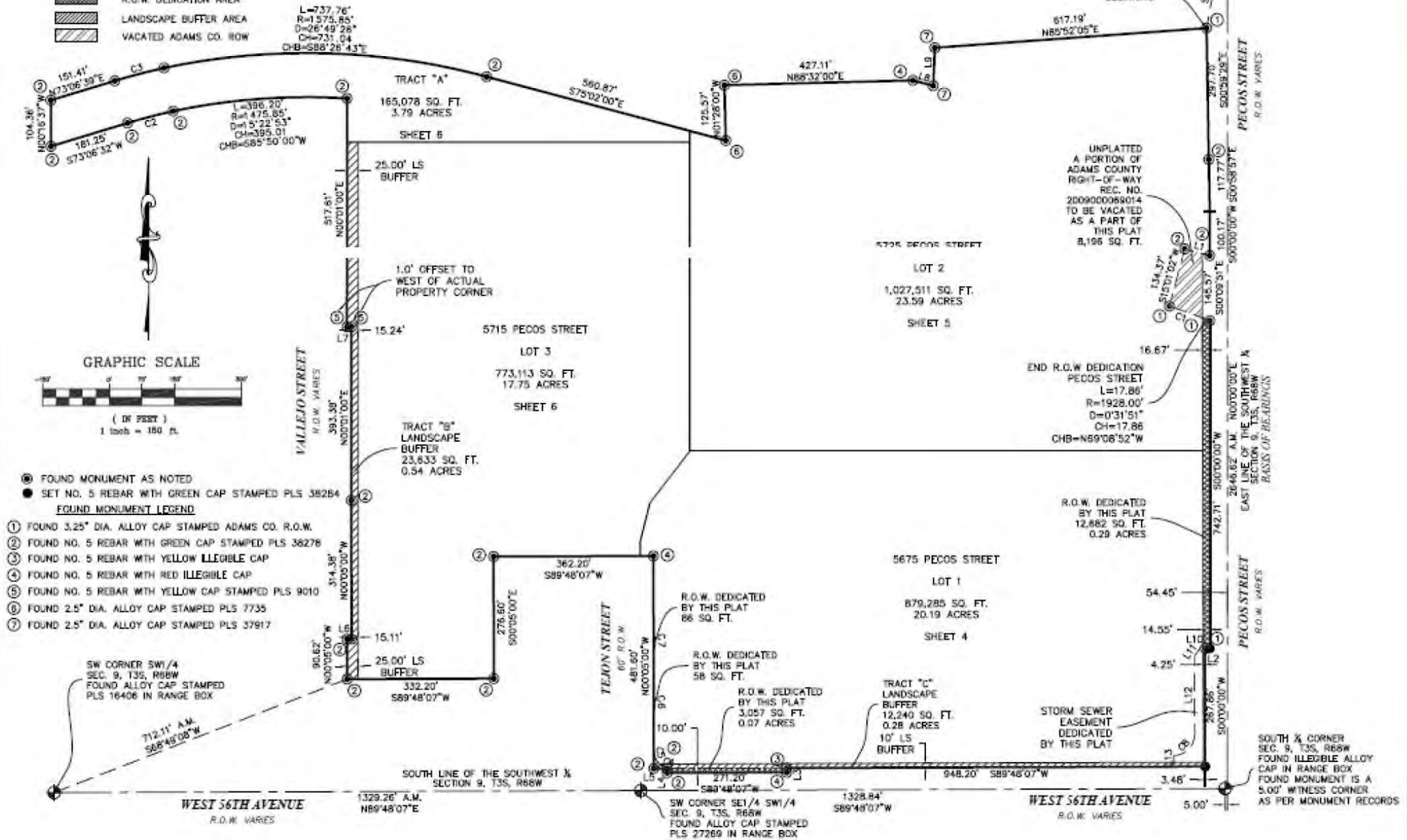
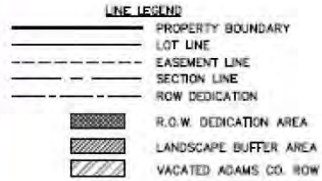
1. Hardships or Practical Difficulties restrict Compliance
2. Alternative Design Serves Purpose of Standards to Greater Extent
3. Waiver Request Does Not Nullify Standards

# Proposed Preliminary Plat (3 lots including roadway vacation)

## PECOS LOGISTICS PARK FILING NO. 1- PRELIMINARY PLAT

CASE NO.: PLT2019-00013

A REPLAT OF PRESTRESSED-CON SUBDIVISION SECOND FILING; PRESTRESSED-CON SUBDIVISION; LOT 2, BLOCK 1, FELCH SUBDIVISION; RIGHT OF WAY VACATION OF A PORTION OF PECOS STREET  
AND UNPLATTED PARCELS OF LAND LYING IN THE SOUTHWEST ONE-QUARTER OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
COUNTY OF ADAMS, STATE OF COLORADO  
SHEET 3 OF 7



- ① FOUND 3.25" DIA. ALLOY CAP STAMPED ADAMS CO. R.O.W.
- ② FOUND NO. 5 REBAR WITH GREEN CAP STAMPED PLS 38278
- ③ FOUND NO. 5 REBAR WITH YELLOW ILLIGIBLE CAP
- ④ FOUND NO. 5 REBAR WITH RED ILLIGIBLE CAP
- ⑤ FOUND NO. 5 REBAR WITH YELLOW CAP STAMPED PLS 9010
- ⑥ FOUND 2.5" DIA. ALLOY CAP STAMPED PLS 7735
- ⑦ FOUND 2.5" DIA. ALLOY CAP STAMPED PLS 37917

CENTER & CORNER  
SEC. 9, T3S, R68W  
FOUND 2" DIA. ALLOY  
CAP IN RANGE BOX  
STAMPED PLS 24942  
POINT OF COMMENCEMENT

SOUTH & CORNER  
SEC. 9, T3S, R68W  
FOUND ILLIGIBLE ALLOY  
CAP IN RANGE BOX  
FOUND MONUMENT IS A  
5.00' WITNESS CORNER  
AS PER MONUMENT RECORDS



# Development Standards

## I-2 Zone District

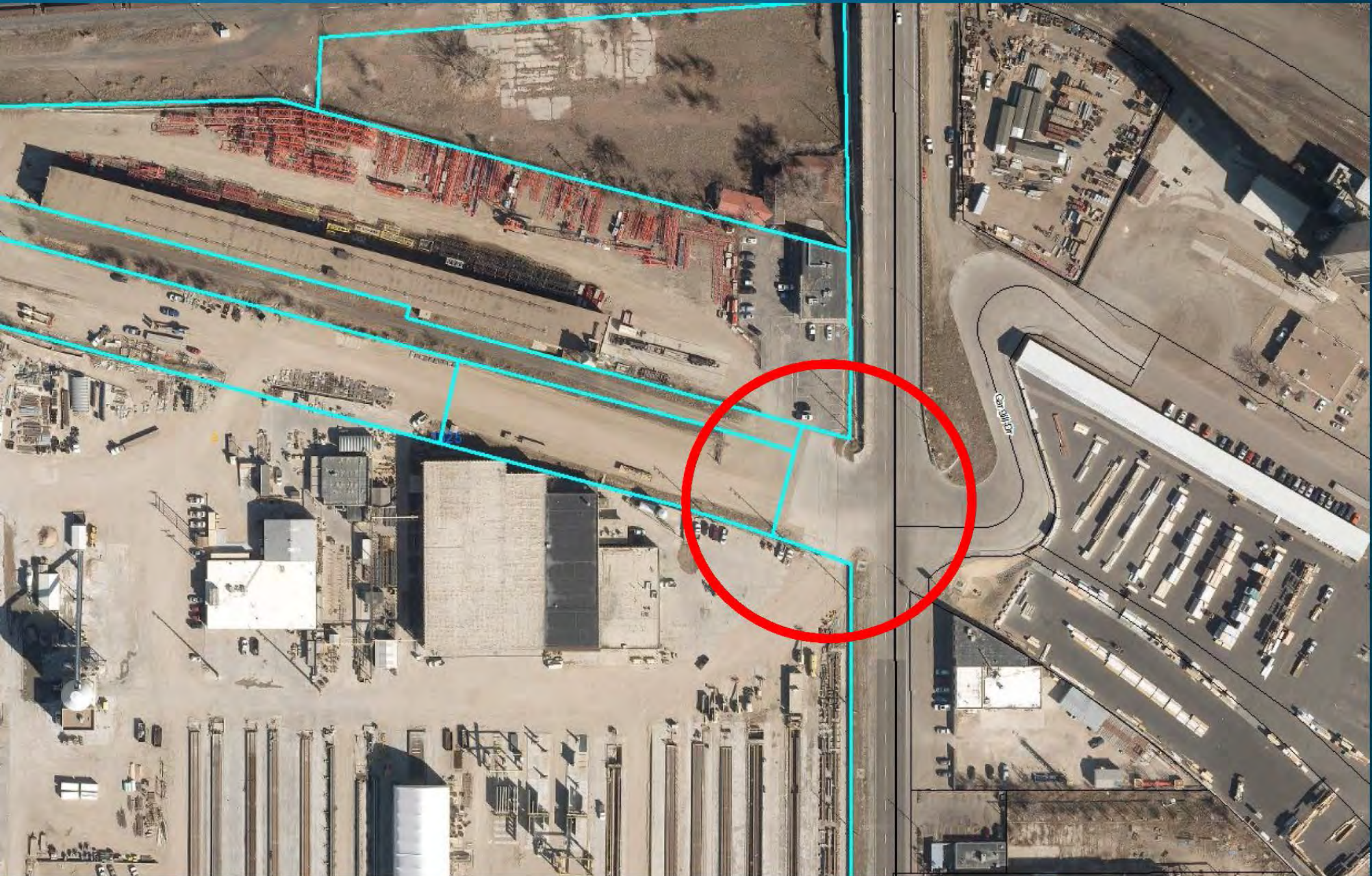
- Minimum Lot Size:
  - 2 acre (required)
  - 18 acres (min. proposed)
- Minimum Lot Width:
  - 125 ft. (required)
  - Over 600 ft. (proposed)
- Minimum Setbacks:
  - 25 ft. (front)
  - 15 ft. (side)
  - 15 ft. (rear)
  - 75 ft. (arterial)
  - 145 ft. (section line)



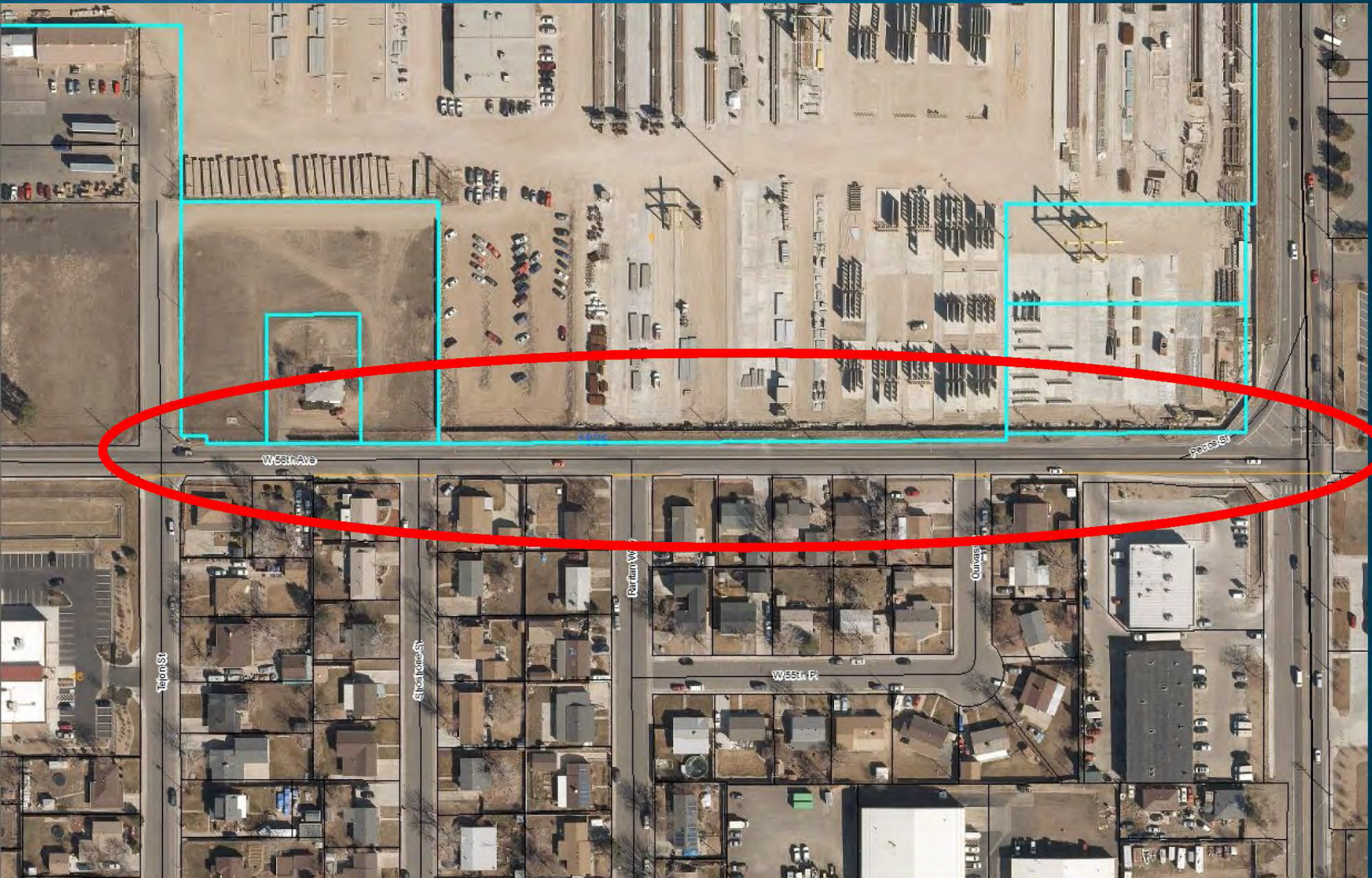
# Analysis

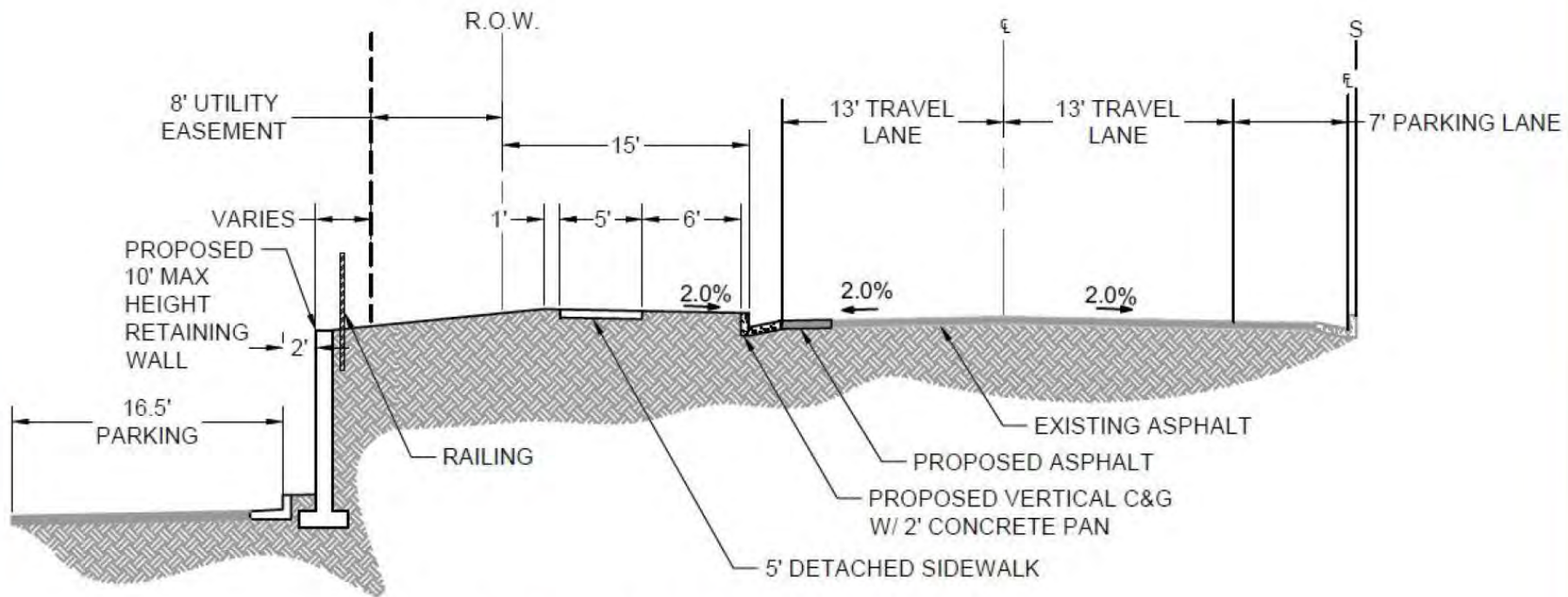
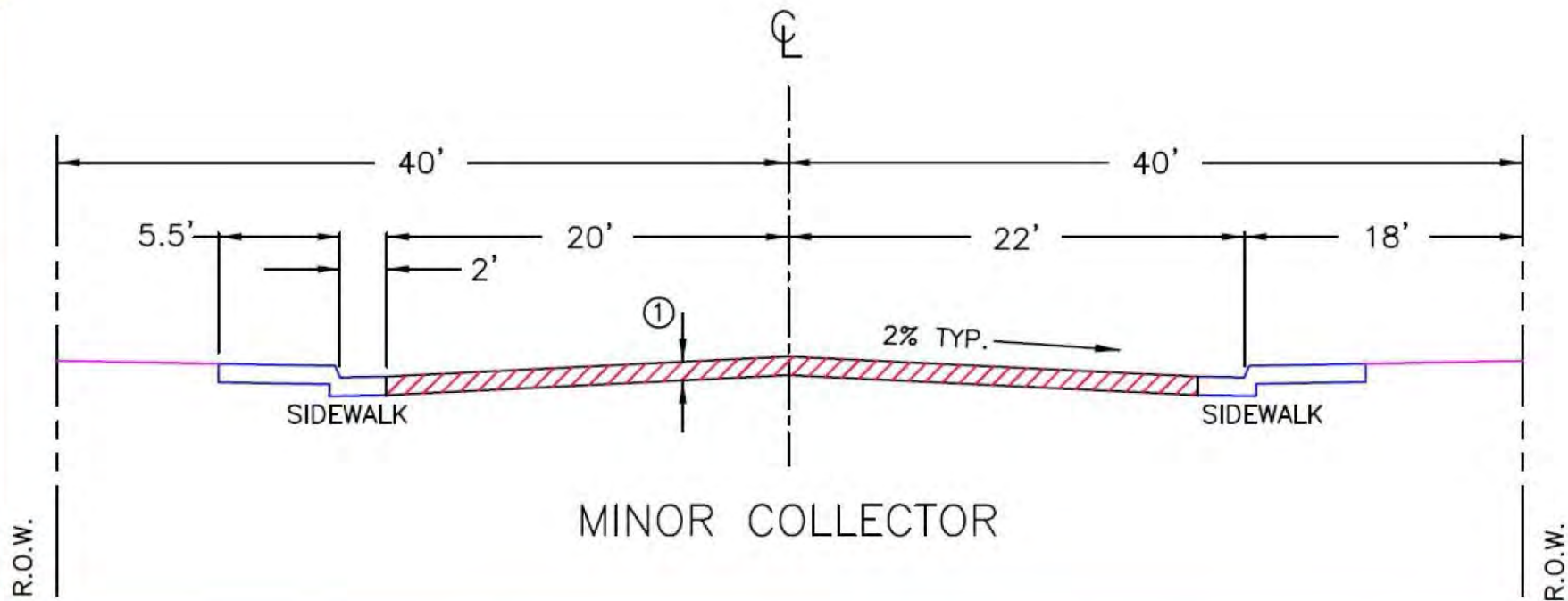
- Water & Sewer Service:
  - Services provided by Denver Water & Berkeley Sanitation District
    - Confirmed by Colorado Division of Water Resources
- Electric Service:
  - Provided by Xcel Energy
- Other Services:
  - Provided by Pecos Logistics Park Metro District

# Roadway Vacation



# Waiver of Subdivision Design Standards

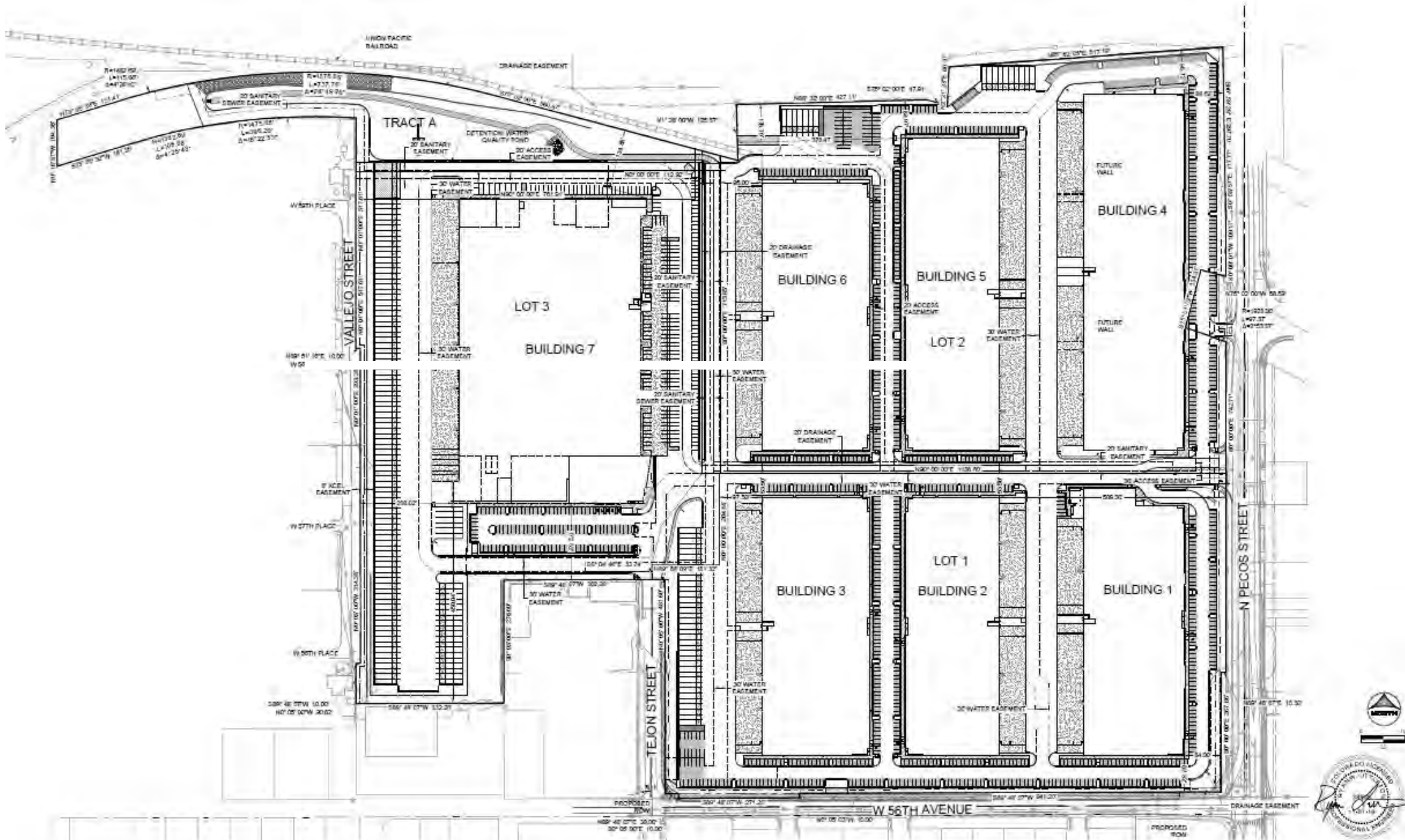




WEST 56TH AVENUE ROADWAY IMPROVEMENTS  
CROSS SECTION (1"=10')

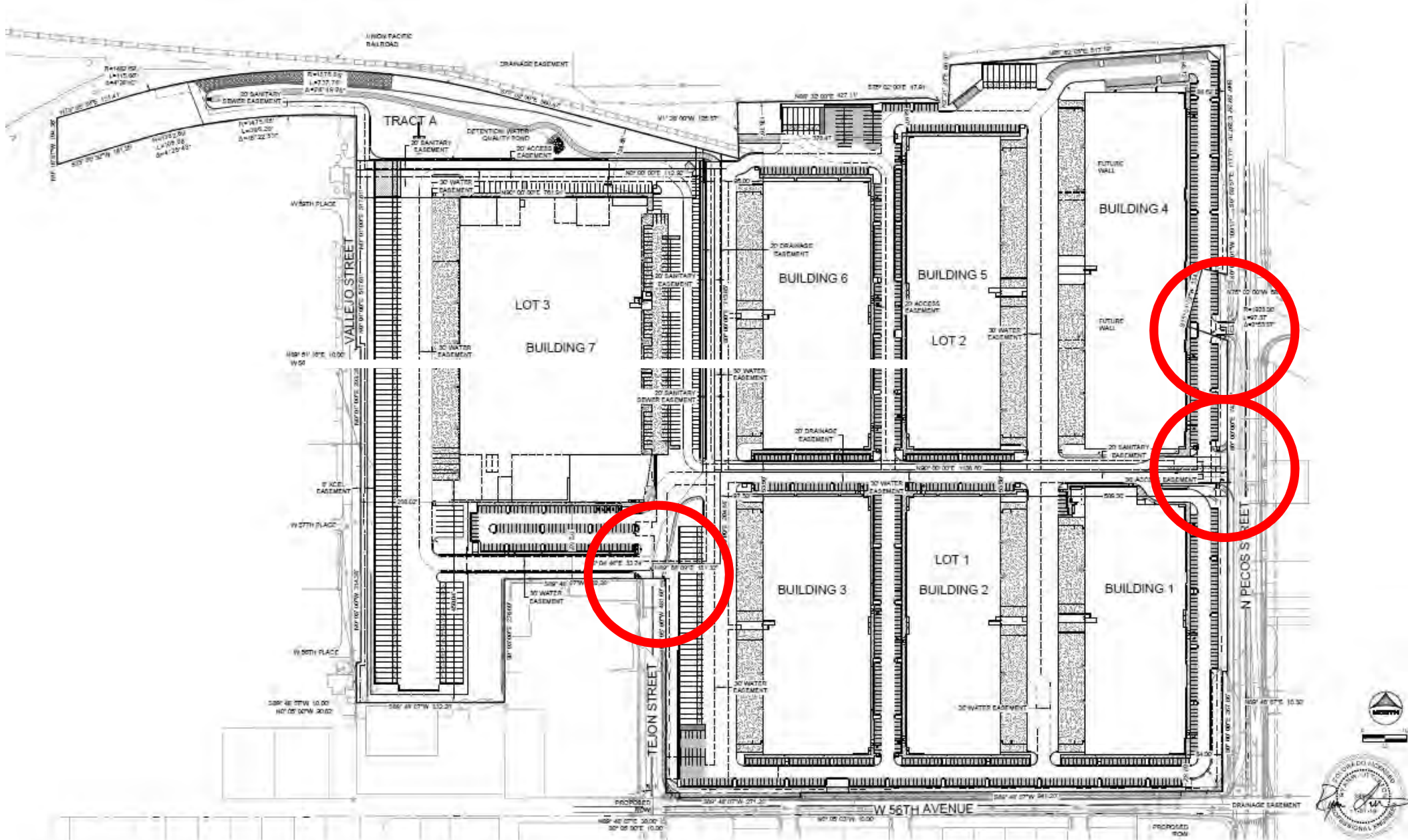
# Applicant's Conceptual Site Plan

1,100,000 square feet of industrial space



# Applicant's Conceptual Site Plan

1,100,000 square feet of industrial space



# Applicant's Conceptual Site Plan



# Applicant's Conceptual Site Plan







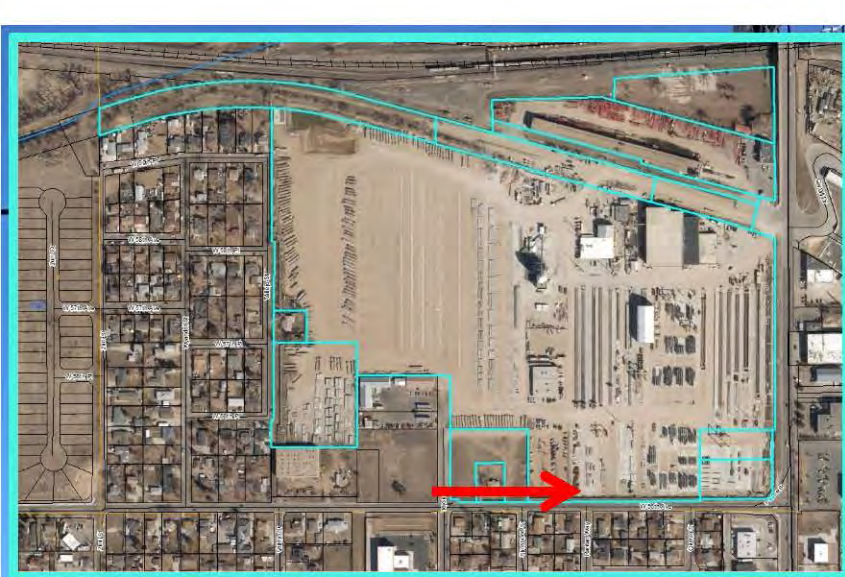




















# Referral Period

Notices Sent*	Comments Received
458	3

\*1,000-foot referral distance\*

Public Comments: Traffic, Compatibility, and Design

External Referral Agencies:

- No objections to plat concerns related to future development applications

# Staff Recommendation

(PRC2019-00016 – Pecos Logistics Park)

- Consistent with Comprehensive Plan
- Complies with minimum zone district standards
- Compatible with surrounding area
- Water, Sewage, & Electric Service Provided

# Planning Commission Update

- Hearing: January 23, 2020
- Public Comment: Concerned with traffic impacts to neighborhood directly south.
- 7-0 vote

Approval of the preliminary plat (PLT2019-00031), waiver of subdivision design standards (PLT2019-00032), and roadway vacation (VAC2019-00003) with 18 findings-of-fact, and 2 notes

# 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 February 11, 2022 if a final plat application is not submitted to the Adams County Community and Economic Development Department.



COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT

CASE NO.: PLN2019-00015

CASE NAME: CHAPTER 5 TEXT AMENDMENTS – TRAFFIC IMPACT FEES

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**EXHIBIT 1 – Board of County Commissioners Staff Report**

**EXHIBIT 2 - Text of Proposed Changes**

**EXHIBIT 3 – Approved Fee Table**

**EXHIBIT 4 – Referral Comments**

- 4.1 Adams County Treasurer
- 4.2 Arapahoe County Planning
- 4.3 Arapahoe County Public Works
- 4.4 Brighton Fire
- 4.5 Division of Water Resources
- 4.6 Tri-County Health Department
- 4.7 Thornton Fire
- 4.8 Unison Housing Partners
- 4.9 Xcel Energy

**EXHIBIT 5 – Associated Case Materials**

- 5.1 Request for Comments
- 5.2 Newspaper Publication
- 5.3 Referral Agency Contact Information



**COMMUNITY AND ECONOMIC DEVELOPMENT  
DEPARTMENT  
STAFF REPORT**

**Board of County Commissioners**

**February 11, 2020**

CASE No.:	<b>PLN2019-00015</b>
CASE NAME:	<b>Chapter 5 Text Amendments – Traffic Impact Fees</b>
Applicant's Name:	Adams County Community & Economic Development Department
Applicant's Address:	4430 S. Adams County Parkway, Brighton, CO 80601
Location of Request:	Unincorporated Adams County
Nature of Request:	Text Amendments to the County’s Development Standards and Regulations, specific to traffic impact fees
Hearing Date(s):	<b>PC: January 23, 2020/ 6:00 pm</b>
	<b>BoCC: February 11, 2020/ 9:30 am</b>
Report Date:	February 2, 2020
Case Manager:	Jennifer Rutter
Staff Recommendation:	APPROVAL with 3 Findings-of-Fact and 1 Condition

**SUMMARY OF APPLICATION**

**Background:**

Local governments in Colorado have powers granted to them through state enabling legislation to impose transportation impact fees. Adams County imposes a regional traffic impact fee on new development to offset growth related impacts. The fee only partially captures the governmental expenditures associated with improving the County’s road system.

Adams County’s current Transportation Impact Fee Study was completed in 1998. Since then, the State of Colorado has implemented a new impact fee statute, and demographics, the real estate market, and capital cost of transportation improvements have changed, necessitating an update of the fee study.

Transportation impact fees are one-time payments for new development’s proportionate share of the capital cost of infrastructure. Transportation impact fees do have limitations and should not be regarded as the total solution for transportation infrastructure funding. Rather, they are one component of a comprehensive funding strategy to ensure provision of adequate public facilities. Transportation impact fees may only be used for capital improvements or debt service for growth-related infrastructure.

Adams County commissioned an updated study from TischlerBise that was finalized in March 2019. The findings of the Transportation Impact Fee Report, including updated fees, were



approved by the Board of County Commissioners on December 10, 2019. The fees will be effective March 1, 2020 and phased in over a three-year period (see Exhibit 3). There are two benefit districts: East and West, for which Schumaker Road is the dividing line.

This proposed text amendment to the Development Standards and Regulations includes updates to Chapter 5 that incorporate the Transportation Impact Fee Report and its findings, which were adopted by the Board of County Commissioners on December 10, 2019, along with the associated recommended fees. Text amendments to Chapter 5 are required to ensure the administration of the adopted fees is consistent with that outlined in the Transportation Impact Fee Report.

A great deal of public and stakeholder outreach was performed during the two years it took to complete the study. Two public meetings were held in the summer and fall of 2017, as well as two stakeholder meetings, one with developers and one with the Denver Homebuilders Association (HBA). In October 2018, a stakeholder meeting was held to gather input prior to the finalization of the Report. After the Report was complete in March 2019, staff held a phone call with the HBA and its members to receive feedback regarding the proposed three-year phase-in approach and effective date; the HBA preferred a five-year phase-in of the fees.

After the fees were adopted by the Board of County Commissioners in December 2019, staff hosted a public meeting on January 8, 2020 to provide information about the proposed text amendments and gain feedback. There were no attendees at that meeting. In addition, staff attempted many times to set up a meeting with the HBA to obtain feedback on the proposed text amendments but did not receive a response.

For redlines of Chapter 5, please see Exhibit 2 or visit the County website at <http://www.adcogov.org/regulation-amendments>.

#### **Development Standards and Regulations:**

Section 2-02-15 of the Adams County Development Standards and Regulations details the procedures for amendments to the text of the standards and regulations. Only the Board of County Commissioners may, after a recommendation from the Planning Commission, adopt a resolution amending the text of the standards and regulations.

Section 2-02-15-06-01 of the Development Standards and Regulations lists three criteria for approval for text amendments. The first two criteria require consistency with the Comprehensive Plan and the purpose of the Development Standards. The third criterion requires the text amendment to not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general. The changes proposed in this text amendment are consistent with the Comprehensive Plan, the purpose of the regulations, and not detrimental to the citizens of Adams County.

The Denver Regional Council of Governments (DRCOG) projects Adams County to be the fastest growing county in Colorado over the next twenty years in both population and employment. This forecast necessitates the County capture the costs of development in order to ensure safe and reliable infrastructure.

### ***Summary of Text Amendments***

Section 5-06 of the Adams County Development Standards and Regulations outlines the process for the administration of the Traffic Impact Fees. In order to ensure the newly adopted fees are correctly collected and allocated, amendments to this section are required.

All references to the old traffic impact fee study are proposed to be changed to reference the updated 2019 Transportation Impact Fee Report. In addition, the proposed text amendments would reflect the two benefit districts established by the Report: East and West, divided by Schumaker Road. Benefit districts ensure that fee payers receive sufficient benefit for fees paid by requiring the fee funds paid in a benefit district are spent in that benefit district. Given the very different development patterns between the eastern (rural) and western (suburban/urban) areas of the County, two district service areas were established based on the planning areas contained in the 2012 Transportation Plan and the fees for each are calculated through different model types. The West Benefit District is defined as all unincorporated areas of the County west of Schumaker Road and the fees for this service area are calculated using a plan-based hybrid approach and based upon traditional arterial land capacity improvement needs. The East Benefit District is defined as all unincorporated areas of the County east of Schumaker Road and the fees for this service area are calculated using a plan-based approach and based on rural road upgrade needs.

Taking into account the need for affordable housing in the County, a provision in the text is proposed that would grant an exemption to new residential construction that is affordable to households whose income is less than or equal to the current Area Median Income (AMI) in effect at the time the household initially occupies the residential unit. This would allow flexibility to include housing that uses Low-Income Housing Tax Credits, as well as housing that does not.

Finally, staff is recommending an update to the Independent Fee Calculation Study Formula for the road impact fees. It proposes to use vehicle trips per day data provided by the applicant in combination with Institute of Transportation Engineers Data, which is calculated using gross floor area of the structure, and the Base Impact Fee, as approved in the Impact Fee Table.

### ***Staff Analysis***

The Imagine Adams Comprehensive Plan addresses road infrastructure and impact fees in several of the policies. Specifically, Policy 3.10 of the Adams County Comprehensive Plan encourages the preservation of the functional integrity of the County's roadway system by ensuring that traffic operations are maintained at acceptable levels of service. Assessment of a traffic impact fee that is proportional to the demand on the County's infrastructure is essential to providing that service to the residents and businesses in the County.

Policy 3.2 of the Comprehensive Plan spurred the development of the County's Capital Improvement Program, which is a thorough and transparent prioritization process for both County and regional projects. These projects are presented at public meetings and, after input is collected, considered by the Board of County Commissioners for approval. Collected traffic impact fees are deposited into the County's Road and Bridge Fund, which pays for the CIPs.

Policy 3.3 of the Comprehensive Plan encourages cooperation between the County and its municipalities to pursue methods to finance transportation improvements and ensure that private

development pays its fair share of improvements to the transportation network. Not only are new developments required to pay traffic impact fees into the Road and Bridge Fund for regional projects, but also construct the infrastructure necessary to support their project, such as widened roads, turn lanes, and sidewalks.

One of the priority initiatives outlined in the Comprehensive Plan is to create a plan to address the burden of residential development in unincorporated portions of the County, with one solution being Infrastructure Financing Tools, such as Impact Fees. The traffic impact fee is assessed at building permit and collected for all types of development. Residential development has a high demand on roadways and thus the impact fee collected for new homes is proportional. Understanding that affordable housing is much needed in Adams County, the proposed text amendment allows for waivers for housing that meets specific standards.

Policy 3.3 of the Comprehensive Plan suggests that the County review the Transportation Impact Fee program and associated benefit districts and implement appropriate modifications based on the review. The 2019 Transportation Impact Fee Report developed by TischlerBise provided a recommended fee structure based on both existing road infrastructure, as well as development patterns. With the Board of County Commissioners having adopted the updated fee on December 10, 2019, the proposed text amendments will ensure it is administered appropriately.

#### **Planning Commission Update**

The Planning Commission (PC) considered this case on January 23, 2020 and voted (7-0) to recommend approval of the request. Concerns were raised by several Commissioners regarding the large increase in fees for residential development. During the public hearing, there were two people who provided public comment and expressed their concern for the increase in traffic impact fees for commercial and industrial development. The commenters were the applicants for the preceding case heard by the Planning Commission that evening.

#### **Staff Recommendation:**

It is staff's determination that the request is consistent with the Adams County's Comprehensive Plan, the purpose of the standards and regulations, and will not be detrimental to the property owners nor the community in general. Based upon the criteria for approving a text amendment, staff recommends approval of this request with 3 findings-of-fact and 1 condition.

### **RECOMMENDED FINDINGS-OF-FACT**

1. The text amendment is consistent with the Adams County Comprehensive Plan.
2. The text amendment is consistent with the purposes of these standards and regulations.
3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor to the community in general.

## **RECOMMENDED Condition of Approval**

1. The Community and Economic Development Department staff may make minor corrections to these text amendments until February 29, 2020, including but not limited to, typographical errors, to ensure consistency and accuracy throughout the regulations. These amendments will be effective March 1, 2020.

## **PUBLIC COMMENTS**

No public comments were received.

## **COUNTY AGENCY COMMENTS**

The Adams County Treasurer responded to the request for comments and asked that the provision requiring a regular County review of the adopted fees not be removed from the text.

## **REFERRAL AGENCY COMMENTS**

The following referral agencies provided responses to the proposed text amendments (Exhibit 4).

### **Responding without Concerns:**

Arapahoe County Engineering  
Arapahoe County Planning  
Brighton Fire  
Division of Water Resources  
Thornton Fire  
Tri-County Health  
Unison Housing Partners  
Xcel Energy

### **Notified but not Responding / Considered a Favorable Response (See Exhibit 5.3):**

Cities  
Citizen groups  
Counties  
Ditch companies  
Federal Agencies  
Fire Districts  
Recreational Districts  
Regional Agencies  
State Agencies  
Utilities  
Water and Sanitation Districts

**Exhibit 2 – Text of Proposed Changes**

## 5-06 REGIONAL TRAFFIC IMPACT FEE

### 5-06-01 FINDINGS

1. Study/Transportation Plan: The Board of County Commissioners of Adams County hereby adopt the Adams County ~~Road Impact Fee Study~~2019 ~~Transportation Impact Fee Report~~, which is incorporated ~~ed by reference into~~ the Adams County Transportation Plan.
2. Level of Service (LOS) standard: The Board of County Commissioners of Adams County has determined in the Transportation Plan the County’s major road system shall operate at Level of Service “D” to ensure safe and efficient traffic circulation throughout the community.
3. Existing LOS: Adams County’s major road system is presently operating at LOS “D” or better.
4. New Growth in County: Adams County’s Transportation Plan projects there will be a significant amount of new growth and development in the County in the next twenty years.
5. Growth-related needs: The Transportation Plan shows the rapid rate of future growth and new development in the County will require a substantial expansion in road capital facilities if LOS “D” is to be maintained on the County’s major road system.
6. Revenue shortfall: The revenue generated by this new growth and development under the County’s existing fiscal structure will not be adequate to fund the needed road capital improvements necessary to accommodate this new growth and development if desired LOS on the County’s major road system is to be maintained.
7. Proportionate share policy: The Board of County Commissioners of Adams County has determined that future growth and new development should contribute its proportionate share of the costs of providing such road capital facilities to the County’s major road system.
8. Impact fee preferred: The Board of County Commissioners determined the imposition of a road impact fee is one of the preferred methods of regulating new growth and development in the County in order to ensure new growth and development bears a proportionate share of the costs of the road capital

facilities necessary to accommodate new development, and provide for the public health, safety, and welfare.

9. Consistent with Transportation Plan: An impact fee would assist in the implementation and be consistent with the Adams County Transportation Plan, Adams County Comprehensive Plan, and the [Road Impact Fee Study 2019 Transportation Impact Fee Report](#).

#### 5-06-02 SHORT TITLE AND AUTHORITY

1. Citation: The Section shall be known and may be cited as the “Adams County Regional Traffic Impact Fee Regulation.”
2. Authority: The Board of Commissioners of Adams County has the authority to adopt this Regulation pursuant to C.R.S. Sections 29-20-101 through 29-20-107, as amended, C.R.S. Sections 29-20-202 through 29-20-204, as amended, C.R.S. Section 30-28-101 et. seq., and all other relevant laws of the State of Colorado.

#### 5-06-03 APPLICABILITY

This Regulation shall apply to all lands in unincorporated Adams County.

#### 5-06-04 INTENT AND PURPOSE

1. General: This Regulation is intended to implement and be consistent with the [Road Impact Fee Study 2019 Transportation Impact Fee Report](#) and the Transportation Plan.
2. Implementation: This objective is accomplished by requiring all new Traffic Generating Development to contribute its proportionate share of the funds, land, or public facilities necessary to accommodate any impacts on regional road capital facilities having a rational nexus to the proposed land development and for which the need is reasonably attributable to the proposed development.
3. Fair allocation of costs: This Regulation is intended to be consistent with the principles for allocating a fair share of the costs of new public facilities to new users. It approaches the problem of determining the fair share of regional traffic impact costs in a conservative and reasonable manner. This fee will only partially capture the governmental expenditures associated with improving the County’s major road system. [Given the very different development patterns between the eastern \(rural\) and western \(suburban/urban\) areas of the County, two distinct service areas are](#)

established, based on planning areas contained in the 2012 Transportation Plan.

4. Technical support: This Regulation is based primarily upon the Transportation Plan and other technical data and conclusions contained in the Adams County ~~Road Impact Fee Study~~2019 Transportation Impact Fee Report, all which are incorporated herein by reference.

#### 5-06-05 LEVEL OF SERVICE STANDARD

The Board of County Commissioners have determined the County’s major road system shall operate at a minimum of a LOS “D.”

#### 5-06-06 IMPOSITION OF FEES

##### 5-06-06-01 TIME AND OBLIGATION OF PAYMENT

1. After the effective date of this Regulation, any person who causes the Commencement of Traffic-Generation Development shall be obligated to pay a road impact fee consistent with the terms of this Regulation. The fee shall be determined and paid to the Impact Fee Administrator at the time of issuance of a building permit for the development. If any credits are due pursuant to Section ~~-5-06-08-~~, Credits, they shall be determined during the approval of the traffic generating development. The fee shall be computed separately for the amount of development covered by the permit, if the building permit is for less than the entire development. If the fee is exacted for Traffic-Generating Development that increases traffic impact because of a change in use, the fee shall be determined by computing the difference in the fee schedule between the new Traffic-Generating Development and the existing Traffic-Generating Development. The obligation to pay the impact fee shall run with the land.
2. Any person who, prior to the effective date of this Regulation, agreed as a condition of development approval to pay a road impact fee shall be responsible for the payment of the fees under the terms of such agreement, and the payment of such fees will be offset against any impact fees otherwise due pursuant to the terms of this Regulation.

##### 5-06-06-02 EXEMPTIONS

The following development shall be exempt from the terms of this Regulation. An exemption must be claimed by the fee payer at the time of application for a building permit.



1. Alterations or expansion of an existing building where no additional dwelling units are created, the use is not changed, and no additional vehicular trips will be produced over and above that produced by the existing use.
2. The construction of accessory buildings or structures not producing additional vehicular trips over and above that produced by the principal building or use of the land.
3. The replacement of a destroyed or partially destroyed building or structure of the same size and use, provided no additional trips will be produced over and above that produced by the original land use.
4. The construction of housing affordable to households whose income is equal to or less than the current Area Median Income (AMI) in effect at the time the household initially occupies the residential unit. For multi-family residential structures, the exemption shall only apply to those qualifying affordable units within the greater structure. The Traffic Impact Fee must be paid for all non-qualifying units. Income eligibility requirements are defined by the US Department of Housing and Urban Development (HUD), or if no longer published, by an equivalent index approved by the County. The property shall remain affordable for a period of not less than twenty (20) years.

#### 5-06-06-03 ESTABLISHMENT OF FEE SCHEDULE

1. Any person who causes the Commencement of Traffic-Generating Development, except those persons exempted or preparing an Independent Fee Calculation Study pursuant to Section 5-06-08, Independent Fee Calculation Study, shall pay a ~~road-traffic~~ impact fee in accordance with the ~~following~~—fee schedule adopted by the Board of County Commissioners. †

*Table 5.1: Traffic Impact Fee Calculations*

2. If a fee is based on 1,000 square feet, the square footage of the structure shall be measured in terms of gross floor area. Gross floor area is defined as the area within the outside dimensions of a building including each floor level, halls, lobbies and stairways. It shall not include floor space within the building reserved for parking or loading vehicles and unimproved basement space or separate space used only for building maintenance and utilities or exterior features for the building, such as stairs, porches, walkways and other similar exterior features.
3. If a fee is to be paid for mixed uses, then the fee shall be determined according to the ~~above-fee~~ schedule adopted by the Board of County Commissioners by apportioning the space committed to uses specified on the schedule.
4. If the type of Traffic-Generating Development for which a building permit is requested is not specified on the fee schedule, the Impact Fee Administrator shall determine the fee on the basis of the fee applicable to the most nearly comparable type of land use on the fee schedule. The Impact Fee Administrator shall be guided in the selection of a comparable type of land use by using trip generation rates contained in the most current edition of the report titled Trip Generation prepared by the Institute of Transportation Engineers (ITE), articles or reports appearing in the ITE Journal, studies or reports prepared by the U.S. Department of Transportation or the Colorado Department of Transportation, or other similar source.
5. In the event the Impact Fee Administrator determines there is no comparable use in the fee schedule, the fee shall be computed by use of an independent fee calculation study as provided in Section ~~h~~5-06-07, Independent Fee Calculation Study.

#### 5-06-06-04 PRELIMINARY IMPACT FEE CALCULATION

Any person contemplating establishing a Traffic-Generating Development may request a preliminary determination of the impact fees due from such development. A person requesting a pre-development review impact fee calculation shall complete and submit to the Impact Fee Administrator the proper application form and an application fee. Using the information regarding the proposed traffic generating land development activity as submitted on the application, the Impact Fee Administrator will provide, within fifteen (15) days of the date of submittal of the completed application, a preliminary calculation of the Road Impact Fees due for the proposed Traffic-Generating Development.

5-06-07 INDEPENDENT FEE CALCULATION STUDY

5-06-07-01 GENERAL PROVISIONS

1. The impact fee may be computed by the use of an independent fee calculation study at the election of the fee payer, and for any proposed land development activity for which the Impact Fee Administrator concludes the nature, timing, or location of which is likely to generate impacts costing substantially more to mitigate than the amount ~~of~~ the fee would be generated by the use of the fee schedule.
2. The preparation of the independent fee calculation study shall be the responsibility of the electing party.
3. Any person who requests to perform an independent fee calculation study shall pay an application fee for administrative costs associated with the review and decision on such independent fee calculation study.

5-06-07-02 FORMULA

1. The Independent Fee Calculation Study for the road impact fee shall be proportional to the traffic generated by the development and be calculated by ~~the use of~~using the following formula:

$$\text{Impact Fee} = \frac{\text{VMT} \times \text{NET COST}}{\text{NMT}} \left( \frac{\text{APD}}{\text{ITED}} \right) \times \text{BIF}$$

Where:

APD = Applicant Provided Data. This factor is the number of average vehicle trips per day (vpd) generated by the development as calculated using the Institute of Transportation Engineers Trip Generation Manual.

ITED = Institute of Transportation Engineers Data: This factor is the number of average vehicle trips per day as calculated using the Institute of Transportation Engineers Trip Generation Manual and calculated using gross floor area of the structure.

BIF = Base Impact Fee. This factor is the base impact fee as shown in the approved Impact Fee Table for the land use type based on square area of the building in 1,000 square foot increments.

$$\text{VIVIT} = \frac{\text{TRIPS} \times \% \text{ NEW} \times \text{LENGTH}}{2}$$

~~NET COSTNMT COSTNIVIT x STATE - CREDITNMT~~

~~Where:~~

~~VIVIT — Vehicle miles of travel placed by the development on the County arterial system during the PM peak hour~~

~~TRIPS — Peak hour trip ends during PM peak of adjacent street traffic~~

~~% NEW — Percent of primary trips, as opposed to passby or diverted link trips~~

~~LENGTH — Average length of a trip on County arterial system~~

~~÷2. — Avoids double counting trips for origin and destination~~

~~COSTNMT — Average cost to create a new vehicle mile of capacity (VMC) based on planned arterial improvements in Transportation Plan~~

~~STATE — Reduction factor to account for VMT on non-freeway state arterials as percent of total VMT on non-freeway arterials in County~~

~~CREDITNMT — Revenue credit per VMT, based on net present value over 20 years of historical average annual capacity-expanding road expenditures per total existing County arterial VMT.~~

2. The fee calculations shall be based on data, information or assumptions contained in this Regulation or independent sources, provided:
  - a. The independent source is an accepted standard source of transportation engineering or planning data or information; or the independent source is a local study on trip characteristics carried out by a qualified traffic planner or engineer pursuant to an accepted methodology of transportation planning or engineering; and

- b. The percent new trips factor and average trip length used in the independent fee calculation study, if different from those contained in the Road Impact Fee Study for the same land use type, shall be based on actual surveys conducted in Adams County.

#### 5-06-07-03 PROCEDURE

1. An independent fee calculation study shall be undertaken through the submission of an application for an independent fee calculation study. A potential fee payer may submit such an application. The County shall submit such an application for any proposed Traffic-Generating Development interpreted as one that is not comparable to any land use on the fee schedule, and for any proposed Traffic-Generating Development for which it concludes the nature, timing, or location of the proposed development make it likely to generate impacts costing substantially more to mitigate than the amount of the fee which would be generated by the use of the fee schedule.
2. Within fifteen (15) days of receipt of an application for independent fee calculation study, the Impact Fee Administrator shall determine if the application is complete. If the Impact Fee Administrator determines the application is not complete, a written statement specifying the deficiencies shall be sent by mail to the person submitting the application. The application shall be deemed complete if no deficiencies are specified. The Impact Fee Administrator shall take no further action on the application until it is deemed complete.
3. When the Impact Fee Administrator determines the application is complete, the application shall be reviewed and the Impact Fee Administrator shall render a written decision in twenty (20) days on whether the fee should be modified, and if so, what the amount should be, based on the standards in Section 5-06-08.

#### 5-06-07-04 STANDARDS

If on the basis of generally recognized principles of impact analysis it is determined the data, information and assumptions used by the applicant to calculate the independent fee calculation study satisfies the requirements of this Section, the fee determined in the independent fee calculation study shall be deemed the fee due and owing for the proposed Traffic-Generating Development. The adjustment shall be set forth in a Fee Agreement. If the independent fee calculation study fails to satisfy the requirements of this Section, the fee applied shall be the fee established for the Traffic-Generating Development in Section 5-06-06.

**5-06-07-05 APPEAL**

1. A fee payer affected by the administrative decision of the Impact Fee Administrator on an application for independent fee calculation study, or on an application for independent fee calculation study initiated by the County staff on the proposed Traffic-Generating Development, may appeal such decision by filing a petition with the Board of County Commissioners. In reviewing the Impact Fee Administrator's decision, the Board of County Commissioners shall make written findings of fact and conclusions of law.
2. This appeal process will not be honored by the Board of County Commissioners without a substantial effort upon the applicant to rectify any fee discrepancies with the Impact Fee Administrator and additional Adams County staff if necessary.

**5-06-08 CREDITS**

**5-06-08-01 GENERAL STANDARDS**

1. Any person initiating Traffic-Generating Development may apply for a credit against road impact fee otherwise due, up to but not exceeding the full obligation for impact fees proposed to be paid pursuant to the provisions of this Regulation, for any contribution, payment, construction, or dedication of land accepted and received by Adams County for any Road Capital Improvements on the County's Major Road System identified in the ~~Road Impact Fee Study~~ 2019 Transportation Impact Fee Report, which are not contiguous to the Traffic-Generating Development. No credits shall be provided for site-related, contiguous improvements or for improvements to the Major Road System not specifically identified in the Adams County 2020 Roadway Network Map.
2. Credits for contributions, payments, construction or dedication of land for non-contiguous road improvements on the County's major road system in the ~~Road Impact Fee Study~~ 2019 Transportation Impact Fee Report shall be transferable in the same development but shall not be transferable for credit against impact fees required to be paid for other public facilities. The credit shall not exceed the amount of the impact fees due and payable for the proposed Traffic Generating Development.
3. The County may enter into a Capital Contribution Front-Ending Agreement with any person initiating Traffic Generating Development who proposes to construct Non-Site Related Road Capital Improvements on the Major Road System and identified on the Adams County 2020 Roadway Network Map. To the extent the fair market value of the construction of these Road Capital Improvements exceed the obligation to

pay impact fees for which a credit is provided pursuant to this Section, the Capital Contribution Front-Ending Agreement shall provide proportionate and fair share reimbursement linked to new growth and development's use of the Road Capital Improvement constructed.

4. The Department of Community and Economic Development and the Department of Public Works shall endeavor to agree to a condition with a proponent of a Traffic-Generating Development and any potential credits against non-contiguous improvements prior to the public hearing on the Preliminary Plat or Preliminary Development Plan (if applicable). The following example shall be used as a framework for decision-making:

Developer A proposes a 100-lot subdivision in the West Service Area with homes that are between 1,801 square feet and 2,400 square feet;

Subject site is one mile away from the nearest paved road and has a gravel road adjacent to the site;

County regulations require paving of all perimeter roads and internal streets;

Total estimated regional traffic impact fee is ~~\$159,907.07~~563,900 (100 times ~~\$1,599.075~~639);

Traffic generated from the new development creates a larger demand on the non-contiguous road; and

The total cost to connect the subject site to the nearest paved road is \$359,907

Staff may consider the following alternatives in proposing a condition on a Traffic-Generating Development:

- a. Developer A submits the required regional traffic impact fee at the time of each individual building permit
- b. Developer A submits the required regional traffic impact fee at the time of Final Plat and receives a ten (10) percent discount off the total fee amount.
- c. Developer A constructs the non-contiguous improvements at a total cost not to exceed ~~-\$359,907~~ (total improvement amount) and is given a credit against the regional traffic impact fee. If additional off-site improvements are required, but not paid for with the total improvement amount, the County may either budget for the balance of the improvements or other developers may construct them in the future. This option is generally discouraged and will only be considered when all other options have been proven to be insufficient.
- d. Developer A constructs the non-contiguous improvements at the total cost of \$359,907 and is given a credit against the regional traffic impact fee. Developer A is reimbursed by other developers (B, C, or

- D) at the time of their development and in a proportionate share of their improvements.
- e. Developer A provides the County an amount of funds in a manner as determined appropriate by the County in lieu of constructing the required contiguous road improvement, when the contiguous road improvement is part of a larger future County road project indicated on the 5-year plan (unless otherwise determined by the County). No credit for this payment shall be given against the regional traffic impact fee, but at the developer's option, the regional traffic impact fee may be paid in accordance with either alternatives a or b above.

In the event the staff and the proponent cannot reach an agreement regarding the condition, the matter may be forwarded to the Planning Commission for a recommendation and a subsequent final decision by the Board of County Commissioners.

**5-06-08-02 CREDIT AGAINST FEES**

Credit shall be in an amount equal to fair market value of the land dedicated for right-of-way at the time of dedication, the fair market value of the construction at the time of its completion, or the value of the contribution or payment at the time it is made to Adams County.

**5-06-08-03 PROCEDURE FOR CREDIT REVIEW**

1. The determination of any credit shall be undertaken through the submission of an Application for Credit Agreement, which shall be submitted to the Impact Fee Administrator.
2. The Application for Credit Agreement shall include the following information:
  - a. If the proposed Application for Credit Agreement involves a credit for any contribution, the following documentation must be provided:
    - i. A certified copy of the development approval in which the contribution was agreed;
    - ii. If payment has been made, proof of payment; or
    - iii. If payment has not been made, the proposed method of payment.



- b. If the proposed Application for Credit Agreement involves credit for the dedication of land, the following documentation must be provided:
  - i. A drawing and legal description of the land;
  - ii. The appraised fair market value of the land at the date a building permit is proposed to be issued for the Traffic-Generating Development, prepared by a professional Real Estate Appraiser who is a member of the Member Appraisal Institute (MAI) or who is a member of Senior Residential Appraisers (SRA), and if applicable, a certified copy of the development permit in which the land was agreed to be dedicated.
- c. If the proposed Application for Credit Agreement involves construction, the following documentation must be provided:
  - i. The proposed plan of the specific construction prepared and certified by a duly qualified and licensed Colorado engineer or contractor;
  - ii. The projected costs for the suggested improvement, which shall be based on local information for similar improvements, along with the construction timetable for the completion thereof. Such estimated cost shall include the cost of construction or reconstruction, the cost of all labor and materials, the cost of all lands, property, rights, easements and franchises acquired, financing charges, interest prior to and during construction and for one (1) year after completion of construction, costs of plans and specifications, surveys of estimates of costs and of revenues, costs of professional services, and all other expenses necessary or incidental to determining the feasibility or practicability of such construction or reconstruction.
  - iii. Within Fifteen (15) days of receipt of the proposed Application for Credit Agreement, the Impact Fee Administrator shall determine if the application is complete. If it is determined the proposed Agreement is not complete, the Impact Fee Administrator shall send a written statement to the applicant outlining the deficiencies. The Impact Fee Administrator shall take no further action on the proposed Application for Credit Agreement until all deficiencies have been corrected or otherwise settled.

- iv. Once the Impact Fee Administrator determines the proposed Application for Credit Agreement is complete, it shall be reviewed within twenty (20) days. The Application for Credit Agreement shall be approved if it complies with these standards and regulations.
- v. If the Application for Credit Agreement is approved by the Impact Fee Administrator, a Credit Agreement shall be prepared and signed by the applicant and the County. It shall specifically outline the contribution, payment, construction or land dedication, the time by which it shall be completed, dedicated, or paid, and any extensions thereof, and the dollar credit the applicant shall receive for the contribution, payment or construction.

**5-06-08-04 APPEAL OF CREDIT DECISION**

A fee payer affected by the decision of the Impact Fee Administrator regarding credits may appeal such decision by filing a petition with the Board of County Commissioners within thirty (30) days of a decision. In reviewing the Impact Fee Administrator's decision, the Board of County Commissioners shall use the standards established in these standards and regulations.

This appeal process will not be honored by the Board of County Commissioners without a substantial effort upon the applicant to rectify any credit discrepancies with the Impact Fee Administrator and additional Adams County staff if necessary.

**5-06-09 EARMARKING OF FUNDS**

**5-06-09-01 BENEFIT DISTRICTS**

For the purpose of ensuring fee payers receive sufficient benefit for fees paid, ~~one~~ two Road Benefit Districts ~~are~~ is established. The Road Benefit Districts are designated on the Benefit District Map within unincorporated Adams County. Impact fee funds shall be spent within the Benefit District from which the Traffic-Generating Development paying the fee is located. Given the very different development patterns between the eastern (rural) and western (suburban/urban) areas of the County, two distinct service areas are established, based on planning areas contained in the 2012 Transportation Plan.

**5-06-09-01-01      WEST BENEFIT DISTRICT**

The West Benefit District is defined as all unincorporated Adams County west of Schumaker Road. The fees for this service area are calculated using a plan-based hybrid approach and based upon traditional arterial land capacity improvement needs.

**5-06-09-01-02      EAST BENEFIT DISTRICT**

The East Benefit District is defined as all unincorporated Adams County east of Schumaker Road. The fees for this service area are calculated using a plan-based approach and based on rural road upgrade needs.

**5-06-09-02      TRUST FUND**

There is hereby established the Adams County Regional Traffic Impact Fee Trust Fund for the purpose of ensuring the fees collected pursuant to this Regulation are designated for the accommodation of impacts reasonably attributable to the proposed Traffic-Generating Development.

1. Proceeds collected for the road impact fee shall be placed in the Regional Traffic Impact Fee Trust Fund. Proceeds collected and all interest accrued on such funds shall be used solely for road improvements specifically identified in the Road Impact Fee Study and on the County's Major Road System within the applicable Road Benefit District from which the fees have been collected.
2. Any proceeds in the Road Impact Fee Trust Fund not immediately necessary for expenditure, shall be invested in interest bearing assets. All income derived from these investments shall be retained in the trust fund.
3. Each year, at the time the annual budget is reviewed, the Impact Fee Administrator shall propose appropriations to be spent from the Road Impact Fee Trust Fund to the Board of County Commissioners. After review of the Impact Fee Administrator's recommendation, the Board of County Commissioners shall either approve or modify the recommended expenditures of the trust fund monies. Any amounts not appropriated from the trust fund together with any interest earnings shall be carried over in the specific trust account to the following fiscal period.

**5-06-10 REFUNDS**

**5-06-10-01 GENERAL**

Any fees collected shall be returned to the fee payer or the successor to the fee payer with interest if the fees have not been spent within seven (7) years from the date the building permit for the development was issued, along with interest ~~of six (6%) percent per year (the prevailing interest rate/prime rate)~~based upon the Consumer Price Index (CPI-U). However, the Board of County Commissioners may by resolution extend for up to three (3) years the date at which fees must be refunded. Such an extension shall be made upon a finding within such three (3) year period, that specific road capital improvements on the County's major road system are planned and evidenced by the adoption and incorporation into the Road Impact Fee Study. These road capital improvements shall be constructed within the next three (3) years, and shall be reasonably attributable to the Traffic-Generating Development of the fee payer. The first fee collected shall be the first fee spent.

**5-06-10-02 REFUND PROCEDURE**

The refund of fees shall be undertaken through the following process:

1. A Refund Application shall be submitted within one (1) year following the end of the seventh (7th) year from the date on which the building permit was issued on the proposed development. If the time of refund has been extended pursuant to Section k.1, the Refund Application shall be submitted within one (1) year following the end of this extension. The Refund Application shall include the following information:
  - a. A copy of the dated receipt issued for payment of the fee;
  - b. A copy of the building permit; and
  - c. Evidence the applicant is the successor in interest to the fee payer.
2. Within ten (10) days of receipt of the Refund Application, the Impact Fee Administrator shall determine if it is complete. If the Impact Fee Administrator determines the application is not complete, a written statement specifying the deficiencies shall be forwarded by mail to the person submitting the application. Unless the deficiencies are corrected, the Impact Fee Administrator shall take no further action on the Refund Application.

3. When the Impact Fee Administrator determines the Refund Application is complete, it shall be reviewed within twenty (20) days, and shall be approved if it is determined the fee payer or a successor in interest has paid a fee which the County has not spent within the period of time required under this Section. The refund shall include the fee paid plus interest of six (6%) percent a year.

**5-06-10-03 APPEAL**

Any fee payer or a successor in interest may appeal the decision of a Refund Application by filing a petition with the Board of County Commissioners within thirty (30) days of the decision. In reviewing the Impact Fee Administrator's decision, the Board of County Commissioners shall use the standards established in Section 5-06-11.

~~5-06-11 REVIEW EVERY THREE (3) YEARS~~

~~Road Impact Fee Study and this Regulation shall be reviewed and evaluated by the Impact Fee Administrator at least once every three (3) years, to determine if modifications need to be made to the Road Impact Fee Study and this Regulation.~~

**Exhibit 3 – Adopted Fee Table**

<b>WEST SERVICE AREA</b>			
<b>Land Use Types</b>	<b>Impact Fee Charged</b>		
<b>RESIDENTIAL (square feet of finished living space)</b>	<b>PHASE 1 (3/1/2020 – 2/28/2021)</b>	<b>PHASE 2 (3/1/2021 – 2/28/2022)</b>	<b>PHASE 3 (3/1/2022 - )</b>
900 or less	\$1,492	\$2,096	\$2,700
901 to 1,300	\$1,959	\$2,934	\$3,910
1,301 to 1,800	\$2,245	\$3,507	\$4,769
1,801 to 2,400	\$2,946	\$4,292	\$5,639
2,401 or more	\$3,190	\$4,780	\$6,371
<b>NON-RESIDENTIAL (per 1,000 square feet of floor area)</b>	<b>PHASE 1 (3/1/2020 – 2/28/2021)</b>	<b>PHASE 2 (3/1/2021 – 2/28/2022)</b>	<b>PHASE 3 (3/1/2022 - )</b>
Retail	\$4,872	\$5,481	\$6,089
Office/Service	\$2,423	\$2,489	\$2,555
Industrial	\$1,031	\$1,031	\$1,031

<b>EAST SERVICE AREA</b>			
<b>Land Use Types</b>	<b>Impact Fee Charged</b>		
<b>RESIDENTIAL (square feet of finished living space)</b>	<b>PHASE 1 (3/1/2020 – 2/28/2021)</b>	<b>PHASE 2 (3/1/2021 – 2/28/2022)</b>	<b>PHASE 3 (3/1/2022 - )</b>
900 or less	\$1,561	\$2,233	\$2,906
901 to 1,300	\$1,865	\$2,747	\$3,629
1,301 to 1,800	\$2,036	\$3,090	\$4,143
1,801 to 2,400	\$2,621	\$3,643	\$4,665
2,401 or more	\$2,736	\$3,872	\$5,009
<b>NON-RESIDENTIAL (per 1,000 square feet of floor area)</b>	<b>PHASE 1 (3/1/2020 – 2/28/2021)</b>	<b>PHASE 2 (3/1/2021 – 2/28/2022)</b>	<b>PHASE 3 (3/1/2022 - )</b>
Retail	\$4,321	\$4,379	\$4,436
Office/Service	\$1,862	\$1,862	\$1,862
Industrial	\$751	\$751	\$751

**Exhibit 4 – Referral Comments**



**From:** [Lisa Culpepper](#)  
**To:** [Jen Rutter](#)  
**Subject:** RE: Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)  
**Date:** Tuesday, December 17, 2019 12:28:07 PM  
**Attachments:** [image002.png](#)

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Hi Jen – my only comment is that there should be a review process, so I’m not sure why it was removed.

Thank you!

Very truly yours,

*LISA L. CULPEPPER, JD*  
*TREASURER*

***PLEASE NOTE: IF I DO NOT RESPOND WITHIN TWO (2) HOURS, PLEASE CALL THE OFFICE. THANK YOU!***

Adams County Treasurer’s Office  
4430 S. Adams County Pkwy., Suite C2436  
Brighton, CO 80601  
Direct: 720.523.6162 | Office: 720-523-6160  
[www.adcotax.com](http://www.adcotax.com)  
Mon. – Fri. 7am-5pm



Adams County Mission  
To responsibly serve the Adams County Community with integrity and innovation.

---

**From:** Jen Rutter <JRutter@adcogov.org>  
**Sent:** Tuesday, December 17, 2019 10:30 AM  
**To:** Jen Rutter <JRutter@adcogov.org>  
**Subject:** Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 5 of the Adams County Development Standards and Regulations, specific to Traffic Impact Fees (Case #PLN2019-00015).

The findings of the Transportation Impact Fee Report, including updated impact fees, were approved by the Board of County Commissioners on December 10, 2019. The fees will be effective March 1, 2020 and phased in over a three-year period. There are two benefit districts: East and West, for which Schumaker Road is the dividing line. Text amendments to Chapter 5 of the Adams County Development Standards and Regulations are required to ensure the administration of the adopted fees is consistent with that outlined in the Transportation Impact Fee Report.

Comments on this case are due to me by **Wednesday, January 15, 2020**. A redlined draft of Chapter 5, the adopted Traffic Impact Fees (effective 3/1/2020), and all public presentations that have been given so far are posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases> and learn more about the County's Traffic Impact Fees at <http://www.adcogov.org/traffic-impact-fee-administration>.

Please send your comments and questions to me at [jrutter@adcogov.org](mailto:jrutter@adcogov.org). Thanks in advance for your review of this case.

Thank you,  
Jen

**Jen Rutter**

Development Services Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)

## Public Works and Development

6924 South Lima Street  
Centennial, CO 80112-3853  
Phone: 720-874-6500  
Fax: 720-874-6611  
Relay Colorado: 711  
[www.arapahoegov.com](http://www.arapahoegov.com)

**BRYAN D. WEIMER, PWLF**  
Director

December 31, 2019

Jen Rutter  
Adams Count Development Services Manager  
4430 S Adam County Pkwy, 1<sup>st</sup> Floor, Suite W2000A  
Brighton, CO 80601

Re: Regulation Amendments  
PLN2019-00015

Arapahoe County Engineering thanks you for giving us the opportunity to review the referral documents for the Traffic Impact Fees. Engineering Staff has reviewed the proposed amendments. The Engineering Division has no comments regarding the referral at this time based on the information submitted.

Please know that other Divisions in the Arapahoe County Public Works Department may submit comments as well.

If you have any questions, please feel free to contact our offices at 720-874-6500.

Sincerely,

Sarah White  
Engineering Services

**From:** [Terri Maulik](#)  
**To:** [Jen Rutter](#)  
**Cc:** [Referrals](#)  
**Subject:** AC CASE NO o19-193 RE: Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)  
**Date:** Tuesday, December 17, 2019 12:05:01 PM  
**Attachments:** [image002.png](#)

---

Please be cautious: This email was sent from outside Adams County

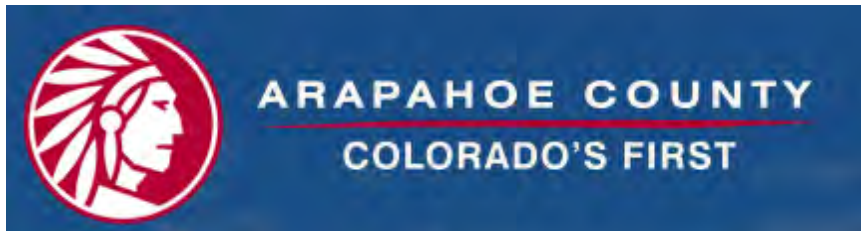
Jen,

Thank you for the opportunity to review and comment on this project. The Arapahoe County Planning Division has no comments; however, other Divisions and/or Departments in Arapahoe County may submit comments.

*Terri*

---

**Terri L. Maulik | Duty Planner | Arapahoe County Public Works & Development**  
6924 S Lima St, Centennial, CO 80112-3853  
Direct: 720-874-6840 | Planning Main: 720-874-6650  
Website: <http://www.arapahoegov.com> | Citizen Access to ACA <https://citizenaccess.arapahoegov.com>



---

**From:** Jen Rutter <JRutter@adcogov.org>  
**Sent:** Tuesday, December 17, 2019 10:30 AM  
**To:** Jen Rutter <JRutter@adcogov.org>  
**Subject:** Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 5 of the Adams County Development Standards and Regulations, specific to Traffic Impact Fees (Case #**PLN2019-00015**).

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Development Standards and Regulations are required to ensure the administration of the adopted fees is consistent with that outlined in the Transportation Impact Fee Report.

Comments on this case are due to me by **Wednesday, January 15, 2020**. A redlined draft of Chapter 5, the adopted Traffic Impact Fees (effective 3/1/2020), and all public presentations that have been given so far are posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases> and learn more about the County's Traffic Impact Fees at <http://www.adcogov.org/traffic-impact-fee-administration>.

Please send your comments and questions to me at [jrutter@adcogov.org](mailto:jrutter@adcogov.org). Thanks in advance for your review of this case.

Thank you,  
Jen

**Jen Rutter**

Development Services Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)

**From:** [BFR Plan Reviews](#)  
**To:** [Jen Rutter](#)  
**Subject:** RE: Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)  
**Date:** Friday, December 20, 2019 4:37:58 PM  
**Attachments:** [image003.png](#)

---

Please be cautious: This email was sent from outside Adams County

Good afternoon,

At this time the Fire District has no comments or concerns.

Thank you!



**Carla Gutierrez**

Fire Inspector  
Brighton Fire Rescue District  
500 S. 4<sup>th</sup> Ave – 3<sup>rd</sup> Floor  
Brighton CO 80601  
Office: 303.659.8042 / Cell: 720-684-7669  
[www.brightonfire.org](http://www.brightonfire.org)

---

**From:** Jen Rutter <JRutter@adcogov.org>  
**Sent:** Tuesday, December 17, 2019 10:30 AM  
**To:** Jen Rutter <JRutter@adcogov.org>  
**Subject:** Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)

Good afternoon,

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Comments on this case are due to me by **Wednesday, January 15, 2020**. A redlined draft of Chapter 5, the adopted Traffic Impact Fees (effective 3/1/2020), and all public presentations that have been

given so far are posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases> and learn more about the County's Traffic Impact Fees at <http://www.adcogov.org/traffic-impact-fee-administration>.

Please send your comments and questions to me at [jrutter@adcogov.org](mailto:jrutter@adcogov.org). Thanks in advance for your review of this case.

Thank you,  
Jen

**Jen Rutter**

Development Services Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)

**From:** [Williams - DNR, Joanna](#)  
**To:** [Jen Rutter](#)  
**Subject:** Re: Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)  
**Date:** Monday, December 23, 2019 9:52:00 AM

---

Please be cautious: This email was sent from outside Adams County

Good Morning Jen,  
Our office has no comments on the proposed amendments to Chapter 5 of the Adams County Development Standards and Regulations.  
Regards,  
Joanna

On Tue, Dec 17, 2019 at 10:30 AM Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)> wrote:

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 5 of the Adams County Development Standards and Regulations, specific to Traffic Impact Fees (Case #PLN2019-00015).

The findings of the Transportation Impact Fee Report, including updated impact fees, were approved by the Board of County Commissioners on December 10, 2019. The fees will be effective March 1, 2020 and phased in over a three-year period. There are two benefit districts: East and West, for which Schumaker Road is the dividing line. Text amendments to Chapter 5 of the Adams County Development Standards and Regulations are required to ensure the administration of the adopted fees is consistent with that outlined in the Transportation Impact Fee Report.

Comments on this case are due to me by **Wednesday, January 15, 2020**. A redlined draft of Chapter 5, the adopted Traffic Impact Fees (effective 3/1/2020), and all public presentations that have been given so far are posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases> and learn more about the County's Traffic Impact Fees at <http://www.adcogov.org/traffic-impact-fee-administration>.

Please send your comments and questions to me at [jrutter@adcogov.org](mailto:jrutter@adcogov.org). Thanks in advance for your review of this case.

Thank you,



Jen



**Jen Rutter**

Development Services Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)

--

**Joanna Williams, P.E.**  
Water Resource Engineer



P 303.866.3581 x 8265  
1313 Sherman Street, Room 821, Denver, CO 80203  
[Joanna.Williams@state.co.us](mailto:Joanna.Williams@state.co.us) | [www.colorado.gov/water](http://www.colorado.gov/water)



January 13, 2019

Jen Rutter  
Adams County Community and Economic Development  
4430 South Adams County Parkway, Suite W2000A  
Brighton, CO 80601

RE: Chapter 5 Text Amendments – Traffic Impact Fees, PLN2019-00015  
TCHD Case No. 6063

Dear Ms. Rutter,

Thank you for the opportunity to review and comment on the text amendments to Chapter 5 of the Adams County Development Standards and Regulations, specific to traffic impact fees County-wide. Tri-County Health Department (TCHD) staff has reviewed the application for compliance with applicable environmental and public health regulations and principles of healthy community design. After reviewing the application, TCHD has no comments.

Please feel free to contact me at 720-200-1585 or [ahenrich@tchd.org](mailto:ahenrich@tchd.org) if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "AHF".

Annemarie Heinrich Fortune, MPH/MURP  
Land Use and Built Environment Specialist

cc: Sheila Lynch, Monte Deatrich, TCHD

**From:** [Dan Biro](#)  
**To:** [Jen Rutter](#)  
**Subject:** RE: Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)  
**Date:** Sunday, December 22, 2019 8:42:03 AM

---

Please be cautious: This email was sent from outside Adams County

Hi Jen,

Thornton Fire Department Comments:

1. No comments on this review.

Regards,

**Dan Biro, P.E.**

Deputy Fire Marshal  
Thornton Fire Department

[dan.biro@cityofthornton.net](mailto:dan.biro@cityofthornton.net)  
303-538-7663

9500 Civic Center Drive  
Thornton, CO 80229  
[www.cityofthornton.net](http://www.cityofthornton.net)

---

**From:** Laurie Davidson <[Laurie.Davidson@cityofthornton.net](mailto:Laurie.Davidson@cityofthornton.net)>  
**Sent:** Tuesday, December 17, 2019 10:34 AM  
**To:** Stephanie Harpring <[Stephanie.Harpring@cityofthornton.net](mailto:Stephanie.Harpring@cityofthornton.net)>; Dan Biro <[Dan.Biro@cityofthornton.net](mailto:Dan.Biro@cityofthornton.net)>  
**Subject:** FW: Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)

---

**From:** Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>  
**Sent:** Tuesday, December 17, 2019 10:30 AM  
**To:** Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>  
**Subject:** [EXTERNAL] Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)

Good afternoon,

Attached is the request for comments for proposed amendments to Chapter 5 of the Adams County

Development Standards and Regulations, specific to Traffic Impact Fees (Case #PLN2019-00015).

The findings of the Transportation Impact Fee Report, including updated impact fees, were approved by the Board of County Commissioners on December 10, 2019. The fees will be effective March 1, 2020 and phased in over a three-year period. There are two benefit districts: East and West, for which Schumaker Road is the dividing line. Text amendments to Chapter 5 of the Adams County Development Standards and Regulations are required to ensure the administration of the adopted fees is consistent with that outlined in the Transportation Impact Fee Report.

Comments on this case are due to me by **Wednesday, January 15, 2020**. A redlined draft of Chapter 5, the adopted Traffic Impact Fees (effective 3/1/2020), and all public presentations that have been given so far are posted on the County's website at <http://www.adcogov.org/regulation-amendments> [[adcogov.org](http://www.adcogov.org)]. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases> [[adcogov.org](http://www.adcogov.org)] and learn more about the County's Traffic Impact Fees at <http://www.adcogov.org/traffic-impact-fee-administration> [[adcogov.org](http://www.adcogov.org)].

Please send your comments and questions to me at [jrutter@adcogov.org](mailto:jrutter@adcogov.org). Thanks in advance for your review of this case.

Thank you,  
Jen

**Jen Rutter**

Development Services Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

[www.adcogov.org](http://www.adcogov.org) [[adcogov.org](http://www.adcogov.org)]

**From:** [Steven Kunshier](#)  
**To:** [Peter LiFari](#); [Jen Rutter](#)  
**Subject:** Re: Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)  
**Date:** Friday, January 3, 2020 5:06:45 PM  
**Attachments:** [image001.png](#)

---

Please be cautious: This email was sent from outside Adams County

Hi Jen,

I think the way it is worded offers flexibility to both LIHTC and non-LIHTC projects. Thanks for sending.

Steve

*Sent from my LG V40 ThinQ, an AT&T 5G Evolution capable smartphone*

----- Original message-----

**From:** Peter LiFari  
**Date:** Fri, Jan 3, 2020 4:56 PM  
**To:** Jen Rutter; Steven Kunshier;  
**Cc:**  
**Subject:** Re: Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)

Thanks Jen for reaching out – it's great to hear from you. Steven has some thoughts he's sending in a moment. Please let us know if you have any other questions or elements you'd like our feedback on.

Happy New Year!

Peter



Peter F. LiFari  
Executive Director  
303-227-2078  
[plifari@unisonhp.org](mailto:plifari@unisonhp.org)  
[www.unisonhp.org](http://www.unisonhp.org)

---

**From:** Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>  
**Date:** Thursday, January 2, 2020 at 11:14 AM  
**To:** Steven Kunshier <[skunshier@unisonhp.org](mailto:skunshier@unisonhp.org)>, Peter LiFari <[plifari@unisonhp.org](mailto:plifari@unisonhp.org)>  
**Subject:** FW: Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)

Good morning,

As I was going through the proposed text amendments, I realized it would be helpful to get feedback from you about the wording of the affordable housing exemption from the County's Traffic Impact Fees.

Here is the proposed language:

4. The construction of housing affordable to households whose income is equal to or less than the current Area Median Income (AMI) in effect at the time the household initially occupies the residential unit. For multi-family residential structures, the exemption shall only apply to those qualifying affordable units within the greater structure. The Traffic Impact Fee must be paid for all non-qualifying units. Income eligibility requirements are defined by the US Department of Housing and Urban Development (HUD), or if no longer published, by an equivalent index approved by the County. The property shall remain affordable for a period of not less than twenty (20) years.

The full draft text can be found here:

[http://www.adcogov.org/sites/default/files/DSR\\_Chapter%205\\_12132019.pdf](http://www.adcogov.org/sites/default/files/DSR_Chapter%205_12132019.pdf) and more information on the Traffic Impact Fees can be found here: <http://www.adcogov.org/regulation-amendments>

Thanks!

Jen



**Jen Rutter**

Development Services Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)

---

**From:** Jen Rutter

**Sent:** Tuesday, December 17, 2019 11:39 AM

**To:** Jen Rutter <[JRutter@adcogov.org](mailto:JRutter@adcogov.org)>

**Subject:** Adams County Request for Comments - Chapter 5 Text Amendments for Traffic Impact Fees (PLN2019-00015)

Good morning,

Attached is the request for comments for proposed amendments to Chapter 5 of the Adams County Development Standards and Regulations, specific to Traffic Impact Fees (Case **#PLN2019-00015**).

The findings of the Transportation Impact Fee Report, including updated impact fees, were approved by the Board of County Commissioners on December 10, 2019. The fees will be effective March 1, 2020 and phased in over a three-year period. There are two benefit districts: East and West, for

which Schumaker Road is the dividing line. Text amendments to Chapter 5 of the Adams County Development Standards and Regulations are required to ensure the administration of the adopted fees is consistent with that outlined in the Transportation Impact Fee Report.

Comments on this case are due to me by **Wednesday, January 15, 2020**. A redlined draft of Chapter 5 and the adopted Traffic Impact Fees (effective 3/1/2020) are posted on the County's website at <http://www.adcogov.org/regulation-amendments>. You can also view the request for comments at <http://www.adcogov.org/planning/currentcases> and learn more about the County's Traffic Impact Fees at <http://www.adcogov.org/traffic-impact-fee-administration>.

Please send your comments and questions to me at [jrutter@adcogov.org](mailto:jrutter@adcogov.org). Thanks in advance for your review of this case.

Thank you,  
Jen



**Jen Rutter**

Development Services Manager, *Community & Economic Development*

ADAMS COUNTY, COLORADO

4430 South Adams County Parkway, 1st Floor, Suite W2000A

Brighton, CO 80601

o: 720.523.6841 | [jrutter@adcogov.org](mailto:jrutter@adcogov.org)

[www.adcogov.org](http://www.adcogov.org)

**\*\*Adams County Housing Authority is now Unison Housing Partners! Visit our new website to learn more about our new name and brand at [www.UnisonHP.org](http://www.UnisonHP.org)**



Right of Way & Permits  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303. 571.3284  
donna.l.george@xcelenergy.com

January 10, 2020

Adams County Community and Economic Development Department  
4430 South Adams County Parkway, 3<sup>rd</sup> Floor, Suite W3000  
Brighton, CO 80601

Attn: Jen Rutter

**Re: Chapter 5 Text Amendments – Traffic Impact Fees, Case # PLN2019-00015**

Public Service Company of Colorado's Right of Way & Permits Referral Desk has reviewed the documentation for **Chapter 5 Text Amendments – Traffic Impact Fees** 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



**Exhibit 5 – Associated Case Materials**



## Request for Comments

Case Name: Chapter 5 Text Amendments - Traffic Impact Fees  
Case Number: PLN2019-00015

December 17, 2019

Adams County Community & Economic Development Department is requesting comments on the following request:

**Text amendments to Chapter 5 of the Adams County Development Standards and Regulations, specific to traffic impact fees.**

This request is located at **County Wide**.

Applicant Information: Adams County  
Community and Economic Development  
4430 South Adams County Parkway  
Brighton, CO 80601

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) 523-6841 by **1/15/2020** 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 **JRutter@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 can be obtained by contacting this office or by accessing the Adams County website at <http://www.adcogov.org/regulation-amendments> or at <http://www.adcogov.org/planning/currentcases>.

Thank you for your review of this case.

Jen Rutter  
Development Services Manager

Exhibit 5.2 Newspaper Notice

**POSTING PAPERS & DATES:**

<b>PAPER</b>	<b>SENT TO PAPER BY</b>	<b>PUBLISHED THE NEXT...</b>
Commerce City Sentinel	Fri, 1/3 By 12pm	Tue, 1/7
Brighton Blade	Fri, 1/3 By 12pm	Wed, 1/8
Westminster Window	Fri, 1/3 End of Business	Thu, 1/9
I-70 Scout	Tue, 1/7 End of Business	Fri, 1/10

**PUBLICATION REQUEST**

Regulation Amendments

Case Number: PLN2019-00015  
Planning Commission Hearing Date: January 23, 2020 at 6:00 pm  
Board of County Commissioners Hearing Date: February 11, 2020 at 9:30 am

Request: **Chapter 5 Text Amendments – Traffic Impact Fees**  
Location: **County-wide**  
Case Manager: Jennifer Rutter  
Applicant: Adams County, Community and Economic Development Department  
4430 S. Adams County Pkwy.  
Brighton, CO 80601

## Commerce City Sentinel

### NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by **Adams County Community and Economic Development Department** Case # **PLN2019-00015** requesting: **Chapter 5 Text Amendments – Traffic Impact Fees** on the following property:

#### APPROXIMATE LOCATION:

**County-wide**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1<sup>st</sup> Floor, on the **23<sup>rd</sup> day of January, 2020**, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1<sup>st</sup> Floor, on the **11<sup>th</sup> day of February, 2020**, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact **Jennifer Rutter** at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6841. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
JOSH ZYGIELBAUM, CLERK OF THE BOARD

**TO BE PUBLISHED IN THE **January 7, 2020** ISSUE OF THE COMMERCE CITY SENTINEL EXPRESS**

Please reply to this message by email to confirm receipt or call **Rayleen Swarts** at 720.523.6800.

## Brighton Blade

### NOTICE OF PUBLIC HEARING FOR LANDUSE

NOTICE IS HEREBY GIVEN, that an application has been filed by **Adams County Community and Economic Development Department** Case # **PLN2019-00015** requesting: **Chapter 5 Text Amendments – Traffic Impact Fees** on the following property:

#### APPROXIMATE LOCATION:

**County-wide**

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For further information regarding this case, please contact **Jennifer Rutter** at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6841. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
JOSH ZYGIELBAUM, CLERK OF THE BOARD

**TO BE PUBLISHED IN THE **January 8, 2020** ISSUE OF THE OF THE BRIGHTON BLADE**

Please reply to this message by email to confirm receipt or call **Rayleen Swarts** at 720.523.6800.

## **I-70 Scout**

### **NOTICE OF PUBLIC HEARING FOR LANDUSE**

NOTICE IS HEREBY GIVEN, that an application has been filed by **Adams County Community and Economic Development Department** Case # **PLN2019-00015** requesting: **Chapter 5 Text Amendments – Traffic Impact Fees** on the following property:

#### **APPROXIMATE LOCATION:**

**County-wide**

NOTICE IS HEREBY GIVEN that a public hearing will be held by the Adams County Planning Commission in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1<sup>st</sup> Floor, on the **23<sup>rd</sup> day of January, 2020**, at the hour of 6:00 p.m., where and when any person may appear and be heard and a recommendation on this application will be forwarded to the Board of County Commissioners.

NOTICE IS FURTHER GIVEN, that a public hearing will be held by the Adams County Board of County Commissioners in the Hearing Room of the Adams County Government Center, 4430 S. Adams County Parkway, Brighton, CO – 1<sup>st</sup> Floor, on the **11<sup>th</sup> day of February, 2020**, at the hour of 9:30 a.m., to consider the above request where and when any person may appear and be heard.

For further information regarding this case, please contact **Jennifer Rutter** at the Department of Community and Economic Development, 4430 S. Adams County Pkwy, Brighton, CO 80601, 720.523.6841. This is also the location where the maps and/or text certified by the Planning Commission may be viewed.

BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
JOSH ZYGIELBAUM, CLERK OF THE BOARD

**TO BE PUBLISHED IN THE **January 10, 2020** ISSUE OF THE I-70 SCOUT/  
EASTERN COLORADO NEWS**

Please reply to this message by email to confirm receipt or call **Rayleen Swarts** at 720.523.6800.

## **Westminster Window**

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BY ORDER OF THE BOARD OF COUNTY COMMISSIONERS  
JOSH ZYGIELBAUM, CLERK OF THE BOARD

**TO BE PUBLISHED IN THE **January 9, 2020** ISSUE OF THE Westminster Window**

Please reply to this message by email to confirm receipt or call **Rayleen Swarts** at 720.523.6800.

Code Compliance Supervisor	Adams County Agency	PL004	Guenther	Eric	eguenther@adcogov.org
One Stop Manager	Adams County Agency	PL135	Berg	Andrea	aberg@adcogov.org
Assessor	Adams County Agency	PL166	Melonakis	Patsy	pmelonakis@adcogov.org
ADAMS COUNTY EXTENSION OFFICE	Adams County Agency	PL171	Gourd	Thaddeus	tmcbriede@co.adams.co.us
ADAMS COUNTY ECONOMIC DEV.	Adams County Agency	PL172	ALLEN	TRICIA	tallen@adamscountyed.com
NS - Code Compliance	Adams County Agency	PL292	Rodriguez	Ed	erodriguez@adcogov.org
NS - Code Compliance	Adams County Agency	PL294	Moon	Gail	gmoon@adcogov.org
BERKELEY NEIGHBORHOOD ASSOC.	Citizen Group	PL015	RUDDEN	Gloria	seminoegradma@gmail.com
COLUMBINE RANCHES	Citizen Group	PL046	McFARLAND	DAVE	DMCF003@YAHOO.COM
CREEKSIDE SOUTH ESTATES	Citizen Group	PL052	MARTIN - PRESIDENT	STEVE	martincinc@msn.com
GOAT HILL	Citizen Group	PL073	WHITEHAIR	SHARON	sharonwhitehair@gmail.com
Guardian Angel Neighborhood	Citizen Group	PL075	Alcaro	Greg	grgalcaro@aol.com
HIGH FIVE PLAINS FOUNDATION	Citizen Group	PL081	DOYLE - PRESIDENT	FRANK	frankdoyle@tds.net
WELBY HERITAGE FOUNDATION	Citizen Group	PL181	O'DORISIO	ROBIN	robinodo@yahoo.com
Hawk Ridge Subdivision (Northside Mgmt%)	Citizen Group	PL265	Steve	Blackwood	nsmcommunity@gmail.com
WADLEY FARMS HOA	Citizen Group	PL280	Olivier	Bob	wadleyfarmshoa@msn.com
ALOHA BEACH	Citizen Group	PL281	GILLAN	PERDITTA	perditta@comcast.net
CAVANAUGH HILLS / CAVANAUGH HEIGHTS	Citizen Group	PL290	BROWN	DARRELL	dbrown@darrelbrown.net
CITY OF ARVADA	City	PL009	McConnell	Rita	rmcconnell@arvada.org
CITY OF BRIGHTON - Planning	City	PL023	Bradford	Jason	jbradford@brightonco.gov
CITY OF FEDERAL HEIGHTS	City	PL066	WILLIAMS	TIM	twilliams@ci.federal-heights.co.us
CITY OF NORTHGLENN	City	PL105	Svoboda	Brook	bsvoboda@northglenn.org
CITY OF THORNTON	City	PL131	Hight	Lori	<a href="mailto:developmentsubmittals@cityofthornton.net">developmentsubmittals@cityofthornton.net</a>
CITY OF WESTMINSTER	City	PL155	CUMMINS	MAC	mcummins@cityofwestminster.us
CASTLE ROCK DEVELOPMENT SERVICES	City	PL182	.	.	bdetweiler@cr.gov.com
Community Planning & Development (CITY AND COUNTY OF DENVER)	City	PL187	Nalley	Steve	steve.nalley@denvergov.org
City of Brighton - Urban Renewal Authority	City	PL273	.	.	lgonzales@brightonco.gov
CITY AND COUNTY OF DENVER	County	PL057	BROWN	CAROL	carol.brown@ci.denver.co.us
JEFFERSON COUNTY	County	PL090	WOLFORTH	JOHN	johnwolf@jeffco.us
WELD COUNTY PLANNING DEPT.	County	PL092	PARKO	TOM	tparko@co.weld.co.us
MORGAN COUNTY	County	PL098	GORRELL	BARBARA	bgorrell@co.morgan.co.us
EL PASO DEVELOPMENT SERVICES	County	PL190	KLECKNER	ELAINE	<a href="mailto:elaine@elkclckner.com">elaine@elkclckner.com</a>
COMMUNITY & DEVELOPMENT SERVICES	County	PL191	MILLER, DIRECTOR	RICHARD	richard.miller@elbertcounty.co.gov
Douglas County Planning	County	PL193	.	.	planningsubmittals@douglas.co.us
ALLEN DITCH	Ditch Company	PL006	KRUGMIRE	BOB	bkrugmir@cityofwestminster.us
HENRYLYN IRRIGATION DISTRICT	Ditch Company	PL024	JANSSEN	STEVE	stevenjanssen@cs.com
HENRYLYN IRRIGATION DISTRICT	Ditch Company	PL024	BAUMGARTNER	RODNEY	manager@henrylyn.com
FARMERS & GARDNERS DITCH COMPANY	Ditch Company	PL031	BARELA	GERI	jerry.foster@denverwater.org
FARMERS RESERVOIR & IRRIGATION	Ditch Company	PL033	MONTOYA	MANUEL	manuel@farmersres.com
FISHER DITCH COMPANY	Ditch Company	PL034	BRIENZA	RUTH & GENE	gb173@outdrs.net
KERSHAW DITCH COMPANY	Ditch Company	PL063	PEHR	DAVE	zfpcc@earthlink.net
O'BRIEN CANAL/BURLINGTON DITCH	Ditch Company	PL069	MONTOYA	MANUEL	manuel@farmersres.com
UNITED WATER	Ditch Company	PL195	HALFFIELD	DON	don.halfield@xcelenergy.com
US EPA	Federal Agency	PL062	Christensen	Stan	christensen.stanley@epa.gov
UNITED STATES POST OFFICE	Federal Agency	PL143	DOBYNS	MARY C.	mary.c.dobyns@usps.gov
F.E.M.A. REGION VIII	Federal Agency	PL199	FITZPATRICK	BARB	barb.fitzpatrick@fema.gov
DENVER POSTMASTER'S OFFICE	Federal Agency	PL202	RODRIQUEZ	JOSE	jrodriqu@email.usps.gov
FEDERAL AVIATION ADMINISTRATION	Federal Agency	PL204	BRUCE	LINDA	linda.bruce@faa.gov
HAZARDOUS WASTE MGMT	Federal Agency	PL205	ROTHENMEYER, P.E.	WILLIAM H.	rothenmeyer.william@epa.gov
TRI-LAKES PROJECT OFFICE	Federal Agency	PL206	CAREY	TIM	timothy.t.carey@usace.army.mil
US ARMY PUBLIC AFFAIRS OFFICE	Federal Agency	PL207	ULRICH	SUSAN	susan.ulrich@us.army.mil
United States Postal Service	Federal Agency	PL288	Martinez	Erlinda J.	Erlinda.J.Martinez@USPS.gov
ARVADA FIRE DEPT.	Fire District	PL009	GREER	CHIEF JON	<a href="mailto:jon.greer@arvadafire.com">jon.greer@arvadafire.com</a>
THORNTON FIRE DEPARTMENT	Fire District	PL131	Mccollum	Chad	firedept@cityofthornton.net
AURORA FIRE DEPT.	Fire District	PL141	GARCIA	MICHAEL	cwjones@auroragov.org
BENNETT FIRE DISTRICT #7	Fire District	PL142	CUMELY	CHIEF EARL	ecumley941@aol.com
BENNETT FIRE DISTRICT #7	Fire District	PL142	Connor	Caleb Connor	CalebConnor@BennettFireRescue.org
WESTMINSTER FIRE DEPT.	Fire District	PL155	HALL	DHAL	dhal@ci.westminster.co.us
NORTH METRO FIRE DISTRICT	Fire District	PL156	Gosselin	Steve	sgosselin@northmetrofire.org
NORTH METRO FIRE DISTRICT	Fire District	PL286	Bruce	Joe	jbruce@northmetrofire.org
BRANTNER EXTENSION DITCH CO	Individual	PL021	Clark	Aaron	aclark@adcogov.org
CITY OF BROOMFIELD	Individual	PL029	Bertanzetti	Anna	abertanzetti@broomfield.org
COLORADO AGRICULTURE DITCH	Individual	PL039	Stockton	Matt	matt.stockton@cityofthornton.net
LOWER CLEAR CREEK DITCH CO.	Individual	PL065	Stockton	Matt	matt.stockton@cityofthornton.net
Adams County Development Services - Building	Individual	PL067	Blair	Justin	JBlair@adcogov.org
BRIGHTON SCHOOL DISTRICT 27J	Individual	PL072	Monti	Kerrie	kmonti@sd27j.org
BRIGHTON FIRE DISTRICT	Individual	PL145	Even	Whitney	planreviews@brightonfire.org
Adams County Fire Rescue	Individual	PL164	Wilder	Chris	cwilder@acfpd.org
Colorado Air and Spaceport	Individual	PL173	Ruppel	Dave	druppel@ftg-airport.com
Denver International Airport	Individual	PL189	Hester	Tim	Tim.Hester@flydenver.com
MORGAN COUNTY RURAL ELECTRIC	Individual	PL238	MARTENS	KEVIN	kmartens@mcreea.org
Sturgensweller	Individual	PL261	Sturgensweller	Gherwin	hausenberger@blingfoo.com
Adams County CEDD Environmental Services Division	Organization	PL002	Keefe	Katie	kkeefe@adcogov.org
Adams County Sheriff's Office: SO-HQ	Organization	PL003	Reigenborn	Rick	rreigenborn@adcogov.org
Adams County Sheriff's Office: SO-SUB	Organization	PL003	MILLER	SCOTT	smiller@adcogov.org
Adams County Treasurer	Organization	PL005	Culpepper	Lisa	lculpepper@adcogov.org
ARAPAHOE COUNTY	Organization	PL007	YECKES	JAN	referrals@arapahoegov.com
CITY OF AURORA ATTN: PLANNING DEPARTMENT	Organization	PL011	Ingrum	Porter	pingrum@auroragov.org
TOWN OF BENNETT	Organization	PL013	Merkle	Deb	dmerkle@bennett.co.us
BERKELEY WATER	Organization	PL016	Whitehair	Sharon	julie.seagren@denverwater.org
CDOT Colorado Department of Transportation	Organization	PL028	Sheehan	Bradley	bradley.sheehan@state.co.us
CDPHE - AIR QUALITY	Organization	PL035	Coffin	Richard	richard.coffin@state.co.us
CDPHE	Organization	PL035	Hackett	Sean	sean.hackett@state.co.us
CDPHE	Organization	PL037	Hackett	Sean	sean.hackett@state.co.us
COLORADO DIVISION OF WILDLIFE	Organization	PL043	Rocksund	Serena	serena.rocksund@state.co.us
Adams County CEDD Right-of-Way	Organization	PL044	Hillje	Marissa	mhilje@adcogov.org
Commerce City Planning Division	Organization	PL048	Martinelli	Domenic	dmartinelli@c3gov.com
Crestview Water & Sanitation	Organization	PL054	Stock	Patrick	PatrickStock@crestviewwater.net
UNION PACIFIC RAILROAD	Organization	PL055	Cloutier	Schia	smcloutier@up.com
DEER TRAIL SOIL CONSERVATION DIST	Organization	PL056	WAILLES	SHERYL	deertraileastadams@gmail.com
EAST ADAMS SOIL CONSERVATION	Organization	PL059	WAILLES	SHERYL	deertraileastadams@gmail.com
Century Link, Inc	Organization	PL082	Wiedreich	Brandyn	brandyn.wiedrich@centurylink.com
Hyland Hills Park & Recreation District	Organization	PL088	Barnhart	Terry	tbarnhart@hylandhills.org
Xcel Energy	Organization	PL099	George	Donna	Donna.L.George@xcelenergy.com
North Lincoln Water and Sanitation District	Organization	PL102	HINOJOS	JORGE	ebarenberg@owen-engineering.com
North Pecos Water & Sanitation District	Organization	PL103	Traska	Russell	manager@northpecoswater.org
North Washington Street Water & San Dist	Organization	PL104	James	Jim	jamesy@mwsd.com
PERL MACK NEIGHBORHOOD GROUP	Organization	PL109	MICEK - PRESIDENT	DAN	DANMICEK54@COMCAST.NET
Riverdale Peaks Metro District	Organization	PL116	Johnson	Lisa	ljohnson@sdmsi.com



Adams County Parks and Open Space Department	Organization	PL122	Clark	Aaron	aclark@adcogov.org
South Adams County Water & San Dist	Organization	PL123	Moreno	Abel	amoreno@sacwvds.org
STRASBURG PARKS AND REC DIST.	Organization	PL125	Graf	Angie	angie@strasburgparks.org
Strasburg Water & Sanitation Dist	Organization	PL126	Griffin	Tracy	strawatersan@tds.net
TODD CREEK FARMS HOA/ HOMESTEAD MANAGEMENT	Organization	PL132	Pepper	Dana	dpepper@associaolorado.com
Todd Creek Village Metropolitan District	Organization	PL133	Ogé	Jimmy	jimmy@equinoxland.com
VANAIRE SKYPORT CORP.	Organization	PL146	Gann	Becky	vanaire@comcast.net
BYERS FIRE PROTECTION DISTRICT #9	Organization	PL153	DISHER	CHIEF MICHAEL	byersfire9@comcast.net
Adams County Fire Protection District	Organization	PL158	Wilder	Chris	cwilder@acfdp.org
SABLE ATURA FIRE DIST.	Organization	PL160	Tinney	Kammy	admin@sablesfire.org
SOUTH ADAMS CO. FIRE DISTRICT	Organization	PL161	Weigum	Randall	rweigum@sacfd.org
STRASBURG FIRE PROTECTION DIST #8	Organization	PL163	VENTURA	GERRI	gventura@sacfd8.org
VANAIRE SKYPORT CORP. 2	Organization	PL180	Gann	Becky	vanaire@comcast.net
Denver Water	Organization	PL184	Teigen	Henry	hkb@water.denver.co.gov
DENVER REGIONAL COUNCIL OF GOV	Organization	PL209	BRODERICK	BILL	bbroderick@drco.org
CDOT Colorado Department of Transportation	Organization	PL228	Sheehan	Bradley	bradley.sheehan@state.co.us
IREA	Organization	PL237	Kaufman	Brooks	bkaufman@intermountain-rea.com
Eastern Slope Rural Telephone Asso, Inc	Organization	PL247	Simmons	Tobe	tobes@esrta.com
Mile High Water Company	Organization	PL256	Stone	Harry	lionconsult@qwest.net
NORTHBRIDGE ESTATES AT GOLD RUN HOA	Organization	PL263	LUSSIER	SHANE	shane@cchoapro.com
Adams County CEDD Addressing	Organization	PL285	Hillje	Marissa	mhillje@adcogov.org
Adams County Construction Inspection	Organization	PL289	.Stevens	Gordon	gstevens@adcogov.org
NS - Code Compliance	Organization	PL293	Gress	Kerry	kgress@adcogov.org
NS - Code Compliance	Organization	PL295	Bachelor	Caleb	cbachelor@adcogov.org
NS - Code Compliance	Organization	PL296	Flores	Joaquin	jflores@adcogov.org
Rocky Mountain Rail Park Metropolitan District	Organization	PL300	Dangler	Greg	GDANGLER@RMRHOLDINGS.COM
BENNETT PARK AND RECREATION	Recreational District	PL014	Raines	Chris	Director@bennettrec.org
HORSE CREEK METROPOLITAN DISTRICT	Recreational District	PL086	C/O FINLEY AND CO. INC.	.	ddfinley@juno.com
TODD CREEK FARMS METRO DIST #2	Recreational District	PL136	White	Zachary	zwhite@wbap.com
COMMUNITY RESOURCE SERVICES	Recreational District	PL208	.	.	jmeegers@crs.ofcolorado.com
REGIONAL TRANSPORTATION DIST.	Regional Agency	PL079	QUINN	CHRIS	chris.quinn@rtd-denver.com
WEST ADAMS SOIL CONSERVATION DISTRICT	Regional Agency	PL093	Einspahr	Cindy	cindy.einspahr@co.usda.gov
WEST ADAMS SOIL CONSERVATION DISTRICT:westadamsd@gmail.com	Regional Agency	PL093	Email	Referral	westadamsd@gmail.com
METRO WASTEWATER RECLAMATION	Regional Agency	PL095	SIMMONDS	CRAIG	CSIMMONDS@MWRD.DST.CO.US
URBAN DRAINAGE & FLOOD CONTROL	Regional Agency	PL113	Mallory	David	dmallory@udfcd.org
REGIONAL AIR QUALITY COUNCIL	Regional Agency	PL210	LLYOD	KEN	klloyd@raqc.org
REAP I-70	Regional Agency	PL298	.	.	admin@i-70reap.com
DEER TRAIL SCHOOL DISTRICT 26J	School District	PL010	DOSS - SUPERINTENDENT DR	JERRE	drjdoss@aol.com
MAPLETON SCHOOL DISTRICT #1	School District	PL012	CIANCIO	CHARLOTTE	charlotte@mapleton.us
ADAMS 12 FIVE STAR SCHOOLS	School District	PL071	SCHAEFER - PLANNING MANAGER	MATT	matt.schaefer@adams12.org
BYERS SCHOOL DISTRICT 32J	School District	PL094	TURRELL	TOM	turrell.tom@byers.k12.co.us
WIGGINS SCHOOL DIST. RE50J	School District	PL118	LITTLE	DR. SHAROL	rmiller@wiggins50.k12.co.us
STRASBURG SCHOOL DISTRICT 31J	School District	PL129	Johnson	Monica	mjohnson@strasburg31j.org
WELD COUNTY SCHOOL DIST. RE-3J	School District	PL130	WADE	MARVIN	marvin@rebel-net.tcc.co.us
BENNETT SCHOOL DISTRICT 29J	School District	PL137	Purdy	Robin	robipn@bsd29j.com
ADAMS ARAPAHOE SCHOOL DISTRICT 28J	School District	PL138	BARRY - SUPERINTENDENT	JOHN	jlbarry@aps.k12.co.us
WESTMINSTER SCHOOL DISTRICT #50	School District	PL139	Peterson	Jackie	jpeterston@adams50.org
ADAMS COUNTY SCHOOL DISTRICT 14	School District	PL140	Sanchez	Patrick	psanchez@adams14.org
COLORADO DEPT OF TRANSPORTATION	State of Colorado	PL028	Loeffler	Steve	steven.loeffler@state.co.us
CDPHE SOLID WASTE UNIT	State of Colorado	PL036	Todd	Andy	Andrew.Todd@state.co.us
CDPHE - WATER QUALITY PROTECTION SECT	State of Colorado	PL037	Pfaltzgraff	Patrick	patrick.j.pfaltzgraff@state.co.us
COLORADO GEOLOGICAL SURVEY	State of Colorado	PL040	Carlson	Jill	CGS_LUR@mines.edu
Colorado Geological Survey: CGS_LUR@mines.edu	State of Colorado	PL040	Carlson	Jill	CGS_LUR@mines.edu
COLO DIV OF MINING RECLAMATION AND SAFETY	State of Colorado	PL041	WALDRON - SENIOR ENV	ANTHONY J.	tony.waldron@state.co.us
COLO DIV OF WATER RESOURCES	State of Colorado	PL042	Williams	Joanna	joanna.williams@state.co.us
COLORADO DIVISION OF WILDLIFE	State of Colorado	PL043	Hunholz	Eliza	eliza.hunholz@state.co.us
BARR LAKE STATE PARK	State of Colorado	PL213	SEUBERT	MICHELLE	barr.lake@state.co.us
CDPHE - HAZARDOUS MATS/WASTE MGT DIV	State of Colorado	PL214	BAUGHMAN	GARY	gary.baughman@state.co.us
CDPHE - RADIATION SERV PROGRAM	State of Colorado	PL215	WEAVER	KENNETH	kenneth.weaver@state.co.us
CDPHE - WATER SHED	State of Colorado	PL216	PARACHINI	DICK	dick.parachini@state.co.us
CDPHE - AIR POLLUTION CTRL DIVISION	State of Colorado	PL217	SILVERSTEIN	MIKE	mike.silverstein@state.co.us
CDPHE - HAZARDOUS MATS/WASTE MGT DIV	State of Colorado	PL218	JOHNSON	CHARLES	charles.johnson@state.co.us
COLORADO STATE FOREST SERVICE	State of Colorado	PL221	HALL	NORLAND	nhal@lamar.colostate.edu
DEPT OF NATURAL RESOURCES /CWCB	State of Colorado	PL222	HAUCK	KEVIN	joe.busto@state.co.us
COLORADO DEPARTMENT OF TRANSPORT.	State of Colorado	PL228	Loeffler	Steve	steven.loeffler@state.co.us
COLORADO DEPT OF TRANSPORTATION	State of Colorado	PL229	HAYES	PATRICIA	nashat.sawaged@dot.state.co.us
TRI-COUNTY HEALTH DEPARTMENT	Tri County Health	PL121	Lynch	Sheila	landuse@tchd.org
TRI-COUNTY HEALTH DEPARTMENT	Tri County Health	PL121	DEATRICH	MONTE	mdeatrigh@tchd.org
Organization Name	Type	Referral Code	Last Name	First Name	E-mail
COMCAST	Utility	PL047	LOWE	JOE	thomas_lowe@cable.comcast.com
COLORADO INTERSTATE GAS	Utility	PL245	BACON -LAND DEPT	STEVE	steve.bacon@elpaso.com
CITY OF AURORA - WATER AND SAN. DEPT.	Water and Sanitary District	PL011	BINNEY	PETER	pbinney@ci.aurora.co.us
BERKELEY WATER & SAN DISTRICT	Water and Sanitary District	PL016	WHITEHAIR	SHARON	berkeleywater@gmail.com
CITY OF BRIGHTON - WATER & SANATATION DEPT.	Water and Sanitary District	PL023	BURKE	ED	eburke@brightonco.gov
EASTERN ADAMS COUNTY MET. DIST	Water and Sanitary District	PL060	SERRA III	MIKE	mike.serra@paulcorp.com
HAZELTINE HEIGHTS WATER & SANITATION	Water and Sanitary District	PL077	SABIN	KEITH	hhw_sd@comcast.net
HORSE CREEK METROPOLITAN DISTRICT	Water and Sanitary District	PL087	.	.	ddfinley@juno.com
TODD CREEK METRO DISTRICT #2	Water and Sanitary District	PL134	.	.	dmc coy@sdmsi.com
CITY OF WESTMINSTER	Water and Sanitary District	PL155	Walsh	Andy	awalsh@cityofwestminster.us
WRIGHT FARMS METRO DISTRICT	Water and Sanitary District	PL157	SETER, ESQ	KIM J.	swv@svwpc.com
East Cherry Creek Valley (ECCV)	Water and Sanitary District	PL254	Probasco	Michelle	mprobasco@eccv.org
SAND CREEK METROPOLITAN DISTRICT	Water and Sanitary District	PL274	SERRA III	MIKE	MIKE.SERRA@PAULSCORP.COM
Greatrock Water District	Water and Sanitary District	PL282	JOHNSON	LISA	ljohnson@sdmsi.com

# Chapter 5 Text Amendments (PLN2019-00015)

Community and Economic Development Department

Jennifer Rutter

February 11, 2020



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# Request

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Amendments to Chapter 5 of the County's  
Development Standards and Regulations:

- Traffic Impact Fee Administration

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# Background

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- ❑ Fees last updated 20 years ago (1998)
- ❑ Continued population growth and demand on County road infrastructure
- ❑ Direction in 2016 to begin RFP process

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# Background

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- ❑ Spring 2017 – Hired Consultant (TischlerBise)
- ❑ 2017-2019
  - ❑ Public and Stakeholder Outreach
    - ❑ HBA
    - ❑ Developers
  - ❑ Study Sessions with BoCC
- ❑ March 2019 – Final Report
- ❑ December 2019 – Fees Adopted by BoCC

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# Adopted via Resolution

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1. Phase-in over a three-year period.
2. Implement the Phase 1 traffic impact fees, effective March 1, 2020.
3. Increase the traffic impact fees on an annual basis after the first three years, consistent with the Consumer Price Index (CPI-U).
4. Waive fees for low to moderate income housing projects that have established an affordability period of a minimum of 20 years.
5. Amend Development Standards and Regulations to implement the traffic impact study findings and recommendations.

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# Development Standards

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- ❑ Section 2-02-15 details the procedures for amendments to the text of the Standards and Regulations.
- ❑ Only the BoCC may, after a recommendation from the Planning Commission, adopt a resolution amending the text of the Standards and Regulations.

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# Criteria for Approval

## (2-02-15-06-01)

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1. The text amendment is consistent with the Adams County Comprehensive Plan.
2. The text amendment is consistent with the purposes of these Standards and Regulations.
3. The text amendment will not be detrimental to the majority of person or property in the surrounding areas nor to the community in general.



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# Proposed Text Amendments

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## ❑ 5-06 REGIONAL TRAFFIC IMPACT FEE

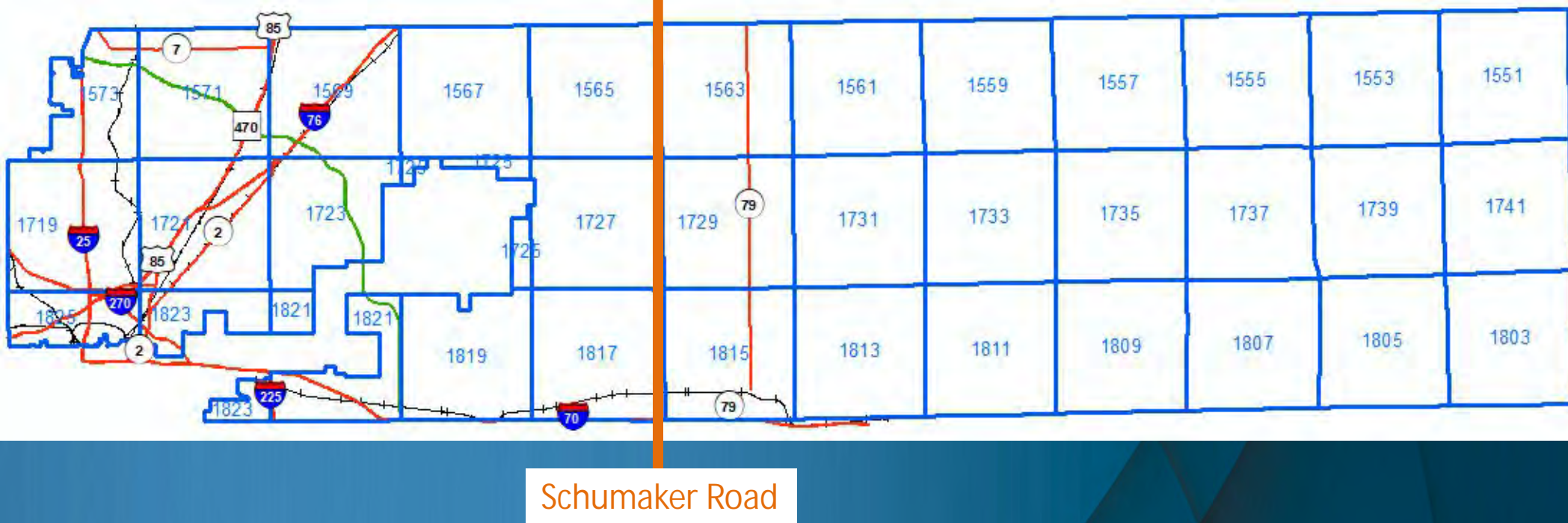
- References to name of study (2019 Transportation Impact Fee Report)
- Assessment and allocation of fees (Benefit Districts):
  - East & West
- Affordable housing exemption
- Independent fee calculation formula
  - Updated example
- Removal of required 3-year review

# Benefit Districts

- ❑ Two Benefit Districts: West and East
  - ❑ 2012 Transportation Plan
  - ❑ Very different development patterns

West Service Area

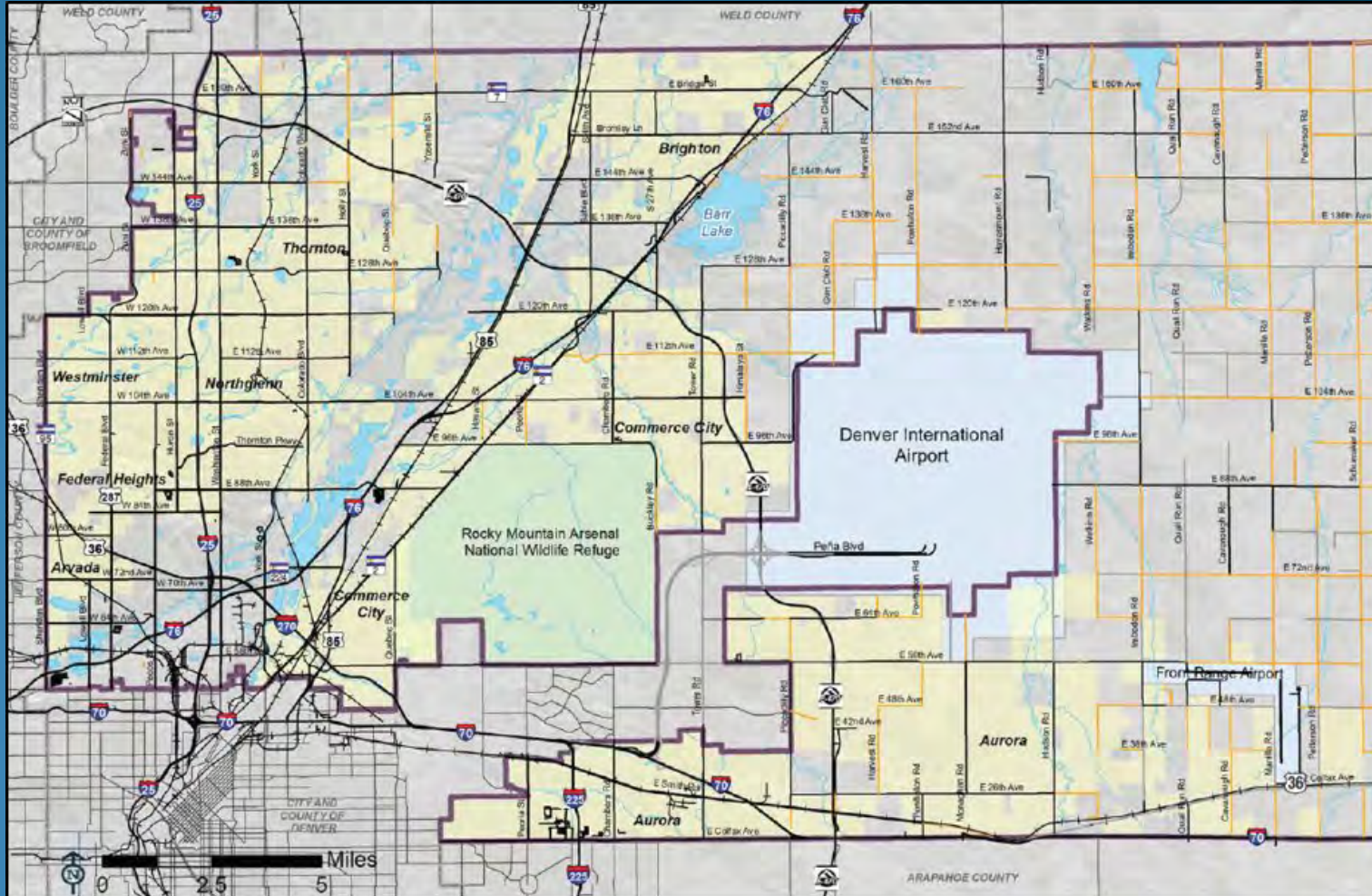
East Service Area



# Benefit Districts

## □ West Benefit District

## □ Traditional arterial lane capacity improvements (CIP)

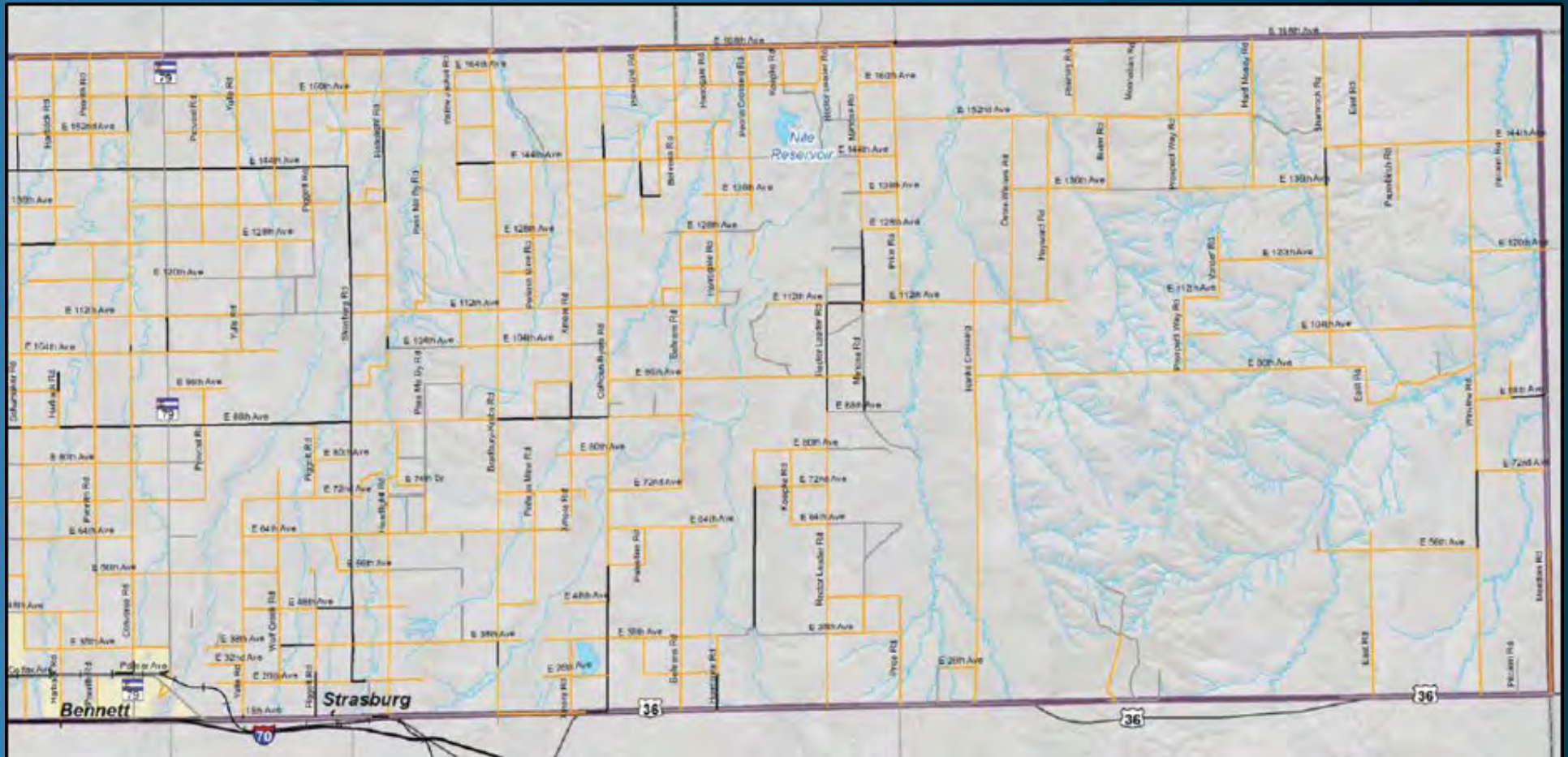


# West Service Area

West Service Area				
Residential by Square feet Of Finished Living Space (per unit)	Current	Phase 1 -2020	Phase 2- 2021	Phase 3- 2022
900 or less	\$ 888	\$ 1,492	\$ 2,096	\$ 2,700
901 to 1300	\$ 983	\$ 1,959	\$ 2,934	\$ 3,910
1301 to 1800	\$ 983	\$ 2,245	\$ 3,507	\$ 4,769
1801 to 2400	\$ 1,599	\$ 2,946	\$ 4,292	\$ 5,639
2401 or more	\$ 1,599	\$ 3,190	\$ 4,780	\$ 6,371
Non-Residential (per 1000 sf of Floor Area)				
Retail	\$ 4,264	\$ 4,872	\$ 5,481	\$ 6,089
Office/Service	\$ 2,357	\$ 2,423	\$ 2,489	\$ 2,555
Industrial	\$ 1,552	\$ 1,031	\$ 1,031	\$ 1,031

# Benefit Districts

- East Benefit District
- Rural road upgrades



# East Service Area

East Service Area				
Residential by Square feet Of Finished Living Space (per unit)	Current	Phase 1 -2020	Phase 2- 2021	Phase 3- 2022
900 or less	\$ 888	\$ 1,561	\$ 2,233	\$ 2,906
901 to 1300	\$ 983	\$ 1,865	\$ 2,747	\$ 3,629
1301 to 1800	\$ 983	\$ 2,036	\$ 3,090	\$ 4,143
1801 to 2400	\$ 1,599	\$ 2,621	\$ 3,643	\$ 4,665
2401 or more	\$ 1,599	\$ 2,736	\$ 3,872	\$ 5,009
Non-Residential (per 1000 sf of Floor Area)				
Retail	\$ 4,264	\$ 4,321	\$ 4,379	\$ 4,436
Office/Service	\$ 2,357	\$ 1,862	\$ 1,862	\$ 1,862
Industrial	\$ 1,552	\$ 751	\$ 751	\$ 751

Table 5.1: Traffic Impact Fee Calculations

Land Use Types	Development Unit	Impact Fee Charged
<b>RESIDENTIAL</b>		
	<b>Number of Dwellings</b>	
Single-Family Detached	1	\$1,599.07
Multi-Family	1	\$983.13
Mobile Home park – per space	1	\$888.37
Hotel/Motel – per room	1	\$1,018.67
<b>RETAIL COMMERCIAL</b>		
	<b>Building Square Footage</b>	
Shop Ctr/Gen Retail, less than 100,000 sf	1,000	\$5,460.52
Shop Ctr/Gen Retail, 100,000 - 499,999 sf	1,000	\$4,264.18
Shop Ctr/Gen Retail, 500,000 - 1 million sf	1,000	\$3,648.24
Shop Ctr/Gen Retail, 1 million sf or more	1,000	\$3,245.52
Auto Sales/Repair	1,000	\$3,979.90
Bank	1,000	\$13,100.51
Bldg Materials/Hardware/Nursery	1,000	\$5,744.80
Convenience Store	1,000	\$7,592.61
Discount Store	1,000	\$5,436.83
Furniture Store	1,000	\$639.63
Restaurant, Fast Food w/ Drive-Through Window (834)	1,000	\$15,351.05
Restaurant, Fast Food w/o Drive-Through Window (833)	1,000	\$10,938.82
Local/Neighborhood Carryout/Takeout Restaurant	1,000	\$7,740.40
High Quality Restaurant/or Turnover =<1 HR (831)	1,000	\$3,990.67
Restaurant, Sit-Down Chain/or Turnover is > 1 HR	1,000	\$10,660.45
<b>OFFICE INSTITUTIONAL</b>		
	<b>Building Square Footage</b>	
Office, General	1,000	\$2,357.14
Office, Medical	1,000	\$5,792.18
Hospital	1,000	\$1,456.93
Nursing home	1,000	\$568.56
Church/Synagogue	1,000	\$1,042.36
Day Care Center	1,000	\$5010.41
Elementary/Secondary School	1,000	\$888.37
Junior/Community College (540)	1,000	\$2,628.48
<b>INDUSTRIAL</b>		
	<b>Building Square Footage</b>	
General Light Industrial	1,000	\$1,551.69
Warehouse	1,000	\$805.46
Mini-Warehouse	1,000	\$414.57
Truck Terminal (130) (per acre)	1	\$10,348.00
Truck Terminal (130) (1,000 SF)	1,000	\$1,296.00
Wrecker Sales and Service Repair	1,000	\$663.87
Small, Auto paint Contractors	1,000	\$337.20

**WEST SERVICE AREA**

<b>Land Use Types</b>	<b>Impact Fee Charged</b>		
<b>RESIDENTIAL (square feet of finished living space)</b>	<b>PHASE 1 (3/1/2020 – 2/28/2021)</b>	<b>PHASE 2 (3/1/2021 – 2/28/2022)</b>	<b>PHASE 3 (3/1/2022 - )</b>
900 or less	\$1,492	\$2,096	\$2,700
901 to 1,300	\$1,959	\$2,934	\$3,910
1,301 to 1,800	\$2,245	\$3,507	\$4,769
1,801 to 2,400	\$2,946	\$4,292	\$5,639
2,401 or more	\$3,190	\$4,780	\$6,371
<b>NON-RESIDENTIAL (per 1,000 square feet of floor area)</b>	<b>PHASE 1 (3/1/2020 – 2/28/2021)</b>	<b>PHASE 2 (3/1/2021 – 2/28/2022)</b>	<b>PHASE 3 (3/1/2022 - )</b>
Retail	\$4,872	\$5,481	\$6,089
Office/Service	\$2,423	\$2,489	\$2,555
Industrial	\$1,031	\$1,031	\$1,031

**EAST SERVICE AREA**

<b>Land Use Types</b>	<b>Impact Fee Charged</b>		
<b>RESIDENTIAL (square feet of finished living space)</b>	<b>PHASE 1 (3/1/2020 – 2/28/2021)</b>	<b>PHASE 2 (3/1/2021 – 2/28/2022)</b>	<b>PHASE 3 (3/1/2022 - )</b>
900 or less	\$1,561	\$2,233	\$2,906
901 to 1,300	\$1,865	\$2,747	\$3,629
1,301 to 1,800	\$2,036	\$3,090	\$4,143
1,801 to 2,400	\$2,621	\$3,643	\$4,665
2,401 or more	\$2,736	\$3,872	\$5,009
<b>NON-RESIDENTIAL (per 1,000 square feet of floor area)</b>	<b>PHASE 1 (3/1/2020 – 2/28/2021)</b>	<b>PHASE 2 (3/1/2021 – 2/28/2022)</b>	<b>PHASE 3 (3/1/2022 - )</b>
Retail	\$4,321	\$4,379	\$4,436
Office/Service	\$1,862	\$1,862	\$1,862
Industrial	\$751	\$751	\$751



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# Affordable Housing Exemption

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- ❑ Housing that is affordable to households whose income is less than or equal to the current Area Median Income (AMI)
- ❑ Only applicable to those affordable units within the overall structure
- ❑ Required affordability period of at least 20 years
  - ❑ Deed restriction, covenant, etc.

## 2018 HUD median income limits - 80%

County Name	Area Income	1 Person	2 People	3 People
Adams County	89,900	50,350	57,550	64,750

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# Independent Fee Calculation Formula

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□ Impact Fee =

Applicant Provided Data

(VPD)

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÷

Institute of Transportation Engineers Data

(VPD)

x

x

Base Impact Fee

(\$\$\$)

□ Example – Warehouse has 4 employees

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# Removing Requirement for Study Update

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- Had required a review every three years
  - Obligated County to impractical, unachievable task
  
- Solution: Tie annual increase to CPI-U
  - Accounts for inflation

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# Public Outreach

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Date	
8/9/2017	Public Meeting
8/21/2017	Public Meeting
10/25/2017	Stakeholder Meeting
11/20/2017	Meeting with HBA
10/5/2018	Stakeholder Meeting
11/30/2018	Meeting with HBA
7/10/2019	Phone Call with HBA
1/8/2020	Public Meeting

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# Referral Comments

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- No public comments received
- Referral request sent to 250+ agencies:
  - Responding with Concerns: Adams County Treasurer

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# Staff Recommendation

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The request is:

1. Consistent with the Comprehensive Plan;
2. Consistent with the Development Standards and Regulations;
3. Will not be detrimental to the citizens of Adams County.

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# Planning Commission Update

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- Hearing: January 23, 2020
- Public Comment: Concerns with increased fees
- 7-0 vote for approval

Staff and Planning Commission are recommending:

**Approval** (PLN2019-00015) based on 3 Findings of Fact and 1 Condition.

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# Recommended Condition

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1. The Community and Economic Development Department staff may make minor corrections to these text amendments until February 29, 2020, including but not limited to, typographical errors, to ensure consistency and accuracy throughout the regulations. These text amendments will be effective March 1, 2020.



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# Findings-of-Fact

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1. The text amendment is consistent with the Adams County Comprehensive Plan.
2. The text amendment is consistent with the purposes of these Standards and Regulations.
3. The text amendment will not be detrimental to the majority of persons or property in the surrounding areas nor the community in general.

# Background

- Transportation Impact Fee Timeline

Date	
Spring 2017	Hired Consultant (TischlerBise)
8/9/2017	Public Meeting
8/21/2017	Public Meeting
10/25/2017	Stakeholder Meeting
11/20/2017	Meeting with HBA
10/5/2018	Stakeholder Meeting
11/30/2018	Meeting with HBA
2/26/2019	BoCC Study Session
7/10/2019	Phone Call with HBA
9/10/2019	BoCC Study Session
12/10/2019	Traffic Impact Fees adopted by BoCC
12/16/2019	POST DRAFT ONLINE
12/18/2019	Send Request for Comments
Week of 1/6/2020	Publish in Newspaper
1/8/2020	Public Meeting
1/23/2020	Planning Commission Public Hearing
2/11/2020	Board of County Commissioners Public Hearing
3/1/2020	Effective Date of New Fees

# Benefit Districts

5-06-09-01

## **BENEFIT DISTRICTS**

For the purpose of ensuring fee payers receive sufficient benefit for fees paid, ~~one~~ two Road Benefit Districts ~~are~~is established. The Road Benefit Districts are designated on the Benefit District Map within unincorporated Adams County. Impact fee funds shall be spent within the Benefit District from which the Traffic-Generating Development paying the fee is located. Given the very different development patterns between the eastern (rural) and western (suburban/urban) areas of the County, two distinct service areas are established, based on planning areas contained in the 2012 Transportation Plan.

5-06-09-01-01

### **WEST BENEFIT DISTRICT**

The West Benefit District is defined as all unincorporated Adams County west of Schumaker Road. The fees for this service area are calculated using a plan-based hybrid approach and based upon traditional arterial land capacity improvement needs.

5-06-09-01-02

### **EAST BENEFIT DISTRICT**

The East Benefit District is defined as all unincorporated Adams County east of Schumaker Road. The fees for this service area are calculated using a plan-based approach and based on rural road upgrade needs.

# Affordable Housing Exemption

4. The construction of housing affordable to households whose income is equal to or less than the current Area Median Income (AMI) in effect at the time the household initially occupies the residential unit. For multi-family residential structures, the exemption shall only apply to those qualifying affordable units within the greater structure. The Traffic Impact Fee must be paid for all non-qualifying units. Income eligibility requirements are defined by the US Department of Housing and Urban Development (HUD), or if no longer published, by an equivalent index approved by the County. The property shall remain affordable for a period of not less than twenty (20) years.

## 2018 HUD median income limits - 80%

County Name	Area Income	1 Person	2 People	3 People
Adams County	89,900	50,350	57,550	64,750

# Independent Fee Calculation Formula

5-06-07-02      **FORMULA**

1. The Independent Fee Calculation Study for the road impact fee shall be proportional to the traffic generated by the development and be calculated by ~~the use of~~using the following formula:

$$\text{Impact Fee} = \text{VMT} \times \text{NET COST} \text{NMT} (\text{APD} / \text{ITED}) \times \text{BIF}$$

Where:

APD = Applicant Provided Data. This factor is the number of average vehicle trips per day (vpd) generated by the development as calculated using the Institute of Transportation Engineers Trip Generation Manual.

ITED = Institute of Transportation Engineers Data: This factor is the number of average vehicle trips per day as calculated using the Institute of Transportation Engineers Trip Generation Manual and calculated using gross floor area of the structure.

BIF = Base Impact Fee. This factor is the base impact fee as shown in the approved Impact Fee Table for the land use type based on square area of the building in 1,000 square foot increments.

$$\text{VIVIT} \text{ ————— } \text{TRIPS} \times \% \text{ NEW} \times \text{LENGTH} / 2$$